



CITY COUNCIL

**Monday, October 17, 2016
5:30 PM**

Henry Baker Hall, Main Floor, City Hall



Office of the City Clerk

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**Agenda
City Council
Monday, October 17, 2016**

CONFIRMATION OF AGENDA

MINUTES OF THE MEETING HELD ON SEPTEMBER 26, 2016

DELEGATIONS, PUBLIC NOTICE BYLAWS AND RELATED REPORTS

DE16-116 Chad Jedlic and Blair Forster: Zoning Amendment Application (16-Z-12)
Portion of East Victoria Concept Plan - Aurora Phase 1

CR16-123 Regina Planning Commission: Zoning Amendment Application (16-Z-12)
Portion of East Victoria Concept Plan - Aurora Phase 1

Recommendation

1 That the application to rezone a portion of SE ¼ Section 23-17-19-W2M within the East Victoria Concept Plan Area, as shown on the attached plan of proposed rezoning (Appendix A-3), from UH-Urban Holding to MAC-Major Arterial Commercial and MAC (H)-Major Arterial Commercial (Holding Overlay) Zone, be approved.

2 That Section 7C.7 (3) of the *Regina Zoning Bylaw No. 9250* be amended to allow the MAC zone to be applied to commercial lands within the East Victoria Concept Plan

(o) Streets within the East Victoria Concept Plan Phase 1

3 That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.

2016-65 THE REGINA ZONING AMENDMENT BYLAW, 2016 (No. 20)



Office of the City Clerk

COMMUNICATIONS AND RELATED REPORTS

- CP16-35 Ward Peters – pmgm Architectural Ltd.: Discretionary Use Application (16-DU-20) Medical Clinic - 4028 Dewdney Avenue
- CR16-124 Regina Planning Commission: Discretionary Use Application (16-DU-20) Medical Clinic - 4028 Dewdney Avenue

Recommendation

That the Discretionary Use Application for a proposed Medical Clinic located at 4028 Dewdney, being Lot 18, Block/Parcel 222, Plan No. DV4404, 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–A-3.8 prepared by PMGM and dated June 30, 2016, with revisions dated September 16, 2016.
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

COMMITTEE REPORTS

EXECUTIVE COMMITTEE

- CR16-125 Capital Improvement Partnership Agreement – Saskatchewan Ministry of Highways and Infrastructure and City of Regina

Recommendation

- 1 That the Executive Director of Transportation & Utilities, or designate, be authorized to prepare, negotiate, review and approve that the City of Regina (City) enter into a 5 year Capital Improvement Partnership Agreement (Agreement) with the Ministry of Highways and Infrastructure (Ministry), based upon the following scope:
 - a) The Ministry is responsible for the full costs associate with the installation of the signals, the full annual maintenance and operating costs of the signals and will fully cover costs associated with any major malfunction, major repairs or required upgrades.
 - b) The Executive Director of Transportation & Utilities, or designate, be authorized to amend, extend, or terminate the Agreement as may be required throughout the term of the Agreement;
 - c) The Executive Director of Transportation & Utilities be authorized to prepare, negotiate, review, amend, and approve any other ancillary documents related to the Agreement that are necessary to give full effect to the Agreement.
- 2 That the City Clerk be authorized to execute the Agreement and any such ancillary documents to the Agreement, after review by the City Solicitor.



Office of the City Clerk

CR16-126 Buffalo Pound Water Treatment Corporation (BPWTC) – Clean Water Wastewater Fund (CWWF) – Proposed Project

Recommendation

That the Chief Financial Officer or his designate be authorized to provide approval to the Buffalo Pound Water Treatment Corporation (BPWTC) to submit an application under the Clean Water Wastewater Fund (CWWF) for the Electrical Upgrade Capital Project (Project).

REGINA PLANNING COMMISSION

CR16-127 Discretionary Use Application (16DU-17) Planned Group of Dwellings - 3960 Green Falls Drive

Recommendation

That the Discretionary Use Application for a proposed Planned Group of Dwellings located at 3960 Green Falls Drive, being Block T, Plan No. 102144305, Greens on Gardiner 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-3.4 inclusive, prepared by North Ridge Development Corporation and dated May 27, 2016.
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

INFORMATIONAL REPORTS

IR16-10 Executive Committee: RFF #2713 – Value Increase for Engineering Services for Residential Road Renewal Program – Package #1

Recommendation

That this report be received and filed.

BYLAWS

2016-66 A BYLAW OF THE CITY OF REGINA TO DENY A PERMIT FOR THE ALTERATION OR DEMOLITION OF PROPERTIES THAT THE COUNCIL OF THE CITY OF REGINA MAY WISH TO DESIGNATE AS MUNICIPAL HERITAGE PROPERTIES AMENDMENT BYLAW, 2016 (No. 2)

ADJOURNMENT

AT REGINA, SASKATCHEWAN, MONDAY, SEPTEMBER 26, 2016

AT A MEETING OF CITY COUNCIL

AT 5:30 PM

These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.

Present: 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 Wade Murray
Councillor Mike O'Donnell
Councillor Barbara Young

Regrets: Councillor Terry Hincks

Also in Attendance: Chief Legislative Officer & City Clerk, Jim Nicol
Deputy City Clerk, Erna Hall
City Manager, Chris Holden
Chief Financial Officer, Ian Rea
Executive Director, Legal & Risk, Byron Werry
Executive Director, City Planning & Development, Diana Hawryluk
Executive Director, City Services, Kim Onrait
Executive Director, Human Resources, John Paul Cullen
Executive Director, Transportation & Utilities, Karen Gasmol
Director, Assessment, Taxation and Real Estate, Don Barr
Director, Communications, Myrna Stark Leader
Manager, Current Planning, Fred Searle
Manager Infrastructure Planning, Geoff Brown
Manager, Long Range Planning, Shanie Leugner
Senior City Planner, Jeremy Fenton
Policy Analyst, Liberty Brears

PRESENTATIONS

Henry Baker Scholarships

Mayor Michael Fougere and Councillor Mike O'Donnell presented the 2016 Henry Baker Scholarship Awards to successful candidates.

CONFIRMATION OF AGENDA

Councillor Sharron Bryce moved, seconded by Councillor Wade Murray that the agenda for this meeting be approved, with the following adjustments, and that the delegations listed on the agenda be heard when called forward by the Mayor:

- Add item DE16-115 – a delegation request from Janine Windolph and Mary Jesse – RIIS Commemorative Association Inc.**
- Add item CP16-34 – a communication from Pat Maschek – Petroleum Development Consultant.**

The motion was and declared CARRIED UNANIMOUSLY.

ADOPTION OF MINUTES

Councillor Barbara Young moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that the minutes for the meetings held on August 29 and September 19, 2016 be adopted, as circulated.

DELEGATIONS, COMMUNICATION, PUBLIC NOTICE BYLAWS
AND RELATED REPORTS

DE16-101	Chief Daryl Watson – Mistawasis Nêhiyawak: Heritage Designation Application (16-H-5) Regina Indian Industrial School (RIIS) Cemetery (701 Pinkie Road)
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Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Chief Daryl Watson, representing Mistawasis Nêhiyawak 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 CR16-106 a report from the Regina Planning Commission respecting the same subject.

DE16-102	Dr. Blair Stonechild: Heritage Designation Application (16-H-5) Regina Indian Industrial School (RIIS) Cemetery (701 Pinkie Road)
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Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Dr. Blair Stonechild, representing the Treaty 4 Heritage Committee 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 CR16-106 a report from the Regina Planning Commission respecting the same subject..

DE16-103 Chief B. Lynn Acoose – Sakimay First Nations: Heritage Designation Application (16-H-5) Regina Indian Industrial School (RIIS) Cemetery (701 Pinkie Road)

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Chief B. Lynn Acoose, representing Sakimay First Nations 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 CR16-106 a report from the Regina Planning Commission respecting the same subject.

DE16-115 Janine Windolph and Mary Jesse – RIIS Commemorative Association Inc.: Heritage Designation Application (16-H-5) Regina Indian Industrial School (RIIS) Cemetery (701 Pinkie Road)

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Janine Windolph and Mary Jesse, representing RIIS Commemorative Association 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 CR16-106 a report from the Regina Planning Commission respecting the same subject.

CP16-28 Chief Ira McArthur - Pheasant Rump Nakota First Nation #68: Heritage Designation Application (16-H-5) Regina Indian Industrial School (RIIS) Cemetery (701 Pinkie Road)

CP16-29 F. James Froh – Provincial Interlocutor: Heritage Designation Application (16-H-5) Regina Indian Industrial School (RIIS) Cemetery (701 Pinkie Road)

Councillor Sharron Bryce moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that items CP16-28 and CP16-29 be received and filed.

CR16-106 Regina Planning Commission: Heritage Designation Application (16-H-5)
Regina Indian Industrial School (RIIS) Cemetery (701 Pinkie Road)

Recommendation

- 1 That the Regina Indian Industrial School cemetery located at 701 Pinkie Road and specifically including that portion of the lands legally described as Block D, Plan No. 85R14545 that lies within the area commencing at the most north-westerly corner below the City of Regina right-of-way Plan No. GA 3458 and proceeding southerly 85 metres, then easterly 50 metres in perpendicular width throughout, then northerly to the right-of-way in perpendicular width throughout, then north-westerly to the point of commencement, be designated as Municipal Heritage Property.
- 2 That the City Solicitor be instructed to prepare the necessary bylaw to:
 - a. Designate the subject property as Municipal Heritage Property.
 - b. Identify the reasons for designation and character-defining elements as stated in Appendix A-4 to this report.
 - c. Require that any subsequent alterations to the property be consistent with the “Standards and Guidelines for the Conservation of Historic Places in Canada.”
 - d. Include a property maintenance standard as described in this report.

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

Mayor Michael Fougere stepped down to enter debate.

Councillor Shawn Fraser assumed the Chair.

Mayor Michael Fougere returned to the Chair prior to the vote.

The motion was put and declared CARRIED.

RECESS

Councillor Mike O'Donnell moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that the meeting recess for five minutes.

The meeting recessed at 6:36 p.m.

The meeting reconvened at 6:42 p.m.

DE16-104 Chad Novak – Saskatchewan Taxpayers Advocacy Group: Proposed Southeast Regina Neighbourhood Plan (14-OCP-06)

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Chad Novak, representing Saskatchewan Taxpayers Advocacy Group 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 CR16-107 a report from the Regina Planning Commission respecting the same subject.

DE16-105 Bob Linner: Proposed Southeast Regina Neighbourhood Plan (14-OCP-06)

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Bob Linner, independent planning consultant 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 CR16-107 a report from the Regina Planning Commission respecting the same subject.

DE16-106 Raymond Chan (for Chunnian Zhou): Proposed Southeast Regina Neighbourhood Plan (14-OCP-06)

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Raymond Chan (for Chunnian Zhou), 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 CR16-107 a report from the Regina Planning Commission respecting the same subject.

DE16-107 Nathan Petherick – B&A Planning Group: Proposed Southeast Regina Neighbourhood Plan (14-OCP-06)

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Nathan Petherick, representing B&A Planning Group, and Chad Bialobzyski, representing Stantec Consulting 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 CR16-107 a report from the Regina Planning Commission respecting the same subject.

CP16-30 Terry Ginter – Arcola East Community Association: Proposed Southeast Regina Neighbourhood Plan (14-OCP-06)

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

CP16-31 City Administration - Proposed Bylaw 2016-61 (“Southeast Regina Neighbourhood Plan”): Proposed Southeast Regina Neighbourhood Plan (14-OCP-06)

Councillor Mike O’Donnell moved, seconded by Councillor John Findura, AND IT WAS RESOLVED, that this communication be received and filed.

CR16-107 Regina Planning Commission: Proposed Southeast Regina Neighbourhood Plan (14-OCP-06)

Recommendation

- 1 That *Design Regina: The Official Community Plan Bylaw No. 2013-48* be amended by adding the Southeast Regina Neighbourhood Plan, which is attached to this report as Appendix C, as Part B.16.
- 2 That the City Solicitor be directed to prepare the necessary bylaw to amend *Design Regina: The Official Community Plan Bylaw No. 2013-48*.

Councillor Mike O’Donnell moved, seconded by Councillor Jerry Flegel that the recommendations of the Regina Planning Commission contained in the report be concurred in.

Councillor Mike O’Donnell moved, in amendment, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that Figure 11 (Land Use Concept) of the Southeast Regina Neighbourhood Plan be revised by identifying the lands located between the Regina Bypass and Tower Road (east to west) and between the lands currently identified as “Commercial Area” (according to the proposed SENP) and the new ball park (north to south), as Commercial Area.

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

DE16-108 Jackie Schmidt – Heritage Regina: Zoning Bylaw Amendment (16-Z-07) Laneway and Garden Suites Pilot Project in Established Neighbourhoods

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Jackie Schmidt and Susan Hollinger, representing Heritage 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 CR16-108, a report from the Regina Planning Commission respecting the same subject.

DE16-109 Bruce Petrovics: Zoning Bylaw Amendment (16-Z-07) Laneway and Garden Suites Pilot Project in Established Neighbourhoods

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Bruce Petrovics, on behalf of the residents of the 2800 block of Stinton Avenue 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 CR16-108, a report from the Regina Planning Commission respecting the same subject.

DE16-110 Rob Raynar: Zoning Bylaw Amendment (16-Z-07) Laneway and Garden Suites Pilot Project in Established Neighbourhoods

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Rob Raynar 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 CR16-108, a report from the Regina Planning Commission respecting the same subject.

DE16-111 John Robinson – Robinson Residential Design: Zoning Bylaw Amendment (16-Z-07) Laneway and Garden Suites Pilot Project in Established Neighbourhoods

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. John Robinson, representing Robinson Residential Design 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 CR16-108, a report from the Regina Planning Commission respecting the same subject.

DE16-112 Christopher Gallop: Zoning Bylaw Amendment (16-Z-07) Laneway and Garden Suites Pilot Project in Established Neighbourhoods

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Christopher Gallop 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 CR16-108, a report from the Regina Planning Commission respecting the same subject.

CP16-32 Various Opposed Submissions (18): Zoning Bylaw Amendment (16-Z-07)
Laneway and Garden Suites Pilot Project in Established Neighbourhoods

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

CR16-108 Regina Planning Commission: Zoning Bylaw Amendment (16-Z-07)
Laneway and Garden Suites Pilot Project in Established Neighbourhoods

Recommendation

- 1 That the regulations for Laneway and Garden Suite Pilot Project, as proposed in Appendix B, be adopted as subpart 6D.7 to the *Regina Zoning Bylaw No. 9250* and that subject to those regulations, a laneway suite be approved as a permitted use on each of the following properties:
 - a. Lot 18, Block 567, Plan 101161189 & Lot 5, Block 567, Plan AP3598 municipally known as 2990 Albert Street;
 - b. Lot 18, Block 10, Plan G384 municipally known as 1932 Atkinson Street;
 - c. Lot 5, Block 4, Plan EX5374 municipally known as 62 Charles Crescent;
 - d. Lot 40, Block 38, Plan 101209249 municipally known as 2117 Edward Street;
 - e. Lot 4 & 5, Block 543, Plan K1416 & Lot 49, Block 543, Plan 101191520, municipally known as 3321 Regina Avenue; and
 - f. Lot 6, Block 75, Plan FL2604 municipally known as 2822 Sinton Avenue.
- 2 That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendments.

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

CR16-109 Regina Planning Commission: Proposed Official Community Plan Map Amendments (16-OCP-01)

Recommendation

- 1 That *Design Regina: The Official Community Plan Bylaw 2013-48* be amended by replacing maps contained in Section F – Maps of Part A – Citywide Plan with the proposed maps contained in Appendix A.
- 2 That the City Solicitor be directed to prepare the necessary bylaw to amend *Design Regina: The Official Community Plan Bylaw 2013-48*.

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

2016-59	BYLAW TO DESIGNATE THE REGINA INDIAN INDUSTRIAL SCHOOL CEMETERY AS MUNICIPAL HERITAGE PROPERTY
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2016-60	THE REGINA ZONING AMENDMENT BYLAW, 2016 (No. 18)
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2016-61	DESIGN REGINA: THE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW, 2016 (No. 2)
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2016-62	DESIGN REGINA: THE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW, 2016 (No. 3)
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Councillor Shawn Fraser moved, seconded by Councillor Jerry Flegel, AND IT WAS RESOLVED, that Bylaws No. 2016-59, 2016-60, 2016-61 and 2016-62 be introduced and read a first time. Bylaws were read a first time.

No letters of objection were received pursuant to the advertising with respect to Bylaws No. 2016-59, 2016-60, 2016-61 and 2016-62.

The Clerk called for anyone present who wished to address City Council respecting Bylaws No. 2016-59, 2016-60, 2016-61 and 2016-62 to indicate their desire.

No one indicated a desire to address Council.

Councillor Shawn Fraser moved, seconded by Councillor John Findura, AND IT WAS RESOLVED, that Bylaws No. 2016-59, 2016-60, 2016-61 and 2016-62 be read a second time, after amending bylaw 2016-60 as follows:

- That the numbering of section 6D.7 in bylaw 2016-60 be changed to 6D.8 and all subsequent numbering referencing 6D.7 be changed to 6D.8.**

Bylaws were read a second time.

Councillor Shawn Fraser moved, seconded by Councillor Sharron Bryce that City Council hereby consent to Bylaws No. 2016-59, 2016-60, 2016-61 and 2016-62 going to third and final reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY.

Councillor Shawn Fraser moved, seconded by Councillor Bryon Burnett, AND IT WAS RESOLVED, that Bylaws No. 2016-59, 2016-60, 2016-61 and 2016-62 be read a third time. Bylaws were read a third and final time.

RECESS

Councillor Jerry Flegel moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that the meeting recess for ten minutes.

The meeting recessed at 9:05 p.m.

The meeting reconvened at 9:18 p.m.

DELEGATIONS, COMMUNICATION, BYLAWS AND RELATED REPORTS

CP16-33 Ross Keith – Nicor Group: Heritage Building Rehabilitation Program – Application for Tax Exemption – Frontenac Apartments – 2022 Lorne Street

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

CR16-110 Finance and Administration Committee: Heritage Building Rehabilitation Program – Application for Tax Exemption – Frontenac Apartments – 2022 Lorne Street

Recommendation

1. That a Tax Exemption for the property known as the Frontenac Apartments, located on Lot 42, Block 369, Plan No. 98RA28309, Ext. 101, addressed at 2022 Lorne Street be APPROVED in an amount equal to the lesser of:
 - a) 50 per cent of eligible costs for the work described in Appendix D; or
 - b) An amount equal 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 a Municipal Heritage Property in accordance with *The Heritage Property Act*.
 - b) The property owner shall submit 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 as described in Appendix D. In the event the actual costs exceed the corresponding estimates by more than
 - c) 10 per cent the property owner shall provide full particulars as to the reason(s) for any cost overrun. 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.
 - d) The work that is completed and invoices submitted by September 30 each year would be eligible for an exemption the following year for 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 & Development or designate be authorized under the tax exemption agreement to make all determinations regarding reimbursements of the costs incurred for work done to the property based on the City's Heritage Building Rehabilitation Program and the Conservation Plan for the property (Appendix D to this report).

Councillor Wade Murray moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that the recommendations of the Finance and Administration Committee contained in the report be concurred in.

DE16-113 Nathan Petherick – B&A Planning Group: Proposed East Victoria Concept Plan (15-CP-04)

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Nathan Petherick representing B&A Planning Group and Blair Forster, representing Forster Projects 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 CR16-111, a report from the Regina Planning Commission respecting the same subject.

CR16-111 Regina Planning Commission: Proposed East Victoria Concept Plan (15-CP-04)

Recommendation

- 1 That the proposed East Victoria Concept Plan, attached as Appendix C of this report, be approved, excepting the identified Phase 2 area, which shall not be subject to concept plan approval until such time as the phasing policies of *Design Regina: The Official Community Plan Bylaw No. 2013-48* permits development in the Phase 2 area.
- 2 That the area of land subject to a rezoning application not exceed the Planning Cell boundaries, as shown on the Phasing Plan of the East Victoria Concept Plan.
- 3 That following approval of the proposed Southeast Regina Neighbourhood Plan by the Government of Saskatchewan, the East Victoria Concept Plan be appended to the Southeast Regina Neighbourhood Plan.
- 4 That the subdivision of land in the East Victoria Concept Plan area will only be permitted where it can be demonstrated, to the satisfaction of the City of Regina, that at least 90 percent of nodes in the 235,000 population water model will remain with a level of service of 269.4 kilopascals or greater during peak hour demand.
- 5 That, notwithstanding any other recommendations, where water

modelling indicates additional nodes within the 235,000 population water model will fall below 207 kilopascals during peak hour demand, as a result of the proposed subdivision or development, the impacts will be evaluated on a case by case basis.

