



# **CITY COUNCIL**

**Wednesday, June 24, 2020  
1:30 PM**

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



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**Revised Agenda  
City Council  
Wednesday, June 24, 2020**

**CONFIRMATION OF AGENDA**

**MINUTES APPROVAL**

Minutes of the meeting held on May 27, 2020

**DELEGATIONS, TABLED AND PUBLIC NOTICE BYLAWS AND RELATED REPORTS**

DE20-49 Chad Jedlic, Forster Harvard Development Corp.: Proposed Zoning Bylaw Amendment – West Market Street

CR20-50 Regina Planning Commission: Zoning Bylaw Amendment Application - 1700 - 1788 and 1701 - 1789 West Market Street - PL202000065

**Recommendation**

That City Council:

1. Approve the application to rezone the properties located at 1700 - 1788 and 1701 - 1789 West Market Street, legally described as Lots 1-23A, Block 1, Plan No. 102246038 and Lots 1-23A, Block 2, Plan No. 102246038, in the Westerra Subdivision, from RL – Residential Low-Rise Zone to RU – Residential Urban Zone.
2. Approve the application to amend the Westerra Concept Plan, as depicted on the attached Appendix A-3.1; A-3.2, and adopt the Westerra Concept Plan, as amended, by resolution.

DE20-50 Judith Veresuk, Regina Downtown Business Improvement District: North Winnipeg Street Contract Zone

DE20-51 John Pearson, Shindico Realty Ltd.: North Winnipeg Street Contract Zone



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CR20-51 Regina Planning Commission: Contract Zone Application - 221 N. Winnipeg Street - PL202000059

**Recommendation**

That City Council:

1. Approve the application to rezone the property located at 221 N. Winnipeg Street, legally described as Block T, Plan 84R22521, Block C, Plan 101221142 and Block C, Plan FA4603 from IL - Industrial Light Zone to C - Contract Zone to permit "Office, Industry" as a land use at this location.
2. Approve execution of the contract zone agreement between the City of Regina and the applicant/owner of the subject properties, which shall include the following terms:
  - i. A maximum of 4,000 square meters of "Office, Industry" shall be allowed within the development and other uses shall conform to the IL-Industrial Light zone.
  - ii. The development shall generally conform to the attached plans, labelled site plan and main floor plan comprising of south premises and south warehouse as shown in Appendices A-2 and A-3.
  - iii. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw.
  - iv. The agreement shall be registered in the City's interest at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007*.
3. Direct the City Solicitor to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

CR20-52 Regina Planning Commission: Rosewood Lane Access Overlay - PL202000067

**Recommendation**

That City Council:

1. Approve the application to re-zone the property located at SE1/4 Sec 9, Twp 18, Rge 20, W2 191, Lots 1 - 26, Block 104 & Lots 7-12, Block 103, in the Rosewood Park Subdivision to apply the LA - Lane Access Overlay




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zone and related amendments as outlined in this report, on the condition that the amendments respecting LA – Lane Access Overlay Zone regulations provided for in Bylaw 2020-33 are adopted by City Council at its June 24, 2020 meeting.

2. Direct the City Solicitor to prepare the necessary bylaw.

2020-33	THE REGINA ZONING AMENDMENT BYLAW, 2020 (No. 9)
2020-37	THE REGINA ZONING AMENDMENT BYLAW, 2020 (No. 10)
2020-38	THE REGINA ZONING AMENDMENT BYLAW 2020 (No. 11)
2020-39	THE REGINA ZONING AMENDMENT BYLAW, 2020 (No. 12)
2020-35	THE ELECTED OFFICIAL COMPENSATION REVIEW COMMISSION BYLAW, 2020 <b>(THIRD READING ONLY)</b>

**DELEGATIONS, RELATED REPORTS AND BYLAW**

DE20-52	Jake Brockman, Uber: Taxi Bylaw Review
DE20-53	Glen Sali, Capital Cabs: Taxi Bylaw Review Report
DE20-54	Sandy Archibald, Regina Cabs: Taxi Bylaw Review
DE20-55	Daljit Singh and Kamajit Grewal, Co-op Taxi: Taxi Bylaw Review
CP20-24	Del Van De Kamp, Van De's Accessible Transit: Taxi Review Bylaw Report
IR20-2	Supplemental Taxi and Transportation Network Company Report

**Recommendation**

That City Council receive and file this report.

