

AT REGINA, SASKATCHEWAN, MONDAY, APRIL 25, 2016

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 Shawn Fraser  
Councillor John Findura  
Councillor Jerry Flegel  
Councillor Bob Hawkins  
Councillor Terry Hincks  
Councillor Wade Murray  
Councillor Mike O'Donnell  
Councillor Barbara Young

Regrets: Councillor Bryon Burnett

Also in Attendance: Chief Legislative Officer & City Clerk, Jim Nicol  
Deputy City Clerk, Erna Hall  
City Manager & CAO, Chris Holden  
A/Chief Financial Officer, Ian Rea  
Executive Director, Legal & Risk, Byron Werry  
Executive Director, City Services, Kim Onrait  
Executive Director, City Planning & Development, Diana Hawryluk  
Executive Director, Human Resources, Pat Gartner  
Executive Director, Transportation & Utilities, Karen Gasmol  
Director, Assessment, Taxation and Real Estate, Don Barr  
Director, Communications, Myrna Stark Leader  
Director, Fire & Protective Services, Ernie Polsom  
Manager, Current Planning, Fred Searle  
Manager, Infrastructure, Geoff Brown

RECOGNITION

[Her Majesty The Queen's 90th Birthday](#)

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Mayor Fougere and City Council recognized Her Majesty The Queen's 90<sup>th</sup> birthday and highlighted some notable events and milestones of her reign.

PRESENTATIONS

[Angie Ducharme of the The War Amps Child Amputee \(CHAMP\) Program](#)

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City Council recognized Angie Ducharme for going above and beyond to volunteer her time to spread important messages in Regina. Angie was recognized for her role in a War Amps production, alongside Second World War veteran Doug Cushway, also of Regina. The video, "*A Lifetime of Services: The Story of Doug Cushway*," was awarded the best in visual communications at the 2015 Questar Gold Award.

[Mayor's Poetry Challenge](#)

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Mayor Michael Fougere recognized Tracy Hamon as the successful poet in the Mayor's Poetry Challenge which was held in recognition of UNESCO's World Poetry Day.

Tracy Hamon read a poem at the start of the Council meeting.

CONFIRMATION OF AGENDA

**Councillor Terry Hincks moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, and that the delegations listed on the agenda be heard when called forward by the Mayor.**

ADOPTION OF MINUTES

**Councillor Bob Hawkins moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that the minutes for the meeting held on March 29, 2016 be adopted, as circulated.**

DELEGATIONS, COMMUNICATIONS, PUBLIC NOTICE BYLAWS AND RELATED REPORTS

DE16-17      [Calvin and Jean Hermann: Closure Application \(15-CL-20\) - Portion of Lane Adjacent to 601 Campbell Street and 710 Williams Street](#)

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Calvin and Jean Hermann, representing themselves 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 CR16-20, a report from Regina Planning Commission respecting the same subject.**

DE16-28 [Gregory Koch: Closure Application \(15-CL-20\) - Portion of Lane Adjacent to 601 Campbell Street and 710 Williams Street](#)

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(Gregory Koch was not present at the meeting.)

**Councillor Wade Murray moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that this item be received and filed.**

DE16-29 [Neal Markewich: Closure Application \(15-CL-20\) - Portion of Lane Adjacent to 601 Campbell Street and 710 Williams Street](#)

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Neal Markewich, representing himself 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 CR16-20 a report from Regina Planning Commission respecting the same subject.**

DE16-30 [Doug Callan: Closure Application \(15-CL-20\) - Portion of Lane Adjacent to 601 Campbell Street and 710 Williams Street](#)

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(Doug Callan was not present at the meeting.)

**Councillor Sharron Bryce moved, seconded by Councillor Shawn Fraser, AND IT WAS RESOLVED, that this item be received and filed.**

CP16-1 [Bruce Evans – ELS Consulting Ltd.: Closure Application \(15-CL-20\) - Portion of Lane Adjacent to 601 Campbell Street and 710 Williams Street](#)

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**Councillor Barbara Young moved, seconded by Councillor Shawn Fraser, AND IT WAS RESOLVED, that the delegation come forward to address and answer questions of Council.**

CR16-20 [Regina Planning Commission: Closure Application \(15-CL-20\) - Portion of Lane Adjacent to 601 Campbell Street and 710 Williams Street \(Tabled March 28, 2016\)](#)

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**Recommendation**

1. That the application for the closure and sale of a portion of lane right-of-way as shown on the attached plan of proposed subdivision prepared by Scott Colvin, dated October 23, 2015 and legally described as follows, be APPROVED:

“All of Lot 14, Block 31, Plan FN41; part of Lane, Plan FN41; and all of Lot 15, Block 31, Plan FN41 in NW-26-17-20-W2M in Regina, Saskatchewan”.

