



CITY COUNCIL

**Monday, January 26, 2015
5:30 PM**

Henry Baker Hall, Main Floor, City Hall



Office of the City Clerk

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**Revised Agenda
City Council
Monday, January 26, 2015**

Open With Prayer

Confirmation of Agenda

Minutes from the meeting held on January 12, 2015

DELEGATIONS, PUBLIC NOTICE BYLAWS AND RELATED REPORTS

DE15-6 Reg Hinz – Viterra: Heritage Building Rehabilitation Program Application for Tax Exemption – Sherwood Department Store (portion of Viterra Office Complex) Portion of Lot 28, Block 372, Plan No. 98RA28311 2625 Victoria Avenue (2006 Albert Street)

CR15-7 Finance and Administration Committee: Heritage Building Rehabilitation Program Application for Tax Exemption – Sherwood Department Store (portion of Viterra Office Complex) Portion of Lot 28, Block 372, Plan No. 98RA28311 2625 Victoria Avenue (2006 Albert Street)

Recommendation

1. That a tax exemption for the property known as the Sherwood Department Store, located on a portion of the property known as Lot 28, Block 372, Plan No. 98RA28311, addressed at 2625 Victoria Avenue (2006 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 C; 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*.



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- 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 C. In the event the actual costs exceed the corresponding estimates by more than 10% 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) For an exemption in 2015, work that is completed and submitted to the Development Services Department by February 27, 2015 would be eligible for the exemption in 2015 limited to 50% of the approved costs. In subsequent years the work that is completed and submitted by December 31 each year would be eligible for an exemption the following year for up to 50% 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 to approve the Heritage Alteration Permit for the conservation work to be done on the character defining elements of the façade of the building in accordance with the Conservation Plan (Appendix C to this report).

CR15-8

Regina Planning Commission: Application for Zoning Bylaw Amendment and Lane Closure (14-Z-18/14-CI-07) Portion of Lane Behind Langley Street – Hillsdale Subdivision

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* as follows be APPROVED:
 - a) That proposed Lot A comprised of a portion of the Lane located behind Langley Street as shown on the Plan of Proposed Subdivision, be rezoned in entirety from R1 – Residential Single Detached and R6 – Residential Multiple Housing to PS – Public Service;



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2. That the application for the closure of the portion of the lane described as “all that portion of lane, as shaded shown on the Plan of Proposed Subdivision signed by S.L. Colvin, Saskatchewan Land Surveyor and dated August 13, 2014” be APPROVED;
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

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| 2015-8 | THE REGINA ZONING AMENDMENT BYLAW, 2015 (No. 6) |
| 2015-9 | A BYLAW TO PROVIDE FOR THE CLOSURE OF A PORTION OF LANE BEHIND LANGLEY STREET |
| 2015-10 | THE PRESERVATION OF HERITAGE PROPERTIES TAX EXEMPTION FOR THE SHERWOOD DEPARTMENT STORE LOCATED AT 2625 VICTORIA AVENUE BYLAW, 2015 |

Delegations and Related Reports

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|--------|---|
| DE15-7 | Sandy Doran - Warehouse Business Improvement District: Regina Revitalization Initiative (RRI) Railyard Renewal Project (RRP), Land Disposition and Development Strategy |
| CR15-9 | Executive Committee: Regina Revitalization Initiative (RRI) Railyard Renewal Project (RRP), Land Disposition and Development Strategy |

Recommendation

1. That Administration develop a land development and disposition plan for the Railyard Renewal Project consistent with *Approach #4 – Public Investment Development*, as described in this report.
2. That the Deputy City Manager & Chief Operating Officer, or designate, be authorized to negotiate and approve the terms of agreements relating to contract planning services, urban design services, and business consulting services as may be required to proceed with *Approach #4 – Public Investment Development (the “Agreements”)*.
3. That future reports seeking approval of the final urban planning, land use and financial plans be brought to Council for its approval.
4. That the City Clerk be authorized to execute the Agreements after review and approval by the City Solicitor.



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- DE15-8 Mary Sylvia Nelson: Application for Discretionary Use (14-DU-23) - Proposed Adult Entertainment Establishment – 1047 Park Street
- DE15-9 Crystal Giesbrecht: Application for Discretionary Use (14-DU-23) - Proposed Adult Entertainment Establishment – 1047 Park Street
- DE15-10 Pastor Rick Parkyn – Regina Apostolic Church: Application for Discretionary Use (14-DU-23) - Proposed Adult Entertainment Establishment – 1047 Park Street
- DE15-11 Emmanuel Sanchez – Harvest City Christian Academy: Application for Discretionary Use (14-DU-23) - Proposed Adult Entertainment Establishment – 1047 Park Street
- DE15-12 Linda Smith: Application for Discretionary Use (14-DU-23) - Proposed Adult Entertainment Establishment – 1047 Park Street
- DE15-13 Kelly Thompson – Morning Star Ministries: Application for Discretionary Use (14-DU-23) - Proposed Adult Entertainment Establishment – 1047 Park Street
- DE15-14 Harry Rohde: Application for Discretionary Use (14-DU-23) - Proposed Adult Entertainment Establishment – 1047 Park Street
- DE15-15 Rich Lepp: Application for Discretionary Use (14-DU-23) - Proposed Adult Entertainment Establishment – 1047 Park Street
- DE15-16 Charles Kooger – Regina Evangelical Ministerial Association & Regina Council of Churches: Application for Discretionary Use (14-DU-23) - Proposed Adult Entertainment Establishment – 1047 Park Street
- DE15-17 Mark Gibson: Application for Discretionary Use (14-DU-23) - Proposed Adult Entertainment Establishment – 1047 Park Street
- DE15-18 David Lee: Application for Discretionary Use (14-DU-23) - Proposed Adult Entertainment Establishment – 1047 Park Street
- DE15-19 Graham Beke – International Student Assistance Association of Regina & Regina Apostolic Church Application for Discretionary Use (14-DU-23) - Proposed Adult Entertainment Establishment – 1047 Park Street
- DE15-20 Jessamy Unger Application for Discretionary Use (14-DU-23) - Proposed Adult Entertainment Establishment – 1047 Park Street
- DE15-21 Greg Malcho: Application for Discretionary Use (14-DU-23) - Proposed Adult Entertainment Establishment – 1047 Park Street
- DE15-22 Ashleigh Chorney: Application for Discretionary Use (14-DU-23) - Proposed Adult Entertainment Establishment – 1047 Park Street



