

AT REGINA, SASKATCHEWAN, MONDAY, JULY 25, 2016

AT A MEETING OF CITY COUNCIL

AT 5:30 PM

Present: Mayor Michael Fougere, in the Chair  
Councillor Sharron Bryce  
Councillor Bryon Burnett  
Councillor John Findura  
Councillor Jerry Flegel  
Councillor Shawn Fraser  
Councillor Bob Hawkins  
Councillor Terry Hincks  
Councillor Wade Murray  
Councillor Mike O'Donnell  
Councillor Barbara Young

Also in Attendance: Chief Legislative Officer & City Clerk, Jim Nicol  
Deputy City Clerk, Erna Hall  
City Manager, Chris Holden  
Chief Financial Officer, Ian Rea  
Executive Director, Legal & Risk, Byron Werry  
Executive Director, City Planning & Development, Diana Hawryluk  
Executive Director, City Services, Kim Onrait  
Executive Director, Human Resources, Pat Gartner  
A\Executive Director, Transportation & Utilities, Norman Kyle  
Director, Communications, Myrna Stark Leader

CONFIRMATION OF AGENDA

**Councillor Sharron Bryce moved, seconded by Councillor Terry Hincks that the agenda for this meeting be approved, with the following adjustments, and that the delegations listed on the agenda be heard when called forward by the Mayor, at the call of the Chairperson:**

- **That communications CP16-16, CP16-17, CP16-18 and CP16-19 be added to the agenda.**
- **That Bylaw 2016-46, *The Regina Fire Bylaw* be received and filed.**

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

ADOPTION OF MINUTES

**Councillor Barbara Young moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that the minutes for the meeting held on June 27, 2016 be adopted, as circulated.**

DELEGATIONS, COMMUNICATIONS, PUBLIC NOTICE BYLAWS  
AND RELATED REPORTS

DE16-59      Stephen Onda – Sundog Developments Ltd.: Contract Zone Application (16-CZ-03) – Additional Dwelling Units in Existing Low-Rise Apartment Building – 1914, 1920 and 1924 Halifax Street

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

**The Mayor invited the delegation to come forward and be heard. Stephen Onda, Roger Mitchell and Paul Gregory, representing Sundog Developments 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 CR16-84, a report from the Regina Planning Commission respecting the same subject.**

CR16-84      Regina Planning Commission: Contract Zone Application (16-CZ-03) – Additional Dwelling Units in Existing Low-Rise Apartment Building – 1914, 1920 and 1924 Halifax Street

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**Recommendation**

1. That the application to amend *Regina Zoning Bylaw No. 9250* by amending an existing C-Contract Zone Agreement for 1914, 1920 and 1924 Halifax Street, being Lots 34, 36, 37, 41 & 42 in Block 349, Plan No. Old 33 to increase the number of dwelling units within a Low-Rise Apartment Building approved under the conditions of the Agreement from 39 to 45 be approved and that the amended 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 conform to the attached plans labelled Appendix A-3.1 to A-3.3, prepared by Walker Projects dated November 15, 2015;
  - b. Any zoning related detail not specifically addressed in the Contract Zone Agreement shall be subject to applicable provisions of the *Regina Zoning Bylaw No. 9250*; and
  - c. The Agreement shall be registered in the City of Regina'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 *Regina Zoning Bylaw No. 9250* 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.**

DE16-60      James Pernu – McElhanney Consulting Services Ltd.: Concept Plan Amendment (15-CP-08) – Zoning Amendment Application (15-Z-18) - SomerSet Phase 1

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

**The Mayor invited the delegation to come forward and be heard. James Pernu, representing McElhanney Consulting Services 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 CR16-85, a report from the Regina Planning Commission respecting the same subject.**

CR16-85      Regina Planning Commission: Concept Plan Amendment (15-CP-08) – Zoning Amendment Application (15-Z-18) - SomerSet Phase 1