- 6 That, notwithstanding any other recommendations, any additional nodes within the 235,000 population water model not meeting the minimum Fire Flow Level-of-Service established by the City of Regina's Development Standards Manual, as a result of the proposed subdivision or development, shall be approved by the Fire & Protective Services Department prior to approval of a development.

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

DE16-114 Chad Novak – Saskatchewan Taxpayers Advocacy Group: Building Canada Fund (BCF), Provincial-Territorial Infrastructure Component (PTIC), National Regional Projects (NRP), Transit Fleet Maintenance Facility (TFMF) Contribution Agreement

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Chad Novak, representing Saskatchewan Taxpayers Advocacy Group addressed Council. There were no questions for the delegation.

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 CR16-112, a report from the Executive Committee respecting the same subject.

CR16-112 Executive Committee: Building Canada Fund (BCF), Provincial-Territorial Infrastructure Component (PTIC), National Regional Projects (NRP), Transit Fleet Maintenance Facility (TFMF) Contribution Agreement

Recommendation

- 1 That City Council delegate authority to the City Manager or his designate to approve and enter into a Contribution Agreement for the Building Canada Fund (BCF) Provincial-Territorial (PTIC), National Regional Projects (NRP), Transit Fleet Maintenance Facility (TFMF) Contribution Agreement.
- 2 That the City Clerk be authorized to execute the Contribution Agreement after review by the City Solicitor.

Councillor Shawn Fraser moved, seconded by Councillor Wade Murray that the recommendations of the Executive Committee contained in the report be concurred in.

Mayor Michael Fougere stepped down to enter debate.

Councillor Shawn Fraser assumed the Chair.

Mayor Michael Fougere returned to the Chair prior to the vote.

The motion was put and declared CARRIED.

CP16-34 Pat Maschek – Petroleum Development Consultant: Discretionary Use Application (16-DU-16) Car Wash - 4315 Albert Street

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

CR16-121 Regina Planning Commission: Discretionary Use Application (16-DU-16) Car Wash - 4315 Albert Street

Recommendation

That the Discretionary Use Application for a proposed Car Wash located at 4315 Albert Street, being Lot 23, Block 55 Plan No. 70R38966, Whitmore Park 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 to A-3.4 inclusive, prepared by AODBT, Architecture and Interior Design and dated July 8, 2016.
- 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 Jerry Flegel, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission contained in the report be concurred in.

2016-64 THE PRESERVATION OF HERITAGE PROPERTIES TAX EXEMPTION FOR THE FRONTENAC APARTMENTS LOCATED AT 2022 LORNE STREET BYLAW, 2016

Councillor Shawn Fraser moved, seconded by Councillor Bob Hawikins, AND IT WAS RESOLVED, that Bylaw No. 2016-64 be introduced and read a first time. Bylaw was read a first time.

Councillor Shawn Fraser moved, seconded by Councillor Mike O'Donnell, AND IT WAS RESOLVED, that Bylaw No. 2016-64 be read a second time. Bylaw was read a second time.

Councillor Shawn Fraser moved, seconded by Councillor Barbara Young that City Council hereby consent to Bylaw No. 2016-64 going to third and final reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY.

Councillor Shawn Fraser moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that Bylaw No. 2016-64 be read a third time. Bylaw was read a third and final time.

ADMINISTRATION'S REPORTS

CM16-5 Telax Contract Extension

Recommendation

That City Council approve a one year extension of the Telax Hosted Contact Centre Solution Contract concluding on September 30, 2017.

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

COMMITTEE REPORTS

EXECUTIVE COMMITTEE

CR16-113 2017 Saskatchewan First Nations Summer Games

Recommendation

- 1 That the City of Regina provide a total of \$100,000 in support of the File Hills Qu'Appelle Tribal Council 2017 Saskatchewan First Nations Summer Games. This support will consist of City services of up to \$30,000 and a cash grant of up to \$70,000.
- 2 That the Executive Director City Services be delegated the authority to negotiate and approve the terms of the Contribution Agreement between the City of Regina and FHQTC 2017 Sask First Nations Summer Games Inc. as outlined in this report.
- 3 That the Executive Director City Services be delegated the authority to negotiate and approve the terms of the Venue Agreement between the City of Regina and FHQTC 2017 Sask First Nations Summer Games Inc. as outlined in this report.
- 4 That the City Clerk be authorized to execute the Contribution Agreement and the Venue Agreement on behalf of the City of Regina after review by the City Solicitor.

Councillor Shawn Fraser moved, seconded by Councillor Barbara Young , AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.

CR16-114 Support to Host the 2017 Pinty's Grand Slam of Curling – Tour Challenge

Recommendation

That the City of Regina indicate support in principle for the 2017 Pinty's Grand Slam of Curling – Tour Challenge with a cash grant in the amount of \$25,000 subject to the following conditions:

- a) The bid to host the 2017 Pinty's Grand Slam of Curling – Tour Challenge is successful;

- b) The City's funding is conditional upon the 2017 Pinty's Grand Slam of Curling – Tour Challenge Host Committee securing an additional \$125,000 in funding from other community partners such as the Regina Hotel Association, Tourism Saskatchewan, and Curl Regina;
- c) The 2017 Pinty's Grand Slam of Curling – Tour Challenge Host Committee demonstrates the ability to plan and host the event through a plan which outlines the proposed organizational structure, human resource plan, operations and financial plan, evaluation plan, and risk management plan. Administration believes this is a critical component;
- d) Completion of a funding agreement with the Host Committee outlining relationships, accountabilities, roles, and responsibilities of the City as funder and the Host Committee as event organizer;
- e) Recognition that the City accepts no obligations for deficits, loans, or guarantees for the 2017 Pinty's Grand Slam of Curling – Tour Challenge;
- f) A commitment by the 2017 Pinty's Grand Slam of Curling – Tour Challenge Host Committee to provide a follow up report that identifies how the City's funding was utilized in the hosting of the event.

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

CR16-115 Support to Host the 2018 Tim Hortons Brier

Recommendation

That the City of Regina indicate support in principle for the 2018 Tim Hortons Brier in the amount of \$150,000, consisting of a \$100,000 cash grant and the provision of City services valued up to \$50,000 subject to the following conditions:

- a) The bid to host the 2018 Tim Hortons Brier is successful;
- b) The City's funding is conditional upon the 2018 Tim Hortons Brier Host Committee securing an additional \$700,000 in funding from other community partners such as Tourism Saskatchewan, Regina Hotel Association, Evraz Place, Tourism Regina, and Events Regina;
- c) The 2018 Tim Hortons Brier Host Committee demonstrates the ability to plan and host the event through a plan which outlines the proposed organizational structure, human resource plan, operations and financial plan, evaluation plan, and risk management plan. Administration believes this is a critical component;

- d) Completion of a funding agreement with the Host Committee outlining relationships, accountabilities, roles, and responsibilities of the City as funder and the Host Committee as event organizer;
- e) Recognition that the City accepts no obligations for deficits, loans, or guarantees for the 2018 Tim Hortons Brier;
- f) A commitment by the 2018 Tim Hortons Brier Host Committee to provide a follow up report that identifies how the City's funding was utilized in the hosting of the event.

Councillor Shawn Fraser moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.

CR16-116 Support to Host the 2017 Skate Canada International

Recommendation

That the City of Regina indicate support in principle for the 2017 Skate Canada International with a cash grant in the amount of \$50,000, subject to the following conditions:

- a) The bid to host the 2017 Skate Canada International is successful;
- b) The City's funding is conditional upon the 2017 Skate Canada International Local Organizing Committee securing an additional \$200,000, in funding from other community partners such as the Regina Hotel Association, Tourism Saskatchewan, and Sport Canada;
- c) The 2017 Skate Canada International Local Organizing Committee demonstrates the ability to plan and host the event through a plan which outlines the proposed organizational structure, human resource plan, operations and financial plan, evaluation plan, and risk management plan. Administration believes this is a critical component;
- d) Completion of a funding agreement with the Local Organizing Committee outlining relationships, accountabilities, roles and responsibilities of the City as a funder, and the Local Organizing Committee as event organizer;
- e) Recognition that the City accepts no obligations for deficits, loans, or guarantees for the 2017 Skate Canada International; and,
- f) A commitment by the 2017 Skate Canada International Local Organizing Committee to provide a follow up report that identifies how the City's funding was utilized in the hosting of the event.

Councillor Shawn Fraser moved, seconded by Councillor Jerry Flegel, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.

CR16-117 Canada 150 - "New Year's Kick-off to 2017 Celebration" Contribution Agreement

Recommendation

- 1 That City Council delegate authority to the City Manager or his designate to approve and enter into a Contribution Agreement (attached) for federal funding in the amount of \$150,000 for the Canada 150 – “New Year’s Kick-off to 2017 Celebration”.
- 2 That the City Clerk be authorized to execute the Contribution Agreement after review by the City Solicitor.

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

FINANCE AND ADMINISTRATION COMMITTEE

CR16-118 Tax Enforcement – Application for Title 2016 Liens

Recommendation

That the Manager of Property Taxation be authorized to serve six month notices on all parcels of land included in the list of lands marked as Appendix A.

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

CR16-119 City of Regina Property – Land Sale – North Argyle Park

Recommendation

- 1 That the sale of that portion of City of Regina land referenced as SW ¼ Section 12, Township 18, Range 20, W2M in Appendix A to Cornerstone Holdings Ltd. be approved under the terms and conditions outlined in the body of this report.
- 2 That the City of Regina enter into a cost sharing agreement with Cornerstone Holdings Ltd. for the portion of infrastructure required on Big Bear Drive and Argyle Street.
- 3 That the City Manager or designate be authorized to finalize the terms and conditions of the property transactions.
- 4 That the City Clerk be authorized to execute the final documents, in a form approved by the City Solicitor.

Councillor Wade Murray moved, seconded by Councillor Jerry Flegel, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.

REGINA PLANNING COMMISSION

CR16-120 Proposed Street Name Change (14-SN-31) - Sage Crescent to Bulrush Way
- The Creeks Subdivision

Recommendation

That the portion of street currently named "Sage Crescent" and indicated in Appendix A-2, attached to this report, shall be renamed as "Bulrush Way."

Councillor Mike O'Donnell moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

CR16-122 Application for Discretionary Use (16-DU-19) Medical Clinic - 1330 Osler Street

Recommendation

That the Discretionary Use Application for a proposed Medical Clinic located at 1330 Osler Street, being Lot B, Block 184, Plan No. 101864280 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-3.3 inclusive, prepared by Neher and Associates and dated June 23, 2016 and July 26, 2016.
- 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 Wade Murray, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.

ADJOURNMENT

Councillor Wade Murray moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that Council adjourn.

The meeting adjourned at 10:06 p.m.

Mayor

City Clerk



**2000 – 1874 Scarth Street
Regina, Saskatchewan Canada S4P 4B3
Tel (306) 777-0600 Fax (306) 522-4171**

October 13, 2016

RE: Zoning Amendment Application (16-Z-12)
Portion of East Victoria Concept Plan - Aurora Phase 1

Your Worship & Members of City Council,

My name is Chad Jedlic, I am the General Manager of Residential Land with Harvard Developments. With me at the podium is Mr. Blair Forster, President of Forster Projects. We appear before you in support of our application to re-zone the first phase of our Aurora development which forms part of the East Victoria Concept Plan and the South East Neighbourhood Plan.

We are excited to bring this re-zoning forward as it is the next step in delivering our master planned regional retail development located on the south west corner of Victoria Avenue and Tower Road.

The MAC zoning is appropriate and consistent with the type of development proposed in both the approved Neighbourhood Plan and Concept Plan for the area. The MAC-holding overlay designation applied to the balance of the lands allows for us to plan the remaining parcels with a clear understanding the zoning characteristics, such as setback requirements, that will be applied to the area.

We want to thank City Administration for their work on the file. We are available to answer any questions that you may have.

Submitted respectfully,

AURORA RETAIL CORP.

Mr. Blair Forster
Forster Projects Inc.

Mr. Chad Jedlic
Harvard Developments Inc.

October 17, 2016

To: His Worship the Mayor
and Members of City Council

Re: Zoning Amendment Application (16-Z-12)
Portion of East Victoria Concept Plan - Aurora Phase 1

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
– SEPTEMBER 28, 2016**

1. That the application to rezone a portion of SE ¼ Section 23-17-19-W2M within the East Victoria Concept Plan Area, as shown on the attached plan of proposed rezoning (Appendix A-3), from UH-Urban Holding to MAC-Major Arterial Commercial and MAC (H)-Major Arterial Commercial (Holding Overlay) Zone, be approved.
2. That Section 7C.7 (3) of the *Regina Zoning Bylaw No. 9250* be amended to allow the MAC zone to be applied to commercial lands within the East Victoria Concept Plan
 - (o) Streets within the East Victoria Concept Plan Phase 1
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.

REGINA PLANNING COMMISSION – SEPTEMBER 28, 2016

Chad Jedlic and Blair Forster, representing Aurora Retail Corp., addressed the Commission.

The Commission adopted a resolution to concur in the recommendation contained in the report. Recommendation #4 does not require City Council approval.

Councillors: Mike O'Donnell (Chairperson), Jerry Flegel and Barbara Young; Commissioners: Pam Dmytriw, Adrienne Hagen Lyster, Simon Kostic, Ron Okumura, Daryl Posehn, Laureen Snook and Kathleen Spatt were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on September 28, 2016, considered the following report from the Administration:

RECOMMENDATION

1. That the application to rezone a portion of SE ¼ Section 23-17-19-W2M within the East Victoria Concept Plan Area, as shown on the attached plan of proposed rezoning (Appendix A-3), from UH-Urban Holding to MAC-Major Arterial Commercial and MAC (H)-Major Arterial Commercial (Holding Overlay) Zone, be approved.

2. That Section 7C.7 (3) of the *Regina Zoning Bylaw No. 9250* be amended to allow the MAC zone to be applied to commercial lands within the East Victoria Concept Plan

(o) Streets within the East Victoria Concept Plan Phase 1

3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
4. That this report be forwarded to the October 17, 2016 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The applicant proposes to rezone to accommodate the first phase of development of the East Victoria Concept Plan. The rezoning would allow for the development of a 7.446 hectare site. Additional lands would also be rezoned to MAC, but the H - Holding Overlay Zone would be applied to prevent future development from occurring until City Council removes the overlay zone. This approach acknowledges that the underlying MAC zone is appropriate but the Holding Overlay Zone allows control over the timing of development.

The subject property is located within the East Victoria Concept Plan area and is currently zoned UH-Urban Holding. The proposed rezoning is consistent with relevant policy including the East Victoria Concept Plan and the South East Neighbourhood Plan.

The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) and is consistent with the policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Accordingly, the Administration is recommending approval.

BACKGROUND

A Zoning Bylaw amendment application has been submitted concerning the property at SE ¼ Section 23-17-19-W2M. The subject property is for Phase 1 of the East Victoria Concept Plan.

The property is contained within the East Victoria Concept Plan and Southeast Neighbourhood Plan, which were considered by Regina Planning Commission on September 7, 2016 and City Council on September 26, 2016. A copy of the concept plan is attached as Appendix A-4, for reference. This application is being considered pursuant to the Zoning Bylaw, OCP and *The Planning and Development Act, 2007*.

The related subdivision application is being considered concurrently in accordance with Bylaw No. 2003-3, by which subdivision approval authority has been delegated to the Administration. A copy of the plan of proposed subdivision is attached for reference purposes only.

DISCUSSION

Zoning and Land Use Details

The applicant has applied to rezone the property to MAC - Major Arterial Commercial Zone to accommodate the first phase of development of the East Victoria Avenue Concept Plan. A portion of the subject lands would also include the H-Holding Overlay Zone, which would prevent development until such time that City Council agrees to remove the overlay zone.

Land Description	Description of Development	Current Zone	Proposed Zone
Lots F and F1	Commercial	UH – Urban Holding	MAC – Major Arterial Commercial
Portion of remainder of SE ¼ Section 23-17-19-W2M	Commercial	UH – Urban Holding	MAC(H) – Major Arterial Commercial

The surrounding land uses are vacant land slated for long term residential development to the south; future commercial lands within the East Victoria Avenue Concept Plan also identified for commercial development to the west; the future Regina Bypass to the east and Victoria Avenue to the north.

The proposed development is consistent with the purpose and intent of the MAC zone with respect to:

- Accommodation of retail, service, and office businesses serving the travelling public and residents of the City at large, which require locations with good visibility and accessibility along major arterial roadways.

The purpose of the Holding Overlay Zone is to retain lands or buildings for specific future uses and is intended to be applied after the adoption or approval of a relevant planning study, concept plan or subdivision plan.

Unlike the Urban Holding Zone, the planned use of lands in this overlay zone is determined at the time the zone is designated. In this case the concept plan identifies the subject lands for commercial use and requires that development occur in a phased manner subject to addressing the servicing needs and requirements of each cell at the time of rezoning and subdivision. The purpose and intent of this policy can be met by applying the Holding Overlay Zone which allows for no development approvals until such time City Council removes the overlay zone.

No development is formally proposed at this time. However, pursuant to the MAC zone, any retail, office or shopping centre development in excess of 1,000 square metres would require discretionary use approval.

Access to the subject lands would occur through an extension of Zinkhan Road from Victoria Avenue and from Tower Road to the south, which would connect to development further south including The Greens on Gardiner.

RECOMMENDATION IMPLICATIONS

Financial Implications

Capital funding to provide municipal infrastructure that is required for subdivision and development in the concept plan area will be the sole responsibility of the developer. The municipal infrastructure that is built and funded by the developer will become the City's responsibility to operate and maintain through future budgets.

Any infrastructure that is deemed eligible for Servicing Agreement Fees funding will be funded by the City of Regina in accordance with the *Administration of Servicing Agreements Fees and*

Development Levies Policy. Utility charges are applied to the costs of water, sewer and storm drainage services.

Environmental Implications

The subject property is adjacent to the Regina Bypass. Pursuant to the Southeast Sector Plan, the Saskatchewan Ministry of Highways and Infrastructure recommends a separation distance from the nearest travel lane of the highway bypass to 60 metres in the case of residential and 50 metres in the case of commercial development. Immediate development interests in Parcel F are outside of 50 metres and would not be affected by the buffer. Lands adjacent to the bypass will not be developed until the Holding Overlay Zone is removed. At that time the Administration will recommend a preferred option through a Zoning Bylaw amendment to regulate development in accordance with recommendations of the Provincial Government.

Furthermore, as shown on the attached concept plan and pursuant to section 4.12 of the Southeast Neighbourhood Plan, the Ministry of Highways and Infrastructure may require additional lands to accommodate an extension of the bypass northward. This area is not included in the proposed rezoning and will be left as UH-Urban Holding unless it is determined that these lands will not be required for highway infrastructure.

Policy/Strategic Implications

The proposal is consistent with the policies contained within the OCP with respect to:

- Section 7.16 (Commercial) Employment Areas – Requiring large format retail to be located on urban corridors or within identified urban centres....

The subject property is within an Urban Corridor and Urban Centre as identified in the Growth Plan contained in the OCP. Development within these areas is required to comply relevant policies. Any discretionary use will be subject to further review to ensure compliance with design-related policies.

The proposal is also consistent with the policies contained in the Southeast Neighbourhood Plan with respect to:

- Policy 4.3(b) – The Commercial Area shall consist of predominantly large format retail uses and may consist of other compatible employment uses such as office or other commercial services.

The Southeast Neighbourhood Plan identifies the subject lands as being a component of the urban centre and appropriate for development as a “Regional Retail Centre,” which contemplates medium to large format retail uses, being predominantly single storey, stand alone and may be supported by smaller format junior anchors. The MAC zone would allow for a wide variety of commercial uses and mixed uses consistent with the intent of the urban centre. Further details would be provided and subject to review and approval at the discretionary use stage of development.

Other Implications

The Transit Department commented that the proposed location may result in demand for transit users, particularly employees of future commercial use. The area will be difficult to service with the main access from Victoria Avenue. The area would likely not be serviced until connections to neighbourhoods to the north or east are developed. Timing of this is not known and would depend on the pace of development of these lands. Transit service is addressed in the Southeast Neighbourhood Plan, providing direction on likely transit routes, stops and suggesting a location for a future transit hub.

Accessibility Implications

None to with respect to this report.

COMMUNICATIONS

Communication with the public is summarized as follows:

Public notification signage posted on	August 16, 2016
Will be published in the Leader Post on	October 1 and 8, 2016
Letter sent to immediate property owners	August 11, 2016
Public Open House Held	N/A
Number of Public Comments Sheets received	0

The application was circulated to the Arcola East Community Association (AECA) for comments. The AECA advised that it had no concerns with the proposal.