2. That the City Solicitor be directed to prepare the necessary bylaw.

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

DE16-31 [Lorne Yagelniski – The Greens on Gardiner Development Corporation: Proposed Greens on Gardiner Concept Plan \(15-CP-07\) and Zoning Bylaw Amendments](#)

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Lorne Yagelniski, representing Greens on Gardiner Development Corporation, Jessica Coons, representing Associated Engineering, and Blair Forster, representing Forster 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 CR16-35, a report from the Regina Planning Commission respecting the same subject.**

CR16-35 [Regina Planning Commission: Proposed Greens on Gardiner Concept Plan \(15-CP-07\) and Zoning Bylaw Amendments](#)

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**Recommendation**

1. That the proposed Greens on Gardiner Concept Plan, attached as Appendix B.1 of this report, be APPROVED and that the existing Greens on Gardiner Concept Plan be rescinded.
2. That the subdivision of land in the Greens on Gardiner Concept Plan area will only be permitted where it can be demonstrated, to the satisfaction of the City of Regina, that at least 90 per cent of nodes in the 235,000 population water model will remain with a level-of-service of 269.4 kilopascals or greater during peak hour demand.
3. That, notwithstanding any other recommendations, where water modelling indicates additional nodes within the 235,000 population water model will fall below 207 kilopascals during peak hour demand, as a result of the proposed subdivision or development, the impacts will be evaluated on a case-by-case basis.
4. That, notwithstanding any other recommendations, any additional nodes within the 235,000 population water model not meeting the minimum Fire Flow Level-of-Service established by the City of Regina's Development Standards Manual, as a result of the proposed subdivision or development, shall be approved by the Fire & Protective Services Department prior to approval of a development.
5. That the proposed amendment to *Regina Zoning Bylaw No. 9250* be APPROVED by rezoning lands, as described below, from UH – Urban Holding Zone:

- a) Within the Greens on Gardiner Concept, Plan, Phase 6 Stage 3, Part of Parcel Y Plan No. 102162484 N.E. ¼ Sec 11 Twp 17 Rge 19 W.2 Mer., as shown on the attached proposed plan of subdivision (Appendix D.1):
  - i. Proposed Block 42 Lots 1 – 14, Block 40 Lots 1-17, Block 39 Lots 1-16, Block 34 Lots 31-33 as DCD-12 Direct Control District Suburban Narrow-Lot Residential;
  - ii. Proposed Block 41 Lots 1 - 16 as R2- Residential Semi-Detached;
  - iii. Proposed Block 38 Lots 28 – 52 as R5- Residential Medium Density;
  - iv. Proposed Block 34 Lots 34 – 49 as R2 Residential Semi-Detached
  
- b) Within the Greens on Gardiner Concept Plan, Phase 7, which is part of N.E. ¼ Sec.11 of Part of Parcel A, Plan No. 101880277 and Part of S.E. ¼ Sec. 11, all in Twp.17 Rge. 19 W. 2 Mer as shown on the attached proposed plan of subdivision (Appendix D.2):
  - i. Proposed Block AA, Block BB as R6 – Residential Multiple Housing;
  - ii. Proposed Block 45, Lots 1 - 22 as R2 – Residential Semi-Detached
  - iii. Proposed Block 46, Lot 1 - 10, Block 47 Lots 1 - 6, Block 47 Lots 38 – 50, Block 48 Lots 1 - 34, Block W1 as R1-Residential Detached
  - iv. Proposed Block 47, Lots 7 - 15 as DCD12 - Direct Control District Suburban Narrow-Lot Residential
  - v. Proposed Block 47, Lots 16 - 37 as R5- Residential Medium Density;
  
- c) Within the Greens on Gardiner Concept Plan, Phase 8, which is part of N.E. ¼ Sec.11 of Parcel A, Plan No. 101880277, Parcel G, Plan No. 101963796, and in S.E. ¼ Sec. 11, 17 -19- W. 2 Mer. as shown on the attached proposed plan of subdivision (Appendix D.3):
  - i. Proposed Block F as DSC – Designated Shopping Centre;
  - ii. Proposed Block G as R6 – Residential Multiple Housing;
  - iii. Proposed Block MR6, W1, MU as PS – Public Service
  - iv. Proposed Block 50 Lots 1 – 59, Block 51 Lots 1 - 13, as R1 – Residential Detached
  - v. Proposed Block 52, Lots 1 - 45, Block H as R5 – Residential Medium Density

6. That the proposed amendment to *Regina Zoning Bylaw No. 9250* be APPROVED by rezoning portions of proposed ER1 located within the Greens on Gardiner Concept Plan, Phase 8, which is part of N.E. ¼ Sec.11 of Parcel A, Plan No. 101880277, of Parcel G, Plan No. 101963796, of Part of Parcel D, Plan no. 98RA21686, and Part of S. ½ Sec. 11, 17 -19- W2M, as shown on the attached proposed plan of subdivision (Appendix D.3), from UH(FF) – Urban Holding (Floodway Fringe Overlay) to PS(FF) – Public Service (Floodway Fringe Overlay):

- a) Proposed Block ER1 as PS – Public Space

7. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendments.