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**Recommendation**

1. That the application to amend the SomerSet Concept Plan depicted in Appendix A-3.1 to A-3.7, by replacing the phasing plan in Appendix A-3.7 and the land use plan for Phase 1 in A.3.1 with the proposed Phasing and Land Use Plan contained in Appendix A-4 and by removing Appendix A-3.2 and 3.4 to 3.6 inclusive from the Concept Plan, be approved.
2. That the *Regina Zoning Bylaw No. 9250* be amended by rezoning from UH - Urban Holding:
  - a. Block 27, Lots 50-86, Block 28, Lots 87-119 and Block 29, Lots 1-13 to DCD 12 - Direct Control District Suburban Narrow Lot Residential.
  - b. Block 24, Lots 121-172 to R5 (RW13.5) - Residential Medium Density (Railway Setback Overlay Zone).
  - c. Block 26, Lots 14-48 to R5 - Residential Medium Density.
  - d. Block 24, Lot 120 to R6 (RW13.5) - Residential Multiple Housing (Railway Setback Overlay Zone).
  - e. Block 26, Lot 49 to R6 - Residential Multiple Housing.
  - f. Block 48 to DSC (RW13.5) - Designated Shopping Centre (Railway Setback Overlay Zone).
  - g. MR3, MU1, MB6 and MB7 to PS - Public Service.

within Phase 1 of the SomerSet Concept Plan Area, which is part of the NE 06-18-19 W2M and SW 07-18-19-W2M as shown on the attached plan of proposed subdivision (Appendix A-5).

3. That the *Regina Zoning Bylaw No. 9250* be amended by adding the Railway Setback Overlay Zone, as stated in Appendix B-1.
4. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* 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.**

DE16-61      Munir Haque – Westerra Development Corp: Discretionary Use Application (16-DU-12) – Live/Work Units – Zoning Amendment Application (16-Z-03) Westerra Phase 1 Stage 1A

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

**The Mayor invited the delegation to come forward and be heard. Munir Haque, representing Westerra Development Corp. 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 CR16-86, a report from the Regina Planning Commission respecting the same subject.**

CR16-86      Regina Planning Commission: Discretionary Use Application (16-DU-12) – Live/Work Units – Zoning Amendment Application (16-Z-03) Westerra Phase 1 Stage 1A

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**Recommendation**

1. That the application to rezone proposed Lots 23A, 24, 25A in Block 1, Lots 23A, 24, 25A in Block 2 and Lot 20A in Block 3, located within the Westerra Concept Plan Area, which is part of the N ½ Section 21-17-20 W2M as shown on the attached plan of proposed subdivision (Appendix A-3), from UH - Urban Holding Zone to R5- Residential Medium Density Zone, be approved.
2. That the Discretionary Use for the proposed Live/Work Units located on Lot 23A, Block 1 and Lot 23A, Block 2 in the Westerra Subdivision be approved subject to the following conditions:
  - a. The development shall be consistent with the plans attached to this report as Appendix A-5.1-5.3 inclusive.
  - b. That the Live/Work Units are subject to *The Licensing Bylaw, 2007* and the *2010 National Building Code* for Mixed Use Buildings, or equivalent;
  - c. The development is contingent on subdivision approval of the subject lots and subsequent title creation; and

d. The development shall comply with all applicable standards and regulations in the *Regina Zoning Bylaw No. 9250*.

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

DELEGATIONS, COMMUNICATION, BYLAWS AND RELATED REPORTS

DE16-84 Chad Novak – Saskatchewan Taxpayers Advocacy Group: Regina Plains Museum Support (also known as the Civic Museum of Regina)

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

**The Mayor invited the delegation to come forward and be heard. Chad Novak, representing Saskatchewan Taxpayers Advocacy Group 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 CR16-90, a report from the Community and Protective Services Committee respecting the same subject.**

(Councillor Hincks left the meeting.)