CM20-16	Taxi Bylaw Review Report
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**Recommendation**

That City Council:

1. Approve the amendments proposed to *The Taxi Bylaw, 1994* as further detailed in Appendix A to this report, which will implement the following changes to the regulation of taxi services:




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- a. permit the use of digital taxi meters (“soft” meters);
  - b. allow taxi services to charge fares outside of the City’s set fare structure provided that such trips are booked through an approved mobile application capable of providing a pre-estimate and other requirements to passengers;
  - c. update fees charged by the City;
  - d. implement further data collection requirements;
  - e. remove vehicle age requirement;
  - f. change the decal requirements;
  - g. allow the use of an inflatable spare tire;
  - h. set out the review and approval process for “certificates of approval” issued by the Regina Police Service for taxi drivers;
  - i. Accessible taxicab brokers with only one vehicle in their fleet be exempt from the requirements for computer aided dispatch and global positioning systems by way of an application process;
  - j. Add a licence fee amount for accessible taxicab brokers that do not use computer aided dispatch and global positioning systems; and
  - k. make housekeeping changes as identified in Appendix A;
2. Remove CR20-15 from the list of outstanding items for City Council; and
  3. Direct the City Solicitor to prepare the necessary bylaw to amend *The Taxi Bylaw, 1994* to be brought forward to the July 29, 2020 meeting of City Council for approval.

DE20-56 Sandy Archibald, Regina Cabs: Seasonal Taxi Licences

CM20-17 Informational Supplemental Seasonal Licences Report

**Recommendation**

That City Council receive and file this report.

CR20-53 Seasonal Taxi Licences

**Recommendation**

That City Council:

1. Amend *The Taxi Bylaw, 1994* to remove the portion of the seasonal taxicab licences that are issued through a lottery/draw process.




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2. Instruct the City Solicitor to prepare the necessary bylaw amendment to *The Taxi Bylaw, 1994* as described in this report, to be brought forward to the July 29, 2020 meeting of City Council.

DE20-57 Jaime Boldt, Globe Theatre: Globe Theatre Redevelopment Project - Funding Contribution Agreement

CM20-18 Supplemental Report - Globe Theatre Redevelopment Project - Funding Contribution Agreement

**Recommendation**

That City Council receive and file this report.

CR20-54 Finance and Administration Committee: Globe Theatre Redevelopment Project - Funding Contribution Agreement

**Recommendation**

That City Council:

1. Authorize the Executive Director, City Planning & Community Development, to review, approve, negotiate and enter into a Contribution Agreement between the City of Regina and the Globe Theatre for its redevelopment project.
2. Authorize the City Clerk to execute the Contribution Agreement after review by the City Solicitor.
3. Allocate that funding for this project come from the Recreation/Culture Capital Program.

DE20-58 Ross Keith, Nicor Consulting Services: Mayfair Apartments

CR20-55 Finance and Administration Committee: Heritage Building Rehabilitation Program 2915 14th Avenue - Mayfair Apartment

**Recommendation**

That City Council:

1. Approve a Tax Exemption for the property known as Mayfair Apartments, located on Lot 41 Block 437 and Plan 98RA28311, addressed at 2915 14<sup>th</sup> Avenue (as shown in Appendix A), in an amount equal to the lesser of:




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- a) 50 per cent of eligible costs for the work described in Appendix C-2; or
  - b) An amount equivalent to the total property taxes payable for 10 years
2. Direct the City Solicitor to prepare the necessary 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. 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. 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) That work completed and invoices submitted by September 30 each year, would be eligible for the Tax Exemption for up to 50 per cent of the cost of approved work.
  - d) 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).
3. Authorize the Executive Director of City Planning & Community Development or designate 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.

