



CITY COUNCIL

**Monday, November 27, 2017
5:30 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

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**Agenda
City Council
Monday, November 27, 2017**

CONFIRMATION OF AGENDA

MINUTES APPROVAL

City Council - Public - Oct 30, 2017 5:30 PM

DELEGATIONS, COMMUNICATIONS, PUBLIC NOTICES BYLAWS AND RELATED REPORTS

- DE17-117 Neil McDonald – Hunter Gatherer Vegetarian Diner: Zoning Amendment Application (17-Z-14) Neighbourhood Convenience Zone Amendments to include Licenced Restaurant Discretionary Use Application (17-DU-12) Licensed Restaurant 1205 – 15th Avenue - Heritage Neighbourhood
- CP17-25 Samantha Magnus: Zoning Amendment Application (17-Z-14) Neighbourhood Convenience Zone Amendments to include Licenced Restaurant Discretionary Use Application (17-DU-12) Licensed Restaurant 1205 – 15th Avenue - Heritage Neighbourhood
- CR17-109 Zoning Amendment Application (17-Z-14) Neighbourhood Convenience Zone Amendments to include Licenced Restaurant Discretionary Use Application (17-DU-12) Licensed Restaurant 1205 – 15th Avenue - Heritage Neighbourhood

Recommendation

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
– NOVEMBER 1, 2017**

1. That the application to amend *Regina Zoning Bylaw No. 9250*, be approved as specified in Appendix A-4.
2. That the Discretionary Use Application for a proposed Licensed Restaurant located at 1205 – 15th Avenue, being Lot 19, Block 469, Plan No. OLD 33, be



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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 Robinson Residential and dated January 28, 2016.
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendments.

- DE17-118 Stu Niebergall – Regina & Region Home Builders' Association: Administrative Amendment to Shopping Centre Requirements
- CP17-26 Harvard Developments & Forster Projects: Amendment to Regina Zoning Bylaw No. 9250 – Permitted and Discretionary Uses
- CR17-110 Administrative Amendment to Shopping Centre Requirements

Recommendation

RECOMMENDATION OF THE REGINA PLANNING COMMISSION - NOVEMBER 1, 2017

1. That the proposed amendment to *Regina Zoning Bylaw No. 9250*, as specified in Appendix A-1, be approved.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the amendment.

- DE17-119 Stu Niebergall – Regina & Region Home Builders' Association: : Amendment to Regina Zoning Bylaw No. 9250 – Permitted and Discretionary Uses
- CR17-111 Amendment to Regina Zoning Bylaw No. 9250 – Permitted and Discretionary Uses

Recommendation

RECOMMENDATION OF THE REGINA PLANNING COMMISSION – NOVEMBER 1, 2017

1. That the proposal to amend Chapter 5, Part 5B, Tables 5.1 and 5.2 of the *Regina Zoning Bylaw No. 9250* to change Restaurant, Triplex, Fourplex and



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Retail use below 3,000 square metres from discretionary use “D” to permitted use “P”, in select zones as set out in Appendix A-1 be approved.

2. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.

CR17-112 Zoning Bylaw Amendment (17-Z-15) UH- Urban Holding Zone to R5- Residential Multiple Housing Zone The Towns, Phase 1 Stage 1G

Recommendation

RECOMMENDATION OF THE REGINA PLANNING COMMISSION – NOVEMBER 1, 2017

1. That the application to rezone proposed lots 1 - 27B (inclusive), Block No. 29 within The Towns Concept Plan Area, which is part of SW 1/4 Sec 14, TWP 17, RGE 19 W2M, as shown on Appendix A-3.2, from UH - Urban Holding to R5- Residential Multiple Housing Zone, be approved.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

CR17-113 Zoning Bylaw Amendment Application (17-Z-10) Concept Plan Amendment Application (17-CP-03) 1202 and 1500 N Winnipeg Street - SomerSet Neighbourhood

Recommendation

RECOMMENDATION OF THE REGINA PLANNING COMMISSION – NOVEMBER 1, 2017

1. That the application to amend the SomerSet Concept Plan depicted in Appendix A-3.1 by replacing it with the proposed Concept Plan depicted in Appendix A-3.2 be approved.
2. That *Regina Zoning Bylaw No. 9250* be amended for 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 in Appendix A-4.1 and A 4.2 as follows:
 - a. Proposed Lot 110 from R5 (RW13.5) – Medium Density Residential Zone (Railway Setback Overlay Zone) to R6 (RW13.5) – Residential Multiple Housing Zone (Railway Setback Overlay Zone)
 - b. Proposed Lots 1-36 from DCD12- Direct Control District Suburban Narrow Lot Residential to R1 – Residential Detached Zone.



