



EXECUTIVE COMMITTEE

**Wednesday, July 6, 2016
11:45 AM**

Henry Baker Hall, Main Floor, City Hall



**Public Agenda
Executive Committee
Wednesday, July 6, 2016**

Approval of Public Agenda

Minutes of the meeting held on June 15, 2016.

Administration Reports

EX16-16 Infill Servicing Agreement Fees and Development Levies Implementation Schedule

Recommendation

- 1 That City Council direct the Administration to consult with stakeholders and develop a proposed approach to charge Servicing Agreement Fees and Development Levies for infill development.
- 2 That the Administration present the proposed approach to City Council to allow for implementation of Infill Servicing Agreement Fee and Development Levy charges beginning in 2018.
- 3 That this report be forwarded to the July 25, 2016 City Council meeting for approval.

City Clerk's Reports

EX16-17 2016 Appointment to the Mayor's Housing Commission

Recommendation

- 1 That the following organization representative be appointed to the Mayor's Housing Commission for a staggered term of office, effective August 1, 2016 & expiring July 31, 2019 or until such time as their successor is appointed.
 - Mr. Patrick Mah representing North Ridge Development Corp. and nominated by Regina & Region Home Builders' Association.
- 2 That item E15-53 be removed from the list of outstanding items for the Executive Committee.
- 3 That this report be submitted to the July 25, 2016 City Council meeting for consideration.

Resolution for Private Session

AT REGINA, SASKATCHEWAN, WEDNESDAY, JUNE 15, 2016

AT A MEETING OF THE EXECUTIVE COMMITTEE

HELD IN PUBLIC SESSION

AT 11:45 AM

These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.

Present: Councillor Mike O'Donnell, in the Chair
Mayor Michael Fougere
Councillor Bryon Burnett
Councillor John Findura
Councillor Jerry Flegel
Councillor Shawn Fraser
Councillor Bob Hawkins
Councillor Wade Murray
Councillor Barbara Young

Regrets: Councillor Sharron Bryce
Councillor Terry Hincks

Also in Attendance: City Clerk, Jim Nicol
City Manager, Chris Holden
Chief Financial Officer, Ian Rea
Executive Director, Legal & Risk, Byron Werry
Executive Director, City Services, Kim Onrait
Executive Director, City Planning & Development, Diana Hawryluk
Executive Director, Human Resources, Pat Gartner
Executive Director, Transportation & Utilities, Karen Gasmio
Director, Assessment, Taxation & Real Estate, Don Barr
Council Officer, Mavis Torres

(The meeting commenced in the absence of Councillor Flegel.)

APPROVAL OF PUBLIC AGENDA

Councillor Wade Murray moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, and the delegations be heard in the order called by the Chairperson.

ADOPTION OF MINUTES

Councillor Bob Hawkins moved, AND IT WAS RESOLVED, that the minutes for the meeting held on May 18, 2016 be adopted, as circulated.

ADMINISTRATION REPORTS

EX16-13 The Right to a Healthy Environment - Status Report - Motion MN16-1

Recommendation

- 1 That the Administration be directed to conduct further analysis and review as to the actions taken by other municipalities in order to determine best practices related to environmentally sustainable initiatives specific to the Blue Dot Movement and Motion; and that this further information be brought back to the Executive Committee by the end of 2016.
- 2 That item MN16-1 be removed from the list of outstanding items for the Executive Committee.

The following addressed the Committee:

- Brian Brunskill, representing Regina Blue Dot Movement

(Councillor Flegel arrive at the meeting.)

- Yvette Crane, representing Regina Blue Dot Movement
- Kelly Husack, representing Regina Blue Dot Movement

(Councillor Burnett arrived at the meeting.)

Councillor Bob Hawkins moved that the recommendations contained in the report be concurred.

Concillor Bob Hawkins moved, in amendment, AND IT WAS RESOLVED, that recommendation #1 be amended to read as follows:

1. That the Administration be directed to conduct further analysis and review as to the actions taken by other municipalities in order to determine best practices related to environmentally sustainable initiatives specific to the Blue Dot Movement and Motion; and that this further information be brought back to the Executive Committee by the end of 2016. In addition, Administration be directed to return with an analysis of the legal and financial implications arising from the Blue Dot Declaration being enshrined in the Canadian Charter of Rights and Freedoms.

Councillor Shawn Fraser moved that a recommendation #3 be added as follows:

- 3 That City Council transmit this report and future related reports to the federal minister of Environment and Climate Change and request that the Government of Canada undertake action to formally recognize that all Canadians have the right to a healthy environment.

The motion was put and declared LOST.

The main motion, as amended, was put and declared CARRIED.

