

AT REGINA, SASKATCHEWAN, MONDAY, JULY 30, 2018

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 Lori Bresciani
Councillor Sharron Bryce
Councillor John Findura
Councillor Jerry Flegel
Councillor Bob Hawkins
Councillor Jason Mancinelli
Councillor Mike O'Donnell
Councillor Andrew Stevens
Councillor Barbara Young

Regrets: Councillor Joel Murray

Also in Attendance: City Clerk, Jim Nicol
A/Deputy City Clerk, Amber Ackerman
City Manager, Chris Holden
City Solicitor, Byron Werry
Executive Director, Financial & Corporate Services, Barry Lacey
Executive Director, City Planning & Development, Diana Hawryluk
Executive Director, Transportation & Utilities, Karen Gasmol
A/Executive Director, City Services, Laurie Shalley
Director, Communications & Customer Experience, Alan Clay
Manager, Current Planning, Fred Searle
Manager, Water & Sewer Engineering, Kurtis Doney

CONFIRMATION OF AGENDA

Councillor Sharron Bryce moved, seconded by Councillor Lori Bresciani, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, and that the delegations be heard in the order they are called forward by Mayor Fougere.

MINUTES APPROVAL

Councillor Bob Hawkins moved, seconded by Councillor Lori Bresciani, AND IT WAS RESOLVED, that the minutes for the meeting held on June 25, 2018 be adopted, as circulated.

DELEGATIONS, ADVERTISED AND PUBLIC NOTICE BYLAWS
AND RELATED REPORTS

CR18-72 Regina Planning Commission: Application for Partial Street Closure (18-CL-02)
Undeveloped Road Right-of-Way Adjacent to 4239 Dewdney Avenue

Recommendation

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION -
JULY 5, 2018:**

1. That the application for the closure and sale of a portion of Lewvan Drive as shown on the attached plan of proposed subdivision prepared by WSP, dated March 12, 2018 and legally described as Part of Lewvan Drive, Registered Plan No. 83R36391, be approved.
2. That the City Solicitor be directed to prepare the necessary bylaw.

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

DE18-50 Jenna Hutton, Dream Development: 18-Z-05: Proposed Zoning Bylaw
Amendment Harbour Landing 6-3

Pursuant to due notice the delegation was present. Jenna Hutton, representing Dream Development, was present and available to answer questions of Council. Mayor Fougere inquired if members of Council had any questions for Ms. Hutton and there were none.

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 CR18-73, a report from Regina Planning Commission respecting the same subject.

CR18-73 Regina Planning Commission: Zoning Bylaw Amendment Application (18-Z-05)
– UH - Urban Holding Zone to DCD12 - Direct Control District and R5 -
Residential Multiple Housing Zone Harbour Landing, Phase 6 Stage 3B

Recommendation

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION –
JULY 5, 2018**

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone land within Harbour Landing, as shown in Appendix A-4 be approved as follows:
 - a) Proposed Lots 14-27, Block 55 from UH - Urban Holding Zone to R5 - Medium Density Residential Zone.

- b) Proposed Block 54, Lots 28-47 in Block 55, Lots 14-20 in Block 56, Lots 25-31 in Block 57 from UH - Urban Holding Zone to DCD 12 - Direct Control District Suburban Narrow-Lot Residential.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendments.

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

CP18-5 Terra Developments Inc.: Amendments to Towns Concept Plan (15-CP-03) and related Zoning Amendments (17-Z-25) & Bylaw 2018-38

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

CR18-74 Regina Planning Commission: Amendments to Towns Concept Plan and related Zoning Amendments (17-Z-25)

(Councillor Lori Bresciani declared a conflict of interest, citing a familial connection to a potential purchase of property in the Towns, abstained from discussion and voting, and temporarily left the meeting.)

