

AT REGINA, SASKATCHEWAN, MONDAY, AUGUST 29, 2016

AT A MEETING OF CITY COUNCIL

AT 5:30 PM

Regrets: Mayor Michael Fougere, in the Chair
Councillor Sharron Bryce
Councillor Bryon Burnett
Councillor John Findura
Councillor Jerry Flegel
Councillor Shawn Fraser
Councillor Bob Hawkins
Councillor Terry Hincks
Councillor Wade Murray
Councillor Mike O'Donnell
Councillor Barbara Young

Also in Attendance: Chief Legislative Officer & City Clerk, Jim Nicol
Deputy City Clerk, Erna Hall
A/City Manager, Ian Rea
Executive Director, Legal & Risk, Byron Werry
Executive Director, City Services, Kim Onrait
Executive Director, Transportation & Utilities, Karen Gasmol
A/Executive Director, City Planning & Development, Louise Folk
Director, Communications, Myrna Stark Leader
Director, Planning, Shauna Bzdel
Manager, Current Planning, Fred Searle
Manager, Regional Planning, Yves Richard

CONFIRMATION OF AGENDA

Councillor Sharron Bryce moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, and that the delegations listed on the agenda be heard when called forward by the Mayor.

ADOPTION OF MINUTES

Councillor Bob Hawkins moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that the minutes for the meeting held on July 25, 2016 be adopted, as circulated.

DELEGATIONS, COMMUNICATIONS AND RELATED REPORTS

CP16-21 Kaitlyn Brown – Property Development Support Services Inc.:
Discretionary Use Application (16-DU-13) - Shopping Centre – 600 East
Victoria Avenue

**Councillor Wade Murray moved, seconded by Councillor Terry Hincks, AND IT
WAS RESOLVED, that this communication be received and filed.**

CR16-98 Regina Planning Commission: Discretionary Use Application (16-DU-13)
- Shopping Centre – 600 East Victoria Avenue

Recommendation

That the Discretionary Use Application for a proposed Shopping Centre located at 600 East Victoria Avenue, being Lot/Parcel L, Plan No. 102004434, Ext 1, Tuxedo Park Subdivision be approved, and that a Development Permit be issued subject to the following conditions:

- a) The development shall be consistent with the plan attached to this report as Appendix A-3.1 prepared by PDSS Inc. and dated April 2016 and last revised on June 6, 2016; and
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

**Councillor Mike O'Donnell moved, seconded by Councillor Terry Hincks, AND IT
WAS RESOLVED, that the recommendations of the Regina Planning Commission
contained in the report be concurred in.**

CP16-22 Bo Chen: Discretionary Use Application (16-DU-15) - Proposed Mixed-
Use Building – 1440 11th Avenue

**Councillor Barbara Young moved, seconded by Councillor Sharron Bryce, AND IT
WAS RESOLVED, that this communication be received and filed.**

CR16-99 Regina Planning Commission: Discretionary Use Application (16-DU-15)
- Proposed Mixed-Use Building – 1440 11th Avenue

Recommendation

That the Discretionary Use application for a Mixed-Use Building, three restaurants with less than 50 seats and a grocery store located at 1440 11th Avenue, being Condo Plan 102176715 Ext 0, Old 33 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 to A-3.5 inclusive, prepared by KRN Tolentino Architecture Ltd. and dated May 17 and June 21, 2016;

- b) The applicant shall provide a 1.8 metre high fence or masonry wall along the north property line to ensure visual screening and buffering requirements; and
- c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

Councillor Mike O'Donnell moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission contained in the report be concurred in.

DE16-90 Chief Lynn Acoose and Pat Fiacco – Four Horse Developments Ltd.:
Sakimay First Nations – Water Supply Access and Fire Services
Agreement

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Pat Fiacco, representing Four Horse Development Ltd. addressed Council and answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-100, a report from the Executive Committee respecting the same subject.