DE16-85 Rob Deglau – Civic Museum of Regina: Regina Plains Museum Support (also known as the Civic Museum of Regina)

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

**The Mayor invited the delegation to come forward and be heard. Rob Deglau, representing Civic Museum of 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 CR16-90, a report from the Community and Protective Services Committee respecting the same subject.**

DE16-83 Ross Keith – Nicor Group: Regina Plains Museum Support (also known as the Civic Museum of Regina)

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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 Group 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 CR16-90, a report from the Community and Protective Services Committee respecting the same subject.**

CP16-15 Nicor Group: Regina Plains Museum Support (also known as the Civic Museum of Regina)

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**Councillor Bob Hawkins moved, seconded by Councillor Byron Burnett, AND IT WAS RESOLVED, that this communication be received and filed.**

CR16-90 Community and Protective Services Committee: Regina Plains Museum Support (also known as the Civic Museum of Regina)

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**Recommendation**

- 1 That the City of Regina (City) provide up to \$85,500 in one-time funding (from the Community Investment Grants Reserve) to enable the Regina Plains Museum (the Organization) to implement their business plan and that Administration enter into an agreement with the Organization for phasing the funding against the Organization's performance on key milestones.
- 2 That the Executive Director, City Services, be authorized to negotiate and approve the funding agreement with Regina Plains Museum as further outlined in this report.
- 3 That the City Clerk be authorized to execute the funding agreement on behalf of the City.
- 4 That Regina Plains Museum receive a core operating increase from \$115,000 in 2016, to \$120,000 in 2017, then up to a \$5,000 increase each subsequent year up to the year 2020 based on their performance review through the Community Investment Grants Program (CIGP), and that Administration bring a report back to the Community and Protective Services Committee to provide an update in Q1 of 2018.
- 5 That increases to the CIGP, matching the anticipated increases for the Regina Plains Museum, be considered by City Council annually through the budget process.
- 6 That CR15-99 be removed from the List of Outstanding Items for the Community and Protective Services Committee.

**Councillor Jerry Flegel moved, seconded by Councillor Bob Hawkins that the recommendations of the Community and Protective Services Committee contained in the report be concurred in.**

**Councillor Mike O'Donnell moved, in amendment, seconded by Councillor Jerry Flegel, AND IT WAS RESOLVED, that the Audited Financial Statement for the Regina Plains Museum be posted on the City of Regina's website, together with this report.**

Mayor Michael Fougere stepped down to enter debate.

Councillor John Findura assumed the Chair.

Mayor Michael Fougere returned to the Chair prior to the vote

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

DE16-86 Chad Novak – Saskatchewan Taxpayers Advocacy Group: Curling in Regina - Developing a Sustainable Business Model

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

**The Mayor invited the delegation to come forward and be heard. Chad Novak, representing Saskatchewan Taxpayers Advocacy Group 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 CR16-91, a report from the Finance and Administration Committee respecting the same subject.**

DE16-87 Curl Regina/Highland Curling Club/Tartan Curling Club and Callie Curling Club: Curling in Regina - Developing a Sustainable Business Model

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

**The Mayor invited the delegation to come forward and be heard. Brandi Clarke, representing Highland Curling Club, Tiffany Watt, representing Callie Curling Club and Liane McLean, representing the Tartan Curling 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 CR16-91, a report from the Finance and Administration Committee respecting the same subject.**

IR16-6 Supplemental Report – FA16-27 Curling in Regina – Developing a Sustainable Business Model

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**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.**

CR16-91 Finance and Administration Committee: Curling in Regina - Developing a Sustainable Business Model

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**Recommendation**

- 1 That the City of Regina provide an exemption for the municipal portion of property tax to the Highland Curling Club for the 2017 and 2018 taxation years.
- 2 That the City of Regina provide an exemption for the municipal portion of property tax to the Tartan Curling Club for the 2017 and 2018 taxation years.

- 3 That the City Solicitor be instructed to bring forward the necessary two year tax exemption agreement and bylaw to provide for the property tax exemptions at the appropriate time.
- 4 That item CR15-70 be removed from the List of Outstanding Items for City Council.

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

Mayor Michael Fougere stepped down to enter debate.

Councillor John Findura assumed the Chair.

