AT REGINA, SASKATCHEWAN, MONDAY, MARCH 23, 2015

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 Sharron Bryce Councillor Bryon Burnett Councillor John Findura Councillor Jerry Flegel Councillor Shawn Fraser Councillor Wade Murray Councillor Mike O'Donnell Councillor Barbara Young

Regrets: Councillor Bob Hawkins

Councillor Terry Hincks

Also in Chief Legislative Officer & City Clerk, Jim Nicol

Attendance: Deputy City Clerk, Erna Hall

City Manager & CAO, Glen B. Davies

Executive Director, Legal & Risk, Byron Werry Deputy City Manager & COO, Brent Sjoberg

Chief Financial Officer, Ed Archer

Executive Director, City Planning & Development, Diana Hawryluk

Executive Director, City Services, Kim Onrait Executive Director, Human Resources, Pat Gartner

Executive Director, Transportation & Utilities, Karen Gasmo

Director, Assessment, Tax & Real Estate, Don Barr

Director, Communications, Chris Holden Manager, Current Planning, Fred Searle

The meeting opened with a prayer.

CONFIRMATION OF AGENDA

Councillor Sharron Bryce moved, seconded by Councillor Wade Murray that the agenda for this meeting be approved at the call of the Chair, with the addition of items DE15-32 – Adam Smith and DE15-33 – Crystal Spooner, and that the delegations listed on the agenda be heard when called forward by the Mayor.

The motion was put and declared CARRIED UNANIMOUSLY.

MINUTES FROM THE MEETING HELD ON FEBRUARY 23, 2015

Councillor Barbara Young moved, seconded by Councillor John Findura, AND IT WAS RESOLVED, that the minutes for the meeting held on February 23, 2015 be adopted, as submitted.

PUBLIC NOTICE BYLAWS AND RELATED REPORTS

DE15-28 Cliff Geiger – Skywood Developments, Mark Geiger – Geiger Developments and Tom Williams – Walker Projects - Proposed Skywood

Phase 1 Concept Plan (11-CP-05) and Stage 1 Zoning Bylaw Amendments

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Cliff Geiger, representing Skywood Developments, Mark Geiger, representing Geiger Developments and Tom Williams, representing Walker Projects 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 CR15-18, a report from the Regina Planning Commission respecting the same subject.

CR15-18 Regina Planning Commission: Proposed Skywood Phase 1 Concept Plan (11-CP-05) and Stage 1 Zoning Bylaw Amendments

- 1. That the proposed Skywood Phase 1 Concept Plan, attached as Appendix B-1 and Appendix B-2, be APPROVED.
- 2. That the following amendments to the Zoning Bylaw associated with lands within Stage 1 of the Skywood Phase 1 Concept Plan, as shown in Appendix C, be APPROVED:
 - a) That proposed Lots 1-8 in Block 1; Lots 1-16 in Block 9; and Parcel A be rezoned from UH-Urban Holding to R5-Residential Medium Density Zone;
 - b) That proposed Lots 1-12 in Block 2 and Lots 1-9 in Block 3 be rezoned from UH-Urban Holding to R1-Residential Single Detached Zone;
 - c) That proposed Lots 9-15 in Block 1; Lots 1-6 in Block 4; Lots 1-6 in Block 5; Lots 1-6 in Block 6; Lots 1-12 in Block 7; Lots 1-12 in Block 8, Lots 17-31 in Block 9, and Lots 1-4 in Block 10 be rezoned from UH-Urban Holding to DCD12-Direct Control District 12 Suburban Narrow Lot Zone;
 - d) That proposed MR1 be rezoned from UH-Urban Holding to I-Institutional Zone; and

- e) That proposed MR2 be rezoned from UH-Urban Holding to PS-Public Service Zone.
- 3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

Councillor Mike O'Donnell moved, seconded by Councillor Jerry Flegel, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission contained in the report be concurred in.

