



CITY COUNCIL

**Monday, May 30, 2016
5:30 PM**

Henry Baker Hall, Main Floor, City Hall



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**Revised Agenda
City Council
Monday, May 30, 2016**

CONFIRMATION OF AGENDA

MINUTES FROM THE MEETING HELD ON APRIL 25, 2016

DELEGATIONS, PUBLIC NOTICE BYLAWS AND RELATED REPORTS

- DE16-45 Chad Novak – Saskatchewan Taxpayers Advocacy Group: Zoning Amendment Application (16-Z-04) Discretionary Use Application (16-DU-01) Proposed Shopping Centre - Westerra Parcel B
- DE16-46 Chad Jedlic and Blair Forster – Westerra Development Corp.: Zoning Amendment Application (16-Z-04) Discretionary Use Application (16-DU-01) Proposed Shopping Centre - Westerra Parcel B
- CR16-50 Regina Planning Commission: Zoning Amendment Application (16-Z-04) Discretionary Use Application (16-DU-01) Proposed Shopping Centre - Westerra Parcel B

Recommendation

1. That the application to rezone portion of NW & NE 21-17-20-W2M, Lot B and E, Surface Parcels 109553801 and 111601695, Westerra Subdivision located at 8301 Dewdney Avenue as shown on the attached plan of proposed subdivision (Appendix A-4) within the Westerra Neighbourhood from MAC-Major Arterial Commercial Zone to DSC-Designated Shopping Centre be approved.
2. That the Airport Noise Attenuation Overlay Zone and Obstacle Limitation Surface Overlay Zone currently applied to the lands remain as overlay zones.
3. That the discretionary use application for a proposed Shopping Centre located at 8301 Dewdney Avenue, being portion of NW & NE 21-17-20-W2M, Lot B and E, Surface Parcels 109553801 & 111601695, be approved and that a Development Permit be issued subject to the following conditions:



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- 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 P3A and dated January 6, 2016.
 - c) The development shall comply with all applicable standards and regulations in The Regina Zoning Bylaw No. 9250.
4. That The Regina Zoning Bylaw No. 9250, Chapter 5, Subsection 5B.4, Table 5.7, under Commercial Zone Development Standards, DSC - Designated Shopping Centre, Minimum Front Yard Setback (m) be amended to read "NIL" with an accompanying Note 7 which will read "Where this zone applies to lands identified for Main Street Retail configuration within secondary or concept plans."
 5. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective zoning bylaw amendments.

CR16-51

Regina Planning Commission: Contract Zone Application (15-CZ-04)
Former Weston Bakery Building - Mixed-Use Market (1377 Hamilton Street) and Off-Site Caveated Parking Lot (1350 Hamilton Street)

Recommendation

1. That the application to amend The Regina Zoning Bylaw No. 9250 to rezone 1377 Hamilton Street, being Lots 11-20, Block 182, Plan Old 33, and 1350 Hamilton Street, being Lots 28-30 and 41, Block 181, Plan Old 33, from IA and IA1 to C – Contract Zone be approved and that the contract zone agreement between the City of Regina and the owners of the subject properties be executed.
2. That further to Recommendation 1, the proposed contract zone agreement shall include the following terms:
 - a. That the property at 1377 Hamilton Street be designated as a Municipal Heritage Property prior to the issuance of a building permit.
 - b. That the property at 1377 Hamilton Street be used as a market with a mix of uses including retail, a licensed restaurant/night club, art gallery and a brewery/distillery on the main floor as well as a mix of office and residential uses on the second and third floors, and that the office use be restricted to 450 square meters.
 - c. That the property at 1350 Hamilton Street be designated as Off-Site Caveated Parking to provide parking at 1377 Hamilton Street.



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- d. The development shall conform to the attached plans prepared by Alton Tangedal Architect Ltd. and dated April 11, 2016 (Appendix A-3).
 - e. Signage on the subject property shall comply with the development standards for Special Zones pursuant to Table 16.1 of The Regina Zoning Bylaw No. 9250.
 - f. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to the applicable provisions of The Regina Zoning Bylaw No. 9250.
 - g. 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 Zoning Bylaw amendment.

CR16-52

Regina Planning Commission: Heritage Designation Application (16-H-04) Weston Bakery Building - 1377 Hamilton Street

Recommendation

1. That the application to designate the Weston Bakery Building located at 1377 Hamilton Street and including the lands legally described as Lots 11–20, Block 182, Plan No. Old 33, as Municipal Heritage Property be approved.
2. That the City Solicitor be instructed to prepare the necessary bylaw to:
 - a. Designate the subject property as Municipal Heritage Property.
 - b. Identify the reasons for designation and character-defining elements as stated in Appendix A-4 to this report.
 - c. Provide that any subsequent alterations to the property be consistent with the “Standards and Guidelines for the Conservation of Historic Places in Canada.”
3. 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 8.18 (Weston Bakery Building) upon designation.



