



# **CITY COUNCIL**

**Wednesday, January 29, 2020  
1:30 PM**

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



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**Revised Agenda  
City Council  
Wednesday, January 29, 2020**

**CONFIRMATION OF AGENDA**

**MINUTES APPROVAL**

Minutes of the meetings held on December 9 and December 16, 2020.

**DELEGATIONS, ADVERTISTED AND PUBLIC NOTICE BYLAWS AND RELATED CITY MANAGER AND OTHER REPORTS**

- |        |   |
|--------|---|
| DE20-1 | Carla Harris: Proposed Yards Neighbourhood Plan   |
| DE20-2 | Leasa Gibbons, Regina's Warehouse Business Improvement District                               |
| DE20-3 | Nick Kazilis, Regina Revitalization Initiative, Land & Real Estate Management, City of Regina |
| CR20-1 | Regina Planning Commission: 15-OCP-03 Proposed Yards Neighbourhood Plan                       |

**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the application to amend *Design Regina: The Official Community Plan Bylaw No. 2013-48* by adding the Yards Neighbourhood Plan, attached as Appendix C, as Part B.18.
2. Direct the City Solicitor to prepare the necessary bylaw to amend *Design Regina: The Official Community Plan Bylaw No. 2013-48* by adding the Yards Neighbourhood Plan, attached as Appendix C, as Part B.18.




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- DE20-4 Wilma Staff: The Official Community Plan “Design Regina” Five Year Review From the Arnheim Assiniboia Place Neighbourhood perspective
- CP20-1 Angela Ell: The Official Community Plan Review and Sustainable/Ecco Living
- CR20-2 Priorities and Planning Committee: Official Community Plan Five-Year Review

**Recommendation**

1. That Part A – Citywide Plan of *Design Regina: The Official Community Plan Bylaw 2013-48* be amended as set out in Appendices A and B to this report.
2. That the City Solicitor be directed to prepare the necessary bylaw to amend *Design Regina: The Official Community Plan Bylaw 2013-48* to reflect the changes set out in Appendices A and B to this report.

- CR20-3 Regina Planning Commission: Street Closure Application 19-CL-02

**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the application to close the portion of Victoria Avenue Service Road N. as shown in Appendix A-1.
2. Designate Blk/Par G-Plan FT2014 Ext 3 located at 140 Coleman Crescent as Municipal Reserve.
3. Direct the City Solicitor to prepare the necessary Bylaw.

- DE20-6 Devon Hill, Freedom Catalyst Regina: Body Rub Establishments
- DE20-7 Jane Gattinger: Separation distance between body rub establishments and sensitive locations
- CM20-1 Zoning Bylaw Regulations for Body Rub Establishments - Separation Distances

**Recommendation**

That City Council:

1. Approve the *recommended separation distance* for body rub




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establishments of 182.88 metres from schools, parks, daycares, enclosed rinks, libraries, community centres, sensitive lots and other body rub establishments, with a 'grandfathering' provision for existing establishments.

2. Direct the City Solicitor to prepare the necessary amendment to *The Regina Zoning Bylaw, 2019 (No. 2019-19)* to reflect Recommendation #1 above.

2019-62	THE LICENSING AMENDMENT BYLAW, 2019
2019-64	THE REGINA ZONING 2019 AMENDMENT BYLAW (No.2)
2019-65	2019-65 Zoning Bylaw Amendment
2020-1	DESIGN REGINA: THE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW, 2020
2020-2	BYLAW TO PROVIDE FOR THE CLOSURE OF A PORTION OF VICTORIA AVENUE SERVICE ROAD NORTH
2020-3	DESIGN REGINA: THE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW, 2020 (No. 2)
2020-5	THE PROCEDURE AMENDMENT BYLAW, 2020

**DELEGATIONS AND RELATED REPORT**

DE20-5	Neil Middlemiss, University of Regina Students' Union: Spring/Summer U-Pass
CR20-4	Community and Protective Services Committee: Spring and Summer U-Pass for the University of Regina

**Recommendation**

The Community and Protective Services Committee recommends that City Council:

1. Delegate authority to the Executive Director Citizen Services (or designate) to negotiate and approve a contract with the Students Union of the University of Regina (URSU) for a U-Pass program in the spring and



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summer, starting in May 2020 for a duration of three years, as detailed in this report.

2. Direct the City Clerk to sign the applicable agreement on behalf of the City, once the agreement has been reviewed and approved by the City Solicitor, and upon approval by the Students Union of the University of Regina board of governors.
3. Approve an increase of \$360,610 to Transit & Fleet's budget for 2021, which will be offset by the revenue collected from URSU.

