

## Regina Airport Authority and City of Regina Memorandum of Understanding

<b>Date</b>	April 7, 2021
<b>To</b>	Executive Committee
<b>From</b>	City Planning & Community Development
<b>Service Area</b>	Office of Executive Director (City Planning & Community Development)
<b>Item No.</b>	EX21-27

### RECOMMENDATION

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The Executive Committee recommends that City Council:

1. Approve the Memorandum of Understanding between the City of Regina and Regina Airport Authority as outlined in Appendix A.
2. Authorize Mayor Sandra Masters to execute the Memorandum of Understanding on the City's behalf at a future event.
3. Authorize the City Clerk to execute the Memorandum of Understanding, after review and approval of the City Solicitor.
4. Approve these recommendations at its meeting on April 14, 2021.

### ISSUE

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The Regina Airport Authority (RAA) is required to negotiate an agreement with the City of Regina as per their Ground Lease Agreement with the Federal Government. The Agreement will ensure that any development on the RAA lands will be done in harmony with the City's planning and that the City will work with the RAA to ensure that development around the airport will not hinder airport operations.

## IMPACTS

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### **Policy/Strategy Impact**

The Memorandum of Understanding (MOU) aligns specifically with *Design Regina: The Official Community Plan Bylaw No. 2013-48* in Section D10 Economic Development:

Goal 2 – Economic Growth – Optimize the economic development potential of Regina, the region, and the Province of Saskatchewan.

12.6 Collaborate with community economic development stakeholders across the region to leverage shared economic advantages and tourism opportunities, including but not limited to:

12.6.4 Maximizing potential linkages and leveraging special economic assets such as Innovation Place, the Global Transportation Hub, Regina International Airport, the University of Regina and other specific lands and land uses with high linkage/spinoff potential.

### **Financial Impact**

This report has no direct financial implications.

Through the MOU, RAA acknowledges that applicable development-related levies and fees will apply to non-aviation development on RAA lands consistent with how such fees are imposed on development on lands under municipal jurisdiction.

The RAA also acknowledges that all RAA lands are subject to the same assessment and collection of property taxes as other lands in the city. The City will work with the RAA to establish property accounts for each of its sub-tenants in order to assess them directly. Land tenants' property accounts are eligible for appeal as per legislation contained in the *Cities Act*. The RAA agrees that it will be responsible for any outstanding taxes owed to the City by any of its sub-tenants.

### **Legal Impact**

The proposed memo of understanding establishes principles for guiding the parties' relationship but does not create any legally binding obligations on either party.

## OTHER OPTIONS

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Alternative options would be:

1. Approve the MOU with specific amendments.
1. Refer the MOU back to Administration for further review to address any specific concerns that Council may have.
2. Deny the MOU.

## COMMUNICATIONS

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Should Council approve the MOU, an official signing event will be arranged with the Mayor and the RAA's Board Chair.

The RAA and interested parties will be notified of when this report goes forward and of Council's decision.

## DISCUSSION

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The RAA approached the City of Regina to establish an MOU to ensure that development of the lands under each party's respective jurisdiction is done in consultation with each other and with recognition, wherever possible, of each party's broader planning policies and objectives. This is in fulfillment of a requirement of the RAA's Ground Lease Agreement with the Government of Canada.

The RAA and City Administration worked collaboratively to prepare the proposed MOU for Council's consideration. The MOU has been approved by the RAA Board of Directors at their meeting of March 25, 2021.

The MOU outlines the important relationship between the two parties and the need to collaborate to promote economic growth for Regina and region. It outlines the need for complementary development which helps to achieve both the Airport's Land Use Plan and the City's Official Community Plan. This non-binding agreement provides the framework for the development of additional municipal servicing agreements, such as Fire Services and Assessment and Tax Agreements. In addition, it provides mechanisms for dispute resolution should it be necessary.

## DECISION HISTORY

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The recommendations in this report are within the delegated authority of Council.

Respectfully Submitted,



Diana Hawryluk  
Executive Director,  
City Planning & Community Development

Respectfully Submitted,



Chris Holden  
City Manager

Prepared by: Michelle Forman, Manager, Integration & Stakeholder Relationships

## ATTACHMENTS

Appendix A City of Regina RAA MOU