CR16-100 Executive Committee: Sakimay First Nations –Water Supply Access and
Fire Services Agreements

Recommendation

- 1 That the Executive Director of City Planning & Development be authorized to finalize and approve the terms of a Water Access Agreement and Fire Services Agreement between the City of Regina, Sakimay First Nations and the development corporation Four Horse Development Ltd. The Agreement(s) will be to service the first 16 hectares with the supply of potable water access and fire services of lands located directly west of Pinkie Road and south of Dewdney Avenue.
- 2 That the City Clerk be authorized to execute the Agreements after review and approval by the City Solicitor.

Councillor Bryon Burnett moved, seconded by Councillor Terry Hincks that the recommendations of the Executive Committee contained in the report be concurred in.

Mayor Michael Fougere stepped down to enter debate.
Councillor Bryon Burnett assumed the Chair.
Mayor Michael Fougere returned to the Chair prior to the vote.

The motion was put and declared CARRIED.

DE16-91 Munir Haque – Islamic Association of Saskatchewan, Regina Inc.:
Discretionary Use Application (16-DU-08) - Religious Institution – 2318
East Assiniboine Avenue

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Munir Haque, representing the Islamic Association of Saskatchewan, Regina Inc. addressed Council and answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-101, a report from the Regina Planning Commission respecting the same subject.

DE16-92 Mohamed Eldarieby – Islamic Association of Saskatchewan, Regina Inc.:
Discretionary Use Application (16-DU-08) - Religious Institution – 2318
East Assiniboine Avenue

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Mohamed Eldarieby, representing the Islamic Association of Saskatchewan, Regina Inc. addressed Council and answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-101, a report from the Regina Planning Commission respecting the same subject.

DE16-93 Stacey Ferguson: Discretionary Use Application (16-DU-08) - Religious
Institution – 2318 East Assiniboine Avenue

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Stacey Ferguson, representing residents of University Park East, Wascana View, Varsity Park and Richmond Place addressed Council and answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-101, a report from the Regina Planning Commission respecting the same subject.

CR16-101 Regina Planning Commission: Discretionary Use Application (16-DU-08)
- Religious Institution – 2318 East Assiniboine Avenue

Recommendation

That the Discretionary Use Application for a proposed Religious Institution located at 2318 East Assiniboine Avenue, Block/Parcel B, Plan 86R27624 Ext 5, Richmond Place Subdivision 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 A-3.2 submitted along with the Discretionary Use Application form;
- b) The Religious Institution shall accommodate no more than 20 patrons (seats) at one time; and
- c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

Councillor Mike O'Donnell moved, seconded by Councillor Barbara Young that the recommendations of the Regina Planning Commission contained in the report be concurred in.

Mayor Michael Fougere stepped down to enter debate.
Councillor Bryon Burnett assumed the Chair.
Mayor Michael Fougere returned to the Chair prior to the vote.

The motion was put and declared CARRIED.

(Councillor Bob Hawkins declared a conflict prior to consideration of item CR16-102, citing his employment with the University of Regina, abstained from discussion and voting and temporarily left the meeting.)

(Councillor Sharron Bryce declared a conflict prior to consideration of item CR16-102, citing a family member is employed with the University of Regina, abstained from discussion and voting and temporarily left the meeting.)

(Councillor John Findura declared a conflict prior to consideration of item CR16-102, citing a family member is employed with the University of Regina, abstained from discussion and voting and temporarily left the meeting.)

DE16-94 Donald W. Black: University of Regina College Avenue Campus Renewal
 – City Land Contributions

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Donald W. Black, representing himself addressed Council and answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-102, a report from the Finance and Administration Committee respecting the same subject.

DE16-95 Dr. Lyn Goldman and Dr. Jean Freeman: University of Regina College Avenue Campus Renewal – City Land Contributions

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Dr. Lyn Goldman and Dr. Jean Freeman, representing themselves addressed Council and answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-102, a report from the Finance and Administration Committee respecting the same subject.

