



CITY COUNCIL

**Monday, August 26, 2019
5:30 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

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**Revised Agenda
City Council
Monday, August 26, 2019**

CONFIRMATION OF AGENDA

MINUTES APPROVAL

Minutes of the regular and special meetings held on July 29 and August 6, 2019..

DELEGATIONS, ADVERTISED AND PUBLIC NOTICE BYLAWS AND RELATED REPORTS

DE19-112 Lorne Yagelniski, Yagar Developments Ltd.: Medical Clinic in Canterbury Park, 1651 College Avenue

DE19-113 Dr. Jordan Buchko, Prairie Orthopaedics & Sports Medicine: Canterbury Park Medical Clinic

DE19-114 Kevin Reese, Karina Developments Ltd.: Medical Clinic in Canterbury Park

CR19-73 Regina Planning Commission: Official Community Plan Amendment (Part B.10), Zoning Bylaw Amendment, and Discretionary Use Application (19-OCP-02/ 19-Z-05/ 19-DU-05) - Proposed Medical Clinic in Commercial Building, Canterbury Subdivision, 1651 College Avenue

Recommendation

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
–AUGUST 7, 2019**

1. That the application to amend *Design Regina: The Official Community Plan Bylaw 2013-48*, Part B.10, Policy 3 by adding a new clause n) as follows, be approved:
 - “n) Notwithstanding Policy 3.e, standalone commercial development shall be allowed in Low-Density Residential Policy Area at the discretion of Council.”



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2. That the application to amend *Regina Zoning Bylaw, No. 9250* DCD 9 - Former Diocese of Qu'Appelle Lands Direct Control District, as described in Appendix C of this report, be approved.
3. That the discretionary use application for a proposed medical clinic located at 1651 College Ave, being a portion of Lot A-Blk/Par 8-Plan FU1338 Ext 11 , Wascana Addition be approved, and that a development permit be issued subject to the following conditions:
 - a) the development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.6 inclusive, prepared by Walker Projects and dated July 9, 2019, complete exercising discretionary control of development within a Direct Control District;
 - b) the developer shall enter into a development agreement with the City, which shall be registered on title, to ensure that existing landscape areas with heritage significance are maintained;
 - c) the development shall comply with the AC-1 Architectural Control District Overlay Zone;
 - d) the number of required parking stalls for the medical clinic shall comply with the applicable requirements in Chapter 14 of the *Regina Zoning Bylaw, No. 9250*;
 - e) development standards shall be consistent with the Low Density Residential Policy Area with exception that no setback shall be required to Anson road to be consistent with Neighbourhood Plan policy regarding pedestrian orientation of commercial buildings; and
 - f) the development shall comply with all applicable standards and regulations prescribed in *Regina Zoning Bylaw No. 9250*.
4. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective amendments to the *Design Regina: The Official Community Plan Bylaw 2013-48* and *Regina Zoning Bylaw, No. 9250*.



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- DE19-115 Matthew Woodall: Zoning Change - Former Sears Outlet - 1230 Broad Street
- DE19-116 John Hopkins, Regina & District Chamber of Commerce: Proposed Public Self Storage Facility – 1230 Broad Street
- DE19-120 Leasa Gibbons, Regina’s Warehouse Business Improvement District: Proposed Public Self Storage Facility - 1230 Broad Street
- DE19-117 Ryan Babey, Colliers International - Proposed Public Self Storage Facility - 1230 Broad Street
- CR19-74 Regina Planning Commission: Zoning Bylaw Amendment & Discretionary Use Applications (19-Z-04) (19-DU-04) Proposed Public Self Storage Facility – 1230 Broad Street

Recommendation

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
–AUGUST 7, 2019**

1. That the proposed amendment to *Regina Zoning Bylaw No. 9250*, as specified in Appendix C of this report, be approved.
2. That the discretionary use application for a proposed Public Self Storage Facility located at 1230 Broad Street, being Lots A, B, C, & E, Block 139A, Plan No. DJ454 & 68R17406 in the Old 33 subdivision be approved and that a development permit be issued subject to the following conditions:
 - a) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.3 inclusive, prepared by AMERCO Real Estate Company and dated May 8, 2019.
 - 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 amendment.