Recommendation

RECOMMENDATION OF THE REGINA PLANNING COMMISSION – JULY 5, 2018

1. That the proposed amendments to the Towns Concept Plan, attached as Appendix C and Appendix D to this report, be approved.
2. That the application to amend *Regina Zoning Bylaw No. 9250* by rezoning lands within the Towns Concept Plan area, including those portions of SW 14-17-19-W2 as shown in Appendix A-2, be approved as follows:
 - a. Proposed Lots 13-34, Block 27 currently zoned in part R6 - High Density Residential Zone, DCD11- Direct Control District Suburban Neo-Traditional Zone, and R1-Residential Detached Zone be rezoned to R1- Residential Detached Zone.
 - b. Proposed Lots 1-15, Block 30 be rezoned from UH - Urban Holding Zone to R1 Residential Detached Zone.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendments.

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

(Councillor Lori Bresciani returned to the meeting.)

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

Councillor Andrew Stevens moved, seconded by Councillor Lori Bresciani, AND IT WAS RESOLVED, that Bylaw 2018-37 be received and filed.

2018-41 THE REGINA ZONING AMENDMENT BYLAW, 2018 (No. 18)

Councillor Andrew Stevens moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that Bylaw No. 2018-41 be introduced and read a first time. Bylaw was read a first time.

No letters of objection were received pursuant to the advertising with respect to Bylaw No. 2018-41.

The Clerk called for anyone present who wished to address City Council respecting Bylaw No. 2018-41 to indicate their desire.

No one indicated a desire to address Council.

Councillor Andrew Stevens moved, seconded by Councillor Findura, AND IT WAS RESOLVED, that Bylaw No. 2018-41 be introduced and read a second time. Bylaw was read a second time.

Councillor Andrew Stevens moved, seconded by Councillor O'Donnell, that City Council hereby consent to Bylaw No. 2018-41 going to third and final reading at this meeting.

The motion was put and declared LOST.

Bylaw 2018-41 is deemed to be tabled to the August 27, 2018 meeting of City Council.

2018-39 THE REGINA ZONING AMENDMENT BYLAW, 2018 (No. 17)

2018-40 A BYLAW TO PROVIDE FOR THE CLOSURE AND SALE OF A PORTION OF RIGHT-OF-WAY ADJACENT TO 4239 DEWDNEY AVENUE

Councillor Andrew Stevens moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that Bylaws No. 2018-39 and 2018-40 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. 2018-39 and 2018-40.

The Clerk called for anyone present who wished to address City Council respecting Bylaws No. 2018-39 and 2018-40 to indicate their desire.

No one indicated a desire to address Council.

Councillor Andrew Stevens moved, seconded by Councillor Jason Mancinelli, AND IT WAS RESOLVED, that Bylaws No. 2018-39 and 2018-40 be introduced and read a second time. Bylaws were read a second time.

Councillor Andrew Stevens moved, seconded by Councillor Sharron Bryce that City Council hereby consent to Bylaws No. 2018-39 and 2018-40 going to third and final reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY.

Councillor Andrew Stevens moved, seconded by Councillor Lori Bresciani, AND IT WAS RESOLVED, that Bylaws No. 2018-39 and 2018-40 be read a third time. Bylaws were read a third and final time.

2018-38 THE REGINA ZONING AMENDMENT BYLAW, 2018 (No. 16)

(Councillor Lori Bresciani declared a conflict of interest, citing a familial connection to a potential purchase of property in the Towns, abstained from discussion and voting, and temporarily left the meeting.)

Councillor Andrew Stevens moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that Bylaws No. 2018-38 be introduced and read a first time. Bylaw was read a first time.

No letters of objection were received pursuant to the advertising with respect to Bylaw No. 2018-38.

The Clerk called for anyone present who wished to address City Council respecting Bylaw No. 2018-38 to indicate their desire.

No one indicated a desire to address Council.

Councillor Andrew Stevens moved, seconded by Councillor Jason Mancinelli, AND IT WAS RESOLVED, that Bylaw No. 2018-38 be introduced and read a second time. Bylaw was read a second time.

Councillor Andrew Stevens moved, seconded by Councillor Sharron Bryce that City Council hereby consent to Bylaw No. 2018-38 going to third and final reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY.

Councillor Andrew Stevens moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that Bylaw No. 2018-38 be read a third time. Bylaw was read a third and final time.

