



CITY COUNCIL

**Monday, September 28, 2015
5:30 PM**

Henry Baker Hall, Main Floor, City Hall



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**Revised Agenda
City Council
Monday, September 28, 2015**

PRESENTATIONS

Henry Baker Scholarships

CONFIRMATION OF AGENDA

MINUTES FROM THE MEETING HELD ON AUGUST 31, 2015

DELEGATIONS, COMMUNICATIONS, PUBLIC NOTICE BYLAWS AND RELATED REPORTS

- DE15-63 Brin Werrett – Regina Thunder Football Club: Regina Thunder Football Club Agreement for Sale
- CR15-91 Finance and Administration Committee: Regina Thunder Football Club Agreement for Sale

Recommendation

1. That the Regina Thunder Football Club purchase the Clubhouse on a revised payment schedule with a five-year tax exemption and a requirement to pay for field rental.
2. That the 2015 payment to be received from Regina Thunder Football Club Inc. is applied against the outstanding loan balance.
3. That the Chief Operating Officer or his designate be authorized to resolve the final terms and conditions of an agreement as outlined in this report.
4. That the City Solicitor be instructed to :
 - a. Prepare a sales agreement on the terms as negotiated by the Chief Operating Officer and as outlined in this report and prepare the required loan bylaw to authorize this sale; and
 - b. Bring forward the necessary five year tax exemption agreement and bylaw to provide for the property tax exemption.
5. That the City Clerk be authorized to execute the Agreement after review by the City Solicitor.



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- DE15-64 Brian Saunders – Namerind Development Corporation: Application For Contract Zoning (15-CZ-1) Proposed Temporary Surface Parking Lot, 1840 Lorne Street
- DE15-65 John Hopkins – Regina & District Chamber of Commerce: Application For Contract Zoning (15-CZ-1) Proposed Temporary Surface Parking Lot, 1840 Lorne Street
- CR15-92 Regina Planning Commission: Application For Contract Zoning (15-CZ-1) Proposed Temporary Surface Parking Lot, 1840 Lorne Street

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1840 Lorne Street, being Lot 42, Block 309, Plan No. 0012RA12095 from D-Downtown to C-Contract be APPROVED and that the contract zone agreement between the City of Regina and the applicant/owner of the subject property be executed.
2. That further to Recommendation 1, the proposed contract zone agreement shall include the following terms:
 - a. The property shall be permitted to operate as a temporary surface parking lot or construction staging area for three years from the date of City Council's approval;
 - b. The parking lot shall meet all standards for "parking lot, paved" except that:
 - i. Surface may be minimum 150 mm densely packed gravel or asphalt planings with a dust inhibitor to the satisfaction of the Director of Development Services;
 - ii. The parking lot must meet the requirements of the City of Regina Standard for Drainage from Building Site and Parking Lot Developments in order to obtain a building permit.
 - c. The development shall conform to the attached plan, prepared by MGM Patisson, and dated June 17, 2015, Appendix A-3;
 - d. A wood fence of at least 1.0m to 1.2m shall be constructed along the Lorne Street property line;



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- e. Signage on the subject property shall comply with the development standards for the D-Downtown Zone pursuant to Table 16.1 of the Zoning Bylaw;
 - f. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw;
 - g. The agreement shall be registered in the City's interest at the applicant's cost pursuant to *Section 69 of The Planning and Development Act, 2007*.
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.

DE15-66 Doug Rogers – Terra Developments Inc.: Application For Zoning Bylaw Amendment (15-Z-14) Rosewood Park School Site

CR15-93 Regina Planning Commission: Application For Zoning Bylaw Amendment (15-Z-14) Rosewood Park School Site

Recommendation

1. That *Regina Zoning Bylaw No. 9250* be amended by rezoning the following parcels within LSD 1 and LSD 2, SE¼ 9-18-20-W2M from UH-Urban Holding Zone:
 - a. Proposed MR1 to I - Institutional
 - b. Proposed MU1, MU2, and MR2 to PS – Public Service
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

CP15-13 Terry and Shirley Thompson – A & B Autobody: Application for Zoning Bylaw Amendment (15-Z-08) - 1650 Winnipeg Street

CR15-94 Regina Planning Commission: Application for Zoning Bylaw Amendment (15-Z-08) - 1650 Winnipeg Street

Recommendation

1. That the application to rezone a portion of Parcel 7, Plan No.100299562 located at 1650 Winnipeg Street (and being the proposed Parcel C and D as shown on the proposed plan of subdivision dated January 27, 2015) from IT-Tuxedo Industrial Park to MAC-Major Arterial Commercial, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.