2020-40 THE CONSERVATION OF HERITAGE PROPERTIES TAX EXEMPTION FOR THE MAYFAIR APARTMENTS LOCATED AT 2915 14TH AVENUE BYLAW, 2020

**CITY MANAGER REPORT**

CM20-19 Residential Land Uses in Industrial Zones - Zoning Bylaw Amendment

**Recommendation**

That City Council:




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1. Approve the amendments to *The Regina Zoning Bylaw 2019-19* as specified in Appendix A.
2. Direct the City Solicitor to prepare the necessary Bylaw to amend *The Regina Zoning Bylaw, 2019-19* for the July 29, 2020 City Council meeting, after advertising the required public notice.
3. Remove item CR20-33 from the outstanding items list for City Council.

**COMMITTEE REPORTS**
EXECUTIVE COMMITTEE

CR20-56 City of Regina and Regina Board of Education Central Collegiate Land Exchange

**Recommendation**

That City Council:

1. Approve the Letter of Understanding (LOU) and the terms contained therein with the Regina Board of Education to resolve the Central Collegiate Land Exchange Agreement (CCLEA)
2. Authorize Administration to carry out the necessary steps to complete the land exchange
3. Require Administration to report back on any substantive changes to the terms and conditions of the LOU.

CR20-57 Municipal Economic Enhancement Program (MEEP) Funding Allocation

**Recommendation**

That City Council:

1. Approve the City of Regina's \$30,916,844 allocation of Municipal Economic Enhancement Program (MEEP) funding to the following projects as further detailed in Option #1 in Appendix A of this report;
  - Residential Road Renewal (2020 Deferred Projects) - \$6.4 million
  - Wascana Pool Renewal - \$12.0 million
  - Outdoor Rink - \$0.7 million
  - Energy Monitoring and Optimization Infrastructure - \$0.72 million
  - Municipal Justice Building Redevelopment - \$7.5 million






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Permanent Pavement Markings - \$0.7 million  
 Pedestrian Connectivity (Pasqua Street) - \$0.5 million  
 Expand Bike Lanes and Pathways (Albert Street) - \$0.9 million  
 Roof Replacement - \$1.5 million

2. Authorize the City Manager to apply for MEEP funding for the projects in recommendation #1;
3. Authorize the City Manager to review, negotiate, approve, and enter into any MEEP funding agreements with the Government of Saskatchewan for the projects under the MEEP program;
4. Authorize the City Clerk to execute the MEEP funding agreements that are required after review by the City Solicitor; and

CR20-58 2021 Revaluation

**Recommendation**

That City Council:

1. Endorse the guidelines and principles for consulting on a commercial phase-in tax policy as outlined in this report.
2. Instruct Administration to continue the consultation with the business community on the options for a phase-in of tax changes for commercial property due to the 2021 Revaluation.
3. Bring forward a report on tax policy options in the first quarter of 2021.
4. Direct Administration to conduct a broader review of the tax policy and report back to the Executive Committee by Q3 of 2021.

**FINANCE AND ADMINISTRATION COMMITTEE**

CR20-59 2019 City of Regina Annual Report and Public Accounts

**Recommendation**

That City Council:

Approve the draft 2019 City of Regina Annual Report as outlined in Appendix A and the draft 2019 Public Accounts as outlined in Appendix C at its June 24, 2020 meeting.



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**PRIORITIES AND PLANNING COMMITTEE**

CR20-60 Community Safety and Wellbeing

**Recommendation**

That City Council:

Direct Administration to develop a Community Safety and Wellbeing Plan for Council consideration and approval in Q2 of 2021 based on the approach outlined in this report.