(Councillor Lori Bresciani returned to the meeting.)

DELEGATIONS AND RELATED REPORTS

DE18-51 Jason Carlston, Dream Development: 15-CP-05: Proposed Coopertown
Concept Plan

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Jason Carlston and Katherine Godwin, representing Dream Development, 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 CR18-75, a report from Regina Planning Commission respecting the same subject.

CR18-75 Regina Planning Commission: Proposed Coopertown Concept Plan

Recommendation

RECOMMENDATION OF THE REGINA PLANNING COMMISSION – JULY 5, 2018

That the proposed Coopertown Concept Plan, attached as Appendix E and Appendix F of this report, be approved.

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

Councillor Andrew Stevens moved, seconded by Councillor Lori Bresciani, that this be referred to Administration to return with a high level assessment that identifies the operational costs and municipal revenues from the Coopertown concept and neighbourhood plan.

The motion was put and declared LOST.

The main motion was put and declared CARRIED.

DE18-52 Brian Black: Residential Road Renewal Program

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Brian Black, 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 CR18-76, a report from the Public Works and Infrastructure Committee respecting the same subject.

DE18-53 Rick Ostlund, Hillsdale Community Association: Residential Road Renewal Program

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Rick Ostlund, representing the Hillsdale Community Association, 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 CR18-76, a report from the Public Works and Infrastructure Committee respecting the same subject.

CM18-10 Supplemental Report for the Residential Road Renewal Program Review

Recommendation

That this report be received and filed.

Councillor Sharron Bryce moved, seconded by Councillor John Findura, AND IT WAS RESOLVED, that this report be received and filed.

CR18-76 Public Works and Infrastructure Committee: Residential Road Renewal Program Review Report

Recommendation

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

1. That City Council approve the redistribution of funding for the Residential Road Renewal Program from its current allocation to the new allocation of

10 per cent to 'good' roads, 45 per cent to 'fair' roads and 45 per cent to 'poor' roads.

2. That level 3 and 4 poor roads across the city be given preference in maintenance such as patching and pot holes.

Councillor Sharron Bryce moved, seconded by Councillor Andrew Stevens, that the recommendations of the Public Works and Infrastructure Committee contained in the report be concurred in.

Councillor Barbara Young moved, in amendment, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that a new plan be created to rebuild, maintain and monitor residential roads to an acceptable standard, that recommendation #1 be omitted in CR18-76 and the following recommendations be included:

1. That City Administration set a reasonable goal to rebuild 'poor' residential roads and allocate sufficient funds to meet that goal until the backlog of poor roads is significantly reduced.
2. That preventive maintenance of residential roads continue by reallocating current budget areas, as designated by administration, including sufficient budget from Roadways and Water Works to repair road damage caused by water breaks and underground repairs.
3. That Administration ensure the coordination of underground infrastructure upgrades be given priority for roads that are in poor condition.
4. That a redefinition of the Residential Road Program as outlined in the above amendments be presented to Council as part of the 2019 budget.

Mayor Michael Fougere stepped down to enter debate.

Councillor Andrew Stevens assumed the Chair.

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

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

CITY MANAGER'S REPORTS

CM18-11 Appointment of Municipal Wards Commission Members

Recommendation

1. That Justice Lana Krogan, Mr. Dale Eisler, and Mr. Jim Nicol be appointed to the Municipal Wards Commission with the terms of office to expire upon completion of a ward boundary review and filing of the required report with City Council.

2. That Justice Lana Krogan serve as Chair of the Municipal Wards Commission.

Councillor Andrew Stevens moved, seconded by Councillor Mike O'Donnell, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.

CM18-12 Integrity Commissioner for the City of Regina

Recommendation

That this report be received and filed.

Councillor Andrew Stevens moved, seconded by Councillor Lori Bresciani, AND IT WAS RESOLVED, that this report be received and filed.

COMMITTEE REPORTS

EXECUTIVE COMMITTEE

CP18-6 Jim Elliott: White Butte Regional Planning Committee Memorandum of Agreement

Councillor Bob Hawkins moved, seconded by Councillor Jason Mancinelli, AND IT WAS RESOLVED, that this communication be received and filed.

