



# **CITY COUNCIL**

**Monday, October 28, 2019  
5:30 PM**

**Henry Baker Hall, Main Floor, City Hall**



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**OFFICE OF THE CITY CLERK**

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**Revised Agenda  
City Council  
Monday, October 28, 2019**

**PRESENTATIONS**

**CONFIRMATION OF AGENDA**

**MINUTES APPROVAL**

Minutes of the meeting held on September 30, 2019.

**DELEGATIONS, ADVERTISED AND PUBLIC NOTICE BYLAWS AND RELATED REPORTS**

DE19-147 Waqar Ahsan: Proposed Religious Institution - 2 Sheppard Street

CR19-90 Application for Contract Zoning (19-CZ-06) Proposed Religious Institution - 2 Sheppard Street

**Recommendation**

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION  
– OCTOBER 9, 2019**

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 2 Sheppard Street, being Lot 23-Blk/Par 25-Plan No. 62R19206 Ext 0 from R1-Residential Detached Zone to C – Contract be approved and that the contract zone agreement between the City of Regina and the applicant/owner of the subject properties be executed.
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
  - a. The development shall generally conform to the attached plans labelled Appendix A-3, prepared by P3A Architecture, and dated May 30, 2019;



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- b. The development shall accommodate a maximum of 25 persons at one time;
  - c. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw;
  - d. The agreement shall be registered in the City's interest at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007*;
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective to *Regina Zoning Bylaw No. 9250* amendment.

CR19-91 Discretionary Use Application (19-DU-09) Proposed Addition to Existing Child Day Care Centre in Contract Zone, 4401 Dewdney Avenue

### **Recommendation**

### **RECOMMENDATION OF THE REGINA PLANNING COMMISSION – OCTOBER 9, 2019**

1. That the City Solicitor be directed to prepare the necessary bylaws to discharge the existing contract zone agreement (Bylaw No. 2011-17) in *Regina Zoning Bylaw No. 9250* for 4401 Dewdney Avenue, being Lots 7 and 8, Block 1, Plan No. I5211, CPR Annex subdivision.
2. That the discretionary use application for a proposed addition to an existing Child Day Care Centre located at 4401 Dewdney Avenue, being Lots 7 and 8, Block 1, Plan No. I5211, CPR Annex subdivision, be approved, and that a Development Permit be issued subject to the following conditions:
  - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1, prepared by Gilchuk Design & Drafting and dated July 4, 2019; and
  - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.



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2019-52 THE REGINA ZONING AMENDMENT BYLAW, 2019 (No. 16)

2019-53 THE REGINA ZONING AMENDMENT BYLAW, 2019 (No. 17)

**DELEGATIONS AND RELATED REPORT AND MOTION**

DE19-148 Judith Veresuk, Regina Downtown BID: Downtown Public Washrooms

CR19-92 Downtown Public Washrooms

**Recommendation****RECOMMENDATION OF THE COMMUNITY AND PROTECTIVE SERVICES COMMITTEE – OCTOBER 10, 2019**

That funding of \$20,000 be requested through the 2020 budget process for a one-season pilot project to test stand-alone public washrooms in the downtown.

DE19-149 Brandon Wright, Bike Regina: Cycling Safety

MN19-19 Councillor Joel Murray: Cycling Safety

**Recommendation**

1. When passing a cyclist over 60 km/h a distance of 1.5 meters must be maintained;
2. When passing a cyclist under 60 km/h a distance of 1 meter must be maintained;
3. A fine structure be designed, implemented and enforced; and
4. A bylaw be put before Council during Q1 of 2020.

DE19-150 Dick and Maria Wellman - Tax Mitigation -- Dewdney West Boundary Alteration





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CR19-95 Dewdney West Boundary Alteration - 2019 Property Tax Exemption Request

**Recommendation**

**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION  
COMMITTEE  
- OCTOBER 8, 2019**

1. That the property tax mitigation tools as outlined in Option 2 in this report be approved.
2. That the properties set out in Appendix D Part A be exempted from property taxes in accordance with the percentages outlined in Appendix D Part A and as described in Option 2 of this report.
3. That the City Solicitor be instructed to prepare the necessary bylaw to amend *Bylaw No. 2019-8 The Properties Exempt from Taxation as a Result of the 2013 Municipal Boundary Alteration Bylaw, 2019* to provide for the additional tax exemptions described in recommendation 2.

**COMMITTEE REPORTS**

**EXECUTIVE COMMITTEE**

CR19-93 Executive Committee: Solar Project - Dream Request

**Recommendation**

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE  
- OCTOBER 16, 2019**

1. That notwithstanding section 4.8 of the *Administration and Calculation Servicing Agreement Fees and Development Levy Policy*, the request that the Solar Project development described in this report be exempt from the payment of the transportation, parks and recreation and administration portions of the Servicing Agreement Fees (SAFs) at the time of subdivision be approved including such exemption on the following conditions:



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- (a) The 10MW Solar Project is awarded by SaskPower to Company A on the land owned by Dream Asset Management Corporation (Dream) as described in this report;
  - (b) An application for subdivision with respect to the lands to be used for the Solar Project is submitted to the City, and such application complies with all applicable requirements and development standards other than the payment of SAFs;
  - (c) At the time of any subsequent application for new development on the lands used for the Solar Project, the land owner shall pay SAFs and or development levies (as the case may be) equal to those portions exempted at the rates in effect at the time of the subsequent development, not the rates in effect at the time of subdivision; and
  - (d) The City shall register an interest against the title(s) of the subject lands in the ISC Land Registry at the time of subdivision identifying the outstanding payment owing to the City and the obligation of the landowner to make payment to the City prior to obtaining any future development permit or certificate of approval.
2. That conditional support be provided for a property tax exemption as described in Option 2 in this report for five years to Dream Asset Management Corporation for the portion of the land located at 4800 E Dewdney Ave, tax account number 10268981, as described on the assessment roll as Plan: 101396853 Block: B; NE 26-17-19-2 required for the proposed solar project.
3. That the Executive Director, Community Planning and Development be delegated authority to finalize the terms of a servicing agreement as outlined in this report.
4. That the specific tax exemption as described in Option 2 in this report come forward to a future Executive Committee and Council meeting for approval once the following conditions are met:
  - (a) The 10MW Solar Project is awarded by SaskPower to Company A on a portion of the land owned by Dream Asset Management Corporation (Dream) as described in this report; and
  - (b) That the construction of the of the solar project as awarded to Company A by SaskPower is complete on the land owned by Dream and as described in this report.



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5. That City Council request Economic Development Regina (EDR) to work with City Administration to begin steps to develop a policy that would provide guidelines for future requests for economic development support within the City of Regina.

**FINANCE AND ADMINISTRATION COMMITTEE**

CR19-94 Application for Title – 2019 Liens

**Recommendation****RECOMMENDATION OF THE FINANCE AND ADMINISTRATION  
COMMITTEE  
- OCTOBER 8, 2019**

1. That the Manager, Property Tax and Utility Billing be authorized to serve six-month notices on all parcels of land included in the list of lands marked as Appendix A.
2. That the Manager, Property Tax and Utility Billing be authorized to proceed with the next steps in tax enforcement on the expiry of the six-month notices.

**MOTIONS**

MN19-16 Mayor and City Council: Recreation Infrastructure Program

**Recommendation**

1. Regina City Council approve a Recreation Infrastructure Program with the goal of renewing, replacing and/or developing new recreational infrastructure;
2. The Recreational Infrastructure Program be modeled on the recently concluded Residential Road Renewal Program;
3. The Program be funded by dedicating 0.5% (one-half of one percent) mill rate increase in each year for five years between 2020 to 2024; and
4. Administration bring forward from time to time, and in a timely fashion as funds from the program become available, plans for recreational infrastructure redevelopment based on the current Recreation Master Plan, and other relevant considerations, for consideration by Regina City Council.



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MN19-17 Councillor Jerry Flegel: Old Mosaic Stadium Site (Taylor Field)

**Recommendation**

That Administration bring forward a report to Public Works and Infrastructure by the end of Q4 2019 that includes the following information:

1. The detailed cost, options, implications, construction timeline and potential revenue that could be generated for restoring the old mosaic stadium site into an interim parking lot; and
2. The statistical details outlining the projected impact that the interim parking lot may have on ridership to the transit shuttle service for major events that the service currently supports.

MN19-18 Councillor Bob Hawkins, Councillor Andrew Stevens and Councillor Jason Mancinelli: Single Use Plastic Shopping Bags

**Recommendation**

That Administration bring forward a bylaw and associated report for consideration in Q1 of 2020 that includes the following:

1. Regulations:
  - that bans the use of single-use plastic shopping bags for the purpose of carrying out purchases from commercial establishments, including take-out and delivery of food, within the City;
  - contains exemptions for transporting such items as bulk, perishable, and frozen goods, etc.;
  - includes enforcement mechanisms such as fines for dealing with infractions;
2. Public engagement and consultation whereby:
  - the public and interested stakeholders are consulted on the content of the bylaw;
  - consideration is given to best practices adopted in other jurisdictions where similar bans have been introduced;
  - pending adoption of the bylaw, a public education campaign is undertaken prior to the bylaw coming into force; and
3. That the bylaw come into effect no later than January 1, 2021.



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**NOTICE OF MOTIONS**

- MN19-20 Councillor Lori Bresciani and Councillor Andrew Stevens: Increasing Civilian Members on the Board of Police Commissioners
- MN19-21 Councillors Andrew Stevens, Bob Hawkins, Lori Bresciani, John Findura, Jason Mancinelli and Jerry Flegel: Community Safety and Wellbeing

**BYLAWS AND RELATED REPORTS**

- 2019-7 BYLAW TO DESIGNATE THE COOK RESIDENCE AT 3160 ALBERT STREET AS MUNICIPAL HERITAGE PROPERTY
- 2019-54 THE PROPERTIES EXEMPT FROM TAXATION AS A RESULT OF THE 2013 MUNICIPAL BOUNDARY ALTERATION AMENDMENT BYLAW, 2019

**ADJOURNMENT**

AT REGINA, SASKATCHEWAN, MONDAY, SEPTEMBER 30, 2019

AT A MEETING OF CITY COUNCIL

AT 5:30 PM

**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: Mayor Michael Fougere, in the Chair  
Councillor Lori Bresciani  
Councillor Sharron Bryce  
Councillor John Findura  
Councillor Jerry Flegel  
Councillor Bob Hawkins  
Councillor Jason Mancinelli  
Councillor Joel Murray  
Councillor Mike O'Donnell  
Councillor Andrew Stevens  
Councillor Barbara Young

Also in Attendance: City Clerk, Jim Nicol  
Deputy City Clerk, Amber Ackerman  
City Manager, Chris Holden  
City Solicitor, Byron Werry  
Executive Director, Financial Strategy & Sustainability, Barry Lacey  
Executive Director, Citizen Experience, Innovation & Performance, Louise Folk  
Executive Director, Citizen Services, Kim Onrait  
Executive Director, City Planning & Community Development, Diana Hawryluk  
Director, Planning & Development Services, Fred Searle  
Manager, Communications, Maureen MacCuish  
Manager, West Planning, Yves Richard

PRESENTATION OF HENRY BAKER SCHOLARSHIPS

Mayor Michael Fougere and Councillor Mike O'Donnell presented the 2019 Henry Baker Scholarship Awards to successful candidates.

CONFIRMATION OF AGENDA

**Councillor Sharron Bryce moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, after amending DE 19-144, a brief from Ross Keith, Nicor Realty, regarding the Designation of the Cook Residence at 3160 Albert Street as a Heritage Property, to include the final unconditional Offer to Purchase, and after adding MN19-19, a Notice of Motion from Councillor Joel Murray regarding Cycling Safety, and that the delegations be heard in the order they are called forward by Mayor Fougere.**

MINUTES APPROVAL

**Councillor Joel Murray moved, seconded by Councillor Lori Bresciani, AND IT WAS RESOLVED, that the minutes for the regular and special meetings held on August 25 and September 23, 2019 be adopted, as circulated.**

DELEGATIONS, PUBLIC NOTICE BYLAWS AND RELATED REPORTS

DE19-136 Cathy Lawrence, Terra Developments Inc - The Towns

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(Councillor Lori Bresciani declared a conflict of interest on items DE19-13 and CR19-79, citing a family member with a financial interest in a property, abstained from discussion and voting, and temporarily left the meeting.)

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Cathy Lawrence, representing Terra Developments Inc., addressed Council. There were no questions of the delegation.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of CR19-79, a report from Regina Planning Commission respecting the same subject.

CR19-79 Regina Planning Commission: Zoning Bylaw Amendment Application (19-Z-06)  
- The Towns, Phase 2, Stage 1G/A

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**Recommendation****RECOMMENDATION OF THE REGINA PLANNING COMMISSION  
– SEPTEMBER 11, 2019**

1. That the application to rezone the lands within the Towns Concept Plan area, as shown in Appendix A-3, be approved as follows:

Proposed Lots 1 to 12 in Block 34 from UH- Urban Holding to R5-Medium Density Residential Zone.

2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.

**Councillor Barbara Young moved, seconded by Councillor Jerry Flegel, AND IT WAS RESOLVED, that the recommendation of the Regina Planning Commission contained in the report be concurred in.**

(Councillor Bresciani returned to the meeting.)

DE19-137 Graeme Drysdale - Harbour Landing, Mitchinson Way

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Graeme Drysdale addressed Council and answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of CR19-80, a report from Regina Planning Commission respecting the same subject.

DE19-138 Jennifer Denouden, Avana Enterprises: Harbour Landing, Mitchinson Way

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Jennifer Denouden, representing Avana Enterprises, addressed Council and answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of CR19-80, a report from Regina Planning Commission respecting the same subject.

DE19-139 Evan Hunchak, Dream Developments - Harbour Landing, Mitchinson Way

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Evan Hunchak, representing Dream Developments, addressed Council and answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of CR19-80, a report from Regina Planning Commission respecting the same subject.

CR19-80 Regina Planning Commission: Concept Plan Amendment & Zoning Bylaw Amendment Applications (19-CP-02)(19-Z-07) Harbour Landing Phase 9, 5601 - 5661 Mitchinson Way

**Recommendation**

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION  
– SEPTEMBER 11, 2019**

1. That the application to amend the Harbour Landing Concept Plan as shown on Appendix A-3.2, be approved.
2. That the application to amend *Regina Zoning Bylaw No. 9250* by rezoning lands within the Harbour Landing Concept Plan area, as shown in Appendix A-3.3, be approved as follows:



Proposed Lots 33-40 in Block 67 from DCD-12 – Direct Control District 12 Suburban Narrow-Lot Residential Zone to R5 – Residential Medium Density Zone.

3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective amendments to *Regina Zoning Bylaw No. 9250*.

**Councillor Barbara Young moved, seconded by Councillor Lori Bresciani, AND IT WAS RESOLVED, that the recommendation of the Regina Planning Commission contained in the report be concurred in.**

CR19-81 Regina Planning Commission: Application for Zoning Bylaw Amendment (19-Z-10) Text Amendment to Allow for Private Utilities as a Public Use

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**Recommendation**

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION  
– SEPTEMBER 11, 2019**

1. That the application to amend *Regina Zoning Bylaw No. 9250* by amending section 4C.2.1 by adding subsection (e) and consequential amendments as specified in Appendix A, be approved.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

**Councillor Barbara Young moved, seconded by Councillor Jason Mancinelli, AND IT WAS RESOLVED, that the recommendation of the Regina Planning Commission contained in the report be concurred in.**

2019-47 THE REGINA ZONING AMENDMENT BYLAW, 2019 (No. 13)

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(Councillor Hawkins requested that each Bylaw be read separately.)

**Councillor Mike O'Donnell moved, seconded by Councillor Jason Mancinelli, AND IT WAS RESOLVED, that Bylaw No. 2019-47 be introduced and read a first time. Bylaw was read a first time.**

No letters of objection were received pursuant to the advertising with respect to Bylaw No. 2019-47.

The Clerk called for anyone present who wished to address City Council respecting Bylaw No. 2019-47 to indicate their desire.

No one indicated a desire to address Council.

**Councillor Mike O'Donnell moved, seconded by Councillor Joel Murray, AND IT WAS RESOLVED, that Bylaw No. 2019-47 be introduced and read a second time. Bylaw was read a second time.**

**Councillor Mike O'Donnell moved, seconded by Councillor Andrew Stevens, that City Council hereby consent to Bylaw No. 2019-47 going to third and final reading at this meeting.**

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

**Councillor Mike O'Donnell moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that Bylaw No. 2019-47 be read a third time. Bylaw was read a third and final time.**

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2019-48 THE REGINA ZONING AMENDMENT BYLAW, 2019 (No. 14)

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**Councillor Mike O'Donnell moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that Bylaw No. 2019-48 be introduced and read a first time. Bylaw was read a first time.**

No letters of objection were received pursuant to the advertising with respect to Bylaw No. 2019-48

The Clerk called for anyone present who wished to address City Council respecting Bylaw No. 2019-48 to indicate their desire.

No one indicated a desire to address Council.

**Councillor Mike O'Donnell moved, seconded by Councillor Joel Murray, AND IT WAS RESOLVED, that Bylaw No. 2019-48 be introduced and read a second time. Bylaw was read a second time.**

**Councillor Mike O'Donnell moved, seconded by Councillor Jerry Flegel, that City Council hereby consent to Bylaw No. 2019-48 going to third and final reading at this meeting.**

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

**Councillor Mike O'Donnell moved, seconded by Councillor Lori Bresciani, AND IT WAS RESOLVED, that Bylaw No. 2019-48 be read a third time. Bylaw was read a third and final time.**

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2019-49 THE REGINA ZONING AMENDMENT BYLAW, 2019 (No. 15)

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(Councillor Lori Bresciani declared a conflict of interest on Bylaw 2019-49, citing a family member with a financial interest in a property, abstained from discussion and voting, and temporarily left the meeting.)

**Councillor Mike O'Donnell moved, seconded by Councillor John Findura, AND IT WAS RESOLVED, that Bylaw No. 2019-49 be introduced and read a first time. Bylaw was read a first time.**

No letters of objection were received pursuant to the advertising with respect to Bylaw No. 2019-49.

The Clerk called for anyone present who wished to address City Council respecting Bylaw No. 2019-49 to indicate their desire.

No one indicated a desire to address Council.

**Councillor Mike O'Donnell moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that Bylaw No. 2019-49 be introduced and read a second time. Bylaw was read a second time.**

**Councillor Mike O'Donnell moved, seconded by Councillor Jason Mancinelli, that City Council hereby consent to Bylaw No. 2019-49 going to third and final reading at this meeting.**

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

**Councillor Mike O'Donnell moved, seconded by Councillor Joel Murray, AND IT WAS RESOLVED, that Bylaw No. 2019-49 be read a third time. Bylaw was read a third and final time.**

(Councillor Bresciani returned to the meeting.)

#### DELEGATIONS AND RELATED REPORTS

DE19-140 Kaitlyn Brown, Capital Crossing Advisors - Wapiti Park Naming

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Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Kaitlyn Brown, representing Capital Crossing Advisors, addressed Council and answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of CR19-82, a report from Regina Planning Commission respecting the same subject.

CR19-82 Regina Planning Commission: Park Naming - Wapiti Park

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**Recommendation**

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION  
– SEPTEMBER 11, 2019**

That Capital Crossing MR2 be named Wapiti Park.

**Councillor Barbara Young moved, seconded by Councillor Sharron Bryce that the recommendation of the Regina Planning Commission contained in the report be concurred in.**

**Councillor Jerry Flegel moved, in amendment, seconded by Councillor Andrew Stevens, that Capital Crossing MR2 be named Brighton Park.**

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

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

**RECESS**

Pursuant to the provisions of Section 33 (2.1) of City Council's Procedure Bylaw No. 9004, Mayor Fougere called for a 15 minute recess.

Council recessed at 7:36 p.m.

Council reconvened at 7:51 p.m. in the absence of Councillor Flegel and Councillor Mancinelli.

DE19-141 Thomas and Theadoshia Carefoot – Carefoot Holdings Ltd. - 3118 Albert Street  
Homestay

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Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Thomas and Theadoshia Carefoot, representing Carefoot Holdings Ltd., addressed Council and answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of CR19-83, a report from Regina Planning Commission respecting the same subject.

(Councillor Flegel returned to the meeting during Mr. and Ms. Carefoots' presentation.)

(Councillor Mancinelli returned to the meeting during Mr. and Ms. Carefoots' presentation.)

CR19-83 Regina Planning Commission: Discretionary Use Application (19-DU-07)  
Proposed Residential Homestay – 3118 Albert Street

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**Recommendation**

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION  
– SEPTEMBER 11, 2019**

That the discretionary use application for a proposed Residential Homestay located at 3118 Albert Street, being Lots 18 & 20, Block 631, Plan No. 101227711, in the Lakeview Subdivision be denied.

**Councillor Barbara Young moved, seconded by Councillor Bob Hawkins, that the recommendation of the Regina Planning Commission contained in the report be concurred in.**

Mayor Michael Fougere stepped down to enter debate.

Councillor Mike O'Donnell assumed the Chair.

Mayor Michael Fougere returned to the Chair prior to the vote.

**Councillor Lori Bresciani moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that this matter be referred to the Administration until regulations and a licensing policy framework is brought forward to Regina Planning Commission in Q1 of 2020.**

**CITY MANAGER REPORT**

DE19-142 Deirdre Malone - Bylaw to Designate the Cook Residence at 3160 Albert Street as Municipal Heritage Property

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Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Deirdre Malone addressed Council and answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of CM19-14 respecting the same subject.

DE19-143 Lyn Goldman - Bylaw to Designate the Cook Residence at 3160 Albert Street as  
Heritage Property

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Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Susan Swedberg-Kohli, representing Lyn Goldman, addressed Council. There were no questions of the delegation.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of CM19-14 respecting the same subject.

DE19-144 Ross Keith, Nicor Realty - Bylaw to Designate the Cook Residence at 3160 Albert  
Street as Heritage Property

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Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Ross Keith, representing Nicor Realty, addressed Council and answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of CM19-14 respecting the same subject.

DE19-145 Jackie Schmidt, Heritage Regina - Bylaw to Designate the Cook Residence at  
3160 Albert Street as Heritage Property

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Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Jackie Schmidt, representing Heritage Regina, addressed Council and answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of CM19-14 respecting the same subject.

DE19-146 Carmen Lien - Bylaw to Designate the Cook Residence at 3160 Albert Street as  
Heritage Property

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Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Carmen Lien addressed Council and answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of CM19-14 respecting the same subject.

**Councillor Barbara Young moved, seconded by Councillor Lori Bresciani, AND IT WAS RESOLVED, that pursuant to the provisions of Section 12 (1.1) of City Council's Procedure Bylaw No. 9004, the meeting continue after 10:00 p.m. and the time limit of four hours and 30 minutes be waived.**

CP19-177 Lisa Martin: Designation of Cook Residence at 3160 Albert Street as Municipal Heritage Property

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**Councillor Sharron Bryce moved, seconded by Councillor Lori Bresciani, AND IT WAS RESOLVED, that this communication be received and filed.**

CM19-14 Bylaw 2019-7, being the Bylaw to Designate the Cook Residence at 3160 Albert Street as Municipal Heritage Property - Report from the Saskatchewan Heritage Foundation Review Board

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**Recommendation**

That Option 4 to engage a consultant to undertake an invasive home inspection be approved and that a subsequent report be submitted to City Council detailing the outcome of the inspection.

**Councillor Bob Hawkins moved, seconded by Councillor Barbara Young, that Option 2 to approve Bylaw 2019-7 to designate the Cook Residence at 3160 Albert Street as a Municipal Heritage Property as previously presented at the March 25, 2019 City Council Meeting, be approved, and that Bylaw No. 2019-7 be read at the October 28, 2019 City Council meeting.**

Mayor Michael Fougere stepped down to enter debate.

Councillor Mike O'Donnell assumed the Chair.

Mayor Michael Fougere returned to the Chair prior to the vote.

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

**COMMITTEE REPORTS**

**FINANCE AND ADMINISTRATION COMMITTEE**

CR19-84 Three-Year Software Contract for Environmental Systems Research Institute Software

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**Recommendation**

**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE - SEPTEMBER 10, 2019**

- 1) That the City Manager, or his designate, be delegated authority to enter into an agreement for a three-year software license for the Environmental Systems Research Institute software.

- 2) That the City Manager, or his designate, be delegated authority, to renew in three-year increments, after the initial term, pursuant to the signed agreement.
- 3) That the City Clerk be authorized to execute the agreement with the Environmental Systems Research Institute after review and approval by the City Solicitor.

**Councillor Sharron Bryce moved, seconded by Councillor Joel Murray, AND IT WAS RESOLVED, that the recommendation of the Finance and Administration Committee contained in the report be concurred in.**

CR19-85 2018 Annual Reserve Report

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**Recommendation**

**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE - SEPTEMBER 10, 2019**

That Council approve a transfer of the excess amount of \$1.1 million from the Winter Road Maintenance Reserve to the Asset Revitalization Reserve.

**Councillor Sharron Bryce moved, seconded by Councillor Lori Bresciani, AND IT WAS RESOLVED, that the recommendation of the Finance and Administration Committee contained in the report be concurred in.**

**PUBLIC WORKS AND INFRASTRUCTURE COMMITTEE**

CR19-86 Multi-Use Pathway Project – East Courtney Street, Connecting Rink Avenue to Whelan Drive

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**Recommendation**

**RECOMMENDATION OF THE PUBLIC WORKS AND INFRASTRUCTURE COMMITTEE – SEPTEMBER 19, 2019**

- 1) That Administration proceed with plans to implement a permanent multi-use pathway on the east side of Courtney Street from Rink Avenue to Whelan Drive, pending 2020 budget approval.
- 2) That all excess funding from the Northwest Link Multi-Use Pathway Canadian National Rail Crossing Project, including the *Rail Safety Improvement Grant*, be transferred to the On-Street Bikeways and Multi-Use Pathways Program to partially fund the Multi-Use Pathway Project – East Courtney Street, Connecting Rink Avenue to Whelan Drive.
- 3) That City Council Motion MN18-13 be removed from the List of Outstanding Items.



- 4) That Administration explore alternatives to pave the remaining portion of pathway from Whelan Drive to Mapleford Gate, including alternative funding sources and partnerships, and that the additional paving be considered as part of the 2020 budget process.

**Councillor John Findura moved, seconded by Councillor Jason Mancinelli, AND IT WAS RESOLVED, that the recommendation of the Public Works and Infrastructure Committee contained in the report be concurred in.**

**Councillor Bob Hawkins moved, seconded by Councillor Sharron Bryce, that the meeting adjourn at 10:55 p.m.**

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

#### REGINA PLANNING COMMISSION

CR19-87 Discretionary Use Application (19-DU-06) Proposed Car Wash in MAC - Major Arterial Commercial Zone - 2035 Park Street

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#### Recommendation

#### **RECOMMENDATION OF THE REGINA PLANNING COMMISSION – SEPTEMBER 11, 2019**

That the discretionary use application for a proposed Car Wash located at 2035 Park Street, being Parcel B, Plan No. 90R02904, Broders Annex subdivision be approved, and that a Development Permit be issued subject to the following conditions:

- a) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.3 inclusive, prepared by Neher & Associates and dated April 3, 2019; and
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

**Councillor Barbara Young moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that the recommendation of the Regina Planning Commission contained in the report be concurred in.**

INFORMATIONAL REPORTS

IR19-6 Finance and Administration Committee: Casual Employees' Superannuation & Elected Officials' Money Purchase Pension Plan 2018 Annual Report

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**Recommendation**

**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION  
COMMITTEE - SEPTEMBER 10, 2019**

That this report be received and filed.

IR19-7 Finance and Administration Committee: Regina Civic Employees' Long Term Disability Plan 2018 Annual Report

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**Recommendation**

**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION  
COMMITTEE - SEPTEMBER 10, 2019**

That this report be received and filed.

IR19-8 Finance and Administration Committee: Annual Debt Report

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**Recommendation**

**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION  
COMMITTEE - SEPTEMBER 10, 2019**

That this report be received and filed.

IR19-9 Finance and Administration Committee: 2019 Mid-Year Financial Report

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**Recommendation**

**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION  
COMMITTEE - SEPTEMBER 10, 2019**

That this report be received and filed.

**Councillor Sharron Bryce moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that Informational Reports IR19-6, IR19-7, IR19-8 and IR19-9 be received and filed.**

### MOTIONS

MN19-14 Councillor Andrew Stevens and Councillor Jason Mancinelli: Greywater Strategy

**Councillor Jason Mancinelli moved, seconded by Councillor Joel Murray, AND IT WAS RESOLVED, that Administration prepare a report for the Public Works and Infrastructure Committee in Q4 of 2020:**

- 1. with a commercial, industrial, and residential greywater strategy; and**
- 2. that the strategy include a focus on City-owned and operated facilities.**

### NOTICE OF MOTIONS

MN19-15 Mayor and City Council: National Inquiry into the Missing and Murdered Indigenous Women and Girls

**Councillor Mike O'Donnell moved, seconded by Councillor Joel Murray, AND IT WAS RESOLVED UNANIMOUSLY, that notice for Motion MN19-15 be waived to allow the Motion to be lodged at this meeting.**

Mayor Michael Fougere stepped down to introduce the motion.

Councillor Mike O'Donnell assumed the Chair.

Mayor Michael Fougere returned to the Chair prior to the vote.

**Mayor Michael Fougere moved, seconded by Councillor Joel Murray, AND IT WAS RESOLVED, that the City of Regina Council directs Administration to report to Executive Committee by Q3 of 2020 on potential actions and initiatives, as they relate to municipalities, supported by Indigenous leaders, in support of the work of the National Inquiry into the Missing and Murdered Indigenous Women and Girls.**

MN19-16 Mayor and City Council: Recreation Infrastructure Program

**Mayor Michael Fougere and members of City Council gave written notice that at the October 28, 2019 meeting of City Council, they intend to make the following recommendation that:**

- 1. Regina City Council approve a Recreation Infrastructure Program with the goal of renewing, replacing and/or developing new recreational infrastructure;**
- 2. The Recreational Infrastructure Program be modeled on the recently concluded Residential Road Renewal Program;**

3. **The Program be funded by dedicating 0.5% (one-half of one percent) mill rate increase in each year for five years between 2020 to 2024; and**
4. **Administration bring forward from time to time, and in a timely fashion as funds from the program become available, plans for recreational infrastructure redevelopment based on the current Recreation Master Plan, and other relevant considerations, for consideration by Regina City Council.**

**MN19-17 Councillor Jerry Flegel: Old Mosaic Stadium Site (Taylor Field)**

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**Councillor Jerry Flegel gave written notice that at the October 28, 2019 meeting of City Council, he intends to make the following recommendation:**

**That Administration bring forward a report to Public Works and Infrastructure by the end of Q4 2019 that includes the following information:**

1. **The detailed cost, options, implications, construction timeline and potential revenue that could be generated for restoring the old mosaic stadium site into an interim parking lot; and**
2. **The statistical details outlining the projected impact that the interim parking lot may have on ridership to the transit shuttle service for major events that the service currently supports.**

**MN19-18 Councillor Bob Hawkins, Councillor Andrew Stevens and Councillor Jason Mancinelli: Single Use Plastic Shopping Bagst**

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**Councillor Bob Hawkins, Councillor Andrew Stevens and Councillor Jason Mancinelli gave written notice that at the October 28, 2019 meeting of City Council, they intend to make the following recommendation:**

**That Administration bring forward a bylaw and associated report for consideration in Q1 of 2020 that includes the following:**

1. **Regulations:**
  - **that ban the use of single-use plastic shopping bags for the purpose of carrying out purchases from commercial establishments, including take-out and delivery of food, within the City;**
  - **contain exemptions for transporting such items as bulk, perishable, and frozen goods, etc.;**
  - **include enforcement mechanisms such as fines for dealing with infractions;**
2. **Public engagement and consultation whereby:**

- the public and interested stakeholders are consulted on the content of the bylaw;
- consideration is given to best practices adopted in other jurisdictions where similar bans have been introduced;
- pending adoption of the bylaw, a public education campaign is undertaken prior to the bylaw coming into force; and

3. That the bylaw come into effect no later than January 1, 2021.

MN19-18 Councillor Joel Murray: Cycling Safety

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Councillor Joel Murray gave written notice that at the October 28, 2019 meeting of City Council, he intends to make the following recommendation that:

1. When passing a cyclist over 60 km/h a distance of 1.5 meters must be maintained;
2. When passing a cyclist under 60 km/h a distance of 1 meter must be maintained;
3. A fine structure be designed, implemented and enforced; and
4. A bylaw be put before Council during Q1 of 2020.

#### BYLAWS AND RELATED REPORTS

CR19-88 Finance and Administration Committee: Heritage Building Rehabilitation Program (19-HBRP-01) St. Matthew Anglican Church - 2165 Winnipeg Street

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(Councillor Bob Hawkins declared a conflict of interest on report CR19-88, citing his position on the Executive for the Diocese of Qu'Appelle, abstained from discussion and voting, and temporarily left the meeting.)

#### **Recommendation**

#### **RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE - SEPTEMBER 10, 2019**

1. That a cash grant for the property known as St. Matthew Anglican Church, located at 2165 Winnipeg Street, be approved in an amount equal to the lesser of:
  - a) 50 per cent of eligible costs for the work described in Appendix C; or
  - b) \$30,000.