EX16-14 2017 Reassessment

Recommendation

- 1 That Executive Committee endorse the guidelines and principles for consulting on a commercial phase-in tax policy as outlined in this report.
- 2 That the Administration continue the consultation with the business community on the options for a phase-in of tax changes for commercial property due to the reassessment.
- 3 That a report on tax policy options be brought forward in the fourth quarter of 2016.

Councillor Wade Murray moved, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.

EX16-15 Implications of Joint-Use Schools as Municipal Reserve

Recommendation

That item CR15-81 be removed from the list of outstanding items for the Executive Committee.

Councillor Wade Murray moved, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in after adding an additional recommendation as follows:

- That the Mayor be instructed to send a letter and a copy of this report to the Minister of Education and Government Relations, Saskatchewan Urban Municipalities Association and (FCM) Big City Mayors' Caucus.

RESOLUTION FOR PRIVATE SESSION

Councillor Wade Murray moved, AND IT WAS RESOLVED, that in the interest of the public, the remainder of the items on the agenda be considered in private.

RECESS

Councillor Wade Murray moved, AND IT WAS RESOLVED, that the meeting recess for five minutes.

(The meeting recessed at 1:25 p.m.)

(Councillor Young left the meeting.)

Chairperson

Secretary

July 6, 2016

To: Members,
Executive Committee

Re: Infill Servicing Agreement Fees and Development Levies Implementation Schedule

RECOMMENDATION

1. That City Council direct the Administration to consult with stakeholders and develop a proposed approach to charge Servicing Agreement Fees and Development Levies for infill development.
2. That the Administration present the proposed approach to City Council to allow for implementation of Infill Servicing Agreement Fee and Development Levy charges beginning in 2018.
3. That this report be forwarded to the July 25, 2016 City Council meeting for approval.

CONCLUSION

The City of Regina's (City) Administration has concluded that more time is required to carry out Phase 2 of the Phasing and Financing Project – the development of Infill Servicing Agreement Fee (SAF) and Development Levy (DL) charges. The new proposed timeline would see Administration present the proposed Infill SAF/DL approach to City Council and request approval to proceed with implementation starting in 2018.

The proposed time will ensure that Administration has sufficient time and capacity to study infill SAF/DL charges, including approaches taken by other municipalities, to allow for a thorough consultation process that considers a broad range of stakeholder perspectives and to develop an implementation plan that will enable the City to effectively administer the new charges.

BACKGROUND

In December 2015, through report CM15-14, Council approved the implementation of a new SAF and DL policy. As part of this policy, it was expected that Administration would develop an approach to charge SAFs and DLs to infill development, which had previously been exempt from paying SAFs and DLs.

Regarding the development of Infill SAFs and DLs, report CM15-14 made the following recommendation:

“That the Administration be directed to consult with stakeholders and develop a proposed approach to charge Servicing Agreement Fees and Development Levy Charges for infill development, and that the Administration present the proposed approach to Council for approval in 2016 to allow for implementation of infill Servicing Agreement Fees and Development Levy charges beginning January 1, 2017.”

DISCUSSION

Since approval of the recommendation from report CM15-14, SAF and DL Policy Review, Final Phasing and Financing Project, Administration has been developing a project plan to study and implement Infill SAF/DL charges. After completing initial project planning, Administration is recommending that the timeline be extended.

The original Council motion directed Administration to present the proposed approach in 2016 for implementation by January 1, 2017. Based on the scope of work required and the available resources, Administration suggests presenting the proposed Infill SAF/DL approach to Council and requests approval to proceed with implementation in 2018.

Infill development has previously been exempt from paying SAF/DL charges. As a result, this project will include a consultation process with the development community to understand how the implementation of these fees may impact them. Furthermore, since the City has never collected Infill SAF/DL charges, the approach also considers the impacts to the Administration related to implementing new processes to collect these fees.

Delaying implementation would forego the planned collection of Infill SAF/DL charges for infill development which occurs in 2017. While neither the fees themselves, nor the payment schedule have been determined, Administration estimates that the deferred revenue associated with not collecting infill fees in 2017 will be approximately \$3 million. This deferred revenue could be recouped through higher SAF/DL rates in the future, using an approach similar to that which was taken in order to phase-in the new greenfield SAF/DL rates as approved by Council through report CM15-14.

RECOMMENDATION IMPLICATIONS

Financial Implications

The recommendation would delay the collection of SAFs and DLs from infill development by one year. Infill development in 2017 would have contributed an estimated \$3 million to the SAF fund. As with revenue from Greenfield SAFs, the income associated with infill SAFs will only be used to pay for SAF funded projects.

In order to make up for not collecting this funding as planned in 2017, future years would require slightly higher SAF rates in order to ensure that all capital projects associated with growth can still be funded through the SAF reserve fund. Based on preliminary estimates the impact to the SAF rates should be less than 1 per cent. Alternatively, a future decision could be made to make up the SAF shortfall through other means such as general revenue or service level reductions.