**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.**

DE16-32      [Bob Linner and Katherine Godwin – Dream Development: Proposed Towns Concept Plan \(15-CP-03\) and Zoning Bylaw Amendments](#)

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Bob Linner, Katherine Godwin, representing Dream Development and Chad Bialobzyski, representing Stantec 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 CR16-36, a report from the Regina Planning Commission respecting the same subject.**

CR16-36      [Regina Planning Commission: Proposed Towns Concept Plan \(15-CP-03\) and Zoning Bylaw Amendments](#)

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**Recommendation**

1. That the proposed Towns Concept Plan, attached as Appendix B.1 and Appendix B.2 of this report, be APPROVED, and that the existing Towns Concept Plan be rescinded.
2. That the subdivision of land in the Towns Concept Plan area will only be permitted where it can be demonstrated, to the satisfaction of the City of Regina, that at least 90 per cent of nodes in the 235,000 population water model will remain with a level-of-service of 269.4 kilopascals or greater during peak hour demand.
3. That, notwithstanding any other recommendations, where water modelling indicates additional nodes within the 235,000 population water model will fall below 207 kilopascals during peak hour demand, as a result of the proposed subdivision or development, the impacts will be evaluated on a case by case basis.

4. That, notwithstanding any other recommendations, any additional nodes within the 235,000 population water model not meeting the minimum Fire Flow Level-of-Service established by the City of Regina's Development Standards Manual, as a result of the proposed subdivision or development, shall be approved by the Fire & Protective Services Department prior to approval of a development.
5. That, through the requirements of the Standard Conditions of a Servicing Agreement between the developer of the Towns and the City of Regina, the Director of Development Services be authorized to negotiate an extended warranty/maintenance period for the proposed Towns Linear Storm Water Detention Facility.
6. That the proposed amendment to *Regina Zoning Bylaw No. 9250* be APPROVED by rezoning the lands, as described below, from UH-Urban Holding to:
  - a) Within Eastbrook Phase 1, being Part of SE 1/4, Sec 14, TWP 17, RGE 19, W2M as shown on the plan of proposed subdivision attached (Appendix D.1)
    - i. Proposed Block 1, Lots 1-46, Lots 95-144; Block 7, Lots 1-24; Block 8, Lots 20-43; Block 10, Lots 1-25 as R5-Medium Density Residential Zone;
    - ii. Proposed Block 1, Lots 47-94; Block 7, Lots 25-42; Block 8, Lots 1-19; Block 9, Lots 16-30; Block 10, Lots 26-54; Block 11, Lots 1-10 as DCD12- Direct Control District;
    - iii. Proposed Parcels MR1, MU1 and W2 as PS- Public Service Zone.
  - b) Within Eastbrook Phase 2, being Part of SE 1/4, Sec 14, TWP 17, RGE 19, W2M as shown on the plan of proposed subdivision attached (Appendix D.2)
    - i. Proposed Block A, B, C & D as R6- High Density Residential Zone;
    - ii. Proposed Block E and F as DSC- Designated Shopping Centre Zone;
    - iii. Proposed Block MU2, MU3, MU4, W4 and MR3 as Public Service Zone.
  - c) Within Eastbrook Phase 3A, being part of SE 1/4, Sec 14, TWP 17, RGE 19, W2M as shown on the plan of proposed subdivision attached (Appendix D.3)
    - i. Proposed Block 2, Lots 1-19 and Block 3, Lots 1-17 as R5-Medium Density Residential Zone.
  - d) Within The Towns Phase 1, Stage 1A, being Part of SW ¼ Sec 14, TWP 17, RGE 19, W2M as shown on the plan of proposed subdivision attached (Appendix D.4)

- i. Proposed Block 11, Lots 11-33 as R1- Residential Detached Zone;
  - ii. Proposed Block 11, Lots 34-44; Block 21, Lots 14-32; and Block 22, Lots A-E & 1-13 as R5- Medium Density Residential Zone;
  - iii. Proposed Block 21, Lots 1-13 as DCD12- Direct Control District.
- e) Within The Towns Phase 1, Stage 1B, being Part of SW ¼ Sec 14, TWP 17, RGE 19, W2M as shown on the plan of proposed subdivision attached (Appendix D.4)
- i. Proposed Block 22, Lots 14-40; Block 23, Lots 1-40 as R5- Medium Density Residential Zone;
  - ii. Proposed Block 24, Lots 1-17 and Block 28, Lots 1-3 as DCD12- Direct Control District.
- f) Within The Towns Phase 1, Stage 1C, being Part of Parcel B, Plan No. 99RA08035 and part of Part of SW ¼ Sec 14, TWP 17, RGE 19, W2M as shown on the plan of proposed subdivision attached (Appendix D.5)
- i. Proposed Block 26, Lots 37-47 as R1- Residential Detached Zone;
  - ii. Proposed Block H as R5- Medium Density Residential Zone.

7. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendments.