2. That the provision of the cash grant be subject to a grant agreement with the following conditions:
  - a) That the property possesses and retains its formal designation as a Municipal Heritage Property in accordance with *The Heritage Property Act*.
  - b) That the property owner submit 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 as described in Appendix C.
  - c) That work completed and invoices submitted by December 15, 2019, would be eligible for the cash grant for up to 50 per cent of the cost of approved work to a maximum of \$30,000.
3. That the City Solicitor be instructed to prepare the necessary agreement and authorizing bylaw for the cash grant as detailed in this report.
4. That the City Clerk be authorized to execute the cash grant agreement to the property owner upon review and approval by the City Solicitor.

**Councillor Sharron Bryce moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that the recommendation of the Finance and Administration Committee contained in the report be concurred in.**

CR19-89 Community and Protective Services Committee: Amendment to The Regina Fire Bylaw 2018-49

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**Recommendation**

**RECOMMENDATION OF THE COMMUNITY AND PROTECTIVE SERVICES COMMITTEE – SEPTEMBER 12, 2019**

That the City Solicitor be directed to bring forward a bylaw amending subsection 41(2) of Bylaw 2018-49, *The Regina Fire Bylaw*, to add: “(z) failure to comply with any provision of this Bylaw regarding smoke alarms.”

**Councillor Andrew Stevens moved, seconded by Councillor Barbara Young, that the recommendation of the Community and Protective Services Committee contained in the report be concurred in.**

(Councillor Hawkins returned to the meeting.)

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

2019-37 THE NOISE ABATEMENT AMENDMENT BYLAW, 2019

2019-40 THE REGINA COMMUNITY STANDARDS AMENDMENT BYLAW, 2019  
(No. 2)

2019-51 THE REGINA FIRE AMENDMENT BYLAW, 2019

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**Councillor Mike O'Donnell moved, seconded by Councillor Jason Mancinelli, AND IT WAS RESOLVED, that Bylaw Nos. 2019-37, 2019-40 and 2019-51 be introduced and read a first time.**

**Bylaw was read a first time.**

**Councillor Mike O'Donnell moved, seconded by Councillor Joel Murray, AND IT WAS RESOLVED, that Bylaw Nos. 2019-37, 2019-40 and 2019-51 be introduced and read a second time. Bylaw was read a second time.**

**Councillor Mike O'Donnell moved, seconded by Councillor Andrew Stevens, that City Council hereby consent to Bylaw Nos. 2019-37, 2019-40 and 2019-51 going to third and final reading at this meeting.**

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

**Councillor Mike O'Donnell moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that Bylaw Nos. 2019-37, 2019-40 and 2019-51 be read a third time. Bylaw was read a third and final time.**

2019-50 ST. MATTHEW'S ANGLICAN CHURCH GRANT AGREEMENT  
EXECUTION BYLAW, 2019

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(Councillor Bob Hawkins declared a conflict of interest on report Bylaw No. 2019-50, citing his position on the Executive for the Diocese of Qu'Appelle, abstained from discussion and voting, and temporarily left the meeting.)

**Councillor Mike O'Donnell moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that Bylaw No. 2019-50 be introduced and read a first time. Bylaw was read a first time.**

**Councillor Mike O'Donnell moved, seconded by Councillor Jerry Flegel, AND IT WAS RESOLVED, that Bylaw No. 2019-50 be introduced and read a second time. Bylaw was read a second time.**

**Councillor Mike O'Donnell moved, seconded by Councillor Lori Bresciani, that City Council hereby consent to Bylaw No. 2019-50 going to third and final reading at this meeting.**

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

**Councillor Mike O'Donnell moved, seconded by Councillor John Findura, AND IT WAS RESOLVED, that Bylaw No. 2019-50 be read a third time. Bylaw was read a third and final time.**

(Councillor Bob Hawkins returned to the meeting.)

### RESPONSE TO ENQUIRY

#### EN19-5 Mitigate Traffic Congestion During Construction and Ensuring Public Safety

**At the June 24, 2019 meeting of City Council, Notice of Enquiry *EN19-5* was filed by Councillor Lori Bresciani.**

- 1. What strategies does Administration have in place to mitigate traffic congestion during the construction season and if the following has been considered:***
  - a) Extension of construction work hours schedule where appropriate;***
  - b) 24 hours – 7 days per week; and***
  - c) Overnight work for major roads***
- 2. Does the City of Regina have incentives with contractors to finish the job early?***

**Administration is providing the following information in response to *EN19-5*.**

**Through the 2019 construction season, the following strategies were used to mitigate congestion:**

- closing one side of roadways with medians so traffic can travel the other side at a higher speed**
- zipper merge - encouraging full use of roadway capacity reducing the bottleneck at construction zones**
- lane reversals/adding lanes - to utilize the full pavement width for the travelling public through innovation**
- programming signals to ensure that traffic flow is optimized during peak hours. E.g. traffic flow into and out of downtown during morning and evening rush hours**
- discouraging restrictions of lanes alongside construction as it slows projects and traffic. Closures are favoured for efficiency. For example, Lewvan Drive had a high risk of carryover if we only restricted a lane because the work zone would not be large enough to be efficient in performing their work while also delivering a quality product.**



**Construction is scheduled frequently on weekends to minimize impact on weekday commuters, businesses and schools. This type of work is typically limited to activities where scope and/or phasing is two days or less.**

**Examples of projects that have been completed in 2019 with night-time work and/or weekend work are:**

- **Sewer Main Relining – large sewer trunks completed on a 24/7 schedule (i.e. 15th Avenue)**
- **Sewer Main Spot Repairs – trenchless spot repairs on collector and arterial roads. One night per location**
- **Sewer Cleaning – Sewer cleaning of large pipes in busy areas**
- **2019 Preventative Maintenance Program (Crack Sealing) – on major roads**
- **2019 – Northbound/Southbound Ring Road Bridges over Wascana Creek**
- **Paving intersection of Albert Street and Saskatchewan Drive**
- **Paving intersection of Victoria Avenue and Park Street**

**Regarding overnight construction, Administration recognizes there are advantages such as reduced traffic congestion, reduced impact on local business, and a reduced impact on commuters. The implications of overnight work have also been considered. In 2012, the National Academies of Sciences, Engineering, and Medicine released “A Guidebook for Nighttime Construction: Impacts on Safety, Quality, and Productivity” which highlights advantages and disadvantages to nighttime construction best practices. This research compliments other work across industry and highlights the following implications:**

- **Employee safety – reduced lighting quality, reduced attention levels due to shift work;**
- **Public safety – reduced visibility, higher rates of impaired or drowsy drivers;**

**The Guidebook also indicates accident rates are, on average, 75 per cent higher in work zones with lane closures when construction continues at night including increased risk of fatality of workers and members of the public.**

**Other factors to consider when performing overnight construction are:**

- **Noise – construction is almost always adjacent to residences and/or businesses:**
  - **During the 15<sup>th</sup> Avenue sewer relining and Capital Pointe construction activity this past summer, the City received numerous complaints of the overnight noise;**
  - **The City typically receive complaints when filling potholes in the Downtown core at 4:00 a.m. to minimize traffic disruption.**
- **Quality – overnight paving would still require the typical cooling period, potentially into the morning rush hour which may lead to a negative perception that workers are not present;**

- **Cost – higher premium for materials, labour and additional lighting requirements in the range of 9-20 per cent higher than paving during the day.**
- **Contractors – there is a labour shortage even while working during the day. Night work may impede their ability to perform construction during the day as it would be difficult to double their workforce. Also, costs for night work would be considerably higher due to increased lighting, increased labour, and increased access to support staff.**

**Administration has the following incentives for contractors to complete projects early based on road type and high-volume traffic users:**

- **Site rental agreement-based contracts include payment from contractor for each day within construction duration and applies when starting work onsite for bridge and roads projects to motivate contractor to shorten the construction duration.**
- **Bonus and penalty-based contracts are used to motivate contractor to shorten the construction duration. If a contractor finishes earlier than the set completion date, they receive a bonus. If they go beyond the completion date, they are penalized.**
- **All contracts state a contract completion date. If the set completion date passes, the contractors are charged liquidated damage based on project complexity.**

**When awarding contracts, contractors are first evaluated on past performance to ensure we are securing quality workmanship for the specialized and complex projects, followed by bid price.**

**For the 2020 construction season, Administration is using additional tools to inform the development of the construction program such as:**

- **modeling expected traffic accommodations with the City's computerized traffic model to understand the degree of cumulative traffic impacts;**
- **examining the construction program over time and by area of the city to evaluate the amount of significant construction impacting residents.**

#### ADJOURNMENT

**Councillor Sharron Bryce moved, seconded by Councillor John Findura, AND IT WAS RESOLVED, that the meeting adjourn.**

The meeting adjourned at 11:12 p.m.

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Chairperson

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Secretary

The Honorable Michael Fougere, Mayor of Regina and Members of the Regina City Council,  
Regina City Hall

Dear Mayor Fougere and Members of the City Council:

My name is Waqar Ahsan. Thank you for giving me opportunity to speak, I would like to compliment the City Administration for this report. We are requesting to rezone the subject property to convert the existing building (detached garage) located within a residential property for communal prayer service (a Musallah). This facility has been used for communal prayers informally for the past several years and approval would formalize the use and serve our community's need for communal prayer space.

This facility will be used for daily prayer service, five times a day, for 10 – 15 minutes by a maximum of 20 - 25 persons in accordance with Islamic prayer customs.

Site is located on a corner site with a vacant lots to the east on Sheppard Street, and to the North of it. There are few if any residential properties that may be impacted by on-street parking. Many users live within a walking distance of this facility and don't require vehicles to reach the services offered at this location.

I would respectfully request to city council to approve the Contract Zone Application for 2 Sheppard Street as presented.

Thank-you

October 28, 2019

To: His Worship the Mayor  
And Members of City Council

Re: Application for Contract Zoning (19-CZ-06) Proposed Religious Institution - 2 Sheppard Street

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**RECOMMENDATION**

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION  
– OCTOBER 9, 2019**

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 2 Sheppard Street, being Lot 23-Blk/Par 25-Plan No. 62R19206 Ext 0 from R1-Residential Detached Zone to C – Contract be approved and that the contract zone agreement between the City of Regina and the applicant/owner of the subject properties be executed.
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
  - a. The development shall generally conform to the attached plans labelled Appendix A-3, prepared by P3A Architecture, and dated May 30, 2019;
  - b. The development shall accommodate a maximum of 25 persons at one time;
  - c. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw;
  - d. The agreement shall be registered in the City's interest at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007*;
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective to *Regina Zoning Bylaw No. 9250* amendment.

***REGINA PLANNING COMMISSION – OCTOBER 9, 2019***

Waqar Ahsan addressed the Commission.

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

Recommendation #4 does not require City Council approval.

Councillors: Jerry Flegel, Bob Hawkins and Barbara Young (Chairperson); Commissioners: David Bale, Frank Bojkovsky, Andre Kroeger, Adrienne Hagen Lyster, Jacob Sinclair, Steven Tunison and Celeste York were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on October 9, 2019, considered the following report from the Administration:

### RECOMMENDATION

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 2 Sheppard Street, being Lot 23-Blk/Par 25-Plan No. 62R19206 Ext 0 from R1-Residential Detached Zone to C – Contract be approved and that the contract zone agreement between the City of Regina and the applicant/owner of the subject properties be executed.
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
  - a. The development shall generally conform to the attached plans labelled Appendix A-3, prepared by P3A Architecture, and dated May 30, 2019;
  - b. The development shall accommodate a maximum of 25 persons at one time;
  - c. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw;
  - d. The agreement shall be registered in the City's interest at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007*;
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective to *Regina Zoning Bylaw No. 9250* amendment.
4. That this report be forwarded to the October 28, 2019 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

### CONCLUSION

The applicant, Wasqar Ahsan on behalf of the owner (Rana Babir Hamid), proposes to rezone the subject property to convert the existing building (detached garage) located within a residential property as religious institution for communal prayer service (a Musallah) for up to 25 persons at one time.

The Contract Zone is requested given the unique circumstances associated with proposal as the proposal does not comply with the development standards and regulations in the current R1 - Residential Detached Zone but is consistent with the policies in *Design Regina: The Official*

*Community Plan Bylaw No. 2013-48 (OCP)*. Accordingly, Administration recommends approval.

## **BACKGROUND**

An application has been received for contract zone to accommodate a religious institution within an existing (building) detached garage located at 2 Sheppard Street. This facility has been used for communal prayer informally for the past several years and approval would formalize the use and to serve the Islamic community's need for communal prayer space.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250 (Zoning Bylaw)*, the OCP and *The Planning and Development Act, 2007 (Act)*.

## **DISCUSSION**

An application has been submitted to use an existing building (detached garage) located on a residential property as religious institution for communal prayer service. The applicant has indicated that the facility will be used for daily prayer service, five times a day, for 10 - 15 minutes by a maximum of 20 - 25 persons in accordance with Islamic prayer customs. The facility has been used for communal prayer informally. The Applicant is seeking approval to allow the use to operate on a continuous basis in compliance with the Zoning Bylaw.

The land use and zoning related details are summarized in the following table:

<b>Land Use Summary</b>		
<b>Land Use Details</b>	<b><u>Existing</u></b>	<b><u>Proposed</u></b>
Zoning	R1 - Residential Detached	C - Contract
Land Use	Detached Dwelling and Detached Garage	Detached Dwelling and Religious Institution
Building area	53.65 m <sup>2</sup>	53.65 m <sup>2</sup>

<b>Zoning Analysis</b>			
	<b>Requirements (R1 Zone)</b>		<b>Provided</b>
	Residential	Institutional	
Minimum Lot Area (m <sup>2</sup> )	325	500	556.83
Minimum Lot Frontage (m)	10.5	15	15.24
Maximum Building Height (m)	11	15	3.5 (approx.)
Maximum Floor Area Ratio	0.75	1.5	.28
Maximum Coverage (%)	50	75	27.57
Minimum Front Yard Setback (m)	6	7.5	7.7
Minimum Rear Yard Setback (m)	5	3	0.73
Minimum Side Yard Setback (m)	1.2	0.45 (religious institution)	2.01 (residential dwelling) 5.9 (religious institution)
Minimum Total Side Yard Setback (m)	-	6	7.8

Minimum Parking Required	1	6	1(residential dwelling) 0 (religious institution)
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The surrounding land uses include residential dwellings to the west and south, a special care home to the east and the Regina Huda School to the north, including a former open space, which was recently sold by the City of Regina to the Huda School to support the expansion of the school. According to the applicant, the Regina Huda school has attracted many students into their curriculum and many families prefer to live close to the school. With this, there is a greater need for communal prayer space in the local community.

#### Zoning Deficiencies under the Current Zone (R1)

This application was originally received and circulated to external and internal stakeholders including the neighbouring properties as a discretionary use as a religious institution is a discretionary use in the R1 - Residential Detached Zone. However, religious institutions are required to comply with development standards for the I – Industrial Zone. During the review of the proposal it was determined that there are elements of non-compliance with the development standards and regulations with respect to minimum parking and rear yard setback requirements.

The proposal requires a total of seven stalls on site, whereas only one stall is being provided on site. Similarly, the proposed development does not meet the minimum rear setback requirement of three metres, which is required for a religious institution. The existing detached garage was constructed with a rear setback of 0.73 metres.

The Administration is supportive of the Contract Zone with a parking deficiency, noting the following circumstances:

- The applicant has indicated that many users live within a walking distance of this facility and/or does not require vehicles to access the services being rendered at this location.
- The site is located on a corner site with a vacant lot to the east across Sheppard Street. There are few if any residential properties that may be impacted by on-street parking.
- On-street parking is available on both sides of Sheppard Street.
- Up to three vehicles may be able to park in front of the building on the parking pad, so long as no sidewalks are obstructed.
- Although this proposal is being considered under *Zoning Bylaw No. 9250*, the pending approved *Zoning Bylaw 2019-19* would require only two on-site vehicle stalls as parking requirements have changed.
- Given the nature of the use of the facility, patrons are not expected to remain parked for long periods of time as prayer times are approximately 10 - 15 minutes in length.

With respect to the rear yard setback deficiency, the Administration notes that re-use of the building as a religious institution results in no change on impact to surrounding properties. The massing of the building would not change and there are no impacted properties to the rear of the subject property. The proposal to re-use an accessory building as a religious institution is a unique proposal that likely was not considered in the current regulations.

A Contract Zone is recommended given these circumstances and the uniqueness of the proposal.

### Contract Zone Analysis

Pursuant to the OCP, a Contract Zone may be applied at City Council's discretion with the provision that the proposed development:

- Conforms to the general intent of the OCP or any applicable concept plan.
- Represents a unique and/or positive development opportunity.
- Is compatible with existing adjacent development and, where applicable, contributes beneficially to the public realm.

The Zoning Bylaw also provides guidance on the application of Contract Zones, requiring that a Contract Zone be designated only on:

- Small or irregularly shaped lots.
- Lots restricted by physical barriers such as water courses, slopes, roadways, railways.
- Infill sites in higher density or mixed use area.
- Sites accommodating unique development opportunities.

The proposed development is consistent with the purpose and intent of Contract Zoning with respect to accommodating unique development opportunities, is compatible with the existing adjacent development and will help to meet needs of the local Islamic community for communal prayer.

### RECOMMENDATION IMPLICATIONS

#### Financial Implications

The subject area currently receives a full range of municipal services, including water, sewer and storm drainage. The applicant will be responsible for the cost of any additional or changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

#### Environmental Implications

None with respect to this report.

#### Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A of the OCP with respect to:

#### Section D5: Land Use and Built Environment

Goal 1 – Complete Neighbourhoods: Enable the development of complete neighbourhoods.



- 7.1.4 Opportunities for daily lifestyle needs, such as services, convenience shopping, and recreation;

Section D8: Culture

Goal 1 – Support Cultural Development and Cultural Heritage: Enhance quality of life and strengthen community identity and cohesion through supporting cultural development and cultural heritage.

- 10.1 Build partnerships and work collaboratively with community groups, other levels of government, and the private and voluntary sectors to encourage cultural development opportunities and conserve HISTORIC PLACES.

Goal 3 – Accessibility: Ensure access to cultural resources, learning opportunities, and activities.

- 10.16 Support equitable access to cultural resources, practices and activities.

Other Implications

None with respect to this report.

Accessibility Implications

The development will be required to comply with all standards with respect to the *Uniform Building and Accessibility Standards Act*. The Zoning Bylaw requires two per cent of all required stalls to be accessible.

COMMUNICATIONS

Communication with the public is summarized below:

Public notification signage posted on:	July 22, 2019
Will be published in the <i>Leader-Post</i> on:	October 12 & 19, 2019
Letter sent to immediate property owners	July 12, 2019
Public Open House Held	N/A
Number of Public Comments Sheets Received	12

There were 12 public comments received on this application. A more detailed accounting of the respondent's comments and Administration's response is provided in Appendix B. The Administration circulated a proposal to the Coronation Park Community Association, who indicated that they have no concerns.

The applicant and other interested parties will receive a copy of the report and notification of the meeting to appear as a delegation in addition to receiving a written notification of City Council's decision.

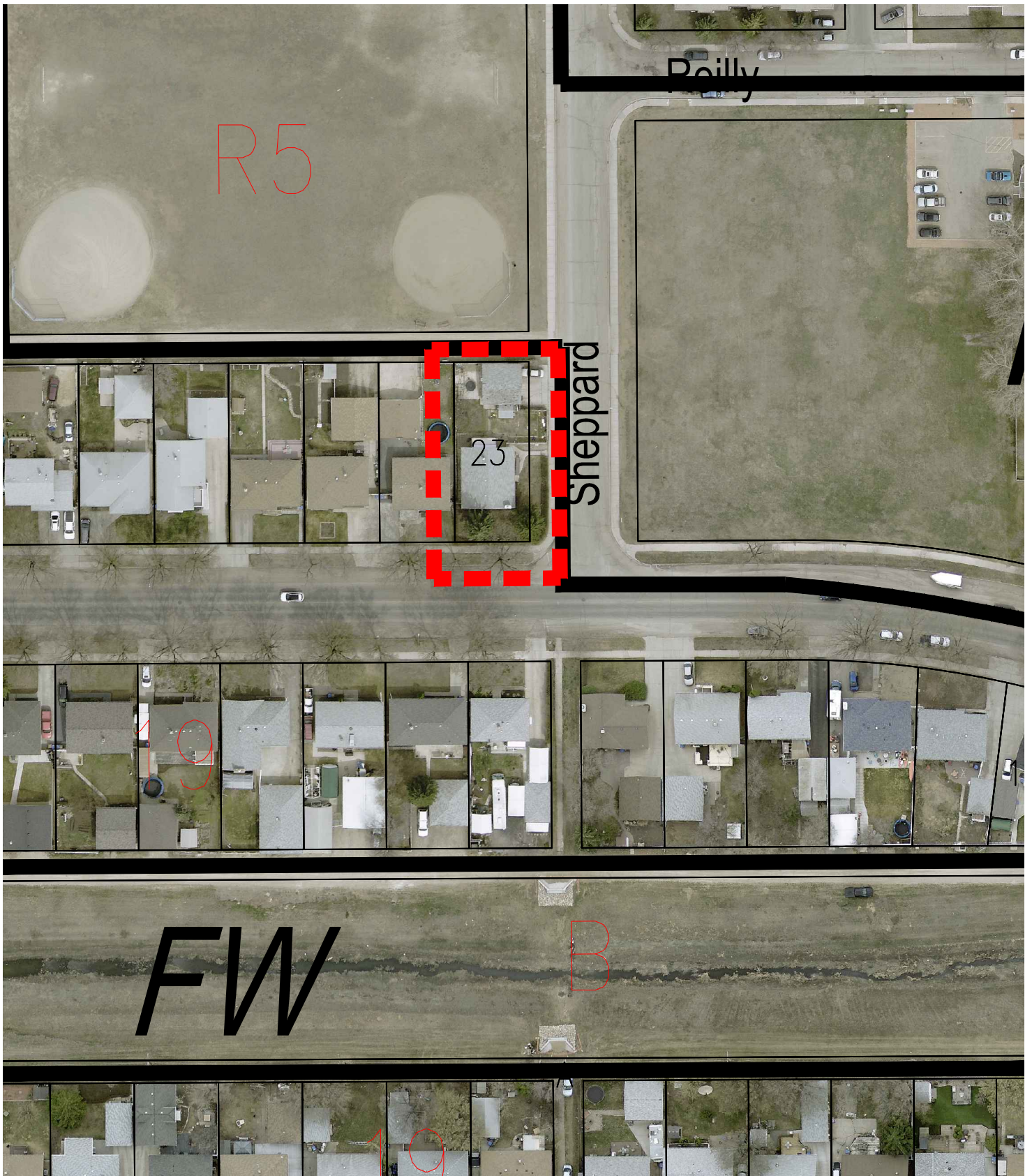
DELEGATED AUTHORITY

City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,

REGINA PLANNING COMMISSION

  
Elaine Gohlke, Secretary 10/23/2019



Date of Photography : 2018



Subject Property



Project 19-CZ-06

Civic Address/Subdivision

2 Sheppard Street / Coronation Park  
Lot 23, Block 25, Plan 62R19206



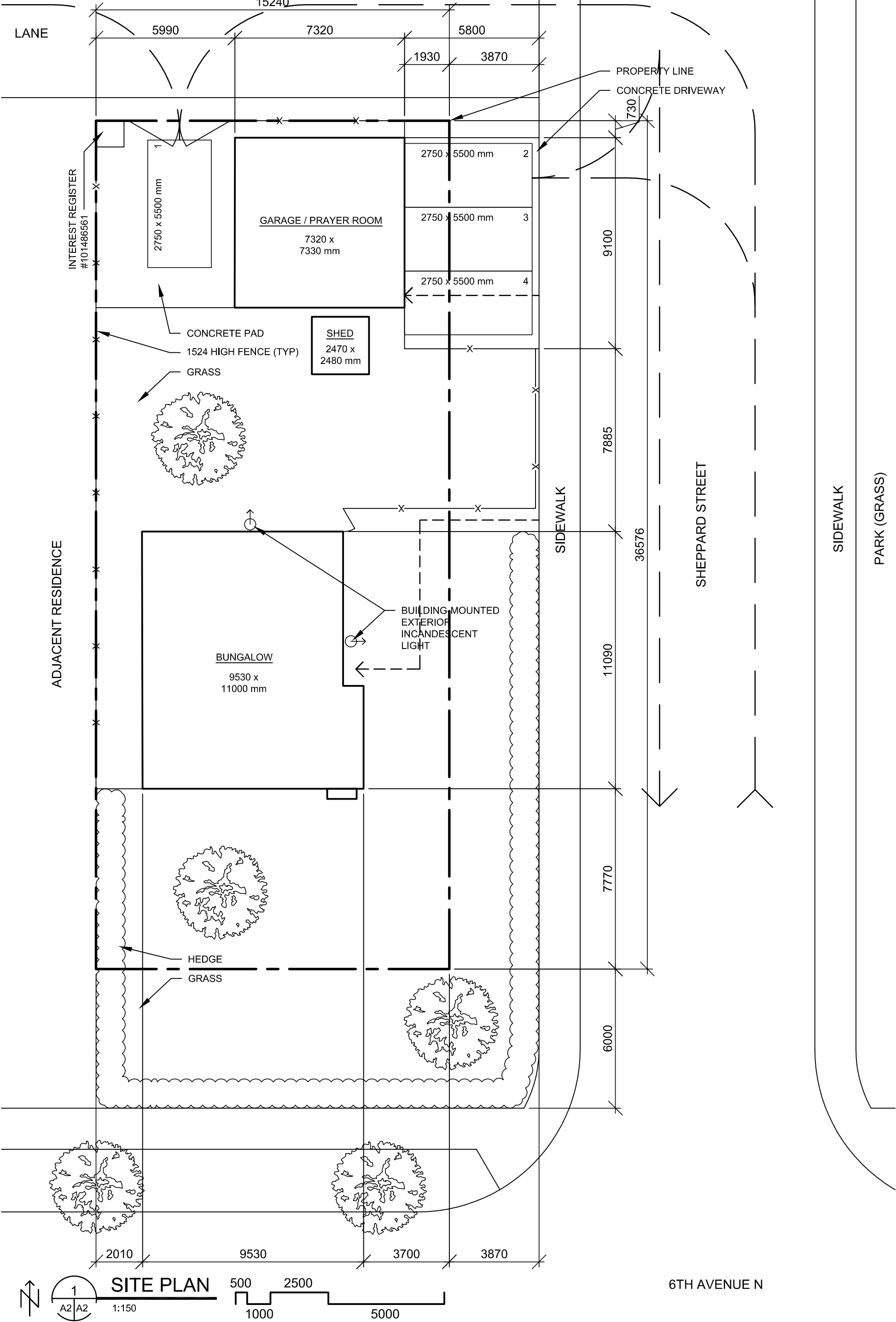


Subject Property

Date of Photography: 2018



LOT AREA: 557 m²  
FLOOR AREA: 160 m²  
RATIO: 7:2



**PROJECT** Prayer Room  
#2 Sheppard Street, Regina SK

**TITLE** Site Plan

**DRAWN BY** AAB

**SCALE** 1:150

**DATE** 2019-05-30

**FILE NO.** 2019-21

**DRAWING NO.**

**A4**

**Public Consultation Summary**

Response	Number of Responses	Issues Identified
<i>Completely Opposed</i>	2	<ul style="list-style-type: none"> <li>- Additional Traffic will be an issue</li> <li>- Pedestrian Safety due to added traffic</li> <li>- Use of the garage as prayer space</li> </ul>
<i>Accept if many features were different</i>		-
<i>Accept if one or two features were different</i>		-
<i>I support this proposal</i>	10	<ul style="list-style-type: none"> <li>- There is a need for such facility for praying and socializing</li> <li>- Building safety standards should be in place</li> <li>- Use of garage as prayer space</li> <li>- Lights at the crosswalk for safety</li> </ul>

**1. Issue**

Concerned with such development resulting to on street parking demand and traffic issues

*Administration's Response:*

- The applicant has indicated that many users live within a walking distance of this facility and/or does not require vehicles to access the services being rendered at this location.
- The site is located on a corner site with a vacant lot to the east across Sheppard Street. There are few if any residential properties that may be impacted by on-street parking.
- On-street parking is available on both sides of Sheppard Street.
- Up to three vehicles may be able to park in front of the building on the parking pad, so long as no sidewalks are obstructed.
- Although this proposal is being considered under Zoning Bylaw No. 9250, the pending approved Zoning Bylaw 2019-19 would require only two on-site vehicle stalls as parking requirements have changed.
- Given the nature of the use of the facility, patrons are not expected to remain parked for long periods of time as prayer times are approximately 10 - 15 minutes in length.

**2. Issue**

Pedestrian Safety due to added traffic

*Administration's Response:*

The applicant has indicated that this facility will cater the local need as it is being proposed to be largely used by the residents within the proximity of this facility and does not necessitate the vehicle travel.

**3. Issue**

Use of the garage as prayer space / Building safety standards should be in place.

*Administration's Response:*

This application is being presented to the council to allow the use of detached garage as religious institution and a religious institution is allowed under the current zoning regulation as discretionary use subject to approval by City Council.

Following approval by City Council the applicant will be required to obtain permits and undertake changes to the building to ensure that it complies with all building standards.

October 28, 2019

To: His Worship the Mayor  
And Members of City Council

Re: Discretionary Use Application (19-DU-09) Proposed Addition to Existing Child Day  
Care Centre in Contract Zone, 4401 Dewdney Avenue

---

**RECOMMENDATION**

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION  
– OCTOBER 9, 2019**

1. That the City Solicitor be directed to prepare the necessary bylaws to discharge the existing contract zone agreement (Bylaw No. 2011-17) in *Regina Zoning Bylaw No. 9250* for 4401 Dewdney Avenue, being Lots 7 and 8, Block 1, Plan No. I5211, CPR Annex subdivision.
2. That the discretionary use application for a proposed addition to an existing Child Day Care Centre located at 4401 Dewdney Avenue, being Lots 7 and 8, Block 1, Plan No. I5211, CPR Annex subdivision, be approved, and that a Development Permit be issued subject to the following conditions:
  - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1, prepared by Gilchuk Design & Drafting and dated July 4, 2019; and
  - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

***REGINA PLANNING COMMISSION – OCTOBER 9, 2019***

Ann Perry, representing the Circle Project, addressed the Commission.

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

Recommendation #3 does not require City Council approval.

Councillors: Jerry Flegel, Bob Hawkins and Barbara Young (Chairperson); Commissioners: David Bale, Frank Bojkovsky, Andre Kroeger, Adrienne Hagen Lyster, Jacob Sinclair, Steven Tunison and Celeste York were present during consideration of this report by the Regina Planning Commission.



The Regina Planning Commission, at its meeting held on October 9, 2019, considered the following report from the Administration:

### RECOMMENDATION

1. That the City Solicitor be directed to prepare the necessary bylaws to discharge the existing contract zone agreement (Bylaw No. 2011-17) in *Regina Zoning Bylaw No. 9250* for 4401 Dewdney Avenue, being Lots 7 and 8, Block 1, Plan No. I5211, CPR Annex subdivision.
2. That the discretionary use application for a proposed addition to an existing Child Day Care Centre located at 4401 Dewdney Avenue, being Lots 7 and 8, Block 1, Plan No. I5211, CPR Annex subdivision, be approved, and that a Development Permit be issued subject to the following conditions:
  - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1, prepared by Gilchuk Design & Drafting and dated July 4, 2019; and
  - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
3. That this report be forwarded to the October 28, 2019 meeting of City Council for approval.

### CONCLUSION

The applicant and landowner, The Circle Project Association Inc., proposes to develop an addition to an existing Child Day Care Centre located at 4401 Dewdney Avenue. The property is currently zoned C – Contract Zone.

The proposal complies with the development standards and regulations contained in the *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) and is consistent with the policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Accordingly, Administration recommends approval.

### BACKGROUND

An application has been received to construct an addition to an existing Child Day Care Centre at the subject property located at 4401 Dewdney Avenue. The purpose of the addition is to provide increased accessibility for persons with disabilities through a ground level entrance. The addition will also include office/meeting space in support of the day care operations.

The subject property is currently zoned C – Contract Zone, which was approved by City Council on March 14, 2011 per Bylaw No. 2011-17. The purpose of the contract zone was to allow for a Child Day Care Centre accommodating 36 children to operate in a residential zone. At the time of approval, a Child Day Care Centre of this scale in a house-form building was not contemplated in any residential zone within the Zoning Bylaw. Child day care homes (with not

more than eight children, including the children of the adult care provider) were classified as a home-based business, which was a permitted use in all residential zones. Child day care centres with no more than 12 children were also accommodated in all residential zones, generally as a discretionary use, provided that the building was constructed as a detached dwelling and was occupied as a residence. Furthermore, rezoning the subject site to a non-residential zone, which would permit a Child Day Care Centre, was deemed unsuitable at the time due to site constraints, location and the surrounding community.

Consequently, the contract agreement was executed with the condition that development be confined to the existing building. As this condition prevents the proposed addition from being constructed, the applicant requests the Contract Zone Agreement be discharged and the property revert to being zoned R2 – Residential Semi-Detached Zone. In this zone, Child Day Care Centres are a discretionary use. This application is being considered pursuant to the Zoning Bylaw, the OCP, and *The Planning and Development Act, 2007* (Act).