Mayor Michael Fougere returned to the Chair prior to the vote

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

DE16-88 Chad Novak – Saskatchewan Taxpayers Advocacy Group: Discretionary Use Application (16-DU-11) – Shopping Centre – Chuka Drive in the Greens on Gardiner

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

**The Mayor invited the delegation to come forward and be heard. Chad Novak, representing Saskatchewan Taxpayers Advocacy Group 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 CR16-92, a report from the Regina Planning Commission respecting the same subject.**

DE16-89 Blair Forster – Forster Projects Inc. and Denis Jones – Deveraux Developments: Discretionary Use Application (16-DU-11) – Shopping Centre – Chuka Drive in the Greens on Gardiner

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

**The Mayor invited the delegation to come forward and be heard. Blair Forster, representing Forster Projects Inc. and Denis Jones, representing Deveraux 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 CR16-92, a report from the Regina Planning Commission respecting the same subject.**



CR16-92 Regina Planning Commission: Discretionary Use Application (16-DU-11) – Shopping Centre – Chuka Drive in the Greens on Gardiner

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**Recommendation**

That the discretionary use application for a proposed Shopping Centre located on the east side of Chuka Boulevard, being portion of SE-11-17-19-2, Block A, Plan 101880277 Ext 1, be approved, and that a Development Permit be issued subject to the following conditions:

- a) The development is contingent on subdivision approval of the subject lots and subsequent title creation.
- b) The development shall be consistent with the plans attached to this report as Appendix A-3.1, prepared by DIALOG and dated June 1, 2016.
- 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 Jerry Flegel, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission contained in the report be concurred in.**

2016-52 THE HIGHLAND CURLING CLUB CO-OPERATIVE LIMITED TAX EXEMPTION BYLAW, 2016

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2016-53 THE TARTAN CURLING CLUB CO-OPERATIVE TAX EXEMPTION BYLAW, 2016

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**Councillor John Findura moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that Bylaws No. 2016-52 and 2016-53 be introduced and read a first time. Bylaws were read a first time.**

**Councillor John Findura moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that Bylaws No. 2016-52 and 2016-53 be read a second time. Bylaws were read a second time.**

**Councillor John Findura moved, seconded by Councillor Shawn Fraser that City Council hereby consent to Bylaws No. 2016-52 and 2016-53 going to third and final reading at this meeting.**

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

**Councillor John Findura moved, seconded by Councillor Jerry Flegel, AND IT WAS RESOLVED, that Bylaws No. 2016-52 and 2016-53 be read a third time. Bylaws were read a third and final time.**

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 8:07 p.m.

The meeting reconvened at 8:21 p.m.

DE16-62 Catherine Gibson (on behalf of Terry Martens): Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13<sup>th</sup> Avenue and 2064 Elphinstone Street

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

**The Mayor invited the delegation to come forward and be heard. Catherine Gibson (on behalf of Terry Martens) addressed Council.**

**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 CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-63 Catherine Gibson: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13<sup>th</sup> Avenue and 2064 Elphinstone Street

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

**The Mayor invited the delegation to come forward and be heard. Catherine Gibson, 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 CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-64 Abby Ulmer – Protect Cathedral Neighbourhood Group: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13<sup>th</sup> Avenue and 2064 Elphinstone Street

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

**The Mayor invited the delegation to come forward and be heard. Abby Ulmer, representing Protect Cathedral Neighbourhood Group 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 CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-65 Molly Moss – Protect Cathedral Neighbourhood Group: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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

**The Mayor invited the delegation to come forward and be heard. Molly Moss, representing Protect Cathedral Neighbourhood Group 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 CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-66 Brenda Niskala and Barbara Kahan – Protect Cathedral Neighbourhood Group: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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

**The Mayor invited the delegation to come forward and be heard. Brenda Niskala, representing Protect Cathedral Neighbourhood Group 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 CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-67 Pam LaBelle – Protect Cathedral Neighbourhood Group: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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

**The Mayor invited the delegation to come forward and be heard. Pam LaBelle, representing Protect Cathedral Neighbourhood Group 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 CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-68 Jane Anweiler – Protect Cathedral Neighbourhood Group: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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

**The Mayor invited the delegation to come forward and be heard. Carol Olsen (on behalf of Jane Anweiler) 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 CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-69 Jeannie Mah: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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

**The Mayor invited the delegation to come forward and be heard. Jeannie Mah, representing herself 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 CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-70 Susan Field: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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

**The Mayor invited the delegation to come forward and be heard. Susan Field, 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 CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-71 Ken Kolot: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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

**The Mayor invited the delegation to come forward and be heard. Ken Kolot, representing himself 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 CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-72 Gary Robins: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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