The applicant and other interested parties will receive written notification of City Council's decision.

DELEGATED AUTHORITY

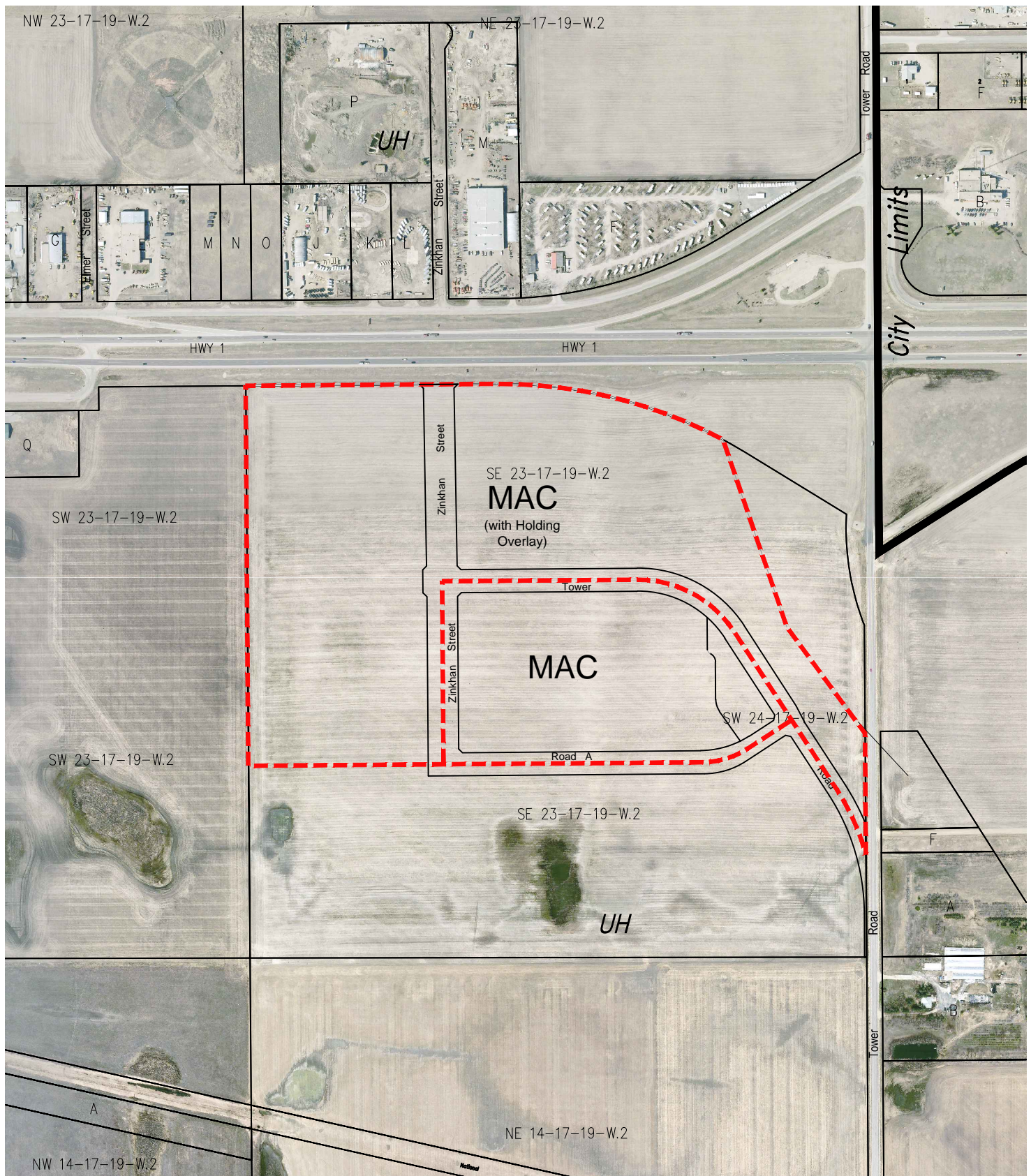
City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,

REGINA PLANNING COMMISSION



Elaine Gohlke, Secretary



Subject Property



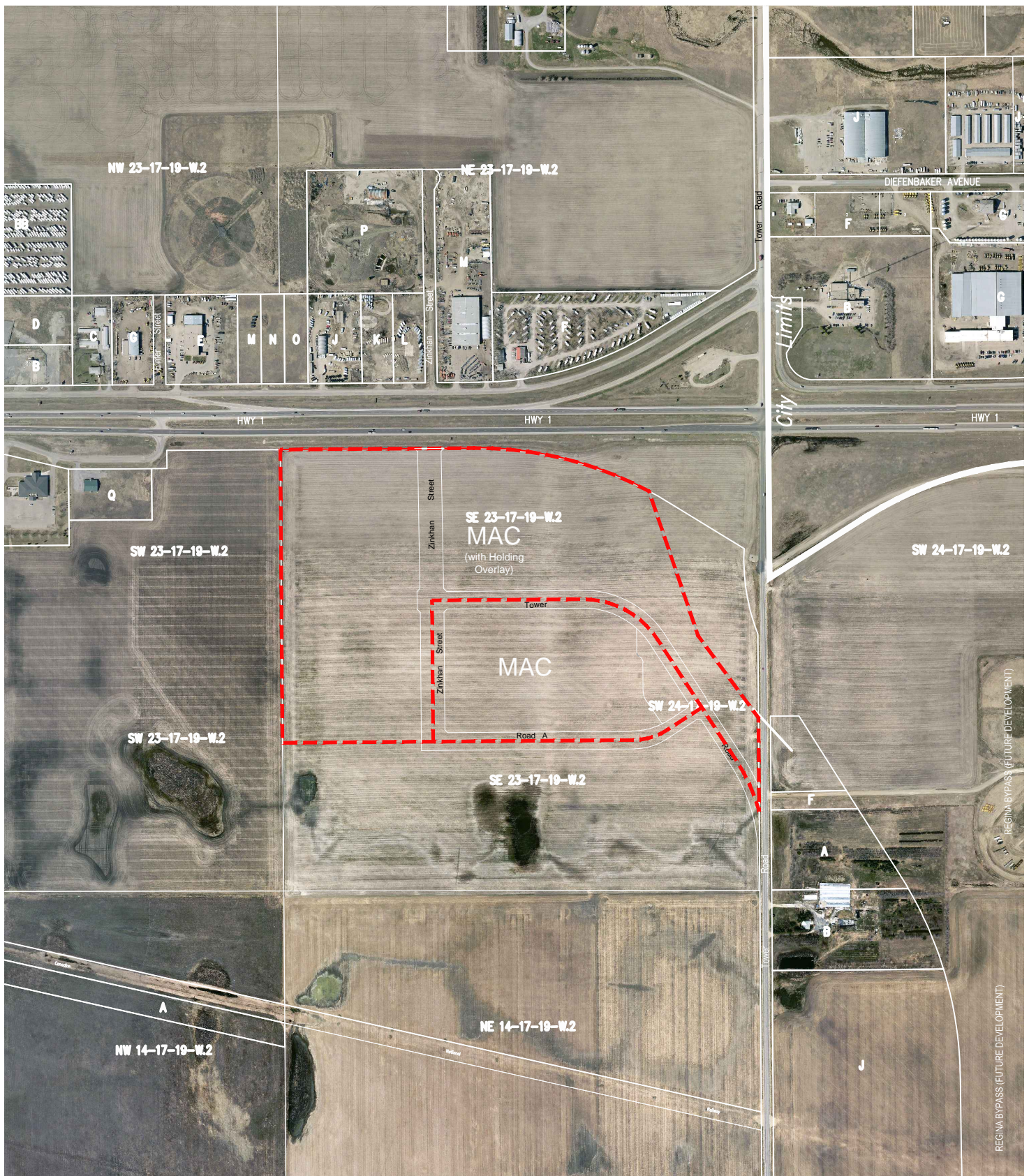
Proposed Zoning Amendment



Project 16-Z-12
16-SN-17

Civic Address/Subdivision

Proposed Subdivision of Part of
SE1/4 Sec.23, Twp.17, Rge.19 W2M



Subject Property

Date of Photography: 2014



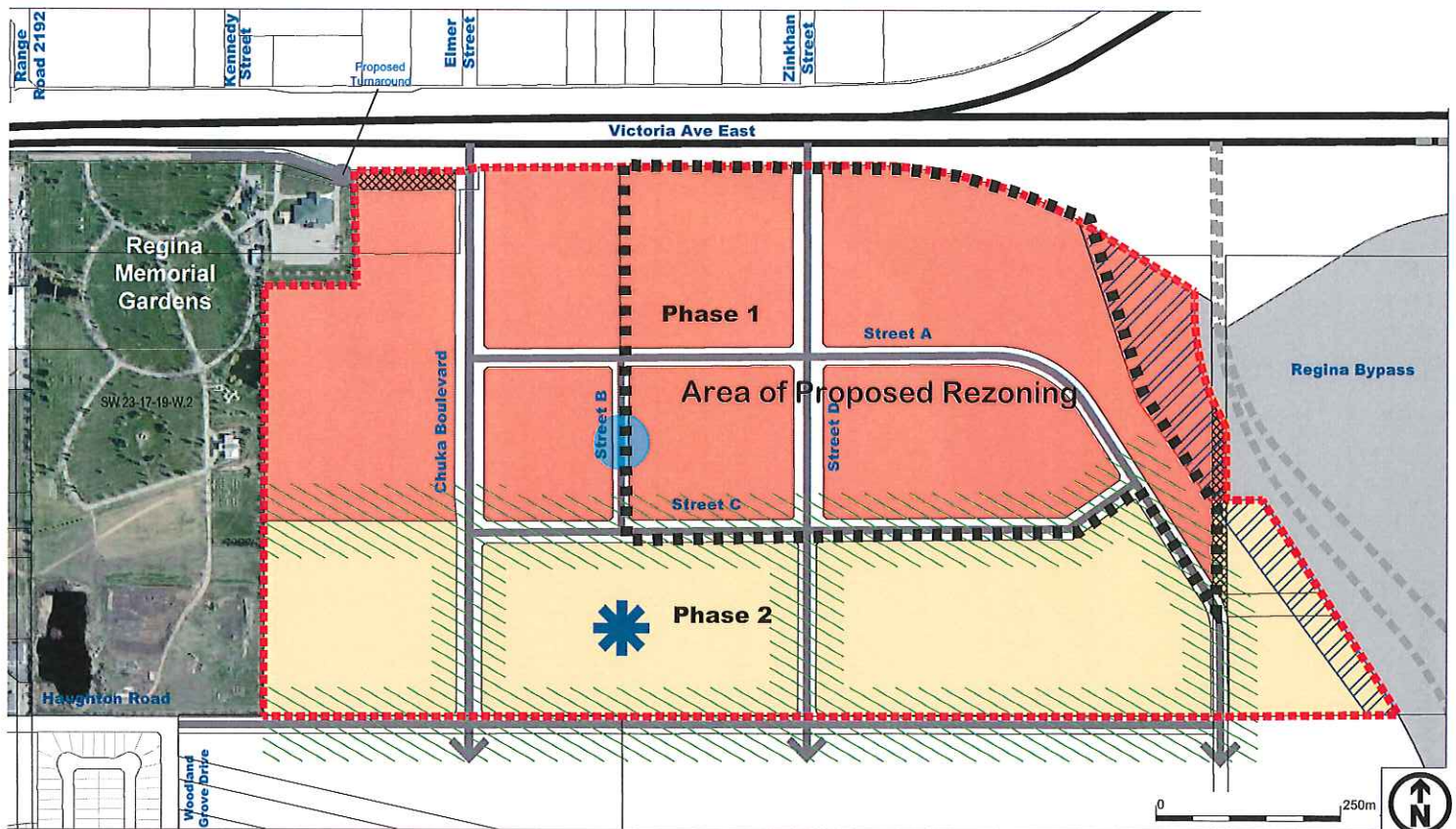
Project 16-Z-12
16-SN-17

Civic Address/Subdivision

Proposed Subdivision of Part of
SE1/4 Sec.23, Twp.17, Rge.19 W2M



Figure 8: Land Use Concept



* Phase 2 rezoning approval will be subject to conformity with the OCP (Part A) phasing policies.

Legend

- Concept Plan Boundary
- ★ Potential Future Stormwater Facility
- Transit Hub (Approximate Location)

- Future Roads
- ▨ Potential Victoria Ave / Tower Road Interchange
- ▤ Proposed Road Closures

- Commercial
- Residential
- ▨ Potential Mixed-Use

* All road ROWs are preliminary and subject to detailed cross-sections

Table 3: East Victoria Concept Plan Land Use Composition
Victoria Ave/Tower Road Interchange Not Required

Land Use	Area (Ha)	Area (Ac)	Percent of Total Area (%)
Commercial	50.1	123.7	52.1%
Residential	29.7	73.4	30.9%
Internal Road Network	11.7	29.0	12.2%
Potential Future Stormwater Facility	4.6	11.4	4.8%
Total	96.1	237.5	100%

BYLAW NO. 2016-65

THE REGINA ZONING AMENDMENT BYLAW, 2016 (No. 20)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 *Regina Zoning Bylaw No. 9250* is amended in the manner set forth in this Bylaw.
- 2 Chapter 19 – Zoning Maps (Map No. 3488) is amended by rezoning the lands in Regina, Saskatchewan, as outlined on the map attached as Appendix “A”, legally described as:

Legal Address: Portion of SE ¼ SEC 23, TWP 17, RGE 19, W2M

Civic Address: N/A

Current Zoning: UH – Urban Holding

Proposed Zoning: Proposed Parcels F and F1: MAC – Major Arterial Commercial
Remnant Portions of SE SE ¼ SEC 23, TWP 17, RGE 19:
MAC(H) – Major Arterial Commercial (Holding Overlay Zone)

- 3 Chapter 7, Part 7C, Section 7C.7, Subsection 7.1(3) is amended by adding the following in alphabetical order:

“ (o) Streets within the East Victoria Concept Plan Phase 1. ”

- 4 This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 17th DAY OF October 2016.

READ A SECOND TIME THIS 17th DAY OF October 2016.

READ A THIRD TIME AND PASSED THIS 17th DAY OF October 2016.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

Approved as to form this _____ day of _____, 20____.

City Solicitor

ABSTRACT

BYLAW NO. 2016-65

THE REGINA ZONING AMENDMENT BYLAW, 2016 (No. 20)

PURPOSE:	To amend <i>Regina Zoning Bylaw No. 9250</i> .
ABSTRACT:	The proposed rezoning will allow for subdivision and development of lands contained within the East Victoria Concept Plan.
STATUTORY AUTHORITY:	Section 46 of <i>The Planning and Development Act, 2007</i> .
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	Required, pursuant to section 207 of <i>The Planning and Development Act, 2007</i> .
PUBLIC NOTICE:	Required, pursuant to section 207 of <i>The Planning and Development Act, 2007</i> .
REFERENCE:	Regina Planning Commission, September 28, 2016, RPC16-59.
AMENDS/REPEALS:	Amends <i>Regina Zoning Bylaw No. 9250</i> .
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	Community Planning and Development
INITIATING DEPARTMENT:	Planning

October 17, 2016

To: His Worship the Mayor
and Members of City Council

Re: Discretionary Use Application (16-DU-20) Medical Clinic - 4028 Dewdney Avenue

We are the Architecture firm of record and are representing Dr. Ryan Suri for his discretionary use application for a medical clinic and residence at 4028 Dewdney Avenue.

My partner Chris Kailing and I will be at the City Council Meeting on Monday, October 17th and although we won't be making a formal presentation to City Council, we would be available to answer any questions that council may have.

Sincerely,

Ward Peters and Chris Kailing
pmgm Architecture Ltd.

October 17, 2016

To: His Worship the Mayor
and Members of City Council

Re: Discretionary Use Application (16-DU-20)
Medical Clinic - 4028 Dewdney Avenue

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
– SEPTEMBER 28, 2016**

That the Discretionary Use Application for a proposed Medical Clinic located at 4028 Dewdney, being Lot 18, Block/Parcel 222, Plan No. DV4404, 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–A-3.8 prepared by PMGM and dated June 30, 2016, with revisions dated September 16, 2016.
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

REGINA PLANNING COMMISSION – SEPTEMBER 28, 2016

Ward Peters, representing pmgm architecture ltd., addressed the Commission.

The Commission adopted a resolution to concur in the recommendation contained in the report. Recommendation #2 does not require City Council approval.

Councillors: Mike O'Donnell (Chairperson), Jerry Flegel and Barbara Young; Commissioners: Pam Dmytriw, Adrienne Hagen Lyster, Simon Kostic, Ron Okumura, Daryl Posehn, Laureen Snook and Kathleen Spatt were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on September 28, 2016, considered the following report from the Administration:

RECOMMENDATION

1. That the Discretionary Use Application for a proposed Medical Clinic located at 4028 Dewdney, being Lot 18, Block/Parcel 222, Plan No. DV4404, 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–A-3.8 prepared by PMGM and dated June 30, 2016, with revisions dated September 16, 2016.

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

2. That this report be forwarded to the October 17, 2016 meeting of City Council for approval.

CONCLUSION

The applicant proposes to develop the subject property with one new building which will be used as a Medical Clinic and an accessory Dwelling Unit. The subject property is currently zoned MX – Mixed Residential Business Zone. A Medical Clinic within the MX Zone is a discretionary use and an accessory Dwelling Unit is a permitted use.

The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) and is consistent with the policies contained in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Accordingly, the Administration is recommending approval.

BACKGROUND

An application has been received for Discretionary Use approval to accommodate a Medical Clinic located at 4028 Dewdney Avenue. This application is being considered pursuant to the Zoning Bylaw, OCP and *The Planning and Development Act, 2007*.

On September 7, 2016 Regina Planning Commission (RPC) considered Report RPC16-50 and passed the following motion:

“That this matter be referred to Administration for further discussion with the developer and adjacent property owner regarding the proposed zero lot line, with a further report to the September 28 meeting of Regina Planning Commission.”

Pursuant to subsection 56(3) of *The Planning and Development Act, 2007*, Council may establish conditions for discretionary uses based on nature of the proposed development (e.g. site, size, shape and arrangement of buildings) and aspects of site design (e.g. landscaping, site access, parking and loading), but not including the colour, texture or type of materials and architectural details.

DISCUSSION

The subject property contains a single detached dwelling unit and a detached accessory building (garage), which are proposed to be demolished to allow for the construction of a new building where a Medical Clinic is proposed to occupy the main floor and an accessory Dwelling Unit is proposed for the second floor. This application is for the consideration of the land use Medical Clinic only.

The land use and zoning related details of this proposal are summarized in the following table:

Land Use Details	Existing	Proposed
Zoning	MX – Mixed Residential Business Zone	MX – Mixed Residential Business Zone
Land Use	Detached Dwelling Unit and Accessory Building (garage)	Medical Clinic and Dwelling Unit
Number of Dwelling Units	1	1
Building Area	112 m ²	388 m ²

Zoning Analysis	Required	Proposed
Number of Parking Stalls	1 stalls	2 stalls
Minimum Lot Area (m ²)	250 m ²	299.25 m ²
Minimum Lot Frontage (m)	6 m	8.23 m
Maximum Building Height (m)	15 m	8.3 m
Maximum Floor Area Ratio	3	1.3
Maximum Coverage (%)	65 %	65 %
Minimum Front Yard Setback (m)	5 m	5 m
Minimum Rear Yard Setback (m)	¼ of the height of the adjacent wall to a maximum of 6 m	6.6 m
Minimum Side Yard Setback (m)	Nil	0.048 m

On-site parking for the proposed development will be accommodated at the rear of the property with access to both spaces from the rear lane.

Total site landscaping for the proposed development exceeds the minimum requirements of the Zoning Bylaw. The existing street tree which contributes to the treed boulevard along Dewdney Avenue will be preserved and the remainder of the boulevard area will be landscaped to fulfill the total on-site landscaping requirements and to enhance the streetscape.

Adjacent land uses include single detached dwelling units on either side of the subject property and other surrounding land uses include a mix of business and residential land uses, including other medical clinics on the same block face as shown in Appendix A-4.

The Pasqua Hospital is located immediately south of the subject property, across Dewdney Avenue. The proposed development contributes to the linkage forming between the hospital and ancillary service needs being developed on the north side of Dewdney Avenue.

The proposed development is consistent with the purpose and intent of the MX – Mixed Residential Business Zone with respect to providing opportunities for the flexible use of properties in a residential area that is in transition from residential development.

