

AT REGINA, SASKATCHEWAN, WEDNESDAY, APRIL 21, 2021

AT A MEETING OF EXECUTIVE COMMITTEE

HELD IN PUBLIC SESSION

AT 9:00 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 Bob Hawkins, in the Chair
Mayor Sandra Masters
Councillor Lori Bresciani (Videoconference)
Councillor Dan LeBlanc (Videoconference)
Councillor John Findura (Videoconference)
Councillor Jason Mancinelli (Videoconference)
Councillor Landon Mohl (Videoconference)
Councillor Terina Shaw (Videoconference)
Councillor Cheryl Stadnichuk (Videoconference)
Councillor Andrew Stevens (Videoconference)
Councillor Shanon Zachidniak (Videoconference)

Also in Attendance: City Clerk, Jim Nicol
Deputy City Clerk, Amber Ackerman
City Manager, Chris Holden
City Solicitor, Byron Werry (Videoconference)
Executive Director, Citizen Experience, Innovation & Performance
Louise Folk (Videoconference)
Executive Director, Citizen Services, Kim Onrait (Videoconference)
Executive Director, City Planning & Community Dev., Diana Hawryluk
Executive Director, Financial Strategy & Sustainability, Barry Lacey
Director, Assessment & Property Revenue Services, Deborah Bryden
(Videoconference)
Manager, City Projects, Dustin McCall (Videoconference)
Senior Policy Analyst, Luke Grazier (Videoconference)

APPROVAL OF PUBLIC AGENDA

Councillor Lori Bresciani moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, at the call of the Chair, as submitted.

MINUTES APPROVAL

Councillor Cheryl Stadnichuk moved, AND IT WAS RESOLVED, that the minutes for the meetings held on March 17 and April 7, 2021 be adopted, as circulated.

ADMINISTRATION REPORTS

EX21-32 The Regina Property Tax Bylaw 2021 & School Division Property Tax Bylaw 2021

Recommendation

The Executive Committee recommends that City Council:

1. Instruct the City Solicitor to prepare the necessary property tax bylaws for consideration by City Council that include the municipal mill rate, the other taxing authorities' mill rates, and the business improvement districts' mill rates as outlined in Appendix A.
2. Approve these recommendations at its April 28, 2021 meeting.

Councillor Jason Mancinelli moved that the recommendations contained in the report be concurred in.

The Clerk called the vote on Councillor Mancinelli's motion.

| | In Favour | Against |
|------------------------------|-----------|----------|
| Councillor Jason Mancinelli | ✓ | |
| Councillor Landon Mohl | ✓ | |
| Councillor Terina Shaw | ✓ | |
| Councillor Dan LeBlanc | ✓ | |
| Councillor John Findura | ✓ | |
| Councillor Lori Bresciani | ✓ | |
| Councillor Andrew Stevens | ✓ | |
| Councillor Cheryl Stadnichuk | ✓ | |
| Mayor Sandra Masters | ✓ | |
| Councillor Shanon Zachidniak | ✓ | |
| Councillor Bob Hawkins | ✓ | |
| | 11 | 0 |

The motion was put and declared CARRIED.

EX21-33 Servicing Agreement Fee and Development Levy Policy Review

Recommendation

The Executive Committee recommends that City Council:

1. Approve the *Development Charges Policy (Schedule A to The Development Levy Bylaw, 2011)* attached as Appendix A.
2. Instruct the City Solicitor to prepare the necessary bylaw to give effect to the recommendations, to be brought forward to the meeting of City Council following approval of the recommendations by Council and the required public notice.

3. Authorize Administration to update the name of this Policy wherever it appears in other City policies or bylaws.
4. Approve these recommendations at its meeting on April 28, 2021.

Stu Niebergall, representing the Regina Home Builders' Association addressed the Committee.

Councillor Lori Bresciani moved that the recommendations contained in the report be concurred in.