2019-19 THE REGINA ZONING BYLAW, 2019 (NO. 2019-19) - (Third Reading)

2019-42 THE REGINA ZONING AMENDMENT BYLAW, 2019 (No. 11)



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- 2019-43 AUTHORIZATION TO SELL THE DEDICATED MUNICIPAL BUFFER LANDS LOCATED AT 580 QUEBEC STREET
- 2019-44 DESIGN REGINA: THE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW, 2019 (No. 3)
- 2019-45 THE REGINA ZONING AMENDMENT BYLAW, 2019 (No. 12)
- 2019-39 THE REGINA ZONING AMENDMENT BYLAW, 2019 (No. 10)

DELEGATIONS AND RELATED MOTIONS

- DE19-118 Evan Hunchak, Dream: Drainage and Lot Grading Regulations
- DE19-119 Stu Niebergall, Regina & Region Home Builders' Association: Drainage and Lot Grading Regulations
- MN19-10 Councillor Lori Bresciani: Drainage and Lot Grading Regulations
- DE19-121 Ashley Stone, Economic Development Regina/Tourism Regina: Winter City Strategy
- MN19-11 Councillor Andrew Stevens, Councillor Lori Bresciani and Councillor John Findura: Regina Winter City Strategy

BYLAWS AND RELATED REPORTS

- DE19-122 Jarol Boan: Regina Airport Authority - Tax Exemption
- CR19-77 Executive Committee: Request for Exemption - Regina Airport Authority

Recommendation
**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- AUGUST 7, 2019**

1. That Council provide a conditional grant in the form of a property tax exemption for five years to the Regina Airport Authority Inc. for the airport terminal located at 5201 Regina Avenue, tax account number 10065031, as described on the assessment roll as Plan: 67R33490 Block: B/ Plan: 68R15859 Block: A in the following amounts:
 - (a) an exemption of the municipal portion of the property taxes in the



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- amount of \$311,400 per year;
- (b) an exemption of the education portion of the property taxes in an amount equal to the percentage of the municipal portion exempted per year; and
 - (c) an exemption of the library portion of the property taxes in an amount equal to the percentage of the municipal portion exempted per year.
2. That the tax exemption provided for in (1) be subject to the following conditions:
 - (a) the Regina Airport Authority obtaining and retaining an airline to commit to daily year-round US hub service by the end of 2020;
 - (b) that the annual increases to airline fees charged to service providers by the Regina Airport Authority not exceed the consumer price index for Regina as released by Statistics Canada; and
 - (c) That the Regina Airport Authority ensure that during the term of the tax exemption terminal property there are no outstanding taxes owing by the Regina Airport Authority for the airport terminal located at 5201 Regina Avenue, tax account number 10065031, as described on the assessment roll as Plan: 67R33490 Block: B/ Plan: 68R15859 Block: A.
 3. That the Executive Director, Financial Strategy & Sustainability or his delegate be authorized to apply to the Government of Saskatchewan on behalf of property owners for any exemption of the education portion of the taxes payable to the Government of Saskatchewan that is \$25,000 or greater.
 4. That the City Solicitor be instructed to prepare the necessary tax exemption agreement and bylaw for approval by Council.

2019-41 THE REGINA AIRPORT AUTHORITY INC. TAX EXEMPTION BYLAW,
2019

CITY CLERK'S REPORT

CM19-12 Strengthening Eligibility and Diversity Requirements

Recommendation

That the following actions to enhance the gender and diversity representation of City Council appointments to Municipal Boards, Commissions, Authorities, Committees and external agencies be approved:



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1. Option 1 - an overarching Policy Statement that outlines the efforts to which all nominating bodies must follow when advertising and recruiting for City Council approved appointments to Municipal Boards, Commissions, Authorities and Committees; and
2. All advertising for the above appointments includes specific reference to the Policy Statement which can be found on Regina.ca.

