



# **CITY COUNCIL**

**Monday, April 14, 2014  
5:30 PM**

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



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**Agenda  
City Council  
Monday, April 14, 2014**

Open With Prayer

**Recognition**

Former Councillor: Walter (Wally) Coates

**Presentations**

Mayor's Poetry Challenge

**Confirmation of Agenda**

**Minutes of the Meeting held on March 24, 2014**

**Public Notice Bylaws, Communication, Delegations and Related Reports**

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|---------|---|
| CP14-5  | Alex Docking: Proposed 2014 Local Improvement                         |
| DE14-40 | Glenda Calcutta: Proposed 2014 Local Improvement                      |
| DE14-43 | John Klein: Proposed 2014 Local Improvement                           |
| CR14-39 | Public Works and Infrastructure Committee: Proposed Local Improvement |

**Recommendation**

1. That the following works (locations) be removed from the 2014 Local Improvements Program:
  - Work #1 - Walk, Curb and Gutter Replacement - Grant Drive (Grant Road [west leg] to Grant Road [east leg]) (both sides);
  - Work #3 - Walk, Curb and Gutter Replacement - Langley Street (Jubilee Avenue to Martin Street) (south and east side);
  - Work #4 - Walk, Curb and Gutter Replacement - Chisholm



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- Road (Shannon Road to Grant Drive) (both sides);
- Work #5 - Walk, Curb and Gutter Replacement - McKee Crescent [west leg] (Shannon Road to Chisholm Road) (south and east side);
  - Work #7 - Walk, Curb and Gutter Replacement - Campbell Street (4<sup>th</sup> Avenue to Mikkelson Drive) (both sides);
  - Work #9 - Walk, Curb and Gutter Replacement - Assiniboine Avenue (Argyle Road to Rae Street) (both sides);
  - Work #13 - Curb and Gutter Replacement - Langley Street (Jubilee Avenue to Martin Street) (north and west side); and
  - Work #14 - Curb and Gutter Replacement - McKee Crescent [west leg] (Shannon Road to Chisholm Road) (west and north side).
2. That the City Solicitor be directed to prepare a bylaw based on Appendix A to authorize the 2014 Local Improvement Program.
  3. A review of the current Local Improvement Program for the renewal and maintenance of local roads be conducted and brought back to Council in 2014, well before 2015 budget deliberations begin.
  4. The review recognize that local road renewal benefits the homeowner by improving property and that it also benefits the city by making utility services, drainage, and road maintenance more productive reducing the need for service calls. Local road renewal in
  5. Options be outlined for a review of local road improvement including:
    - Alternatives to using the LIP for local roadway renewal
    - Program implementation processes including a communications strategy to inform the public and receive feedback before implementation.
    - Use or non use of interest rates on resident loans and how rates if used are determined.
    - Comparative versions and analysis of how LIP and local road renewal is done in other cities including Edmonton, Saskatoon, Calgary, Winnipeg, Ottawa, and Innovative



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ways to move forward on local road renewal.

- DE14-41      Jamie McKenzie: Downtown Transportation Study (DTS) Phases Two and Three and Direction for Downtown Transit in Regina
- DE14-42      Judith Veresuk: Downtown Transportation Study (DTS) Phases Two and Three and Direction for Downtown Transit in Regina
- DE14-44      John Klein: Downtown Transportation Study (DTS) Phases Two and Three and Direction for Downtown Transit in Regina
- CR14-40      Executive Committee: Downtown Transportation Study (DTS) Phases Two and Three and Direction for Downtown Transit in Regina

**Recommendation**

1. That the Downtown Transportation Study (DTS) Phases Two and Three Report as outlined in Appendix A be APPROVED and the Administration be directed to incorporate the specific initiatives in the DTS as outlined in Appendix B into the appropriate work plans as budget and resources permit.
2. That, recognizing that 11<sup>th</sup> Avenue is a major destination for transit customers, Regina Transit buses continue to serve stops on 11<sup>th</sup> Avenue and measures be put in place to mitigate the impacts of these transit stops on businesses fronting 11<sup>th</sup> Avenue, including:
  - Providing adequate transit stop amenities including waste receptacles and attractive shelters to reduce littering and discourage use of building entrances;
  - Relocation of eastbound bus stops from in front of Old City Hall Mall to the block between Lorne Street and Cornwall Street, with modifications to Lorne Street to ensure appropriate turning movements can be provided;
  - Design of a dual street transit hub that includes Lorne Street between 11th and 12th Avenues, reducing the number of transfers on 11th Avenue;
  - Expanding existing security patrols over the entire business day on 11th Avenue between Cornwall Street and Hamilton Street;
  - Adjusting schedules and timing points of transit routes to minimize layover time on 11th Avenue;
  - Reviewing ridership patterns and adjusting bus route assignments to stops to reflect available sidewalk space; and,
  - Undertaking a passenger education and awareness program to discourage loitering in private buildings and littering.



