

AT REGINA, SASKATCHEWAN, MONDAY, DECEMBER 14, 2015

AT A SPECIAL MEETING OF CITY COUNCIL

AT 5:30 PM

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: Mayor Michael Fougere, in the Chair
Councillor Sharron Bryce
Councillor Bryon Burnett
Councillor Jerry Flegel
Councillor Shawn Fraser
Councillor Bob Hawkins
Councillor Terry Hincks
Councillor Wade Murray
Councillor Mike O'Donnell
Councillor Barbara Young

Regrets: Councillor John Findura

Also in Attendance: Chief Legislative Officer & City Clerk, Jim Nicol
Deputy City Clerk, Erna Hall
A/City Manager & CAO, Ed Archer
Deputy City Manager & COO, Brent Sjoberg
A/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, Transportation & Utilities, Karen Gasmol
Manager, Long Range Planning, Shanie Leugner

CONFIRMATION OF AGENDA

Councillor Sharron Bryce moved, seconded by Councillor Barbara Young that the agenda for this meeting be approved, as submitted, after adding delegations DE15-115 – Jim Elliott and DE15-116 – Wilma Staff, and that the delegations listed on the agenda be heard when called forward by the Mayor.

The motion was put and declared CARRIED UNANIMOUSLY.

DELEGATIONS, PUBLIC NOTICE BYLAWS AND RELATED REPORTS

DE15-115 Jim Elliott

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Jim Elliott, representing himself addressed Council.

Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CM15-14, a report from the Administration respecting Servicing Agreement Fee (SAF) and Development Levy (DL) Policy Review and Final Phasing and Financing Project.

DE15-116 Wilma Staff

Councillor Wade Murray moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that this communication be received and filed.

DE15-111 Mark Geiger – Skywood Homes and Developments Ltd.

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Mark Geiger, representing Skywood Homes and Developments Ltd. addressed Council and answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CM15-14, a report from the Administration respecting Servicing Agreement Fee (SAF) and Development Levy (DL) Policy Review and Final Phasing and Financing Project.

DE15-112 Chad Jedlic – Harvard Developments Inc.

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Chad Jedlic, representing Harvard Developments Inc. addressed Council and answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CM15-14, a report from the Administration respecting Servicing Agreement Fee (SAF) and Development Levy (DL) Policy Review and Final Phasing and Financing Project.

DE15-113 Jason Carlston and Evan Hunchak – Dream Development

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Jason Carlston and Evan Hunchak representing Dream Development addressed Council and answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CM15-14, a report from the Administration respecting Servicing Agreement Fee (SAF) and Development Levy (DL) Policy Review and Final Phasing and Financing Project.

DE15-114 Jason Petrunia - Rosewood Park Alliance Church

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Jason Petrunia, representing Rosewood Park Alliance Church addressed Council and answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CM15-14, a report from the Administration respecting Servicing Agreement Fee (SAF) and Development Levy (DL) Policy Review and Final Phasing and Financing Project.

IR15-24 Supplementary Report: Servicing Agreement Fee (SAF) and Development Levy (DL) Policy Review and Final Phasing and Financing Project

Recommendation

That this report be received and filed.

CR15-138 Executive Committee: Servicing Agreement Fee (SAF) and Development Levy (DL) Policy Review and Final Phasing and Financing Project

Recommendation

1. That the Administration and Calculation of Servicing Agreement Fees and Development Levy Policy, Appendix A, be approved.
2. That the Greenfield Servicing Agreement Fee and Development Levy rate be approved with a three-year phase-in. The proposed phase-in results in an effective rate January 1, 2016 of \$379,000 per hectare.
3. That the Administration of Servicing Agreements and Development Levy Agreements Policy, Appendix B, which includes the new policy that defines submission requirements and the Endeavour to Assist framework, be approved.

4. That in transitioning from the Interim Phasing and Financing Plan to the new Administration of Servicing Agreement Fee and Development Levy Policy that includes defined application requirements, all Service Agreement or Development Levy Applications in progress are subject to the conditions outlined in Appendix F.
5. That the phasing and financing policy for inclusion in *Design Regina, the Official Community Plan Bylaw 2013-48*, Appendix C, be approved as it relates to the Servicing Agreement Fees.
6. That the Administration be directed to consult with stakeholders and develop a proposed approach to charge Service 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 Service Agreements Fee and Development Levy charges beginning January 1, 2017.
7. That the Administration undertake research in 2016 to better understand the factors that influence industrial development in Regina which will help inform the need to consider an industrial land-development subsidy.
8. That the City Solicitor be directed to prepare the necessary bylaw to amend the Development Levy Bylaw in accordance with the approved Administration and Calculation of Servicing Agreement Fee and Development Levy Policy and the approved Administration of Servicing Agreements and Development Levy Agreements Policy.
9. That the City Solicitor be directed to prepare the necessary bylaw to amend the *Design Regina, the Official Community Plan Bylaw 2013-48*.

Councillor Terry Hincks moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that reports IR15-24 and CR15-138 be received and filed.