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3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendments.

CR17-114 Buffalo Pound Water Treatment Corporation (BPWTC) – Authority to Secure External Financing and Enactment of a Borrowing/Guarantee Bylaw

Recommendation

RECOMMENDATION OF THE EXECUTIVE COMMITTEE - NOVEMBER 15, 2017

1. That the Executive Director, Financial & Corporate Services be authorized to negotiate, approve, and enter into all necessary agreements with Buffalo Pound Water Treatment Corporation (BPWTC), the Bank of Montreal (BMO) and the City of Moose Jaw on behalf of the City of Regina and to generally do all things and execute all documents, certificates and other agreements required of the City of Regina in order to facilitate BPWTC's borrowing of the principal sum of \$45 million from BMO, including the City of Regina providing a guarantee of the principal sum of \$33.3 million plus any related interest or other costs of the debt resulting from this borrowing.
2. That the City Solicitor be instructed to prepare a borrowing/guarantee bylaw based on the terms and conditions negotiated by the Chief Financial Officer as outlined in this report.
3. That the Executive Director, Financial & Corporate Services, as the City of Regina's proxy, be authorized to exercise the City's voting rights in BPWTC to:
 - a. approve any organizational resolutions or documents that may be required of BPWTC in relation to the proposed borrowing of the principal sum of \$45 million plus any interest or other costs of such borrowing from BMO;
 - b. approve the passage of the organizational resolutions and bylaw appended as Appendix A to this report; and
 - c. appoint the auditor selected by the City of Regina through the Request for Proposal process as auditor of BPWTC for the period 2017-2021.

CR17-115 2018 Alley Maintenance Strategy and Special Tax Levy Funding Options

Recommendation

RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE - NOVEMBER 7, 2017

That the City Solicitor be instructed to prepare the 2018 Alley Maintenance Special Tax Bylaw, which includes the following levies,



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proposed revenues and estimated costs.

Paved Alleys:

Levy	\$3.98 per assessable foot
Proposed Revenue	\$3,334,679
Estimated Cost	\$3,334,679

Gravel Alleys:

Levy	\$2.80 per assessable foot
Proposed Revenue	\$1,725,500
Estimated Cost	\$1,725,500

2017-33	THE 2018 ALLEY MAINTENANCE SPECIAL TAX BYLAW, 2017
2017-45	THE REGINA ZONING AMENDMENT BYLAW, 2017 (No.13)
2017-47	THE REGINA ZONING AMENDMENT BYLAW, 2017 (No. 14)
2017-48	THE REGINA ZONING AMENDMENT BYLAW, 2017 (No. 15)
2017-49	THE REGINA ZONING AMENDMENT BYLAW, 2017 (No. 16)
2017-50	THE REGINA ZONING AMENDMENT BYLAW, 2017 (No. 17)
2017-53	THE BUFFALO POUND WATER TREATMENT CORPORATION BORROWING AND GUARANTEE BYLAW, 2017

DELEGATIONS, COMMUNICATIONS, BYLAWS AND RELATED REPORTS

DE17-120	Alvin Knoll: Regina's Glockenspiel
CP17-27	Knox-Metropolitan United Church: Regina's Glockenspiel
CR17-116	Regina's Glockenspiel

Recommendation

RECOMMENDATION OF THE COMMUNITY AND PROTECTIVE SERVICES COMMITTEE - NOVEMBER 16, 2017

That up to \$350,000 be considered through the 2018 capital budget for the restoration and installation of Regina's Glockenspiel

DE17-121	Brian Black: Bylaw Enforcement Process Improvement
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CR17-117 Bylaw Enforcement Process Improvement

Recommendation

**RECOMMENDATION OF THE COMMUNITY AND PROTECTIVE
SERVICES COMMITTEE - NOVEMBER 16, 2017**

That this report be received and filed.

DE17-122 Alan Stephen & Brandin Titanich – Eden Care Communities Milton Heights:
Milton Heights Request for Tax Abatement

CR17-118 Milton Heights Request for Tax Abatement

Recommendation

**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION
COMMITTEE - NOVEMBER 7, 2017**

That the request from Milton Heights Apartments regarding a tax abatement
for the levy increase for 1100 Broadway Avenue be denied.