**TABLED BYLAWS, RELATED REPORTS, ENQUIRY AND RESPONSE TO ENQUIRY**

CR19-116 Finance and Administration Committee: 19-HBRB-03 2326 College Ave (Kerr/Bronfman Residence)

**Recommendation****RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE - DECEMBER 2, 2019**

1. That a tax exemption for the real property commonly known as the Kerr/ Bronfman residence, located on Lot 30, Block 458, Plan No. 98RA28309, addressed at 2326 College Avenue be approved in an amount equal to the lesser of:
  - (a) 50 per cent of eligible costs as described in Appendix C-2; or
  - (b) An amount equivalent to the total property taxes payable for 10 years
2. That the provision of the property tax exemption be subject to the following conditions:
  - (a) Eligibility for the property tax exemption includes the requirement that the property possesses and retains its formal designation as Municipal Heritage Property in accordance with *The Heritage Property Act*.
  - (b) The property owner shall submit detailed written documentation of payments made for actual costs incurred (i.e. itemized invoices and receipts) in the completion of identified conservation work, as described in Appendix C-2. If actual costs exceed the




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corresponding estimates by more than 10 per cent, the property owner shall provide full particulars as to the reason(s) for such cost overruns. It is understood that the City of Regina may decline to approve any cost overrun, or portion thereof, if considered not to be reasonably or necessarily incurred for eligible work.

(c) The work that is completed and invoices submitted by September 30 each year would be eligible for a tax exemption the following year 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 property tax exemption as detailed in this report.
4. That the Executive Director of City Planning & Community Development or designate be authorized under the tax exemption agreement to make all determinations regarding reimbursements of the cost incurred for work done to the property based on the City of Regina's Heritage Building Rehabilitation Program and the Conservation Plan for the property (Appendix C-1 to this report)
5. That the Executive Director of City Planning & Community Development or designate be authorized to apply to the Government of Saskatchewan on behalf of the property owner for any exemption of the education portion of the property taxes that is \$25,000 or greater in any year during the term of the exemption.

CR19-117 Finance and Administration Committee: 19-HBRB-02 1431 Victoria Avenue (Louis Residence)

**Recommendation**

**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE - DECEMBER 2, 2019**

1. That a tax exemption for the real property commonly known as the Louis Residence, located on Lot 44, Block 360, Plan No. 101189998, Extension 5 and Lot 3 Block 360 Plan No. Old 33, Extension 0 addressed at 1431 Victoria Avenue be approved in an amount equal to the lesser of:
  - (a) 50 per cent of eligible costs as described in Appendix C-2; or



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- (b) An amount equivalent to the total property taxes payable for 10 years
2. That the provision of the property tax exemption be subject to the following conditions:
  - (a) Eligibility for the property tax exemption includes the requirement that the property possesses and retains its formal designation as Municipal Heritage Property in accordance with *The Heritage Property Act*.
  - (b) The property owner shall submit detailed written documentation of payments made for actual costs incurred (i.e. itemized invoices and receipts) in the completion of identified conservation work, as described in Appendix C-2. If 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 such cost overruns. 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) The work that is completed and invoices submitted by September 30 each year would be eligible for a tax exemption the following year 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 property tax exemption as detailed in this report.
4. That the Executive Director of City Planning & Community Development or designate be authorized under the tax exemption agreement to make all determinations regarding reimbursements of the cost incurred for work done to the property based on the City of Regina's Heritage Building Rehabilitation Program and the Conservation Plan for the property (Appendix C-1 to this report).
5. That the Executive Director of City Planning & Community Development or designate be authorized to apply to the Government of Saskatchewan on behalf of the property owner for any exemption of the education portion of the property taxes that is \$25,000 or greater in any year during the term of the exemption.




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CR19-118 Finance and Administration Committee: 2019 Property Tax Exemption Request - Boundary Alteration

**Recommendation**

**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE - DECEMBER 2, 2019**

1. That the properties owned by P.W. Lorch & Associates Ltd. and Darrell & MaryAnn Weinberger at 4800 Campbell Street and 1760 N Courtney Street be exempted from property taxes in accordance with the percentages outlined in Option 1 of Appendix C of this report.
2. That the City Solicitor be instructed to prepare the necessary bylaw to amend Bylaw No. 2019-8 *The Properties Exempt from Taxation as a Result of the 2013 Municipal Boundary Alteration Bylaw, 2019* to provide for the additional tax exemptions described in recommendation 1.