Pursuant to subsection 56(3) of the Act, Council may establish conditions for discretionary uses based on; nature of the proposal (e.g. site, size, shape and arrangement of buildings) and aspects of site design (e.g. landscaping, site access, parking and loading), but not including the colour, texture or type of materials and architectural details.

## DISCUSSION

### Zoning and Land Use Details

The applicant is proposing to develop an addition to an existing Child Day Care Centre to provide increased accessibility for persons with disabilities through a ground level entrance, and include office/meeting space in support of the day care operations. The proposed addition would not increase the number of child care spaces that the existing Child Day Care Centre currently offers. The following table summarizes the land use and zoning related details associated with the subject proposal:

<b>Land Use Details</b>	<b>Existing</b>	<b>Proposed</b>
Zoning	C – Contract	R2 – Residential Semi-Detached Zone
Land Use	Child Day Care Centre offering 36 child care spaces	Child Day Care Centre offering 36 child care spaces
Building Area	132.76 m <sup>2</sup>	159.52 m <sup>2</sup>

<b>Zoning Analysis</b>	<b>Required</b>	<b>Proposed</b>
Number of Parking Stalls Required	1 stall	2 stalls (Existing)
Number of Drop-off Spaces Required	4 Spaces	4 Spaces ( Existing 2 on Alexandra Street and 2 on the driveway)

Minimum Lot Area (m <sup>2</sup> )	325 m <sup>2</sup>	707.02 m <sup>2</sup>
Minimum Lot Frontage (m)	10.5 m	16.46 m
Minimum Front Yard Setback (m)	6 m	No change
Minimum Side Yard Setback (m)	1.2 m	3.55 m
Maximum Building Height (m)	11 m	No change
Maximum Floor Area Ratio	0.75	0.23
Maximum Coverage (%)	50%	30%

Surrounding land uses include high density residential to the south, low density residential and Government House to the west, low density residential to the north and Lewvan Drive and commercial to the east.

The renovation work will be reviewed in accordance with the *National Building Code of Canada (2015)* (NBC) during the building permit review process and upgrades to the building may be required. Specifically, any addition to an existing building requires the entire building be assessed for compliance with current construction requirements of Division B of the NBC. Basic fire protection and life safety elements will also need to be installed. The applicant will need to retain a Saskatchewan registered design professional to provide this information as well as any information requested during building permit review. The *National Energy Code for Buildings* (NECB) will also apply to this development.

## RECOMMENDATION IMPLICATIONS

### Financial Implications

The subject area currently receives a full range of municipal services, including water, sewer and storm drainage. The applicant will be responsible for the cost of any additional or changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

### Environmental Implications

None with respect to this report.

### Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A of the OCP with respect to:

#### Section D5: Land Use and Built Environment

Goal 1 – Complete Neighbourhoods: Enable the development of complete neighbourhoods

- 7.1 Require that new neighbourhoods, new mixed-use neighbourhoods, intensification areas and built or approved neighbourhoods are planned and developed to include the following:

7.1.4 Opportunities for daily lifestyle needs, such as services, convenience shopping, and recreation.

7.5 Encourage appropriate *mixed-use* development within neighbourhoods, as well as the retention of existing local and neighbourhood commercial spaces.

#### Section D10: Economic Development

Goal 3 – Economic Generators: Cultivate entrepreneurship and economic generators.

12.7 Encourage innovative options to support and incubate new entrepreneurs and commercial ventures.

#### Section D11: Social Development

Goal 1 – Social Sustainability: Promote and enhance social sustainability by recognizing the quality of life in a community depends on both its physical and community resources.

13.1 Develop *community resources* to provide opportunities for social activities, events and programming for Regina residents.

13.5 Encourage the provincial government and community to establish locally based attainable childcare facilities, which are essential to enabling parents to secure *access* to employment.

#### Other Implications

None with respect to this report.

#### Accessibility Implications

None with respect to this report.

#### COMMUNICATIONS

Communication with the public is summarized below:

Public notification signage posted on:	July 24, 2019
Letter sent to immediate property owners	July 23, 2019
Number of Public Comments Sheets Received	0

There were no public comments received on this application.

The application was circulated to the McNab Community Association for their comments. The Administration did not receive comments from the Community Association prior to the deadline for submission of the report.

The applicant and other interested parties will receive a copy of the report and notification of the meeting to appear as a delegation in addition to receiving a written notification of City Council's decision.

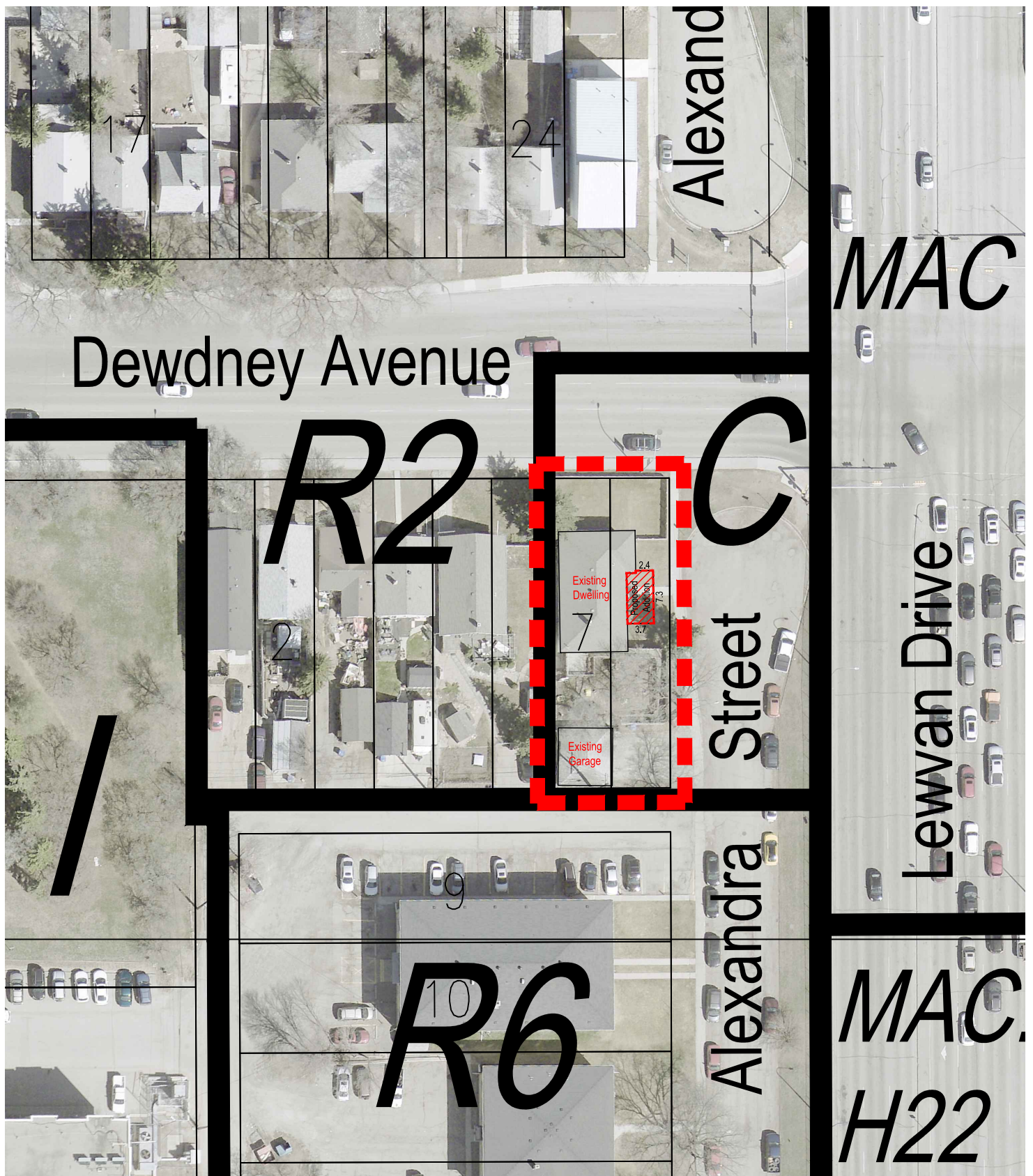
DELEGATED AUTHORITY

City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,

REGINA PLANNING COMMISSION

  
Elaine Gohlke, Secretary 10/23/2019



Date of Photography : 2018



Subject Property



Project 19-DU-09

Civic Address/Subdivision

4401 Dewdney Avenue  
Lots 7 & 8, Block 1, Plan I5211 Ext. 0





Subject Property

Date of Photography: 2018

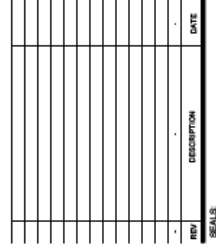


Project 19-DU-09

Civic Address/Subdivision

4401 Dewdney Avenue  
Lots 7 & 8, Block 1, Plan I5211 Ext. 0

## Appendix A-3



## GENERAL NOTES

1. PRIOR TO BEGINNING OF CONSTRUCTION THE OWNER/CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND VERIFY ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND VERIFY ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND VERIFY ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

[illegible]

THE CIRCLE PROJECT ASSOC. LTD.

4401 DEWDNEY AVENUE  
REGINA, SASKATCHEWAN

**SITE PLAN**

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© 2004 Gilchuk

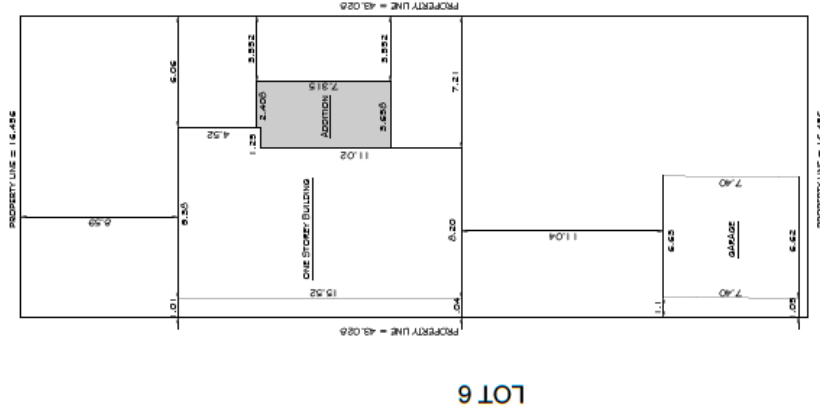
DATE \_\_\_\_\_ JULY 4, 2019

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8796

AS NOTED

<p>BD1.1</p>	
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LANE

A SITE PLAN  
BD1.1  
SCALE 1 : 150





BYLAW NO. 2019-52

THE REGINA ZONING AMENDMENT BYLAW, 2019 (No. 16)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 *Regina Zoning Bylaw No. 9250* is amended in the manner set forth in this Bylaw.
- 2 Chapter 19 – Zoning Maps (Map No. 2691) is amended by rezoning the lands in Regina, Saskatchewan, as outlined on the map attached as Appendix “A”, legally described as:

**Legal Address:**        **Lot 23, Blk/Par 25, Plan 62R19206, Ext. 0**

**Civic Address:**        **2 Sheppard Street**

**Current Zoning:**        **R1 – Residential Detached**

**Proposed Zoning:**        **C – Contract Zone**

- 3 This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 28th DAY OF October 2019.

READ A SECOND TIME THIS 28th DAY OF October 2019.

READ A THIRD TIME AND PASSED THIS 28th DAY OF October 2019.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
(SEAL)

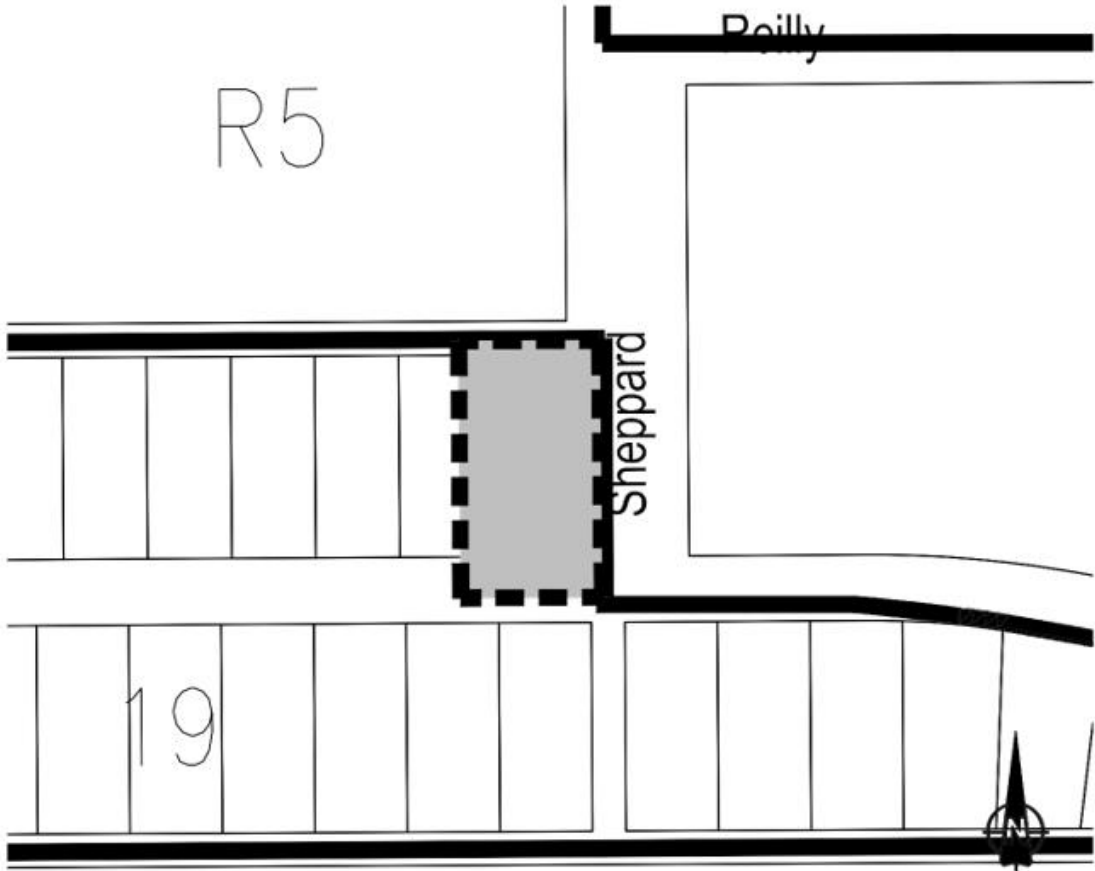
CERTIFIED A TRUE COPY

\_\_\_\_\_  
City Clerk

Approved as to form this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City Solicitor

APPENDIX “A”



## APPENDIX "B"

THIS AGREEMENT made as of this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

BETWEEN:

**THE CITY OF REGINA**  
in its capacity as approving authority  
pursuant to *The Planning and Development Act, 2007*  
(the "City")

- and -

**Rana Babir Hamid**  
(the "Owner")

- and -

**Waqar Ahsan**  
(the "Applicant")

---

### CONTRACT ZONE AGREEMENT

---

**WHEREAS:**

- A. The City has an approved official community plan as contemplated in section 69 of *The Planning and Development Act, 2007* that contains guidelines respecting the entering into of agreements for the purpose of accommodating requests for the rezoning of lands to permit the carrying out of a specific proposal, referred to as "contract zoning"; and
- B. The Owner is or is entitled to become the registered owner of the lands and buildings (if any) located at **2 Sheppard Street**, Regina, Saskatchewan, and legally described as:  
  
Surface Parcel(s): 109666806  
Reference Land Description: Lot 23, Block 25, Plan 62R19206, Extension 0  
  
as shown on the plan of proposed site plan which is attached to this Agreement as Schedule "Schedule A" (the "Property")
- C. The Owner/Applicant has applied to the City to have the Property rezoned from R1-Residential Detached Zone to C-Contract to permit the use of the Property for the carrying out of a specific proposal described as: Religious Institution (the "Proposal").

NOW THEREFORE, the Parties agree as follows:

1. **Preamble.** The preamble forms an integral part of this Agreement.
2. **Establishment of the Contract Zone.** The City hereby agrees that the zoning of the Property shall be a contract zone (C-Contract) pursuant to the provisions of *The Planning and Development Act, 2007* and *The Regina Development Plan, Bylaw No. 7877* to accommodate the Applicant's Proposal ("Contract Zone").
3. **Effective Date.** The effective date of this Agreement shall be the date of passage of the bylaw by City Council authorizing the Contract Zone (the "Effective Date"), it being understood by the Owner and the Applicant that the relevant amendments to the Zoning Bylaw shall not take effect until an interest based on this Agreement is registered against the affected title(s) to the Property at the Saskatchewan Land Titles Registry.
4. **Permitted Development and Use.** The development and use of the Property permitted within the Contract Zone shall be as follows:
  - (a) *Permitted use.* Existing and proposed use and development on the Property shall be limited to Religious Institution located within the detached garage and land uses provided in the R1-Residential Detached Zone;
  - (b) *Site Layout and External Design.* The site layout and design of existing and proposed development on the Property shall be consistent with the site plan prepared by P3A and dated May 30, 2019, which is attached to this Agreement as Schedule "Schedule A";
  - (c) *Landscaping.* Landscaping for the Property shall comply with the applicable development standards for landscaped areas pursuant to Chapter 15, of *the Regina Zoning Bylaw, No. 9250*;
  - (d) *Parking.* Parking requirements for the Property shall be generally consistent with the parking layout as shown on Schedule A;
  - (e) *Signage.* Signage on the Property shall comply with applicable development standards for signage pursuant to Chapter 16 of the Regina Zoning Bylaw, No. 9250;
  - (f) *Site Coverage.* Site Coverage for the Property shall be no more than 50%.
  - (g) *Access.* Vehicle entry and exit from the Property shall comply with the access points identified on schedule A; and
  - (h) *Other.* Except as expressly modified or otherwise stated herein, the Property shall be subject to and comply with the applicable requirements and provisions of *the Regina Zoning Bylaw No. 9250*.

5. **Conditions.** The Contract Zone and this Agreement shall be conditional on the following:
  - (a) None of the land or buildings comprising the Property shall be developed or used except in accordance with this Agreement.
6. **Time Limits.**
  - (a) The City's approval to initiate the proposed development on the Property shall be valid for a period of two years from the Effective Date.
  - (b) The term of this Agreement and the Contract Zone provided for herein shall be in effect from the Effective Date until the Religious Institution ceases operation.
7. **Compliance with Laws Other than Zoning.** The Owner and Applicant agree to comply with and to conform to the requirements of every applicable statute, law, bylaw, code and order in connection with its development, use or occupancy of the Property, which govern the Property and not to use either the land or building for any unlawful purpose.
8. **Termination.** Subject to the requirements of *The Planning and Development Act, 2007*, this Agreement may be terminated or declared void by the City if:
  - (a) the Property is developed or used contrary to the provisions of this Agreement; or
  - (b) the development fails to meet a time limit prescribed in this Agreement.
9. **Re-Zoning on Termination.** In the event that this Agreement is declared void or otherwise terminated or expires, the zoning of the Property shall revert to the following:
10. **Liability on Termination and Indemnity.** In the event that this Agreement is declared void or otherwise terminated, the City shall not be liable to the Owner or Applicant for any compensation, reimbursement or damages or account of profit or account of expenditures in connection with the Profit.
11. **Departure or Waiver.** Departure from or waiver of the terms of this Agreement shall be deemed not to authorize any prior or subsequent departure or waiver and the City shall not be obligated to suffer any continued departure or grant further waiver(s). No alteration or modification of any of the provisions of this Agreement shall be binding unless the same is in writing and signed by the parties.
12. **Severability.** If any covenant or provision of this Agreement is deemed to be void or unenforceable in whole or in part, it shall not be deemed to affect or impair the validity of any other covenant or provision of this Agreement.
13. **Governing Jurisdiction.** This Agreement shall be governed and interpreted exclusively in accordance with the laws of the Province of Saskatchewan.
14. **Amendment of Agreement.**
  - (a) Pursuant to *The Planning and Development Act, 2007*, the council of the City may, on the

application by the Owner and Applicant or any subsequent owner of the Property:

- (i) vary this Agreement;
  - (ii) enter into a new agreement; or
  - (iii) extend any time limit established in this Agreement.
- (b) Notwithstanding clause (a), the provisions hereof may not otherwise be modified, unless design modifications are approved by the Development Officer, in his/her sole discretion, pursuant to that certain policy document approved by the Council of the City on or about March 25, 1991 and entitled *Guidelines for Changes to Contract Zones*.
15. **Notice.** Any notice required to be given by the parties under the terms hereof shall be in writing and may be delivered personally or mailed in a properly stamped and addressed envelope to the party to be notified at the address as follows:
- (a) to the City at: Director of Planning  
City of Regina  
P. O. Box 1790  
Regina, SK S4P 3C8
  - (b) to the Owner at: Rana Babir Hamid  
2 Sheppard Street  
Regina, SK, S4R 0P5
  - (c) to the Applicant at: Waqar Ahsan  
334 N Garnet Street  
Regina, SK, S4R 3S9
16. **Registration of Agreement.** The parties acknowledge and agree that:
- (a) this Agreement is made pursuant to section 69 of *The Planning and Development Act, 2007*;
  - (b) the City shall register an interest against the title(s) to the Property based on the terms of this Agreement and, upon such registration, this Agreement shall be binding on and run with the Property as against the Owner and the Owner's heirs, executors, administrators, successors and assigns; and
  - (c) the interest mentioned in clause (b) shall register in preference to all other encumbrances against the Property save and except those acceptable to the City.

IN WITNESS WHEREOF the Parties have hereunto affixed their hand and seal on the day and year first above written.

(seal)

**THE CITY OF REGINA**\_\_\_\_\_  
City Clerk**Rana Babir Hamid**

(seal)

Per: R. Babir Hamid

Per: \_\_\_\_\_

**Waqar Ahsan**

(seal)

Per: Waqar Ahsan

Per: \_\_\_\_\_



**AFFIDAVIT VERIFYING CORPORATE SIGNING AUTHORITY**

CANADA	)	I, _____, of Regina, Saskatchewan,
PROVINCE OF SASKATCHEWAN	)	(Name of Corporate Officer)
TO WIT:	)	MAKE OATH AND SAY THAT:

1. I am an Officer of \_\_\_\_\_, named in the within agreement; and  
(Name of Owner/Applicant)
2. I am authorized by the corporation to execute the document without affixing a corporate seal.

SWORN BEFORE ME at Regina,  
Saskatchewan, this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
(Signature of Commissioner)

\_\_\_\_\_  
(Signature of Owner/Applicant)

A COMMISSIONER FOR OATHS in  
and for the Province of Saskatchewan.  
My Commission expires \_\_\_\_\_  
(Date)

**AFFIDAVIT VERIFYING CORPORATE SIGNING AUTHORITY**

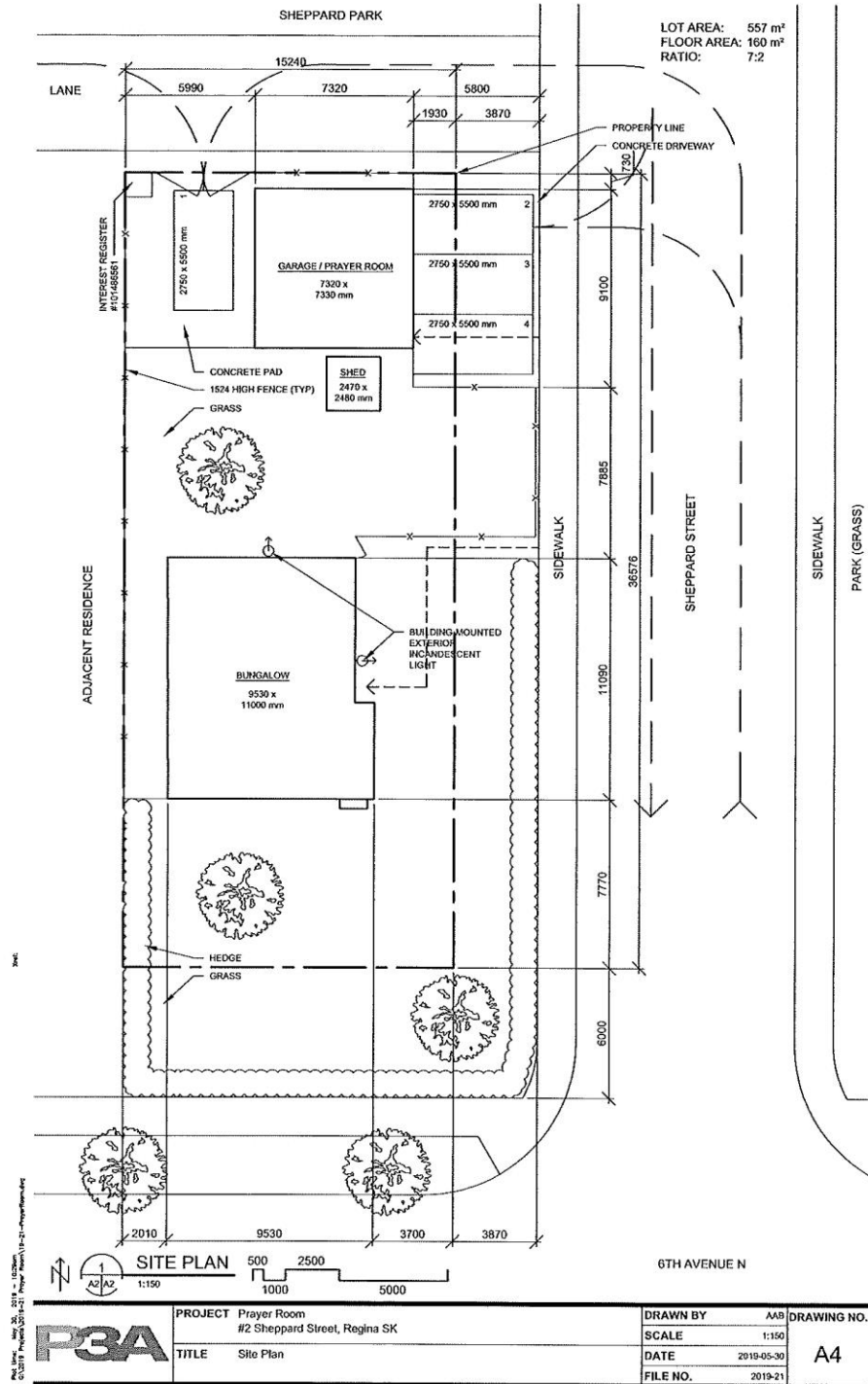
CANADA ) I, \_\_\_\_\_, of Regina, Saskatchewan,  
 PROVINCE OF SASKATCHEWAN ) (Name of Corporate Officer)  
 TO WIT: ) MAKE OATH AND SAY THAT:

1. I am an Officer of \_\_\_\_\_, named in the within agreement; and  
(Name of Owner/Applicant)
2. I am authorized by the corporation to execute the document without affixing a corporate seal.

SWORN BEFORE ME at Regina, )  
 Saskatchewan, this \_\_\_\_\_ day )  
 of \_\_\_\_\_, 20\_\_\_\_. )  
 )  
 )  
 \_\_\_\_\_ )  
Signature of Commissioner)

\_\_\_\_\_  
(Signature of Owner/Applicant)

A COMMISSIONER FOR OATHS in  
 and for the Province of Saskatchewan.  
 My Commission expires \_\_\_\_\_  
(Date)



## ABSTRACT

BYLAW NO. 2019-52

THE REGINA ZONING AMENDMENT BYLAW, 2019 (No. 16)

---

PURPOSE:	To amend <i>Regina Zoning Bylaw No. 9250</i> .
ABSTRACT:	The proposed rezoning allows for the development of a religious institute.
STATUTORY AUTHORITY:	Section 69 of <i>The Planning and Development Act, 2007</i> .
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	Required, pursuant to section 207 of <i>The Planning and Development Act, 2007</i> .
PUBLIC NOTICE:	Required, pursuant to section 207 of <i>The Planning and Development Act, 2007</i> .
REFERENCE:	Regina Planning Commission, October 9, 2019, RPC19-34.
AMENDS/REPEALS:	Amends <i>Regina Zoning Bylaw No. 9250</i> .
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	City Planning & Community Development
INITIATING DEPARTMENT:	Planning & Development Services

BYLAW NO. 2019-53

THE REGINA ZONING AMENDMENT BYLAW, 2019 (No. 17)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 *Regina Zoning Bylaw No. 9250* is amended in the manner set forth in this Bylaw.
- 2 Chapter 19 – Zoning Maps (Map No. 2489) is amended by rezoning the lands in Regina, Saskatchewan, as outlined on the map attached as Appendix “A”, legally described as:

**Legal Address:**        **Lots 7 and 8, Block 1, Plan No. 15211, Ext. 0**

**Civic Address:**        **4401 Dewdney Avenue**

**Current Zoning:**        **C – Contract**

**Proposed Zoning:**     **R2 – Residential Semi-Detached**

- 3 This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 28th DAY OF October 2019.

READ A SECOND TIME THIS 28th DAY OF October 2019.

READ A THIRD TIME AND PASSED THIS 28th DAY OF October 2019.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
(SEAL)

CERTIFIED A TRUE COPY

\_\_\_\_\_  
City Clerk

Approved as to form this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City Solicitor

## ABSTRACT

BYLAW NO. 2019-53

THE REGINA ZONING AMENDMENT BYLAW, 2019 (No. 17)

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PURPOSE:	To amend <i>Regina Zoning Bylaw No. 9250</i> .
ABSTRACT:	The proposed rezoning is to repeal the current contract zone and return the property to being zoned R2 to accommodate a discretionary use application.
STATUTORY AUTHORITY:	Section 46 of <i>The Planning and Development Act, 2007</i> .
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	Required, pursuant to section 207 of <i>The Planning and Development Act, 2007</i> .
PUBLIC NOTICE:	Required, pursuant to section 207 of <i>The Planning and Development Act, 2007</i> .
REFERENCE:	Regina Planning Commission, October 9, 2019, RPC19-33.
AMENDS/REPEALS:	Amends <i>Regina Zoning Bylaw No. 9250</i> .
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	City Planning & Community Development
INITIATING DEPARTMENT:	Planning & Development Services

October 23, 2019

Mayor and City Council  
City of Regina  
2476 Victoria Avenue  
PO Box 1790  
Regina, SK S4P 3C8

**Re: Downtown Public Washrooms**

Dear Mayor Fougere and Council:

Thank you for the opportunity to comment on CPS 19-15 Downtown Public Washrooms on behalf of Regina Downtown Business Improvement District (RDBID).

Regina Downtown Business Improvement District offers support for Option 2 as proposed in CPS 19-15: that funding of \$20,000 be requested through the 2020 budget process for a one-season pilot project to test stand-alone public washrooms in the downtown.

In support of this project, RDBID commits to wrapping the washroom unit in decorative vinyl wrap, similar to our traffic control box art project, so as to reduce the opportunity for graffiti (in-kind value of \$2,500). We further commit to providing one staff member to conduct hourly checks (Monday through Saturday, 9 am – 5pm) on the status of the washroom (in-kind value of \$2,500). RDBID will also provide one sandwich board/sign for the washroom (in-kind value of \$500). The sign will be placed in the vicinity of the washroom Monday through Saturday.

RDBID further requests to be consulted with respect to placement of the washroom on City Square Plaza. We would also encourage the City of Regina to engage the Regina Folk Fest and the Regina Farmers' Market when determining the location of the washroom.

Should you have any questions, please do not hesitate to contact me at 306.359.7573.

Thank you.

Sincerely,



Judith Veresuk  
Executive Director  
Regina Downtown Business Improvement District

October 28, 2019

To: His Worship the Mayor  
And Members of City Council

Re: Downtown Public Washrooms

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**RECOMMENDATION**

**RECOMMENDATION OF THE COMMUNITY AND PROTECTIVE SERVICES  
COMMITTEE – OCTOBER 10, 2019**

That funding of \$20,000 be requested through the 2020 budget process for a one-season pilot project to test stand-alone public washrooms in the downtown.

*COMMUNITY AND PROTECTIVE SERVICES COMMITTEE – OCTOBER 10, 2019*

Judith Veresuk, representing Regina Downtown Improvement District, addressed the Committee.

The Committee adopted a resolution to concur in the recommendation contained in the report. Recommendation #2 and #3 do not require City Council approval.

Councillors: Lori Bresciani, Jerry Flegel, John Findura, Jason Mancinelli and Andrew Stevens (Chairperson), were present during consideration of this report by the Community and Protective Services Committee.

The Community and Protective Services Committee, at its meeting held on October 10, 2019, considered the following report from the Administration:

**RECOMMENDATION**

1. That funding of \$20,000 be requested through the 2020 budget process for a one-season pilot project to test stand-alone public washrooms in the downtown.
2. That item CPS19-7 be removed from the List of Outstanding Items.
3. That this report be forwarded to the October 28, 2019 meeting of City Council for approval.

**CONCLUSION**

Administration has conducted research to explore options and high-level costs to provide a stand-alone washroom facility in the downtown. This research has involved developing an inventory of public washrooms in Regina, surveying several municipalities in Western Canada to



learn about their experiences, and consulting with the Regina Downtown Business Improvement District (RDBID).

