



Executive Committee

**Wednesday, November 30, 2022
9:00 AM**

Henry Baker Hall, Main Floor, City Hall

Citizens wishing to address Committee on report EX22-128 respecting the Regina Civic Employees Long Term Disability Review will have until Monday, November 28 by 1:00 p.m. to register as a delegation.



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**Revised Public Agenda
Executive Committee
Wednesday, November 30, 2022**

Approval of Public Agenda**Adoption of Minutes**

Minutes of the meetings held on November 2, 2022 and November 16, 2022

Administration Reports**Delegations – EX22-126**

- Alicia Morrow, The Comeback Society, Regina, SK
- Aubrie Houk and Emily Albano, Economic Development Regina, Regina, SK
- Justin Lee, Path Cowork, Regina, SK
- Judith Veresuk, Regina Downtown Business Improvement District, Regina, SK
- John Bailey, David Froh, Shauna Flaman, Kaytlyn Barber, Regina Food Bank, Regina, SK

EX22-126 Regina Food Bank - 1720 12th Ave Lease

Recommendation

The Executive Committee recommends that City Council:

1. Approve the City of Regina entering into a lease of the City-owned property located at 1720 12th Avenue as outlined on the attached Appendix A to the Regina Food Bank, consistent with the terms and conditions stated in this report;
2. Approve up to \$100,000 of in-kind work for paving of 1720 12th Avenue to be funded from the Land Development Reserve and a \$100,000 one-time cash donation to be funded from the Community Investment Grant Reserve;
3. Delegate authority to the Executive Director, Financial Strategy & Sustainability or his or her designate, to negotiate any other commercially relevant terms and conditions, as well as any amendments to the Lease Agreement that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to the Agreements;



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4. Authorize the City Clerk to execute the Lease Agreement upon review and approval by the City Solicitor; and
5. Approve these recommendations at its meeting on December 7, 2022.

Delegation – EX22-127

- Chief Cadmus Delorme, Cowessess First Nation, SK

EX22-127 Cowessess First Nation – Sale of Lane

Recommendation

The Executive Committee recommends that City Council:

1. Approve the City of Regina (City) entering into a land sale agreement for the sale of the City-owned property identified on the attached Appendix with Cowessess TLE Holdings Inc., consistent with the terms and conditions stated in this report;
2. Delegate authority to the Executive Director, Financial Strategy & Sustainability or their designate, to negotiate any other commercially relevant terms and conditions, as well as any amendments to the agreement that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to the agreement;
3. Authorize the City Clerk to execute the agreement upon review and approval by the City Solicitor; and
4. Approve these recommendations at its meeting on December 7, 2022, following the required public notice.

Delegation – EX22-128

- Jackie Christianson and Deron Waldock, representing Regina Civic Pension & Benefits Committee, Regina, SK

EX22-128 Regina Civic Employees Long Term Disability Plan Review

Recommendation

The Executive Committee recommends that City Council:



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1. Approve the amendments to Bylaw 9566, being *The Regina Civic Employees' Long Term Disability Plan 1992 Bylaw*, as outlined in Appendix A to this Report subject to the following conditions:
 - (a) that the Civic Pension and Benefits Committee consent to these amendments in writing prior to Council passing changes to Bylaw 9566;
 - (b) that the actuary for the LTD Plan provides a report on the change prior to Council passing changes to Bylaw 9566; and
 - (c) that the other employers in the Plan (Saskatchewan Health Authority, Regina Board of Education (non-teaching staff), Regina Public Library, Buffalo Pound Water Treatment Corporation and Mobius Benefit Administrators Inc.) provide their consent in writing to the changes prior to Council passing changes to Bylaw 9566.
2. Instruct the City Solicitor to bring forward the Bylaw changes outlined in recommendation 1 once the City has received the report from the actuary and the consent of the Civic Pension and Benefits Committee and the other employers in the Plan.
3. Instruct the Administration to report back by Q4 of 2023 as to the progress the parties have made on negotiating governance changes to the LTD Plan.
4. Approve these recommendations at its December 7, 2022 meeting.