The Clerk called the vote on Councillor Bresciani's motion.

| | In Favour | Against |
|-------------------------------------|-----------|---------|
| Councillor Lori Bresciani | ✓ | |
| Councillor Cheryl Stadnichuk | ✓ | |
| Councillor Andrew Stevens | ✓ | |
| Councillor John Findura | ✓ | |
| Councillor Dan LeBlanc | ✓ | |
| Councillor Terina Shaw | ✓ | |
| Councillor Shanon Zachidniak | ✓ | |
| Councillor Jason Mancinelli | ✓ | |
| Councillor Landon Mohl | ✓ | |
| Mayor Sandra Masters | ✓ | |
| Councillor Bob Hawkins | ✓ | |
| | 11 | 0 |

The motion was put and declared CARRIED.

EX21-34 Intensification Incentive Discussion Paper

Recommendation

The Executive Committee recommends that City Council:

1. Authorize Administration to proceed with stakeholder consultation by the end of Q3 on the following options as outlined in this report and Appendix A:
 - Development Charge Rebate;
 - Choice of Tax Increment Equivalent Grant or Tax Exemption; and
 - Annual Tax Increment Equivalent Grants Covering Eligible Project Costs.
2. Instruct Administration to bring a report to City Council by the end of Q4, 2021 that provides the results of stakeholder consultation, further financial analysis and a recommended incentive policy for adoption.
3. Approve these recommendations at its meeting on April 28, 2021.

Councillor Andrew Stevens moved that the recommendations contained in the report be concurred in after amending recommendation #3 as follows:

3. Approve these recommendations at its meeting on May 12, 2021.

Councillor Stevens moved, in amendment that Administration bring forward a supplemental report to the May 12, 2021 City Council meeting that includes the following considerations during the consultation process:

- **Incentivizing temporary, public usage (community gardens and public spaces);**
- **Restrictions and/or disincentives on where certain housing types can be built in an effort to compel particular developments in the neighbourhoods or other newer or existing subdivisions assigned in this report;**
- **Identifying the services and infrastructure required to develop neighbourhoods assigned in this report;**
- **Expanding the City's land development strategy to include the recruitment of certain developments and development types in the assigned neighbourhoods;**
- **Exploration of sub-classes in the interest of reducing taxation on established residential and commercial developments, decreasing the incentive to hold and speculate on underutilized land.**

The Clerk called the vote on Councillor Stevens' amending motion.

| | In Favour | Against |
|-------------------------------------|-----------|----------|
| Councillor Andrew Stevens | ✓ | |
| Councillor Cheryl Stadnichuk | ✓ | |
| Councillor Lori Bresciani | ✓ | |
| Councillor John Findura | ✓ | |
| Councillor Dan LeBlanc | ✓ | |
| Councillor Terina Shaw | ✓ | |
| Councillor Shanon Zachidniak | ✓ | |
| Councillor Jason Mancinelli | ✓ | |
| Councillor Landon Mohl | ✓ | |
| Mayor Sandra Masters | ✓ | |
| Councillor Bob Hawkins | ✓ | |
| | 11 | 0 |

The motion was put and declared CARRIED.

The Clerk called the vote on main motion, as amended.

| | In Favour | Against |
|-------------------------------------|-----------|---------|
| Councillor Andrew Stevens | ✓ | |
| Councillor Landon Mohl | ✓ | |
| Councillor Jason Mancinelli | ✓ | |
| Councillor Shanon Zachidniak | ✓ | |

| | | |
|-------------------------------------|-----------|----------|
| Councillor Terina Shaw | ✓ | |
| Councillor Dan LeBlanc | ✓ | |
| Councillor John Findura | ✓ | |
| Councillor Lori Bresciani | ✓ | |
| Councillor Cheryl Stadnichuk | ✓ | |
| Mayor Sandra Masters | ✓ | |
| Councillor Bob Hawkins | ✓ | |
| | 11 | 0 |

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

EX21-35 Economic Development Regina Inc. (EDR) - Annual Submittals 2020

Recommendation

Executive Committee recommends that City Council:

1. Authorize the Executive Director, Financial Strategy & Sustainability, as the City's proxy, to exercise the City of Regina's voting rights at the upcoming Economic Development Regina Inc. (EDR) Annual General meeting as follows:
 - a. Approve the audited financial statements for the 2020 operating year (Appendix A);
 - b. Approve the 2020 Annual Report (Appendix B);
 - c. Approve the 2021 Operating Budget (page 12 of Appendix C); and
 - d. Appoint MNP LLP as the auditor of EDR for the 2021 financial statement year, pursuant to section 149 of *The Non-profit Corporations Act, 1995 (Saskatchewan)*.
2. Approve this report at its April 28, 2021 meeting.

Frank Hart, John Lee, Kerri Michell and Kim Exner, representing Economic Development Regina Inc. addressed the Committee.

Councillor Cheryl Stadnichuk moved that the recommendations contained in the report be concurred in.

The Clerk called the vote on Councillor Stadnichuk's motion.

In Favour Against

| | |
|-------------------------------------|---|
| Councillor Cheryl Stadnichuk | ✓ |
| Councillor Andrew Stevens | ✓ |
| Councillor Lori Bresciani | ✓ |
| Councillor John Findura | ✓ |

| | | |
|-------------------------------------|-----------|----------|
| Councillor Dan LeBlanc | ✓ | |
| Councillor Terina Shaw | ✓ | |
| Councillor Shanon Zachidniak | ✓ | |
| Councillor Jason Mancinelli | ✓ | |
| Councillor Landon Mohl | ✓ | |
| Mayor Sandra Masters | ✓ | |
| Councillor Bob Hawkins | ✓ | |
| | 11 | 0 |

The motion was put and declared CARRIED.

EX21-36 Regina Exhibition Association Limited (REAL) 2020 Annual Report

Recommendation

The Executive Committee recommends that City Council:

1. Authorize the Executive Director, Financial Strategy & Sustainability, as the City's proxy, to exercise the City of Regina's voting rights at the upcoming Regina Exhibition Association Limited (REAL) Annual General meeting (AGM) as follows:
 - a) Approve the Annual Report and Audited Financial Statements for the 2020 operating year (Appendix A)
 - b) Approve the 2021 Operating Budget (Appendix B)
 - c) Appoint MNP LLP as auditor for REAL for the 2021 financial statement year, pursuant to section 149 of *The Non-profit Corporations Act, 1995* (Saskatchewan).
2. Approve this report at its April 28, 2021 meeting.

Wayne Morsky, Ken Budzak, Tim Reid and Roberta Engel, representing Regina Exhibition Association Limited addressed the Committee.

Councillor Lori Bresciani moved that the recommendations contained in the report be concurred in.

The Clerk called the vote on Councillor Bresciani's motion.

In Favour Against

| | |
|-------------------------------------|---|
| Councillor Lori Bresciani | ✓ |
| Councillor John Findura | ✓ |
| Councillor Dan LeBlanc | ✓ |
| Councillor Terina Shaw | ✓ |
| Councillor Shanon Zachidniak | ✓ |
| Councillor Jason Mancinelli | ✓ |

| | | |
|-------------------------------------|-----------|----------|
| Councillor Landon Mohl | ✓ | |
| Councillor Andrew Stevens | ✓ | |
| Councillor Cheryl Stadnichuk | ✓ | |
| Mayor Sandra Masters | ✓ | |
| Councillor Bob Hawkins | ✓ | |
| | 11 | 0 |

The motion was put and declared **CARRIED**.

RESOLUTION FOR PRIVATE SESSION

Councillor Shanon Zachidniak moved, AND IT WAS RESOLVED, that in the interest of the public, the remaining items on the agenda be considered in private.

RECESS

Councillor Shanon Zachidniak moved, AND IT WAS RESOLVED, that the Committee recess for 15 minutes.

The Committee recessed at 11:14 a.m.

Chairperson

Secretary