**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.**

2016-12      [A BYLAW TO PROVIDE FOR THE CLOSURE AND SALE OF PORTION OF LANE ADJACENT TO 601 CAMPBELL STREET AND 710 WILLIAMS STREET](#)

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2016-22      [THE REGINA ZONING AMENDMENT BYLAW, 2016 \(No. 4\)](#)

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2016-23      [THE REGINA ZONING AMENDMENT BYLAW, 2016 \(No. 5\)](#)

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2016-25      [THE REGINA ZONING AMENDMENT BYLAW, 2016 \(No. 6\)](#)

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**Councillor Jerry Flegel moved, seconded by Councillor John Findura, AND IT WAS RESOLVED, that Bylaws No. 2016-12, 2016-22, 2016-23 and 2016-25 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. 2016-12, 2016-22, 2016-23 and 2016-25.**



The Clerk called for anyone present who wished to address City Council respecting Bylaws No. 2016-12, 2016-22, 2016-23 and 2016-25 to indicate their desire.

No one indicated a desire to address Council.

Councillor Jerry Flegel moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that Bylaws No. 2016-12, 2016-22, 2016-23 and 2016-25 be read a second time. Bylaws were read a second time.

Councillor Jerry Flegel moved, seconded by Councillor Terry Hincks that City Council hereby consent to Bylaws No. 2016-12, 2016-22, 2016-23 and 2016-25 going to third and final reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY.

Councillor Jerry Flegel moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that Bylaws No. 2016-12, 2016-22, 2016-23 and 2016-25 be read a third time. Bylaws were read a third and final time.

DELEGATIONS COMMUNICATIONS AND RELATED REPORTS

DE16-33 [Garth Fredrickson: Severance Application \(15-SV-13\) – 4429 Acadia Drive](#)

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Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Garth Frerickson, representing himself 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 CM16-1 a report from the Administration respecting the same subject.

CM16-1 [Severance Application \(15-SV-13\) – 4429 Acadia Drive](#)

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**Recommendation**

That the severance application to subdivide Lot 9 in Block 32, Plan No. FZ4297 and Lot 40 in Block 32, Plan No. 101164845 into Lots 41 and 42, being 4429 Acadia Drive, be denied.

Councillor Bob Hawkins moved, seconded by Councillor John Findura that the recommendations contained in the report be concurred in.

Councillor Barbara Young moved, in amendment, seconded by Councillor Terry Hincks that:

- Bylaw No. 7748 be reviewed to determine the merits and implications of reviewing the requirement that City Council must deny a severance application, including a constitutional assessment, that does not meet the minimum requirements of The Regina Zoning Bylaw No. 9250 in order for an applicant to appeal to the Development Appeals Board.
- That a report be provided back to the May 30, 2016 City Council meeting.

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

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

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

DE16-34      [Randy Radford: Discretionary Use Application \(15-DU-32\) - Medical Clinic - 1230 St. John Street](#)

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Randy and Cindy Radford, representing themselves addressed Council. There were no questions for 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 CR16-37 a report from the Regina Planning Commission respecting the same subject.**

CR16-37      [Regina Planning Commission: Discretionary Use Application \(15-DU-32\) - Medical Clinic - 1230 St. John Street](#)

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**Recommendation**

That the discretionary use application for a proposed medical clinic located at 1230 St. John Street, being Lot 18, Block137, Plan No. Old 33 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 and A-3.2 inclusive, prepared by Randy Radford and dated February 3, 2016 and March 16, 2016.
- b) The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw No. 9250*.

**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.**

DE16-35 [Judith Veresuk – Regina Downtown Business Improvement District: Regina Downtown Business Improvement District – 2016 Budget](#)

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**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 CR16-38, a report from Finance and Administration Committee respecting the same subject.**

CR16-38 [Finance and Administration Committee: Regina Downtown Business Improvement District – 2016 Budget](#)

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**Recommendation**

1. That City Council approve the 2016 Regina Downtown Business Improvement District budget as detailed in Appendix A.
2. That City Council approve the proposed 2016 levy for Regina Downtown Business Improvement District of 0.7577 mills to be applied to current commercial property within the Regina Downtown Business Improvement District.

**Councillor Bob Hawkins moved, in amendment, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that the recommendations of the Finance and Administration Committee contained in the report be concurred in after amending recommendation #2 as follows:**

2. That City Council approve the proposed 2016 levy for Regina Downtown Business Improvement District of 0.7757 mills to be applied to current commercial property within the Regina Downtown Business Improvement District.

DE16-36 [Sandy Doran – Regina's Warehouse Business Improvement District – 2016 Budget](#)

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Sandy Doran, representing the Regina's Warehouse Business Improvement District addressed Council. There were no questions for 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 CR16-39, a report from Finance and Administration Committee respecting the same subject.**

CR16-39 [Finance and Administration Committee: Regina's Warehouse Business Improvement District - 2016 Budget](#)

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**Recommendation**

1. That City Council approve Regina's Warehouse Business Improvement District's 2016 budget as detailed in Appendix A.
2. That City Council approve the proposed 2016 levy for Regina's Warehouse Business Improvement District of 0.7588 mills to be applied to the current commercial property within the Regina Warehouse Business Improvement District.