DE17-123 Aaron Demyen – Sask Volleyball: 2019 Volleyball Canada National
Championships

CR17-119 2019 Volleyball Canada National Championships

Recommendation

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- NOVEMBER 15, 2017**

1. That the City of Regina (City) provide a cash grant of \$50,000 to the Saskatchewan Volleyball Association (SVA) in support of their bid to host the 2019 Volleyball Canada National Championships (Championships) conditional upon the bid to host the event being successful.
2. That the funding for this grant be provided by the addition of a one-time expenditure to the City's 2019 General Operating Budget.
3. That the Executive Director of City Services be delegated the authority to negotiate and approve the terms of the Contribution Agreement between the City of Regina and the Saskatchewan Volleyball Association, as outlined in the body of this report.
4. That the City Clerk be authorized to execute the Contribution Agreement on



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behalf of the City of Regina after review by the City Solicitor

- DE17-124 Terri Sleeva – Colonialism No More: Purchase of the Former Saskatchewan Transportation Company Bus Depot and Head Office
- CR17-120 Purchase of the Former Saskatchewan Transportation Company Bus Depot and Head Office

Recommendation

RECOMMENDATION OF THE EXECUTIVE COMMITTEE - NOVEMBER 15, 2017

1. That the City Manager or designate be authorized to negotiate and approve an agreement to purchase the former Saskatchewan Transportation Company (STC) Bus Depot and Head Office and parking lots for \$16.25 million (the “Agreement”), as part of a long-term affordable solution to address the Regina Police Service (RPS) facility requirements.
2. That the City Clerk be authorized to execute the Agreement, after review and approval from the City Solicitor.
3. That this \$37 million budget to allow for the purchase of the former STC building and parking lots, to enable tenant improvements and site development to support the RPS facility requirements be approved and funded from the following sources:
 - a. General Fund Reserve - \$18,400,000
 - b. Asset Revitalization Reserve - \$18,600,000
4. That the Executive Director, Financial & Corporate Services or designate be authorized to initiate and award a public procurement process to engage consulting and professional services over \$500,000 to support the creation of a complete facility solution for RPS.

- DE17-125 Stu Niebergall – Regina & Region Home Builders’ Association: Industrial development Servicing Agreement Fee/Development Levy Policy
- CP17-28 Bob Linner and Murad Al-Katib: Industrial development Servicing Agreement Fee/Development Levy Policy
- CR17-121 Industrial development Servicing Agreement Fee/Development Levy Policy

Recommendation



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RECOMMENDATION OF THE EXECUTIVE COMMITTEE - NOVEMBER 15, 2017

1. That Appendix A of the *Administration and Calculation of Servicing Agreement Fee and Development Levy Policy* be in effect immediately, upon approval by City Council.
2. That the City Solicitor be directed to prepare the necessary bylaw to amend the *Development Levy Bylaw*, in accordance with the approved *Administration and Calculation of Servicing Agreement Fee and Development Levy Policy* and the approved *Administration of Servicing Agreement and Development Levy Agreement Policy*.
3. That the 2018 Servicing Agreement Fee rate be set at \$442,000 per hectare itemized as follows, be effective January 1, 2018:

Transportation	Water	Wastewater	Drainage	Parks/Rec	Admin
\$220,600	\$111,300	\$42,600	\$1,500	\$20,800	\$45,200

4. That item CM15-14 be removed from the list of outstanding items for City Council.

- CP17-29 Pat Maschek – Sherwood Co-operative Association Limited: Discretionary Use Application (17-DU-08) Gas Bar, Convenience Store & Carwash - 1181 N Argyle Street, Capital Crossing
- CR17-122 Discretionary Use Application (17-DU-08) Gas Bar, Convenience Store & Carwash - 1181 N Argyle Street, Capital Crossing

Recommendation

RECOMMENDATION OF THE REGINA PLANNING COMMISSION – NOVEMBER 1, 2017

1. That the Discretionary Use Application for a proposed Gas Bar, Convenience Store and Carwash located at 1181 Argyle Street North, being Parcel 7 in Plan No. 102254891, be approved.
2. 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-3.2 inclusive, prepared by Federated Co-operatives Limited



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and dated
August 28 and 31, 2017.

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

CR17-123 Saskatchewan Indian Institute of Technology U-Pass Program

Recommendation

RECOMMENDATION OF THE COMMUNITY AND PROTECTIVE SERVICES COMMITTEE - NOVEMBER 16, 2017

1. That City Council delegate authority to the Executive Director of Financial and Corporate Services (or designate) to negotiate and approve a contract with the Saskatchewan Indian Institute of Technology (SIIT) for a U-Pass program for a duration of three years as detailed in this report.
2. That upon approval by the Saskatchewan Indian Institute of Technology's (SIIT) senior management, the City Clerk be authorized to sign the applicable agreement on behalf of the City once the agreement has been reviewed and approved by the City Solicitor.
3. That the amendments to *The Regina Transit Fare Bylaw, 2009*, as described in this report, be approved.
4. That the City Solicitor be instructed to prepare the required amending bylaw based on the changes identified in this report.