The costs for the design, construction, operation and maintenance are difficult to determine without a clear understanding of the facility scale, who the proposed facility is meant to serve, hours of operation, maintenance levels and location. Preliminary research suggests the capital costs could be as high as \$750,000. Administration heard from several municipalities that operations and maintenance of these facilities is challenging, due to a high level of vandalism and illegal behavior. As such, Administration is recommending that a pilot project be undertaken to install a temporary washroom facility on the plaza for May through September of 2020. Administration would then report back to Council on the results of this pilot project before investing further in the design and servicing assessment for a permanent facility.

Administration's conversations with other municipalities has revealed that the provision of this service is typically funded through property tax revenue. Should the pilot project be successful, and Council decide to construct a permanent facility, Administration will further explore the availability of partnership opportunities.

## **BACKGROUND**

With the continued support of the Regina Downtown Business Improvement District (RDBID), as well as other community-based organizations, day-to-day use, programming and events in the downtown have increased over the last decade. In response to this increased activity and a perceived demand for additional public washroom facilities, at the April 11, 2019 meeting of Community and Protective Services Committee, the following motion was passed:

*"That Administration return to the Community and Protective Services Committee in Q3 2019 with a report on the capital and operational costs of both a seasonal and year-round downtown washroom facility, that identifies various sources of funding and partnership opportunities related to the building and maintenance of such a facility."*

## **DISCUSSION**

In response to the motion, Administration has undertaken the following work:

- Inventory of public washrooms available in Regina;
- Survey of several western Canadian municipalities to gather background information on their provision of public washrooms, including capital and operating/maintenance costs;
- Development of options for moving forward to further explore this topic.

The following sections present: (A) an overview of the research collected, (B) options for moving forward, and (C) Administration's recommended path forward, including a brief discussion on funding and partnership opportunities.

### **A. Research Summary – Inventory of Public Washrooms and Survey Results**

#### **Inventory of Public Washrooms in Regina**

Situated in parks, open spaces, Wascana Centre and a variety of free-to-access public facilities, such as municipal buildings, recreation centres, libraries, museums, art galleries, and hospitals

there are more than 50 public access washroom facilities throughout the City of Regina (see map, Appendix A).

Two of these facilities, City Hall and the main branch of the Regina Public Library, are in the downtown. Since 2012, the City and the Library have had a Memorandum of Understanding (MOU) in place (Appendix D) ensuring public access to the Library's washrooms regardless of whether the users are library patrons or not. The MOU was put in place to help support increased activity throughout the downtown in general and on the City Square specifically.

One of the features of Regina's downtown is its compact and walkable form. The following chart lists walking distances and times from the library to locations around downtown:

<b>Location</b>	<b>Distance</b>	<b>Walking Time (1.4m/s)</b>
Broad and Saskatchewan Drive	900m	11 min
Albert and Saskatchewan Drive	550m	6.5 mins
Albert and 13 <sup>th</sup> Avenue	650m	7.5 mins
Broad and 13 <sup>th</sup> Avenue	881m	10.5 mins
Geographic Centre of Downtown	74m	1 min
Victoria Park Playground	250m	3 mins
City Square Plaza	120m	1.5 mins
FW Hill Mall	310m	3.5 mins
11 <sup>th</sup> Avenue and Cornwall Street transit stops	290m	3.5 mins

#### Survey Results - Public Washrooms in Other Municipalities

Administration reached out to 18 municipalities in western Canada to survey them on the provision of public washrooms in their cities, specifically in the downtown. The survey (Appendix B) resulted in ten responses. The intent of the survey was to document current practices in our region, and to specifically understand what type of washroom facilities were being provided in other municipalities, along with capital and operational costs of these facilities and any common issues with their operations and maintenance.

- All ten of the respondents (Appendix C) had multiple public washrooms in their downtowns, with the majority of these facilities located in year-round public buildings such as City Halls, recreation facilities, libraries, transit stations, galleries and museums
- Nine reported ongoing issues with illegal / illicit activity in their washrooms including vandalism, squatting, prostitution, drug sales and use as well as other forms of illegal behaviour
- Four reported having increased security patrols and maintenance activities in response to the unwanted activity
- Eight had at least one stand-alone washroom facility in parks or along road rights-of-way
- Nine reported that their washrooms were available during building hours similar to the current practice in Regina or roughly dawn to dusk for stand-alone facilities
- One (Victoria, BC) provides 24 hour access to some of their washroom facilities, with accompanying 24 hour on-site security.
- Five provided recent capital costs for stand-alone facilities which ranged from \$150,000 - \$750,000.

Administration also reached out to the Provincial Capital Commission (PCC) to enquire about the operation of stand-alone washrooms in Wascana Centre. The Wascana Centre washrooms are inspected several times per day and cleaned daily by an external contractor. The PCC reports experiencing challenges including vandalism, bad behaviour and cleanliness issues.

#### Stand Alone & Self-Cleaning Toilets

The challenging issue of the provision of washroom facilities in urban areas has, over the past two decades, led to the development of stand-alone, self-cleaning toilets that can be installed in parks and road rights of way. The key purpose of these facilities is to reduce the level of maintenance and security typically required of such facilities, reducing costs and creating an opportunity for extended hours of operation. However, municipalities are still assessing the feasibility of this new option. For example, Lethbridge, AB, recently cancelled a pilot project of this nature due to high maintenance and operating costs. Instead, in the fall of 2019 Lethbridge will be opening a new transit hub which will include washrooms monitored by on-site security staff to replace their stand-alone facility. Edmonton opened a state-of-the-art public washroom building on Whyte Avenue in 2012, designed to be highly visible with glass walls and bright lighting. It too has been subject to the same forms of illegal behaviours reported in other municipalities.

While the physical needs of all washroom users are essentially the same, the design and location of a public washroom have a large impact on who uses the facility. Similarly, maintenance levels also impact use as those people who can choose an alternate facility will likely do so if their perceptions of a facility's level of safety or cleanliness are less than optimal. As Edmonton found in a 2018 survey, *"there is a general preference to avoid using public washrooms among those who are able to access alternative facilities."*

### **B. Options for Exploring this Topic Further**

After considering the research results, Administration has determined that additional work is required to accurately assess capital and maintenance costs and has prepared three options for Council's consideration.

#### **Option 1 – Status Quo**

As noted earlier in the report, the City currently has an MOU with the Regina Public Library for use of their washrooms during library hours. The Regina Public Library has indicated their willingness to renew this MOU with the City. The City could also augment this service by locating signage in strategic locations to let patrons in the downtown know that there are washrooms available at the library and at City Hall along with hours of operation. In the future, negotiations with developers for new developments in the downtown could explore the option of including public washrooms as partial fulfillment of a required amenity contribution agreement.

<b>Pros</b>	<b>Cons</b>
No cost to the City, as washrooms at City Hall and the Regina Public Library are already being maintained and costs for	Some events in the downtown occur during times that the Library and City Hall are closed.

signage could be absorbed in current budgets.	
The distance to walk to the library is between 1 and 11 minutes depending on your location in the downtown.	Service levels are not expanded to meet perceived need.
With the addition of signage, patrons in the downtown will have a better understanding of where public washrooms are available.	

### **Option 2 – One Season Pilot Project, including Seasonal Comfort Station - \$ 20,000**

Consideration could be given to establishing a one-season pilot project to test the need, operational challenges and effectiveness of installing stand-alone washrooms in the downtown, similar to the seasonal comfort station (washroom trailer) installed on the plaza in 2018, by the RDBID. The project would involve installation of a single, leased, accessible comfort station from the beginning of May to the end of September, open from dawn to dusk and for extended hours during special events.

This approach will enable Administration to provide the expanded level of service without investing in a capital project, thereby enabling Council to consider the full benefits and implications of such a facility. Through the pilot project, Administration will aim to assess the need for the facility by tracking usage, assess undesirable behavior through regular checks, and assess the frequency and costs of maintaining the station to an acceptable public standard. The \$20,000 cost is based on estimates collected from local service providers as well as internal maintenance data from other facilities.

It should be noted that, while the RDBID installed a comfort station on the plaza in 2018, it only provided limited access to the trailer to plaza user groups like the Farmers' Market via key access, or to the public under the supervision of RDBID staff during special events. At RDBID sponsored events an additional accessible port-a-potty was also brought in to provide universal access.

<b>Pros</b>	<b>Cons</b>
Provides an expanded level of service to address perceived need.	Will require the dedication of funding through the budget process for leases and operational costs.
Short term cost to the City is less than constructing a stand-alone washroom.	A seasonal comfort station pilot project is only a temporary solution to this issue.
Could be located directly on the City Square to serve events and park users.	
Allows the City to test the use of a facility before making a substantial capital investment; if the washroom is not successful, removal is more straight-forward than a permanent facility.	
A solution could be in place for the 2020 plaza season.	

### **Option 3 – Engage Third Party Consultants to Explore Need, Location, Servicing Requirements and Construction of Stand-Alone Facility – \$100,000**

In order to fully deliver accurate capital and operating costs of both seasonal and year round washroom facilities, exploration of potential locations, analysis of servicing requirements and architectural designs are required. Consequently, this option involves engaging a design team to explore location, servicing requirements and construction/operating costs for a two stall, all gender, accessible washroom that is both seasonal as well as year-round. The estimate for this work is based on similar work undertaken over the past two years in relation to the construction of the pavilion on the plaza.

<b>Pros</b>	<b>Cons</b>
Provides information needed to assess the feasibility of establishing a stand-alone facility to meet perceived demand for washroom facilities.	Will require the dedication of \$100,000 in funding through the budget process prior to beginning the planning process.
	Construction of a permanent facility would likely not be complete until the summer / fall of 2022; installation of a seasonal comfort station in the interim may be necessary in the interim if Council wishes to expand service levels immediately.

### **C. Recommended Path Forward**

Administration's discussions with other municipalities have revealed that there is additional work to undertake before fully understanding the implications of adding a stand-alone washroom facility to the downtown. While cost estimates ranged from \$150,000 to \$750,000, depending on design and servicing requirements, a more accurate estimate can only be determined by undertaking design work and by studying the servicing requirements and location.

Given the perceived demand for a stand-alone facility, Administration is recommending that Option 2, a one-year seasonal pilot project, be considered through the 2020 budget process. This pilot project would involve installation of temporary facilities along with monitoring and maintenance as appropriate. Through the pilot project, Administration will aim to assess the need for the facility by tracking usage, assess undesirable behavior through regular checks, and assess the frequency and costs of maintaining the station to an acceptable public standard. The RDBID is in support of this option, and would support the project by having their staff check in on the facility while working on the plaza.

With respect to potential partnerships and funding, Administration's conversations with other municipalities has revealed that the provision of this service is typically funded through property tax revenue. Should the pilot project be successful, and Council decide to construct a permanent facility, Administration will further explore the availability of partnership opportunities. In the interim, the RDBID will continue to work with Administration to explore a long-term solution; the Regina Public Library has agreed to continue to support the MOU currently in existence by allowing the public to access its washrooms during its operating hours.

## RECOMMENDATION IMPLICATIONS

### Financial Implications

Administration is recommending that an investment of \$20,000 be considered through the 2020 budget process to undertake a pilot project involving the temporary installation of leased washroom facilities. This funding request also contains contingency funds if additional cleaning and security is required. Cost estimates are based on requests for information from local service providers, along with feedback from Facilities Operations and reported experience from adjacent municipalities.

### Environmental Implications

None with respect to this report.

### Policy and/or Strategic Implications

While the provision of public washrooms is not specifically referenced in *Design Regina, The Official Community Plan Bylaw No. 2013-48* (OCP), or the Regina Downtown Neighborhood Plan (RDNP) such facilities are intended to contribute to quality of life in the City and to support the activation of the downtown, helping to create a complete, liveable, healthy, accessible, inclusive community for all of Regina's residents and visitors.

### Other Implications

None with respect to this report

### Accessibility Implications

Administration is recommending an accessible comfort station.

## COMMUNICATIONS

As part of this report, Administration reached out to the Regina Public Library to update the existing MOU for the provision of public access to the library's washroom facilities, which was originally signed in 2012 (Appendix D). Following the updating of the MOU Administration plans to place signs (Appendix E) in various locations on the City Square and throughout downtown directing people in need to the existing facilities both at the library and at City Hall.


A review of service requests regarding washrooms throughout the City from 2012-2019 revealed that the majority of service requests regarding washrooms were for maintenance/repairs, cleaning, graffiti removal and requests for additional access to existing facilities in parks, and facilities, typically in the spring and fall. Since 2012, no requests have been received by Administration for the establishment of additional public washrooms anywhere in the city.

DELEGATED AUTHORITY

The recommendation contained within this report requires City Council approval.

Respectfully submitted,

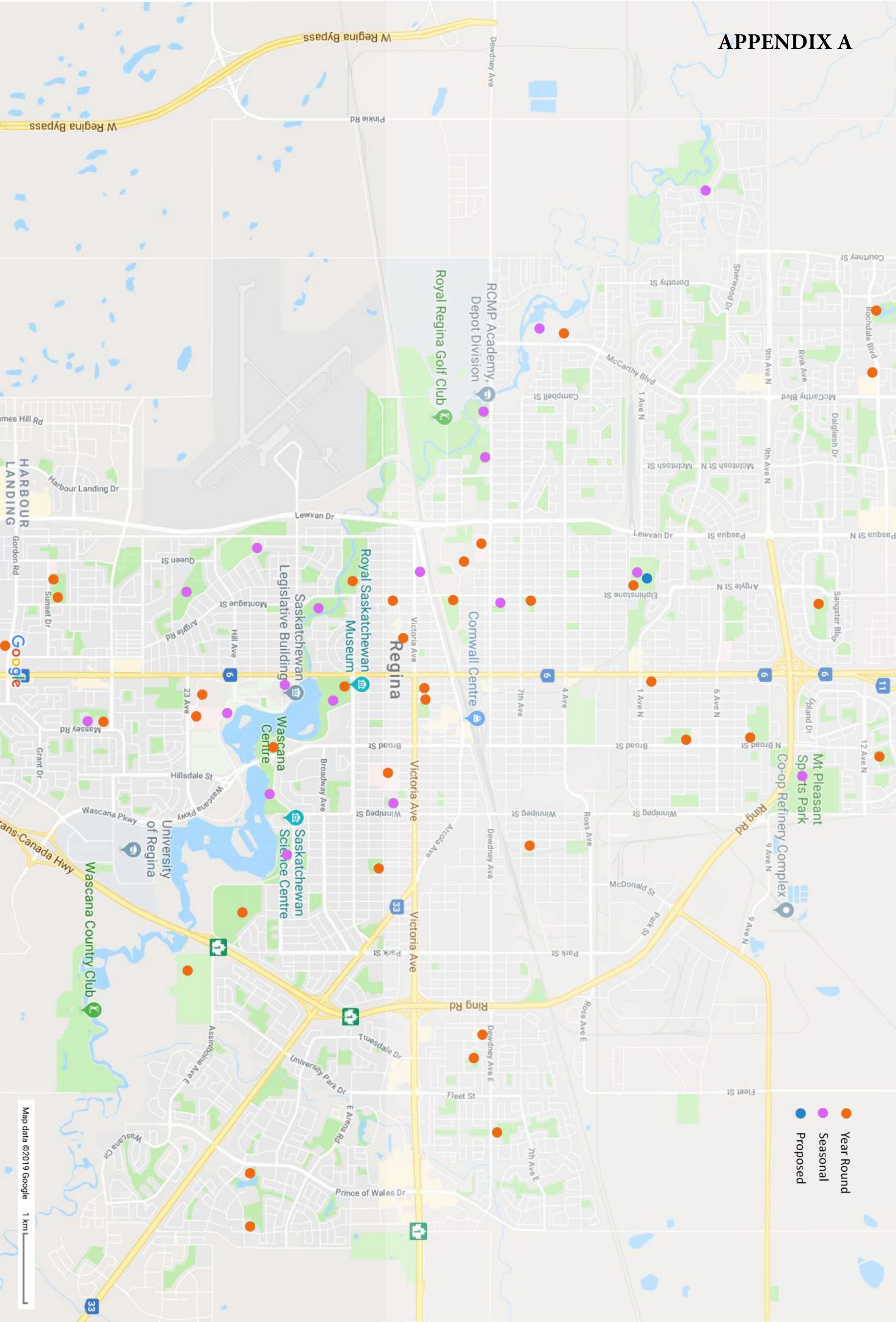
COMMUNITY AND PROTECTIVE SERVICES COMMITTEE

  
Tracy Brezinski, Secretary

10/23/2019.



APPENDIX A





## **Downtown Public Washroom Questionnaire:**

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1. How many public washrooms does your municipality have in the downtown?
2. How many of these facilities are in public buildings that have other uses (eg. city hall, libraries, transit stations)?
3. How many of these facilities are stand-alone?
4. How many are seasonal, year-round?
5. What hours are they typically open?
6. Do you have any 24hr washrooms?
7. Are the washroom facilities accessible?
8. Are the washroom facilities gender inclusive?
9. Do you have agreements with other organizations to provide washrooms in your downtown? (libraries, private businesses, other levels of government, business improvement districts etc.)?
10. What size are the washrooms (number of stalls)?
11. What were the capital costs to develop the stand-alone facilities?
12. What are your annual operating costs for these washrooms?
13. Have you had any issues or concerns in the operation of these washrooms and what have you done to address those?

CITY	Washrooms in downtown public facilities	Stand alone washrooms	Ratio year round /seasonal	Typical hours of operation	24 hour washrooms	Accessible washrooms	Gender inclusive washrooms	Capital costs for stand alone washrooms	Operational issues
Burnaby, BC	0	25*	25/0	Dawn to dusk	0	some	no	\$450K	Upgrading facilities with non-flammable Hardie board to reduce vandalism, and replacing hand towels with hand dryers to reduce impact to the environment.
Calgary, AB	16	2	16/2	Building hours or varies	0	all	some	\$500-750K	Drug abuse, needles, prostitution, public indecency/sex, graffiti, alcohol abuse, assaults, vandalism and arson. Added needle disposal boxes. Added more frequent washroom checks. Renovations (following vandalism and/or fire) including anti-vandal toilet paper dispensers as a measure of prevention. Added security checks throughout the day and night. Added Camera Surveillance.
Edmonton, AB	114*	16*	101/13	Building hours, dawn to dusk and some temporary port-a-potties 24hrs	5 temporary port-a-potties for 2018 pilot project	some	some	n/a	Illegal activities in the facilities, vandalism, loitering or encampment and risk of assault around facilities. Concerns over safety and security have contributed to a reduction in service hours at washroom facilities or the overall closure of facilities at several locations. – Current

									State Assessment, City-wide public washrooms strategy, City of Edmonton
Lethbridge, AB	18	1	18/1	Building hours or 11am – 11pm (if security present)	0	all	some	\$135,000 + servicing (sewer, water, electrical)	Self-cleaning washroom pilot project operated for 2.5 years 6am – 11pm (transit hours), recently closed due to new transit terminal opening nearby and ongoing issues of vandalism, misuse, drugs (using & selling), squatting, and other non-bathroom uses, increasing costs and operational requirements exceeding \$20,000/yr. Three times daily cleaning on top of self-cleaning mechanism to address needle debris, garbage and biohazard waste
Moose Jaw	4	1	3/2	Building Hours or varies depending on programming	0	all	some	n/a	Drug related issues for single occupancy washrooms that can be locked from the inside. This occurs most frequently at the Public library location
Regina, SK	2	0	2/0	Building hours	0	all	no	n/a	
Saskatoon, SK	5	6	11/4	Building hours or 8-8 (winter) 8-10 (summer)	0	all	No (one family washroom at one location)	n/a	We have issues with the stand-alone washrooms in the downtown area being taken over by homeless folks, drug users, prostitutes and others particularly during the colder months. We are working with different groups in the city to help stop this. We increased our security patrols for these washrooms

									to four times per day with minimal effect. Other issues are graffiti and vandalism regularly.
Surrey, BC	5	1	6/0	Building hours or dawn to dusk	0	all	yes	\$250-500K	illegal / illicit / homeless activity in washrooms. Work closely with Bylaws and RCMP to address concerns. Also, change operating hours in some cases. Also, only open for specific user groups in some cases.
Vancouver, BC	10	7	17/0	Dawn to dusk	0	some	No (working on it)	n/a	Vandalism, volume of use, undesirable behavior, violence, and drug overdoses Security, policing, attendants where possible and this is an on-going challenge
Victoria, BC	2	1.5*	3.5/0	varies	2.5*	all	some	\$150K	Committed to full time security for 24-hour washroom Sidewalk washroom has incidents regularly, but not to the extent that we are closing it at night. We do have a needle drop box inside Urinal – no issues and is a very good facility.
Winnipeg, MB	1	2	1/2	Building hours or 10am-6pm	0	yes	no	n/a	

\*City wide

\*\*Victoria has one custom urinal for men only



DIRECTOR'S OFFICE  
P.O. Box 2311, 2311 – 12<sup>th</sup> Avenue  
REGINA, Saskatchewan  
Canada S4P 3Z5  
(306) 777-6000  
[www.reginalibrary.ca](http://www.reginalibrary.ca)

July 10, 2012

To Whom It May Concern:

**Re: Memorandum of Understanding  
Public Access to the Regina Public Library's Washrooms for City Square Users**

Regina Public Library (RPL) considers the provision of public washrooms to be a part of our mandate as a public facility. RPL's washrooms are available to the public during open hours, and the Library is not concerned about whether washroom users are also library patrons.

In support of the City of Regina's work to increase and diversify activity levels in the City Square, Regina Public Library offers this letter as a Memorandum of Understanding for the provision of public access to our existing washroom facilities during Library hours.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Barber', followed by a period.

Jeff Barber  
Library Director & CEO

cc: Ian Harrison, Regina Qu'Appelle Health Region  
Chris Sale, City of Regina



# Public Washrooms Available at the Regina Public Library & City Hall

Bike Regina is a non-profit cycling advocacy group. We represent the voice of a large number of avid cyclists, including commuters who use Regina's city streets every day to get where they're going, be it work, school, errands, or leisure. We have heard from our membership and the message is clear: motorists' behavior makes cyclists feel unsafe using the streets. For some, this is no more than an annoyance; for others, it keeps them off the streets, and as a result, off their bikes. People who feel unsafe biking in the street simply revert back to driving, which, as we know, increases the number of cars on the streets, and it does nothing for Regina's active transportation numbers.

We know that other cities have implemented this bylaw and have seen some success. If motorists were required by law to give cyclists a delineated buffer zone when passing, we believe this would contribute to the safety of cyclists. It would also raise awareness on the cyclist's right to be on the street riding as vehicles in traffic.

All road users have responsibilities. With cyclists being the more vulnerable road user, it is important to try to protect them from fear, injury or fatality with bylaws such as this. We ask that all voters thoughtfully consider traffic safety and the growing number of cyclists when voting on this bylaw.

Respectfully,

Brandon Wright  
Bike Regina  
On behalf of the volunteer board and membership



BIKeregina  
[info@bikeregina.org](mailto:info@bikeregina.org)  
[bikeregina.org](http://bikeregina.org)  
[Facebook](#)  
[Instagram](#)  
2138 McIntyre St.  
Regina, SK  
S4P 2R7

**MOTION**

October 28, 2019

City Clerk  
City Hall  
Regina, Saskatchewan

Dear Sir:

Re: Cycling Safety

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WHEREAS safe modes of transportation is a priority of the OCP, including multi-model forms of transport including cycling;

THEREFORE BE IT RESOLVED that:

1. When passing a cyclist over 60 km/h a distance of 1.5 meters must be maintained;
2. When passing a cyclist under 60 km/h a distance of 1 meter must be maintained;
3. A fine structure be designed, implemented and enforced; and
4. A bylaw be put before Council during Q1 of 2020.

Respectfully submitted,



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Joel Murray  
Councillor - Ward 10



October 24, 2019

Dear Members of the City of Regina Council;

This letter is to ask you to support of the **Finance and Administration Committee's** unanimous recommendation to provide tax mitigation to the three agricultural properties in the West Commercial Corridor, (New Neighbourhood 300k population category). See October 28, 2019 Council agenda, Bylaws and Related Reports, item CR 19-95, Dewdney West Boundary Alteration – Property Tax Exemption (mitigation).

The Committee recommendation is supportable because:

- **It follows the four principals for tax mitigation originally set in the boundary alteration plan that annexed these properties.**
  1. Protect annexed land from unreasonable financial hardship.
  2. Balance the City's financial viability while protecting long term growth needs.
  3. Mitigation be applied through existing legislation; and,
  4. Tax mitigation will expire when the property is developed or when the time frame for mitigation expires.
- **It sets a strong precedent.**
  - That the Committee will consider mitigation requests on the merits of each request.
  - That the property is, and always was, farmed by the owners.
  - It matches Council's February 25, 2019 approval that mitigation be applied to farmland in the eastern part of the city.
- **It applies fairness**
  - Predicted growth has not occurred.
  - Development has not occurred on the property.
  - The farmland involved will bear taxes in line with other farmland in the city.
- **It has the least effect on the original plan adopted by council.**
  - Only three properties affected.
- **It has the least financial impact.**
  - Annual foregone municipal levy is \$5,330\*. (\*City Directors' report to the Finance and Administration Committee, Appendix C Summary of Financial Impacts)
- **Mitigation will cease upon the use of the property changing.**
  - City staff advised the Committee that bylaws are in place for immediate tax reassessment if development occurs.

**Background:**

Of the three properties recommended for mitigation, one property belongs to my wife and me, the other two belong to our neighbours the Farleys. We all actively farm our lands. The land was annexed by the City of Regina in 2014. It received a five year tax mitigation setting taxes to approximately equal the rural tax levy. City of Regina annual mill rate increases were applied each year following annexation. We mistakenly believed our property would be subject to future

mitigation. However, future mitigation was restricted to property deemed to be in the 500k population growth category; ours is in the 300k population category.

None of the property receives any City services except road maintenance. This is equal to the services provided by the former rural municipality.

Without mitigation taxes increase 2.36 times what was paid in 2018. This puts us at an unfair disadvantage to other city of Regina farmland that enjoys mitigation. We are also at a disadvantage to farmland in the adjoining Sherwood municipality. Of note, the city of Moose Jaw taxes its farmland at rates equal to the surrounding rural municipality.

Arbitrary labels and outdated growth plans are driving the tax increase. Growth has not occurred as planned; however our farm land is being taxed as if it had.

Thank you for your considerations.

Sincerely

A handwritten signature in blue ink that reads "Dick Wellman". The signature is written in a cursive, flowing style.

Dick and Maria Wellman

October 28, 2019

To: His Worship the Mayor  
And Members of City Council

Re: Dewdney West Boundary Alteration - 2019 Property Tax Exemption Request

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RECOMMENDATION

**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE  
- OCTOBER 8, 2019**

1. That the property tax mitigation tools as outlined in Option 2 in this report be approved.
2. That the properties set out in Appendix D Part A be exempted from property taxes in accordance with the percentages outlined in Appendix D Part A and as described in Option 2 of this report.
3. That the City Solicitor be instructed to prepare the necessary bylaw to amend *Bylaw No. 2019-8 The Properties Exempt from Taxation as a Result of the 2013 Municipal Boundary Alteration Bylaw, 2019* to provide for the additional tax exemptions described in recommendation 2.

*FINANCE AND ADMINISTRATION COMMITTEE – OCTOBER 8, 2019*

Dick Wellman addressed the Committee.

The Committee adopted the following resolution:

1. That the property tax mitigation tools as outlined in Option 2 in this report be approved.
2. That the properties set out in Appendix D Part A be exempted from property taxes in accordance with the percentages outlined in Appendix D Part A and as described in Option 2 of this report.
3. That the City Solicitor be instructed to prepare the necessary bylaw to amend *Bylaw No. 2019-8 The Properties Exempt from Taxation as a Result of the 2013 Municipal Boundary Alteration Bylaw, 2019* to provide for the additional tax exemptions described in recommendation 2.
4. That this report be forwarded to the October 28, 2019 meeting of City Council for approval.

Recommendation #4 does not require City Council approval.

Councillors: Sharron Bryce (Chairperson), Bob Hawkins, Jason Mancinelli and Barbara Young were present during consideration of this report by the Finance and Administration Committee.

The Finance and Administration Committee, at its meeting held on October 8, 2019, considered the following report from the Administration:

### RECOMMENDATION

1. That the request by Dick Wellman, Lily Farley and James Farley for a property tax exemption on 11400 Dewdney Avenue, 10600 Dewdney Avenue and 13000 Dewdney Avenue, be denied.
2. That this report be forwarded to the September 30, 2019 meeting of City Council for approval.

### CONCLUSION

The City has received requests from property owners (Appendix A) for additional property tax mitigation on three properties affected by the 2014 boundary alteration. Property tax mitigation tools and principles for properties affected by the 2014 boundary alteration were approved in Report CM13-14: Reconsideration of 2013 Boundary Alteration (CM13-14) on November 6, 2013. Under the approved mitigation tools, the three properties were in the Commercial Corridor but classified in the New Neighbourhood (300k population) category as they are agricultural land. They received a five-year tax mitigation, where taxes remained at the rural municipality levels for 2014 to 2018 and became fully taxable at City of Regina rates in 2019.

The property owners are requesting mitigation be continued for another five-year period (2019 - 2023) with the option for Council to grant an additional five-year period beginning in 2024 (2024-2028).

Administration recommends that this request for a property tax exemption be denied as the mitigation provided was consistent with the intent of the previously approved principles.

### BACKGROUND

On November 6, 2013, City Council approved the recommendations in CM13-14 for the boundary alteration. All lands affected by the boundary alteration are outlined on page one of Appendix B.

The report contained the following tax mitigation principles:

1. Protect the property owner, whose land is annexed into the City of Regina from unreasonable financial hardship;
2. Balance the need to protect the City's financial viability with protecting its long-term growth needs;
3. Property tax mitigation will be applied through existing legislation; and

4. Property tax mitigation will expire over time either when the property is developed or when the time frame for the mitigation expires.

The mitigation tools applied to each category, beginning in 2014, are shown in Table 1: Previously Approved Tax Mitigation Tools. The levels of mitigation applied to each category were designed to reflect the levels of services that the property received over the period. All properties receiving mitigation are subject to mill rate increases.

**Table 1: Previously Approved Tax Mitigation Tools**

Category	Tax Mitigation
Commercial Corridor	<ul style="list-style-type: none"> <li>▪ Five-year tax mitigation, which phases in the City taxation levels on the commercial properties, at a rate of 20% per year.</li> <li>▪ Fully taxable at City of Regina mill rates in 2018</li> </ul>
New Neighbourhood (300k population) *	<ul style="list-style-type: none"> <li>▪ Five-year tax mitigation whereby the taxes would remain at RM levels.</li> <li>▪ Fully taxable at City of Regina mill rates in 2019.</li> </ul>
Future Long-Term Growth (500k population)	<ul style="list-style-type: none"> <li>▪ Five-year tax mitigation, whereby the taxes would remain at RM levels which may be extended to 10 and then 15 years.</li> <li>▪ This recognized that longer-term growth areas would not be eligible for development and servicing under the growth plan and would remain as largely rural lands zoned as urban holdings for longer term.</li> </ul>

\*Agricultural properties within the Commercial Corridor were identified as New Neighbourhood (300k population) as they were not identified as employment lands in the OCP.

Properties where the tax difference between the 2013 rural taxes and the 2014 estimated municipal tax was less than \$10 do not receive tax mitigation. There are some linear properties, such as pipelines and railways, within the boundary alteration area crossing through the city that did not receive tax mitigation.

The commercial properties in the Commercial Corridor category became fully taxable at City of Regina rates in 2018 and all properties in the original New Neighbourhood (300k population) category became taxable at City of Regina rates in 2019. As properties in the approved mitigation area are developed, they are removed from mitigation.

In February of 2019, Council approved report CR19-15 Boundary Alteration 2019 Property Tax Exemptions. This report created a new mitigation category, South East Mitigation and set the direction for the next five years of mitigation for properties in the new category and the Future Long-Term Growth (500k population) mitigation areas.

Administration has received a request for further mitigation from three properties owners. These properties were agricultural properties in the Commercial Corridor and therefore received mitigation as New Neighbourhood (300k population). These three properties are outlined on

page two of Appendix B. Under the mitigation tools established in 2013, these properties received a five-year tax mitigation, where taxes remained at the rural municipality levels for 2014 to 2018 and became fully taxable at City of Regina rates in 2019.

The property owners are requesting additional mitigation that would result in them being treated the same as properties in the South East Mitigation and Future Long-Term Growth (500k population) categories.

The request states that:

- the properties are agricultural and have seen no change in the amount or level of services since the boundary alteration.
- the increase in property taxes due to the expiration of mitigation puts these properties at a significant disadvantage compared to farmland still receiving mitigation and farmland in the neighbouring rural municipality.
- development on the west side of the City has not occurred at the expected rate and a change in use for these properties is no longer imminent.

## DISCUSSION

Administration has reviewed these three properties, and all other agricultural properties in the Commercial Corridor, and identified three options for Council's consideration. Each option is discussed below with a summary of the financial impacts shown in Appendix C.

### **Option 1 – Status Quo (Recommended Option)**

With this option no additional mitigation will be provided, and the requested properties will remain fully taxable in 2019. This option is consistent with the original property tax tools and principles approved in CM13-14 and CR19-15 but it does not recognize the slower than expected development around the Global Transportation Hub.