Delegations – EX22-129

- John Hampton, MacKenzie Art Gallery, Regina, SK
- Sandy Baumgartner, Saskatchewan Science Centre, Regina, SK
- Faisal Khan, Islamic Association, Regina, SK
- Deirdre Sentis, Regina, SK
- Tara Robinson, RCMP Heritage Centre, Regina, SK

EX22-129 Community Non-Profit Tax Exemptions - 2023

Recommendation

The Executive Committee recommends that City Council:



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1. Approve the property tax exemptions listed in Appendix B subject to the Government of Saskatchewan approving the exemption or partial exemption of the education portion of the property tax levies where required;
2. Authorize the Executive Director, Financial Strategy & Sustainability or his delegate to apply for the approval of the Government of Saskatchewan on behalf of property owners for any exemption of the education portion of the property tax levies payable to the Government of Saskatchewan that is \$25,000 or greater on an annual basis;
3. Direct the City Solicitor to prepare the necessary bylaw to authorize the property tax exemptions for 2023 for those properties that are receiving one-year tax exemptions as listed in Appendix B; and
4. Approve these recommendations at its meeting on December 7, 2022.

Delegations – EX22-130

- Cara Steiner, Prairie Lily Early Learning Centre, Regina, SK
- Donna Rice, Stepping Stones Child Care, Regina, SK
- Allison Tholl, Sandcastles Childcare Inc. and South Sask Directors for Early Learning Inc., Regina, SK

EX22-130 Non-profit Daycare Centre Tax Exemption Update

Recommendation

The Executive Committee recommends that City Council:

1. Approve a continuation of the 40 per cent property tax exemption to properties in the city that are owned or leased by Regina licensed non-profit childcare centres for the three-year period of 2023 – 2025 subject to the following conditions:
 1. The tax exemption shall only apply to the portion of the property that is occupied and used for or in conjunction with the childcare centre; and
 2. The tax exemption only applies to the property while it is being operated as a licensed childcare centre as defined by *The Child Care Act, 2014*;



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2. Direct Administration to report back to Council by the end of 2025 once the federal and provincial childcare programs are fully implemented, and a new provincial funding model is established;
3. Instruct the City Solicitor to prepare the necessary tax exemption agreements and authorizing bylaws to provide the tax exemptions to be brought forward at a future City Council date once all of the exemption agreements have been signed and this includes the instruction to prepare agreements and authorizing bylaws to be brought forward in the future as any new childcare centres open and are eligible for the exemption;
4. Authorize the Executive Director, Financial Strategy & Sustainability or their delegate to apply for the approval of the Government of Saskatchewan on behalf of property owners for any exemption of the education portion of the property tax levies payable to the Government of Saskatchewan that is \$25,000 or greater on an annual basis; and
5. Approve these recommendations at its meeting on December 7, 2022.

Delegations – EX22-131

- Dr. Maxim Kondrashov, Russian Orthodox Church of Saints Peter and Paul, Regina, SK
- Radovan Maric, Russian Orthodox Church of Saints Peter and Paul, Regina, SK
- Steve Pinel, Nicor Group, Regina, SK; Ross Keith and Colin Keith, Prince Charles Apartment, Regina, SK
- Rhonda Newton, Sask Sport Inc., Regina, SK

EX22-131 Heritage Incentive Application for 2022

Recommendation

The Executive Committee recommends that City Council:

1. Approve Grants and/or Tax Exemptions under the *Heritage Incentive Policy* for the following properties (Table 1) for the work listed in Appendix A. The totals listed in Table 1 are the final amount. Grants are one time payable when the project is complete, tax exemptions are payable over up to 10 years;



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Table 1 – Heritage Incentive requested for 2022.