**The Mayor invited the delegation to come forward and be heard. Shirley Dixon (on behalf of Gary Robins) 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 CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-73 Theresa Walter: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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

**The Mayor invited the delegation to come forward and be heard. Theresa Walter, 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 CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-74 Jackie Schmidt and Robert Hubick – Heritage Regina: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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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 Robert Hubick –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 CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-75 Patricia Elliott: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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

**The Mayor invited the delegation to come forward and be heard. David Rosenbluth (on behalf of Patricia Elliott) 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 CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-76 Cameron Curtis: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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

**The Mayor invited the delegation to come forward and be heard. Cameron Curtis, representing himself 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 CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-77 Chad Novak – Saskatchewan Taxpayers Advocacy Group: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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

**The Mayor invited the delegation to come forward and be heard. Chad Novak, representing Saskatchewan Taxpayers Advocacy Group 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 CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-78      John Hopkins – Regina & District Chamber of Commerce: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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

**The Mayor invited the delegation to come forward and be heard. John Hopkins, representing Regina & District Chamber of Commerce 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 CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-79      John Agnew - Ecole Connaught School Community Council: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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

**The Mayor invited the delegation to come forward and be heard. John Agnew, representing Ecole Connaught School Community Council 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 CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-80      Tom Ireton: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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

**The Mayor invited the delegation to come forward and be heard. Tom Ireton, 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 CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-81 John McGinn and Richard McGrath – Ledcor Design-Build (Saskatchewan) Ltd.: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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

**The Mayor invited the delegation to come forward and be heard. John McGinn, Jay Jones, representing Ledcor Design-Build (Saskatchewan) Ltd., and Richard McGrath, representing Peter Richard Consulting 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 CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-82 Mary Jane McGrath – Peter Richard Consulting Ltd.: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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

**The Mayor invited the delegation to come forward and be heard. Mary Jane McGrath and Peter Richard McGrath, representing Peter Richard Consulting Ltd. 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 CR16-87, a report from the Regina Planning Commission respecting the same subject.**

CP16-10 Alda Bouvier: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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CP16-11 Arnold and Robin Endsin: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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CP16-12 Fred Pollock: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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CP16-13 Mark Gibson: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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CP16-14 Sandra Rayson: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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CP16-16 Mary Chan: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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CP16-17 Peter McGrath: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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CP16-18 Don Rosom: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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CP16-19 Gerry Fernandes: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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**Councillor Sharron Bryce moved, seconded by Councillor Jerry Flegel, AND IT WAS RESOLVED, that communications CP16-10, CP16-11, CP16-12, CP16-13, CP16-14, CP16-16, CP16-17, CP16-18 and CP16-19 be received and filed.**

CR16-87 Regina Planning Commission: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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**Recommendation**

1. That the following amendment to the Cathedral Area Neighbourhood Plan, being Part B.6 of *Design Regina: The Official Community Plan Bylaw No. 2013-48*, be denied:

That the following item be added to Section 6.0 – Exception:

Civic Address	Legal Description	Development/Use
2064 Elphinstone Street	Lot 21, Blk/Par 381, Plan DV4420 Ext 0, Old 33	LC3 - Local Commercial

2. That the application to rezone Lot 21, Block 381, Plan DV4420, Old 33 Subdivision located at 2064 Elphinstone Street from R1A- Residential Older Neighborhood Zone to LC3 - Local Commercial Zone be denied.
3. That the discretionary use application for a proposed Mixed-Use building located at 2064 Elphinstone Street, being Lot 21 in Block 381, Plan DV4420, Old 33 Subdivision and 3504 13<sup>th</sup> Avenue, being Lots 22-25 in Block 381, Plan DV 4420, Old 33 Subdivision be denied.

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

**Councillor Shawn Fraser moved, seconded by Councillor Bob Hawkins that this report be referred back to Administration to assess alternate zoning options, in consultation with the developer and all stakeholders, to facilitate a development at the corner of Elphinstone Street and 13<sup>th</sup> Avenue, with a report back to Regina Planning Commission in December 2016.**

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

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

Discretionary reasons for denying the proposed development of Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street:

- The development is not in keeping with the Cathedral Neighbourhood Plan.
- The community shared concerns about lack of community engagement.
- Although the Official Community Plan identifies intensification as one of its mandates, the structure around the criteria for intensification is unclear.