At the time of the boundary alteration, communication to property owners of the affected lands was that they would receive a five-year mitigation that would expire the end of December 2018 and in 2019 their property would become fully taxable at the City of Regina rates.

The requested properties are currently fully taxable, therefore there is no financial impact with this option.

### **Option 2 – Provide Mitigation for the three agricultural properties in the West Commercial Corridor**

With this option, three properties (listed in Part A of Appendix D), would receive mitigation. Taxes for these three properties will remain at RM levels for the years 2019-2023. In 2024, mitigation may, at Council's discretion, be extended for an additional five years to 2028. This option recognizes the request of these property owners but is not consistent with the original communications to property owners or property tax tools and principles established at the time of

boundary alteration. This option does not treat all properties in the New Neighbourhood (300k population) category equally.

The financial impact of this option is a municipal exemption of approximately \$5,330 annually or \$26,650 over the first five-year period and \$53,299 over the 10-year period.

### **Option 3 – Provide Mitigation for all agricultural properties in the Commercial Corridors**

With this option, there are ten properties (listed in Part B of Appendix D), which are in the commercial corridor but classified as New Neighbourhood (300k population) because they are agricultural properties. Taxes for these ten properties will remain at RM levels for the years 2019-2023. In 2024, mitigation may, at Council's discretion, be extended for an additional five years to 2028. This option is not consistent with the original communications to property owners or property tax tools and principles established at the time of boundary alteration. While it does provide consistency among all agricultural properties in the Commercial Corridor, it does not treat all New Neighbourhood (300k) properties equally.

The financial impact of this option is a municipal exemption of approximately \$17,743 annually or \$88,714 over the first five-year period and \$177,429 over the 10-year period.

### **Option 4 – Provide Mitigation for all property's in the New Neighbourhood (300k Population) area**

With this option, there are 31 properties (listed in Part C of Appendix D), which are classified as New Neighbourhood (300k population). Taxes for these 31 properties will remain at RM levels for the years 2019-2023. In 2024, mitigation may, at Council's discretion, be extended for an additional five years to 2028. This option treats all properties in the New Neighbourhood (300k) properties equally but is not consistent with the original communications to property owners or property tax tools and principles established at the time of boundary alteration.

The financial impact of this option is a municipal exemption of approximately \$41,139 annually or \$205,695 over the first five-year period and \$411,390 over the 10-year period.

### **Implementation of Options**

If Option 2, 3 or 4 are chosen, the conditions as outlined in CR19-15 will apply for all properties receiving mitigation as part of the 2013 Boundary Alteration. The conditions are as follows:

- All properties receiving mitigation will be subject to mill rate increases over the mitigation period.
- Properties where the tax difference between the 2013 rural taxes and the estimated municipal tax is less than \$10 will not receive tax mitigation.
- Linear properties, such as pipelines and railways, within the boundary alteration area crossing through the city will not receive tax mitigation.
- Existing uses of the land will continue until the land is planned for development.

- Development will occur in a staged approach consistent with growth management policies in the OCP and development regulations in the *City of Regina Zoning Bylaw* to ensure an orderly transition from primarily agricultural land to urban development.
- As properties are developed, they will be removed from mitigation. For the purposes of these exemptions, developed means where a development permit or building permit has been issued by the City of Regina.
- Any properties receiving mitigation will be reviewed with any future OCP amendments to the Growth Plan.

## RECOMMENDATION IMPLICATIONS

### Financial Implications

If the request for additional mitigation is denied, there is no financial impact as the properties are currently fully taxable.

The costs of the exemptions for Options 2, 3 and 4 are not reflected in the 2019 budget. The cost of these options is shown in Appendix C.

### Environmental Implications

None with respect to this report.

### Policy and/or Strategic Implications

The recommendation contained in this report is consistent with the original communications to property owners as well as tax policy principles and tools established in previous boundary alteration reports CM13-14 and CR19-15. These principles and tools are designed to plan the City's long-term growth needs, as outlined in the OCP.

There are properties that are agricultural in nature located outside the Commercial Corridors classified as New Neighbourhood (300k population) area. If options two or three are chosen, these property owners may come forward to request the same consideration. Option four was developed as the result of inquiries by additional property owners in the New Neighbourhood (300k population) area. All areas identified as New Neighbourhood (300k population) are identified on page one of Appendix B.

### Other Implications

The education portion of the taxes is subject to *The Education Property Tax Act* which specifies that any exemption of education taxes that is \$25,000 or greater in any given year, must be approved by the Government of Saskatchewan.

### Accessibility Implications

None with respect to this report.



## COMMUNICATIONS

All owners of the affected lands received communication with respect to the resolutions previously passed by City Council regarding assessment exemptions for lands within the Boundary Alteration area.

Owners of properties requesting this exemption will be informed of this report.

## DELEGATED AUTHORITY

The recommendation contained in this report requires City Council approval.

Unless specifically exempted, all property in a municipality is subject to assessment and taxation pursuant to *The Cities Act*. City Council may, by bylaw, exempt from taxation the whole or part of any land or improvement designated in the bylaw.

Respectfully submitted,

FINANCE AND ADMINISTRATION COMMITTEE

A handwritten signature in blue ink, appearing to read 'Ashley Thompson', is written over a horizontal line.

Ashley Thompson, Secretary

10/11/2019

March 28, 2019

Office of the City Clerk  
Queen Elisabeth II Court  
2476 Victoria Avenue  
REGINA SK S4P 3C8

Dear Sir/Madam;

We are writing concerning our farm no longer being subject to farm land tax mitigation. We request that Council consider again applying tax mitigation to our farm property, as it has since annexation.

Our farm is described as the W1/2 25-17-21 W2. It is located on the north side of Dewdney Ave. at the extreme west boundary of the City limits. We continue to farm the land. Land on our west and north boundaries is in the RM of Sherwood. Nothing has changed since annexation. We receive no City services other than road maintenance. The same road maintenance that was received from Sherwood.

It was our belief that our property would be subject to two more five year mitigation agreements. We now understand there were two categories for farm land mitigation; a 500,000 population category and a 300,000 category. Only the 500,000 category was to be considered for additional mitigation.

While subject to mitigation the taxes payable have increased at the same rate as all other city taxes. Without mitigation our taxes will increase 2.36 times. This puts our farmland at a significant disadvantage to farmland enjoying mitigation. As well it puts our farmland at a significant disadvantage to farmland in Sherwood. This would not be fair or equitable.

Unfortunately the projected City growth has not occurred nor has the expected change in use of our property occurred. As well, a change of use does not appear imminent. However, if a change does occur, our understanding is that the City has rules in place to cancel mitigation, and re-assess the property considering its new purpose.

We thank Council for considering our request for continued farmland tax mitigation.

Sincerely



Dick and Maria Wellman  
RR#2, Box #2, Stn Main  
Regina SK S4P 2Z2

March 2, 2019

Attention : Office of the City Clerk, Queen Elizabeth II Court, 2476 Victoria Avenue, Regina, SK  
S4P 3C8.

Our farmland is on the north side of Dewdney Avenue (SW & SE of 30-17-20 W2) and was annexed into the City of Regina in 2013. The annexation agreement guaranteed five-years of tax mitigation whereby the taxes would remain at RM levels for five years. We were told at the time that the City might consider extending mitigation in 2019 depending on the circumstances.

As stated longer-term growth areas would not be eligible for development and servicing under the growth plan and would remain as largely rural lands zoned as urban holdings for longer term. Specifically, we were told that City would likely extend tax mitigation until such time these lands were developed.

Since 2013 very little new development on the far west side of the City (GTH) has taken place. Relatively little new additional development has taken place following the establishment of the CPR IMF and Loblaw's warehouse in 2010. A majority of the land in the GTH has not been developed upon. Furthermore the city's role in the area was diminished once the GTH Authority was created. The orderly transition of our agricultural land to urban development appears to be far more long term than initially anticipated in 2013.

At its meeting on February 25, 2019 the city council voted to provide previously annexed properties in the south east (Same 2013 agreement) with tax mitigation for the years 2019-2023. Taxes will remain at 2013 RM levels for those years.

Therefore we are requesting that the City Council exercise its discretion and also provide our properties (SW & SE of 30-17-20 W2) with the same type and level of tax mitigation.

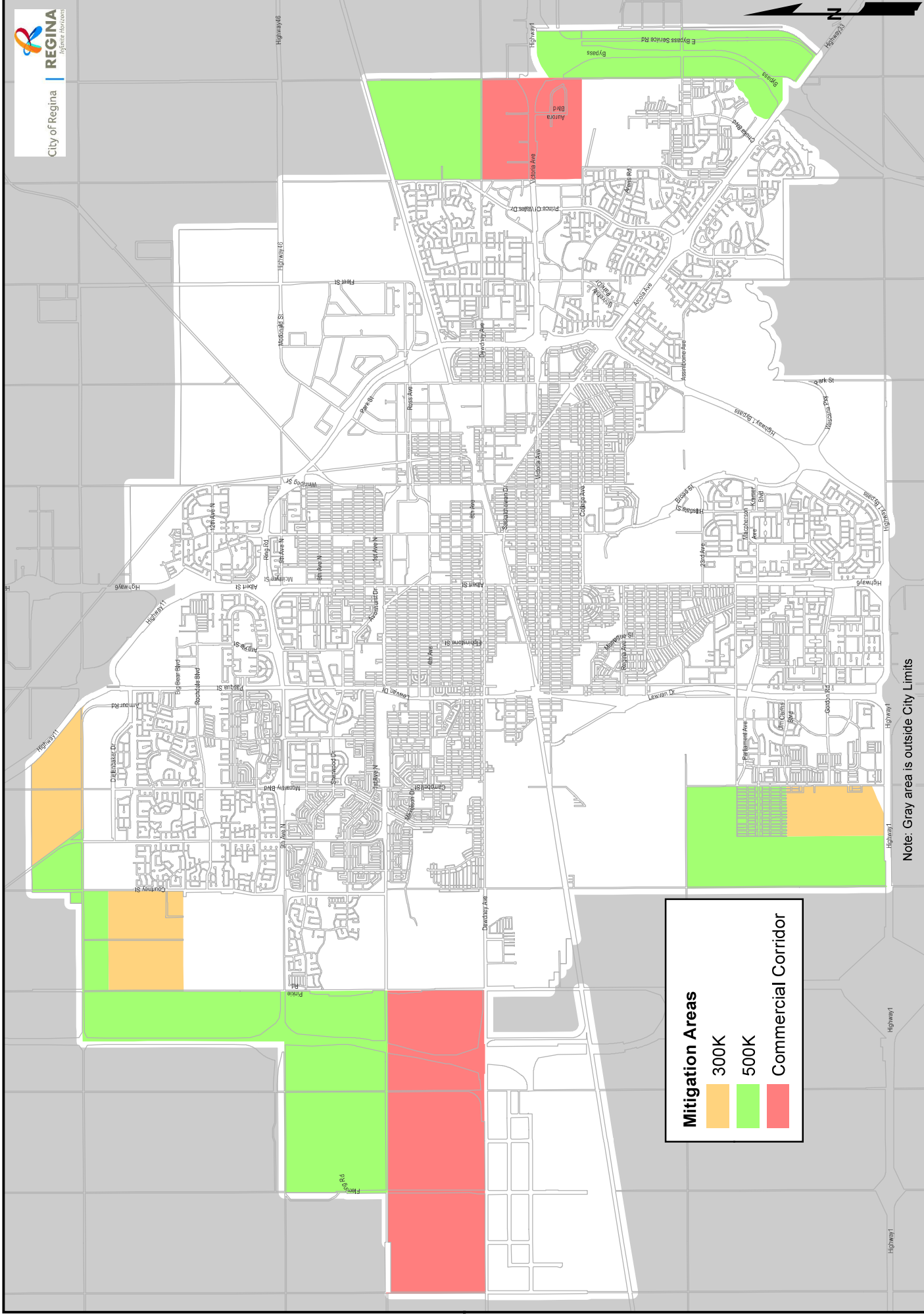
Sincerely,

James Farley & Lilie R Farley

*Lilie R. Farley*

*James Farley*

*3065960099*

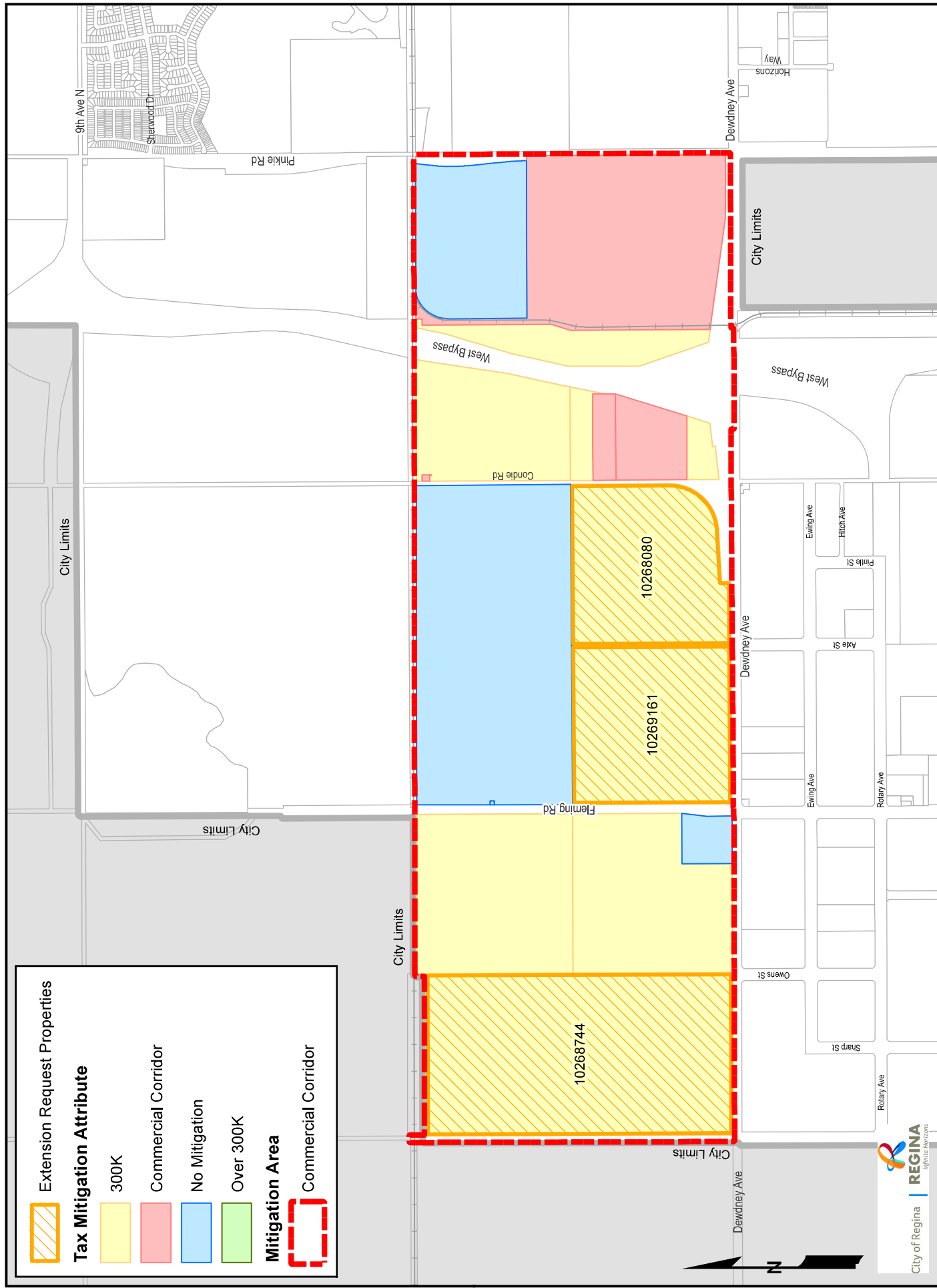


**Extension Request Properties**

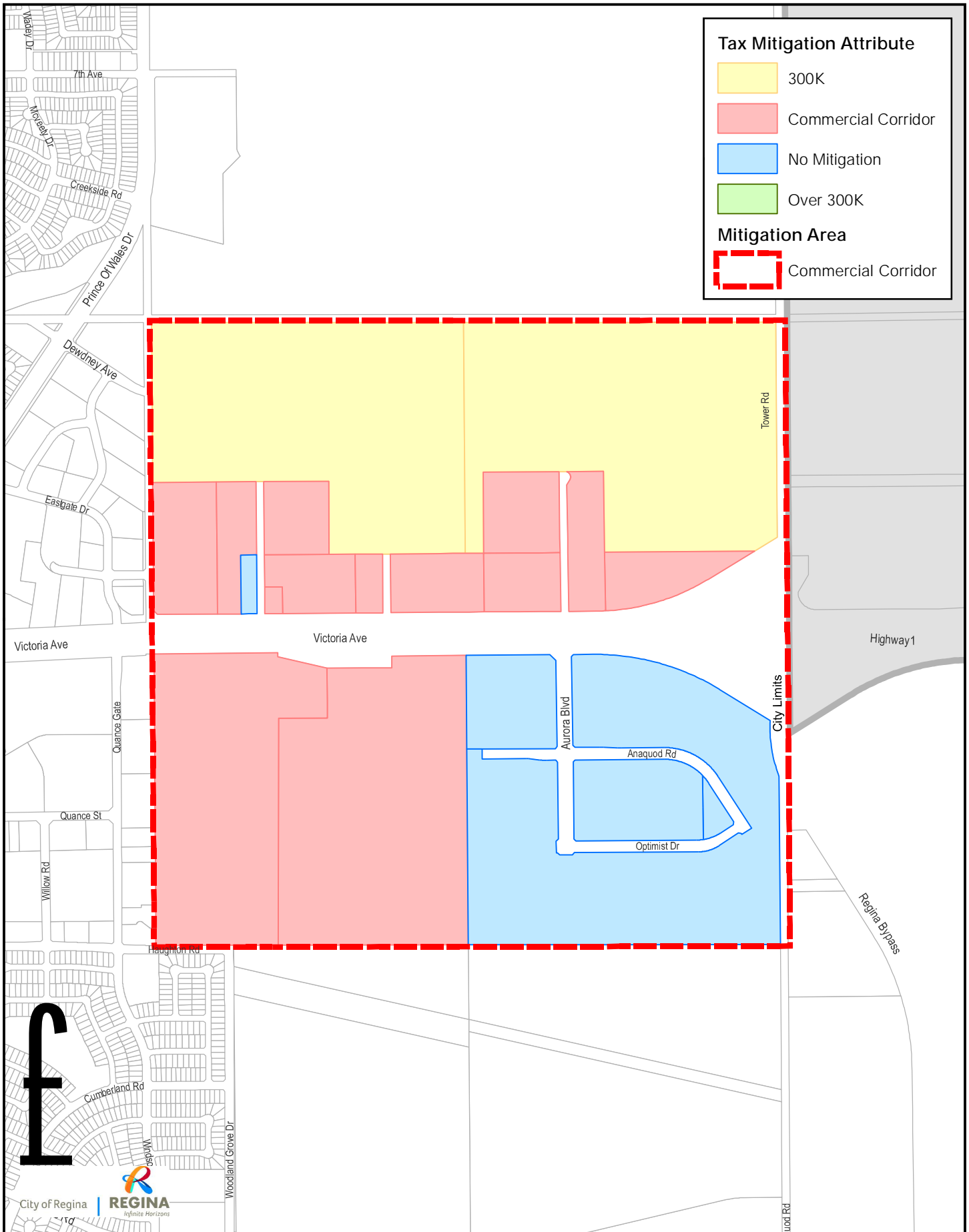
- 300K
- Commercial Corridor
- No Mitigation
- Over 300K

**Mitigation Area**

- Commercial Corridor



# East Commercial Corridor



## APPENDIX C

### Summary of Financial Impacts

		2019 Levies		2019-2023 Total		2024-2028 Total		2019-2028 Total	
Option		Foregone Municipal Levy	Total Foregone Levy	Foregone Municipal Levy	Total Foregone Levy	Foregone Municipal Levy	Total Foregone Levy	Foregone Municipal Levy	Total Foregone Levy
Option 1	<b>Status Quo (Recommended Option)</b>	-	-	-	-	-	-	-	-
Option 2	Provide mitigation for three properties in the West Commercial Corridor	5,330	7,108	26,650	35,539	26,650	35,539	53,299	71,078
Option 3	Provide Mitigation for all agricultural properties in the Commercial Corridors, identified as New Neighbourhood (300K population)	17,743	22,898	88,714	114,491	88,714	114,491	177,429	228,982
Option 4	Provide Mitigation for all agricultural properties identified as New Neighbourhood (300K population)	41,139	53,443	205,695	267,213	205,695	267,213	411,390	534,426

**Notes:**

- Levies are based on approved 2019 Municipal, Library, & Education mill rates.
- Data is as of May 14, 2019
- For properties that are in the original Commercial Corridor but identified as New Neighbourhood (300K population) category.

**APPENDIX D**

**LIST OF PROPERTIES AND IMPACT ON 2019 LEVY**

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<p><b>PART A: Option 2</b></p> <p>Provide mitigation for three agricultural properties in the West Commercial Corridor</p>
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**Provide Mitigation for all agricultural properties in the Commercial Corridors, identified as New Neighbourhood (300K population)**

11400 DEWDNEY AVENUE	66.26%	2,207	745	1,462	2,728	921	1,808
13000 DEWDNEY AVENUE	56.72%	4,339	1,878	2,461	6,279	2,717	3,561
600 FEMING ROAD	66.65%	2,190	730	1,459	2,706	903	1,804
605 CONDIE ROAD	72.84%	3,077	836	2,241	3,803	1,033	2,770
12400 DEWDNEY AVENUE	67.97%	2,107	675	1,432	2,605	834	1,770
10600 DEWDNEY AVENUE	65.18%	2,158	751	1,407	2,668	929	1,739
1001 CONDIE ROAD	93.42%	1,345	88	1,256	1,662	109	1,553
1301 CONDIE ROAD	93.42%	2,453	161	2,291	3,032	199	2,832
4001 E DEWDNEY AVENUE	73.50%	1,816	481	1,334	2,244	595	1,650
5201 E DEWDNEY AVENUE	55.24%	4,342	1,944	2,399	6,176	2,765	3,412

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# APPENDIX D

## LIST OF PROPERTIES AND IMPACT ON 2019 LEVY

### PART C: Option 4

Provide Mitigation for all properties identified as New Neighbourhood (300K population)

4800 ARMOUR ROAD	90.87%	1,357	124	1,233	1,678	153	1,525
10600 DEWDNEY AVENUE	65.18%	2,158	751	1,407	2,668	929	1,739
5813 SECORD AVENUE	21.31%	189	149	40	234	184	50
4820 CAMPBELL STREET	15.33%	315	267	48	389	330	60
4820 GARRY STREET	15.33%	315	267	48	389	330	60
4800 CAMPBELL STREET	89.59%	1,362	142	1,220	1,684	175	1,509
605 CONDIE ROAD	72.84%	3,077	836	2,241	3,803	1,033	2,770
1300 N COURTNEY STREET *	97.44%	1,196	31	1,166	1,479	38	1,441
1550 N COURTNEY STREET	25.18%	5,543	4,147	1,396	8,923	6,676	2,247
600 FLEMING ROAD	66.65%	2,190	730	1,459	2,706	903	1,804
13000 DEWDNEY AVENUE	56.72%	4,339	1,878	2,461	6,279	2,717	3,561
1400 N COURTNEY STREET	86.10%	1,402	195	1,207	1,734	241	1,493
1760 N COURTNEY STREET	52.55%	5,394	2,560	2,835	8,767	4,160	4,607
1001 CONDIE ROAD	93.42%	1,345	88	1,256	1,662	109	1,553
5800 ARMOUR ROAD	63.42%	2,458	899	1,559	3,039	1,112	1,927
5000 ARMOUR ROAD	67.80%	2,096	675	1,421	2,591	834	1,757
1600 N COURTNEY STREET	86.61%	1,414	189	1,225	1,748	234	1,514
4001 E DEWDNEY AVENUE	73.50%	1,816	481	1,334	2,244	595	1,650
11400 DEWDNEY AVENUE	66.26%	2,207	745	1,462	2,728	921	1,808
5201 E DEWDNEY AVENUE	55.24%	4,342	1,944	2,399	6,176	2,765	3,412
12400 DEWDNEY AVENUE	67.97%	2,107	675	1,432	2,605	834	1,770
1750 N COURTNEY STREET	86.00%	1,426	200	1,226	1,763	247	1,516
4500 CAMPBELL STREET	60.12%	2,980	1,188	1,791	3,683	1,469	2,214
4245 GARRY STREET	14.85%	526	448	78	650	554	97
1301 N PINKIE ROAD	66.23%	2,242	757	1,485	2,771	936	1,835
600 PINKIE ROAD	72.01%	1,849	518	1,331	2,285	640	1,646
1710 N COURTNEY STREET	93.06%	1,343	93	1,249	1,660	115	1,544
1301 CONDIE ROAD	93.42%	2,453	161	2,291	3,032	199	2,832
1301 N SILVERLEAF BOULEVARI	86.10%	7	1	6	8	1	7
1462 N COURTNEY STREET	97.44%	2,545	65	2,480	3,146	81	3,065
1458 N COURTNEY STREET	97.44%	359	9	350	444	11	433

# Accounts	31	62,351	21,212	41,139	82,968	29,524	53,443
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\* Account with a statutory exemption applied to it.

October 28, 2019

To: His Worship the Mayor  
And Members of City Council

Re: Executive Committee: Solar Project - Dream Request

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**RECOMMENDATION**

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE  
- OCTOBER 16, 2019**

1. That notwithstanding section 4.8 of the *Administration and Calculation Servicing Agreement Fees and Development Levy Policy*, the request that the Solar Project development described in this report be exempt from the payment of the transportation, parks and recreation and administration portions of the Servicing Agreement Fees (SAFs) at the time of subdivision be approved including such exemption on the following conditions:
  - (a) The 10MW Solar Project is awarded by SaskPower to Company A on the land owned by Dream Asset Management Corporation (Dream) as described in this report;
  - (b) An application for subdivision with respect to the lands to be used for the Solar Project is submitted to the City, and such application complies with all applicable requirements and development standards other than the payment of SAFs;
  - (c) At the time of any subsequent application for new development on the lands used for the Solar Project, the land owner shall pay SAFs and or development levies (as the case may be) equal to those portions exempted at the rates in effect at the time of the subsequent development, not the rates in effect at the time of subdivision; and
  - (d) The City shall register an interest against the title(s) of the subject lands in the ISC Land Registry at the time of subdivision identifying the outstanding payment owing to the City and the obligation of the landowner to make payment to the City prior to obtaining any future development permit or certificate of approval.
2. That conditional support be provided for a property tax exemption as described in Option 2 in this report for five years to Dream Asset Management Corporation for the portion of the land located at 4800 E Dewdney Ave, tax account number 10268981, as described on the assessment roll as Plan: 101396853 Block: B; NE 26-17-19-2 required for the proposed solar project.
3. That the Executive Director, Community Planning and Development be delegated authority to finalize the terms of a servicing agreement as outlined in this report.

4. That the specific tax exemption as described in Option 2 in this report come forward to a future Executive Committee and Council meeting for approval once the following conditions are met:
  - (a) The 10MW Solar Project is awarded by SaskPower to Company A on a portion of the land owned by Dream Asset Management Corporation (Dream) as described in this report; and
  - (b) That the construction of the of the solar project as awarded to Company A by SaskPower is complete on the land owned by Dream and as described in this report.
5. That City Council request Economic Development Regina (EDR) to work with City Administration to begin steps to develop a policy that would provide guidelines for future requests for economic development support within the City of Regina.

#### *EXECUTIVE COMMITTEE – OCTOBER 16, 2019*

The following addressed the Committee:

- Lyle Weichel, representing WestSource and Kruger Energy Inc
- John Lee, representing Economic Development Regina
- Jim Elliot

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

Recommendation #6 does not require City Council approval.

Mayor Michael Fougere, Councillors: Andrew Stevens (Chairperson), Lori Bresciani, John Findura, Jerry Flegel, Bob Hawkins, Jason Mancinelli, Joel Murray and Barbara Young were present during consideration of this report by the Executive Committee.

The Executive Committee, at its meeting held on October 16, 2019, considered the following report from the Administration:

#### RECOMMENDATION

1. That notwithstanding section 4.8 of the *Administration and Calculation Servicing Agreement Fees and Development Levy Policy*, the request that the Solar Project development described in this report be exempt from the payment of the transportation, parks and recreation and administration portions of the Servicing Agreement Fees (SAFs) at the time of subdivision be approved including such exemption on the following conditions:
  - (a) The 10MW Solar Project is awarded by SaskPower to Company A on the land owned by Dream Asset Management Corporation (Dream) as described in this report;

- (b) An application for subdivision with respect to the lands to be used for the Solar Project is submitted to the City, and such application complies with all applicable requirements and development standards other than the payment of SAFs;
  - (c) At the time of any subsequent application for new development on the lands used for the Solar Project, the land owner shall pay SAFs and or development levies (as the case may be) equal to those portions exempted at the rates in effect at the time of the subsequent development, not the rates in effect at the time of subdivision; and
  - (d) The City shall register an interest against the title(s) of the subject lands in the ISC Land Registry at the time of subdivision identifying the outstanding payment owing to the City and the obligation of the landowner to make payment to the City prior to obtaining any future development permit or certificate of approval.
2. That conditional support be provided for a property tax exemption as described in Option 2 in this report for five years to Dream Asset Management Corporation for the portion of the land located at 4800 E Dewdney Ave, tax account number 10268981, as described on the assessment roll as Plan: 101396853 Block: B; NE 26-17-19-2 required for the proposed solar project.
  3. That the Executive Director, Community Planning and Development be delegated authority to finalize the terms of a servicing agreement as outlined in this report.
  4. That the specific tax exemption as described in Option 2 in this report come forward to a future Executive Committee and Council meeting for approval once the following conditions are met:
    - (a) The 10MW Solar Project is awarded by SaskPower to Company A on a portion of the land owned by Dream Asset Management Corporation (Dream) as described in this report; and
    - (b) That the construction of the of the solar project as awarded to Company A by SaskPower is complete on the land owned by Dream and as described in this report.
  5. That City Council request Economic Development Regina (EDR) to work with City Administration to begin steps to develop a policy that would provide guidelines for future requests for economic development support within the City of Regina.
  6. That this report be forwarded to the October 28, 2019 City Council meeting for approval.

## CONCLUSION

SaskPower is procuring 10 megawatts of solar power under a 20 year power purchase agreement through a Request for Proposal (RFP). The RFP includes the right to award an additional 10 megawatt contract to the successful proponent. An international renewable energy company (known as Company A) is putting forward a proposal to SaskPower for the project. The proposed

site for the Solar Project is within City of Regina limits on land to be leased to Company A by Dream Asset Management Corporation (Dream). As part of the submission, several criteria are scored including the contract price, siting and environment, and community engagement. The landowner of the proposed site is requesting support from the City of Regina for the Solar Project. The City's support would consist of a deferral of SAFs and conditional support for a property tax exemption.

The recommendation for implementation of deferral of SAFs would be delegated to the Executive Director, Community Planning & Development for implementation. A property tax exemption agreement and bylaw would only be considered and approved by Council at a later date once the conditions for the project have been met, which include that Company A is awarded the solar project and that the solar project has been constructed on the land.

## BACKGROUND

SaskPower is procuring 10 megawatts of solar power under a 20-year power purchase agreement through a RFP. It includes the right to award an additional 10-megawatt contract to the successful proponent. The proposal is for 35,000 – 40,000 solar photovoltaic modules and requires approximately 60 to 80 acres of land. SaskPower has qualified thirteen proponents for this project. The SaskPower evaluation process will score several criteria including but not limited to the contract price, site and environment, community benefit and community engagement.

Company A is a Canadian company with several similar projects throughout Canada and the United States. Administration was requested to hold back on revealing the name of the company due to the competitive nature of the RFP.

Dream is the property owner of the proposed site for the project. Company A and Dream are proposing the project would require 80 – 100 acres of land. The land proposed for the project is located at 4800 E Dewdney Ave, tax account number 10268981, as described on the assessment roll as Plan: 101396853 Block: B; NE 26-17-19-2. Dream submitted a letter as appendix A requesting a deferral of the service agreement fees normally collected at the time of subdivision as well as a tax exemption for the increase in property tax as a result of the construction of the solar project for 5 years.

In 2018 Council passed a motion in favor of being 100 percent renewable by 2050 and tasked administration to improve the environmental sustainability of Regina. The proposed solar project would generate enough electricity to power 2,200 Saskatchewan homes and charge 1.7 billion smartphones. The offset emissions would be equivalent to 2,800 passenger vehicles taken off the road each year, 14.5 million pounds of coal not burned each year, and 219,000 tree seedlings grown for 10 years each year. This project would complement Council's goal for a policy framework and plan that would contribute to meeting that target.

Economic Development Regina (EDR) fully supports Company A in their efforts to be successful under the SaskPower Renewable Project RFP. A letter indicating support from EDR is

attached as Appendix B. In its letter, EDR encourages the City of Regina to join EDR in providing support as research indicates this project will be environmentally beneficial.

## DISCUSSION

Dream is requesting support for Company A to be successful in the RFP for a Solar Project as procured by SaskPower. There are several criteria which SaskPower will consider in the selection process, one of which is the financial sustainability of the project. Council's approval of the deferral of SAFs and conditional support for a property tax exemption may improve the financial viability of the proposal.