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CR15-95 Regina Planning Commission: Application For Zoning Bylaw Amendment And Discretionary Use (15-Z-05/15-DU-02) Proposed Car Wash – 3426 Saskatchewan Drive

Recommendation

1. That the DCD 2-Saskatchewan Drive/North Railway Street Direct Control District be amended by adding “car wash” as a discretionary use in Section 9C.3.8(2)(d).
2. That the discretionary use application for a proposed car wash located at 3246 Saskatchewan Drive, being Lot 9, Block B, Plan No. 101136877 Ext. 1, Old 33 be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1a, 3.2, and 3.3 A-3.3, prepared by KRN Tolentino Architecture Ltd. and dated August 5, 2015;
 - b) The development shall include signage at the access and egress points to the satisfaction of the Director of Development Services that control appropriate vehicle movements; and
 - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

CR15-96 Regina Planning Commission: Application for Lane Closure (15-CL-07) - Lane Adjacent To 1700 Zinkhan Street

Recommendation

1. That the application for the closure and sale of a lane right-of-way adjacent to 1700 Zinkhan Street as shown on the attached plan of proposed subdivision prepared by Scott L. Colvin, S.L.S. of Midwest Surveys Inc., dated March 27, 2015 and legally described as “Reg. Plan No. 73R44906 NE ¼ SEC 23, TWP 17, RGE 19, W2M” be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw.



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CR15-97 Regina Planning Commission: Application For Zoning Bylaw Amendment And Discretionary Use (15-Z-13/15-DU-11) Proposed Medical Clinic – 400 Dewdney Avenue

Recommendation

1. That the IA-Light Industrial Zone and the IT-Industrial Tuxedo Park Zone be amended to identify the land use “Medical Clinic” as a discretionary use in Table 5.3: Table of Land Uses-Industrial Zones.
2. That the discretionary use application for a proposed Medical Clinic located at 400 Dewdney Avenue, Innismore 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, prepared by Tilbury Design, dated December 2011; along with Appendix A-3.2; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

2015-50 THE REGINA ZONING AMENDMENT BYLAW, 2015 (No. 20)

2015-56 A BYLAW TO PROVIDE FOR THE CLOSURE AND SALE OF LANE RIGHT-OF-WAY ADJACENT TO 1700 ZINKHAN STREET

2015-57 THE REGINA ZONING AMENDMENT BYLAW, 2015 (No. 22)

2015-58 THE REGINA ZONING AMENDMENT BYLAW, 2015 (No. 23)

2015-59 THE REGINA ZONING AMENDMENT BYLAW, 2015 (No. 24)

2015-60 THE REGINA ZONING AMENDMENT BYLAW, 2015 (No. 25)

2015-64 THE REGINA THUNDER FOOTBALL CLUB TAX EXEMPTION BYLAW, 2015

2015-65 THE REGINA THUNDER FOOTBALL CLUB INC. LOAN BYLAW, 2015



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DELEGATIONS, COMMUNICATIONS AND RELATED REPORTS

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| DE15-67 | Evangeline Godron: Universal Bus Pass for the University of Regina |
| DE15-68 | Terri Sleeva – Regina Citizen’s Public Transit Coalition: Universal Bus Pass for the University of Regina |
| DE15-69 | David Vanderberg: Universal Bus Pass for the University of Regina |
| DE15-70 | Jim Elliott: Universal Bus Pass for the University of Regina |
| DE15-71 | Devon Peters and Tom Chase: Universal Bus Pass for the University of Regina |
| DE15-84 | John Klein: Universal Bus Pass for the University of Regina |
| CP15-14 | John Klein: Universal Bus Pass for the University of Regina |
| CR15-98 | Executive Committee: Universal Bus Pass for the University of Regina |

Recommendation

1. That City Council delegate authority to the Chief Operating Officer (or designate) to negotiate and approve a contract with the University of Regina Students’ Union as further detailed in this report.
2. That City Council approve the advance capital purchase of five 40 foot buses with the estimated cost of \$2,750,000 from the General Fund Reserve.
3. That once the agreement has been approved by URSU’s Board of Governors and City of Regina Council, the City Clerk be authorized to sign the applicable agreement on behalf of the City once the agreement has been reviewed and approved by the City Solicitor.

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| DE15-72 | Rob Deglau – Civic Museum of Regina: Regina Plains Museum Support (also known as the Civic Museum of Regina) |
| DE15-73 | Chad Novak – Saskatchewan Taxpayers Advocacy Group: Regina Plains Museum Support (also known as the Civic Museum of Regina) |
| DE15-74 | Susan Birley: Regina Plains Museum Support (also known as the Civic Museum of Regina) |



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CR15-99 Community and Protective Services Committee: Regina Plains Museum Support (also known as the Civic Museum of Regina)

Recommendation

1. That City Council approves a one-time grant of \$25,000, from the 2015 Community Investment Grants Reserve for Community & Protective Services, for the Regina Plains Museum to develop options on how to sustainably execute their mandate (business plan).
2. That the Executive Director of City Services be authorized to negotiate and approve a funding agreement with Regina Plains Museum as further outlined in this report.
3. That the City Clerk be authorized to execute the agreement on behalf of the City of Regina.
4. That this proposed business plan be completed by December 31, 2015, at which time Administration will report back to Community & Protective Services with recommendations.
5. That there be a one-time investment of an additional \$60,000 for 2015.