DE16-96 John Hopkins – Regina & District Chamber of Commerce: University of Regina College Avenue Campus Renewal – City Land Contributions

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. John Hopkins, representing Regina & District Chamber of Commerce addressed Council and answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-102, a report from the Finance and Administration Committee respecting the same subject.

DE16-97 Bernadette McIntyre – Wascana Centre Authority: University of Regina College Avenue Campus Renewal – City Land Contributions

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Bernadette McIntyre, representing Wascana Centre Authority addressed Council and answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-102, a report from the Finance and Administration Committee respecting the same subject.

DE16-98 Eric Dillon – Conexus Credit Union: University of Regina College Avenue Campus Renewal – City Land Contributions

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Eric Dillon, representing Conexus Credit Union addressed Council and answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-102, a report from the Finance and Administration Committee respecting the same subject.

DE16-99 Vianne Timmons and Dave Button – University of Regina: University of Regina College Avenue Campus Renewal – City Land Contributions

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Vianne Timmons and Dave Button, representing the University of Regina addressed Council and answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-102, a report from the Finance and Administration Committee respecting the same subject.

(Councillor Hincks left the meeting.)

CP16-23 Judith Veresuk – Regina Downtow BID: University of Regina College Avenue Campus Renewal – City Land Contributions

Councillor Barbara Young moved, seconded by Councillor Mike O'Donnell, AND IT WAS RESOLVED, that this communication be received and filed.

(The Mayor invited Judith Veresuk, representing Regina Downtown BID to come forward and answer questions of Council.)

CP16-24 Harvard Developments Inc.: University of Regina College Avenue Campus Renewal – City Land Contributions

CP16-25 Mitchell Developments Ltd.: University of Regina College Avenue Campus Renewal – City Land Contributions

CP16-26 Chad Novak – Saskatchewan Taxpayers Advocacy Group: University of Regina College Avenue Campus Renewal – City Land Contributions

Councillor Shawn Fraser moved, seconded by Councillor Mike O'Donnell, AND IT WAS RESOLVED, that communications CP16-24, CP16-25 and CP16-26 be received and filed.

RECESS

Councillor Jerry Flegel moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that the meeting recess for 10 minutes.

The meeting recessed at 8:05 p.m.

The meeting reconvened at 8:15 p.m.

Recommendation

- 1 That the City of Regina provide support to the “Building Knowledge – The College Avenue Campus Renewal Project” (Project) by way of a real property contribution and that the transfer to the University of Regina of a 2.6 acre parcel of land, being a portion of Surface Parcel 153228034, NW 18-17-19-2 Ext 239, be Approved on terms and conditions as generally set out in this report and specifically including the following conditions:
 - a) The City of Regina shall be satisfied that the details of the development proposal and related land use(s) included in the Project support community wide objectives and are consistent with *Design Regina: The Official Community Plan Bylaw No. 2013-48*.
 - b) The University of Regina shall have engaged the public in relation to the Project.
 - c) Wascana Centre Authority shall have provided written consent to the transfer pursuant to *The Wascana Centre Act*.
 - d) The University of Regina shall have provided the City of Regina with confirmation of financial support for the Project from the Provincial and Federal governments in a form satisfactory to the City of Regina.
 - e) The University of Regina shall enter into a Municipal Servicing Agreement to ensure that any third party occupants of the property, exclusive of space that is used exclusively by the University of Regina, are liable for property taxes or otherwise agree to make payments comparable to property taxes in consideration of the land contribution.
 - f) Approval of a plan of proposed subdivision shall have been received by the City of Regina to create title to the subject lands, in a form approved by both the University of Regina and the City of Regina, and including adoption of any required bylaws or approvals for any street closures and new right of way dedications as may be necessary to accommodate the proposed development.
 - g) Construction of the Project in accordance with the approved development proposal shall have commenced within one year of the date of the transfer, unless such date is expressly agreed to be extended by the City of Regina, failing which the City of Regina may require that the University of Regina transfer the lands back to the City of Regina.