CR16-88      Regina Planning Commission: Closure Application (16-CL-02) – Lane  
Adjacent to 2833 Angus Street

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**Recommendation**

- 1 That the application for the closure and sale of a portion of lane within Plan BC1132 as shown on the attached plan of proposed subdivision (Appendix A-3) prepared by Malcom Vanstone, dated February 11, 2016 and legally described as follows, be approved:

“Proposed subdivision of part of Lane (Plan BC1132) and consolidation with Lot 12, Block 510, Plan BC1132 & Lot 45, Block 510, Plan 101162933 within NE 13-17-20-W2M in Regina Saskatchewan”.

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

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

(Councillor Burnett temporarily left the meeting.)

CR16-89 Regina Planning Commission: Zoning Bylaw Amendment Application (16-Z-05) – Former Diocese of Qu'Appelle Lands Direct Control District (DCD-9) – Amendment to Low-Density Residential Policy Area – Supportive Living Homes

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**Recommendation**

1 That the proposed amendment to Direct Control District (DCD-9) Former Diocese of Qu'Appelle Lands of the *Regina Zoning Bylaw No. 9250* be approved as follows:

Section 3.15 (5)(b) Low-Density Residential Policy Area, Permitted Use:

- Supportive Living Home to a maximum of twenty persons (notwithstanding the limitation to ten persons in the definition).

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 Jerry Flegel, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission contained in the report be concurred in.**

2016-39 THE REGINA ZONING AMENDMENT BYLAW, 2016 (No. 9)

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2016-49 THE REGINA ZONING AMENDMENT BYLAW, 2016 (No. 12)

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2016-50 A BYLAW TO PROVIDE FOR THE CLOSURE AND SALE OF A PORTION OF THE LANEWAY ADJACENT TO 2833 ANGUS STREET

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2016-51 THE REGINA ZONING AMENDMENT BYLAW, 2016 (No. 13)

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2016-54 DESIGN REGINA: THE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW, 2016

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2016-55 THE REGINA ZONING AMENDMENT BYLAW, 2016 (No. 14)

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2016-56 THE REGINA ZONING AMENDMENT BYLAW, 2016 (No. 15)

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**Councillor John Findura moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that Bylaws No. 2016-39, 2016-49, 2016-50, 2016-51 and 2016-56 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. 2016-39, 2016-49, 2016-50, 2016-51 and 2016-56.**

**The Clerk called for anyone present who wished to address City Council respecting Bylaws No. 2016-39, 2016-49, 2016-50, 2016-51 and 2016-56 to indicate their desire.**

**No one indicated a desire to address Council.**

(Councillor Burnett returned to the meeting.)

**Councillor John Findura moved, seconded by Councillor Bryon Burnett, AND IT WAS RESOLVED, that Bylaws No. 2016-39, 2016-49, 2016-50, 2016-51 and 2016-56 be read a second time. Bylaws were read a second time.**

**Councillor John Findura moved, seconded by Councillor Bob Hawkins that City Council hereby consent to Bylaws No. 2016-39, 2016-49, 2016-50, 2016-51 and 2016-56 going to third and final reading at this meeting.**

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

**Councillor John Findura moved, seconded by Councillor Mike O’Donnell, AND IT WAS RESOLVED, that Bylaws No. 2016-39, 2016-49, 2016-50, 2016-51 and 2016-56 be read a third time. Bylaws were read a third and final time.**

**Councillor Jerry Flegel moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that Bylaws No. 2016-54 and 2016-55 be received and filed.**

**Councillor Bob Hawkins moved, seconded by Councillor Sharron Bryce that the meeting adjourn.**

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

COMMITTEE REPORTS

COMMUNITY AND PROTECTIVE SERVICES COMMITTEE

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CR16-93 Saskatchewan Roughriders Transit Service Agreement

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**Recommendation**

- 1 That the Saskatchewan Roughriders Transit Service as described in this report be approved.
- 2 That City Council authorize the Executive Director, City Services, to negotiate, approve amend, and extend an agreement with the Saskatchewan Roughriders Football Club on terms as further detailed in this report for an initial two-year period which may be extended to a maximum of five years.
- 3 That the City Clerk be authorized to execute the agreement with the Saskatchewan Roughriders Football Club after review by the City Solicitor.