2019-67 THE CONSERVATION OF HERITAGE PROPERTIES TAX EXEMPTION FOR THE KERR/BRONFMAN RESIDENCE LOCATED AT 2326 COLLEGE AVENUE BYLAW, 2019

2019-68 THE CONSERVATION OF HERITAGE PROPERTIES TAX EXEMPTION FOR THE LOUIS RESIDENCE LOCATED AT 1431 VICTORIA AVENUE BYLAW, 2019

2019-70 THE PROPERTIES EXEMPT FROM TAXATION AS A RESULT OF THE 2013 MUNICIPAL BOUNDARY ALTERATION AMENDMENT BYLAW, 2019 (No. 2)

EN19-6 Response to Enquiry - EN19-6 Future of the Municipal Justice Building

EN19-7 Councillor Lori Bresciani: Whistleblowing Policy

**CITY MANAGER'S REPORT**

CM20-2 Municipal Revenue Sharing (MRS) Eligibility Criteria

**Recommendation**

City Council approve the resolution below outlining the eligibility requirements municipalities must adhere to in order to receive Municipal Revenue Sharing (MRS).





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Council confirms the City of Regina meets the following eligibility requirements to receive the MRS:

- Submission of the annual Audited Financial Statement to the Ministry of Government Relations
- Submission of the Public Report on Municipal Waterworks to the Ministry of Government Relations
- In good standing with respect to the reporting and remittance of Education Property Tax
- Adoption of a Council Procedures Bylaw
- Adoption of an Employee Code of Conduct
- All members of Council have filed and annually updated their Public Disclosure Statement Annual Declaration, as required

That the City of Regina understands that if any of the above requirements are not met, the MRS grant may be withheld until all requirements are met.

### COMMITTEE REPORTS

#### EXECUTIVE COMMITTEE AND RELATED CITY MANAGER REPORT

CM20-3      2020 Election Report - Supplemental Report

**Recommendation**

That this report be received and filed.

CR20-5      2020 Municipal Election Report

**Recommendation**

That the Executive Committee recommend that City Council:

1. Approve Option 1 for the regular polling areas and polling places as outlined in Appendix B and B1.
2. Approve the use of mobile and special polls for serving voters at the institutions defined under section 29 of *The Act*.
3. Approve the special, advance and mobile polls and hours as outlined in Appendix D.
4. Approve the rates of remuneration for election officials summarized in Appendix E.



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5. Approve the names of candidates on the Mayor and Councillor ballots be listed in alphabetical order by surname and that according to section 9.2 of *The Act* the occupation of each candidate not be required to be listed on the ballots.
6. Direct the City Solicitor to amend Schedule 'A' in *The Automated Vote Counting Bylaw, Bylaw No. 10197* to reflect the removal of 'occupation' from the ballot and bring back the amending bylaw for review at the City Council meeting scheduled to take place on February 26, 2020 meeting.
7. Add an additional polling station to Ward 3 between polling stations 7 & 8 and that the cost and specific location be brought to Council January 29, 2020.
8. Add an additional polling station to Ward 5.

CR20-6      New Employee Code of Conduct, Theft and Fraud Policy and Whistleblower Policy

**Recommendation**

That the Executive Committee recommend that City Council:

1. Direct the City Solicitor to amend Bylaw 2002-57, being *The Regina Code of Conduct and Disclosure Bylaw* so that:
  - (a) the code of conduct and disclosure rules in the Bylaw will no longer apply to any City employees as these rules will be replaced with a corporate policy approved by the City Manager;
  - (b) with the exception of the City Manager, City Clerk and City Solicitor, the process in the Bylaw for disclosing conflicts of interest and dealing with violations will no longer apply to City employees but will be governed by the corporate policy;
  - (c) the City Manager, City Clerk and City Solicitor will be subject to the code of conduct and disclosure rules in the new corporate policy but the process for dealing with disclosures of conflicts of interest and violations by these three positions will still be in the Bylaw and will include the following:
    - (i) the City Manager will review and provide direction on disclosures made by the City Clerk and City Solicitor as well as deal with complaints with respect to these positions, although any disciplinary action involving



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- (ii) termination would be decided by the Executive Committee; the Mayor will review and provide direction on disclosures made by the City Manager;
    - (iii) the Executive Committee will retain the authority to deal with any complaints with respect to the City Manager including taking any disciplinary action for violations;
  - (d) the code of conduct and disclosure rules and process for dealing with disclosures and violations in the Bylaw will continue to apply to non-council members on boards and committees established by Council;
  - (e) the references to the former legislation, *The Urban Municipality Act, 1984* will be updated to reflect the equivalent *Cities Act* provisions and other outdated references will be updated, including attaching the disclosure of land holdings form which is filled out by non-council members on those boards and committees specifically outlined in the Bylaw.
2. Approve the repeal of the “Employment of Relatives Policy” that was approved in 1990 as it will be replaced with a section on employment of relatives in the new corporate policy approved by the City Manager.
  3. Direct the City Solicitor to amend Bylaw 2003-70, being *The City Manager’s Bylaw* to expressly authorize the City Manager to establish an employee code of conduct under the powers, duties and function of the City Manager to coincide with the City Manager’s general authority over employees.
  4. Approve the repeal of the “Employment of Relatives Policy” and the amendments outlined in recommendations 1 and 3 to come into force on March 1, 2020.
  5. Direct Administration to bring forward an annual report on employee code of conduct and whistleblower infractions.
  6. Direct Administration to conduct a review of *The Cities Act* and the Code of Ethics Bylaw with respect to City Councillors, propose any necessary changes and report back to the newly elected City Council in 2021.