**Councillor Bob Hawkins moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that the recommendations of the contained in the report be concurred in.**

**RECESS**

**Councillor Jerry Flegel moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that the meeting recess for 10 minutes.**

The meeting recessed at 7:38 p.m.  
The meeting reconvened at 7:53 p.m.

DE16-37 [Adele Ruschkowski: Notice of Intention to Designate Municipal Heritage Property 13 Leopold Crescent – Watchler \(2<sup>nd</sup>\) Residence](#)

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Adele Ruschkowski, representing Re/Max Crown Real Estate 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 CM16-2, a report from the Administration respecting the same subject.**

DE16-38 [Patricia Elliott: Notice of Intention to Designate Municipal Heritage Property 13 Leopold Crescent – Watchler \(2<sup>nd</sup>\) Residence](#)

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Patricia Elliott, representing herself 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 CM16-2, a report from the Administration respecting the same subject.**

DE16-39 [Frank Kovemaker: Notice of Intention to Designate Municipal Heritage Property 13 Leopold Crescent – Watchler \(2<sup>nd</sup>\) Residence](#)

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Frank Kovemaker, representing himself 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 CM16-2, a report from the Administration respecting the same subject.**

DE16-40 [Don Black: Notice of Intention to Designate Municipal Heritage Property 13 Leopold Crescent – Watchler \(2<sup>nd</sup>\) Residence](#)

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Don Black, representing himself 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 CM16-2, a report from the Administration respecting the same subject.**

DE16-41 [Jackie Schmidt – Heritage Regina: Notice of Intention to Designate Municipal Heritage Property 13 Leopold Crescent – Watchler \(2<sup>nd</sup>\) Residence](#)

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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 and Susan Hollinger, 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 CM16-2, a report from the Administration respecting the same subject.**

DE16-42 [Dennis Dodd: Notice of Intention to Designate Municipal Heritage Property 13 Leopold Crescent – Watchler \(2<sup>nd</sup>\) Residence](#)

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Dennis Dodd representing himself 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 CM16-2, a report from the Administration respecting the same subject.**

**Recommendation**

1. That City Council withdraw its Notice of Intention to Designate and any proposed bylaw related to the designation of the property located at 13 Leopold Crescent (known as the Watchler (2<sup>nd</sup>) Residence) as Municipal Heritage Property.
2. That Schedule A of the *Bylaw of the City of Regina to Deny a Permit for the Alteration or Demolition of Properties that the Council of the City of Regina may wish to Designate as Municipal Heritage Properties No. 8912* (commonly known as the Heritage Holding Bylaw) be amended to remove the property listed as Item 5.8 (the Watchler (2<sup>nd</sup>) Residence located at 13 Leopold Crescent).

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

**Councillor Bob Hawkins moved, in amendment, seconded by Councillor Sharron Bryce, AND IT WAS APPROVED, that an additional recommendation #3 be added as follows:**

3. **That the Administration report to Council as expeditiously as possible, with recommendations for improvement on the:**
  - a. **Ways in which buildings are put on, and removed from, the Heritage Holding list;**
  - b. **Ways in which the process used by the Municipal Heritage Advisory Committee in considering recommendations pertaining to heritage issues and designations can be strengthened;**
  - c. **Ways in which the municipal Heritage Holding List, the municipal Heritage Tax rebate incentive program, and the Declaration of Heritage Status process found in the provincial *Heritage Act* can better fit together and complement each other;**
  - d. **Any other procedural or substantive issue that may be useful in furthering preservation of heritage building in accordance with the goals set out in the OCP; and**
  - e. **In making these recommendations, the Administration consult with interested parties, take into account relevant provincial legislation, and consider best practices with respect to Heritage matters in other cities comparable to Regina.**

Mayor Michael Fougere stepped down to enter debate.

Councillor Jerry Flegel assumed the Chair.

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

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

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

2016-11 A BYLAW OF THE CITY OF REGINA TO DENY A PERMIT FOR THE ALTERATION OR DEMOLITION OF PROPERTIES THAT THE COUNCIL OF THE CITY OF REGINA MAY WISH TO DESIGNATE AS MUNICIPAL HERITAGE PROPERTIES AMENDMENT BYLAW, 2016

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**Councillor Jerry Flegel moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that Bylaw No. 2016-11 be introduced and read a first time. Bylaw was read a first time.**

**Councillor Jerry Flegel moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that Bylaw No. 2016-11 be read a second time. Bylaw was read a second time.**

**Councillor Jerry Flegel moved, seconded by Councillor Terry Hincks that City Council hereby consent to Bylaw No. 2016-11 going to third and final reading at this meeting.**

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

**Councillor Jerry Flegel moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that Bylaw No. 2016-11 be read a third time. Bylaw was read a third and final time.**

DE16-43 [Jerven Weekes and Jason Petrunia - Rosewood Park Alliance Church: Northwest School Site](#)