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CR16-53 Regina Planning Commission: Heritage Designation Application (16-H-01) - Old Number One Fire Hall - 1654 11th Avenue

Recommendation

1. That the Old Number One Fire Hall located at 1654 11th Avenue and including the lands described as that portion of Lot A, Block 289, Plan No. 90R36844 commencing at the most south-westerly corner and proceeding northerly 30.48m in perpendicular width throughout, then easterly 53.34m in perpendicular width throughout, then southerly 30.48m in perpendicular width throughout, thence westerly 53.34m to the point of commencement, be designated as Municipal Heritage Property be approved.
2. That the City Solicitor be instructed to prepare the necessary bylaw to:
 - a. Designate the subject property as Municipal Heritage Property.
 - b. Identify the reasons for designation and character-defining elements as stated in Appendix A-4 to this report.
 - c. Provide that any subsequent alterations to the property be consistent with the “Standards and Guidelines for the Conservation of Historic Places in Canada.”
 - d. Repeal *Bylaw No. 7297, A Bylaw to Designate Number One Fire Hall as Being of Architectural and Historical Value.*

DE16-51 Courtney Keith – Frontenac Apartments Ownership Group/Nicor Developments: Heritage Designation Application (16-H-02) Frontenac Apartments - 2022 Lorne Street

CR16-54 Regina Planning Commission: Heritage Designation Application (16-H-02) Frontenac Apartments - 2022 Lorne Street

Recommendation

1. That the application to designate the Frontenac Apartments, located at 2022 Lorne Street and including the lands legally described as Lot 42, Block 369, Plan No. 98RA28309, as Municipal Heritage Property be approved.
2. That the City Solicitor be instructed to prepare the necessary bylaw to:
 - a. Designate the subject property as Municipal Heritage Property.
 - b. Identify the reasons for designation and character-defining elements as stated in Appendix A-4 to this report.



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- c. Provide that any subsequent alterations to the property be consistent with the “Standards and Guidelines for the Conservation of Historic Places in Canada.”

3. 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 3.16 (Frontenac Apartments) upon designation.

DE16-52 Courtney Keith – Somerset Building Ownership Group/Nicor Developments: Heritage Designation Application (16-H-03) - Somerset Block - 1806 Smith Street

CR16-55 Regina Planning Commission: Heritage Designation Application (16-H-03) - Somerset Block - 1806 Smith Street

Recommendation

1. That the application to designate the Somerset Block, located at 1806 Smith Street and including the lands legally described as Lot 41, Block 310, Plan No. 00RA12095, as Municipal Heritage Property be approved.
2. That the City Solicitor be instructed to prepare the necessary bylaw to:
 - a. Designate the subject property as Municipal Heritage Property.
 - b. Identify the reasons for designation and character-defining elements as stated in Appendix A-4 to this report.
 - c. Provide that any subsequent alterations to the property be consistent with the “Standards and Guidelines for the Conservation of Historic Places in Canada.”
3. 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 1.34 (Somerset Block) upon designation.

2016-29 BYLAW TO DESIGNATE THE SOMERSET BLOCK AT 1806 SMITH STREET AS MUNICIPAL HERITAGE PROPERTY

2016-30 BYLAW TO DESIGNATE THE FRONTENAC APARTMENTS AT 2022 LORNE STREET AS MUNICIPAL HERITAGE PROPERTY



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- 2016-31 BYLAW TO DESIGNATE THE WESTON BAKERY BUILDING AT 1377 HAMILTON STREET AS MUNICIPAL HERITAGE PROPERTY
- 2016-32 BYLAW TO DESIGNATE THE OLD NO. 1 FIRE HALL (CENTRAL FIRE HALL) AS MUNICIPAL HERITAGE PROPERTY
- 2016-33 THE REGINA ZONING AMENDMENT BYLAW, 2016 (No. 7)
- 2016-34 THE REGINA ZONING AMENDMENT BYLAW, 2016 (No. 8)

