



CITY COUNCIL

**Monday, June 25, 2018
5:30 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

This meeting is being broadcast live by Access Communications for airing on Access Channel 7. By remaining in the room, you are giving your permission to be televised.

**Revised Agenda
City Council
Monday, June 25, 2018**

CONFIRMATION OF AGENDA

MINUTES APPROVAL

City Council - Public - May 28, 2018 5:30 PM

DELEGATIONS, ADVERTISED AND PUBLIC NOTICE BYLAWS AND RELATED REPORTS

- CP18-3 Regina & Region Home Builders' Association: Policy Amendment to Charge for Intensification
- CR18-55 Executive Committee: Policy Amendment to Charge for Intensification

Recommendation

RECOMMENDATION OF THE EXECUTIVE COMMITTEE

- JUNE 13, 2018

1. That the amendments to the City of Regina's *Administration and Calculation of Servicing Agreement Fees and Development Levies Policy* and *Administration of Servicing Agreement and Development Levy Agreement Policy*, as reflected in Appendix A and Appendix B respectively and which amendments establish applicable infill development rates and polices related to intensification as described in this report, be approved.
2. That the City Solicitor be directed to prepare the necessary bylaw amendment to *The Development Levy Bylaw No. 2011-16* to reflect the changes in Appendix A, *Administration and Calculation of Servicing Agreement Fees and Development Levies Policy* and Appendix B,



OFFICE OF THE CITY CLERK

Administration of Servicing Agreement and Development Levy Agreement Policy to this report.

3. That the 2019 and 2020 Servicing Agreement Fee and Development Levy rates related to intensification and set out in the following table be approved effective October 1, 2019:

Table 1: Intensification Levy Rate by Land Use Type Chart

LAND USE TYPE	RATE
Residential Unit Types (rate charged per unit)	
Secondary Suite	\$5,000
Single-Detached Dwelling	\$10,300
Semi-Detached Dwelling or Duplex	\$9,900
More than Two Dwelling Units (e.g. townhouse, triplex, etc.)	\$9,500
Apartment (less than two bedrooms)	\$5,000
Apartment (two or more bedrooms)	\$7,200
Office/Commercial/Institutional (rate charged per m ²)	\$110
Industrial (rate charged per m ²)	\$50

4. That City Administration be directed to consider the *Intensification Levy Policy* and its impact on affordable housing in its review of its *Housing Incentive Policy* planned for 2019.
5. That item CR16-94 be removed from the list of outstanding items for City Council.

- DE18-41 Greg Popowich, Input Housing: Assisted Living Apartment - 4224 & 4232 Wakeling Street - Harbour Landing
- DE18-42 Elizabeth Popowich, Input Housing: Assisted Living Apartment - 4224 & 4232 Wakeling Street - Harbour Landing
- CR18-56 Regina Planning Commission: Zoning Amendment Application (18-Z-03) Assisted Living Apartment Definition Discretionary Use Application (18-DU-04) Assisted Living Apartment - Low Rise 4224 & 4232 Wakeling Street – Harbour Landing



OFFICE OF THE CITY CLERK

Recommendation

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION –
JUNE 6, 2018**

1. That the proposed amendment to *Regina Zoning Bylaw No. 9250*, as specified in Appendix C of this report, be approved.
2. That the Discretionary Use Application for a proposed Assisted Living Apartment - Low Rise, located at 4224 and 4232 Wakeling Street, be approved, and that a Development Permit be issued subject to the following conditions:
 - a) The development is conditional on either a consolidation of lots or a parcel tie of the subject lots being registered on the titles prior to the issuance of a development permit.
 - b) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.6 inclusive, prepared by SEPW Architecture Inc. and dated January 16, 2018.
 - c) The development shall comply with all applicable standards and regulations in the *Regina Zoning Bylaw No. 9250*.
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective amendment in the *Regina Zoning Bylaw No. 9250*.

CR18-57 Regina Planning Commission: Heritage Designation Application (18-H-01)
Louis Residence (1431 Victoria Avenue)

Recommendation

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION –
JUNE 6, 2018**

1. That the designation of the Louis Residence located at 1431 Victoria Avenue, being Lot 3, Block 360, Plan No. Old 33, Ext 0 & Lot 44, Block 360, Plan No. 101189998, Extension 5, as Municipal Heritage Property be approved.
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.



OFFICE OF THE CITY CLERK

- c. Provide that any subsequent alterations to the property be consistent with the “Standards and Guidelines for the Conservation of Historic Places in Canada.”
3. That the City Solicitor be instructed to prepare the necessary bylaw to amend Schedule A of the *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 known as the Heritage Holding Bylaw) to remove the property listed as Item 6.26 (Louis Residence), upon designation.