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- DE15-23 Brian Nestman – Queen City Kinsmen Gymnastics Club: Application for Discretionary Use (14-DU-23) - Proposed Adult Entertainment Establishment – 1047 Park Street
- DE15-24 Arlene Stinson & Bruce Ellergodt – Freedom Catalyst Regina: Application for Discretionary Use (14-DU-23) - Proposed Adult Entertainment Establishment – 1047 Park Street
- DE15-25 Alexander Coleman: Application for Discretionary Use (14-DU-23) - Proposed Adult Entertainment Establishment – 1047 Park Street
- DE15-26 Mackenzie Tippe: Application for Discretionary Use (14-DU-23) - Proposed Adult Entertainment Establishment – 1047 Park Street
- DE15-27 Bryon Gottfredsen: Application for Discretionary Use (14-DU-23) - Proposed Adult Entertainment Establishment – 1047 Park Street
- CP15-5 Petition - Denial of Proposed Strip Club: Application for Discretionary Use (14-DU-23) - Proposed Adult Entertainment Establishment – 1047 Park Street
- CP15-6 Petition – Celebration Lutheran Church - Denial of Proposed Strip Club: Application for Discretionary Use (14-DU-23) - Proposed Adult Entertainment Establishment – 1047 Park Street
- CP15-7 Petition – Faith Baptist Church - Denial of Proposed Strip Club: Application for Discretionary Use (14-DU-23) - Proposed Adult Entertainment Establishment – 1047 Park Street
- CR15-10 Regina Planning Commission: Application for Discretionary Use (14-DU-23) - Proposed Adult Entertainment Establishment – 1047 Park Street

Recommendation

That the discretionary use application for a proposed Adult Entertainment Establishment located at 1047 Park Street, being Block E, Plan No. 73R47512 Ext. 0, Ross Industrial 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-3.2 inclusive, prepared by S.G.R. and dated May 11, 2011;
- b) A formal agreement providing for the shared use of parking on the subject property shall be executed between the City and the owner of the subject property lot that establish perpetual on-site shared parking arrangements on site, which shall be registered on title; and
- c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.



ADMINISTRATION'S REPORTS

CM15-3 Fire Services Enquiry – Councillor Fraser

Recommendation

That item EN15-1 be removed from the list of outstanding items for City Council.

COMMITTEE REPORTS

EXECUTIVE COMMITTEE

CR15-11 Collective Agreement with the Regina Middle Management Union (CMM)

Recommendation

That the agreement reached with the Regina Civic Middle Management Union (CMM) be approved.

CR15-12 Out of Scope 2015 General Wage Increase

Recommendation

That Out of Scope employees receive a 3.00% General Wage Increase effective January 1, 2015.

CR15-13 New Building Canada Fund (NBCF)

Recommendation

1. That the following projects be approved for consideration by the federal and provincial governments under the first intake of the New Building Canada Fund (NBCF) in the following priority order:
 - a. Transit Maintenance Facility with an estimated total project costs of \$30 million
 - b. Winnipeg Street Overpass with an estimated total project cost of \$28 million
 - c. Regina Revitalization Initiative – Railyard Renewal with estimated total project costs of \$67 million
 - d. Septage Receiving Station with an estimated total project costs of \$10 million
 - e. Ring Road Victoria Ave overpass with an estimated total project costs of \$10 million
 - f. Buffalo Pound Water Upgrades with an estimated total project costs of \$36 million
 - g. Albert and Saskatchewan Drive Intersection improvement with an estimated total project costs of \$7.5 million



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2. That the City Manager or his designate be authorized to prepare, negotiate, review and submit applications for funding through the NBCF for the projects identified in recommendation one in accordance with the terms and conditions of the NBCF program.
3. That the City Manager report back to Executive Committee on the progress of discussions with the provincial government and the status of the application process.

INFORMATIONAL REPORTS

IR15-1 2014 Semi-Annual Review of Closed Executive Committee Items

Recommendation

That this report be received and filed.

IR15-2 Increase in Engineering Services for the Roadway Widening and Improvement on Victoria Avenue East Between Prince of Wales Drive and Coleman Crescent

Recommendation

That this report be received and filed.

ADJOURNMENT