DELEGATIONS, COMMUNICATIONS AND RELATED REPORTS

- DE16-47 Carol Brouwers – Regina Region Local Immigration Partnership: Regina Cultural Plan
- DE16-48 Jackie Schmidt – Heritage Regina: Regina Cultural Plan
- CP16-4 Nicor Group: Regina Cultural Plan
- CP16-5 Knox-Metropolitan United Church: Regina Cultural Plan
- CP16-6 CARFAC-SASK: Regina Cultural Plan
- CP16-7 Regina Folk Festival Inc.: Regina Cultural Plan
- CP16-8 Ray Plosker: Regina Cultural Plan
- CR16-56 Community and Protective Services Committee: Regina Cultural Plan

Recommendation

- 1 That the Regina Cultural Plan, outlined in Appendix A, be endorsed.
- 2 That Administration report back to Community & Protective Services Committee annually on the progress and implementation of the Plan.
- 3 That CPS14-18 be removed from the list of outstanding items for Community and Protective Services Committee.

DE16-49 Chad Novak – Saskatchewan Taxpayers Advocacy Group: 2015 City of Regina Annual Report and Public Accounts

CR16-57 Finance and Administration Committee: 2015 City of Regina Annual Report and Public Accounts

Recommendation

That the 2015 City of Regina Annual Reports and Public Accounts be approved.



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DE16-50 Chad Novak – Saskatchewan Taxpayers Advocacy Group: City of Regina Unconsolidated Unaudited Year-End 2015 Financial Report

IR16-4 Finance and Administration Committee: City of Regina Unconsolidated Unaudited Year-End 2015 Financial Report

Recommendation

That this report be received and filed.

ADMINISTRATION'S REPORTS

CM16-4 Proposed Amendments to *A Bylaw of the City of Regina to Regulate and Control the Subdivision of Land* Bylaw No. 7748

Recommendation

1. That *A Bylaw of the City of Regina To Regulate and Control the Subdivision of Land, Bylaw No. 7748* (commonly known as the Subdivision Bylaw), be amended as follows:

a) By replacing Section 6. 8) with the following:

Where the Development Officer is unable to certify a severance application because of non-compliance with the regulations herein, he shall deny approval of the application and notify the applicant of the Development Officer's decision.

b) By replacing Section 9. 1) with the following:

1) Where:

- a) an application for a proposed subdivision or severance is refused;
- b) an application for a proposed subdivision or severance is approved in part;
- c) an application for a proposed subdivision or severance is approved subject to specific development standards issued pursuant to Section 130 of the Act;
- d) approval of an application for a proposed subdivision or severance is revoked;
- e) an agreement pursuant to Subsection 172 of the Act has not been entered into within the specified time limit; or
- f) the applicant for subdivision or severance approval objects to producing any information requested by Council or the Development Officer other than information that is required by the subdivision regulations to accompany the application;



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the applicant may appeal the decision by filing a written notice of appeal with the Development Appeals Board in the first instance and may appeal further to the Provincial Planning Appeals Board in accordance with Section 226 of the Act.

- c) By replacing all references to *The Planning and Development Act, 1983* with updated references and appropriate section numbers to *The Planning and Development Act, 2007*.
2. That item CM16-1 be removed from the list of outstanding items for City Council.

COMMITTEE REPORTS

COMMUNITY AND PROTECTIVE SERVICES COMMITTEE

CR16-58 Supply of Annual Bedding Plants

Recommendation

- 1 That City Council approve the sole sourcing of annual bedding plants be obtained through Wascana Centre Authority for the 2017 planting season, and up to four additional years.
- 2 That City Council authorize the Executive Director, City Services to negotiate, approve and amend a contract with Wascana Centre Authority (WCA) for an initial period of one year, renewable for up to four additional one year terms, as further detailed in this report.
- 3 That the City Clerk be authorized to execute the contract with WCA after review by the City Solicitor.

EXECUTIVE COMMITTEE

CR16-59 2016 Appointments to Mayor's Housing Commission

Recommendation

- 1 That the following organization representatives be appointed to the Mayor's Housing Commission for a three year term, effective June 1, 2016:
 - Mr. Blair Forster representing Forster Projects Inc. and nominated by Regina & Region Home Builders' Association for a three year term, effective June 1, 2016 to December 31, 2018.
 - Mr. Patrick Cooper representing and nominated by Saskatchewan Housing Corporation for a three year term, effective June 1, 2016 to December 31, 2018.



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2. That the members appointed to the Commission continue to hold office for the term indicated for each vacancy or until their successors are appointed.