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3. That \$200,000 in funding be allocated from the General Fund Reserve for the enhanced security patrol, transit stop amenities, increasing transit activities on Lorne Street and the relocation of bus stops from in front of Old City Hall and that opportunities for supplemental or shared funding from Regina Downtown Business Improvement District (RDBID) and others be explored.
4. That a downtown transit shuttle service, to replace regular transit services is not feasible at this time, but that the City of Regina retain the concept as a long-term option to support redevelopment and connect the downtown with the new stadium, the Regina Revitalization Initiative (RRI), and the Warehouse District.
5. That the recommended plan for additional cycling facilities on downtown streets as identified in the DTS be included in the City-wide Transportation Master Plan.
6. That Administration be directed to establish a Downtown Transportation Working group to provide open channels of communication to address emergent issues related to downtown transportation and that this working group include representation from RDBID, Regina Transit, City Operations, and the Accessibility Advisory Committee.
7. That strategies for the management and supply of parking in the downtown be finalized through the Downtown and Vicinity Parking Study.
8. That item MN13-4 – Downtown Transit Shuttle Service be removed from the List of Outstanding Items for City Council.
9. That the Administration explore a partnership with other organizations to build a new parking structure downtown.

2014-24      *The Local Improvements Bylaw, 2014*

**Bylaws, Communication, Delegations and Related Reports**

CP14-6      Lovella Jones: Regina's Warehouse Business District - 2014 Budget



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CR14-41 Finance & Administration Committee: Regina's Warehouse Business District - 2014 Budget

**Recommendation**

1. That City Council approve the Warehouse Business Improvement District's 2014 budget as detailed in Appendix A.
2. That City Council approve the proposed mill rate for the Warehouse Business Improvement District for 2014 of 0.7588 mills.

CR14-42 The Regina Property Tax Bylaw, 2014 and School Division Property Tax Bylaw

**Recommendation**

1. That City Council approve the following mill rate factors for 2014: 0.87880 for residential and multi-family, 1.32901 for commercial and industrial, 0.86359 for golf courses, 1.32901 for resource and 1.32901 for agriculture;
2. That the City Solicitor be instructed to prepare the necessary property tax bylaws for consideration by City Council on April 14, 2014 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.

CR14-43 Public Works and Infrastructure Committee: Amendment of The Clean Property Bylaw No. 9881 - Outdoor Restaurant Regulations

**Recommendation**

1. That Schedule "G" of *The Clean Property Bylaw No. 9881* be amended as referenced in Appendix A attached.
2. That the City Solicitor be instructed to prepare the amending bylaw to *The Clean Property Bylaw No. 9881*.

CM14-6 Housing Incentive Policy (HIP) and Downtown Residential Tax Incentive Policy (DRIP) 2014 Tax Exempt Properties

**Recommendation**

That this report be forwarded to the April 24, 2014 meeting of the Mayor's Housing Commission for information.

2014-14 The Housing Incentive Program Tax Exemption Bylaw

2014-31 The School Division Property Tax Bylaw



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2014-32 The Regina Property Tax Bylaw

CR14-35 The Clean Property Amendment Bylaw

**Committee Reports**

Executive Committee

CR14-44 SAMA Annual Meeting

**Recommendation**

That Councillor Wade Murray be appointed as the voting delegate for Regina at the Saskatchewan Assessment Management Agency (SAMA) Annual Meeting on April 16, 2014.