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Jerven Weekes and Jason Petrunia, representing Rosewood Park Alliance Church, and Leon Friesen, representing Westridge Construction 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 items CM16-3 and CR16-40, two reports respecting the same subject.**

CP16-2 [Stu Niebergall – Regina & Region Home Builders' Association: Northwest School Site](#)

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**Councillor Bob Hawkins moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that this item be received and filed.**

CM16-3 [Supplemental Report: Northwest School Site](#)

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**Recommendation**

1. That the developer be required to provide the following to the City of Regina on or before 4 p.m. on Friday, April 29, 2016 to demonstrate its ability to complete all requirements as set out in Servicing Agreement SA 15/05:

- a. A detailed construction schedule and plan describing how all requirements in Servicing Agreement SA 15/05 will be satisfied;
  - b. A detailed list of outstanding creditors along with the proposed plan for payment of outstanding accounts and related timelines for payment;
  - c. A detailed financial plan showing the developer's ability to complete all work required by Servicing Agreement SA 15/05 without relying upon concessions from the City of Regina or any contingency based upon further City of Regina development approvals being granted for other unrelated lands; and
  - d. A letter of credit, performance bond or certified cheque in the amount of \$3,184,000, representing the performance security required under Servicing Agreement SA 15/05.
2. That City Council authorize the City Manager or designate, to proceed as outlined in E16-12 – Northwest School Site in the event the developer is unable to satisfy the requirements of Recommendation #1 on or before April 29, 2016 as follows:
- i. That City Council authorize that any funding required in excess of the \$6,045,000 previously allocated towards the servicing of the northwest school site (as approved in report #CR15-81 be funded by the Servicing Agreement Fee reserve fund).
  - ii. That City Council authorize the Administration to take all necessary steps to recover all funds directly from the developer or through future endeavour to assist clauses on future land to be developed.
  - iii. That City Council delegate authority to the City Manager & Chief Administrative Officer, or his designate, to enter into the necessary contracts, including sole sourcing, for the completion of servicing for the northwest school site.
3. That the concessions previously requested by the developer as outlined within this report in the Discussion and Financial Implications section of this report not be granted.
4. That the Administration provide a communication to City Council outlining the course of action taken following April 29, 2016.

**Councillor Jerry Flegel moved, seconded by Councillor Sharron Bryce, that the recommendations contained in the report be concurred in.**

Mayor Michael Fougere stepped down to enter debate.

Councillor Jerry Flegel assumed the Chair.

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



**Councillor Shawn Fraser moved, in amendment, seconded by Councillor Wade Murray that recommendation #2.i be amended as follows:**

- 2. That City Council authorize the City Manager or designate, to proceed as outlined in E16-12 – Northwest School Site in the event the developer is unable to satisfy the requirements of Recommendation #1 on or before April 29, 2016 as follows:**
  - i. That City Council authorize that any funding required in excess of the \$6,045,000 previously allocated towards the servicing of the northwest school site as approved in report #CR15-81 be funded by the Provincial Government.**

Mayor Michael Fougere stepped down to enter debate.

Councillor Jerry Flegel assumed the Chair.

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

(Councillor Terry Hincks left the meeting.)

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

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

CR16-40      [Executive Committee: Northwest School Site](#)

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**Recommendation**

1. That City Council authorize that any funding required in excess of the \$6,045,000 previously allocated towards the servicing of the northwest school site (as approved in report #CR15-81 be funded by the Servicing Agreement Fee reserve fund).
2. That City Council authorize the Administration to take all necessary steps to recover all funds directly from the developer or through future endeavour to assist clauses on future land to be developed.
3. That City Council delegate authority to the City Manager & Chief Administrative Officer, or his designate, to enter into the necessary contracts, including sole sourcing, for the completion of servicing for the northwest school site.

**Councillor Wade Murray moved, seconded by Councillor Jerry Flegel, AND IT WAS RESOLVED, that this report be received and filed.**

COMMITTEE REPORTS

COMMUNITY AND PROTECTIVE SERVICES COMMITTEE

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CR16-41 [Renewal of Atoskata Alley Litter Collection Contract](#)

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**Recommendation**

1. That the City Manager or designate be authorized to negotiate and renew into a two year agreement with Regina Status Indian Services Inc. commencing January 1, 2016 and terminating on December 31, 2017.
2. That the City Clerk be authorized to execute the necessary agreement.

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

CR16-42 [Canadian Red Cross Society – Municipal Disaster Response Agreement](#)

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**Recommendation**

1. That the City Manager or designate be authorized to negotiate and approve the Agreement with Red Cross as outlined in this report for up to a five year term.
1. That the City Manager or designate be authorized to approve the activation of the services of the Red Cross in the event of a disaster as contemplated by the Agreement.
2. That the City Clerk be authorized to execute the Agreement after approval by the City Solicitor.