DE15-32 Adam Smith: Application for Contract Zoning (14-CZ-06) Proposed Mixed-Use Building (Micro-Brewery and Apartments) - 1130 15th Avenue

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Adam Smith, representing Malty National Brewery 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 CR15-19, a report from the Regina Planning Commission respecting the same subject.

CP15-6 Patricia Alary - Application for Contract Zoning (14-CZ-06) Proposed Mixed-Use Building (Micro-Brewery and Apartments) - 1130 15th Avenue

Councillor Wade Murray moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that this communication be received and filed.

CR15-19 Regina Planning Commission: Application for Contract Zoning (14-CZ-06) Proposed Mixed-Use Building (Micro-Brewery and Apartments)- 1130 15th Avenue

- 1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone1130 15th Avenue, being Lot 9, Block 420, Plan No. Old 33, Extension 23 and Lot 10, Block 420, Plan No. Old 33, Extension 24, from NC–Neighbourhood Convenience 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 micro-brewery and accessory retail component be operated at all times in accordance with the manufacturer permit obtained from Saskatchewan Liquor and Gaming Authority.
 - b. An accessory restaurant (coffee bar) to the micro-brewery, containing no more than 10 seats, can be operated on the premises.

- c. An accessory restaurant (coffee bar) to the micro-brewery, containing no more than 10 seats, can be operated on the premises.
- d. The development shall conform to the attached plans labelled, Site Plan and Interior Plan, prepared by Kelsey Beach, and dated November 17, 2014, Attachment A-3.1 and A-3.2;
- e. Signage on the subject property shall comply with the development standards for NC-Neighbourhood Convenience Zone, pursuant to Table 16.1 of the Zoning Bylaw;
- f. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw;
- g. 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 bylaw to authorize the respective Zoning Bylaw amendment.

Councillor Mike O'Donnell moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission contained in the report be concurred in.

CR15-20 Regina Planning Commission: Application for Zoning Bylaw Amendment (14-Z-22/14-SN-29) - Rezoning from PS to R1 - 4121 Queen Street

Recommendation

- 1. That the application to rezone proposed Lot 24A, Block T located at 4121 Queen Street from partly PS-Public Service and partly R1-Residential Detached zones to R1-Residential Detached zone, be APPROVED.
- 2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

Councillor Mike O'Donnell moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission contained in the report be concurred in.

Regina Planning Commission: Application for Concept Plan and Zoning Bylaw Amendment (14-CP-06/14-Z-21) - 3960 Green Falls Drive - Greens on Gardiner Subdivision

Recommendation

- 1. That the application to rezone Parcel T, Plan No. 102144305 located at 3960 Green Falls Drive from R2 Residential Semi-Detached toR5 Medium Density Residential, be APPROVED.
- 2. That the application to amend the Greens on Gardiner Concept Plan, as depicted on the attached Appendix A-3.2, be APPROVED.
- 3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

Councillor Mike O'Donnell moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission contained in the report be concurred in.

DE15-33 Crystal Spooner: Contract Zoning (14-CZ-05) Proposed Multi-Generational Care Facility - 5540 Waterer Road

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Crystal Spooner, representing Orange Tree Village 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 CR15-22, a report from the Regina Planning Commission respecting the same subject.

CR15-22 Regina Planning Commission: Contract Zoning (14-CZ-05) Proposed Multi-Generational Care Facility - 5540 Waterer Road

- 1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 5540 Waterer Road, being proposed Lot HH in Block 72, Plan No. 102165375 from R6 Residential Multiple Housing 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 substantively conform to the attached plans labelled Villacare Multi-Gen Community, prepared by P3 Architecture, and dated

- b. February 24, 2015, Appendix A-3.1-3.8;
- c. Use and development on the Property shall be limited to a Multi-Generational Care Facility comprised of a private school with an approximate area 595 m² as shown in Appendix A-3.4, four dwelling units, 37 special care home beds and 67 assisted living units;
- d. Signage on the subject property shall comply with the development standards for I Institutional Zone pursuant to Table 16.1 of the *Regina Zoning Bylaw No. 9250*;
- e. Landscaping of the lot shall comply with the requirements of Chapter 15 of *Regina Zoning Bylaw No. 9250*;
- f. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of *Regina Zoning Bylaw No. 9250*; and
- g. 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 Zoning Bylaw amendment.