Follow up to RPC Referral Motion:

In response to the RPC motion of September 7, 2016 the Administration held a meeting at City Hall on September 15, 2016 with the developer and the adjacent property owner (4032 Dewdney Avenue) regarding the possibility of increasing the side yard setback.

At the meeting the applicant provided an update on the setbacks between the existing house at 4032 Dewdney Avenue and the proposed building. The applicant engaged a property surveyor to confirm the distance between the buildings and the existing setbacks of each building to the property line. The survey determined that the distance between the current buildings is 1.295m; the residence at 4032 Dewdney Avenue is 0.565m from the property line and the residence at 4028 Dewdney Avenue is 0.730m from the property line.

The applicant has altered the proposal to shift the placement of the building closer to the east property line. The revised site plan is attached as Appendix A-3.2 to this report. The revised site plan proposes a setback distance between buildings proposed at 0.628m once the construction is complete whereas the previous site plan proposed a setback distance between buildings at 0.500 m. The resulting setback is 0.048m to the property line. No other elements of the proposal have been altered and the building remains at the same size as initially proposed.

The owner of 4032 Dewdney Avenue advised that they would have preferred a distance of 0.944m between buildings once construction is complete but would consider the proposed 0.628m as presented by the applicant. The neighbour advised that they do not have any concern with the Medical Clinic use.

Administration explained to both parties that the building placement with a nil side yard setback for a permitted use in this zone would not undergo the same review process and would be approved. Examples of permitted uses within the MX Zone include a low rise apartment, a financial institution, a community centre, library and a nursery school. If a land use is classified as permitted adjacent property owners would not be notified of proposed buildings as the Administration would assess the application internally for consistency with the regulations of the Zoning Bylaw. It was also explained that the subject application is to make a decision on the appropriateness of a medical clinic land use at this location.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject area currently receives a full range of municipal services, including water, sewer and storm drainage. The applicant will be responsible for the cost of any additional or changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A: Policy Plan of the OCP with respect to:

Complete Neighbourhoods

- Providing opportunities for daily lifestyle needs such as services, convenience, shopping and recreation.

Efficient Services

- Making use of residual capacity of infrastructure in existing urban areas.

Employment Areas

- Providing appropriate locations and development opportunities for a full range of industrial, commercial and institutional activities.
- Clustering of complementary development

Economic Generators

- Encouraging innovative options to support and incubate new entrepreneurs and commercial ventures.

The proposal is consistent with the policies contained within Appendix B.7: North Central Neighbourhood Plan with respect to:

Pasqua Hospital Business District

- To direct hospital related ancillary uses to the area consisting of four block faces on the north side of Dewdney Avenue immediately north of Pasqua Hospital between Pasqua and Princess Streets.
- Redevelopment should consist of mixed residential, commercial and office space usage in a low rise form (two to four stories).
- Mixed Use Development with main floor office/retail and upper floor residential is the preferred building form.
- Office and retail space in this area can be expected to meet the ancillary service needs created by the presence of the Pasqua Hospital. Medical clinics, medical offices, pharmacies and similar types of uses are appropriate.

The proposed development is intended to maximize the use of the site within the available servicing capacity. The property is well connected with transit and sidewalks along Dewdney Avenue to accommodate pedestrian movement.

Other Implications

None with respect to this report.

Accessibility Implications

The Zoning Bylaw requires two per cent of the required parking stalls be provided for persons with disabilities; therefore zero accessible parking stalls are required.

COMMUNICATIONS

Communication with the public is summarized as follows:

Public notification signage posted	July 14, 2016
Letter sent to immediate property owners	July 11, 2016
Number of public comments sheets received	1

The application was circulated to the North Central Community Association (NCCA). The NCCA informed Administration by phone that they are in full support of the project.

Administration received one public comment regarding the proposal. A more detailed accounting of the respondent's comments and concerns and the Administration's response to them is provided in Appendix B.

The applicant and interested parties will receive a copy of the report and notification of the meeting to appear as a delegation, in addition to receiving written notification of City Council's decision.

DELEGATED AUTHORITY

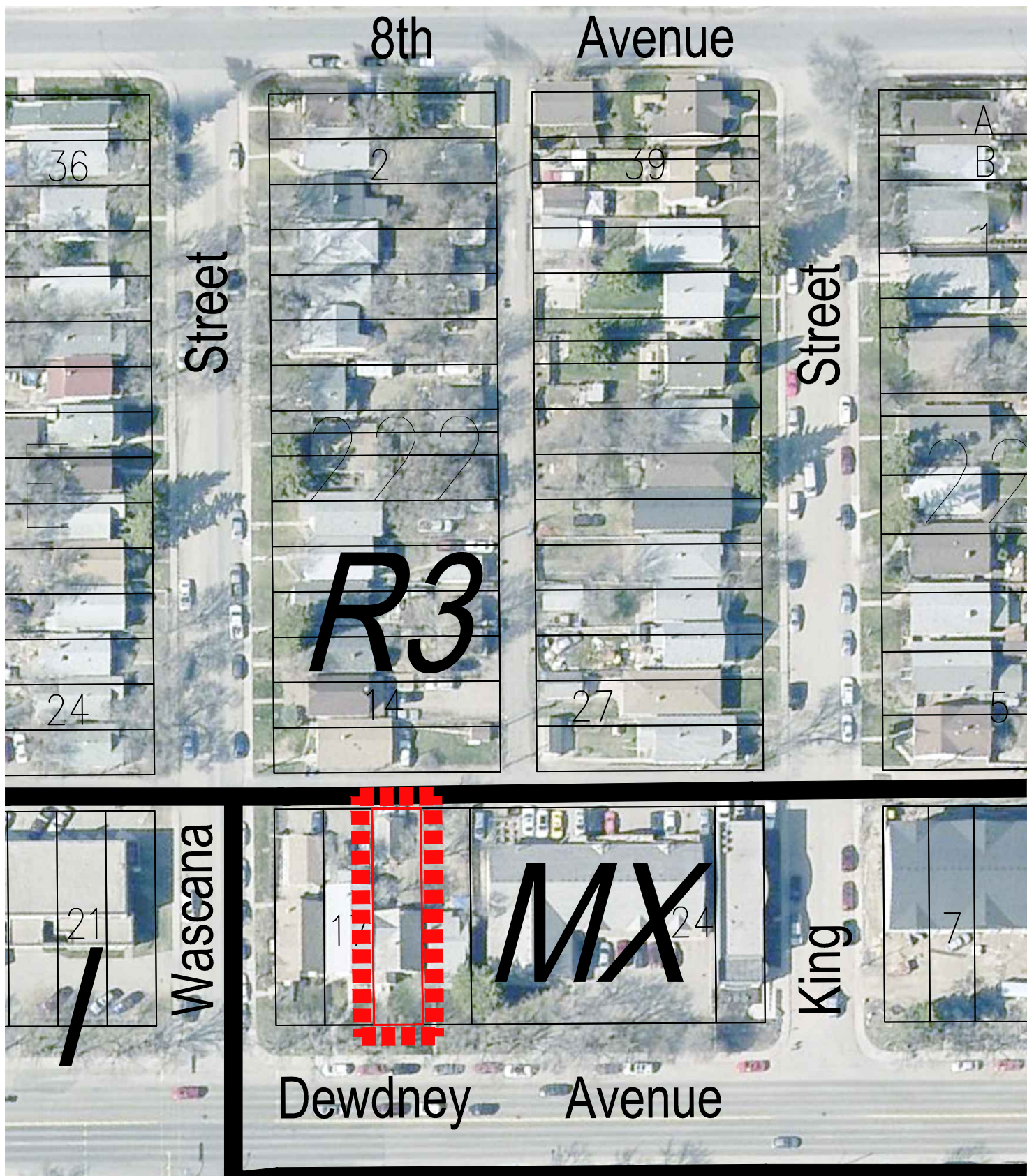
City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,

REGINA PLANNING COMMISSION



Elaine Gohlke, Secretary



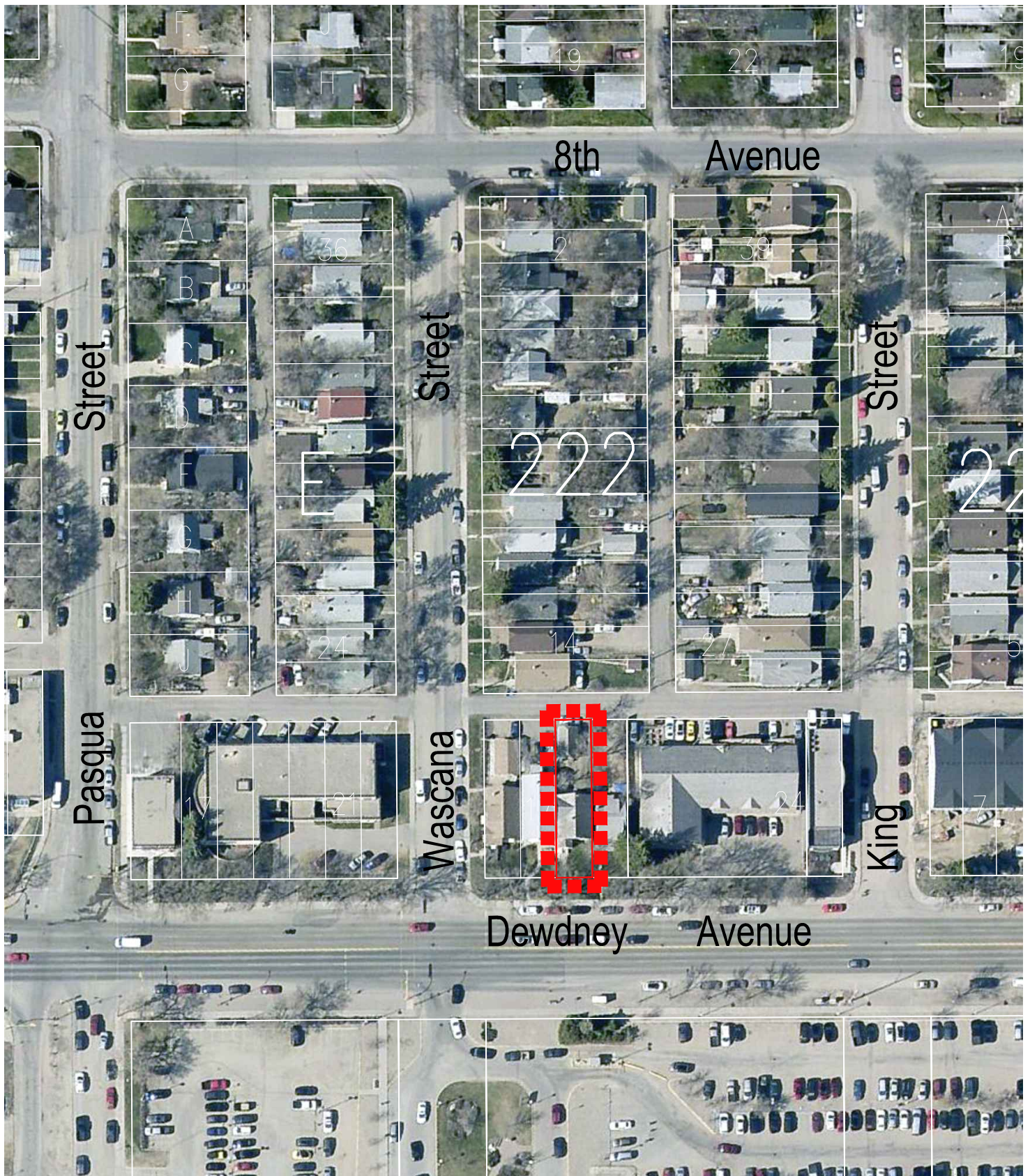
Subject Property



Project 16-DU-20

Civic Address/Subdivision

Discretionary Use - Medical Clinic
4028 Dewdney Avenue



Subject Property

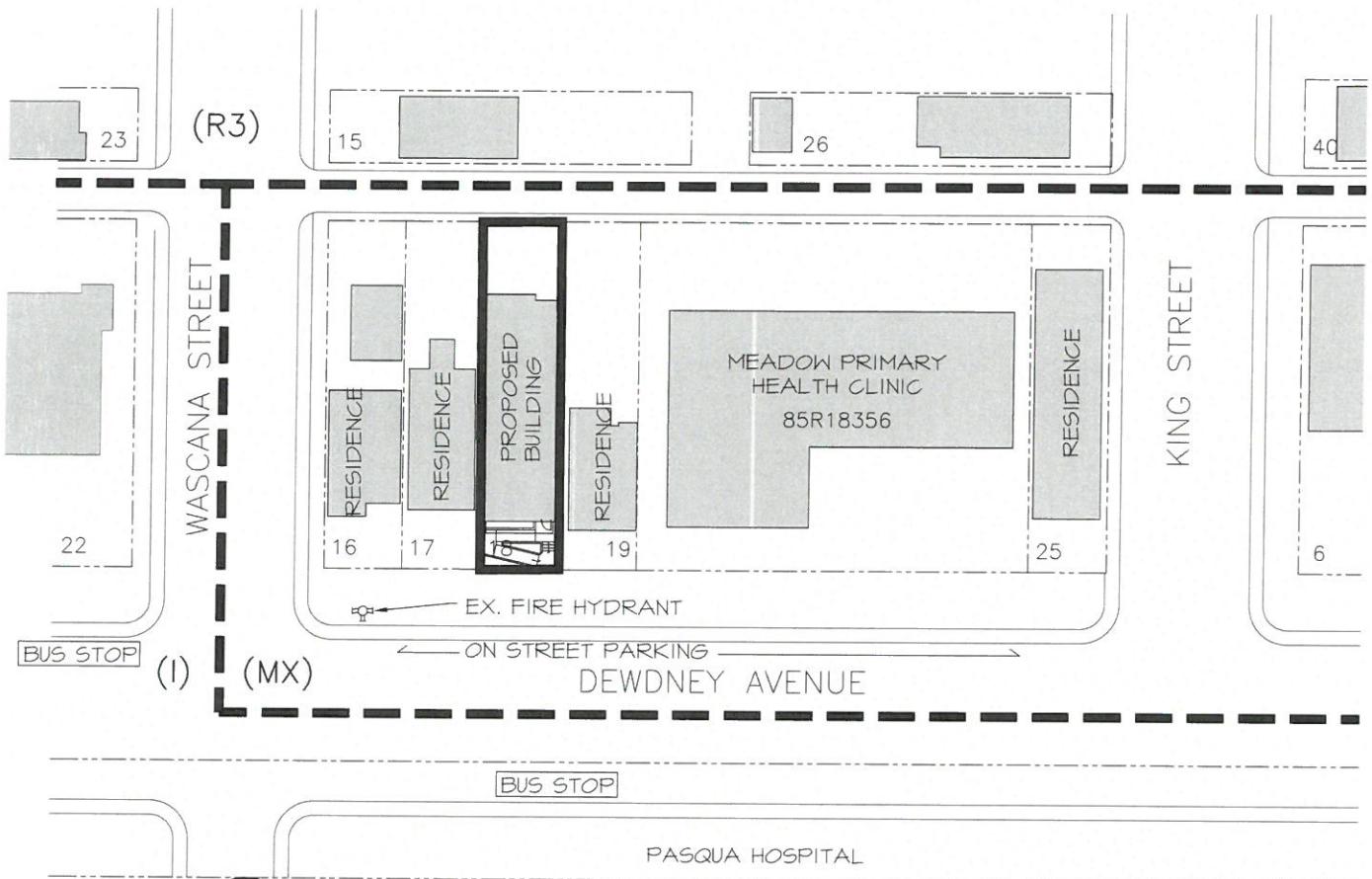
Date of Photography: 2014



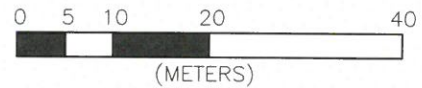
Project 16-DU-20

Civic Address/Subdivision

Discretionary Use - Medical Clinic
4028 Dewdney Avenue



1 SITE CONTEXT PLAN
LEGEND



- CURB
- - - PROPERTY LINE
- - - - ZONING BOUNDARY
- AREA OF WORK

MEDI-CLINIC & RESIDENCE
4028 DEWDNEY AVENUE
REGINA, SASKATCHEWAN

CONTEXT PLAN



responsible architecture

3434 Regina Avenue
Regina, SK S4S 7J9

Phone: (306) 584-2020
Fax: (306) 584-5252

DRAWN	TL	SCALE	SHOWN
CHECKED	CK	DATE	30 JUN 16
FILE NO:		16-18	

DRAWING No.

P-1

Appendix A-3.2

ADDRESS:

4028 DEWDNEY AVE.
REGINA,
SASKATCHEWAN

ZONING:

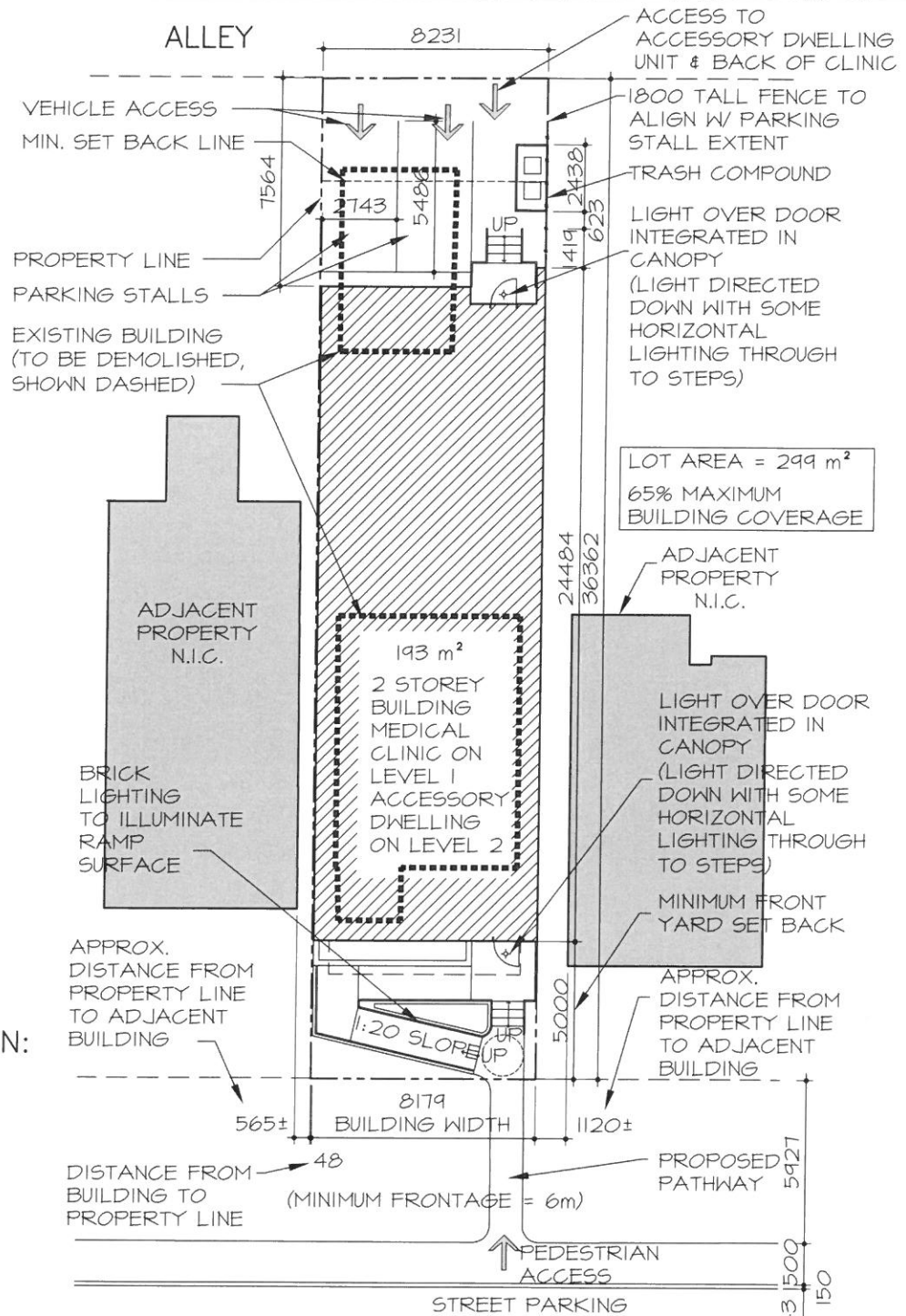
MX

LAND DESCRIPTION:

LOT 19-BLK/PAR
222-PLAN DV4404
EXT O

TITLE NUMBERS:

127447049



① LOT PLAN

MEDI-CLINIC & RESIDENCE
4028 DEWDNEY AVENUE
REGINA, SASKATCHEWAN

SITE PLAN



responsible architecture

3434 Regina Avenue
Regina, SK S4S 7J9

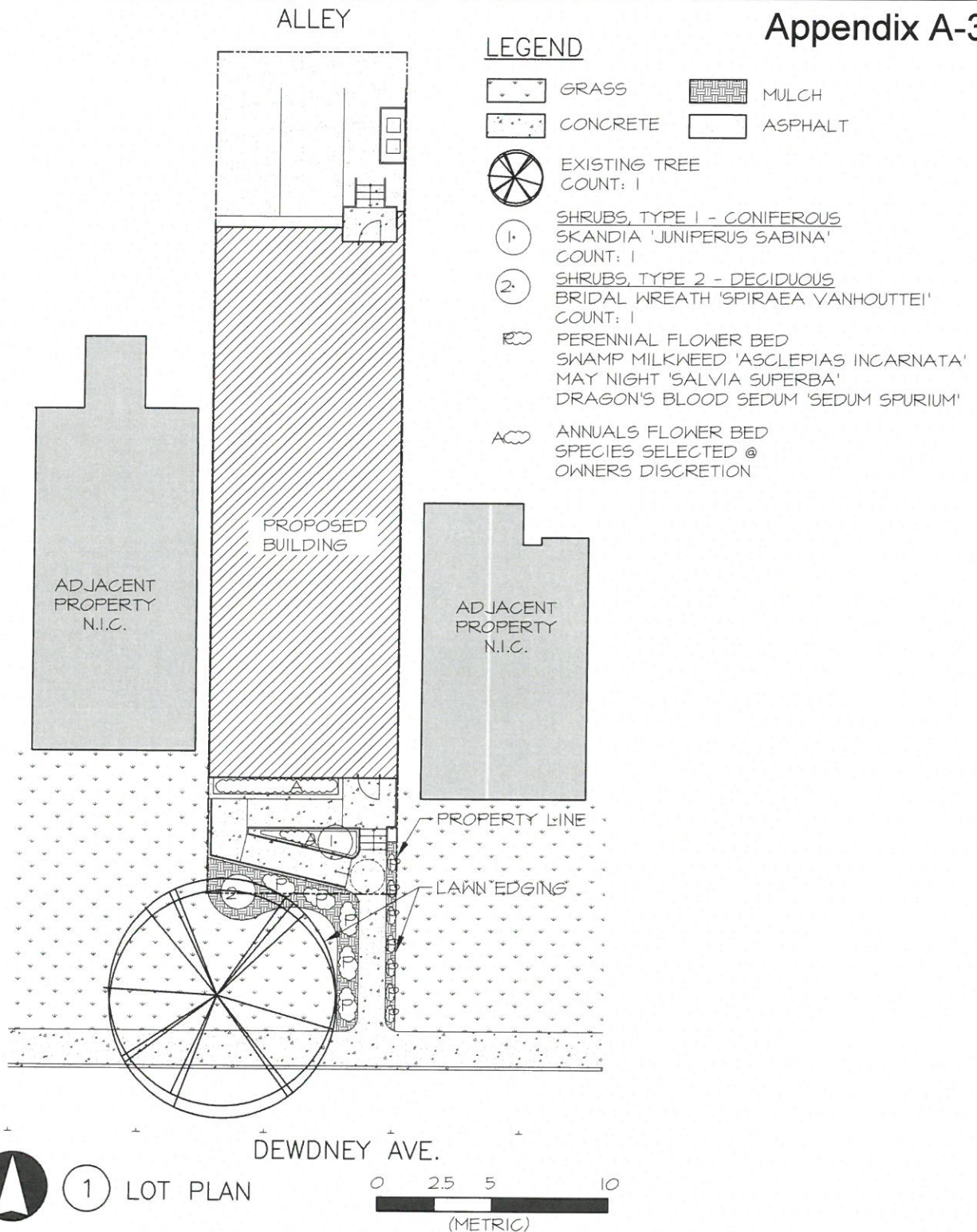
Phone: (306) 584-2020
Fax: (306) 584-5252

DRAWN	CS	SCALE	SHOWN
CHECKED	CK	DATE	30 JUN 16
FILE NO:		16-18	

DRAWING No.

P-3

REVISED 16 SEP 16



MEDI-CLINIC & RESIDENCE
4028 DEWDNEY AVENUE
REGINA, SASKATCHEWAN

LANDSCAPE PLAN

pmgm

responsible architecture

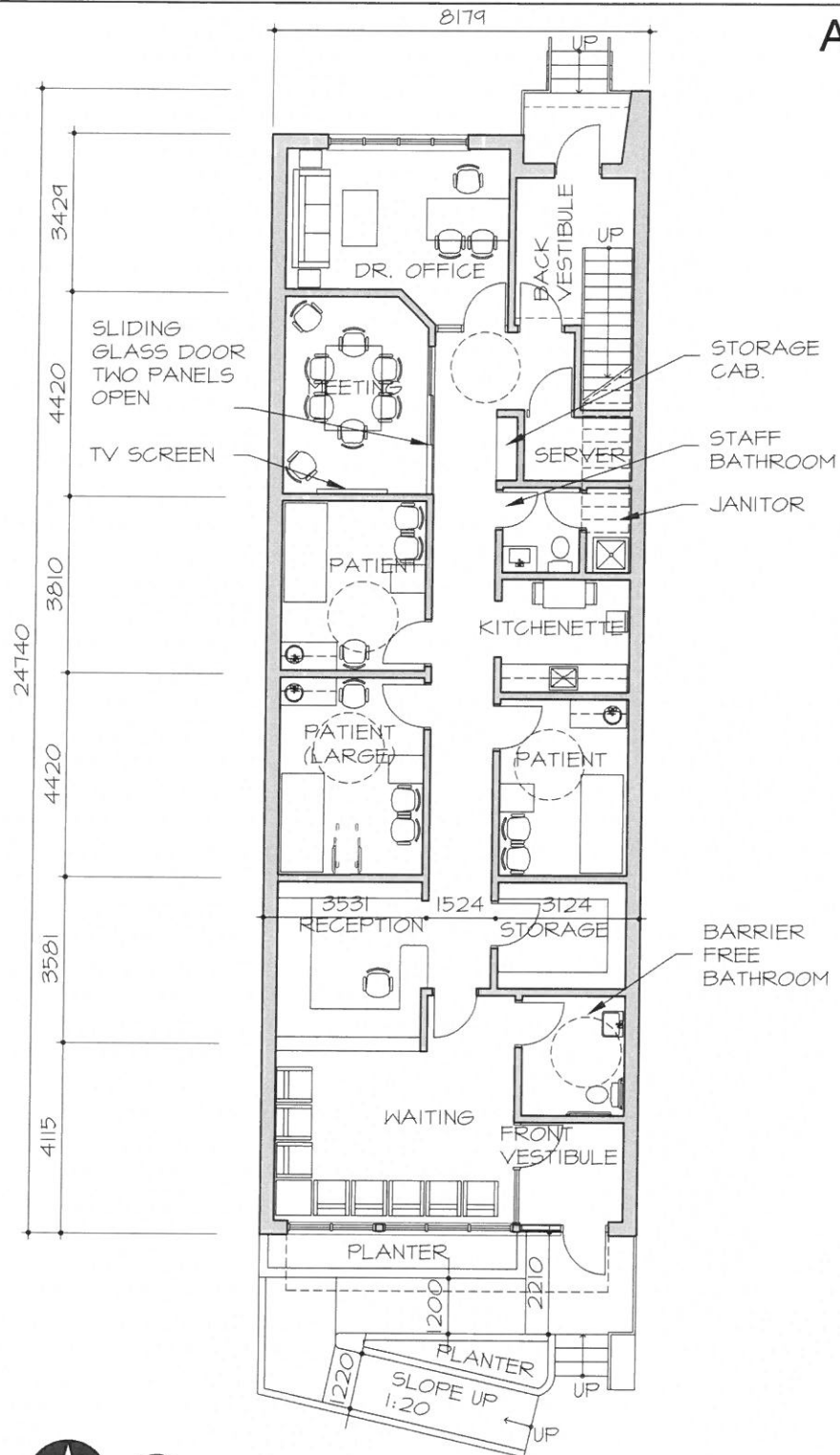
3434 Regina Avenue
Regina, SK S4S 7J9

Phone: (306) 584-2020
Fax: (306) 584-5252

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CHECKED	CK	DATE	30 JUN 16
FILE NO:		16-18	

DRAWING No.

P-5



① MAIN FLOOR PLAN - 1:150

MEDI-CLINIC AND RESIDENCE
4028 DEWDNEY AVENUE
REGINA, SK

MAIN FLOOR PLAN

pmgm

responsible architecture

3434 Regina Avenue
Regina, SK S4S 7J9

Phone: (306) 584-2020
Fax: (306) 584-5252

DRAWN

CS

SCALE

1:150

DRAWING No.

CHECKED

CK

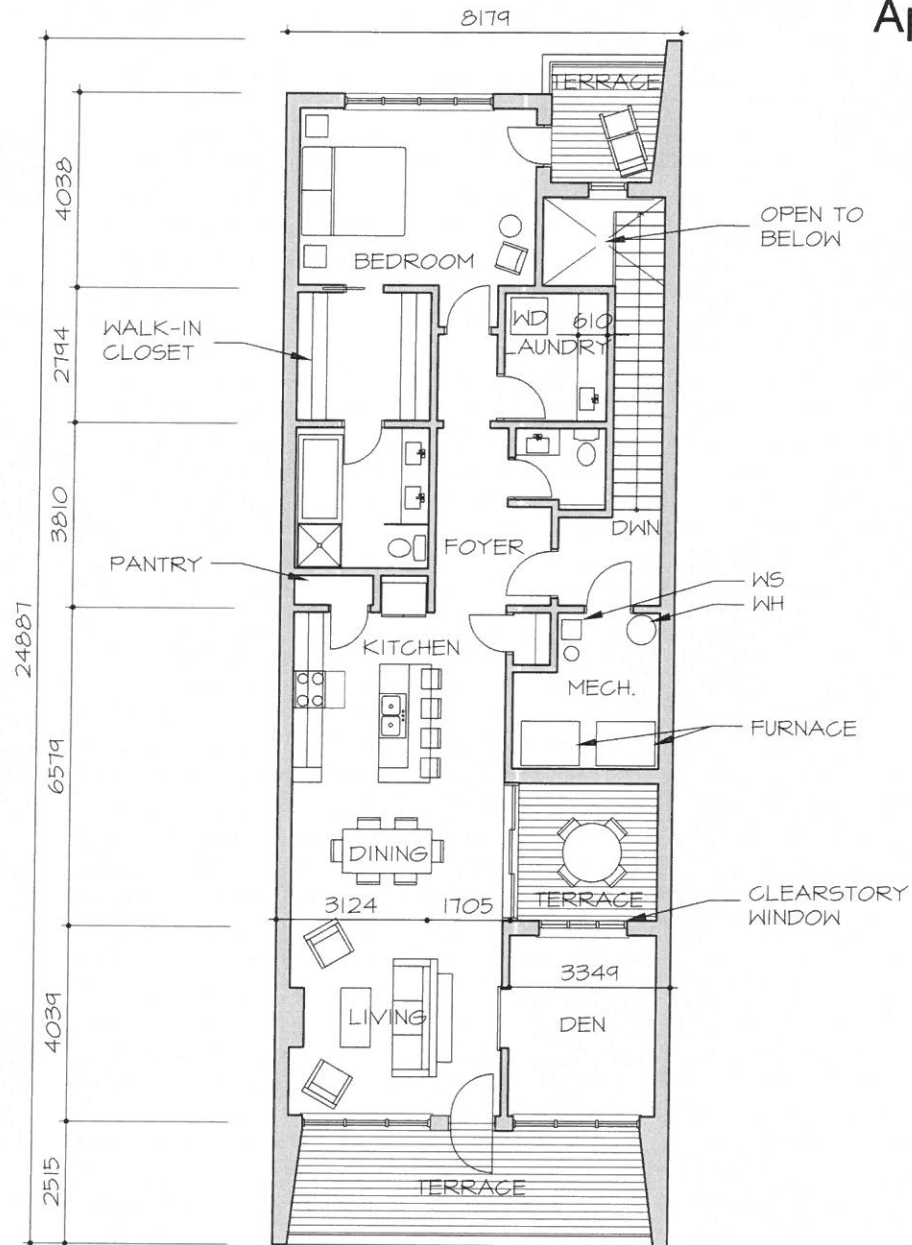
DATE

30 JUN 16

FILE NO:

1618

P-6



② SECOND FLOOR PLAN – 1:150

NOTE:
FURNITURE IS FOR VISUAL SPACE PLANNING,
NOT INCLUDED IN CONTRACT

MEDI-CLINIC AND RESIDENCE
4028 DEWDNEY AVENUE
REGINA, SK

SECOND FLOOR PLAN

pmgm

responsible architecture

3434 Regina Avenue
Regina, SK S4S 7J9

Phone: (306) 584-2020
Fax: (306) 584-5252

DRAWN CS

SCALE 1:150

DRAWING No.

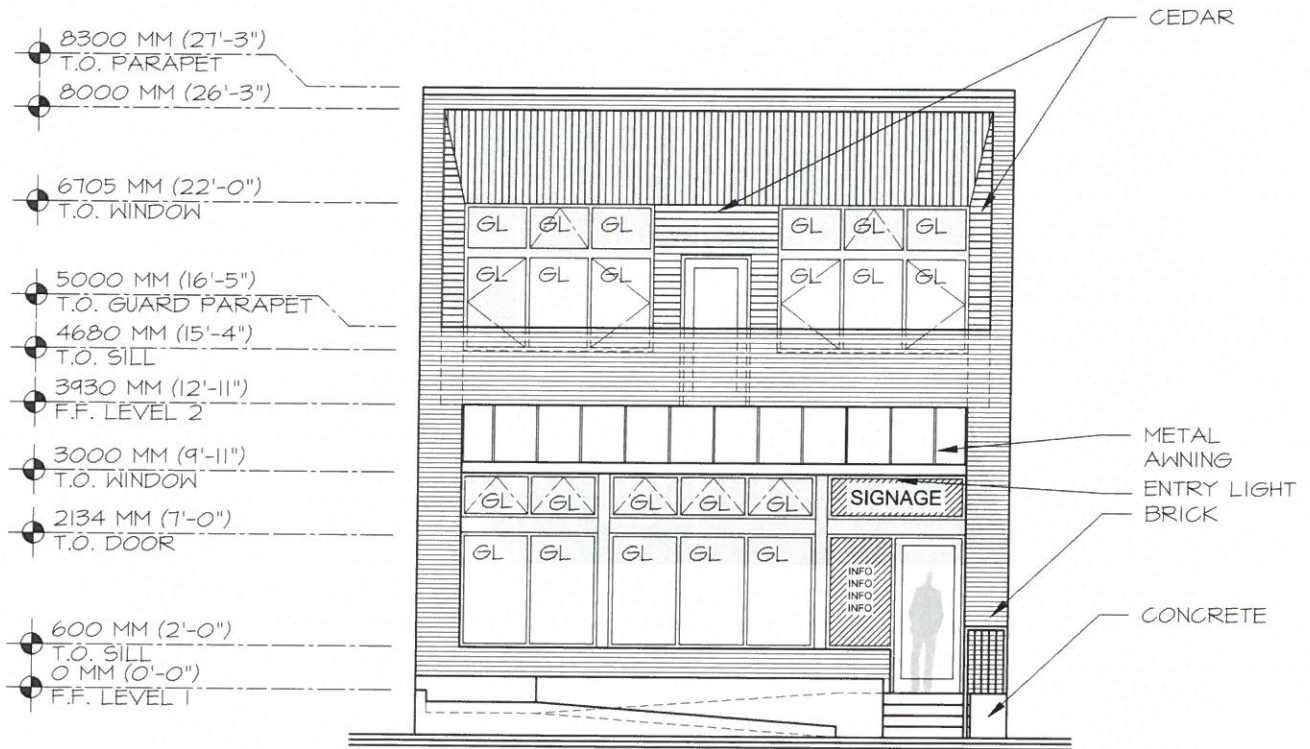
CHECKED CK

DATE 30 JUN 16

FILE NO:

1618

P-7



FRONT (SOUTH) ELEV - 1:100

MEDI-CLINIC AND RESIDENCE
4028 DEWDNEY AVENUE
REGINA, SK

PROPOSED EXTERIOR ELEVATIONS



responsible architecture

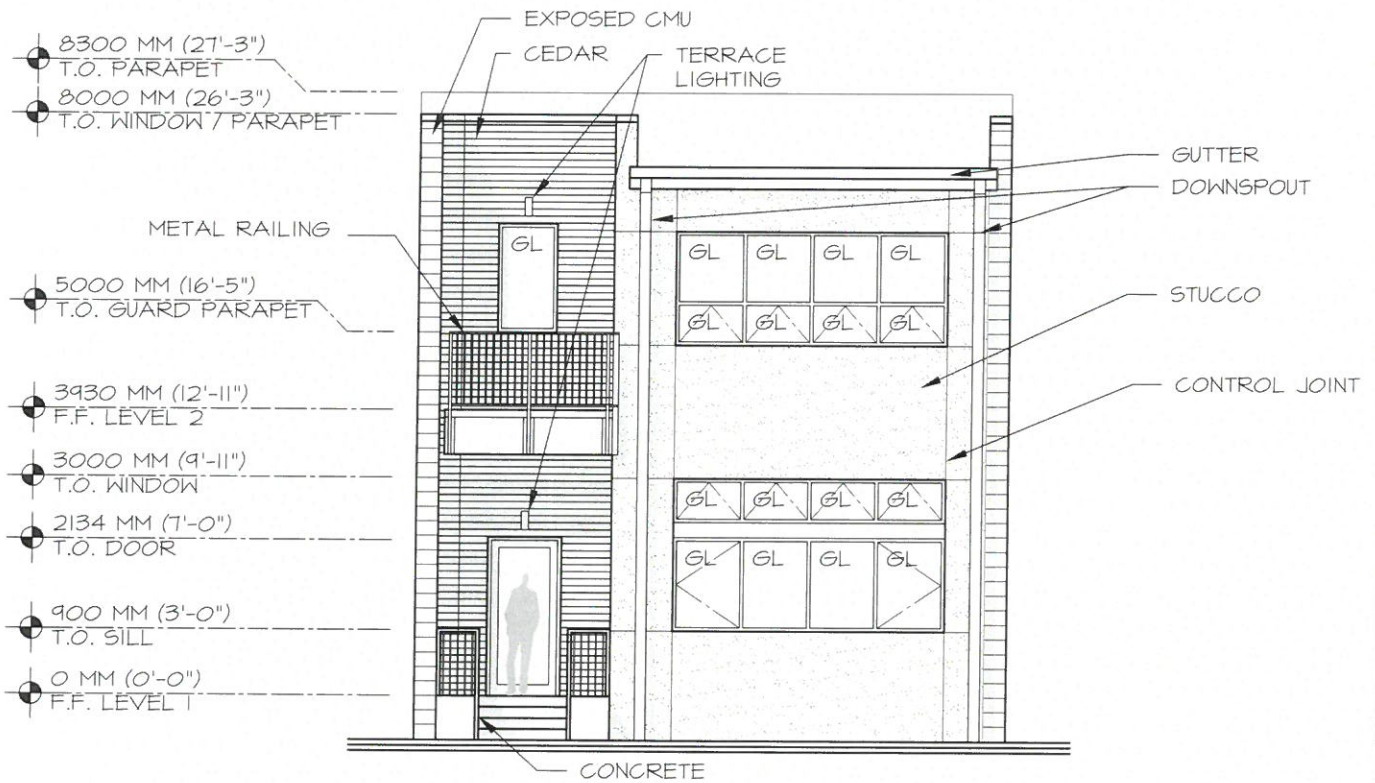
3434 Regina Avenue
Regina, SK S4S 7J9

Phone: (306) 584-2020
Fax: (306) 584-5252

DRAWN	CS	SCALE	SHOWN
CHECKED	CK	DATE	30 JUN 16
FILE NO:		1618	

DRAWING No.