CR20-61 Recreation/Culture 2020 Capital Plan

**Recommendation**

That City Council:

1. Approve the 2020 project plan.
2. Approve the following projects and associated expenses from the Recreation/Culture Capital Program and the Recreation Infrastructure Program:
  - Courtney Street Pathway Project - \$250,000 (Recreation/Culture Capital Program);
  - Prince of Wales Drive Pedestrian Connectivity - \$550,000 (Recreation Infrastructure Program); and
  - Wascana Pool Playground and Spraypad - \$666,000 in 2020 (both funding streams) and \$834,000 in 2021.

CR20-62 Proposed Amendments to the Public Notice Bylaw 2003-8, The Subdivision Bylaw No. 7748, and The Zoning Bylaw, 2019-19

**Recommendation**

That City Council:

1. Approve a new Public Notice Policy Bylaw generally in the form of the draft bylaw set out in Appendix A, to consolidate and establish minimum public notice requirements pursuant to *The Cities Act* and *The Planning and Development Act, 2007*.
2. Direct the City Solicitor to prepare the necessary Bylaw.
3. Approve an amendment to Appendix A of *The Development*



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*Application Fee Bylaw, 2008* by replacing the existing “Advertising Fee” with a “Per Advertisement” amount based on current Leader Post pricing.

4. Remove EX14-25 from the List of Outstanding Items for Executive Committee.
5. Consider the related bylaw and conduct the required public hearing at its July 29, 2020 meeting, after advertising the required public notice.

**REGINA PLANNING COMMISSION**

CR20-63 Discretionary Use Application - Building, Planned Group - Rosewood Park - PL202000044

**Recommendation**

That City Council:

1. Approve the discretionary use application for a proposed Planned Group located in Rosewood Park Phase 1 Stage 3, being Parcel E, in the Rosewood Park Subdivision.
2. Direct the Development Officer to issue a development permit 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-3.5 inclusive, prepared by Big Block Construction dated January 16, 2020.
  - b. Road access is revised to City of Regina Construction Standards.
  - c. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw 2019-19*.
  - d. Direct the Development Officer to not issue a development permit until a Servicing Agreement has been executed and the subdivision is registered through Information Services Corporation.



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**INFORMATIONAL REPORT**

IR20-3 Executive Committee: Buffalo Pound Water Treatment Plant Corporation - 2019 Annual Report

**Recommendation**

That City Council receive and file this report.

IR20-4 Finance and Administration Committee: 2019 Annual Debt Report

**Recommendation**

That City Council receive and file this report.

IR20-5 Mayor's Housing Commission: Comprehensive Housing Strategy - 2019 Annual Update

**Recommendation**

That City Council receive and file this report.

**TABLED MOTION AND MOTIONS**

MN19-24 Councillor Bob Hawkins: Priorities and Planning Committee

**Recommendation**

1. The Priorities and Planning Committee be disestablished and its terms of reference be added to the terms of reference for the Executive Committee outlined in TABLE 3 of *The Committee Bylaw*;
2. Any scheduled meetings for the Priorities and Planning Committee be used to schedule additional meetings of the Executive Committee; and
3. The City Solicitor be instructed to prepare the necessary bylaw to amend *The Committee Bylaw*, *Bylaw No. 2009-40* and *The Procedure Bylaw*, *Bylaw No. 9004* to effect these changes.

MN20-4 Councillor Bob Hawkins: Roll Call Recorded Voting

**Recommendation**

1. That the City Solicitor be directed to prepare the necessary amendments to *The Procedure Bylaw*, No. 9004, to require that all council votes be conducted by roll call recorded vote of members of council; and



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2. That such roll call recorded voting be done electronically where possible.