CR14-45 Regina Revitalization Initiative (RRI) – Stadium Project Delegation of Authority, Financial Model Update and External Financing

**Recommendation**

1. That the following delegation of authority be approved:
  - a. That all authority delegated to the Deputy City Manager & CFO, Corporate Services in City Council reports CR 13-6, CR13-8 and CR13-96 be reassigned to the Deputy City Manager & COO or his or her delegate.
  - b. That City Council authorizes the Deputy City Manager & COO or his or her delegate to prepare, negotiate, review, amend and approve any additional documentation, instruments, assurances and auxiliary closing documents as may be necessary, to give full effect to the Project Agreement entered into with the successful proponent identified and to complete the Project (the “Additional Documentation”).
  - c. That City Council authorize the City Clerk to execute any additional documentation after review and approval from the City Solicitor.
2. That the information contained within this report, updating the financial model estimates previously approved by City Council in CR 13-6, be received and filed.
3. That City Council authorizes the Deputy City Manager & COO to negotiate external financing, including signing any necessary documents, to a maximum of \$100.4 million to address the loan financing requirements of the RRI Stadium Project.



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4. That a report summarizing the financing arrangements to be negotiated, to a maximum of \$100.4 million, be forwarded to City Council with a bylaw once the external financing has been arranged.

Finance and Administration Committee

CR14-46 Royal Regina Golf Club Request for Reduction in Mill Rate Factor for Golf Courses

**Recommendation**

That the request from the Royal Regina Golf Club, to have the mill rate factor for the Golf Course subclass reduced from 65% to 30% of the mill rate factor for the commercial class, be DENIED.

CR14-47 Sale of City Laneway

**Recommendation**

1. That the sale of the subject property to Habitat for Humanity Regina Inc. be approved under the terms and conditions shown in the body of this report.
2. That the City Manager or his designate be authorized to finalize the terms and conditions of the legal sale documents.
3. That the City Clerk be authorized to execute the legal sale documents as prepared by the City Solicitor.

CR14-48 Regina Downtown Business Improvement District - 2014 Budget

**Recommendation**

1. That City Council approve the 2014 Regina Downtown Business Improvement District budget as detailed in Appendix A, along with the provision for estimated assessment appeals in the amount of \$83,000.
2. That City Council approve the proposed 2014 mill rate for Regina Downtown Business Improvement District of 0.7388 mills.

Public Works and Infrastructure Committee

CR14-49 Landfill Gas to Energy - Sale of Electrical Power Generated From Landfill Gas

**Recommendation**

1. That City Council authorize the Deputy City Manager & Chief Operating Officer (DCM & COO) or his or her delegate to negotiate, prepare, review, amend and approve the following:





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- (a) A Power Purchase Agreement with SaskPower at the rates as described in this report, as required by the Green Options Partners Program for a supply period of 20 years;
  - (b) A Generator Interconnection Agreement with respect to the construction and operation of electrical facilities installed by the Transmission Service Provider (SaskPower) in order to connect the City's facilities with the Transmission Service Provider's Facilities as required by the Green Options Partners Program;
  - (c) Any additional documents, instruments, assurances and auxiliary closing documents as may be necessary to give full effect to the City's participation in the Green Options Partners Program as described in this report.
2. That City Council authorize funding of up to \$5 Million, from the Solid Waste Reserve, to build; purchase; install; commission and operate a Landfill Gas to Energy facility at the Fleet St. Landfill.
3. That City Council authorize the Deputy City Manager & Chief Operating Officer (DCM & COO) or his or her delegate to initiate a Request for Proposals and enter into an agreement with the successful proponent with respect to the following:
  - (a) Consulting Engineering Services with respect to the Landfill Gas to Energy Project outlined in this report;
  - (b) Acquisition of all equipment required to undertake the Landfill Gas to Energy Project outlined in this report; and
  - (c) Design and construction services with respect to the design, construction and installation of all equipment required to undertake the Landfill Gas to Energy Project outlined in this report.
4. That City Council authorize the City Clerk to execute all agreements authorized by this report.



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Regina Planning Commission

CR14-50      Application for Discretionary Use (14-DU-07) Proposed Shopping Centre  
3710 E. Eastgate Drive

**Recommendation**

That the discretionary use application for a proposed Shopping Centre located at 3710 E. Eastgate Drive, being Lot 1 in Block E, Plan No. 84R59480 and Lot 4 in Block E, Plan No. 101957081, Eastgate Subdivision be APPROVED, and that a Development Permit be issued subject to the following conditions:

- a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by P3A and dated August 17, 2012; and
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*

**Bylaws**

2014-4      The Regina Zoning Amendment Bylaw  
2014-23      The 1853 Hamilton Street Tax Exemption Bylaw  
2014-26      The Properties Exempt From Taxation Bylaw

**Adjournment**