P-8



BACK (NORTH) ELEV - 1:100

MEDI-CLINIC AND RESIDENCE
4028 DEWDNEY AVENUE
REGINA, SK

PROPOSED EXTERIOR ELEVATIONS

pmgm

responsible architecture

3434 Regina Avenue
Regina, SK S4S 7J9

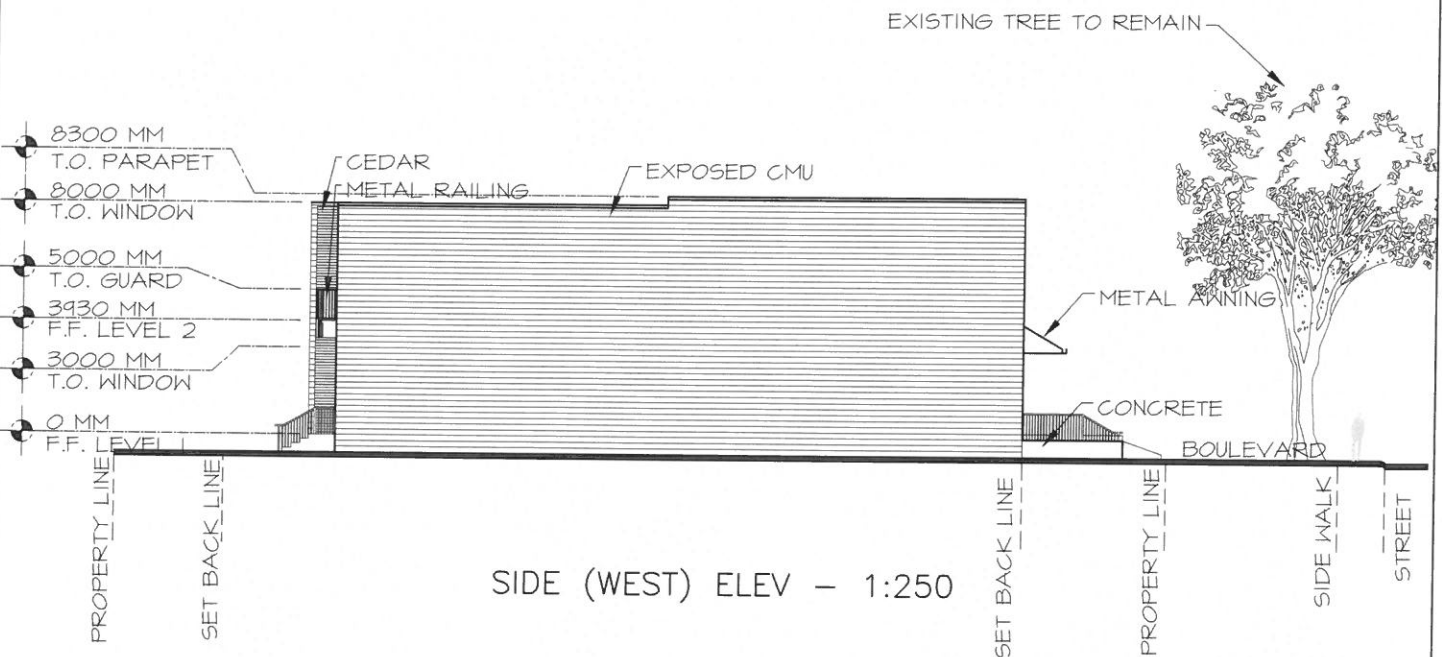
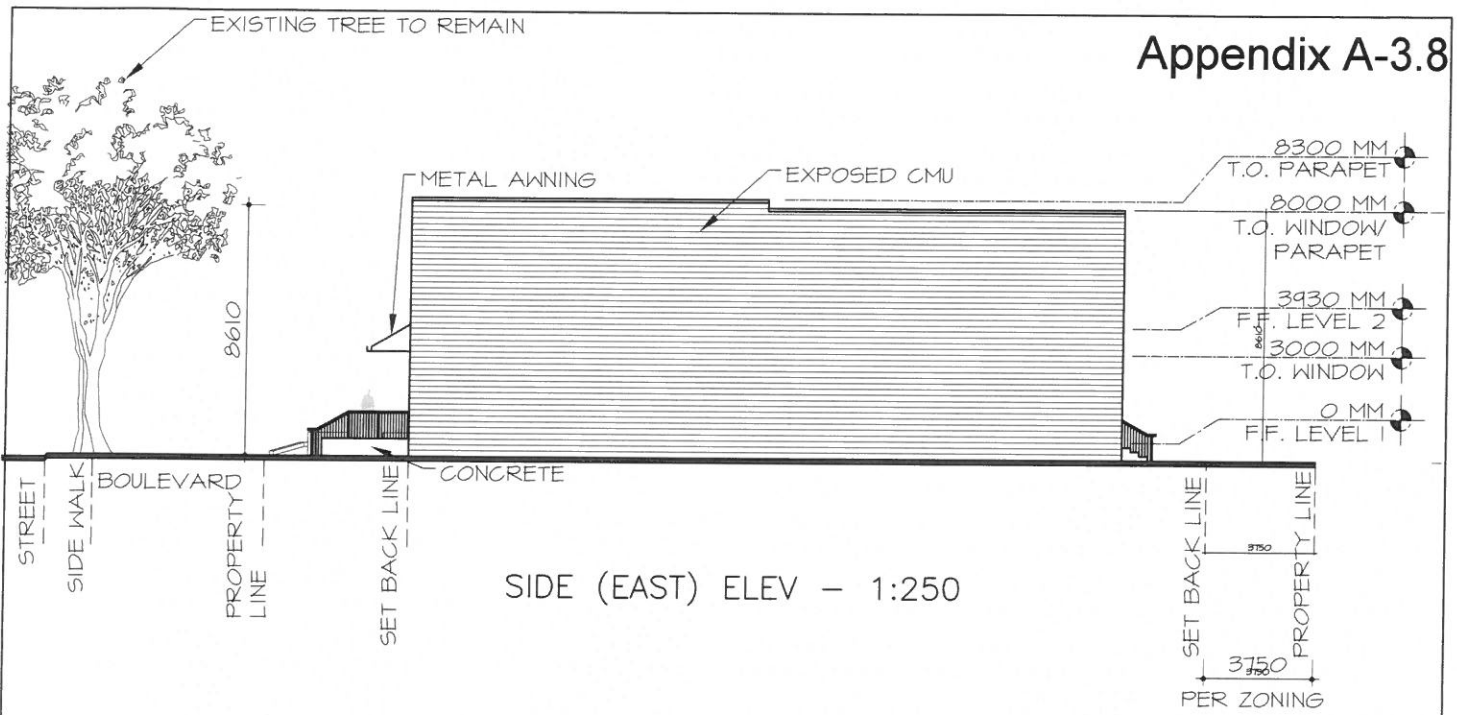
Phone: (306) 584-2020
Fax: (306) 584-5252

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CHECKED	CK	DATE	30 JUN 16
FILE NO:			

1618

DRAWING No.

P-9



MEDI-CLINIC AND RESIDENCE
4028 DEWDNEY AVENUE
REGINA, SK

PROPOSED EXTERIOR ELEVATIONS

pmgm

responsible architecture

3434 Regina Avenue
Regina, SK S4S 7J9

Phone: (306) 584-2020
Fax: (306) 584-5252

DRAWN CS

SCALE SHOWN

DRAWING No.

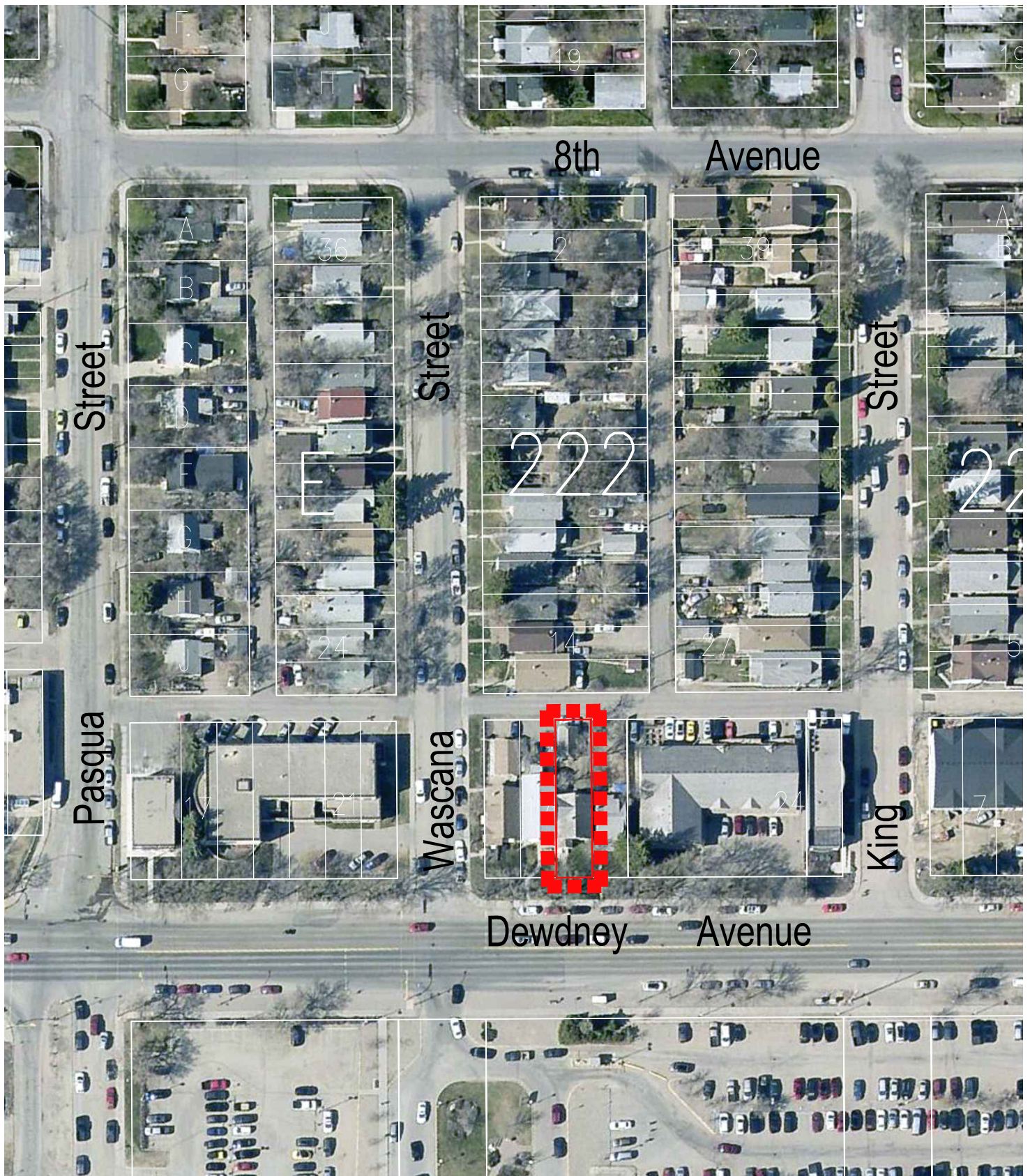
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DATE 30 JUN 16

FILE NO:

1618

P-10



Subject Property

Date of Photography: 2014



Project 16-DU-20

Civic Address/Subdivision

Discretionary Use - Medical Clinic
4028 Dewdney Avenue

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>		
<i>Accept if many features were different</i>	1	<ul style="list-style-type: none"> • Side yard setback • Design • Parking and Loading • Manoeuvring Space
<i>Accept if one or two features were different</i>		
<i>I support this proposal</i>		

1. Side Yard Setback at Nil

Applicant's Response: The zoning of this property is MX. The current design is within the parameters of the setback and building height requirements outlined in the Zoning Bylaw for this zone. As per the bylaw (*Regina Zoning Bylaw No. 9250*) a 15 meter tall building with nil setbacks could be constructed on the site. Our client is proposing an 8.3 meter tall building.

Administration's Response: The proposed building meets all required development standards and regulations of *Regina Zoning Bylaw No. 9250* including side yard setbacks, which are Nil within the MX – Mixed Residential Business Zone. Additional yard requirements required in Section 7B.2.1(a) of the Zoning Bylaw, noted by the respondent, do not apply to this property as is not adjacent to a residential zone. All properties adjacent to 4028 Dewdney Avenue are also within the MX- Mixed Residential Business Zone (commercial zone).

The respondent noted that nil side yard setbacks would impede maintenance of adjacent properties. Administration advises that adjacent properties should not be encroached on for maintenance purposes.

2. Building Design

Applicant's Response: Other projects within a block of the subject site are similar in use and design. Also, this project is located in the Pasqua Hospital Business District and meets the intent of the Official Community Plan Part B.7 North Central Neighbourhood Plan – Section 3.6.4. This section states:

“Redevelopment should consist of mixed residential, commercial and office space usage in a low rise for (two to four storeys). Mixed use development with main floor office/retail and upper floor residential is the preferred building form.”

“Office and retail space in this area can be expected to meet the ancillary service needs created by the presence of Pasqua Hospital, medical clinics, medical offices, pharmacies and similar types of uses are appropriate.”

Administration's Response: Although the Administration cannot establish conditions for colour, texture or type of materials and architectural details, applicants are encouraged to propose developments that fit well into existing neighbourhoods. A wide variety of building types, sizes, ages and architectural styles are located in the immediate area and along Dewdney Avenue.

The proposed building meets all required development standards and regulations of *Regina Zoning Bylaw No. 9250* including height requirements. A sun shadow study is not required for buildings less than 13 metres in height.

3. **Parking and Loading**

Applicant's Response: The design provides for two parking spaces that are designed with dimensions outlined in the Zoning Bylaw. The bylaw only requires one parking space for the residential unit. Even though it is not required, a second parking space is provided to serve the Medical Clinic.

Administration's Response: The proposed development exceeds the minimum parking requirements of *Regina Zoning Bylaw 9250*. In addition, on-street two hour parking is provided along both sides of Dewdney Avenue.

In accordance with the requirements of the *Regina Zoning Bylaw No. 9250*, loading and delivery spaces are not required for this development.

4. **Manoeuvring Space**

Administration's Response: The proposed parking and manoeuvring space at the rear of the property meets the requirements of subsection 14B.3.5 of the *Regina Zoning Bylaw No. 9250* as the stall length is in excess of the required 7.5m, which ensures there is sufficient manoeuvring space.

October 17, 2016

To: His Worship the Mayor
and Members of City Council

Re: Capital Improvement Partnership Agreement – Saskatchewan Ministry of Highways and
Infrastructure and City of Regina

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- OCTOBER 5, 2016**

1. That the Executive Director of Transportation & Utilities, or designate, be authorized to prepare, negotiate, review and approve that the City of Regina (City) enter into a 5 year Capital Improvement Partnership Agreement (Agreement) with the Ministry of Highways and Infrastructure (Ministry), based upon the following scope:
 - a. The Ministry is responsible for the full costs associate with the installation of the signals, the full annual maintenance and operating costs of the signals and will fully cover costs associated with any major malfunction, major repairs or required upgrades.
 - b. The Executive Director of Transportation & Utilities, or designate, be authorized to amend, extend, or terminate the Agreement as may be required throughout the term of the Agreement;
 - c. The Executive Director of Transportation & Utilities be authorized to prepare, negotiate, review, amend, and approve any other ancillary documents related to the Agreement that are necessary to give full effect to the Agreement.
2. That the City Clerk be authorized to execute the Agreement and any such ancillary documents to the Agreement, after review by the City Solicitor.

EXECUTIVE COMMITTEE – OCTOBER 5, 2016

The Committee adopted a resolution to concur in the recommendation contained in the report. Recommendation #3 does not require City Council approval.

Mayor Michael Fougere, Councillors: Wade Murray (Chairperson), Bryon Burnett, John Findura, Jerry Flegel, Shawn Fraser, Bob Hawkins, Mike O'Donnell and Barbara Young were present during consideration of this report by the Executive Committee.

The Executive Committee, at its meeting held on October 5, 2016, considered the following report from the Administration:

RECOMMENDATION

1. That the Executive Director of Transportation & Utilities, or designate, be authorized to prepare, negotiate, review and approve that the City of Regina (City) enter into a 5 year Capital Improvement Partnership Agreement (Agreement) with the Ministry of Highways and Infrastructure (Ministry), based upon the following scope:

- a. The Ministry is responsible for the full costs associate with the installation of the signals, the full annual maintenance and operating costs of the signals and will fully cover costs associated with any major malfunction, major repairs or required upgrades.
 - b. The Executive Director of Transportation & Utilities, or designate, be authorized to amend, extend, or terminate the Agreement as may be required throughout the term of the Agreement;
 - c. The Executive Director of Transportation & Utilities be authorized to prepare, negotiate, review, amend, and approve any other ancillary documents related to the Agreement that are necessary to give full effect to the Agreement.
2. That the City Clerk be authorized to execute the Agreement and any such ancillary documents to the Agreement, after review by the City Solicitor.
 3. That this report be forwarded to the October 17, 2016 meeting of City Council for approval.

CONCLUSION

The Ministry has approached the City to design, construct and maintain two sets of traffic signals north of the City on Highway 6 and the intersection with Armour Road and Industrial Drive in 2017. The City has the construction expertise and the resource capacity to deliver the requested services to the Ministry and has entered into similar agreements such as this for signals located at Highway 1 and Memorial Gardens. Entering into this Agreement will be mutually beneficial for both the City and Ministry as signals at these locations will improve the safety and functionality of these two major intersections near the City limits that have experience several serious and often fatal collisions in the last number of years. The agreement entered into by the Ministry and the City will be revenue neutral with the Ministry covering the full costs associate with this work.

BACKGROUND

Ministry officials approached the City to determine the City's willingness and operational capacity to design, construct and maintain two sets of traffic signals at intersections under the ownership and authority of the Ministry. The scope of work would include the design, construction and maintenance of two sets of traffic signals located at Highway 6 at Armour Road and Highway 6 at Industrial Drive to the north of the city. The Ministry is seeking one signal construction prior to January 2017 and the other prior to May 2017. The Ministry is also requesting a service agreement whereby the City would perform annual routine traffic signal operations and maintenance services.

The City has entered into similar construction, operational, and maintenance services agreements with the Ministry previously and currently provides operations and maintenance services for Ministry for signals close to the city.

DISCUSSION

The Traffic Engineering Branch of the City has the expertise and operational capacity to perform the services requested by the Ministry. The services requested, are for the construction of two traffic signals and the annual day-to-day operations and maintenance response to the signals, on a cost recovery basis. The City anticipates the capital cost of the design and installation to be approximately \$500,000. The estimated annual fee for the day to day operations and

maintenance is \$2,000 per traffic signal. Through the agreement between the Ministry and the City the Ministry will pay both the capital cost and the ongoing operation and maintenance costs. Should either traffic signal experience a major malfunction or require major repairs or upgrades, the Ministry would provide additional funds to perform the necessary major work to return the signals to an in service operational condition.

The agreement would have a period of performance of five years.

RECOMMENDATION IMPLICATIONS

Financial Implications

This agreement is revenue neutral and the conditions of this agreement will be such that the Ministry covers the full costs associated with installation, maintenance and operations of the signals.

Environmental Implications

None with respect to this report

Policy and/or Strategic Implications

This work provides a platform for collaboration with the Ministry.

Other Implications

None with respect to this report

Accessibility Implications

None with respect to this report

COMMUNICATIONS

Communications is aware of this work. Additional communications relating to the actual work will be coordinated with the Ministry.

DELEGATED AUTHORITY

The recommendations contained in this report require City Council approval as set out in Section 35 of *The Regina Administration Bylaw, No. 2003-69*.

Respectfully submitted,

EXECUTIVE COMMITTEE



Jim Nicol, Secretary

October 17, 2016

To: His Worship the Mayor
and Members of City Council

Re: Buffalo Pound Water Treatment Corporation (BPWTC) – Clean Water Wastewater Fund
(CWWF) – Proposed Project

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- OCTOBER 5, 2017**

That the Chief Financial Officer or his designate be authorized to provide approval to the Buffalo Pound Water Treatment Corporation (BPWTC) to submit an application under the Clean Water Wastewater Fund (CWWF) for the Electrical Upgrade Capital Project (Project).

EXECUTIVE COMMITTEE – OCTOBER 5, 2016

The Committee adopted a resolution to concur in the recommendation contained in the report.

Mayor Michael Fougere, Councillors: Wade Murray (Chairperson), Sharron Bryce, Bryon Burnett, John Findura, Jerry Flegel, Shawn Fraser, Bob Hawkins, Mike O'Donnell and Barbara Young were present during consideration of this report by the Executive Committee.

The Executive Committee, at the **PRIVATE** session of its meeting held on October 5, 2016, considered the following report from the Administration:

RECOMMENDATION

That the Chief Financial Officer or his designate be authorized to provide approval to the Buffalo Pound Water Treatment Corporation (BPWTC) to submit an application under the Clean Water Wastewater Fund (CWWF) for the Electrical Upgrade Capital Project (Project).

CONCLUSION

Administration from the City of Regina (Regina), the City of Moose Jaw (Moose Jaw) and the BPWTC have recently become aware of the details of the CWWF, including the fact that the BPWTC is eligible to apply for funding under the CWWF. As per the BPWTC Unanimous Membership Agreement, Regina and Moose Jaw, as voting members, must provide the necessary authority for the BPWTC to seek financial support from any other level of government. As such, the BPWTC requires authorization from both Regina and Moose Jaw to apply for funding, under the CWWF, for the Electrical Upgrade Capital Project.

