

AT REGINA, SASKATCHEWAN, WEDNESDAY, SEPTEMBER 22, 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 John Findura, in the Chair  
Mayor Sandra Masters  
Councillor Lori Bresciani  
Councillor Bob Hawkins  
Councillor Dan LeBlanc  
Councillor Jason Mancinelli  
Councillor Terina Shaw  
Councillor Cheryl Stadnichuk  
Councillor Andrew Stevens  
Councillor Shanon Zachidniak

Regrets: Councillor Landon Mohl

Also in Attendance: City Clerk, Jim Nicol  
Deputy City Clerk, Amber Ackerman  
City Manager, Chris Holden  
City Solicitor, Byron Werry  
Executive Director, Citizen Services, Kim Onrait  
Executive Director, City Planning & Community Dev., Diana Hawryluk  
Executive Director, Financial Strategy & Sustainability, Barry Lacey  
Executive Director, People & Transformation, Louise Folk  
Director, Assessment & Property Revenue Services, Deborah Bryden  
Director, Sustainable Infrastructure, Karen Gasmol (Videoconference)  
Director, Water, Waste & Environment, Kurtis Doney (Videoconference)  
Manager, Assessment & Property Systems, Tanya Mills  
Manager, Infrastructure Engineering, Shanie Leugner (Videoconference)  
Senior Policy Analyst, Luke Grazier (Videoconference)

#### APPROVAL OF PUBLIC AGENDA

**Councillor Bob Hawkins 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 meeting held on September 8, 2021 be adopted, as circulated.**

ADMINISTRATION REPORTS

EX21-60 City of Regina Development Charges Annual Rate Review

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**Recommendation**

The Executive Committee recommends that City Council:

1. Approve the 2022 Servicing Agreement Fee and Development Levy rates at \$297,000 per hectare for residential and commercial development and \$99,000 per hectare for industrial-zoned development, effective January 1, 2022.
2. Approve the 2022 Intensification Levy rates as shown in Table 1 below, effective January 1, 2022:

**Table 1: Intensification Levy Rate by Land Use Type**

LAND-USE TYPE	RATE
Residential Unit Types (rate charged per unit)	
Secondary Suite	\$4,500
Single-Detached Dwelling	\$9,300
Semi-Detached Dwelling or Duplex	\$9,000
More than Two Dwelling Units (e.g. townhouse, triplex, etc.)	\$8,600
Apartment (less than two bedrooms)	\$4,500
Apartment (two or more bedrooms)	\$6,600
Residential Group Care Homes	\$9,300
Office/Commercial/Institutional (rate charged per m <sup>2</sup> )	\$100
Industrial (rate charged per m <sup>2</sup> )	\$50

3. Instruct the City Solicitor to prepare the necessary amendments to *The Development Levy Bylaw, 2011* to give effect to the recommendations, to be brought forward to a meeting of City Council following approval of these recommendations and the required public notice.
4. Approve these recommendations at its meeting on September 29, 2021.

The following addressed the Committee:

- Stephen Onda, representing Bright Sky, Regina, SK
- Stu Niebergall, representing Regina & Region Home Builders' Association, Regina, SK

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

**Councillor Bob Hawkins moved that recommendation #2 of this report be referred back to Administration to review and report back on policy options to address the contradiction in efforts to increase intensification including any options for funding dedicated reserves to promote intensification by Q4 2021.**

The Clerk called the vote on Councillor Hawkins' referral motion.

	In Favour	Against
Councillor Bob Hawkins	✓	
Councillor Cheryl Stadnichuk	✓	
Councillor Andrew Stevens	✓	
Councillor Lori Bresciani	✓	
Councillor Dan LeBlanc	✓	
Councillor Terina Shaw	✓	
Councillor Shanon Zachidniak	✓	
Councillor Jason Mancinelli	✓	
Mayor Sandra Masters	✓	
Councillor John Findura	✓	
	10	0

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

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

	In Favour	Against
Councillor Jason Mancinelli	✓	
Councillor Shanon Zachidniak	✓	
Councillor Terina Shaw	✓	
Councillor Dan LeBlanc	✓	
Councillor Lori Bresciani	✓	
Councillor Andrew Stevens	✓	
Councillor Bob Hawkins	✓	
Councillor Cheryl Stadnichuk	✓	
Mayor Sandra Masters	✓	
Councillor John Findura	✓	
	10	0

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

EX21-62 Tax Policy and Affordability Report

**Recommendation**

That Executive Committee remove item number CR20-58(2) from the list of outstanding items.

John Hopkins, representing Regina & District Chamber of Commerce, Regina, SK addressed the Committee.

RECESS

Pursuant to the provisions of Section 34(13.1) of City Council's Procedure Bylaw No. 9004, a 15 minute recess was called.

The Committee recessed at 11:11 a.m.

The Committee reconvened at 11:26 a.m.

(The meeting reconvened in the absence of Councillor LeBlanc.)

**Councillor Lori Bresciani moved, AND IT WAS RESOLVED that report EX21-61 2021 Mid-Year Financial Report be forwarded to the September 29, 2021 City Council meeting for consideration and that report EX21-63 Utility Affordability Report be tabled to the October 6, 2021 Executive Committee meeting.**

(Councillor LeBlanc returned to the meeting.)

Barry Lacey, Executive Director, Financial Strategy & Sustainability, Deborah Bryden, Director, Assessment & Property Revenue Services and Tanya Mills, Manager, Assessment & Property Revenue Systems made a power-point presentation to the Committee. A copy of the presentation is on file in the Office of the City Clerk.

(Councillor Mancinelli left the meeting.)

**Councillor Lori Bresciani moved that the recommendation contained in the report be concurred in and, that Administration develop a municipal tax deferral program for low-income seniors and people with disabilities for City Council's consideration by Q2 of 2022.**

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

	In Favour	Against
Councillor Lori Bresciani	✓	
Councillor Dan LeBlanc	✓	
Councillor Terina Shaw	✓	
Councillor Shanon Zachidniak	✓	
Councillor Cheryl Stadnichuk	✓	
Councillor Bob Hawkins	✓	
Councillor Andrew Stevens	✓	
Mayor Sandra Masters	✓	
Councillor John Findura	✓	
	9	0

The motion was put and declared CARRIED.

**Councillor Andrew Stevens moved that Administration develop a rebate program for all low-income homeowners for Council's consideration by Q2 of 2022.**

The Clerk called the vote on Councillor Stevens' motion.

	<b>In Favour</b>	<b>Against</b>
<b>Councillor Andrew Stevens</b>	✓	
<b>Councillor Lori Bresciani</b>		✓
<b>Councillor Dan LeBlanc</b>	✓	
<b>Councillor Terina Shaw</b>		✓
<b>Councillor Shanon Zachidniak</b>	✓	
<b>Councillor Cheryl Stadnichuk</b>	✓	
<b>Councillor Bob Hawkins</b>		✓
<b>Mayor Sandra Masters</b>		✓
<b>Councillor John Findura</b>		✓
	<b>4</b>	<b>5</b>

The motion was put and declared LOST.

RESOLUTION FOR PRIVATE SESSION

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

RECESS

**Councillor Andrew Stevens moved, AND IT WAS RESOLVED, that the Committee recess for 10 minutes.**

The Committee recessed at 12:36 p.m.

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Chairperson

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Secretary