### **Servicing Agreement Fees**

Based on the proposal, it is understood that the development is temporary in nature and will not require connection to the City water or wastewater services. According to section 4.8 of the *Administration and Calculating of Servicing Agreement Fees and Development Levy Policy*, where the City permits development of land that is not required to connect to the City's water or wastewater service at the time of the initial development, the land will be exempt from paying the water and wastewater portions of the fees until the development does connect to the City water or wastewater services.

In addition, Administration is recommending Council defer the transportation, parks and recreation, and administration portions of the Servicing Agreement Fees pursuant to section 4.8 of the *Administration and Calculating of Servicing Agreement Fees and Development Levy Policy*. The development is temporary in nature and does not require access to City services. At a future time when new development occurs on the lands used for the Solar Panel project, payment of applicable SAF fees will be required.

Table 2 shows a breakdown of the deferred Servicing Agreement Fees based on a 100 acre site (assuming the long-term intent of the area is to be residential/commercial development):

Table 2 Servicing Agreement Fees: 40.5 hectare (100 acre) Site		
Area (hectares)	40.5	
Servicing Agreement Fee (SAF)		<b>Residential/Commercial-zoned</b>
Drainage		\$0
Water		\$4,341,600
Wastewater		\$1,822,500

<b>Drainage, Water, Wastewater SAF Total</b>		<b>\$6,164,100</b>
Transportation		\$9,436,500
Parks/Rec		\$874,800
Administration		\$1,830,600
<b>Trans, Parks/Rec, Admin SAF Total</b>		<b>\$12,141,900</b>
<b>Total SAF</b>		<b>\$18,306,000</b>

### Property Tax Exemptions

Section 262(4) of *The Cities Act* allows for Council to enter into a multiple year agreement with a property owner for the purpose of providing a property tax exemption. A tax exemption agreement must be authorized through a bylaw and may impose any terms and conditions Council may specify. Administration is proposing that in order for Dream to qualify for an exemption Company A must be awarded the contract by SaskPower and the construction of the solar project must be complete.

The education portion of the taxes payable to the Government of Saskatchewan is subject to *The Education Property Tax Act* which specifies that any exemption of education taxes that is \$25,000 or greater in any given year, must be approved by the Government of Saskatchewan.

Once conditions have been met, Administration will prepare a further report to Executive Committee for Council's consideration. Options for Council's consideration regarding a property tax exemption include the following:

#### **Option 1 – Exemption on the Incremental Increase in property tax after construction is complete.**

Currently, the tax on the parcel of land is estimated at \$5,518, the municipal portion being \$4,464. The estimate on the parcel after installation of the solar panels is \$70,760, the municipal portion being \$40,919. The increase would be approximately \$65,242, with a municipal levy of \$36,455. The exemption will be applied for 5 years. After 5 years, the exemption will expire, and Administration would recommend that Council provide another 5 year exemption as long as the Solar Project remains on said land.

The financial impact of this option is a municipal exemption of approximately \$36,455 annually for 5 years.

#### **Option 2 – 40 per cent Exemption (Recommended)**

At this time the City does not have a policy or framework to guide economic requests of this

type. While the project complements Council's goal toward renewable energy and improving environment sustainability of Regina, the long-term economic benefits are limited once the project is constructed. The land being considered was annexed into the City in 2014, is in the Future Long-Term Growth area (500+) and is receiving a 40 per cent exemption in order to keep the tax levels at the RM level. This option supports renewable energy projects and would continue the exemption at the same level. The exemption will be applied for 5 years. After 5 years, the exemption will expire, and Administration would recommend that Council provide another 5 year exemption as long as the Solar Project remains on said land.

The financial impact of this option is a municipal exemption of approximately \$16,367 annually for 5 years.

### **Option 3 – No property tax exemption.**

This option provides no support by way of property tax exemptions and the property would be 100 per cent taxable after the construction of the solar project is complete.

### **Impact of Exemptions:**

Estimated Total Current Property Tax = \$5,518

Estimated Total Property Tax after construction = \$70,760

Property Tax Exemption Option	Estimated after Construction Municipal Property Tax Exemption	Estimated after Construction Total Property Tax Exemption	Estimated after Construction Municipal Property Tax Payable	Estimated after Construction Total Property Tax Payable
Option 1	\$35,401	\$65,242	\$4,464	\$5,518
Option 2 (recommended)	\$16,367	\$28,304	\$24,551	\$42,456
Option 3	0	0	\$41,919	\$70,760

The property tax amounts are an estimate. Company A provided some preliminary information in order for the Assessor to provide an estimate of the assessed value of the property after the completion of the project.

### **Economic Development Requests**

Administration is also recommending that Council request Economic Development Regina to create a formal policy governing future economic development requests. Currently, these types of requests are dealt with on individual basis. A policy would provide further clarity and consistency on these requests, benefiting Applicants, Administration, and City Council.



## RECOMMENDATION IMPLICATIONS

### Financial Implications

The municipal portion of any property tax exemption will be accounted for in future years budgets. The lands are in the future long-term growth as defined by the Official Community Plan, and as such, are not within the current financial model for the collection of Servicing Agreement Fees. There is no financial impact in deferring the Servicing Agreement Fees.

### Environmental Implications

The proposal is consistent with policies contained within the OCP

### Policy and/or Strategic Implications

This project supports City Council's goal for Regina to become 100 per cent renewable by 2050. The Official Community Plan (OCP) promotes conservation, stewardship and environmental sustainability. This project would directly support the conservation of energy for long-term sustainability.

### Other Implications

None in respect to this report.

### Accessibility Implications

None in respect to this report.

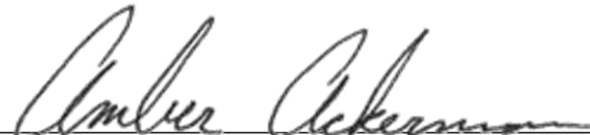
## COMMUNICATIONS

Dream will receive communication with respect to the Committee's recommendation to City Council.

## DELEGATED AUTHORITY

The recommendations contained in this report require City Council approval.

Respectfully submitted,

  
Amber Ackerman, Deputy City Clerk 10/23/2019



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F +1 306.347.8108

Deb Bryden, Director  
Assessment and Tax Department  
City of Regina  
2476 Victoria Ave  
Regina, SK S4P 3C8

September 17, 2019

**Re: Tax Exemption Request to Attract Renewable Energy Economic Development**

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Dream is currently working with a major international renewable energy company ("the company") to facilitate a solar energy project in Regina, upon land currently owned by Dream in the northeast portion of the City. SaskPower is procuring 10 MW of solar power through an RFP process. Dream is providing 80–100 acres of land to the company through a land option/lease to facilitate the project. The land is attractive to the company as it is close to current development making it accessible to connect into the power system. At this time, due to the competitive nature of the RFP, we cannot disclose the name of the company. It is worthy to note, however, the company has over 35 operating renewable energy producing sites in North America.

The SaskPower RFP is a competitive process and the company has indicated that tax incentives are a commonly employed tool for municipalities to attract such investment. As such, on behalf of the company, Dream is requesting a tax exemption be provided on the incremental increase of taxes on the land for a five-year period. The request would apply to approximately 80-100 acres of land within NE 26-17-19 W2. The exact extent of the land area would be determined upon close of the RFP and subdivided accordingly, if selected as the successful proponent by SaskPower.

Additionally, and following past precedents, we would seek deferral of the service agreement fees that are normally collected at time of subdivision, until such time that the land is developed. Because the project will require a subdivision of the 80-100 acres from the quarter section, this would normally initiate the collection of service agreement fees. However, there will be no development on the land that would require any services (i.e. no underground pipes, no traffic generation, no water service, etc.). Following similar precedents applied in the past, we would request that the SAFs be deferred until such time that urban development occurs on the land.

Thank you in advance for your consideration. If you have any questions, please contact me at [jcarlston@dream.ca](mailto:jcarlston@dream.ca) or 306-347-8115.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jason Carlston", is written over a horizontal red line.

Jason Carlston  
Regional Vice President, Saskatchewan Land

---

**Private & Confidential****Economic Development Regina Inc.  
Property Tax Exemption & SAF Deferral Recommendation**

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**Subject:**

Property tax exemption and service agreement fee “SAF” deferral request to support a large-scale solar project.

**Background:**

Dream is currently working with a major international renewable energy company, hereafter referred to as the “the company” to facilitate a solar energy project in Regina. SaskPower is procuring 10 MW of solar power through an RFP process. Dream is providing 80-100 acres of land to facilitate the project.

In order to enhance the competitiveness of the proponents bid, Dream has requested a tax exemption and SAF deferral has been requested. Specifically, Dream is requesting a tax exemption be provided on the incremental increase of axes on the land for a five-year period. A letter illustrating the specifics of this has been provided to the City of Regina.

The confidentiality of the company is due to commercially confidential information associated with the bid. EDR is aware of the company, has reviewed their 35 major renewable energy projects across North America and has met with their senior leadership.

**Renewable Energy: Climate Change & Production Considerations**

Over the past century, average global temperatures have been on the rise. According to Environment and Climate Change Canada, Canada’s rate of warming is twice the global rate

Projections moving into the future show CO<sub>2</sub> concentration in our atmosphere increasing. To stabilize earth’s climate GHG emissions must equate to net zero and in order to do so, Canada is one of 195 countries to sign the Paris Agreement, committing to limiting the rise of global temperatures well below the 2-degree threshold.<sup>i</sup>

The observed effects of climate change in Canada are noticeable. We have longer growing seasons, more heat waves and fewer cold spells, permafrost melt, earlier river ice break-up, increased precipitation, earlier spring runoff, and earlier budding of trees. Canada is already feeling the effects of warmer, wetter, and stormier weather.

As it pertains to Regina, water quality, agriculture and prairie ecosystems will be most heavily affected. Climate change could lead to impacts on agricultural production (crop yields) and related financial loss, livestock production, and farming infrastructure. Climate change may also disrupt our energy supplies during extreme weather events, increased stress of transmission infrastructure, and increased demand on electrical generation. Furthermore, buildings, roads, bridges, pipelines, and electricity transmission may become more sensitive to extreme precipitation patterns and changes in temperature.

Renewable energy is energy derived from natural sources that are replenished at a faster or equal rate by which they are consumed. Due to its geographical positioning, Canada has substantial potential to derive energy from renewable sources, and currently, renewable sources provide 18.9% of Canada's primary energy supply

Solar energy comes from radiated heat and light from the sun. Generally, solar power has been used to passively heat and provide lighting to buildings, but it can also be harnessed to produce electricity.

Regina is third in Canadian cities that get the most sunlight, totaling 322 of sunshine each year. More specifically, Regina receives approximately 1400 kWh of solar energy annually, and when we compare this to the average power consumption needs of an average household, Regina is in a favorable position to supply renewable energy to consumers. The average Regina household requires 2000 watt-hours, and a 200 kW PV system can supply this<sup>ii</sup>

### **Renewable Energy Economic Impact**

Regina's potential wind, solar, biomass energy industries covers the supply chain from raw materials to component manufacturers, and system integrators to developers, retailers and distributors. We are far behind in power production technology, but in terms of components, service, repair, maintenance, and research on climate change, we have immense opportunity to support and create jobs with renewable energy development.

Regina's economy stands to benefit from a focus on, and support for, renewable energy. Supporting renewable energy projects need not come at the expense of the fossil fuel industry, but it may help support, sustain and grow the industries which serve the oil and gas sector, including professional services, financial, electrical, manufacturing, instrumentation, technological, training and transportation

There are almost 10 million renewable energy jobs around the world. Slightly over 3 million are employed in solar power. Since 2012, the world has brought more renewable than fossil power online each year—and that trend continued in 2017. Overall, the amount of new renewable power capacity installed in 2017 came in just shy of the record set in 2016, with 150 GW installed. To put that in context, last year alone the world added more clean power capacity than we have in all of Canada today, from all sources<sup>iii</sup>

Companies that sell appliances, lightening, green energy materials, home building supplies, HVAC systems, or steel, stand to benefit from renewable energy projects. Companies that provide financial services and loans, provide architecture, engineering and electrical services or own a construction company stand to benefit. Companies providing blockchain and smart tech can benefit across the supply chain. Multiple research disciplines can be advanced within the GRA at the University and Polytechnic, including Waste to Energy, Water, Smart Grid Technologies, Transmission Infrastructure, and Bio-Energy.

Power-Production, large and small, private, public and cooperative, including indigenous owned, stand to benefit from a system that encourages developing projects that can self-sustain, and sell into the grid. There is also a trend in clean energy projects away from large, institutionally funded energy projects, to smaller and community-based project.

In summary, "the company" and the project has the potential to rapidly advance what is currently an emerging renewable energy sector in Regina.

**Alignment with City & EDR Direction**

On October 29th Regina City Council voted unanimously in favor of being "100 per cent renewable" by 2050; and further directed City administration has been asked to return to council in 2019 with a proposed framework for becoming 100 per cent renewable. An amendment to the motion, suggested by Councilor Hawkins, was passed, and with it, administration is tasked to come up with four possibilities for improving the environmental sustainability of Regina for implementation in 2023.

The provincial government has promised to have 50 per cent of the province's electricity come from renewable resources by 2030. SaskPower recently said it is on track to meet that goal.

It is expected that a 10 MW solar development project in Regina will support both goals.

Economic Development Regina advances projects and initiatives, which support the metal fabrication, manufacturing, advanced technology and professional service sector. This project aligns with the interests of those industries.

**Recommendation**

EDR is recommending that a tax exemption consistent with option 2 in the report from City Administration be applied to the land in question as well as a deferral on the service agreement fees that are normally collected at the time of subdivision until such time that the land is developed, specifically, urban development.

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<sup>i</sup> Government of Canada, 2016 <https://www.canada.ca/en/environment-climate-change/services/climate-change/paris-agreement.html>

<sup>ii</sup> National Energy Board: The Economics of Solar Power in Canada, 2018, <https://www.neb-one.gc.ca/nrg/sttstc/lctrct/rprt/cnmcsfslrpwr/index-eng.html>

<sup>iii</sup> National Energy Board, National Energy Analysis, 2018

October 28, 2019

To: His Worship the Mayor  
And Members of City Council

Re: Application for Title – 2019 Liens

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**RECOMMENDATION**

**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE  
- OCTOBER 8, 2019**

1. That the Manager, Property Tax and Utility Billing be authorized to serve six-month notices on all parcels of land included in the list of lands marked as Appendix A.
2. That the Manager, Property Tax and Utility Billing be authorized to proceed with the next steps in tax enforcement on the expiry of the six-month notices.

*FINANCE AND ADMINISTRATION COMMITTEE – OCTOBER 8, 2019*

The Committee adopted a resolution to concur in the recommendation contained in the report. Recommendation #3 does not require City Council approval.

Councillors: Sharron Bryce (Chairperson), Bob Hawkins, Jason Mancinelli and Barbara Young were present during consideration of this report by the Finance and Administration Committee.

The Finance and Administration Committee, at its meeting held on October 8, 2019, considered the following report from the Administration:

**RECOMMENDATION**

1. That the Manager, Property Tax and Utility Billing be authorized to serve six-month notices on all parcels of land included in the list of lands marked as Appendix A.
2. That the Manager, Property Tax and Utility Billing be authorized to proceed with the next steps in tax enforcement on the expiry of the six-month notices.
3. That this report be forwarded to the October 28, 2019 meeting of City Council for approval.

**CONCLUSION**

Based on the 2019 tax liens, the properties listed in Appendix A to this report have an interest registered by the City of Regina at the Land Registry and have outstanding property tax arrears.

Upon City Council resolution, Administration will proceed with tax enforcement proceedings by serving six-month notices, after October 28, 2019, on properties where arrears of taxes have not been paid and the interest based on the tax lien has not been discharged. Administrative costs will be added to the tax roll pursuant to section 19(1) of *The Tax Enforcement Act*.

## BACKGROUND

The purpose of this report is to obtain approval to serve six-month notices after October 28, 2019 and proceed with additional tax enforcement on properties where:

- The City of Regina placed an interest on title in 2019 through the registration of a tax lien for tax arrears.
- The arrears of taxes have not been paid.
- The interest based on the tax lien has not been discharged.

## DISCUSSION

City Council approval to proceed under subsection 22(1), of *The Tax Enforcement Act* is requested to serve six-month notices on the 533 properties listed in Appendix A to this report. Subsection 22(1) reads in part as follows:

“At any time after the expiration of six months from the date on which the municipality’s interest based on a tax lien was registered in the Land Titles Registry, the municipality may, by resolution, authorize proceedings to request title to any parcel included in the list with respect to which the arrears of taxes have not been paid and the interest based on the tax lien has not been discharged.

The steps taken prior to proceedings for title for the typical property listed in Appendix A are as follows:

1. Taxes on the properties were due and payable on June 29, 2018. Taxes on properties with supplementary notices were due December 31, 2018.
2. Taxes were in arrears as of January 1, 2019.
3. The properties were advertised in the Leader-Post on February 9, 2019. Properties with supplementary notices were advertised April 6, 2019.
4. Interests, based on a tax lien, were registered on the various title(s) to the properties at the Land Registry beginning April 10, 2019.

In all cases, the market value of these properties exceeds the value of tax arrears, thus prompting the owner or a financial institution with an interest in the property to pay the tax arrears prior to the City of Regina taking title. The City of Regina will not necessarily take title to the property after the six-month period. The City of Regina has the right to pursue other means to collect the outstanding arrears as allowed by *The Cities Act*, including but not limited to, civil suit, seizure of rents and/or seizure of goods and chattels.

The next steps in the process are:

1. First application for title (which is pursuant to this resolution).
2. After a required six-month waiting period, Provincial Mediation Board consent would be required prior to final application for title.

3. When Consent is issued by the Provincial Mediation Board, the Consent would be registered on title and a final 30 Day notice would be served.
4. Transfer of title to the City of Regina.

Administration follows the regulations of *The Tax Enforcement Act* for tax arrears. Steps in the tax enforcement process each take considerable time and effort to administer. Costs are added to the tax roll as authorized by Section 19(1)(f) of *The Tax Enforcement Act*.

## RECOMMENDATION IMPLICATIONS

### Financial Implications

There are no direct financial implications as a result of this report. Allowances are established at the end of each year for outstanding taxes. The allowances are then reflected in year-end results and audited financial statements.

### Environmental Implications

There are no environmental implications directly related to this report. In most instances, the taxes are paid for properties where application for title is made. In those instances where the City of Regina proceeds to take title, the City of Regina undertakes a full review of the environmental implications and makes decisions on a case by case basis as to whether to proceed to take title or not. Every effort is made to minimize the cost to the City of Regina.

### Policy and/or Strategic Implications

The authorization to serve six-month notices to the properties listed in Appendix A, allows for timely and efficient tax enforcement.

### Other Implications

None with respect to this report.

### Accessibility Implications

None with respect to this report.

## COMMUNICATIONS

The City of Regina has an active process of communicating with property owners with respect to outstanding taxes. Property owners are notified throughout the tax enforcement process and will continue to be notified as required by the legislation.

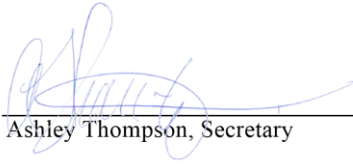


DELEGATED AUTHORITY

The recommendations contained in this report require City Council approval.

Respectfully submitted,

FINANCE AND ADMINISTRATION COMMITTEE

A handwritten signature in blue ink, appearing to read 'Ashley Thompson', is written over a horizontal line.

Ashley Thompson, Secretary

10/11/2019

CIVIC_ADDRESS	SHORT_LEGAL
6930 1ST AVENUE N	Plan: 76R00950 Block: 12 Lot: 21
5532 2ND AVENUE N	Plan: 72R13421 Block: 25 Lot: 14
2804 3RD AVENUE N	Plan: FN4603 Block: J Lot: 8
4641 4TH AVENUE	Plan: FH5553 Block: 2 Lot: 8
7323 6TH AVENUE	Plan: 68R06464 Block: 8 Lot: D
2030 6TH AVENUE N	Plan: AT654 Block: 54 Lot: 24 / Plan: AT654 Block: 54 Lot: 23
2635 E 7TH AVENUE	Plan: 75R52800 Block: 20 Lot: 1
3822 E 7TH AVENUE	Plan: 88R53043 Block: E Lot: 3
3850 E 7TH AVENUE	Plan: 93R26592 Unit: 4
5200 7TH AVENUE	Plan: 101204266 Block: 4 Lot: 34
1260 8TH AVENUE	Plan: 102090978 Block: X
4820 8TH AVENUE	Plan: OLD218 Block: 55 Lot: 20 / Plan: OLD218 Block: 55 Lot: 21
1435 9TH AVENUE N	Plan: 70R35954 Block: 9 Lot: 30
1535 9TH AVENUE N	Plan: 70R35954 Block: 8 Lot: 17
1305 E 10TH AVENUE	Plan: AQ5077 Block: 38 Lot: 3 / Plan: AQ5077 Block: 38 Lot: 2 / Plan: 101149837 Block: 38 Lot: 40
5048 10TH AVENUE	Plan: 78R15349 Unit: 21
1413 12TH AVENUE	Plan: 101175937 Block: 351 Lot: 44 / Plan: 101175915 Block: 351 Lot: 43
2824 12TH AVENUE	Plan: 99RA11005 Block: 314 Lot: 49
3504 13TH AVENUE	Plan: DV4420 Block: 381 Lot: 22 / Plan: DV4420 Block: 381 Lot: 23 / Plan: DV4420 Block: 381 Lot: 24 / Plan: DV4420 Block: 381 Lot: 25
1210 14TH AVENUE	Plan: 101923567 Unit: 16
1216 14TH AVENUE	Plan: 101923567 Unit: 13
4010 14TH AVENUE	Plan: DV4420 Block: 389 Lot: 21 / Plan: DV4420 Block: 389 Lot: 22
2301 15TH AVENUE	Plan: 98RA28309 Block: 458 Lot: 35
244 19TH AVENUE	Plan: FD3700 Block: 13 Lot: 1
2705 23RD AVENUE	Plan: EY1560 Block: 1 Lot: 22 / Plan: 101195052 Block: 1 Lot: 24
3208 28TH AVENUE	Plan: 61R32826 Block: 2 Lot: 15
2175 ABBOTT STREET	Plan: EV2129 Block: 39 Lot: 8
1108 ABERDEEN STREET	Plan: FO3017 Block: 6 Lot: 30
5365 AERIAL CRESCENT	Plan: 102067680 Block: 32 Lot: 2

102 AITKEN CRESCENT	Plan: 73R28743 Block: 19 Lot: 33
1971 ALBERT STREET	Plan: 102032255 Block: 342 Lot: 50
4236 ALBULET DRIVE	Plan: 102111152 Block: 48 Lot: 26
407 ALEXANDRA STREET	Plan: AR4002 Block: 31 Lot: 4 / Plan: AR4002 Block: 31 Lot: 3
1674 ALEXANDRA STREET	Plan: 101855325 Unit: 8
1820 ALEXANDRA STREET	Plan: 101152842 Block: 22 Lot: 36
2068 ALEXANDRA STREET	Plan: 101196435 Block: 35 Lot: 31
159 ALPORT CRESCENT	Plan: 76R48726 Block: 35 Lot: 62
59 ANDRE AVENUE	Plan: 74R39749 Block: 23 Lot: 26
816 ANGUS STREET	Plan: H4670 Block: 23 Lot: 37 / Plan: H4670 Block: 23 Lot: 36
1264 ANGUS STREET	Plan: 101205649 Block: 147 Lot: 26
1352 ANGUS STREET	Plan: OLD33 Block: 174 Lot: 27
1665 ANGUS STREET	Plan: OLD33 Block: 251 Lot: 12 / Plan: OLD33 Block: 251 Lot: 11
2648 ANGUS BOULEVARD	Plan: K4654 Block: 506 Lot: 9 / Plan: K4654 Block: 506 Lot: 8 / Plan: K4654 Block: 506 Lot: 10
3209 ANGUS STREET	Plan: 101179436 Block: 664 Lot: 10
16-131 ANGUS ROAD	Plan: 101958307 Unit: 16
406-2255 ANGUS STREET	Plan: 102129487 Unit: 22 / Plan: 102129487 Unit: 31
602-2840 E ARENS ROAD	Plan: 85R66183 Unit: 122
312 N ARGYLE STREET	Plan: 62R19207 Block: 8 Lot: 18
695 ARGYLE STREET	Plan: H4669 Block: 63 Lot: 26 / Plan: H4669 Block: 63 Lot: 27
734 ARGYLE STREET	Plan: H4669 Block: 51 Lot: 32 / Plan: H4669 Block: 51 Lot: 31
954 ARGYLE STREET	Plan: H4669 Block: 35 Lot: 27
968 ARGYLE STREET	Plan: H4669 Block: 35 Lot: 24
1030 ARGYLE STREET	Plan: DV4404 Block: 96 Lot: 33 / Plan: DV4404 Block: 96 Lot: 32
1219 ARGYLE STREET	Plan: DV4404 Block: 155 Lot: 5
1326 ARGYLE STREET	Plan: DV4404 Block: 165 Lot: 34 / Plan: 101193252 Block: 165 Lot: 54
1360 ARGYLE STREET	Plan: DV4404 Block: 165 Lot: 25 / Plan: 101193151 Block: 165 Lot: 48
1453 ARGYLE STREET	Plan: DV4404 Block: 217 Lot: 14
1457 ARGYLE STREET	Plan: DV4404 Block: 217 Lot: 15
3726 ARGYLE ROAD	Plan: FL2604 Block: 74 Lot: 5

107-960 E ASSINIBOINE AVENUE	Plan: 89R48627 Unit: 58
741 ATHOL STREET	Plan: H4670 Block: 15 Lot: 11
853 ATHOL STREET	Plan: H4670 Block: 18 Lot: 14 / Plan: H4670 Block: 18 Lot: 13
919 ATHOL STREET	Plan: H4670 Block: 31 Lot: 5
1024 ATHOL STREET	Plan: 101209597 Block: 93 Lot: 34
1126 ATHOL STREET	Plan: 101208046 Block: 108 Lot: 31
1229 ATHOL STREET	Plan: 101143853 Block: 152 Lot: 42
1301 ATHOL STREET	Plan: OLD33 Block: 169 Lot: 1
1352 ATHOL STREET	Plan: OLD33 Block: 168 Lot: 27 / Plan: 101144595 Block: 168 Lot: 43
1526 ATHOL STREET	Plan: OLD33 Block: 231 Lot: 12
1554 ATHOL STREET	Plan: OLD33 Block: 231 Lot: 19
1563 ATHOL STREET	Plan: OLD33 Block: 232 Lot: 30
1661 ATHOL STREET	Plan: AZ4674 Block: 257 Lot: 12
969 ATKINSON STREET	Plan: T4085 Block: 10 Lot: 18
1327 ATKINSON STREET	Plan: F1625 Block: 24 Lot: 37
1912 ATKINSON STREET	Plan: G384 Block: 10 Lot: 23
2710 ATKINSON STREET	Plan: U2439 Block: 50 Lot: 38 / Plan: 101179931 Block: 50 Lot: 51
2007 E BALL ROAD	Plan: 101865876 Block: 4 Lot: 2
6214 BALZER STREET	Plan: 102137217 Block: 7 Lot: 4
746 N BARD CRESCENT	Plan: 78R55588 Block: 214 Lot: B
1075 BIRCHWOOD PLACE	Plan: 101850353 Unit: 38
92-5529 BLAKE CRESCENT	Plan: 102068467 Unit: 78
32 BORLASE CRESCENT	Plan: 72R20821 Block: 37 Lot: 7
93 BORLASE CRESCENT	Plan: 72R20821 Block: 38 Lot: 13
341 BROAD STREET	Plan: AY5450 Block: 17A Lot: 39
1003 N BROAD STREET	Plan: 74R29250 Block: 24 Lot: 1
418 E BROADWAY AVENUE	Plan: FJ5368 Block: 9 Lot: 27
609 E BROADWAY AVENUE	Plan: FJ5368 Block: 14 Lot: 10
828 BROADWAY AVENUE	Plan: U2439 Block: 18 Lot: 18 / Plan: U2439 Block: 18 Lot: 17
1025 BRODER STREET	Plan: F1625 Block: 4 Lot: A / Plan: F1625 Block: 4 Lot: 7
1253 BRODER STREET	Plan: F1625 Block: 18 Lot: 14

1863 BRODER STREET	Plan: G384 Block: 7 Lot: 7
1901 BRODER STREET	Plan: G384 Block: 8 Lot: 2 / Plan: G384 Block: 8 Lot: 1
1929 BRODER STREET	Plan: G384 Block: 8 Lot: 8
2059 BRODER STREET	Plan: DV270 Block: 23 Lot: 15
317 BROOKVIEW DRIVE	Plan: 101954527 Block: T Lot: 13
1319 BROWN STREET	Plan: 75R52800 Block: 21 Lot: 24
6206 BRUNSKILL PLACE	Plan: 88R73864 Block: 49 Lot: 17
4048 E BUCKINGHAM DRIVE	Plan: 101132536 Unit: 6
706 N CALLANDER CRESCENT	Plan: 77R55713 Block: 203 Lot: 15 / Plan: 101127091 Block: 203 Lot: 27
752 CAMERON STREET	Plan: H4670 Block: 14 Lot: 27
839 CAMERON STREET	Plan: H4670 Block: 20 Lot: 10 / Plan: 101153450 Block: 20 Lot: 41
923 CAMERON STREET	Plan: H4670 Block: 29 Lot: 6
947 CAMERON STREET	Plan: H4670 Block: 29 Lot: 12
1443 CAMERON STREET	Plan: OLD33 Block: 212 Lot: 12 / Plan: 101171012 Block: 212 Lot: 42
1527 CAMERON STREET	Plan: OLD33 Block: 234 Lot: 39
1547 CAMERON STREET	Plan: OLD33 Block: 234 Lot: 34
1574 CAMERON STREET	Plan: OLD33 Block: 233 Lot: 22 / Plan: 101171270 Block: 233 Lot: 43
1906 CAMERON STREET	Plan: OLD33 Block: 336 Lot: 38 / Plan: OLD33 Block: 336 Lot: 39
3055 CAMERON STREET	Plan: P1652 Block: 604 Lot: 32
642 CAMPBELL STREET	Plan: 65R31035 Block: 43 Lot: 22
956 CAMPBELL STREET	Plan: AY3193 Block: 96 Lot: 24 / Plan: AY3193 Block: 96 Lot: 25 / Plan: AY3193 Block: 96 Lot: 26 / Plan: AY3193 Block: 96 Lot: 27
190 CANNON STREET	Plan: 72R34451 Block: 17 Lot: 38
3954 CASTLE ROAD	Plan: 94R28679 Unit: 65
212 CATHERWOOD CRESCENT	Plan: 76R25638 Block: 34 Lot: 43
5003 CESSNA WAY	Plan: 102119015 Block: 51 Lot: 13
39PRK-4501 CHILD AVENUE	Plan: 102165308 Unit: 39
129-4601 CHILD AVENUE	Plan: 101899031 Unit: 29
4523 CHUKA DRIVE	Plan: 102264937 Block: Q Lot: 20
4614 CHUKA DRIVE	Plan: 102264937 Block: R Lot: 16
4618 CHUKA DRIVE	Plan: 102313235 Block: R Lot: 15A

235 CHURCH DRIVE	Plan: 76R56110 Block: 13 Lot: 23
25 CLELAND STREET	Plan: 62R19207 Block: 11 Lot: 21
14 COLDWELL ROAD	Plan: 59R10219 Block: 45 Lot: 56
134 COLLEGE AVENUE	Plan: DV270 Block: 75 Lot: 17
535 COLLEGE AVENUE	Plan: U2439 Block: 12 Lot: 2
1000 COLLEGE AVENUE	Plan: OLD33 Block: 471 Lot: 11 / Plan: 101249490 Block: 471 Lot: 21
1104 COLLEGE AVENUE	Plan: 101249108 Block: 470 Lot: 22
246 CORNWALL STREET	Plan: Z140 Block: 29 Lot: 29 / Plan: Z140 Block: 29 Lot: 28
1244 CORNWALL STREET	Plan: 101185949 Block: 142 Lot: 25
305-2160 CORNWALL STREET	Plan: 88R31733 Unit: 20
5220 CRANE CRESCENT	Plan: 102119015 Block: 50 Lot: 50
28 CRESTVIEW BAY	Plan: 65R30581 Block: 5 Lot: 37
4643 CURTISS AVENUE	Plan: 102064340 Block: 2 Lot: 30
492 DALGLIESH DRIVE	Plan: 74R23123 Block: 17 Lot: 19
5918 DALGLIESH DRIVE	Plan: 77R55713 Block: 207 Lot: 20
7302 DALGLIESH DRIVE	Plan: 81R14134 Unit: 25
15 DANIELS CRESCENT	Plan: 65R14428 Block: 4 Lot: 14
23-4537 DELHAYE WAY	Plan: 102161742 Unit: 5
55 DEMPSEY AVENUE	Plan: 75R36090 Block: 14 Lot: 40
602 DEWDNEY AVENUE	Plan: AP990 Block: 4 Lot: 12 / Plan: AP990 Block: 4 Lot: 13
1004 E DEWDNEY AVENUE	Plan: BE636 Block: 6 Lot: 18 / Plan: 101148678 Block: 6 Lot: 41
1111 E DEWDNEY AVENUE	Plan: AQ5077 Block: 4 Lot: 3 / Plan: 101211499 Block: 4 Lot: 44 / Plan: 101211499 Block: 4 Lot: 45
2420 E DEWDNEY AVENUE	Plan: 73R25274 Block: 15 Lot: 4
2439 E DEWDNEY AVENUE	Plan: 73R25274 Block: 4 Lot: 7
3027 DEWDNEY AVENUE	Plan: OLD33 Block: 234 Lot: 4
3215 DEWDNEY AVENUE	Plan: OLD33 Block: 232 Lot: 7
3217 DEWDNEY AVENUE	Plan: OLD33 Block: 232 Lot: 6
3225 DEWDNEY AVENUE	Plan: OLD33 Block: 232 Lot: 4 / Plan: 101212401 Block: 232 Lot: 47
3610 DEWDNEY AVENUE	Plan: DV4404 Block: 218 Lot: 23
3707 DEWDNEY AVENUE	Plan: DV4404 Block: 227 Lot: 9
4224 DEWDNEY AVENUE	Plan: OLD218 Block: 80 Lot: 19