BACKGROUND

Details of the CWWF were announced Friday, September 16, 2016, for which Regina is eligible for a total allocation (federal/provincial/municipal) of \$27.4 million for three projects: (1) upgrades to McCarthy Pump Station (third force main); (2) wastewater and storm water collection system rehabilitation; and, (3) wastewater collection and storm system upgrades.

As per the terms and conditions of the CWWF, ultimate recipients for funding include:

- i. Provinces and territories;
- ii. Organizations designated by a province or territory and agreed to by Canada;
- iii. Municipal or regional governments established by or under a provincial or territorial statute; and
- iv. Other entities providing water or wastewater services to communities as designated by (province).

Administration's interpretation is that the BPWTC would be eligible to apply for CWWF funding under iv. above.

CWWF:

The CWWF is a \$2 billion fund designed to encourage economic growth and support sustainable, livable communities. The fund will primarily focus investments on meeting immediate priorities for clean water and wastewater to support a cleaner and healthier environment for communities.

Eligible investments include:

- the rehabilitation and optimization of water, storm water and wastewater related infrastructure;
- improvement of asset management approaches, including studies and pilot projects;
- planning for future upgrades to wastewater treatment and collection infrastructure to meet applicable regulatory requirements; and
- new construction projects, including the construction of naturalized systems for management and treatment of wastewater and storm water may also be considered if they can be completed within the program timeframe.

Allocation details:

- Total Saskatchewan allocation is \$89,342,112.
- Program completion date: March 31, 2018; however, projects will be eligible for a one-year extension to March 31, 2019, on a case-by-case basis.
-

DISCUSSION

To reduce potential electrical risks, the BPWTC proposes to accelerate its Electrical Upgrade Capital Project with an approximate cost of \$40.422 million. The Project will include the following elements:

- Lake Pump Station (LPS) transmission line replacement to reduce the likelihood of failure (the current 50 year old transmission line has reached the end of its useful life);

- LPS substation replacement of transformers, switch gear, breakers and apparatus to reduce the likelihood of equipment failure, (the substation is reaching the end of its useful life at approximately 50 years old);
- LPS electrical upgrades to meet current electrical best practices, improve electrical reliability and employee safety (current electrical components range from 30 to 60 years old);
- Addition of backup power generators at the LPS to reduce the consequences of a prolonged electrical power outage and allow the BPWTC to produce water during unexpected loss of power for unknown durations, and reduce demand charges;
- Pump and motor upgrades at the LPS to improve electrical efficiency, enhanced reliability and reduce the likelihood of equipment failures, (most of the equipment has reached its life expectancy of 30 to 60 years).

The Project, once complete, will assist in allowing the BPWTC to operate for another 25 years and minimize the risks of electrical problems from occurring, which will improve the reliability of the BPWTC.

The BPWTC is currently conducting analysis for the purpose of providing recommendations on further capital work required, however, regardless of the outcome of the analysis, the Electrical Upgrade Project is still relevant and will be incorporated into the business case resulting from the analysis for the BPWTC.

As noted above, although the intake date for CWWF applications has not been confirmed, the BPWTC is proactively gathering and preparing all information necessary to be in a position to apply for funding once details are announced. Authority from Regina and Moose Jaw is required, as per the Unanimous Membership Agreement between Regina, Moose Jaw and the BPWTC as set out in Article Five – Decision Making:

5.2 ***Matters for City Approval.*** The Corporation shall not take any of the following actions without the prior approval of each of the Cities:

- (g) seeking financial support or any changes to legislation or regulation from any Governmental Authority other than the Cities, save and except for support or changes relating to operational items, changes to processes, technology or methods being used by the Corporation;

In addition, the BPWTC have established measures to report to Council, as per Article Seven – Reporting Requirements of the Unanimous Membership Agreement that states that semi-annual reports shall be submitted to each of the cities on any matters that require the approval of the Cities.

Further to the directive above, the City of Moose Jaw brought forward an information item requesting support for the BPWTC project to its Executive Committee meeting of September 26, 2016 and its City Council meeting of October 3, 2016. The request for support was subsequently approved.

RECOMMENDATION IMPLICATIONS

Financial Implications

There are no financial implications as a result of this report. The approval required is to meet the terms of the Unanimous Membership Agreement and enable BPWTC to apply for funding under the CWWF. Should the application be successful, the BPWTC will fund its 25 per cent portion, or \$10,105,500, under the terms of the Unanimous Membership Agreement.

Environmental Implications

None with respect to this report.

Policy and/or Strategic Implications

None with respect to this report.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Any and all communication activities will be discussed between all parties involved.

DELEGATED AUTHORITY

The recommendations contained in this report require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE



Jim Nicol, Secretary

mrt

October 17, 2016

To: His Worship the Mayor
and Members of City Council

Re: Discretionary Use Application (16-DU-17)
Planned Group of Dwellings - 3960 Green Falls Drive

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
– SEPTEMBER 28, 2016**

That the Discretionary Use Application for a proposed Planned Group of Dwellings located at 3960 Green Falls Drive, being Block T, Plan No. 102144305, Greens on Gardiner 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-3.4 inclusive, prepared by North Ridge Development Corporation and dated May 27, 2016.
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

REGINA PLANNING COMMISSION – SEPTEMBER 28, 2016

The Commission adopted a resolution to concur in the recommendation contained in the report after amending Recommendation #1 to read:

1. That the Discretionary Use Application for a proposed Planned Group of Dwellings located at 3960 Green Falls Drive, being Block T, Plan No. 102144305, Greens on Gardiner be APPROVED, and that a Development Permit be issued subject to the following conditions:

Recommendation #2 does not require City Council approval.

Councillors: Mike O'Donnell (Chairperson), Jerry Flegel and Barbara Young; Commissioners: Pam Dmytriw, Adrienne Hagen Lyster, Simon Kostic, Ron Okumura, Daryl Posehn, Laureen Snook and Kathleen Spatt were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on September 28, 2016, considered the following report from the Administration:

RECOMMENDATION

1. That the Discretionary Use Application for a proposed Planned Group of Dwellings located at 3960 Green Falls Drive, being Lot 202894443. Block T, Plan No. 102144305, Greens on Gardiner 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-3.4 inclusive, prepared by North Ridge Development Corporation and dated May 27, 2016.
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the October 17, 2016 meeting of City Council for approval.

CONCLUSION

The applicant proposes to develop a planned group of townhouse dwellings consisting of 65 dwelling units in 15 buildings. The buildings will vary between two storey and bungalows.

The subject property is currently zoned R5-Residential Medium Density located within the Greens on Gardiner subdivision.

The proposed planned group of dwellings complies with the development standards and regulations contained in the *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) and is consistent with the policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Accordingly, the Administration is recommending approval.

BACKGROUND

A Discretionary Use Application has been received for the development of a Planned Group of Dwellings at 3960 Green Falls Drive. This application is being considered pursuant to the Zoning Bylaw, the OCP and *The Planning and Development Act, 2007*.

A previous Discretionary Use Application (14-DU-01) was approved by City Council on July 28, 2014. The approval was for 22 semi-detached townhomes and 27 detached dwelling units based on R2-Residential Semi-Detached zoning. The development did not proceed.

An amendment to the Greens on Gardiner Concept Plan was approved by the City Council April 6, 2016. The amendment to the concept plan was accompanied by a Zoning Bylaw amendment that changed the land use zoning for the subject property from R2-Residential Semi-detached to R5-Residential Medium Density.

Pursuant to Subsection 56(3) of *The Planning and Development Act, 2007*, City Council may establish conditions for discretionary uses based on the nature of the proposed development (e.g. site, size, shape and arrangement of buildings) and aspects of site design (e.g. landscaping, site access, parking and loading) but not including the colour, texture or type of materials and architectural details.

DISCUSSION

The applicant proposes to develop a planned group of 65 townhouses on the subject property.

The land use and zoning related details of this proposal are summarized in the following table:

Land Use Details	Existing	Proposed
Zoning	R5 – Residential Medium Density	R5 – Residential Medium Density
Land Use	Vacant	Townhouses
Number of Dwelling Units	Nil	65

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required	65 stalls 1 stall per unit	130 stalls
Minimum Lot Area (m ²)	7,800 m ²	23,311 m ²
Minimum Lot Frontage (m)	4 m	7.01 m
Maximum Building Height (m)	11 m	6.93 m
Maximum Floor Area Ratio	.85	.35
Maximum Coverage (%)	50%	33%

The proposal complies with the Greens on Gardiner Concept Plan which identifies the subject property for medium density residential development. The Greens on Gardiner Concept Plan is included in Appendix C.

Transit service was introduced to the area August 29, 2016. Service is one-way traveling northbound on Chuka Boulevard with the main destination being the University of Regina. Initially, transit service will operate eight months of the year but may increase based on demand.

The proposed development is consistent with the purpose and intent of the R5 Zone with respect to providing for flexibility in building and site design in locations where residential development or redevelopment is desired at medium density.

Surrounding land uses include vacant land to the north (future shopping centre), Chuka Creek and open space to the east, Arcola Avenue to the south and a multi-building apartment complex to the west. Recent changes to the concept plan affect lands to the north and east of the subject lands. Lands to the east have been designated as PS-Public Space.

The lands to the north have been designated for a shopping centre. On July 25, 2016 a Discretionary Use Application for a shopping centre was approved by City Council (CR16-92) for the land immediately north of Green Falls Drive.

RECOMMENDATION IMPLICATIONS

Financial Implications

Capital funding to provide municipal infrastructure that is required for subdivision and development in the concept plan area will be the sole responsibility of the developer. The municipal infrastructure that is built and funded by the developer will become the City's responsibility to operate and maintain through future budgets.

Any infrastructure that is deemed eligible for Servicing Agreement Fees funding will be funded by the City of Regina in accordance with the *Administration of Servicing Agreements Fees and*

Development Levies Policy. Utility charges are applied to the costs of water, sewer and storm drainage services.

Environmental Implications

The proposed development does not impact the existing floodplain along Chuka Creek.

The subject property is located within the Low Sensitivity Aquifer Protection Overlay Zone. The proposal is required to comply with the applicable performance standards within the Zoning Bylaw which include:

- Excavations shall not exceed six metres in depth. Where the overburden is less than six metres, the excavations shall not expose the aquifer or reduce the overburden sustainability.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A: Policy Plan of the OCP with respect to:

Complete Neighbourhoods

- Require that new neighbourhoods, new mixed-use neighbourhoods, intensification areas built or approved neighbourhoods are planned and developed to include the following:
 - Integration and interconnectivity with all adjacent neighbourhoods, the city, and where appropriate, the region.
 - A framework, where appropriate, of smaller neighbourhood districts and a centrally located neighbourhood hub.
 - Opportunities for daily lifestyle needs, such as services, convenience shopping, and recreation.
 - A distinctive character, identity and sense of place.
 - Buildings which are designed and located to enhance the public realm, and contribute to a better neighbourhood experience.
 - Convenient access to areas of employment.

Other Implications

In accordance with the Memorandum of Agreement (MOA) between the City of Regina and the Rural Municipality of Sherwood No. 159 (RM), Administration has circulated the application in accordance with the agreed upon circulation process outlined in the MOA. The RM provided no concerns for the proposed use.

Accessibility Implications

The Zoning Bylaw requires two per cent of the required parking stalls (gross parking calculation) be provided for persons with disabilities. The proposed development provides one parking stall for persons with disabilities which meets the minimum requirement.

COMMUNICATIONS

Public notice requirements have been fulfilled through the following measures.

Public notification signage posted on	August 4, 2016
Letter sent to immediate property owners	June 29, 2016
Public Open House held	N/A
Number of public comments sheets received	0

The application was circulated to the Arcola East Community Association for their comments. The Arcola East Community Association informed Administration by phone that they are in full support of the project.

The applicant and interested parties will receive a copy of the report and notification of the meeting should they wish to appear at the Regina Planning Commission or City Council. In addition, the applicant and interested parties will receive written notification of City Council's decision.

DELEGATED AUTHORITY

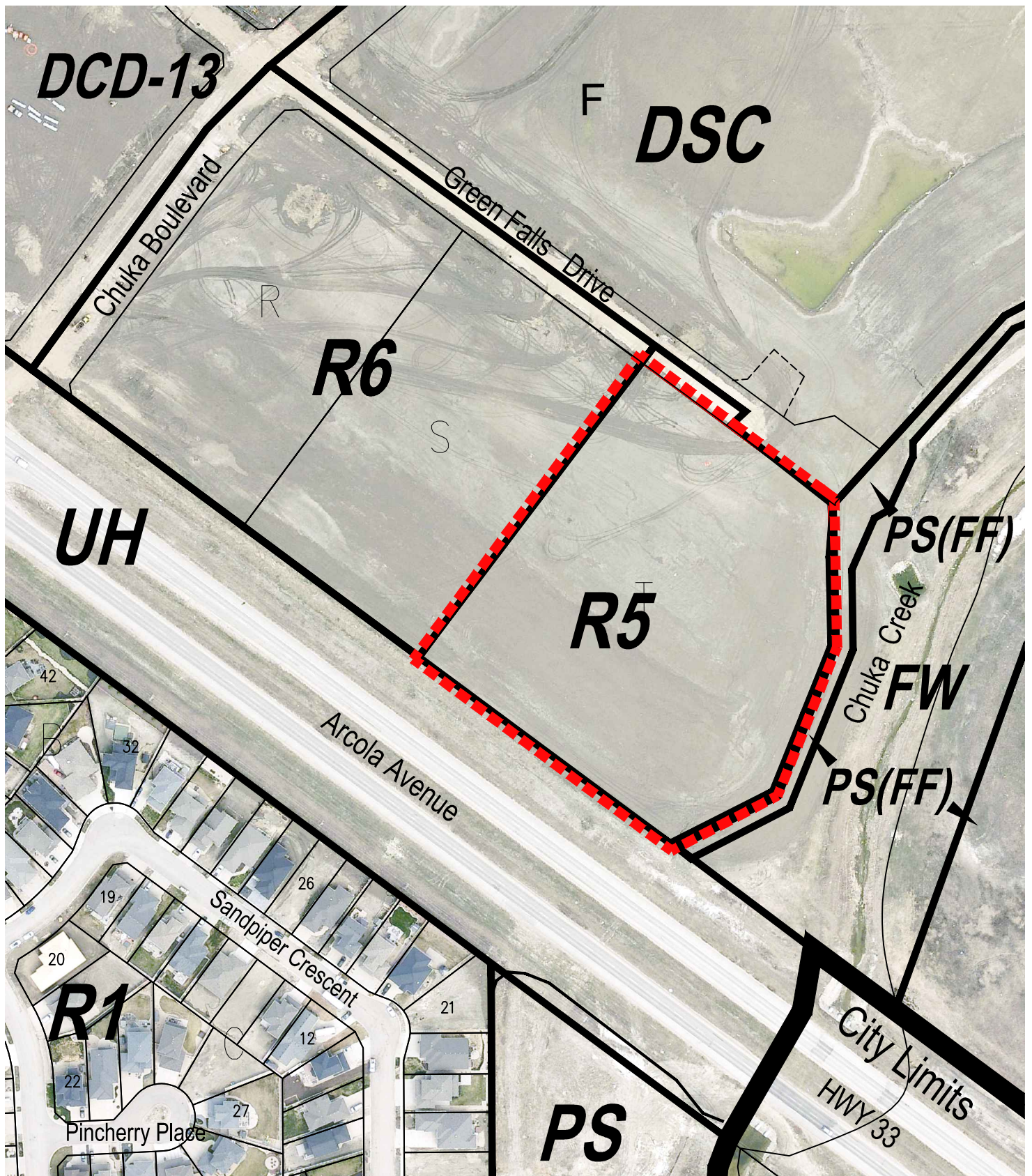
City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,

REGINA PLANNING COMMISSION



Elaine Gohlke, Secretary



Subject Property





Subject Property

Date of Photography: 2014



Project 16-DU-17

Civic Address/Subdivision 3960 Green Falls Drive



385 Maxwell Crescent
Regina, Saskatchewan S4N 5X9
Ph: (306) 352-5900 Fx: (306) 352-5902
www.northbridge.sk.ca

**The Greens on Gardiner
Phase 5: Parcel T**

Discretionary Use Application - Revised August 15, 2016

Site Plan

Scale 1.750

Page 3 of 7

Appendix A-3.1a

Green Falls Drive

Sidewalk



Parcel S
Residential

Legend

- Property Line
- - - Setbacks
- - - Easements Per Title
- 6' Privacy Fence
- Asphalt
- Bungalows
- Premium Bungalows
- Two Storeys
- Premium Two Storeys
- Washed Rock
- Concrete
- Artificial Turf
- Grass
- Street Light
- Trees
- Shrubs
- Garbage with 5' Wood Screen

TYPE	SPECIFICATIONS
SCS	SCHUBERT CHOKECHERRY SINGLE / Prunella virginiana (msh.) 3.500mm O.C. spacing
CBS	COLORADO BLUE SPRUCE / Picea pungens 'var. glauca' 30mm CAUPER (msh.) 3.000 to 10.000mm O.C. spacing
GDS	GOLD SPREA / Spiraea x bumalda 'Goldflame' #2 POT 1000mm O.C. spacing
SPJ	SPREADING JUNIPER / Juniperus sabino #2 POT 1200mm O.C. spacing
PBP	PINK BEAUTY POTENTILLA / Potentilla fruticosa 'Pink Beauty' #2 POT 1000mm O.C. spacing

Chuka Creek

PS(FF)
As Referred To In Bylaws
2014-57 And 2016-25

Highway 33

The Greens on Gardiner Phase 5, Parcel T

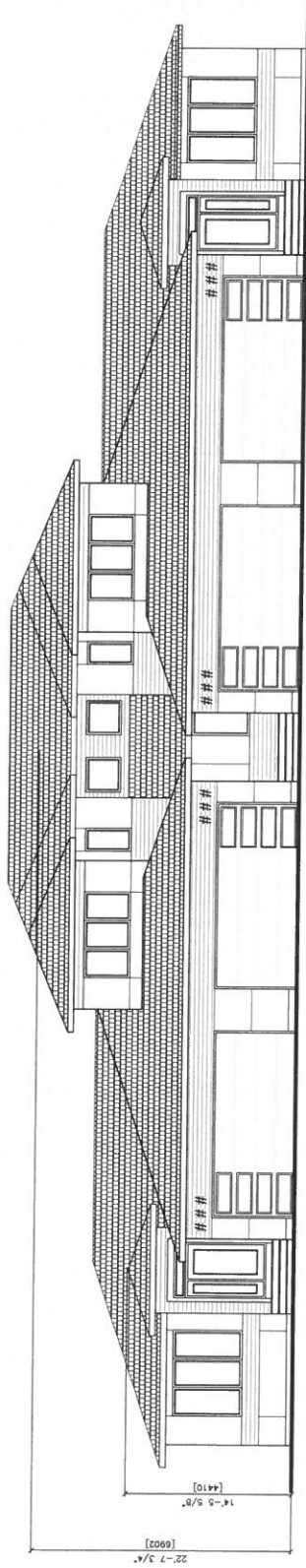
Discretionary Use Application - Revised August 15, 2016

385 Maxwell Crescent
Regina, Saskatchewan S4S 5K9
Ph: (306) 352-5900 Ex: (306) 352-5902
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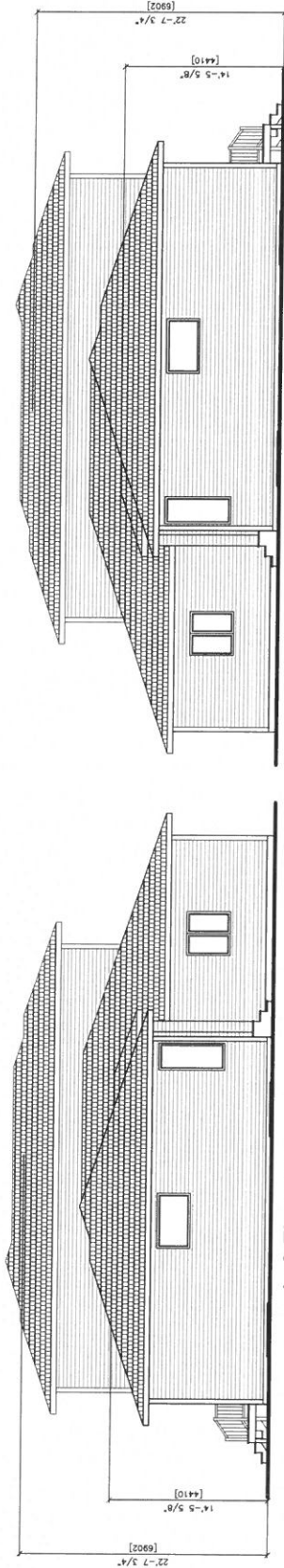