CR18-58 Regina Planning Commission: Concept Plan Amendment Application (18-CP-01) Hawkstone Concept Plan Zoning Bylaw Amendment Application (18-Z-04) – 2723 Narcisse Drive

Recommendation

RECOMMENDATION OF THE REGINA PLANNING COMMISSION – JUNE 6, 2018

1. That the application to amend the Hawkstone Concept Plan, as shown in Appendix A-4, be approved.
2. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone lands within the Hawkstone Concept Plan, depicted in Appendix A-1, be approved as follows:
 - a) That Parcel R1, Plan 102257030 be rezoned from R5 - Medium Density Residential Zone to R6 - Residential Multiple Housing Zone.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.

2018-27 THE REGINA ZONING AMENDMENT BYLAW, 2018 (No. 10)

DE18-43 Leasa Gibbons, Regina's Warehouse Business Improvement District: Retail Cannabis Stores Zoning

DE18-44 Judith Veresuk, Regina Downtown: Cannabis Retail Stores Zoning

2018-37 THE REGINA ZONING AMENDMENT BYLAW, 2018 (No. 15)



OFFICE OF THE CITY CLERK

- 2018-24 THE DEVELOPMENT LEVY AMENDMENT BYLAW, 2018 (No. 2)
- 2018-25 BYLAW TO DESIGNATE THE LOUIS RESIDENCE AT 1431 VICTORIA AVENUE AS MUNICIPAL HERITAGE PROPERTY
- 20118-31 THE REGINA ZONING AMENDMENT BYLAW, 2018 (No. 13)
- 2018-32 THE REGINA ZONING AMENDMENT BYLAW, 2018 (No. 14)

DELEGATION AND PUBLIC NOTICE REPORTS

- DE18-45 David Zacher, LandSolutions LP., on behalf of Rogers Communications Inc: Proposed Locations of Tower Sites
- CR18-59 Finance and Administration Committee: Lease of City Property at 1601 North Pasqua Street to Rogers Communications Inc.

Recommendation

**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE
- JUNE 13, 2018**

1. That the lease of the City of Regina (City) owned property located at 1601 North Pasqua Street (Appendix A) to Rogers Communications Inc. be approved.
2. That the Administration be authorized to finalize any other commercially relevant terms and conditions of the lease documents.
3. That the City Clerk be authorized to execute the Telecommunications Site Agreement documents upon review and approval by the City Solicitor.

- CR18-60 Finance and Administration Committee: Lease of City Property at 2950 Harding Street to Rogers Communications Inc.

Recommendation

**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE
- JUNE 13, 2018**

1. That the lease of the City of Regina (City) owned property located at 2950 Harding Street (Appendix A) to Rogers Communications Inc. be approved.



OFFICE OF THE CITY CLERK

2. That the Administration be authorized to finalize any other commercially relevant terms and conditions of the lease documents.
3. That the City Clerk be authorized to execute the Telecommunications Site Agreement documents upon review and approval by the City Solicitor.

CR18-61 Finance and Administration Committee: Lease of City Property at 3310 Lakeview Avenue to Rogers Communications Inc.

Recommendation

RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE

- JUNE 13, 2018

1. That the lease of the City of Regina (City) owned property located at 3310 Lakeview Avenue (Appendix A) to Rogers Communications Inc. be approved.
2. That the Administration be authorized to finalize any other commercially relevant terms and conditions of the lease documents.
3. That the City Clerk be authorized to execute the Telecommunications Site Agreement documents upon review and approval by the City Solicitor.

CR18-62 Finance and Administration Committee: Lease of City Property at 4335 4th Avenue to Rogers Communications Inc.

Recommendation

RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE

- JUNE 13, 2018

1. That the lease of the City of Regina (City) owned property located at 4335 4th Avenue (Appendix A) to Rogers Communications Inc. be approved.
2. That the Administration be authorized to finalize any other commercially relevant terms and conditions of the lease documents.
3. That the City Clerk be authorized to execute the Telecommunications Site Agreement documents upon review and approval by the City Solicitor.



OFFICE OF THE CITY CLERK

DELEGATIONS, COMMUNICATION, BYLAW AND RELATED REPORTS

- DE18-46 Mike Mephram: Arcola Avenue Corridor from College Avenue to Prince of Wales Drive
- DE18-47 Asfaw Debia: Arcola Avenue Corridor
- CP18-4 Oswaldo Montanini, Canadian Prairie Imaging: Arcola Avenue Corridor
- IR18-8 Public Works and Infrastructure Committee: Arcola Avenue Corridor from College Avenue to Prince of Wales Drive

Recommendation

RECOMMENDATION OF THE PUBLIC WORKS AND INFRASTRUCTURE COMMITTEE - JUNE 7, 2018

That this report be received and filed.