4431 DEWDNEY AVENUE	Plan: I5211 Block: 1 Lot: 3
5026 DEWDNEY AVENUE	Plan: OLD218 Block: 72 Lot: 19 / Plan: OLD218 Block: 72 Lot: 18
6420 DEWDNEY AVENUE	Plan: AY3193 Block: 7 Lot: 20 / Plan: AY3193 Block: 7 Lot: 19
6440 DEWDNEY AVENUE	Plan: AY3193 Block: 7 Lot: 16 / Plan: 101175139 Block: 7 Lot: 26
304-2206 DEWDNEY AVENUE	Plan: 101845920 Unit: 8
19PRK-3800 E DEWDNEY AVENUE	Plan: 102080719 Unit: 19
44PRK-3800 E DEWDNEY AVENUE	Plan: 102080719 Unit: 44
706-3806 E DEWDNEY AVENUE	Plan: 102080719 Unit: 151
603-3814 E DEWDNEY AVENUE	Plan: 102080719 Unit: 130
212-3818 E DEWDNEY AVENUE	Plan: 102080719 Unit: 103
4400 DIEFENBAKER DRIVE	Plan: 102114942 Block: F
603 DOROTHY STREET	Plan: 79R46205 Block: 51 Lot: K
312 E DOUGLAS PARK CRESCENT	Plan: 89R60892 Block: 3 Lot: 19
42 DROPE STREET	Plan: 59R10221 Block: 50 Lot: 9
95 DUNSMORE DRIVE	Plan: 75R50060 Block: 57 Lot: 32
1833 N EAGLES ROAD	Plan: 102065879 Block: 3 Lot: 8
35 EDENWOLD CRESCENT	Plan: 77R32633 Block: 52 Lot: 35
82 EDENWOLD CRESCENT	Plan: 77R32633 Block: 54 Lot: 22
2156 EDGAR STREET	Plan: DV270 Block: 51 Lot: 26
2801 ELGAARD DRIVE	Plan: 102136845 Block: K Lot: 13
134-3229 ELGAARD DRIVE	Plan: 102147667 Unit: 34
909 ELLIOTT STREET	Plan: T4085 Block: 14 Lot: 3 / Plan: 101229588 Block: 14 Lot: 43
937 ELLIOTT STREET	Plan: T4085 Block: 14 Lot: 10
1159 ELLIOTT STREET	Plan: F1625 Block: 14 Lot: 15 / Plan: F1625 Block: 14 Lot: 16
2072 ELLIOTT STREET	Plan: DV270 Block: 29 Lot: 24
2 ELLISON CRESCENT	Plan: 59R10222 Block: 37 Lot: 4
345 ELPHINSTONE STREET	Plan: 59R06802 Block: 3 Lot: 7
414 ELPHINSTONE STREET	Plan: 59R10218 Block: 23 Lot: 2
748 ELPHINSTONE STREET	Plan: 101237611 Block: 50 Lot: 47 / Plan: H4669 Block: 50 Lot: 29
756 ELPHINSTONE STREET	Plan: H4669 Block: 50 Lot: 26 / Plan: H4669 Block: 50 Lot: 27
825 ELPHINSTONE STREET	Plan: H4669 Block: 48 Lot: 7

912 ELPHINSTONE STREET	Plan: H4669 Block: 34 Lot: 38 / Plan: 101188616 Block: 34 Lot: 56
1100 ELPHINSTONE STREET	Plan: DV4404 Block: 106 Lot: 40
2800 ELPHINSTONE STREET	Plan: FB5838 Block: L Lot: 26
1120 EMPRESS STREET	Plan: FO3017 Block: 2 Lot: 12
1121 EMPRESS STREET	Plan: 101392949 Block: 1 Lot: 13 / Plan: FO3017 Block: 1 Lot: 6
1451 EMPRESS STREET	Plan: 101166566 Block: 72 Lot: 42 / Plan: OLD218 Block: 72 Lot: 12
8A-12100 EWING AVENUE	Plan: 102279135 Unit: 8
26B-12100 EWING AVENUE	Plan: 102279135 Unit: 68
98 FAIRVIEW ROAD	Plan: 66R22720 Block: 10 Lot: 40
8099 FAIRWAYS WEST DRIVE	Plan: 101903936 Block: G Lot: 1
1206 FLEET STREET	Plan: 83R17233 Block: 65 Lot: 17
2025 FLEURY STREET	Plan: DV270 Block: 37 Lot: 37 / Plan: DV270 Block: 37 Lot: 38
917 FORGET STREET	Plan: AS5547 Block: 30 Lot: 3
330 FORSYTH CRESCENT	Plan: 72R13421 Block: 26 Lot: 45
342 FORSYTH CRESCENT	Plan: 72R13421 Block: 26 Lot: 49
1031 FORT STREET	Plan: AY3193 Block: 66 Lot: 8 / Plan: AY3193 Block: 66 Lot: 9 / Plan: 101159782 Block: 66 Lot: 32
1446 FORT STREET	Plan: 75R47160 Block: 3 Lot: 8
4069 FORT STREET	Plan: AY270 Block: 34 Lot: 28 / Plan: AY270 Block: 34 Lot: 29
4002 E FREEMAN ROAD	Plan: 101915041 Block: 17 Lot: 2
4110 E FREEMAN ROAD	Plan: 101915276 Block: 17 Lot: 15
4111 E FREEMAN ROAD	Plan: 101915276 Block: 11 Lot: 21
98 FROMM CRESCENT	Plan: 74R02070 Block: 1 Lot: Z
149 GARNET STREET	Plan: FN4603 Block: C Lot: 12
205 GARNET STREET	Plan: FN4603 Block: K Lot: 3
671 GARNET STREET	Plan: H4670 Block: 3 Lot: 18 / Plan: H4670 Block: 3 Lot: 19
856 GARNET STREET	Plan: H4670 Block: 18 Lot: 26
1421 GARNET STREET	Plan: OLD33 Block: 213 Lot: 5 / Plan: OLD33 Block: 213 Lot: 6
1945 GARNET STREET	Plan: OLD33 Block: 336 Lot: 12
3248 GARNET STREET	Plan: FJ4373 Block: 82 Lot: 5
4321 GARNET STREET	Plan: 64R20022 Block: 6 Lot: 29
38 GARUIK CRESCENT	Plan: 75R45335 Block: 15 Lot: 7



5703 GLIDE CRESCENT	Plan: 102130119 Block: 58 Lot: 21
5719 GLIDE CRESCENT	Plan: 102130119 Block: 58 Lot: 25
405-2830 GORDON ROAD	Plan: 88R68050 Unit: 38
61PRK-5600 GORDON ROAD	Plan: 102153293 Unit: 61
1142 GRAHAM ROAD	Plan: 78R48675 Block: 49 Lot: 4
41PRK-4177 E GREEN APPLE DRIVE	Plan: 102110397 Unit: 41
4822 E GREEN BROOKS WAY	Plan: 102147858 Block: 27 Lot: 23
154 GREEN MEADOW ROAD	Plan: 75R02046 Block: 2 Lot: 24
4501 E GREEN OLIVE WAY	Plan: 102144305 Block: Q
4622 E GREEN WATER ROAD	Plan: 102102387 Block: 18 Lot: 18
80 GREENFIELD DRIVE	Plan: 66R18574 Block: 23 Lot: 1
1205 GREY STREET	Plan: 102113963 Unit: 43
412 HALIFAX STREET	Plan: F4996 Block: 15 Lot: 36
447 HALIFAX STREET	Plan: F4996 Block: 14 Lot: 12 / Plan: F4996 Block: 14 Lot: 11
1600 HALIFAX STREET	Plan: OLD33 Block: 249 Lot: 1 / Plan: OLD33 Block: 249 Lot: 2 / Plan: OLD33 Block: 249 Lot: 3 / Plan: OLD33 Block: 249 Lot: 4 / Plan: OLD33 Block: 249 Lot: 5 / Plan: OLD33 Block: 249 Lot: 6 / Plan: OLD33 Block: 249 Lot: 7 / Plan: OLD33 Block: 249 Lot: 8 / Plan: OLD33 Block: 249 Lot: 9 / Plan: 100804700 Block: 249 Lot: 10
1857 HALIFAX STREET	Plan: OLD33 Block: 301 Lot: 15
2128 HALIFAX STREET	Plan: 101147802 Block: 413 Lot: 32
2250 HALIFAX STREET	Plan: 101167950 Block: 424 Lot: 25
2838 E HARTMANN CRESCENT	Plan: 83R01210 Block: 60 Lot: 10
839 N HAYWORTH CRESCENT	Plan: 77R57777 Block: 107 Lot: 6
3536 HAZEL GROVE	Plan: 92R30217 Block: 9 Lot: 11
3592 HAZEL GROVE	Plan: 92R30217 Block: 9 Lot: 37
8830 HERMAN CRESCENT	Plan: 102065914 Block: 14 Lot: 135
8942 HERMAN CRESCENT	Plan: 102065914 Block: 14 Lot: 161
3635 HILL AVENUE	Plan: FL2604 Block: 54 Lot: 18
8729 HINCKS LANE	Plan: 102065914 Block: 20 Lot: 9
6435 HIRD CRESCENT	Plan: 86R42601 Block: 28 Lot: 18
56 HODGES BAY	Plan: 73R25274 Block: 2 Lot: 14
808 HORACE STREET	Plan: FX4362 Block: 21 Lot: C / Plan: 101240738 Block: 21 Lot: D

1321 HORACE STREET	Plan: EY3461 Block: A Lot: 4
318 HOWE PLACE	Plan: 84R41173 Block: 33 Lot: 5
1075 HOWSON STREET	Plan: AY3193 Block: 67 Lot: 13 / Plan: AY3193 Block: 67 Lot: 12
54 INGERSOLL CRESCENT	Plan: EX5374 Block: 6 Lot: 7
4481 JAMES HILL ROAD	Plan: 102100206 Block: 42 Lot: 5
4562 JAMES HILL ROAD	Plan: 102130119 Block: 59 Lot: 4
4625 JAMES HILL ROAD	Plan: 102082733 Block: 34 Lot: 66
1923 E JANZEN CRESCENT	Plan: 86R47549 Block: 14 Lot: 1
5117 JIM CAIRNS BOULEVARD	Plan: 102067668 Block: F Lot: 20
3P-5302 JIM CAIRNS BOULEVARD	Plan: 102169009 Unit: 3
10 JORDAN BAY	Plan: 75R23282 Block: 36 Lot: 10
7314 KELLY AVENUE	Plan: 63R33089 Block: 10 Lot: 25
1051 N KENDERDINE DRIVE	Plan: 86R64995 Block: H Lot: 23
1131 KING STREET	Plan: DV4404 Block: 102 Lot: 8 / Plan: DV4404 Block: 102 Lot: 9
1311 KING STREET	Plan: DV4404 Block: 162 Lot: 3 / Plan: 101168243 Block: 162 Lot: 55
1424 KING STREET	Plan: DV4404 Block: 222 Lot: 34 / Plan: DV4404 Block: 222 Lot: 35
1436 KING STREET	Plan: DV4404 Block: 222 Lot: 31
2220 KING STREET	Plan: DV4420 Block: 448A Lot: 35 / Plan: DV4420 Block: 448A Lot: 36
3636 KING STREET	Plan: 64R24822 Block: 17 Lot: 11
50 KNIGHT CRESCENT	Plan: FJ713 Block: 4 Lot: 25
6113 KOEP AVENUE	Plan: 102035742 Block: 1 Lot: 15
141 KRIVEL CRESCENT	Plan: 73R08672 Block: 20 Lot: 1
1411 LACON STREET	Plan: BE636 Block: 6 Lot: 5 / Plan: BE636 Block: 6 Lot: 4
1308 N LAKEWOOD DRIVE	Plan: 82R55163 Block: 10 Lot: 22
1369 N LAKEWOOD DRIVE	Plan: 82R55163 Block: 13 Lot: 2
101-1119 N LAKEWOOD COURT	Plan: 102106910 Unit: 1
7011 LAWRENCE DRIVE	Plan: 81R35902 Block: 132 Lot: 18
77 LEOPOLD CRESCENT	Plan: DV678 Block: 1 Lot: 2 / Plan: DV678 Block: 1 Lot: 1
2150 LINDSAY STREET	Plan: 101149534 Block: 49 Lot: 50 / Plan: DV270 Block: 49 Lot: 28
291 N LORNE STREET	Plan: AT654 Block: 52 Lot: 2 / Plan: AT654 Block: 52 Lot: 1
401 LORNE STREET	Plan: BI3659 Block: 13 Lot: 1

5-2060 LORNE STREET	Plan: 101986599 Unit: 5
4-405 N LORNE STREET	Plan: 102028429 Unit: 4
26 MACKENZIE MEWS	Plan: 96R01324 Unit: 75
1505 MACPHERSON AVENUE	Plan: GE191 Block: 30 Lot: 9
1731 MACPHERSON AVENUE	Plan: GE191 Block: 31 Lot: 4
87 MAGEE CRESCENT	Plan: 74R37760 Block: 3 Lot: 9
7007 MAHON BAY	Plan: 81R35902 Block: 128 Lot: 57
2603 MAKOWSKY CRESCENT	Plan: 102174735 Block: D Lot: 135
2726 MAKOWSKY CRESCENT	Plan: 102174735 Block: K Lot: 28
2834 MAKOWSKY CRESCENT	Plan: 102136845 Block: K Lot: 38
1605 N MAPLE HILL CRESCENT	Plan: 102211333 Block: 19 Lot: 2
1649 N MAPLE ROSE CRESCENT	Plan: 102121771 Block: 17 Lot: 31
1 MARSH CRESCENT	Plan: 59R04304 Block: 42 Lot: 12
11 MARSHALL CRESCENT	Plan: 70R29882 Block: 18 Lot: 3
1655 MCARA STREET	Plan: 77R35418 Block: 96 Lot: G
2151 MCARA STREET	Plan: DV270 Block: 46 Lot: 13
629 MCCARTHY BOULEVARD	Plan: 70R30868 Block: 47 Lot: 15
205-1130 N MCCARTHY BOULEVARD	Plan: 99RA12177 Unit: 2
441 MCDONALD STREET	Plan: 65R29319 Block: 9 Lot: 29
2055 MCDONALD STREET	Plan: DV270 Block: 32 Lot: 32
2138 MCDONALD STREET	Plan: DV270 Block: 48 Lot: 31
336 MCINTOSH STREET	Plan: 71R28862 Block: 41 Lot: 25
619 N MCINTOSH STREET	Plan: 71R33636 Block: 4 Lot: 2
1268 MCINTOSH STREET	Plan: FB5636 Block: 40 Lot: L
429 MCINTYRE STREET	Plan: AT4370 Block: 15 Lot: 9 / Plan: AT4370 Block: 15 Lot: 8
438 MCINTYRE STREET	Plan: BD4995 Block: 16 Lot: 35
447 MCINTYRE STREET	Plan: AT4370 Block: 15 Lot: 13
448 MCINTYRE STREET	Plan: BD4995 Block: 16 Lot: 29 / Plan: 101244619 Block: 16 Lot: 51 / Plan: BD4995 Block: 16 Lot: 30
449 MCINTYRE STREET	Plan: AT4370 Block: 15 Lot: 14
455 MCINTYRE STREET	Plan: AT4370 Block: 15 Lot: 18 / Plan: AT4370 Block: 15 Lot: 17
457 MCINTYRE STREET	Plan: AT4370 Block: 15 Lot: 19

460 MCINTYRE STREET	Plan: BD4995 Block: 16 Lot: 25 / Plan: BD4995 Block: 16 Lot: 26 / Plan: BD4995 Block: 16 Lot: 27 / Plan: BD4995 Block: 16 Lot: 28
5827 MCKINLEY AVENUE	Plan: 71R22050 Block: 43 Lot: 1
5978 MCKINLEY AVENUE	Plan: 71R22050 Block: 50 Lot: 14
77 MCNAUGHTON AVENUE	Plan: 59R10219 Block: 45 Lot: 10
3911 MCPHAIL AVENUE	Plan: 60R07552 Block: 7 Lot: 30
837 MCTAVISH STREET	Plan: H4669 Block: 46 Lot: 10 / Plan: H4669 Block: 46 Lot: 9 / Plan: H4669 Block: 46 Lot: 11
1111 MCTAVISH STREET	Plan: DV4404 Block: 105 Lot: 4 / Plan: DV4404 Block: 105 Lot: 3
1175 MCTAVISH STREET	Plan: DV4404 Block: 105 Lot: 19 / Plan: DV4404 Block: 105 Lot: 20
1217 MCTAVISH STREET	Plan: DV4404 Block: 156 Lot: 5
1245 MCTAVISH STREET	Plan: DV4404 Block: 156 Lot: 12
1374 MCTAVISH STREET	Plan: DV4404 Block: 164 Lot: 22
1410 MCTAVISH STREET	Plan: DV4404 Block: 219 Lot: 38
1437 MCTAVISH STREET	Plan: DV4404 Block: 218 Lot: 10
1525 MCTAVISH STREET	Plan: DV4404 Block: 228 Lot: 40
1539 MCTAVISH STREET	Plan: DV4404 Block: 228 Lot: 36
2150 MCTAVISH STREET	Plan: DV4420 Block: 392 Lot: 27 / Plan: DV4420 Block: 392 Lot: 28
2206 MCTAVISH STREET	Plan: 101181608 Block: 445 Lot: 47 / Plan: DV4420 Block: 445 Lot: 39
2240 MCTAVISH STREET	Plan: DV4420 Block: 445 Lot: 30
2241 MCTAVISH STREET	Plan: 101181787 Block: 444 Lot: 39
4104 MCTAVISH STREET	Plan: AR1128 Block: 940 Lot: 37 / Plan: AR1128 Block: 940 Lot: 38
1431 MCVEETY DRIVE	Plan: 97R59302 Block: 36 Lot: 18
4 MENZIES PLACE	Plan: 60R02508 Block: 5 Lot: 29
66 MERLIN CRESCENT	Plan: 62R19206 Block: 32 Lot: 11
38 MERRITT CRESCENT	Plan: EX5374 Block: 14 Lot: 1
1051 MIDDLETON CRESCENT	Plan: 86R47289 Block: 21 Lot: 8
148 MIKKELSON DRIVE	Plan: 70R30868 Block: 62 Lot: 25
127 MILFORD CRESCENT	Plan: 66R13963 Block: 6 Lot: 23
51 MILLAR CRESCENT	Plan: 60R07553 Block: 11 Lot: 48
1120 MINTO STREET	Plan: FO3017 Block: 5 Lot: 27
1379 MINTO STREET	Plan: EY3461 Block: C Lot: 12

65 MITCHELL CRESCENT	Plan: 71R25931 Block: 29 Lot: 7
5321 MITCHINSON WAY	Plan: 102111152 Block: 47 Lot: 29
1104-5500 MITCHINSON WAY	Plan: 102176984 Unit: 15
19PRK-5656 MITCHINSON WAY	Plan: 102244564 Unit: 19
200PRK-5500 MITCHINSON WAY	Plan: 102176984 Unit: 200
11 MOLLARD CRESCENT	Plan: 65R31035 Block: 128A Lot: 7
651 MONTAGUE STREET	Plan: H4670 Block: 1 Lot: 15
691 MONTAGUE STREET	Plan: H4670 Block: 1 Lot: 25
1033 MONTAGUE STREET	Plan: OLD33 Block: 93 Lot: 4 / Plan: 101209700 Block: 93 Lot: 41
1112 MONTAGUE STREET	Plan: 101204693 Block: 107 Lot: 35
1136 MONTAGUE STREET	Plan: 101204637 Block: 107 Lot: 30
1341 MONTAGUE STREET	Plan: OLD33 Block: 168 Lot: 11
1561 MONTAGUE STREET	Plan: OLD33 Block: 231 Lot: 31
1575 MONTAGUE STREET	Plan: OLD33 Block: 231 Lot: 27 / Plan: OLD33 Block: 231 Lot: 28
2936 MONTAGUE STREET	Plan: FB5838 Block: H Lot: 15
427 MONTREAL STREET	Plan: F4996 Block: 10 Lot: 7
1624 MONTREAL STREET	Plan: OLD33 Block: 245 Lot: 34 / Plan: 101205683 Block: 245 Lot: 50
1761 MONTREAL STREET	Plan: OLD33 Block: 294 Lot: 16
1855 MONTREAL STREET	Plan: OLD33 Block: 297 Lot: 15 / Plan: OLD33 Block: 297 Lot: 14
1961 MONTREAL STREET	Plan: OLD33 Block: 354 Lot: 16
2162 MONTREAL STREET	Plan: 101995926 Unit: 12
2252 MONTREAL STREET	Plan: 101247746 Block: 421 Lot: 31
2358 MONTREAL STREET	Plan: 101248398 Block: 469 Lot: 29
605 E MULLIN AVENUE	Plan: FJ5368 Block: 15 Lot: 9
2820 NARCISSE DRIVE	Plan: 102136845 Block: S
17 NATHAN STREET	Plan: 70R29882 Block: 19 Lot: 4
2951 E NEFF ROAD	Plan: 85R31296 Block: 14 Lot: 3
236 ORCHARD CRESCENT	Plan: 59R07979 Block: 51 Lot: 11
79 OSBORNE CRESCENT	Plan: 71R25931 Block: 21 Lot: 29
367 OSLER STREET	Plan: F4996 Block: 18 Lot: 8
401 OSLER STREET	Plan: F4996 Block: 15 Lot: 2 / Plan: F4996 Block: 15 Lot: 1

1837 OSLER STREET	Plan: 101169851 Block: 302 Lot: 41 / Plan: 101169851 Block: 302 Lot: 42
2218 OSLER STREET	Plan: OLD33 Block: 425 Lot: 18
2228 OSLER STREET	Plan: 101168287 Block: 425 Lot: 30
1629 OTTAWA STREET	Plan: OLD33 Block: 246 Lot: 8
1900 OTTAWA STREET	Plan: 101175948 Block: 351 Lot: 41 / Plan: 101175926 Block: 351 Lot: 42
105 OXBOW CRESCENT	Plan: 101937595 Block: K Lot: 28
7520 OXBOW WAY	Plan: 102037519 Block: M2 Lot: 13
2843 PARK STREET	Plan: AT1088 Block: 87 Lot: 13 / Plan: AT1088 Block: 87 Lot: 12
116-3410 PARK STREET	Plan: 88R27914 Unit: 68
545 PASQUA STREET	Plan: 98RA26067 Block: 8 Lot: E
623 PASQUA STREET	Plan: DO2502 Block: 57 Lot: 8
4713 PASQUA STREET	Plan: 76R50675 Unit: 28
102 PAYNTER CRESCENT	Plan: 76R00950 Block: 8 Lot: 16
671 PINKIE ROAD	Plan: 85R14545 Block: D
709 PRINCESS STREET	Plan: H4669 Block: 52 Lot: 3 / Plan: 101167006 Block: 52 Lot: 49
807 PRINCESS STREET	Plan: H4669 Block: 45 Lot: 3 / Plan: 101196907 Block: 45 Lot: 46
1252 PRINCESS STREET	Plan: DV4404 Block: 158 Lot: 28
1264 PRINCESS STREET	Plan: DV4404 Block: 158 Lot: 24
1449 PRINCESS STREET	Plan: DV4404 Block: 219 Lot: 13
1454 PRINCESS STREET	Plan: DV4404 Block: 220 Lot: 27
2155 PRINCESS STREET	Plan: DV4420 Block: 392 Lot: 14
3932 QU'APPELLE DRIVE	Plan: FK4884 Block: 9 Lot: 8
361 QUEBEC STREET	Plan: F4996 Block: 24 Lot: 6
1930 QUEBEC STREET	Plan: OLD33 Block: 354 Lot: 33
2332 QUEBEC STREET	Plan: OLD33 Block: 470 Lot: 15 / Plan: 101249210 Block: 470 Lot: 25
683 QUEEN STREET	Plan: H4669 Block: 60 Lot: 22 / Plan: H4669 Block: 60 Lot: 23
731 QUEEN STREET	Plan: H4669 Block: 53 Lot: 7 / Plan: H4669 Block: 53 Lot: 8
770 QUEEN STREET	Plan: H4669 Block: 54 Lot: 22 / Plan: H4669 Block: 54 Lot: 21
827 QUEEN STREET	Plan: H4669 Block: 44 Lot: 8 / Plan: 101196750 Block: 44 Lot: 50
1136 QUEEN STREET	Plan: DV4404 Block: 102 Lot: 31 / Plan: 101205166 Block: 102 Lot: 51

1171 QUEEN STREET	Plan: DV4404 Block: 103 Lot: 18
1419 QUEEN STREET	Plan: DV4404 Block: 220 Lot: 5
1437 QUEEN STREET	Plan: DV4404 Block: 220 Lot: 10
2129 QUEEN STREET	Plan: DV4420 Block: 391 Lot: 8
139 RAE STREET	Plan: FN4603 Block: G Lot: 11
802 RAE STREET	Plan: H4670 Block: 22 Lot: 39 / Plan: H4670 Block: 22 Lot: 40
1133 RAE STREET	Plan: 101199607 Block: 114 Lot: 27
1227 RAE STREET	Plan: 101205740 Block: 147 Lot: 36
1237 RAE STREET	Plan: 101205784 Block: 147 Lot: 37
1354 RAE STREET	Plan: OLD33 Block: 173 Lot: 26
1416 RAE STREET	Plan: OLD33 Block: 210 Lot: 36 / Plan: 101229252 Block: 210 Lot: 41
1549 RAE STREET	Plan: OLD33 Block: 237 Lot: 34
1670 RAE STREET	Plan: OLD33 Block: 253 Lot: 33
2379 RAE STREET	Plan: 98RA28311 Block: 454 Lot: 30
158 READ AVENUE	Plan: 71R19743 Block: 51 Lot: 24
46 REIBLING BAY	Plan: 72R16604 Block: 16 Lot: 12
328 RETALLACK STREET	Plan: AP5716 Block: 36 Lot: 31 / Plan: 101160289 Block: 36 Lot: 51
422 RETALLACK STREET	Plan: AP5716 Block: 29 Lot: 34 / Plan: 101204884 Block: 29 Lot: 42
777 RETALLACK STREET	Plan: H4670 Block: 11 Lot: 19 / Plan: H4670 Block: 11 Lot: 20
778 RETALLACK STREET	Plan: H4670 Block: 12 Lot: 21 / Plan: 101145372 Block: 12 Lot: 41
879 RETALLACK STREET	Plan: H4670 Block: 22 Lot: 20
917 RETALLACK STREET	Plan: H4670 Block: 27 Lot: 5
930 RETALLACK STREET	Plan: H4670 Block: 28 Lot: 33
1052 RETALLACK STREET	Plan: 101181136 Block: 89 Lot: 29
1356 RETALLACK STREET	Plan: OLD33 Block: 172 Lot: 25 / Plan: OLD33 Block: 172 Lot: 26
1637 RETALLACK STREET	Plan: OLD33 Block: 253 Lot: 10
2522 RETALLACK STREET	Plan: 101172103 Block: F Lot: 20
1920 REYNOLDS STREET	Plan: G384 Block: 13 Lot: 6 / Plan: 101257545 Block: 13 Lot: 15
2071 REYNOLDS STREET	Plan: DV270 Block: 28 Lot: 28
2432 REYNOLDS STREET	Plan: U2439 Block: 13 Lot: 15
2636 REYNOLDS STREET	Plan: U2439 Block: 45 Lot: 15 / Plan: 101147363 Block: 45 Lot: 41

141 RIDDELL CRESCENT	Plan: 61R07601 Block: 2 Lot: 10
82 RINK AVENUE	Plan: 73R28980 Block: 13 Lot: 3
567 RINK AVENUE	Plan: 78R28046 Block: 23 Lot: 9
106 ROBINSON CRESCENT	Plan: FN4603 Block: D Lot: 12
671 ROBINSON STREET	Plan: H4670 Block: 5 Lot: 24 / Plan: H4670 Block: 5 Lot: 25
810 ROBINSON STREET	Plan: H4670 Block: 20 Lot: 38
835 ROBINSON STREET	Plan: H4670 Block: 21 Lot: 9 / Plan: 101220477 Block: 21 Lot: 50
872 ROBINSON STREET	Plan: H4670 Block: 20 Lot: 22
919 ROBINSON STREET	Plan: H4670 Block: 28 Lot: 5 / Plan: 101221209 Block: 28 Lot: 52
937 ROBINSON STREET	Plan: H4670 Block: 28 Lot: 10
1013 ROBINSON STREET	Plan: 101181035 Block: 89 Lot: 36
1021 ROBINSON STREET	Plan: OLD33 Block: 89 Lot: 4
1049 ROBINSON STREET	Plan: 101180966 Block: 89 Lot: 45
1056 ROBINSON STREET	Plan: 101180786 Block: 90 Lot: 25
1060 ROBINSON STREET	Plan: 101180742 Block: 90 Lot: 24
1075 ROBINSON STREET	Plan: 101180911 Block: 89 Lot: 21
1079 ROBINSON STREET	Plan: 101180900 Block: 89 Lot: 22
1117 ROBINSON STREET	Plan: 101178301 Block: 112 Lot: 50
1150 ROBINSON STREET	Plan: 101178064 Block: 111 Lot: 26
1233 ROBINSON STREET	Plan: 101162304 Block: 149 Lot: 43
1278 ROBINSON STREET	Plan: 101162001 Block: 150 Lot: 21
1335 ROBINSON STREET	Plan: OLD33 Block: 172 Lot: 10 / Plan: OLD33 Block: 172 Lot: 9 / Plan: 101162540 Block: 172 Lot: 43
66 RODENBUSH DRIVE	Plan: 78R41642 Block: 47 Lot: 2
226 N ROSE STREET	Plan: 60R17584 Block: 1 Lot: 16
1610 ROTHWELL STREET	Plan: AQ5077 Block: 32 Lot: 36
58 RYAN ROAD	Plan: 77R02299 Block: 53 Lot: 30
212-4002 SANDHILL CRESCENT	Plan: 102147588 Unit: 12
2706 SANDRINGHAM CRESCENT	Plan: 101842118 Block: 1 Lot: 42
114 SANGSTER BOULEVARD	Plan: 73R50385 Block: 9 Lot: 26
539 SANGSTER BOULEVARD	Plan: 76R35323 Block: 31 Lot: 10
327 SCARTH STREET	Plan: AU4502 Block: 22 Lot: 7



513 SCARTH STREET	Plan: AW3306 Block: 6 Lot: 7 / Plan: AW3306 Block: 6 Lot: 6
1845 SCARTH STREET	Plan: 101890739 Unit: 3
106 SELBY PLACE	Plan: 73R19291 Block: 20 Lot: 26
4388 SHAFFER STREET	Plan: 102121399 Block: 46 Lot: 32
864 SHANNON ROAD	Plan: 62R18876 Block: 15 Lot: 25
1627 N SHATTUCK BAY	Plan: 86R25312 Block: 29 Lot: 26
8814 SHERWOOD DRIVE	Plan: 102065914 Block: 20 Lot: 29
229 N SHILLINGTON ROAD	Plan: 102102400 Block: 19 Lot: 11
242 N SHILLINGTON ROAD	Plan: 102102400 Block: 18 Lot: 10
4722 SKINNER CRESCENT	Plan: 102064340 Block: 2 Lot: 14
258 SMITH STREET	Plan: Z140 Block: 31 Lot: 24
5214 SNOWBIRDS CRESCENT	Plan: 102088403 Block: 24 Lot: 44
5257 SNOWBIRDS CRESCENT	Plan: 102088403 Block: 25 Lot: 1
1715 SOUTH RAILWAY STREET	Plan: OLD33 Block: 250 Lot: 6 / Plan: OLD33 Block: 250 Lot: 7 / Plan: OLD33 Block: 250 Lot: 5
374 ST JOHN STREET	Plan: F4996 Block: 19 Lot: 14 / Plan: F4996 Block: 19 Lot: 13
1924 ST JOHN STREET	Plan: OLD33 Block: 350 Lot: 34
2309 ST JOHN STREET	Plan: 101189370 Block: 467 Lot: 27
2339 ST JOHN STREET	Plan: 101189404 Block: 467 Lot: 30
64 STAPLEFORD CRESCENT	Plan: 101919944 Block: 44 Lot: 57
70 STINSON AVENUE	Plan: 73R53692 Block: 10 Lot: 24
54 SUNSET DRIVE	Plan: 64R20022 Block: 7 Lot: 12
370 TORONTO STREET	Plan: F4996 Block: 21 Lot: 14 / Plan: F4996 Block: 21 Lot: 13
529 TORONTO STREET	Plan: F4996 Block: 6 Lot: 12 / Plan: 101252573 Block: 6 Lot: 31
1760 TORONTO STREET	Plan: OLD33 Block: 292 Lot: 26
1857 TORONTO STREET	Plan: OLD33 Block: 298 Lot: 14
20PRK-4801 TRINITY LANE	Plan: 102163889 Unit: 20
2515 E TRUESDALE DRIVE	Plan: 80R31514 Block: 3 Lot: 38
5105 TUTOR WAY	Plan: 102088403 Block: 24 Lot: 13
5314 TUTOR WAY	Plan: 102097054 Block: 22 Lot: 12
5422 TUTOR WAY	Plan: 102097054 Block: 22 Lot: 2
5532 TUTOR WAY	Plan: 102177503 Block: 76 Lot: 24