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**FINANCE AND ADMINISTRATION COMMITTEE**

CR20-7 Authorization to Negotiate and Award Banking Services & Purchase Card Program RFP

**Recommendation**

The Finance and Administration Committee recommends that City Council:

1. Delegate the authority to the Executive Director, Financial Strategy & Sustainability, to designate and appoint the City's financial institution based on the results of the negotiated Request for Proposals (RFP) process outlined in this report.
2. Delegate the authority to the Executive Director, Financial Strategy & Sustainability to negotiate, approve, award and enter into all professional banking and related contracts with the highest ranked proponent selected through the negotiated RFP process for a five-year term. The contracts include, but are not limited to, an agreement for business banking, treasury services master agreement, purchasing card program agreement and additional auxiliary banking service agreements and schedules.
3. Authorize the City Clerk to execute the necessary agreements after review and approval by the City Solicitor.
4. Instruct the City Solicitor to prepare the necessary borrowing bylaw for the overdraft provision in any agreement for business banking (i.e. short term debt) to be brought forward at a later date for approval once the City's financial institution is appointed.

**REGINA PLANNING COMMISSION**

CR20-8 Discretionary Use Application (PL201900029) Proposed Child Daycare Centre - 1300 N Courtney Street

**Recommendation**

The Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for a proposed Child Day Care Centre located on proposed Parcel 130 at 1300 N Courtney Street in the Rosewood Park Concept Plan.
2. Direct Administration to issue a development permit subject to the following conditions:




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- a. The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by NewRock Developments and dated November 15, 2019.
- b. The development is subject to the execution of a service agreement and subdivision for Rosewood Park Phase 1, Stage 2.
- c. The development shall be subject to Ministry of Education approval.
- d. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

**INFORMATIONAL REPORT**

IR20-1      Executive Committee: 2019 Semi-Annual Review of Closed Executive Committee Items

**Recommendation**

The Executive Committee recommends that Council receive and file this report.

**BYLAWS AND RELATED REPORTS**

CR20-9      Community and Protective Services Committee: Emergency Measures Bylaw Amendment

**Recommendation**

The Community and Protective Services Committee recommends that City Council:

Direct the City Solicitor to amend *The Emergency Measures Bylaw, Bylaw No. 2011-37* to include the amendments included in this report.

CR20-10      Finance and Administration Committee: 20-HBRP-01 1401 Robinson Street (Albert Library)

**Recommendation**

The Finance and Administration Committee recommends that City Council:

1. Approve a cash grant for the property known as Albert Library located at



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1401 Robinson Street (as shown in Appendix A), in an amount equal to the lesser of:

- a) 50 per cent of eligible costs for the work described in Appendix C;  
or
  - b) \$50,000.
2. Instruct the City Solicitor to prepare an authorizing bylaw and 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 submits 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
  - c) That work completed and invoices submitted by December 15, 2020, would be eligible for the cash grant for up to 50 per cent of the cost of approved work to a maximum of \$50,000.

CR20-11 Mayor's Housing Commission: Housing Incentives Policy Review

**Recommendation**

The Mayor's Housing Commission recommends that:

1. Administration revise the proposed Housing Incentives Policy provided in Appendix A to allow Non-Profit Housing Providers that have an established record of completing affordable housing projects, as determined by the Executive Director, City Planning & Community Development, to receive an immediate rebate of the Intensification Levy following confirmation that the proposed development meets applicable zoning requirements and provided that the developer has entered into a legal agreement with the City.
2. Administration revise the proposed Housing Incentives Policy provided in Appendix A so that the Capital Grant and Tax Exemption program for Affordable Home Ownership be available to Non-Profit Housing Providers in all Program Areas.



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3. The City of Regina *Housing Incentives Policy*, attached as Appendix A, with the above revisions, be approved.

4.

2020-4 THE HOUSING INCENTIVE PROGRAM TAX EXEMPTION BYLAW, 2020

2020-6 ALBERT LIBRARY GRANT AGREEMENT EXECUTION BYLAW, 2020

2020-7 THE EMERGENCY MEASURES AMENDMENT BYLAW, 2020

**ADJOURNMENT**