Councillor Mike O'Donnell moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission contained in the report be concurred in.

CR15-23

Executive Committee: The Regina Exhibition Association Limited (REAL) Authority to Secure External Financing and Enactment of a Borrowing/Guarantee Bylaw

Recommendation

- 1. That City Council repeal The Regina Exhibition Association Limited Grant Bylaw No. 9103.
- 2. That the Chief Financial Officer be authorized to negotiate any guarantee or other legal documents required of the City to facilitate The Regina Exhibition Association Limited's (REAL) financing to a maximum of \$13 million with HSBC Bank Canada.

Councillor Shawn Fraser moved, seconded by Councillor Wade Murray that the recommendations of the Executive Committee contained in the report be concurred in.

Mayor Michael Fougere stepped down to enter debate. Councillor Shawn Fraser assumed the Chair. Mayor Michael Fougere returned to the Chair prior to the vote.

The motion was put and declared CARRIED.

Councillor Shawn Fraser moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that Bylaws No. 2015-18, 2015-19, 2015-20, 2015-21, 2015-22 and 2015-25 be introduced and read a first time. Bylaws were read a first time.

No letters of objection were received pursuant to the advertising with respect to Bylaws No. 2015-18, 2015-19, 2015-20, 2015-21, 2015-22 and 2015-25.

The Clerk called for anyone present who wished to address City Council respecting Bylaws No. 2015-18, 2015-19, 2015-20, 2015-21, 2015-22 and 2015-25 to indicate their desire.

No one indicated a desire to address Council.

Councillor Shawn Fraser moved, seconded by Councillor John Findura, AND IT WAS RESOLVED, that Bylaws No. 2015-18, 2015-19, 2015-20, 2015-21, 2015-22 and 2015-25 be read a second time. Bylaws were read a second time.

Councillor Shawn Fraser moved, seconded by Councillor Barbara Young that City Council hereby consent to Bylaws No. 2015-18, 2015-19, 2015-20, 2015-21, 2015-22 and 2015-25 going to third reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY.

Councillor Shawn Fraser moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that Bylaws No. 2015-18, 2015-19, 2015-20, 2015-21, 2015-22 and 2015-25 be read a third time. Bylaws were read a third time.

DELEGATIONS AND RELATED REPORTS

DE15-29	Stacey Getz: Lease of a Portion of the SW 1/4 Section 13, Township 18,
	Range 19, W2M

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Laura Haden, on behalf of Stacey Getz, representing Regina Auto Racing Club 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 CR15-24, a report from the Finance and Administration Committee respecting the same subject.

Finance and Administration Committee: Lease of a Portion of the SW 1/4 Section 13, Township 18, Range 19, W2M

Recommendation

- 1. That the Lease of the subject property to Regina Auto Racing Club be approved under the terms and conditions shown in the body of this report.
- 2. That the Lease term of the subject property, be changed from tenyears to five-years.
- 3. That the Administration be authorized to finalize the terms and conditions of the lease documents.
- 4. That the City Clerk be authorized to execute the Lease Agreement documents as prepared by the City Solicitor.

Councillor Wade Murray moved, seconded by Councillor Shawn Fraser that the recommendations of the Finance and Administration Committee contained in the report be concurred in.

Councillor Wade Murray moved, in amendment, seconded by Councillor Jerry Flegel, AND IT WAS RESOLVED, that the lease term of the subject property be provided for ten-years.

The main motion, as amended, was put and declared CARRIED.

DE15-30 Dan Marinovic: Dream Developments: North West Leisure Centre Spray Pad Donation

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Dan Marinovic, 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 CR15-25, a report from the Community and Protective Services Committee respecting the same subject.