Address	Common Name	Heritage Status	Type of Incentives	Total Eligible Cost	Total City Funding
2700 College Avenue	Unitarian Fellowship of Regina	Inventory	Maintenance Grant	\$5,494.50	\$2,500.00
1903 Cameron Street	Watson Residence	Inventory	Maintenance Grant	\$5,916.30	\$2,500.00
1848 Retallack Street	MacMath Residence	Inventory	Maintenance Grant	\$7,958.70	\$2,500.00
77 Leopold Crescent	Watcher Residence	Designation in progress	Maintenance Grant	\$4,400.00	\$2,200.00
3160 Albert Street	Cook Residence	Designated	Maintenance Grant	\$6,826.50	\$3,413.25
2125 11th Avenue	Darke Block	Designated	Maintenance Grant	\$17,522.46	\$5,000.00
1401 Robinson Street	Albert Library	Designated	Major Grant	\$23,865.00	\$11,932.50
1772 Montreal Street	Former Salvation Army Citadel	Designated	Major Grant	\$70,485.00	\$35,242.50
3160 Albert Street	Cook Residence	Designated	Major Grant	\$163,221.80	\$50,000.00
			Tax Exemption		\$31,610.90
1870 Lorne Street	Regina Telephone Exchange	Designated	Major Grant	\$392,623.00	\$50,000.00
			Tax Exemption		\$146,311.50
2125 11th Avenue	Darke Block	Designated	Major Grant	\$74,890.41	\$37,445.21
			Tax Exemption	\$198,000.00	\$99,000.00
2121 15th Avenue	Prince Charles Apartment	Designation in progress	Tax Exemption	\$1,278,075.24	\$639,037.62

2. Instruct the City Solicitor to prepare the necessary bylaw and agreement with the following conditions to be brought forward to a future Council date once the agreement has been signed by the property owners:



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- a) That where the property has been designated that the property possesses and retains its heritage status in accordance with *The Heritage Property Act*.
 - b) All required permits including heritage alteration permits must be submitted and approved before commencing work, and projects must pass periodic site inspections to ensure the work is completed as approved. Where the property is listed in the Heritage Inventory that work must be carried out in accordance with the heritage standards outlined in Appendix A, to be confirmed through a site inspection at project completion.
 - c) That the property owner submits detailed written documentation of payments made for the actual costs incurred (i.e., itemized invoices and receipts) in the completion of the identified conservation work. If actual costs exceed the corresponding estimates by more than 10 per cent, the property owner shall provide full particulars as to the reason(s) for such cost overruns. The City of Regina may decline to approve any cost overrun, or portion thereof if considered not to be reasonably or necessarily incurred for eligible work.
 - d) For Tax Exemptions, that work completed, and invoices submitted by September 30 each year would be eligible for tax incentives starting the following year of up to 50 per cent of the cost of approved work.
 - e) That the Executive Director of City Planning & Community Development or designate be authorized under the Grants and Tax Exemption Agreement to make all determinations regarding reimbursements of the cost incurred for work done to the property based on the City of Regina's *Heritage Incentives Policy*;
- 3. Authorize the City Clerk to execute the agreement on behalf of the City after the bylaw authorizing the agreement has been passed;
 - 4. Authorize the Executive Director of City Planning & Community Development or designate to apply to the Government of Saskatchewan on behalf of the property owner for any exemption of the education portion



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of the property taxes that is \$25,000 or greater in any year during the term of the exemption; and

5. Approve these recommendations at its meeting on December 7, 2022.

Delegation – EX22-132

- Stu Niebergall, Regina & Region Home Builders' Association, Regina, SK

EX22-132 2023 Development Charges Rate Review

Recommendation

The Executive Committee recommends that City Council:

1. Approve the 2023 Servicing Agreement Fee and Development Levy rates at \$319,000 per hectare for greenfield residential and commercial development and \$106,000 per hectare for greenfield industrial-zoned development, effective June 1, 2023;
2. 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;
3. Direct Administration to report back to City Council by the end of Q4, 2023 with a report to adjust the rates from Recommendation #1 through the application of an inflationary factor; and
4. Approve these recommendations at its meeting on December 7, 2022.

Resolution for Private Session