DE15-75 Chad Novak – Saskatchewan Taxpayers Advocacy Group: Recycling User Fee 2016-2017

CR15-100 Public Works and Infrastructure Committee: Recycling User Fee 2016-2017

Recommendation

That the residential recycling fee remain at \$0.25 per day (\$91.25 per year) for the period of January 1, 2016 to December 31, 2017.

DE15-76 Terry Leigh: Application for Street Closure (15-CL-13) – Portion of Eastgate Drive Right-of-Way Between Eastgate Drive and Coleman Crescent

DE15-77 Robert Li: Application for Street Closure (15-CL-13) – Portion of Eastgate Drive Right-of-Way Between Eastgate Drive and Coleman Crescent

DE15-78 Raj Verma: Application for Street Closure (15-CL-13) – Portion of Eastgate Drive Right-of-Way Between Eastgate Drive and Coleman Crescent



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- DE15-79 Erin Crosby and Garth Fredrickson: Application for Street Closure (15-CL-13) – Portion of Eastgate Drive Right-of-Way Between Eastgate Drive and Coleman Crescent
- DE15-80 Dave Dunn Enterprises Ltd.: Application for Street Closure (15-CL-13) – Portion of Eastgate Drive Right-of-Way Between Eastgate Drive and Coleman Crescent
- DE15-81 Kevin Kasha – Creekside Pub: Application for Street Closure (15-CL-13) – Portion of Eastgate Drive Right-of-Way Between Eastgate Drive and Coleman Crescent
- DE15-82 Bob Hrycan – Hrycan Law Firm: Application for Street Closure (15-CL-13) – Portion of Eastgate Drive Right-of-Way Between Eastgate Drive and Coleman Crescent
- CP15-15 Various Letters: Application for Street Closure (15-CL-13) – Portion of Eastgate Drive Right-of-Way Between Eastgate Drive and Coleman Crescent
- IR15-15 Regina Planning Commission: Supplemental Report: Application for Street Closure (15-CL-13) – Portion of Eastgate Drive Right-of-Way Between Eastgate Drive and Coleman Crescent

Recommendation

That this report be received and filed.

- CR15-101 Regina Planning Commission: Application for Street Closure (15-CL-13) – Portion of Eastgate Drive Right-of-Way - Between Eastgate Drive and Coleman Crescent

Recommendation

1. That Administration report to City Council on September 28, 2015 with any short-term solutions for maintaining the integrity of the bridge on the Eastgate Drive Right-of-Way.
2. That Administration work to find alternatives for the Eastgate Drive Right-of-Way between Eastgate Drive and Coleman Crescent, including engagement of local businesses, landowners and residents throughout the process, and prepare a report with alternatives for City Council in early spring 2016.
3. That the application for the closure of a portion of Eastgate Drive Right-of-Way between Eastgate Drive and Coleman Crescent as shown on the attached plan of proposed subdivision prepared by Scott L. Colvin SLS, dated July 13, 2015 and legally described as a portion of Parcel X, Plan No. 61R26855, a portion of Parcel Y, Plan No. 61R26855 and all of Parcel G, Plan No. FT2014 in the W1/2 Sec 22, Twp 17, Rge 19 W2M, be DENIED.



DELEGATIONS, BYLAWS AND RELATED REPORTS

- DE15-83 Jackie Schmidt – Heritage Regina: Heritage Building Rehabilitation Program - Application for Tax Exemption – Hill Residence Carriage House - 2990 Albert Street
- CP15-17 John Robinson – Robinson Residential: Heritage Building Rehabilitation Program - Application for Tax Exemption – Hill Residence Carriage House - 2990 Albert Street
- CR15-102 Finance and Administration Committee: Heritage Building Rehabilitation Program - Application for Tax Exemption – Hill Residence Carriage House - 2990 Albert Street

Recommendation

1. That a tax exemption for the property known as the carriage house for the Hill Residence, located on Lot 5, Block 567, Plan No. AP3598 Ext.0 and Lot 18, Block 567 Plan No. 101161189, located at 2990 Albert Street be APPROVED in an amount equal to the lesser of:
 - a) 50 per cent of eligible costs for the work described in Appendix F; or
 - b) an amount equal to the total property taxes payable for ten 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 E. In the event the actual costs exceed the corresponding estimates by more than ten 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.
 - c) 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.