CR17-124 Appointment of Pest Control Officers

Recommendation

RECOMMENDATION OF THE COMMUNITY AND PROTECTIVE SERVICES COMMITTEE - NOVEMBER 16, 2017

1. That the City Solicitor be instructed to amend *Bylaw 2009-71* being *The Appointment and Authorization of City Officials Bylaw, 2009* to:
 - (a) Appoint the following people as Pest Control Officers under *The Pest Control Act* ("Act") from January 1, 2018 until December 31, 2018, unless the officer's employment with the City of Regina is terminated sooner:

Name

Position



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Russell Eirich	Manager, Forestry, Pest Control & Horticulture
Ryan Johnston	Supervisor, Pest Control
Corey Doka	Pest Control Officer
Kaitlin Willner	Entomology Research Analyst

2. That within 14 days of City Council passing the amendments to *Bylaw 2009-71*, that the City Clerk notify the Ministry of Agriculture of the appointment of the Pest Control Officers, as required by *The Pest Control Act*.

2017-41 THE REGINA TRANSIT FARE AMENDMENT BYLAW, 2017

2017-46 THE APPOINTMENT AND AUTHORIZATION OF CITY OFFICIALS AMENDMENT BYLAW, 2017

COMMITTEE REPORTS

EXECUTIVE COMMITTEE

CR17-125 Appointments to the Regina Warehouse Business Improvement District Board

Recommendation

RECOMMENDATION OF THE EXECUTIVE COMMITTEE - NOVEMBER 15, 2017

1. That the following be appointed as citizen members of Regina's Warehouse Business Improvement District for the term January 1, 2018 to December 31, 2020:

- Krista BeBeau
- Mark Kowalyk
- Fred Mehl
- Katherine Melnychuk
- Tracy Read

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

CR17-126 Appointments to the Board of Directors for Regina Downtown BID

Recommendation

RECOMMENDATION OF THE EXECUTIVE COMMITTEE - NOVEMBER 15, 2017



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1. That the following persons who are elector of the City or are employed in the District be appointed to the Board of Directors for Regina Downtown BID for the following terms:

January 1, 2018 to December 31, 2018:

- Alexandra Hussey
- Michael MacNaughton
- Mitch Molnar

January 1, 2018 to December 31, 2019:

- Mary Lynn Charlton
- James Camplin

January 1, 2018 to December 31, 2020:

- Gerry Fischer
- Charlene Gavel
- Doug Kosloski
- Anna Gardikiotis

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

CR17-127 2018 Council and Committee Meeting Schedule

Recommendation

RECOMMENDATION OF THE EXECUTIVE COMMITTEE - NOVEMBER 15, 2017

That the 2018 meeting calendar for City Council and the following main committees as outlined in Appendix A be approved:

- a. City Council
- b. Community and Protective Services Committee
- c. Executive Committee
- d. Finance and Administration Committee
- e. Mayor's Housing Commission
- f. Public Works and Infrastructure Committee
- g. Regina Appeal Board
- h. Regina Planning Commission



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PUBLIC WORKS AND INFRASTRUCTURE COMMITTEE

- CR17-128 Increase in Engineering Services Fees for the Design and Construction of the 5th Avenue North Stormwater Trunk Project Within Drainage Area 13

Recommendation

RECOMMENDATION OF THE PUBLIC WORKS AND INFRASTRUCTURE COMMITTEE - NOVEMBER 9, 2017

That City Council delegate authority to the Executive Director of Transportation & Utilities to extend the commission to Associated Engineering Ltd. (AE), to exceed \$500,000 to complete the design and construction supervision of the 5th Avenue North Stormwater Trunk Project within Drainage Area 13 (Area 13).

INFORMATIONAL REPORTS

- IR17-16 Buffalo Pound Water Treatment Corporation – 2017 Semi-Annual Report

Recommendation

RECOMMENDATION OF THE EXECUTIVE COMMITTEE - NOVEMBER 15, 2017

That this report be received and filed.

BYLAWS AND RELATED COMMUNICATIONS

- CP17-30 Amendment to Bylaw No. 2017-30, Design Regina: The Official Community Plan Amendment Bylaw, 2017 (No.4)
- 2017-51 DESIGN REGINA: THE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW, 2017 (No.4) AMENDMENT BYLAW, 2017

NOTICE OF ENQUIRIES

- EN17-1 Councillor Bob Hawkins: Capital Pointe Construction Site

ADJOURNMENT