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

EXECUTIVE COMMITTEE

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CR16-43 [REAL Annual General Meeting](#)

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**Recommendation**

That the Chief Financial Officer, as the City's proxy, be authorized to exercise the City's voting rights in REAL at the Annual General meeting taking place on April 29, 2016 as follows:

- a) The following Directors be appointed to the REAL Board of Directors:

Michael Fix – May 1, 2016 to April 30, 2019  
Mark Stefan – May 1, 2016 to April 30, 2019  
Ken Budzak – May 1, 2016 to April 30, 2017  
Tony Coppola – May 1, 2016 to April 30, 2017  
Gordon Selinger – May 1, 2016 to April 30, 2017

- b) Receive the audited financial statements for the 2015 operating year;
- c) Appoint Deloitte, LLP as auditor of REAL pursuant to section 149 of The Non-profit Corporations Act, 1995 (Saskatchewan).

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

CR16-44      [Residential Rental Licensing](#)

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**Recommendation**

1. That the Administration continue implementing process improvements in bylaw enforcement, property inspection and public education to address property maintenance, residential parking and code violations.
1. That the Administration provide City Council an update on the effectiveness of these process improvements in Q1 2017.
2. That a supplemental report be provided at the April 13, 2016 public meeting of the Executive Committee providing 2015 statistics for implementation of the new discretionary Residential Homestay land use classification for short-term accommodations and any other relevant statistics relating to process improvements in bylaw enforcement to address property maintenance, residential parking and code violations in residential areas.
3. That the administration research the addition of a compliance driven approach to bylaw enforcement processes and bring recommendations forward to the 2017 budget deliberations along with any resources and staffing needs that may be required for strong bylaw enforcement to address property maintenance, residential parking and code violations.
4. That a comprehensive plan be designed for a public education strategy, in partnership with relevant stakeholders, that will inform residents, property owners members of the housing industry, and post-secondary institutions of the bylaws, expectations and enforcement processes that address property maintenance, residential parking and code violations and that the plan or actions taken be brought forward for Council consideration in Q4 of 2016.

**Councillor Jerry Flegel moved, seconded by Councillor John Findura that the recommendations contained in the report be concurred.**

**Councillor Barbara Young moved, in amendment, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that an additional recommendation be added as follows:**

**That Administration engage the University of Regina, and the Saskatchewan Polytechnic Institute, in the exploration of a program to encourage landlords to provide students with residential rooms and properties that have passed inspection for health and safety.**

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

CR16-45 [2016 Appointments to Regina’s Warehouse Business Improvement District Board](#)

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**Recommendation**

1. That the following appointments be approved to Regina’s Warehouse Business Improvement District Board:
  - Ms. Carmen Dybwad a current board member be appointed as Residential Representative to replace Craik Wotherspoon. Ms. Dybwad’s term is January 1, 2015 to December 31, 2017.
  - Ms. Katherine Melnychuk be appointed as a citizen member for the term of April 26, 2016 to December 31, 2018.
2. That members continue to hold office for the term indicated or until successors are appointed.

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

FINANCE AND ADMINISTRATION COMMITTEE

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CR16-46 [Appointment of Elected Officials to CUPE Local 21 Casual Employees’ and Elected Officials’ Pension Plan Administrative Board](#)

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**Recommendation**

That Councillor Wade Murray be appointed to the CUPE Local 21 Employees’ and Elected Officials Pension Plan Administrative Board for a term expiring October 31, 2016.

**Councillor Bob Hawkins moved, seconded by Councillor Jerry Flegel, AND IT WAS RESOLVED, that the recommendations of the contained in the report be concurred in.**

REGINA PLANNING COMMISSION

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CR16-47 [Discretionary Use Application \(16-DU-03\) - Medical Clinic and Retail - 3934 Dewdney Avenue](#)

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**Recommendation**

That the discretionary use application for a proposed medical clinic and retail use (pharmacy) located at 3934 Dewdney Avenue, being Lots 6, 7, 8, Block 221, Plan No. DV4404, 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 KRN Design and dated October 22, 2012 and Appendix A-3.2 prepared by Walker Projects and dated April 16, 2015; and

- b) The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw No. 9250*.

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

CR16-48      [Discretionary Use Application \(15-DU-30\) - Licensed Restaurant and Office Space - 1378 Hamilton Street](#)

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**Recommendation**

That the discretionary use application for a proposed licensed restaurant and office space located at 1378 Hamilton Street, being Lots 21-24, Block 181, Plan No. OLD33, 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 and A-3.2.
- b) Seating within the licensed restaurant shall be limited to 55 seats to align with the number of allocated parking stalls.
- c) The development shall comply with all applicable standards and regulations in *The 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.**

CR16-49      [Discretionary Use Application \(16-DU-01\) - Petroleum Storage Facility - 325 McDonald Street North](#)

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**Recommendation**

That the discretionary use application for a proposed storage and terminal, petroleum located at 325 McDonald Street North, being Parcel S Plan No. 72R37342, Industrial Ross Subdivision be APPROVED and that a Development Permit be issued subject to the following conditions:

- a) The development shall be consistent with the plan attached to this report as Appendix A-3, prepared by Plains Midstream Canada and dated February 3, 2016.
- b) The applicant shall submit a building permit for approval by the Development Officer, the review of which will focus on the development of the site and its spatial arrangements.
- c) The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw No. 9250*, including but not limited to the Performance Regulations for Moderate Sensitivity Aquifer Protection Overlay Zone in Table 10.2.