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4. That the Executive Director of City Planning & Development or designate be authorized to approve the Heritage Alteration Permit for the rehabilitation work to be done on the Carriage House in accordance with the Rehabilitation Plan (Appendix F to this report).

CR15-103 Public Works and Infrastructure Committee: City of Regina Landfill Fees 2016 & 2017

Recommendation

1. That the Landfill Fee Schedule for 2016 and 2017 as set out in Appendix A be approved.
2. That the City Solicitor be instructed to prepare and bring forward the necessary amendments to Schedule "C" to the *Waste Management Bylaw No. 2012-63* as identified in Appendix A to this report.

2015-55 THE PRESERVATION OF HERITAGE PROPERTIES TAX EXEMPTION FOR THE HILL RESIDENCE CARRIAGE HOUSE LOCATED AT 2990 ALBERT STREET BYLAW, 2015

2015-61 THE WASTE MANAGEMENT AMENDMENT BYLAW, 2015

COMMITTEE REPORTS

EXECUTIVE COMMITTEE

CR15-104 Requesting Designation Under the Provincial Disaster

Recommendation

1. That the City of Regina (City) apply to the Minister of Government Relations to be designated an eligible assistance area under the Provincial Disaster Assistance Program (PDAP), which provides financial assistance for restoring essential services and property as a result of damages caused by non-insurable events, in this case, a heavy rainfall which occurred on July 27, 2015 and resulted in damaged basements across the City.
2. That the City Clerk be authorized to sign the PDAP application on behalf of the City of Regina.

CR15-105 Citizen Nominee to the Development Appeals Board

Recommendation

That Bev Hart be nominated for appointment to the Development Appeals Board for a term effective August 1, 2015 to December 31, 2017 or until a successor is appointed.



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FINANCE AND ADMINISTRATION COMMITTEE

CR15-106 Mosaic Stadium Lease and Licence Agreement

Recommendation

1. That the City Manager or his designate be authorized to approve the City entering into a Lease and Licence Agreement with the Saskatchewan Roughrider Football Club Inc. (Roughriders) as outlined in this report;
2. That, upon approval by the City Manager or his designate, the City Clerk be authorized to execute the Agreement in a form satisfactory to the City Solicitor.

PUBLIC WORKS AND INFRASTRUCTURE COMMITTEE

CR15-107 Charging Stations for Electric Vehicles (EV)

Recommendation

That the City of Regina not participate in the Sun Country Municipal Destination Program.

REGINA PLANNING COMMISSION

CR15-108 Park Naming – Hopson

Recommendation

That Hawkstone MR-2 (3100 Rochdale Boulevard) be named Hopson Park.

CR15-109 Application For Discretionary Use (15-DU-09) - Proposed Restaurant – 3934 Dewdney Avenue

Recommendation

That the discretionary use application for a proposed Restaurant located at 3934 Dewdney Avenue, being Lots 6, 7, 8, 9, Block 221, 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, prepared by KRN Design and dated October 22, 2012, and Appendix A-3.2, prepared by Walker Projects and dated April 16, 2015; and
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.



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CR15-110 Application For Discretionary Use (15-DU-10) Proposed Restaurant - 302 University Park Drive (Unit 4) – Gardiner Park Shopping Centre

Recommendation

That the discretionary use application for a proposed Restaurant located at 302 University Park Drive (Unit 4), being Parcel K, Plan No. 87R66186 Ext 1 Gardiner 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, prepared by Pattison MGM Architectural Services Ltd. and dated April 30, 2014, and the interior plan for the restaurant in Appendix A-3.2; and
- b) The development shall comply with all applicable standards and regulations in Regina Zoning Bylaw No. 9250.

CR15-111 Application For Discretionary Use (15-DU-12) Proposed Restaurant - 302 University Park Drive (Portion of Unit 6) – Gardiner Park Shopping Centre

Recommendation

That the discretionary use application for a proposed Restaurant located at 302 University Park Drive (portion of Unit 6), being Parcel K, Plan No. 87R66186 Ext 1 Gardiner 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 and A-3.2 inclusive, prepared by Pattison MGM Architectural Services Ltd. and dated April 30, 2014, and the interior plan for the restaurant in Appendix A-3.2; and
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

INFORMATIONAL REPORTS

IR15-16 Executive Committee: 2015 Semi-Annual Review of Closed Executive Committee Items

Recommendation

That this report be received and filed.



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COMMUNICATIONS AND BYLAWS

CP15-16 Christopher Miles Kailing and Jonathan Pradinuk: DESIGN REGINA: THE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW (No. 3)

2015-52 DESIGN REGINA: THE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW (No. 3)
(Tabled August 31, 2015)

ADJOURNMENT