CR15-25 Community and Protective Services Committee: North West Leisure Centre Spray Pad Donation

- 1. That City Council approve the receipt of DREAM Development's restricted donation of \$650,000 for the North West Leisure Centre Spray Pad.
- 2. That City Council approve the addition of the North West Leisure Centre Spray Pad to Community Service's Capital Program for 2015 with the restricted donation as the funding source.

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3. That City Council delegate authority to the Executive Director, City Services and to the Chief Financial Officer to negotiate and execute a Donation Agreement based on the principles outlined in the report prior to the City of Regina issuing a tender for construction for the North West Leisure Centre Spray Pad.

Councillor Jerry Flegel moved, seconded by Councillor Mike O'Donnell, AND IT WAS RESOLVED, that the recommendations of the Community and Protective Services Committee contained in the report be concurred in.

DE15-31 Judith Veresuk – Regina Downtown BID: 2014 Regina Downtown Neighbourhood Plan Implementation Update

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Judith Veresuk, representing Regina Downtown BID 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 CR15-26, a report from the Regina Planning Commission respecting the same subject.

CR15-26 Regina Planning Commission: 2014 Regina Downtown Neighbourhood Plan Implementation Update

Recommendation

That this report be received and filed.

Councillor Mike O'Donnell moved, seconded by Councillor Bryon Burnett that this report be received and filed.

Mayor Michael Fougere stepped down to enter debate. Councillor Shawn Fraser assumed the Chair. Mayor Michael Fougere returned to the Chair prior to the vote.

The motion was put and declared CARRIED.

ADMINISTRATION'S REPORTS

CM15-4 Proposed Cost Sharing Agreement for Regina Bypass Project

Recommendation

1. That City Council authorize the City Manager & Chief Administrative Officer to negotiate and finalize a Cost Sharing Agreement and such other Agreements as may be necessary between the City of Regina and the Government of Saskatchewan respecting the construction of proposed interchanges at 9th Avenue North/Regina Bypass, and at Hill Avenue/Regina Bypass.

- 2. That the City Clerk be authorized to execute the agreement with the Government of Saskatchewan after review and approval by the City Solicitor
- 3. That the City Manager bring forward a future informational report to City Council outlining the details of the Cost Sharing Agreement that is reached with the Government of Saskatchewan.

Councillor Wade Murray moved, seconded by Coucillor Jerry Flegel that the recommendations contained in the report be concurred in.

Mayor Michael Fougere stepped down to enter debate. Councillor Shawn Fraser assumed the Chair. Mayor Michael Fougere returned to the Chair prior to the vote.

The motion was put and declared CARRIED.

RECESS

Councillor Wade Murray moved, seconded by Councillor Mike O'Donnell, AND IT WAS RESOLVED, that the meeting recess for 10 minutes.

The meeting recessed at 7:52 p.m. The meeting reconvened at 8:05 p.m.

COMMITTEE REPORTS

Community and Protective Services Committee

CR15-27 Grow Regina Gazebo

- 1. That City Council approve the acceptance of a donation of a gazebo from Ceramsky Artworks Ltd. for placement in the McLeod Park Community Gardens which are operated by Grow Regina Community Gardens Inc.
- 2. That the Chief Operating Officer, or his or her designate, be delegated the authority to negotiate and approve an agreement with Ceramsky Artworks Ltd. for donation of the gazebo.
- 3. That the Chief Operating Officer, or his or her designate, be delegated the authority to negotiate and approve an amendment to the City of Regina's current lease agreement with Grow Regina Community Gardens Inc. as further detailed in this report.
- 4. That the Chief Operating Officer, or his or her designate, be delegated the authority to approve submission of an application and any required agreement for any applicable tax incentives as further detailed in this report.
- 5. That the City Solicitor's Office be directed to prepare the agreements as negotiated by the Chief Operating Officer or designate.

6. That the City Clerk be authorized to execute the agreements and tax incentive application on behalf of the City of Regina.

Councillor Jerry Flegel moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.