Landscape Plan

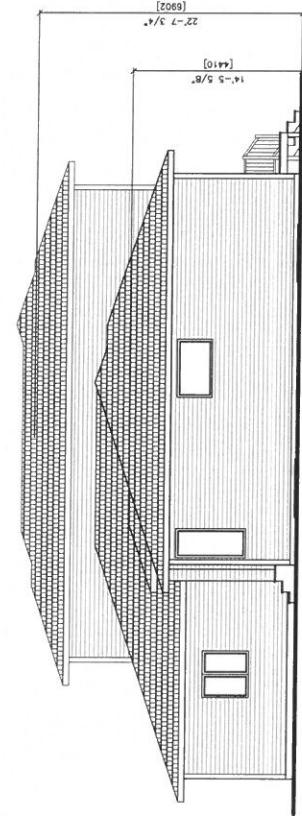
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Page 4 of 7



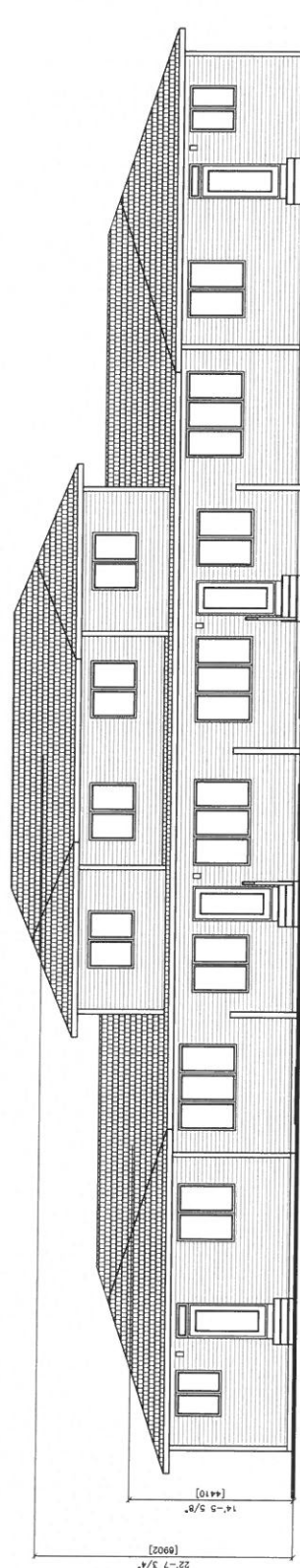
Front Elevation



Left Elevation

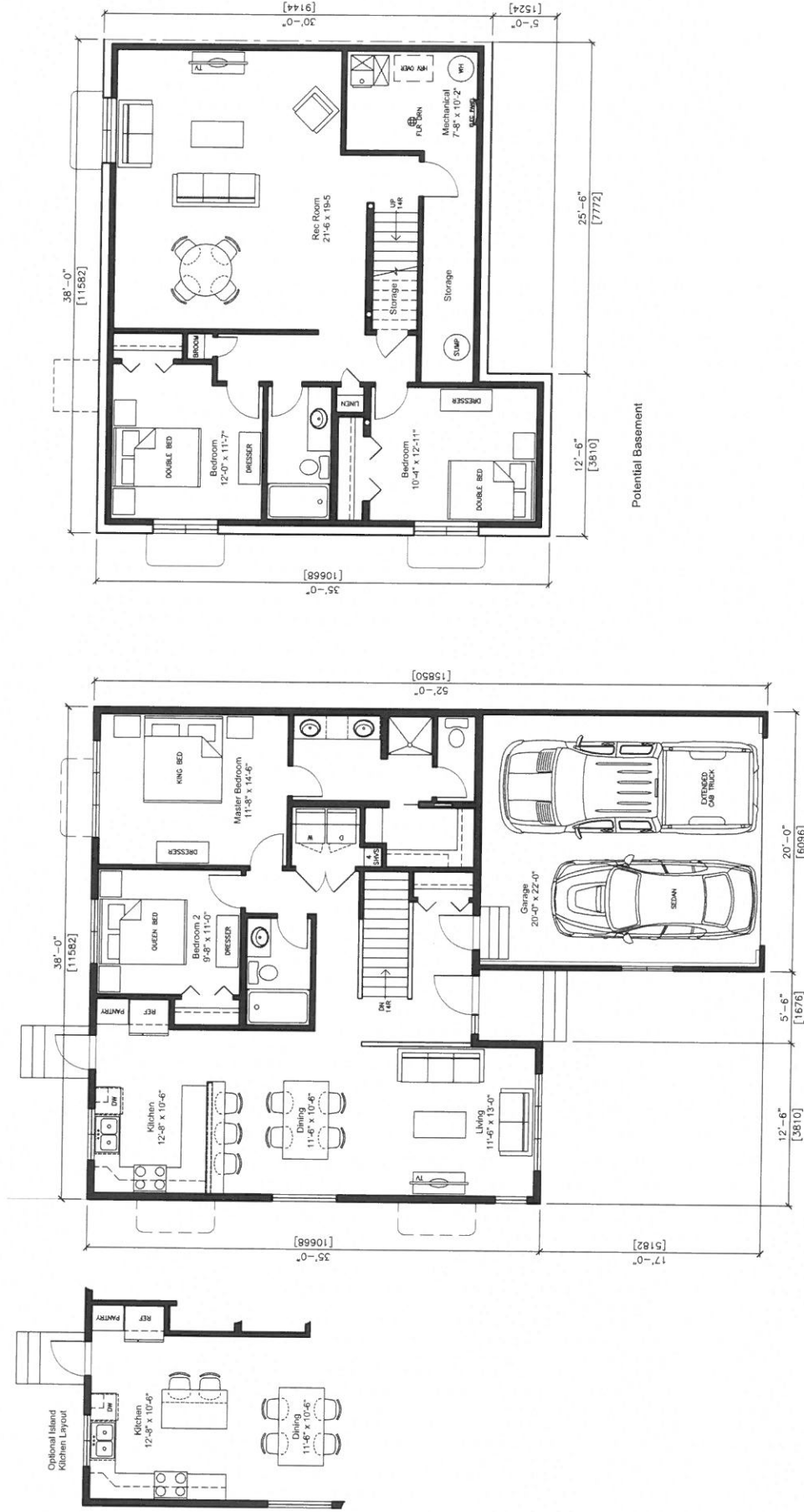


Right Elevation

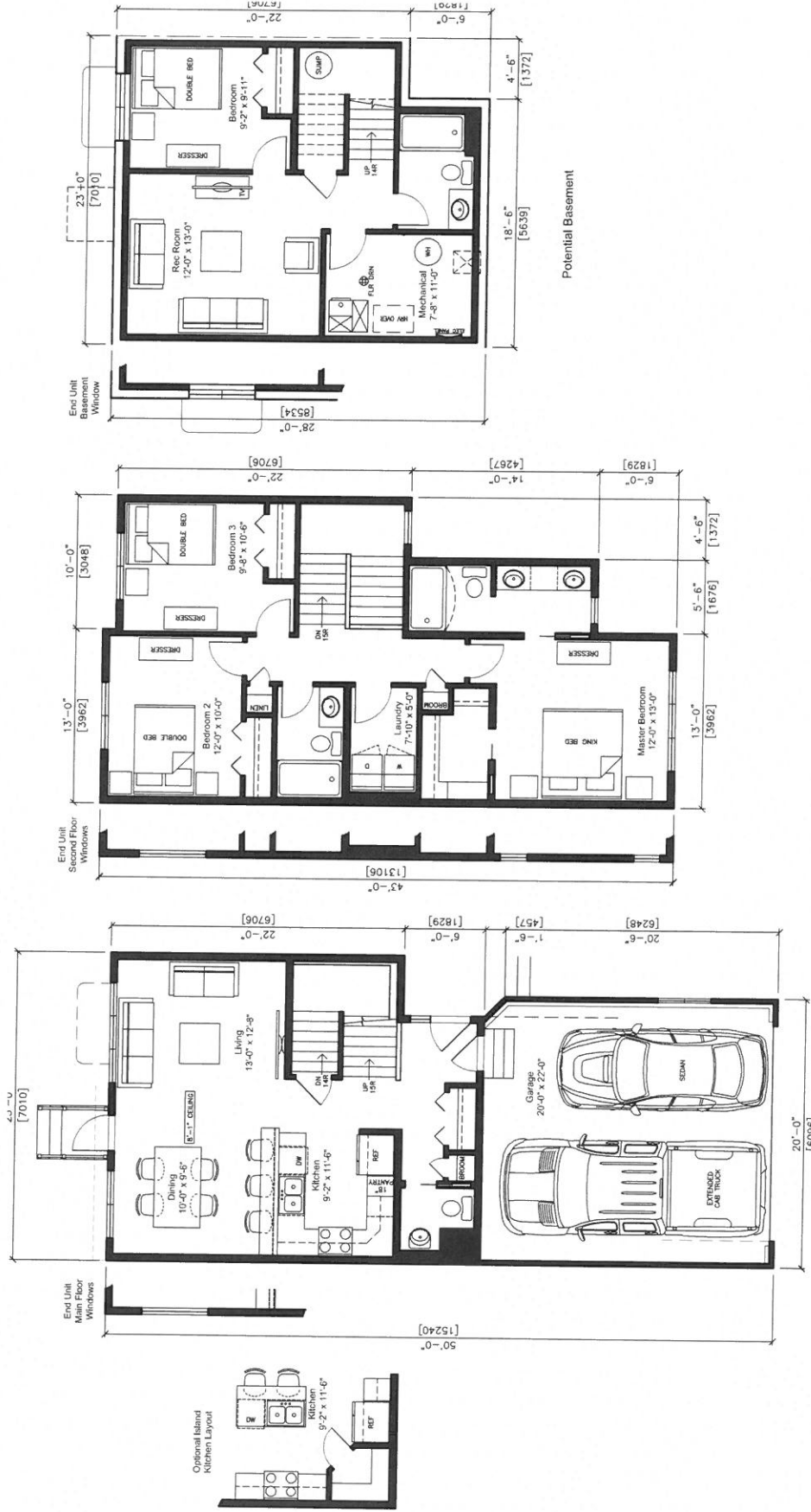


Rear Elevation

Appendix A-3.3a



Appendix A-3.3b



385 Maxwell Crescent
Regina, Saskatchewan S4N 5X9
Ph: (306) 352-5900 Fax: (306) 352-5902
www.northridge-sk.ca

The Greens on Gardiner Phase 5, Parcel T

Discretionary Use Application - Revised Aug 15, 2016

Two Storey
Floor Plan

Scale 3/32"=1'-0"
Page 6 of 7

GREENS ON GARDINER CONCEPT PLAN LAND-USE



LEGEND

1) LAND USE & AREAS

--- CONCEPT PLAN BOUNDARY		
LOW DENSITY	64.10 ha	36.15 %
MEDIUM DENSITY	11.89 ha	6.71 %
LIVE/WORK OR MEDIUM DENSITY	0.55 ha	0.31 %
HIGH DENSITY	10.47 ha	5.90 %
MEDIUM OR HIGH DENSITY	2.89 ha	1.63 %
MIXED USE	8.19 ha	4.62 %
MIXED-USE AND/OR COMMERCIAL	8.56 ha	4.83 %
MUNICIPAL RESERVE (MR)	15.28 ha	8.62 %
ROADS	38.26 ha	21.58 %
OTHER		
FLOODWAY / ENVIRONMENTAL RESERVE (ER)	7.88 ha	4.44 %
FLOOD FRINGE / ENVIRONMENTAL RESERVE (ER)	4.46 ha	2.52 %
MUNICIPAL UTILITY (MU)	1.28 ha	0.72 %
SASKTEL	0.17 ha	0.10 %
CHURCH	3.32 ha	1.87 %
TOTAL AREA	177.30 ha	100 %

2) INFRASTRUCTURE

ARTERIAL ROAD
COLLECTOR ROAD
LOCAL ROAD
WALKWAY
POTENTIAL STORM POND
CREEK CENTERLINE
PATHWAY
POTENTIAL FUTURE PATHWAY EXTENSIONS



October 17, 2016

To: His Worship the Mayor
and Members of City Council

Re: RFF #2713 – Value Increase for Engineering Services for Residential Road Renewal
Program – Package #1

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- OCTOBER 5, 2016**

That this report be received and filed.

EXECUTIVE COMMITTEE – OCTOBER 5, 2016

Chad Novak, representing Saskatchewan Taxpayers Advocacy Group, addressed the Committee.

The Committee adopted a resolution to concur in the recommendation contained in the report.

Mayor Michael Fougere, Councillors: Wade Murray (Chairperson), Bryon Burnett, John Findura, Jerry Flegel, Shawn Fraser, Bob Hawkins, Mike O'Donnell and Barbara Young were present during consideration of this report by the Executive Committee.

The Executive Committee, at its meeting held on October 5, 2016, considered the following report from the Administration:

RECOMMENDATION

That this report be forwarded to the October 17, 2016 meeting of City Council for information.

CONCLUSION

On September 22, 2015, the City of Regina (City) awarded Associated Engineering (Sask) Ltd. (AE) a contract to provide professional engineering services for the Residential Road Renewal Program (RRRP), Package #1 for a total of \$450,000 excluding GST plus a contingency of \$40,000. The scope of the work included site investigation, preliminary and detailed design for the rehabilitation of road, curb & gutter and sidewalk structures, tendering and project management for this package.

As a part of the scope of work, AE reviewed and evaluated improvement options from preliminary design and tested this for efficiency and cost effectiveness. This led to AE recommending some changes in the field which will require additional time to ensure that a consistent level of service was provided. Due to these changes, AE has requested an increase in

fees in the amount of \$45,000, excluding GST, to cover this additional work to deliver the program. The existing contingency of \$40,000 is not sufficient to cover the cost of the additional services for the project.

Adjustments to AE's engineering fees are being made to accommodate the proposed residential work. The adjustments have increased the engineering services upset fee to \$535,000 from the original upset fee of \$450,000 excluding GST, plus \$40,000 contingency.

As per the City's Purchasing Policy, *The Regina Administration Bylaw No. 2003-69*, and the Purchasing Procedure Manual – Appendix C – Delegation of Authority and Authorization Levels, Page C-3, if the amendment to a contract for consulting or professional services increases the value of the contract in excess of \$500,000, an informational report must be taken to Council to describe the circumstances for the increase.

BACKGROUND

The long term RRRP was established in 2014 and is funded by a 1% dedicated mill rate increase per year until 2019 and 25% from the Street Infrastructure Renewal Program. Allocation of this fund is based on analysis that determines the most effective and efficient delivery of the program to gradually improve the condition of residential roadways in the most responsible and cost efficient manner.

Locations for this program are selected each year by the City of Regina's Roadways Preservation Branch for rehabilitation under the RRRP. 38 locations were identified for rehabilitation for the RRRP - Package #1 for 2017.

The scope of work for these locations consists of the following:

- Localized repair and/or reconstruction of surface works such as pavement, sidewalks, curbs, gutters and landscaping where required; and
- Repair and/or reconstruction of underground services such as catch basins and man-holes impacted by surface works.

DISCUSSION

Through a public notification process as per *The Regina Administration Bylaw No. 2003-69, Schedule D – Purchasing Policy, Part V – Consulting and Professional Services, Public Notification Process*, RFP #2713 was posted to SaskTenders to request proposals from qualified firms to provide engineering services to meet the goals of the RRRP.

A selection committee was formed to review the submitted RFP's and their recommendation was that AE be awarded this contract.

The work leading up to construction for RRRP – Package #1 involved a significant amount of collaboration and discussion. Options and thresholds have been reviewed and tested for efficiency and cost effectiveness. Though the majority of the large decisions were made in the design stages of the project, the ongoing changes in the field upon commencement of construction have required additional time for the Consultant to ensure that a consistent level of service is provided.

To this end, the Consultant, AE, requested an increase in fees in the amount of \$45,000 including GST to cover the additional work required to deliver the Program. The existing contingency of \$40,000 is insufficient.

The approval memo to increase the value of the contract from \$490,000 to \$535,000 excluding GST to provide engineering services for Package #1 of the RRRP to AE was signed on July 22, 2016.

RECOMMENDATION IMPLICATIONS

Financial Implications

There is sufficient funding in the RRRP to cover this increase in fees.

Environmental Implications

There is a positive environmental impact caused by the replacement of deteriorated infrastructure. Well-maintained roads help to reduce fuel consumption and wear on vehicles. Fuel consumption directly impacts the emission of greenhouse gases.

Policy and/or Strategic Implications

The recommended strategy, including a dedicated mill rate allocation, is consistent with the Community Priority of *Long Term Financial Viability*, as outlined in *Design Regina: The Official Community Plan Bylaw No. 2013-48*, (OCP) and consistent with the corporate strategic plan as it relates to asset management. The Residential Road Renewal Program supports the City's strategic focus to improve the development and maintenance of liveable neighbourhoods, and will improve the residential road infrastructure condition to a level and quality that is sustainable.

Other Implications

An improved residential road network will provide residents in these areas with improved quality of life due to reductions in frustration, travel delays, fuel consumption and vehicle repairs/maintenance.

Accessibility Implications

On intersection corners where the sidewalks are not accessible, pedestrian ramps will be installed.

COMMUNICATIONS

A full communication plan has been developed for this project to ensure the public is adequately informed of the upcoming construction work.

DELEGATED AUTHORITY

As per the City's Purchasing Policy, *The Regina Administration Bylaw No. 2003-69*, if the amendment to a contract for consulting or professional services increases the value of the contract in excess of \$500,000, an informational report must be taken to Council to describe the circumstances for the increase.

Respectfully submitted,

EXECUTIVE COMMITTEE

A handwritten signature in black ink, appearing to read 'Jim Nicol', written over a horizontal line.

Jim Nicol, Secretary

mrt

BYLAW NO. 2016-66

A BYLAW OF THE CITY OF REGINA TO DENY A PERMIT FOR THE
ALTERATION OR DEMOLITION OF PROPERTIES THAT THE COUNCIL OF THE
CITY OF REGINA MAY WISH TO DESIGNATE AS MUNICIPAL HERITAGE
PROPERTIES AMENDMENT BYLAW, 2016 (No. 2)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

1 *A Bylaw of the City of Regina to Deny a Permit for the Alteration or Demolition of Properties that the Council of the City of Regina May Wish to Designate as Municipal Heritage Properties*, No. 8912, commonly referred to as *The Heritage Holding Bylaw*, is amended by deleting from Schedule “A” thereof reference to each of the following:

1. Item 1.35: “1806 Smith Street, Somerset Block”
2. Item 3.16: “2022 Lorne Street, Frontenac Apartments”
3. Item 3.17: “2022 - 24 Lorne Street, Frontenac Apartments”
4. Item 6.22: “1654 – 11th Avenue, Old No. 1 Fire Hall (Central Fire Hall)”
5. Item 8.19: “1377 Hamilton Street, Weston Bakery Building”

2 This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 17th DAY OF October 2016.

READ A SECOND TIME THIS 17th DAY OF October 2016.

READ A THIRD TIME AND PASSED THIS 17th DAY OF October 2016.

Mayor

City Clerk (SEAL)

CERTIFIED A TRUE COPY

City Clerk

Approved as to form this _____ day of _____, 20____.

City Solicitor

ABSTRACT

BYLAW NO. 2016-66

A BYLAW OF THE CITY OF REGINA TO DENY A PERMIT FOR THE
ALTERATION OR DEMOLITION OF PROPERTIES THAT THE COUNCIL OF THE
CITY OF REGINA MAY WISH TO DESIGNATE AS MUNICIPAL HERITAGE
PROPERTIES AMENDMENT BYLAW, 2016 (No. 2)

PURPOSE:	The purpose of the Bylaw is to amend Schedule “A” of The Heritage Holding Bylaw No. 8912.
ABSTRACT:	This bylaw removes properties that were designated as Municipal Heritage Property by City Council on May 30, 2016.
STATUTORY AUTHORITY:	Section 28(e) of <i>The Heritage Property Act</i> . Section 8(1)(a) and 81(1) of <i>The Cities Act</i> .
MINISTER’S APPROVAL:	N/A
PUBLIC HEARING:	N/A
PUBLIC NOTICE:	N/A
REFERENCE:	City Council, May 30, 2016, CR16-52, CR16-53, CR16-54 and CR16-55.
AMENDS/REPEALS:	Amends Bylaw No. 8912.
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	Community Planning and Development
INITIATING DEPARTMENT:	Planning