**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

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CR16-94      Infill Servicing Agreement Fees and Development Levies Implementation Schedule

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**Recommendation**

- 1    That City Council direct the Administration to consult with stakeholders and develop a proposed approach to charge Servicing Agreement Fees and Development Levies for infill development.
- 2    That the Administration present the proposed approach to City Council to allow for implementation of Infill Servicing Agreement Fee and Development Levy charges beginning in 2018.

**Councillor John Findura 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 John Findura assumed the Chair.  
Mayor Michael Fougere returned to the Chair prior to the vote.

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

CR16-95      2016 Appointment to the Mayor's Housing Commission

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**Recommendation**

That the following organization representative be appointed to the Mayor’s Housing Commission for a staggered term of office, effective August 1, 2016 & expiring July 31, 2019 or until such time as their successor is appointed.

- Mr. Patrick Mah representing North Ridge Development Corp. and nominated by Regina & Region Home Builders’ Association.

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

REGINA PLANNING COMMISSION

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CR16-96      Application for Discretionary Use (16-DU-10) – Restaurant – 1501 11th Avenue

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**Recommendation**

That the Discretionary Use Application for a proposed Restaurant located at 1501 11<sup>th</sup> Avenue, being Lots 35-40, Block 301, 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 to A-3.3 inclusive, prepared by Haipeng Guan and dated April 27, 2016; 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

IR16-7          Finance and Administration Committee: Casual Employees' Superannuation & Elected Officials' Money Purchase Pension Plan 2015 Annual Report

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**Recommendation**

That Casual Employees' Superannuation & Elected Officials' Money Purchase Pension Plan 2015 Annual Report be received and filed.

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

MOTIONS

MN16-7          Mayor Michael Fougere: Bid to Host 2021 or 2022 FCM Annual Conference and Trade Show

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Mayor Michael Fougere stepped down to enter debate.

Councillor John Findura assumed the Chair.

**Pursuant to due notice, Mayor Michael Fougere moved, seconded by Councillor Jerry Flegel that the City of Regina Council supports the submission of a bid to host the 2021 or the 2022 Federation of Canadian Municipalities Annual Conference and Trade Show.**

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

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

BYLAWS AND RELATED REPORTS

CR16-97 Finance and Administration Committee: Heritage Building Rehabilitation Program (16-HBRP-01) Application for Property Tax Exemption – Knox Metropolitan United Church 1978 Lorne Street

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**Recommendation**

1. That a cash grant for the property known as Knox-Metropolitan United Church located at 1978 Lorne 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 shall 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. In the event the actual costs exceed the corresponding estimates by more than 10 per cent the property owner shall provide full particulars as to the reason(s) for any cost overrun. It is understood that the City may decline to approve any cost overrun, or portion thereof, if considered not to be reasonably or necessarily incurred for eligible work.
  - c) That the work completed and invoices submitted by October 31, 2016 would be eligible for the cash grant for up to 50 per cent of the cost of approved work.
  
3. That the City Solicitor be instructed to prepare the necessary agreement and authorizing bylaw for the cash grant as detailed in this report.

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

2016-40 THE KNOX METROPOLITAN CONGREGATION OF THE UNITED CHURCH OF CANADA GRANT AGREEMENT EXECUTION BYLAW, 2016

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**Councillor John Findura moved, seconded by Councillor Bryon Burnett, AND IT WAS RESOLVED, that Bylaw No. 2016-40 be introduced and read a first time. Bylaw was read a first time.**

**Councillor John Findura moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that Bylaw No. 2016-40 be read a second time. Bylaw was read a second time.**

**Councillor John Findura moved, seconded by Councillor Mike O'Donnell that City Council hereby consent to Bylaw No. 2016-40 going to third and final reading at this meeting.**

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

**Councillor John Findura moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that Bylaw No. 2016-40 be read a third time. Bylaw was 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 12:12 a.m.

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Mayor

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City Clerk