FINANCE AND ADMINISTRATION COMMITTEE

CR16-60 Lease of City Property – South Saskatchewan Kart Club (SSKC) - King's Park Area

Recommendation

- 1 That the lease of the subject property to the South Saskatchewan Kart Club be approved under the terms and conditions shown in the body of this report.
- 2 That the Administration be authorized to finalize the terms and conditions of the lease documents.
- 3 That the City Clerk be authorized to execute the Lease Agreement documents as prepared by the City Solicitor.

CR16-61 Lease of City Property – Regina Motocross Club - King's Park Area

Recommendation

- 1 That the lease of the subject property to the Regina Motocross Club be approved under the terms and conditions shown in the body of this report.
- 2 That the Administration be authorized to finalize the terms and conditions of the lease documents.
- 3 That the City Clerk be authorized to execute the Lease Agreement documents as prepared by the City Solicitor.

CR16-62 Cathedral Area Community Association Lease of Land for Community Gardens

Recommendation

- 1 That the proposed lease between the City of Regina and the Cathedral Area Community Association be approved under the terms and conditions outlined in the body of this report.
- 2 That the City Manager be authorized to resolve the final terms and conditions of the Lease Agreements.
- 3 That the City Clerk be authorized to execute the lease documents, as prepared by the City Solicitor.



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CR16-63 Business Transformation Program – Planning, Budget & Analysis Implementation Project

Recommendation

- 1 That City Council authorize the Chief Financial Officer to award and enter into a contract with the highest ranked proponent from the Request For Proposal (RFP) process for professional and consulting services to support the configuration and implementation of financial planning and budgeting system enhancements.
- 2 That the City Clerk be authorized to execute the contracts after review and approval from the City Solicitor.

REGINA PLANNING COMMISSION

CR16-64 Discretionary Use Application (16-DU-04) Licensed Restaurant - 2510 East Victoria Avenue

Recommendation

That the discretionary use application for a proposed licenced restaurant located at 2510 East Victoria Avenue, being Block B, Plan No. 80R21511, 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 Appendix A-3.2 prepared by Property Development Support Services Inc. (PDSS) and dated February, 2016.
- b) The development shall comply with all applicable standards and regulations in The Regina Zoning Bylaw No. 9250.

MOTIONS

MN16-5 Councillor Shawn Fraser: Living Wage Employer

BYLAWS AND RELATED REPORTS

CR16-65 Community and Protective Services Committee: Amendments to *The Regina Animal Bylaw, 2009*

Recommendation

1. That amendments to *The Regina Animal Bylaw, 2009, Bylaw No. 2009-44* as identified in this report be approved.
2. That the City Solicitor be requested to prepare the required amending bylaw for consideration by City Council.
3. That the amendments to *The Regina Animal Bylaw, 2009, Bylaw No. 2009-44* come into effect June 1, 2016.



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CR16-66 Community and Protective Services Committee: Amendment to *Transit Fare Bylaw, 2009-22*

Recommendation

1. That the amendments to *The Regina Transit Fare Bylaw, 2009* as described in this report be approved.
2. That the City Solicitor be instructed to prepare the required amending bylaw based on the changes identified in this report.

CR16-67 Community and Protective Services Committee: Paratransit Charter Rates

Recommendation

1. That the following formula be used to calculate the rates of charter service for Regina Paratransit Service effective September 1, 2016 to June 30, 2021.
 - a) The Operations and Maintenance Services Agreement cost per hour, plus an additional 40 per cent.

Paratransit Charter Service Rates

Effective Date	Operations and Maintenance Services Agreement cost/hour	Paratransit Charter Rates
September 1, 2016	\$48.95	\$68.53
July 1, 2017	\$50.07	\$70.10
July 1, 2018	\$51.69	\$72.37
July 1, 2019	\$52.59	\$73.63
July 1, 2020	\$53.90	\$75.46

- b) For the charter trips outside of city limits, an additional per kilometre rate be charged. The per kilometre rate will be calculated as follows and updated every six months on July 1 and January 1 of each year to be consistent with the current City kilometre reimbursement rate:

The average “Consumer Price Index for Saskatchewan, Private Transportation” (or a comparable successor to such price index should it be discontinued) published by Statistics Canada for the following six month periods, divided by 100 and multiplied by \$0.35:

- (i) November-April average CPI/100 x .35 to take effect July 1; and
 - (ii) May-October average CPI/100 x .35 to take effect January 1.
2. That the City Solicitor prepare a bylaw amendment to enable the implementation of the new paratransit charter service rate formula, effective September 1, 2016.



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2016-37 THE REGINA ANIMAL AMENDMENT BYLAW, 2016

2016-38 THE REGINA TRANSIT FARE AMENDMENT BYLAW, 2016

ADJOURNMENT