



## Intensification Levy Referral Report

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| <b>Date</b>         | November 24, 2021  |
| <b>To</b>           | Mayor Masters and City Councillors                                   |
| <b>From</b>         | Executive Committee  |
| <b>Service Area</b> | Office of Executive Director (City Planning & Community Development) |
| <b>Item #</b>       | CR21-161   |

### RECOMMENDATION

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That City Council:

1. Amend *The Development Levy Bylaw, 2011* and the City's Development Charges Policy by:
  - a. repealing the Intensification Levy; and
  - b. amending the Established Area Policy to exempt development on lands within the Established Area from the collection of Servicing Agreement Fees and Development Levies.
  
2. Direct Administration to proceed with Funding Option #1 as outlined in this report to:
  - a. fund the costs of Capital Projects allocated to intensification-related infrastructure in accordance with the Development Charges Policy by applying the amount of any tax lift generated from intensification that occurs within the Established Area to such costs; and
  - b. create a new capital reserve titled Intensification Infrastructure Reserve which will:
    - i. be established for the primary purpose of funding intensification-related infrastructure as outlined in this report;
    - ii. be funded by the transfer of an amount each year into the reserve that is based on the tax lift generated from intensification that occurs within the Established Area; and
    - iii. allow transfers to be made from the reserve to fund Capital Projects allocated to intensification-related infrastructure in accordance with the Development Charges Policy, as approved by City Council, by resolution, bylaw or in the General Capital Program.

3. Instruct the City Solicitor to prepare the necessary bylaw amendments to give effect to these recommendations, to be brought forward to a meeting of City Council following approval of these recommendations and the required public notice.
4. Direct Administration to report back to City Council by Q4 of 2023 with a review of the implementation of the recommended funding option with any recommended changes based on analysis and stakeholder consultation.
5. Amend the motion passed in CR21-86 related to consultation on an intensification incentive to remove the Development Charge Rebate incentive option from the scope of consultation.
6. Remove item EX21-60 from the Outstanding Items List for City Council.

## HISTORY

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At the November 17, 2021 meeting of the Executive Committee, the Committee considered the attached EX21-79 report from the City Planning & Community Development Division.

(Councillor Lori Bresciani declared a conflict of interest prior to the presentation of delegations and consideration of item EX21-79 Intensification Levy Referral Report, citing a family member being a developer, abstained from discussion and voting and temporarily left the meeting.)

The following addressed the Committee:


- Andrew Williams, representing North Prairie Developments Ltd. - Regina, SK; and
- Paul Moroz, representing Union Land Developments Ltd. - Regina, SK.

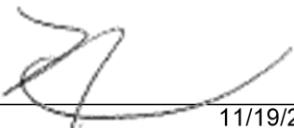
The Committee adopted a resolution to concur in the recommendation contained in the report.

Recommendation #7 in the attached report does not require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE

  
Jim Nicol, City Clerk

  
11/19/2021

**ATTACHMENTS**

EX21-79 - Intensification Levy Referral Report

Appendix A - Established Area Map

Appendix B - OCP Map 1B - Phasing of New Neighbourhoods

Appendix C - Jurisdictional Research