- 2 That the City Manager or designate be authorized to finalize the remaining terms and conditions of the legal Land Contribution Agreement and a Municipal Servicing Agreement.
- 3 That the City Clerk be authorized to execute the Land Contribution Agreement and a Municipal Servicing Agreement in a form approved by the City Solicitor.

Councillor Wade Murray moved, seconded by Councillor Barbara Young that the recommendations of the Finance and Administration Committee contained in the report be concurred in.

Mayor Michael Fougere stepped down to enter debate.
 Councillor Bryon Burnett assumed the Chair.
 Mayor Michael Fougere returned to the Chair prior to the vote.

The motion was put and declared CARRIED.

(Councillors Bryce, Hawkins and Findura returned to the meeting.)

COMMITTEE REPORTS

EXECUTIVE COMMITTEE

CR16-103 2016 Citizen Nominee for the Regina Public Library Board (RPLB)

Recommendation

- 1 That Starla Grebinski be appointed to the Regina Public Library Board effective September 1, 2016 to December 31, 2016.
- 2 That this member continue to hold office for the term indicated or until their successor is appointed.

Councillor Bryon Burnett moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.

FINANCE AND ADMINISTRATION COMMITTEE

CR16-104 Debt Status Report and Debt Limit Considerations

Recommendation

That the Chief Financial Officer be authorized to make application to the Saskatchewan Municipal Board (SMB), under section 133(1) of *The Cities Act*, to maintain a debt limit for the City of Regina in the amount of \$450 million beyond December 31, 2016.

Councillor Wade Murray moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

INFORMATIONAL REPORTS

IR16-8 Mayor's Housing Commission: Comprehensive Housing Strategy – 2015 Annual Update

Recommendation

That this report be received and filed.

IR16-9 Executive Committee: 2016 Semi-Annual Review of Closed Executive Committee Items

Recommendation

That this report be received and filed.

Councillor Bob Hawkins moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that reports IR16-8 and IR16-9 be received and filed.

MOTIONS

CP16-27 Doug Kozak: Councillor Barbara Young: Residential Roadways Program

Councillor Wade Murray moved, seconded by Councillor Jerry Flegel, AND IT WAS RESOLVED, that this communication be received and filed.

MN16-8 Councillor Barbara Young: Residential Roadways Program

Pursuant to due notice, Councillor Barbara Young moved, seconded by Councillor Bob Hawkins:

- 1. That a larger percent of Residential Road Renewal Program funding each year be directed toward roads in poor condition, especially level 3 and 4 'poor' condition roads until the backlog of 'poor' roads is significantly reduced.**
- 2. That the driving experience caused by excessively rough roads and the continuous ponding that limits access to streets and driveways be considered in the criteria for prioritizing street renewal of all 'poor' roads.**
- 3. That other sources of infrastructure funding be researched to offset the extremely poor condition of residential roads that have far exceeded their lifespan and adversely affect the lives of residents.**

Councillor Barbara Young moved, in amendment, seconded by Councillor Jerry Flegel, AND IT WAS RESOLVED, that a recommendation #4 be added as follows:

- 4. That a report be provided back to the Public Works & Infrastructure Committee in Q4 of 2017.**

The main motion, as amended, was put and declared CARRIED.

MN16-9 Councillor Shawn Fraser: Neighbourhood Plans

Pursuant to due notice, Councillor Shawn Fraser moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED:

- 1 That the City of Regina prioritize the completion of new corridor plans, updating existing neighbourhood plans and creating and implementing new neighbourhood plans to help achieve the vision of the OCP.**
- 2 That the Administration provide a report back to City Council, through Executive Committee, on a plan which will contain the timelines on implementing these changes in October of 2017.**

ADJOURNMENT

Councillor Sharron Bryce moved, seconded by Councillor Jerry Flegel, AND IT WAS RESOLVED, that Council adjourn.

The meeting adjourned at 9:14 p.m.

Mayor

City Clerk