421-5303 UNIVERSAL CRESCENT	Plan: 102158984 Unit: 99
119 UPLAND DRIVE	Plan: 65R30581 Block: 2 Lot: 14
510 UPLAND DRIVE	Plan: 73R40468 Block: 10 Lot: 3
414 VICTORIA AVENUE	Plan: DV270 Block: 15A Lot: 7
418 VICTORIA AVENUE	Plan: DV270 Block: 15A Lot: 6
736 VICTORIA AVENUE	Plan: DV270 Block: 17 Lot: 2 / Plan: DV270 Block: 17 Lot: 1
3507 VICTORIA AVENUE	Plan: DV4420 Block: 381 Lot: 8 / Plan: DV4420 Block: 381 Lot: 9
1065 WALLACE STREET	Plan: F1625 Block: 6 Lot: 18 / Plan: F1625 Block: 6 Lot: 17
1301 WALLACE STREET	Plan: 68R39091 Block: 23 Lot: A
1352 WALLACE STREET	Plan: F1625 Block: 22 Lot: 27
1360 WALLACE STREET	Plan: F1625 Block: 22 Lot: 26 / Plan: F1625 Block: 22 Lot: 25
1758 WALLACE STREET	Plan: G384 Block: 2 Lot: 24
2120 WALLACE STREET	Plan: DV270 Block: 27 Lot: 35 / Plan: DV270 Block: 27 Lot: 36
2622 WALLACE STREET	Plan: U2439 Block: 48 Lot: 34
7166 WASCANA COVE DRIVE	Plan: 101869612 Block: 39 Lot: 42
4278 WASCANA RIDGE	Plan: 92R28657 Block: 16 Lot: 9
324 WASCANA STREET	Plan: AX2262 Block: 24 Lot: 33 / Plan: AX2262 Block: 24 Lot: 34
500 WASCANA STREET	Plan: AX2262 Block: 8 Lot: 40
622 WASCANA STREET	Plan: DO2502 Block: 57 Lot: 46
1043 WASCANA STREET	Plan: DV4404 Block: 100 Lot: 12 / Plan: DV4404 Block: 100 Lot: 11
1055 WASCANA STREET	Plan: 101201511 Block: 100 Lot: 44 / Plan: 101201511 Block: 100 Lot: 45
1436 WASCANA STREET	Plan: DV4404 Block: E Lot: 28
1444 WASCANA STREET	Plan: DV4404 Block: E Lot: 27
2208 WASCANA STREET	Plan: DV4420 Block: 449A Lot: 39
9 WESLEY ROAD	Plan: 61R11693 Block: 10 Lot: 40
1206 WESSEX PLACE	Plan: 101868824 Unit: 3
229-65 WESTFIELD DRIVE	Plan: 88R68050 Unit: 80
50 WHEELER CRESCENT	Plan: 74R23123 Block: 29 Lot: 25
6411 WHELAN DRIVE	Plan: 83R10860 Block: 9 Lot: 29
6914 WHELAN DRIVE	Plan: 81R35902 Block: 126 Lot: 11
4307 WILD ROSE DRIVE	Plan: 102260405 Block: T Lot: 9

4311 WILD ROSE DRIVE	Plan: 102260405 Block: T Lot: 10
303 WILLISTON DRIVE	Plan: 77R22314 Block: 23 Lot: 77
4-2751 WINDSOR PARK ROAD	Plan: 101910046 Unit: 4
901 WINNIPEG STREET	Plan: T4085 Block: 8 Lot: 1 / Plan: 69R20931 Block: 8 Lot: H / Plan: T4085 Block: 8 Lot: 2
1756 WINNIPEG STREET	Plan: OLD33 Block: 295 Lot: 26
2145 WINNIPEG STREET	Plan: DV270 Block: 27 Lot: 12 / Plan: 101155205 Block: 27 Lot: 42
3257 E WOODHAMS DRIVE	Plan: 00RA10539 Unit: 17
143 YARNTON CRESCENT	Plan: 60R02767 Block: 21 Lot: 16
1800 YORK STREET	Plan: 102053630 Block: 21 Lot: 1A
1804 YORK STREET	Plan: 102053630 Block: 21 Lot: 1B
1836 YORK STREET	Plan: 102053630 Block: 21 Lot: 5A
1840 YORK STREET	Plan: 102053630 Block: 21 Lot: 5B
1844 YORK STREET	Plan: 102053630 Block: 21 Lot: 6A
2039 YORK STREET	Plan: I5211 Block: 35 Lot: 18

**MOTION**

October 28, 2019

City Clerk  
City Hall  
Regina, Saskatchewan

Dear Sir:

Re: Recreation Infrastructure Program

---

WHEREAS recreation facilities that are accessible and welcoming can provide opportunities for fun and healthy living for all Regina citizens;

WHEREAS the availability of good recreational facilities will provide Regina youth with an alternative to a lifestyle of gangs, guns and drugs;

WHEREAS the rapid growth in Regina's population, and the development of new subdivisions, has put capacity pressure on Regina's existing recreational facilities;

WHEREAS Regina's recreation spaces have an average age of 37 years with much of that infrastructure nearing, at, or past, the end of its useful life;

WHEREAS the replacement value of the Regina's recreational facilities is over \$199 million with modernized replacement value likely beyond \$377 million;

WHEREAS the recent *Recreation Master Plan, City of Regina* provides a plan for the replacement and modernization of Regina's recreation infrastructure;

WHEREAS Regina has recently successfully tackled its local road infrastructure deficit through a program that dedicated 1% of each year's mill rate increase, for a period of five years, to local road renewal;

WHEREAS the citizens of Regina have shown that they are prepared to accept a modest mill rate increase if they know that the funds created by that increase are dedicated to a specific infrastructure renewal that they support;

WHEREAS Regina needs to be in a position to take advantage of opportunities to leverage funding in shared costs recreation infrastructure programs offered by other levels of government and in potential partnerships with private organizations interested in building recreation infrastructure; and

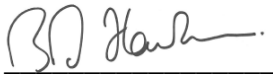
WHEREAS a 0.5% (one-half of one percent) mill rate increase each year beginning in 2020, for five years, would yield for recreation infrastructure an estimated amount of \$1,250,000 in 2020, \$2,550,000 in 2021, \$3,900,000 in 2022, \$5,300,000 in 2023 and in

2024, the last year of the program, \$6,750,000, and an equal amount for every year thereafter without any further mill rate increase.

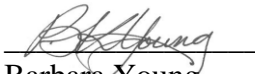
THEREFORE BE IT RESOLVED that:

1. Regina City Council approve a Recreation Infrastructure Program with the goal of renewing, replacing and/or developing new recreational infrastructure;
2. The Recreational Infrastructure Program be modeled on the recently concluded Residential Road Renewal Program;
3. The Program be funded by dedicating 0.5% (one-half of one percent) mill rate increase in each year for five years between 2020 to 2024; and
4. Administration bring forward from time to time, and in a timely fashion as funds from the program become available, plans for recreational infrastructure redevelopment based on the current Recreation Master Plan, and other relevant considerations, for consideration by Regina City Council.

Respectfully submitted,



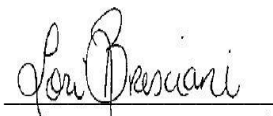
Bob Hawkins  
Councillor - Ward 2




Barbara Young  
Councillor - Ward 1



Andrew Stevens  
Councillor - Ward 3



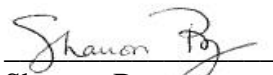
Lori Bresciani  
Councillor - Ward 4



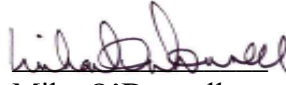
John Findura  
Councillor - Ward 5



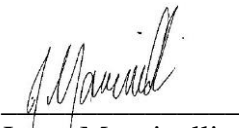
Joel Murray  
Councillor - Ward 6



Sharron Bryce  
Councillor - Ward 7



Mike O'Donnell  
Councillor - Ward 8



Jason Mancinelli  
Councillor - Ward 9



Jerry Flegel  
Councillor - Ward 10



Michael Fougere  
Mayor

**MOTION**

October 28, 2019

City Clerk  
City Hall  
Regina, Saskatchewan

Dear Sir:

Re: Old Mosaic Stadium Site (Taylor Field)

---

WHEREAS the response to enquiry EN19-4: Old Mosaic Stadium Site, filed at the July 29, 2019 City Council meeting did not specify the estimated dollar amount to utilize the site in the interim as a parking lot;

WHEREAS transit shuttle is not offered for all events held at Evraz Place, such as the Farm Progress Show or Canadian Western Agribition and alternative parking is needed for those travelling from out of town;

WHEREAS the Cathedral Neighbourhood, North Central and Pioneer Village areas are all affected by heavy vehicle traffic parking and congestion; and

WHEREAS estimates gathered from a few landscape companies within the City of Regina have estimated the projected cost to be between \$20,000 and \$50,000 to restore the site;

THEREFORE BE IT RESOLVED that Administration bring forward a report to Public Works and Infrastructure by the end of Q4 2019 that includes the following information:

1. The detailed cost, options, implications, construction timeline and potential revenue that could be generated for restoring the old mosaic stadium site into an interim parking lot; and
2. The statistical details outlining the projected impact that the interim parking lot may have on ridership to the transit shuttle service for major events that the service currently supports.

Respectfully submitted,

  
Jerry Flegel  
Councillor - Ward 10

**MOTION**

October 28, 2019

City Clerk  
City Hall  
Regina, Saskatchewan

Dear Sir:

Re: Single Use Plastic Shopping Bags

---

WHEREAS single-use plastic carry-out shopping bags litter roads, parks and open spaces, foul drains, waterways and lakes, clog up recycling systems and add non-biodegradable waste to landfill sites;

WHEREAS the use of such bags have been banned by local, provincial and national jurisdictions such as Prince Edward Island, Newfoundland and Labrador, Moncton, Montreal, Huntington, Brossard, Leaf Rapids, the Pas, Thompson, Boston, Rhode Island, Maine, Los Angeles, San Francisco, Seattle, Hawaii, France, Australia (6 of 7 states and territories), the European Union (by 2021), China and Columbia, among others;

WHEREAS several major Canadian grocery retailers have adopted such bans including Sobeys/Safeway and its affiliates by February 2020;

WHEREAS readily available alternatives in the form of reusable bags and containers and paper bags are available;

WHEREAS China has recently refused to accept waste containing non-biodegradable plastic bags; and

WHEREAS “Regina’s Official Community Plan contains as one of the City’s priorities, “Promote conservation, stewardship and environmental sustainability,” and Regina City Council has recently adopted a bylaw committing the City to becoming 100% renewable by 2050.;

THEREFORE BE IT RESOLVED that Administration bring forward a bylaw and associated report for consideration in Q1 of 2020 that includes the following:

1. Regulations:

- that bans the use of single-use plastic shopping bags for the purpose of carrying out purchases from commercial establishments, including take-out and delivery of food, within the City;
- contains exemptions for transporting such items as bulk, perishable, and frozen goods, etc.;
- includes enforcement mechanisms such as fines for dealing with infractions;

2. Public engagement and consultation whereby:

- the public and interested stakeholders are consulted on the content of the bylaw;
- consideration is given to best practices adopted in other jurisdictions where similar bans have been introduced;
- pending adoption of the bylaw, a public education campaign is undertaken prior to the bylaw coming into force; and

3. That the bylaw come into effect no later than January 1, 2021.

Respectfully submitted,



Bob Hawkins  
Councillor - Ward 2



Andrew Stevens  
Councillor - Ward 3



Jason Mancinelli  
Councillor - Ward 9



**NOTICE OF MOTION**

October 28, 2019

City Clerk  
City Hall  
Regina, Saskatchewan

Dear Sir:

Please be advised that I will submit the following NOTICE of MOTION at the October 28, 2019 meeting of Regina City Council.

Re: Increasing Civilian Members on the Board of Police Commissioners

---

WHEREAS the Board of Police Commissioners is solely responsible for overseeing, the provision of policing services within the City of Regina and exercises all the powers, authority and duties as provided in *The Police Act*;

WHEREAS the Board of Police Commissioners is a vital link between the community and its police service;

WHEREAS section 27 (4) of *The Police Act* stipulates that the Board of Police Commissioners is to consist of at least three members appointed annually by City Council;

WHEREAS the Board of Police Commissioners Bylaw, Bylaw No. 8261 established the current composition of five members as being comprised of the Mayor and four other persons, two of whom are members of Council and two of whom shall be citizens of the City of Regina, with one citizen member being an Indigenous person;

WHEREAS the Board of Police Commissioners could benefit from the addition of community-based policing and justice experts;

WHEREAS unlike Saskatchewan, legislation in other Canadian jurisdictions typically requires that the majority of members of a police board are not municipal councillors;

WHEREAS Saskatoon's Board of Police Commissioners has seven members, comprised of the Mayor, two councillors and four citizen members;

WHEREAS Calgary, Edmonton, Winnipeg and Vancouver have Boards of Police Commissioners with 11, 9, 7 and 8 members, respectively and all with a majority of citizen members; and

WHEREAS Regina is among the last major Canadian city to have more elected officials than citizen members on its Board of Police Commissioners;

THEREFORE BE IT RESOLVED:

That Administration prepare a report for Executive Committee in Q1 of 2020 on the following:

1. The process for expanding the membership on the Board of Police Commissioners by two citizen members, resulting in a total membership of seven;
2. A comparison with other major Western Canadian cities respecting:
  - a. the ratio of citizen members to elected members on Boards of Police Commissioners; and
  - b. of criteria that aligns with City Council's Policy Statement respecting Strengthening Eligibility and Diversity Requirements which represents our community.

Respectfully submitted,



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Lori Bresciani  
Councillor - Ward 4



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Andrew Stevens  
Councillor – Ward 3

**NOTICE OF MOTION**

October 28, 2019

City Clerk  
City Hall  
Regina, Saskatchewan

Dear Sir:

Please be advised that I will submit the following NOTICE of MOTION at the October 28, 2019 meeting of Regina City Council.

Re: Community Safety and Wellbeing

---

WHEREAS the Official Community Plan recognizes that “Health and safety are key elements in ensuring that Regina remains a city of choice in which to live, work, and raise a family”;

WHEREAS Regina, along with other prairie cities, routinely rank as experiencing the highest crime severity index and rates in Canada;

WHEREAS the Police Chiefs in Saskatoon and Regina acknowledge that we cannot arrest or police our way out of the root causes of crime, but they are nonetheless shouldered with the responsibility of reacting to these problems;

WHEREAS community safety and wellbeing is a City and community issue, not just the responsibility of the Regina Police Service;

WHEREAS crime in our city can be attributed to social issues like poverty, homelessness, inequality, addictions, mental health issues, among other factors;

WHEREAS a harm reduction and social determinant approach is required to address the causes of crime in our community; and

WHEREAS many neighbourhoods throughout the city have witnessed an increase in crime, thus impacting safety in our community;

THEREFORE BE IT RESOLVED THAT Administration return to the Priorities and Planning Committee in Q4 of 2020 with a Community Safety and Wellbeing Report, which:

1. Identifies the roles and responsibilities of all three levels of government;

2. Identifies ways in which the City of Regina can take a leadership role in making communities safer;
3. Identifies the role of harm reduction, anti-gang, anti-poverty, employment and other strategies in addressing the underlying causes of crime in our communities;
4. Explores opportunities to partner with policing, crime, and harm reduction experts, community-based organizations, and community associations;
5. Identifies the value of, and potential terms of reference for a Community Safety and Wellbeing Advisory Committee;
6. Includes a framework for information sharing and collaboration between community groups and associations, the Regina Police Service, and the City of Regina; and
7. Identifies potential short and long-term action items.

Respectfully submitted,



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Andrew Stevens  
Councillor – Ward 3



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Bob Hawkins  
Councillor - Ward 2



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Lori Bresciani  
Councillor – Ward 4



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John Findura  
Councillor – Ward 5



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Jason Mancinelli  
Councillor – Ward 9



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Jerry Flegel  
Councillor – Ward 10

BYLAW NO. 2019-7

BYLAW TO DESIGNATE  
THE COOK RESIDENCE AT 3160 ALBERT STREET  
AS MUNICIPAL HERITAGE PROPERTY

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WHEREAS section 11 and 12 of *The Heritage Property Act* authorize City Council to enact bylaws to designate real property, including all buildings, features and structures thereon, to be of heritage value and to establish guidelines and controls to preserve and develop the heritage characteristics of designated property; and

WHEREAS City Council has determined that the property known as the “Cook Residence” and located at 3160 Albert Street, Regina, Saskatchewan is a site of architectural, historical, cultural and aesthetic value; and

WHEREAS not less than thirty (30) days prior to consideration of this bylaw, City Council has:

- a. Served a Notice of Intention on the Registrar of Heritage Property and all owners of property included in the proposed bylaw;
- b. Published a Notice of Intention in at least one issue of a newspaper in general circulation in the municipality; and
- c. Registered an interest in the Land Titles Registry against all titles for the parcels of land included in the proposed bylaw; and

THEREFORE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 **Designation.** The real property commonly known as the “Cook Residence” located at 3160 Albert Street, Regina, Saskatchewan, situate on lands legally described as:

Surface Parcel #109501736

Reference Land Description: Lot 5, Blk/Par 631, Plan No. AP3598, Ext. 0

is hereby designated as Municipal Heritage Property.

- 2 **Reasons for Designation.** The reasons for designation as Municipal Heritage Property are as follows:

- a. The residence is valued as an exceptional and highly intact example of a Tudor Revival style dwelling as illustrated by such elements as exterior masonry cladding, half-timbering on the upper floor, intersecting and steeply pitched

Approved as to form this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Solicitor

gable roof lines, irregular window patterns, jettied upper storey, ornamental chimneys, and an impressive crenelated tower concealing an interior spiral staircase.

- b. The residence is valued as a significant representation of the suburban residential development in Regina's Lakeview neighbourhood during the Interwar period, just prior to the start of the Great Depression. The property is also valued for its estate-like residential character on Albert Street.
- c. The residence is further valued as a home designed by the noteworthy Regina architectural firm of William G. Van Edmond & Stanley E. Storey and stands as one of the most impressive examples of their residential work.

3 **Character Defining Elements.** The designations set forth in section 1 shall apply specifically to the exterior of the building and include, but are not limited to, the following character defining elements which embody the heritage value of the building, such as:

- a. Location in the Lakeview neighbourhood on the corner of Albert Street and Hill Avenue across the street from the legislative building and grounds.
- b. Sitting on a roughly square corner lot with a generous setback from the street.
- c. Residential form, scale, and massing as expressed by its: two-storey height with full basement irregular plan; multiple gable rooflines; two-storey flat roof tower; and one-storey gabled sunroom projection on south side of house.
- d. Wood frame construction including: concrete foundation; Fort William tapestry brick veneer with cream mortar; stucco cladding; and half-timbering.
- e. Tudor Revival style elements such as: brick and stucco exterior; decorative wood half-timbering; jettied upper storey supported by decorative wood brackets; multiple gable roof lines; small gable dormer on front façade created by intersecting gable rooflines; steeply pitched roofs with low eaves; open soffits with exposed rafter tails; pointed wooden bargeboards with drop wood finials in the gable peaks; narrow multi-assembly multi-light leaded glass windows; leaded glass transoms; recessed front entryway under eave of gable roof; built-up cornerboards on sunroom; brick window sills; tower with crenelated parapet; and twisted, multi-flue chimneys.

- f. Windows including: single assembly leaded glass window in ridge dormer; single assembly leaded glass windows, single assembly leaded glass windows with leaded glass transoms and prominent drip moulds; triple assembly leaded glass casement windows; triple assembly leaded glass casement windows with leaded glass transoms; and a bay window with leaded glass casement windows and leaded glass transom windows.
- g. Front entryway featuring: Tyndall stone door surround and steps; canopy formed by gabled main roof with closed tongue and groove soffit; decorative wood brackets; engaged wood post; and original oak front door with strap hinges and hardware.
- h. Chimneys including: two external brick chimneys and Tyndall stone caps, cast iron bracket, multiple twisted flues and concrete pots.
- i. Other elements such as the glass bottle bottoms installed in the rear gable peaks.

#### 4 **Guidelines and Control.**

- a. Subject to subsection 4b, no person shall alter, restore, repair, disturb, transport, add to, move in any way, in whole or part, or remove any fixtures from the designated property, without the written approval of the Council of the City of Regina.
- b. The Council delegates to the Director of Planning & Development Services. Or his/her delegate, the power to approve proposed alterations, repairs or restoral of the designated property, including as necessary replacement of building materials, in a fashion consistent with the existing architectural elements, appearance, colours and building materials, provided the same are consistent with the “Standards and Guidelines for the Conservation of Historic Places in Canada” as set forth in Section D8 of *Design Regina: The Official Community Plan Bylaw No. 2013-48*.

- 5 *Bylaw No. 8912*, commonly referred to as *The Heritage Holding Bylaw*, is amended by deleting from Schedule “A” thereof reference to Item 2.8 (R.H. Cook Residence, 3160 Albert Street) upon designation.

6 This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 28th DAY OF October 2019.

READ A SECOND TIME THIS 28th DAY OF October 2019.

READ A THIRD TIME AND PASSED THIS 28th DAY OF October 2019.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
(SEAL)

CERTIFIED A TRUE COPY

\_\_\_\_\_  
City Clerk



## ABSTRACT

BYLAW NO. 2019-7

### BYLAW TO DESIGNATE THE COOK RESIDENCE AT 3160 ALBERT STREET AS MUNICIPAL HERITAGE PROPERTY

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PURPOSE:	<p>To designate as Municipal Heritage Property the property known as the R.H. Cook Residence, located at 3160 Albert Street, Regina, Saskatchewan.</p> <p>The bylaw also deletes reference to the property from <i>Bylaw No. 8912</i>, commonly referred to as The Heritage Holding Bylaw.</p>
ABSTRACT:	<p>The bylaw designates the property known as the R.H. Cook Residence, located at 3160 Albert Street, Regina, Saskatchewan, as Municipal Heritage Property and will apply specifically to the identified components of the exterior of the building.</p>
STATUTORY AUTHORITY:	<p>Section 11 and 12 of <i>The Heritage Property Act</i>.</p>
MINISTER'S APPROVAL:	<p>Not required.</p>
PUBLIC HEARING:	<p>Not required as no objections to the proposed designation were received pursuant to section 13 of <i>The Heritage Property Act</i>.</p>
PUBLIC NOTICE:	<p>Required, pursuant to subsection 11(2) of <i>The Heritage Property Act</i>.</p>
REFERENCE:	<p>Regina Planning Commission, January 9, 2019, RPC19-4. City Council Meetings January 28, 2019, CR19-4, March 25, 2019, September 30, 2019, CM19.14</p>
AMENDS/REPEALS:	<p>Amends <i>Bylaw No. 8912</i> (The Heritage Holding Bylaw).</p>
CLASSIFICATION:	<p>Regulatory</p>
INITIATING DIVISION:	<p>City Planning and Community Development</p>
INITIATING DEPARTMENT:	<p>Planning &amp; Development Services</p>

BYLAW NO. 2019-54

THE PROPERTIES EXEMPT FROM TAXATION AS A RESULT OF THE 2013  
MUNICIPAL BOUNDARY ALTERATION AMENDMENT BYLAW, 2019

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THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 The purpose of this Bylaw is to provide tax mitigation for three additional properties located in the West Commercial Corridor.
- 2 *The Properties Exempt from Taxation as a result of the 2013 Municipal Boundary Alteration Bylaw, 2019*, being Bylaw 2019-8, is amended in the manner set out in this Bylaw.
- 3 In section 3 of Bylaw 2019-8, the following definition is added after the definition of “South East Mitigation area”:  
  
“**“West Commercial Corridor area”** means those lands listed in Schedule “A”, Part C to this Bylaw.”
- 4 Section 4 of Bylaw 2019-8 is repealed and the following substituted:  
  
“4 The owners or occupants of the Future Long-Term Growth area, the South East Mitigation area and the West Commercial Corridor area are partially exempted from payment of property tax payable by the owner or occupant of the land and improvements in accordance with the percentages of exemption as outlined in Schedule “A” to this Bylaw.”
- 5 Schedule “A” of Bylaw 2019-8 is repealed and the Schedule “A” attached to this Bylaw is substituted.

Approved as to form this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City Solicitor

6 This Bylaw comes into force on January 1, 2019.

READ A FIRST TIME THIS 28<sup>th</sup> DAY OF October 2019.

READ A SECOND TIME THIS 28<sup>th</sup> DAY OF October 2019.

READ A THIRD TIME AND PASSED THIS 28<sup>th</sup> DAY OF October 2019.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
(SEAL)

CERTIFIED A TRUE COPY

\_\_\_\_\_  
City Clerk

## SCHEDULE "A"

**LIST OF PROPERTIES – 2019 PERCENTAGE OF EXEMPTION**

<b>CIVIC ADDRESS</b>	<b>% EXEMPT</b>
<b>PART A: FUTURE LONG-TERM GROWTH</b>	
1101 PRINCE OF WALES DRIVE	92.0
11601 9 <sup>TH</sup> AVENUE N	45.1
1801 PINKIE ROAD	65.1
1950 COURTNEY STREET	86.3
2200 COURTNEY STREET	37.1
3300 CAMPBELL STREET	70.5
3500 CAMPBELL STREET	15.0
3600 CAMPBELL STREET	20.6
3800 ABBOTT STREET	15.1
3800 BELMONT STREET	15.0
3800 DONALD STREET	14.4
3801 ABBOTT STREET	14.7
3801 BELMONT STREET	20.6
3801 CARLTON STREET	15.2
3801 COURTNEY STREET	15.2
3809 DONALD STREET	14.4
3821 ELLICE STREET	95.8
3821 FORT STREET	14.4
3840 FORT STREET	15.0
3848 ELLICE STREET	15.0
3900 ABBOTT STREET	15.1
3900 BELMONT STREET	71.0
3900 CARLTON STREET	21.3
3900 ELLICE STREET	15.0
3900 GARRY STREET	15.0
3901 ABBOTT STREET	14.7
3901 BELMONT STREET	12.6
3901 CARLTON STREET	14.9
3901 DONALD STREET	14.7
3901 ELLICE STREET	21.3
3916 FORT STREET	21.3
3920 DONALD STREET	14.4
3921 FORT STREET	94.4
3933 ELLICE STREET	21.1
400 PINKIE ROAD	14.6
4020 ABBOTT STREET	15.1
4020 ELLICE STREET	20.6
4021 BELMONT STREET	57.5
4021 CARLTON STREET	14.4
4021 DONALD STREET	15.0
4028 BELMONT STREET	14.7
4036 FORT STREET	54.8
4037 ABBOTT STREET	21.3

## SCHEDULE "A"

**LIST OF PROPERTIES – 2019 PERCENTAGE OF EXEMPTION**

<b>CIVIC ADDRESS</b>	<b>% EXEMPT</b>
<b>PART A: FUTURE LONG-TERM GROWTH</b>	
4040 CARLTON STREET	15.2
4044 CAMPBELL STREET	15.2
4053 BELMONT STREET	14.7
4069 ABBOTT STREET	20.6
4100 FORT STREET	15.0
4100 GARRY STREET	14.6
4101 ABBOTT STREET	15.0
4101 ELLICE STREET	23.1
4101 FORT STREET	15.0
4108 CARLTON STREET	83.3
4112 CAMPBELL STREET	14.6
4112 DONALD STREET	47.1
4117 BELMONT STREET	40.3
4121 DONALD STREET	40.0
4140 CARLTON STREET	60.7
4200 CARLTON STREET	14.6
4200 ELLICE STREET	21.3
4200 FORT STREET	58.3
4200 GARRY STREET	48.7
4201 BELMONT STREET	88.5
4201 FORT STREET	12.6
4208 CAMPBELL STREET	21.3
4209 FORT STREET	15.2
4213 FORT STREET	15.0
4244 CAMPBELL STREET	67.2
4300 CAMPBELL STREET	66.4
4301 GARRY STREET	21.3
4800 DEWDNEY AVENUE	92.1
500 TOWER ROAD	94.4
5800 31 <sup>ST</sup> AVENUE	15.2
5900 PARLIAMENT AVENUE	15.2
5920 PARLIAMENT AVENUE	21.3
6001 PARLIAMENT AVENUE	15.2
6101 PARLIAMENT AVENUE	21.3
6116 PARLIAMENT AVENUE	15.2
6200 PARLIAMENT AVENUE	14.4
6201 PARLIAMENT AVENUE	15.4
6300 PARLIAMENT AVENUE	14.9
6301 PARLIAMENT AVENUE	41.6
6400 PARLIAMENT AVENUE	41.2
6401 PARLIAMENT AVENUE	14.7
6500 26 <sup>TH</sup> AVENUE	15.2
6500 28 <sup>TH</sup> AVENUE	15.0
6500 PARLIAMENT AVENUE	14.4

## SCHEDULE "A"

**LIST OF PROPERTIES – 2019 ESTIMATED LEVY**

<b>CIVIC ADDRESS</b>	<b>% EXEMPT</b>
<b>PART A: FUTURE LONG-TERM GROWTH</b>	
6501 26 <sup>TH</sup> AVENUE	14.4
6501 28 <sup>TH</sup> AVENUE	92.1
6501 29 <sup>TH</sup> AVENUE	15.0
6501 PARLIAMENT AVENUE	95.8
6700 ARMOUR ROAD	15.2
7801 ARMOUR ROAD	15.4
8201 ARMOUR ROAD	15.4
9000 9 <sup>TH</sup> AVENUE N	21.7
** 9001 9 <sup>TH</sup> AVENUE N	14.4
9300 9 <sup>TH</sup> AVENUE N	86.3
9801 9 <sup>TH</sup> AVENUE N	45.1
<b>FUTURE LONG-TERM GROWTH TOTAL</b>	<b>98</b>
<b>CIVIC ADDRESS</b>	<b>% EXEMPT</b>
<b>PART B: SOUTH EAST MITIGATION</b>	
4200 EAST BYPASS SERVICE ROAD	82.7
6201 E PRIMROSE GREEN DRIVE	44.9
4300 EAST BYPASS SERVICE ROAD	83.8
2801 ANAQUOD ROAD	65.6
2331 ANAQUOD ROAD	70.4
2401 EAST BYPASS SERVICE ROAD	17.9
2400 EAST BYPASS SERVICE ROAD	17.9
2900 EAST BYPASS SERVICE ROAD	74.8
6000 E PRIMROSE GREEN DRIVE	99.0
6200 E PRIMROSE GREEN DRIVE	74.8
4000 EAST BYPASS SERVICE ROAD	85.8
<b>SOUTH EAST MITIGATION TOTAL</b>	<b>11</b>
<b>CIVIC ADDRESS</b>	<b>% EXEMPT</b>
<b>PART C: WEST COMMERCIAL CORRIDOR</b>	
11400 DEWDNEY AVENUE	66.26%
13000 DEWDNEY AVENUE	56.72%
10600 DEWDNEY AVENUE	65.18%
<b>WEST COMMERCIAL CORRIDOR TOTAL</b>	<b>3</b>
<b>TOTAL</b>	<b>112</b>

\*\*Account has a statutory exemption

## ABSTRACT

### BYLAW NO. 54

#### THE PROPERTIES EXEMPT FROM TAXATION AS A RESULT OF THE 2013 MUNICIPAL BOUNDARY ALTERATION AMENDMENT BYLAW, 2019

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PURPOSE:	To add three additional properties located in the West Commercial Corridor to the list of properties that are provided a partial tax exemption due to the 2013 municipal boundary alteration.
ABSTRACT:	This Bylaw amends Bylaw 2019-8 to provide tax mitigation to three addition properties located in the West Commercial Corridor.
STATUTORY AUTHORITY:	Subsection 262(3) of <i>The Cities Act</i> , section 21 of <i>The Education Property Tax Act</i> and sections 9 and 11 of <i>The Education Property Tax Regulations</i> .
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	N/A
PUBLIC NOTICE:	N/A
REFERENCE:	Report FA 19-9 from the October 8, 2019 Finance and Administration Committee meeting
AMENDS/REPEALS:	amends Bylaw 2019-8
CLASSIFICATION:	Administrative
INITIATING DIVISION:	Financial Strategy and Sustainability
INITIATING DEPARTMENT:	Assessment, Tax & Utility Billing