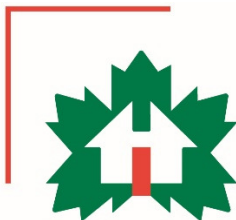


Regina & Region
Home Builders'
Association



100-1801 MacKay Street
Regina, Saskatchewan, S4N 6E7

Ph: (306) 546-5221
s.niebergall@reginahomebuilders.com
www.reginahomebuilders.com

November 15, 2021

City Council
City of Regina
Queen Elizabeth II Court
Regina, SK, S4P 3C8

Subject: EX21-79 Intensification Levy Referral Report

Dear City Council,

The Regina & Region Home Builders' Association supports the City of Regina's Administrations recommendation to amend The Development Levy Bylaw 2011.

The recommendation aligns with the RRHBA white paper presented in February 2020 to the City Administration and Council of the time, "*A Practical Guide to Infill Development in Regina*". The paper identified several roadblocks that "*should be addressed in order to promote private investment in infill development projects*". Implementing this type of concept of future taxes from the uplift of intensification was a suggested in our paper.

Two key demonstrable obstacles to intensification include: infill housing comes at a premium cost, including a recent development levy which exacerbates the premium, and most important is the lack of certainty regarding approvals and available infrastructure, which deters builders from considering infill sites.

This recommendation addresses an important deterrent to that attracting infill and intensification investment and sets a course to start to address the other obstacles. Approving this recommendation will ensure the Intensification Levy no longer erodes the affordability of housing in infill and intensification units. At the same time, ensures inter-generational equity as the burden of the infrastructure costs are not fully born solely by the initial home buyer, but through appropriate use of taxation spread across the lifecycle of the infrastructure. All the time ensuring existing taxpayers are protected.

We encourage City Council to support and approve the recommendation.

Thank You,

Stu Niebergall
President & CEO