COMMITTEE REPORTS**EXECUTIVE COMMITTEE**

CR19-75 Infill Joint School Redevelopment

Recommendation**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- AUGUST 7, 2019**

That Administration be authorized to continue discussions on a potential joint-use school site in the Lakeview neighbourhood based on the proposed terms specified in this report.

CR19-76 Public Safety and Traffic Delay – Grade Rail Crossings on Ring Road between Winnipeg Street and McDonald Street

Recommendation**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- AUGUST 7, 2019**

1. That Administration be directed to pursue rail relocation of the at-grade rail crossings on Ring Road as outlined in this report.
2. That Administration bring a financing plan forward to City Council for consideration to fund the preliminary design through the 2020 budget process.
3. That Administration be authorized to explore, negotiate and enter into a third-party funding (if available) agreement for the preliminary design and/or subsequent phases.
4. That the City Clerk be authorized to execute the necessary agreement upon review and approval by the City Solicitor.



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5. That item CM18-7 be removed from the City Council outstanding items list.
6. That Administration first secure the cooperation of CN Rail and CP Rail by way of a Memorandum of Understanding or Letter of Intent and seek avenues for project funding, including the Federal Government and Provincial Government.

INFORMATIONAL REPORT

IR19-5 Executive Committee: Buffalo Pound Water Treatment Plant Corporation - 2018 Annual Report

Recommendation**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- AUGUST 7, 2019**

That this report be received and filed.

MOTION

MN19-12 Councillor Andrew Stevens: Request for Amendment to Remove Standing Requirement at City Council Meetings

NOTICE OF MOTION

MN19-14 Councillor Andrew Stevens and Councillor Jason Mancinelli: Greywater Strategy

BYLAWS AND RELATED REPORTS

CR19-77 Executive Committee: Request for Exemption - Regina Airport Authority

Recommendation**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- AUGUST 7, 2019**

- 1) That Council provide a conditional grant in the form of a property tax exemption for five years to the Regina Airport Authority Inc. for the airport terminal located at 5201 Regina Avenue, tax account number 10065031, as described on the assessment roll as Plan: 67R33490 Block: B/ Plan:



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- 68R15859 Block: A in the following amounts:
- a. an exemption of the municipal portion of the property taxes in the amount of \$311,400 per year;
 - b. an exemption of the education portion of the property taxes in an amount equal to the percentage of the municipal portion exempted per year; and
 - c. an exemption of the library portion of the property taxes in an amount equal to the percentage of the municipal portion exempted per year.
- 2) That the tax exemption provided for in (1) be subject to the following conditions:
 - a. the Regina Airport Authority obtaining and retaining an airline to commit to daily year-round US hub service by the end of 2020;
 - b. that the annual increases to airline fees charged to service providers by the Regina Airport Authority not exceed the consumer price index for Regina as released by Statistics Canada; and
 - c. That the Regina Airport Authority ensure that during the term of the tax exemption terminal property there are no outstanding taxes owing by the Regina Airport Authority for the airport terminal located at 5201 Regina Avenue, tax account number 10065031, as described on the assessment roll as Plan: 67R33490 Block: B/ Plan: 68R15859 Block: A.
 - 3) That the Executive Director, Financial Strategy & Sustainability or his delegate be authorized to apply to the Government of Saskatchewan on behalf of property owners for any exemption of the education portion of the taxes payable to the Government of Saskatchewan that is \$25,000 or greater.
 - 4) That the City Solicitor be instructed to prepare the necessary tax exemption agreement and bylaw for approval by Council.

2019-41 THE REGINA AIRPORT AUTHORITY INC. TAX EXEMPTION BYLAW,
2019

RESPONSE TO ENQUIRIES

- EN19-3 Response - Councillor Jerry Flegel: Pasqua/Lewvan and 9th Avenue N Road Network Study
- EN19-4 Response - Councillor Jerry Flegel: Old Mosaic Stadium Site

ADJOURNMENT