Environmental Implications

None with respect to this report.

Policy and/or Strategic Implications

The Infill SAF/DL policy is consistent with the City's policy that "growth pays for growth". The process of developing the Infill SAF/DL policy will consider implications to other City policies, such as the Intensification Target and Comprehensive Housing Strategy.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

A copy of this report will be forwarded to the interested parties from the Phasing and Financing Plan consultations. A communications and engagement plan for the Infill SAF and DL project will be developed in order to ensure that affected stakeholders are appropriately engaged and consulted.

DELEGATED AUTHORITY

The recommendations contained in this report require City Council approval.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Shauna Bzdel'.

Shauna Bzdel, Director
Planning

Respectfully submitted,

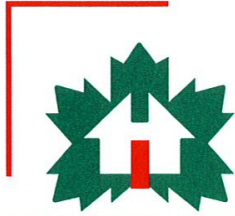
A handwritten signature in blue ink, appearing to read 'Diana Hawryluk'.

Diana Hawryluk, Executive Director
City Planning and Development

Report prepared by:
Graham Haines, Senior Policy and Research Analyst

APPENDIX A

Regina & Region
Home Builders'
Association



100 - 1801 MacKay Street
Regina, Saskatchewan
S4N 6E7

F. (306) 569-9144
www.reginahomebuilders.com

June 29, 2016

City of Regina
2476 Victoria Avenue
Regina, SK S4P 3C8

Subject: ***Infill Servicing Agreement Fee and Development Levy Policy Implementation Project***

Dear Mayor & City Council,

The Regina & Region Home Builders' Association is supportive of the City of Regina Administrations recommendation to postpone the Infill Servicing Agreement Fee and Development Levy Policy Implementation Project for implementation in 2018.

Our understanding is that the amount of infill projects currently in the planning approval stages is fairly minimal, so the financial impact will not be significant at this time. We also agree that the development and implementation of an Infill Servicing Agreement and Development Levy policy and rate has broader community implications. So it is very important that the consultation and implementation process is not rushed, to ensure a fair and equitable outcome.

If a delay in this project provides any new opportunities to invest in core infrastructure programs like roads systems, water, waste water and transit that build future capacity into our system wide approach to delivering services to Regina citizens, we believe that is a wise investment.

Building and maintaining local infrastructure that renews and creates new capacity for growth provides a clear and measurable return on investment for the City of Regina and all citizens of Regina.

Best Regards,

Stu Niebergall
President & CEO

cc: Chris Holden, City Manager, City of Regina

July 6, 2016

To: Members,
Executive Committee

Re: 2016 Appointment to the Mayor's Housing Commission

RECOMMENDATION

1. That the following organization representative be appointed to the Mayor's Housing Commission for a staggered term of office, effective August 1, 2016 & expiring July 31, 2019 or until such time as their successor is appointed.
 - Mr. Patrick Mah representing North Ridge Development Corp. and nominated by Regina & Region Home Builders' Association.
2. That item E15-53 be removed from the list of outstanding items for the Executive Committee.
3. That this report be submitted to the July 25, 2016 City Council meeting for consideration.

CONCLUSION

City Council is required to appoint one representative nominated by the Regina & Region Home Builders' Association.

BACKGROUND

Pursuant to Section 4 of City Council's *Procedure Bylaw 9004*, the process for filling vacancies on City boards, commissions and committees has been initiated. Organization appointments are required annually to fill vacancies on various committees.

DISCUSSION

The Mayor's Housing Commission will guide the City's affordable housing initiatives and implementation of the City's Comprehensive Housing Strategy. The Commission will also identify and recommend practical solutions for affordable and attainable housing in Regina.

The Commission will also review best practices, determine priorities, shape and enhance policy and set goals, such as vacancy rates and targets.

The Commission will also review best practices, determine priorities, shape and enhance policy and set goals, such as vacancy rates and targets.

A letter from Regina & Region Home Builders' Association was received on June 29, 2016 identifying their nomination.

RECOMMENDATION IMPLICATIONS

Financial Implications

None with respect to this report.

Environmental Implications

None with respect to this report.

Strategic Implications

None with respect to this report.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATION PLAN

The applicant will be notified, in writing, of the outcome of this report.

DELEGATED AUTHORITY

The recommendations contained in this report require City Council approval.

Respectfully submitted,



Erna Hall, Deputy City Clerk
Office of the City Clerk

Respectfully submitted,



Jim Nicol, Chief Legislative Officer & City Clerk
City Clerk & Governance

Report prepared by:
Alicia Denis, Administrative Assistant