- DE18-49 Evan Hunchak, Dream Development: Discretionary Use Application - 5100 Block Buckingham Drive, Eastbrook Subdivision
- CR18-69 Regina Planning Commission: Discretionary Use Application (18-DU-07) Detached Dwellings in R5 - Residential Medium Density Zone Eastbrook Subdivision 5100 Block Buckingham Drive

Recommendation

RECOMMENDATION OF THE REGINA PLANNING COMMISSION – JUNE 6, 2018

That the Discretionary Use Application for Detached Dwellings on the following properties:

- a) Proposed Lots 109, 110, 111, 114, 115, 118, 119, 122, 123, 126, 127, Block 1, Plan 102275041, Eastbrook Subdivision.
- b) Proposed Lots 45, 46, 49, 50, 53, 54, 57, 58, 61, 62, 63, Block 23, Plan 102251382, Eastbrook Subdivision.

be approved, and that a Development Permit be issued subject to the following conditions:



OFFICE OF THE CITY CLERK

- a) Development of each Detached Dwelling will be required to conform to all standards of the R5 - Residential Medium Density Zone.
- b) The development shall be subject to approval of the subdivision application being approved separately through the subdivision approval process.
- c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

DE18-48 Lee Forsberg, 102017320 Saskatchewan Inc.: Heritage Building Rehabilitation Program (18-HBRP-02) 10-1651 Anson Road – St. Chad’s Chapel and College

CR18-63 Finance and Administration Committee: Heritage Building Rehabilitation Program (18-HBRP-02) 10-1651 Anson Road – St. Chad’s Chapel and College

Recommendation

**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE
- JUNE 5, 2018**

1. That a Tax Exemption for Unit 10, Condo Plan No, 102015762, addressed at 10-1651 Anson Road be approved in an amount equal to the lesser of:
 - a) 50 per cent of eligible costs for the work completed on Unit 10 and the common property of Unit 10 as described in the conservation plan in Appendix B; or
 - b) An amount equal to the total property taxes payable on Unit 10 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 Provincial Heritage Property in accordance with *The Heritage Property Act*.
 - b) The Unit 10 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 B. In the event the actual costs exceed



OFFICE OF THE CITY CLERK

corresponding estimates by more than 10 per cent the property owner shall provide full particulars as to the reason(s) for 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 restoration covenant and property tax exemption as detailed in this report.
4. That the Executive Director of City Planning and 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 B to this report).
5. That the Executive Director of City Planning and Development or designate be authorized to apply to the Government of Saskatchewan on behalf of the property owner for any exemption of the education portion of the property taxes that is \$25,000 or greater in any year during the term of exemption.

2018-35 THE PRESERVATION OF HERITAGE PROPERTIES TAX EXEMPTION
FOR ST. CHAD'S CHAPEL AND COLLEGE LOCATED AT 10-1651
ANSON ROAD BYLAW, 2018

CITY MANAGER'S REPORT

CM18-9 Mobile Food Vending Permit Fees

Recommendation

1. That no change be made to the Temporary Street Use Permit fees for Mobile Food Vending for 2018; and
3. That the Administration reassess the Temporary Street Use Permit fees for Mobile Food Vending with recommendations for change to be brought forward as part of the proposed 2019 Budget.



OFFICE OF THE CITY CLERK

COMMITTEE REPORTS

COMMUNITY AND PROTECTIVE SERVICES COMMITTEE

CR18-64 Strategic Parking Improvements and Modernization

Recommendation

RECOMMENDATION OF THE COMMUNITY AND PROTECTIVE SERVICES COMMITTEE - JUNE 14, 2018

1. That transferring \$50,000 from the Downtown Deferred Revenue Account (DDRA) to develop a detailed design to upgrade paid parking infrastructure in the downtown core with consideration of design, phasing and funding options be included in the development of the 2019 proposed budget.
2. That the procurement process for a pay by phone parking system be initiated in 2018 with convenience fees charged to the customer; and that the Administration prepare a report to be brought forward at the September 13th, 2018 Community and Protective Services Committee to address any necessary bylaw amendments respecting this matter.

