



SPECIAL CITY COUNCIL

**Monday, December 14, 2015
5:30 PM**

Henry Baker Hall, Main Floor, City Hall



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**Revised Agenda
City Council
Monday, December 14, 2015**

CONFIRMATION OF AGENDA

DELEGATIONS, PUBLIC NOTICE BYLAWS AND RELATED REPORTS

DE15-115	Jim Elliott
DE15-116	Wilma Staff
DE15-111	Mark Geiger – Skywood Homes and Developments Ltd.
DE15-112	Chad Jedlic – Harvard Developments Inc.
DE15-113	Jason Carlston and Evan Hunchak – Dream Development
DE15-114	Jerven Weekes and Jason Petrunia - Rosewood Park Alliance Church
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
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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.



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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*.

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.



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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 lessor 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:

Year	Rate for 235K Neighbourhoods	Rate for 300K Neighbourhoods
2016	\$346K	\$380K
2017	\$394K	\$414K
2018	\$451K	\$451K

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.



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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*.

2015-75 THE DEVELOPMENT LEVY AMENDMENT BYLAW, 2015

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

ADJOURNMENT