CM15-14 Servicing Agreement Fee (SAF) and Development Levy (DL) Policy Review and Final Phasing and Financing Project

Recommendation

1. That the Administration and Calculation of Servicing Agreement Fees and Development Levy Policy, Appendix A, be approved effective January 1, 2016.

2. That an exception to Recommendation #1 is that the City will use SAFs to pay for all storage capacity to The Creeks Pump Station that are demonstrated to be physically possible to service The Creeks, The Greens on Gardiner, and the portion of The Towns South that can be serviced with capacity that can be added subject to the Saskatchewan Environmental Code (June 2015) (prioritized in the order listed).
3. That in transitioning from the Interim Phasing and Financing Plan outlined in Appendix F, The Towns South is limited to the lesser of 40ha or the amount that can be serviced with capacity that can be added to The Creeks pump station, in accordance with the Saskatchewan Environmental Code (June 2015).
4. That the greenfield Servicing Agreement Fee and Development Levy rate for the next three years be approved with a three-year phase-in for 235K and 300K neighbourhoods. The proposed phase-in results in rates effective January 1 for each year as follows:
5. That the rate and Growth-Related Capital Project Lists are reviewed annually with recognition that new rates will only be brought forward for Council approval if the calculated required rates for 2017 and 2018 vary more than 5% from the 2017 and 2018 rates listed, if approved, in Recommendation #4.
6. During 2016 and 2017, Administration focus planning resources on the neighbourhoods eligible for development during Phase 1 of the Phasing Plan (Appendix C).
7. That the Administration of Servicing Agreements and Development Levy Agreements Policy, Appendix B, which includes the new policy that defines submission requirements and the Endeavour to Assist framework, be approved.
8. That in transitioning from the Interim Phasing and Financing Plan to the new Administration of Servicing Agreement Fee and Development Levy Policy that includes defined application requirements, all Service Agreement or Development Levy Applications in progress become subject to the conditions outlined in Appendix F.
9. That the Phasing and Financing Policy for inclusion in *Design Regina, the Official Community Plan Bylaw 2013-48*, Appendix C, be approved as it relates to the Servicing Agreement Fees.
10. That Council directs the Administration to ensure the area annexed in 2014 between Victoria Avenue and Arcola Avenue, east of the current Tower Road is included within the phasing plan for the Southeast Neighbourhood Plan when it is brought forward for approval.

11. That the Administration be directed to consult with stakeholders and develop a proposed approach to charge Service 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 Service Agreements Fee and Development Levy charges beginning January 1, 2017.
12. That the Administration undertake research in 2016 to better understand the factors that influence industrial development in Regina which will help inform the need to consider an industrial land-development subsidy and that a report be brought forward to City Council in 2017.
13. That the City Solicitor be directed to prepare the necessary bylaw to amend the Development Levy Bylaw in accordance with the approved Administration and Calculation of Servicing Agreement Fee and Development Levy Policy and the approved Administration of Servicing Agreements and Development Levy Agreements Policy.
14. That the City Solicitor be directed to prepare the necessary bylaw to amend the *Design Regina, the Official Community Plan Bylaw 2013-48*.

Councillor Mike O'Donnell moved, seconded by Councillor Wade Murray that the recommendations contained in the report be concurred in.

Councillor Jerry Flegel moved, in amendment, seconded by Councillor Shawn Fraser that the lands known as McCarthy North be eligible for development during Phase 1 of the Phasing Plan.

The amendment was put and declared LOST.

Mayor Michael Fougere stepped down to enter debate.

Councillor Mike O'Donnell assumed the Chair.

Mayor Michael Fougere returned to the Chair prior to the vote.

Mayor Michael Fougere moved, in amendment, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that the wording in recommendation #12 be changed from land-development "subsidy" to land-development "policy".

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

2015-75 THE DEVELOPMENT LEVY AMENDMENT BYLAW, 2015

2015-76 DESIGN REGINA: THE OFFICIAL COMMUNITY PLAN
AMENDMENT BYLAW, 2015 (No. 4)

Councillor Mike O'Donnell moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that Bylaws No. 2015-75 and 2015-76 be introduced and read a first time. Bylaws were read a first time.

No letters of objection were received pursuant to the advertising with respect to Bylaws No. 2015-75 and 2015-76.

The Clerk called for anyone present who wished to address City Council respecting Bylaws No. 2015-75 and 2015-76 to indicate their desire.

No one indicated a desire to address Council.

Councillor Mike O'Donnell moved, seconded by Councillor Bryon Burnett, AND IT WAS RESOLVED, that Bylaws No. 2015-75 and 2015-76 be read a second time. Bylaws were read a second time.

Councillor Mike O'Donnell moved, seconded by Councillor Sharron Bryce that City Council hereby consent to Bylaws No. 2015-75 and 2015-76 going to third and final reading at this meeting.

The motion was put and declared LOST.

ADJOURNMENT

Councillor Sharron Bryce moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that Council adjourn.

The meeting adjourned at 6:54 p.m.

Mayor

City Clerk