- d) Prior to issuance of the site plan approval (as per condition 1b), the applicant shall:
  - i. Submit a pre-use baseline soil chemical characterization survey for petroleum products, trace metals, sulphates, salinity and provide a copy to the City of Regina.
  - ii. The applicant shall submit, to the satisfaction of the Development Officer, a plan to prevent trenches acting as conduits for the spread of contamination through the underground piping network and off the site.
  - iii. Provide documentation from the Saskatchewan Ministry of Environment and/or federal regulatory authority for approval to construct, alter, expand, operate, and decommission a hazardous substance and/or waste dangerous goods facility.
  
- e) The applicant shall submit a quantitative assessment of the impact of the facilities from a major incident by qualified professional for the City of Regina's information as well as for the incorporation into an updated Emergency Response Plan. This information shall be submitted prior to the commencement of operations of the new facility and must be to the satisfaction of the Manager of Emergency Management and Business Control.

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

MOTIONS

DE16-44      [Chad Novak-Saskatchewan Taxpayers Advocacy Group: Councillor Mike O'Donnell - Safety in School Zones](#)

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(Chad Novak was not present at the meeting.)

**Councillor Wade Murray moved, seconded by Councillor John Findura, AND IT WAS RESOLVED, that this item be received and filed.**

CP16-3      [John Klein: Councillor Mike O'Donnell - Safety in School Zones](#)

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**Councillor Jerry Flegel moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that this communication be received and filed.**

MN16-4      [Councillor Mike O'Donnell: Safety in School Zones](#)

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**Councillor Mike O'Donnell moved, seconded by Councillor Jerry Flegel that:**

- 1. The Administration undertake to form a committee made up of City traffic staff, School Board representatives and representatives from the Regina Police Service to consider, but not be limited to the following:**

- a. **Reducing the speed in school zones.**
  - b. **Signage indicating that the passing of vehicles is not allowed within school zones.**
  - c. **Adding a pedestrian signal where appropriate to a school zone.**
  - d. **Adding bulb outs or other traffic calming methods.**
  - e. **Adding signage to indicate when a school zone comes to an end.**
  - f. **Declaring the area directly in front of a school a fire or emergency only parking zone so that school age children have a clear sight path to a safe crossing.**
  - g. **Suggest methods to handle parent drop off zones that can be used in most school zones.**
  - h. **Consider the hours that a school zone would be in effect. For example, whether a 7-7 time slot for school days and no school zone for weekends and summer vacation would be effective.**
2. **This Committee be struck and meet in the fall of 2016 with a report back to Executive Committee in the spring of 2017 with recommendations.**

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

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

#### BYLAWS AND RELATED REPORTS

CR16-50      [Finance and Administration Committee: The Regina Property Tax Bylaw, 2016 and School Division Property Tax Bylaw, 2016](#)

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#### **Recommendation**

That the City Solicitor be instructed to prepare the necessary property tax bylaws for consideration by City Council on April 25, 2016, that include the municipal mill rate, the other taxing authorities' mill rates, the mill rate factors and the business improvement districts' mill rates as outlined in this report.

**Councillor Bob Hawkins moved, seconded by **Councillor Wade Murray, AND IT WAS RESOLVED**, that the recommendations of the Finance and Administration Committee contained in the report be concurred in.**

2016-24 [THE WASTEWATER AND STORM WATER BYLAW, 2016.](#)

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2016-26 [THE SCHOOL DIVISION PROPERTY TAX BYLAW, 2016](#)

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2016-27 [THE REGINA PROPERTY TAX BYLAW, 2016](#)

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2016-28 [THE MAIL-IN BALLOT AMENDMENT BYLAW, 2016](#)

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**Councillor Jerry Flegel moved, seconded by Councillor Mike O'Donnell, AND IT WAS RESOLVED, that Bylaws No. 2016-24, 2016-26, 2016-27 and 2016-28 be introduced and read a first time. Bylaws were read a first time.**

**Councillor Jerry Flegel moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that Bylaws No. 2016-24, 2016-26, 2016-27 and 2016-28 be read a second time. Bylaws were read a second time.**

**Councillor Jerry Flegel moved, seconded by Councillor Wade Murray that City Council hereby consent to Bylaws No. 2016-24, 2016-26, 2016-27 and 2016-28 going to third and final reading at this meeting.**

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

**Councillor Jerry Flegel moved, seconded by Councillor Shawn Fraser, AND IT WAS RESOLVED, that Bylaws No. 2016-24, 2016-26, 2016-27 and 2016-28 be read a third time. Bylaws were read a third and final time.**

**ADJOURNMENT**

**Councillor Sharron Bryce moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that Council adjourn.**

The meeting adjourned at 10:39 p.m.

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Mayor

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City Clerk