MN20-5 Councillor Barbara Young: Residential Roads

**Recommendation**

That the Administration report to the Public Works and Infrastructure Committee and to City Council:

1. On the condition of the residential roads by Ward that are rated from poor to excellent;
2. The role of the Water, Waste and Environment department in coordinating water infrastructure projects with roadway projects;
3. The costs of each type of treatment applied to residential roads, including the underground water and sewer infrastructure rebuild or rehabilitation;
4. The projection of the number of years it will take to remove roads from the poor category; and
5. A communication plan to inform citizens of the status of the residential roadwork and an update on the plans to decrease the number of roads in the poor categories in Regina.

MN20-6 Councillor Andrew Stevens and Councillor John Findura: Water Affordability

**Recommendation**

That Administration prepare a report for Public Works and Infrastructure for Q1 of 2021 that:

1. Outlines options to help offset the cost of water and sewer for low income residents by way of means-tested grants, billing options, and fee waivers;
2. Establishes a political advocacy strategy aimed at the federal and provincial governments with the aim of alleviating the financial burden for low-income residents with regards to water and sewer billing and costs.

MN20-7 Councillor Jerry Flegel: Fencing Setback Regulations

**Recommendation**

That City Council:

1. Direct the Administration to prepare a report for the next Public Works and Infrastructure Committee that outlines any potential implications to amend




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- 'Schedule H2' of *The Traffic Bylaw, Bylaw No. 9900* as follows:
- a. set the minimum setback measurement for fences and other obstructions, "From Curb Only - No Sidewalk" from 2.0 metres to 0.6 metres; and
  - b. that if approved, the City Solicitor prepare the necessary amending bylaw, for this to take effect immediately; and
2. Authorize the suspension of all current pending non-compliance violations or orders to comply until the above noted report and potential amending bylaw has been considered by City Council.

**NOTICE OF MOTION**

MN20-9 Councillor Lori Bresciani, Councillor Andrew Stevens and Councillor Jerry Flegel: Opening of Outdoor Pools

**BYLAWS AND RELATED REPORTS**

CR20-64 COVID-19 Update

**Recommendation**

That City Council:

1. Direct the City Solicitor to prepare the necessary bylaw amendments required to give effect to the following:
  - a. COVID-19 Pandemic Bylaw: Adopt the timelines and requirements set out in the bylaws identified in this report in *The COVID-19 Pandemic Bylaw, 2020*;
  - b. Supporting Community Recovery: Delegate authority to the City Manager to waive fees set out in *The Regina Traffic Bylaw* for street use permits for mobile food vending and outdoor restaurant seating.
  - c. Transit Services: Re-instate fare collection on June 29, 2020.
2. Delegate authority to the City Manager to negotiate and approve an amendment to the University of Regina Student Union U-Pass Agreement to suspend the program for the fall 2020 semester, or until a future date when the University of Regina provides courses primarily on-campus.



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CR20-65 2019 Annual Reserve Report

**Recommendation**

That City Council:

1. Instruct the City Solicitor to amend Schedule A of *The Regina Administration Bylaw*, No. 2003-69 to amend the minimum and maximum amounts for the Regina Police Service General Reserve and Regina Police Service Radio Equipment Reserve to the following:
  - a. The Regina Police Service Radio Equipment Reserve minimum limit be set at \$65,000 and the maximum limit be set at \$300,000.
  - b. The Regina Police Service General Reserve minimum limit be set at \$300,000 and the maximum limit remains unchanged at \$4 million.
2. Approve a transfer of \$368,000 from the Winter Road Maintenance Reserve to the General Fund Reserve.

2020-41 THE REGINA ADMINISTRATION AMENDMENT BYLAW, 2020

2020-42 THE REGINA TRANSIT FARE AMENDMENT BYLAW, 2020 (No. 2)

2020-43 THE COVID-19 PANDEMIC AMENDMENT BYLAW, 2020

2020-44 THE OWNER OCCUPIED LICENSED NON-PROFIT CHILDCARE CENTRE  
TAX EXEMPTION BYLAW, 2020

**ADJOURNMENT**