EXECUTIVE COMMITTEE

CR18-65 Buffalo Pound Water Treatment Plan Corporation - 2017 Annual Report

Recommendation

RECOMMENDATION OF THE EXECUTIVE COMMITTEE - JUNE 13, 2018

1. That the Buffalo Pound Water Treatment Corporation Annual Report attached as Appendix A and 2018 Capital & Operating Budgets as Appendix B be forwarded to Council for information.
2. That the Executive Director, Financial and Corporate Services, be delegated authority to negotiate, finalize and approve an amendment to the December 29, 2017 Asset Transfer Agreement between the City of Regina, the City of Moose Jaw and Buffalo Pound Water Treatment Corporation as well as any ancillary agreements or documents needed to transfer the following additional parcels of land to Buffalo Pound Water Treatment Corporation:



OFFICE OF THE CITY CLERK

Surface parcel # 105634346
Blk B Plan CX1058 Ext. 2
As described on Certificate of title 60MJ02148

Surface parcel # 105634357
Blk C, Plan CX1058 Ext. 3
As described on Certificate of title 60MJ02148

3. That the City Clerk be authorized to execute the amendment to the Asset Transfer Agreement as well as any ancillary agreements or other documents to complete the transfer of the two parcels outlined in recommendation #2 above, upon review and approval of the City Solicitor.

CR18-66 Citizen Appointment to the Regina Planning Commission

Recommendation

RECOMMENDATION OF THE EXECUTIVE COMMITTEE

- JUNE 13, 2018

1. That Celeste York be appointed to the Regina Planning Commission for a term effective July 1, 2018 to December 31, 2020 or until a successor is appointed.
2. That the member appointed to the Commission continue to hold office for the term indicated or until their successor is appointed.

MAYOR'S HOUSING COMMISSION

CR18-67 City of Regina's Role in Homelessness

Recommendation

RECOMMENDATION OF THE MAYOR'S HOUSING COMMISSION –

JUNE 18, 2018

That the City of Regina continue providing in-kind and financial support towards confronting homelessness as discussed in this report.



OFFICE OF THE CITY CLERK

PUBLIC WORKS AND INFRASTRUCTURE COMMITTEE

CR18-68 Biweekly Curbside Garbage Collection - Pilot Project Results

Recommendation

**RECOMMENDATION OF THE PUBLIC WORKS AND
INFRASTRUCTURE COMMITTEE - JUNE 7, 2018**

1. That City Council approve an annual biweekly curbside garbage collection schedule from the start of November through to the end of March, with a return to a weekly schedule for a three-week period extending from the end of December to the beginning of January.
2. That City Council approve amending *The Waste Management Bylaw, 2012*, No. 2012-63 to allow property owners to apply to the City of Regina (City) for additional garbage services as identified in this report and generally as follows:
 - a. Primary customers or co-applicants of designated properties who require an additional garbage cart may request one from the City and pay an annual fee for the additional cart which will be billed on their utility bill. The annual fee will be either: \$156.95 per year (\$0.43 per day) for a 360-litre cart or \$116.80 per year (\$0.32 per day) for a 240-litre cart.
3. That the City Solicitor be instructed to prepare and bring forward the necessary amendments to *The Waste Management Bylaw, 2012*, No. 2012-63.

INFORMATIONAL REPORT

IR18-9 Public Works and Infrastructure Committee: Waste Plan Regina – 2017 Update

Recommendation

**RECOMMENDATION OF THE PUBLIC WORKS AND
INFRASTRUCTURE COMMITTEE - JUNE 7, 2018**

That this report be received and filed.



OFFICE OF THE CITY CLERK

MOTION

MN18-7 Community Investment Grants Program Inflation Indexing

Recommendation

The Community Investment Grants Program budget be increased to meet growing demand and subsequently indexed to inflation and that this be considered in the 2019 budget development process.

NOTICE OF MOTION

MN18-8 Councillor Andrew Stevens: Support a National Cycling Strategy

BYLAWS AND RELATED REPORTS

CR18-70 2018 - 2019 Community Services Fees and Charges

Recommendation

RECOMMENDATION OF THE COMMUNITY AND PROTECTIVE SERVICES COMMITTEE - JUNE 14, 2018

1. That the fees and charges as outlined in Appendix A, Schedules A-H be approved.
2. That the City Solicitor be instructed to prepare an amendment to schedule A-H of *The Community Services Fees Bylaw, 2011* to update the fees and charges as outlined in Appendix A of this report.

CR18-71 Class Trip Program Implementation

Recommendation

RECOMMENDATION OF THE COMMUNITY AND PROTECTIVE SERVICES COMMITTEE - JUNE 14, 2018

1. That a Class Trip Program for Regina Transit be implemented starting September 10, 2018.
2. That the City Solicitor be instructed to prepare an amending bylaw to enable the implementation of all changes to *Bylaw No. 2009-22*, being *The Regina Transit Fare Bylaw, 2009* as outlined in Appendix A.



OFFICE OF THE CITY CLERK

2018-33 THE COMMUNITY SERVICES FEES AMENDMENT BYLAW, 2018

2018-34 THE REGINA TRANSIT FARE AMENDMENT BYLAW, 2018

ADJOURNMENT