Executive Committee

CR15-28 Development of Southeast Lands

Recommendation

- 1. That the City of Regina develops the portion of the Southeast Lands that is in the 235,000 population growth scenario, through a contracted land development manager as outlined in Option 3 of this report.
- 2. That the City Manager or his delegate be authorized to enter into a contract for land development management services for the Southeast lands as described in this report.

Councillor Shawn Fraser moved, seconded by Councillor Wade Murray that the recommendations contained in the report be concurred in.

Mayor Michael Fougere stepped down to enter debate. Councillor Shawn Fraser assumed the Chair. Mayor Michael Fougere returned to the Chair prior to the vote.

The motion was put and declared CARRIED.

CR15-29 Citizen Nominees to the Regina Airport Authority and Appointments to the School Board/City Council Liaison Committee 2015

Recommendation

- 1. That Leslie Ciz and Sean McEachern be nominated to the Regina Airport Authority Board of Directors for a term of office effective May 1, 2015 to April 30, 2017.
- 2. That Rob Bresciani, Rob Currie, Frank Flegel, Curt Van Parys, Katherine Gagne, Debra Burnett, Ernie Cychmistruk and Dale West be appointed to the School Board/City Council Liaison Committee for a term of office effective March 23, 2015 December 31, 2015.
- 3. That members appointed to each board/committee continue to hold office for the term indicated for each vacancy or until their successors are appointed.

Councillor Shawn Fraser moved, seconded by Councillor John Findura, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.

CR15-30

Application for Discretionary Use (14-DU-21) Proposed House-Form Commercial - 2310 College Avenue

Recommendation

That the discretionary use application for a proposed House-Form Commercial/Residential Building containing a Dwelling Unit and Personal Service Establishment, located at 2310 College Avenue, being Lot 13, Block 458, Plan No. 98RA28309, Centre Square Neighbourhood 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 to A-3.6 inclusive, prepared by KRN Residential Design Ltd, and dated December 2, 2014; and
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

Councillor Mike O'Donnell moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.

CR15-31

Discretionary Use Application (14-DU-22) Commercial Development - 1440 11th Avenue and 1764 Ottawa Street

Recommendation

That the Discretionary Use Application for a proposed restaurant, convenience store, and retail uses exceeding 150 m² located at 1440 11th Avenue and 1764 Ottawa Street, being Lots 21-24 & 44, Block 291, Plan No. 101205458, Old 33 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 to A-3.4 inclusive, prepared by BBK Structural Engineers and dated September 30, 2014; and
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

Councillor Mike O'Donnell moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.

CR15-32

Discretionary Use Application (14-DU-26) Planned Group of Apartment Buildings - 5501 Prefontaine Avenue - Harbour Landing Subdivision

Recommendation

That the Discretionary Use Application for the planned group of four, four-story apartment buildings, located at 5501 Prefontaine Avenue, being Parcel AA, Plan No. 102165375, Harbour Landing 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 to A-3.4 inclusive, prepared by Alton Tangedal Architect Ltd. and dated February 9th, 2015; and
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

Councillor Mike O'Donnell moved, seconded by Councillor Jerry Flegel, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.

INFORMATIONAL REPORTS

IR15-4 2014 Regional Planning Summit

Recommendation

That this report be received and filed.

Councillor Mike O'Donnell moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that this report be received and filed.

IR15-5 Mayor's Housing Commission: Fall 2014 Rental Vacancy Report

Recommendation

That this report be received and filed.

Councillor Barbara Young moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that this report be received and filed.

(Councillor Shawn Fraser declared a conflict prior to consideration of item IR15-6, citing involvement with the YMCA community grant funds, abstained from discussion and voting and left the meeting.)

IR15-6 Mayor's Housing Commission: Point-in-Time Count on Homelessness

Recommendation

That this report be received and filed.

Councillor Wade Murray moved, seconded by Councillor Sharron Bryce that this report be received and filed.

Mayor Michael Fougere stepped down to enter debate. Councillor Wade Murray assumed the Chair.

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

The motion was put and declared CARRIED.

ADJOURNMENT

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

The meeting adjourned at 8:43 p.m.		
Mayor	City Clerk	