CR18-77 White Butte Regional Planning Committee Memorandum of Agreement

Recommendation

RECOMMENDATION OF THE EXECUTIVE COMMITTEE - JULY 4, 2018

- 1) That the Memorandum of Agreement and Terms of Reference for the White Butte Regional Planning Committee be amended, as outlined in Appendix A.
- 2) That the City Clerk be authorized to execute the amendment to the Memorandum of Agreement and Terms of Reference for the White Butte Regional Planning Committee as outlined in Appendix A, upon review and approval of the City Solicitor.

Councillor Andrew Stevens moved, seconded by Councillor Lori Bresciani, AND IT WAS RESOLVED, that the recommendations of the Executive Committee contained in the report be concurred in.

REGINA PLANNING COMMISSION

CR18-78 Discretionary Use Application (18-DU-08) Proposed Semi-Detached Dwelling Unit in R6 - Residential Multiple Housing Zone 5602 Waterer Road

Recommendation

RECOMMENDATION OF THE REGINA PLANNING COMMISSION - JULY 5, 2018

That the discretionary use application for a proposed Semi-Detached Dwelling Unit located at 5602 Waterer Road, being Lot 55, Block 72, Plan No. 102180800, Harbour Landing 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 de Lint + Edwards Architects and dated December 2017.
- 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 Jason Mancinelli, AND IT WAS RESOLVED, that the recommendations of Regina Planning Commission contained in the report be concurred in.

CR18-79 Discretionary Use Application (18-DU-09) Building Greater than 2.0 Floor Area Ratio (FAR) in D - Downtown Zone (Parkade Expansion) 1900 Albert Street

Recommendation

RECOMMENDATION OF THE REGINA PLANNING COMMISSION – JULY 5, 2018

That the discretionary use application for a proposed expansion of a Paved Parking Lot (Parkade), which is greater than 2.0 Floor Area Ratio (FAR) in the D - Downtown Zone, located at 1900 Albert Street, being Lot 43, Block 341, Plan No. 99RA11005, Old 33 be approved, and that a Development Permit be issued subject to the following conditions:

- a) The development shall be consistent with the plans attached to this report as Appendix A-3.1, A-3.2.1., A-3.2.2 and Appendix A-3.3 inclusive, prepared by P3A and dated March 8, 2018 and June 8, 2018 respectively.
- b) The Applicant shall enter into an agreement with the City of Regina with respect to the provision of bonusable public amenities, pursuant to Chapter 17 of *Regina Zoning Bylaw No. 9250*, which shall generally consist of the following:

- i) Reconstruction or modification of the sidewalk along 1900 block of Albert Street to support tree plantings to City Standards.
 - ii) Landscape enhancements to the existing pocket park on 1900 Block of Albert Street in keeping with the objectives of the Regina Downtown Neighbourhood Plan.
- c) The street facing façade of the building shall be screened with public art, to the satisfaction of the Director of Community Services; and
 - d) The development shall comply with all applicable standards and regulations in the *Regina Zoning Bylaw No. 9250*.

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

CR18-80 Discretionary Use Application (18-DU-10) Salvaging and Recycling (Junk Yard) in IB - Medium Industrial Zone 205 1st Avenue E

Recommendation

RECOMMENDATION OF THE REGINA PLANNING COMMISSION – JULY 5, 2018

That the discretionary use application for a proposed Salvaging and Recycling (Junk Yard) located at 205 1st Avenue E, being Lot 4C, Block 8, Plan No. 102073069, Industrial Ross 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 Stantec Consulting Ltd. and dated May 23, 2018.
- b) The Salvage and Recycling Yard shall contain fencing and screening consistent with Section 8D.1 of the *Regina Zoning Bylaw No. 9250*.
- c) Prior to the issuance of a development permit the applicant shall submit an environmental impact assessment that addresses all performance regulations in Table 10.3 of the *Regina Zoning Bylaw No. 9250* as development of a Salvage Operation and Junk Yard within the Low Sensitivity Aquifer Protection Overlay Zone.
- d) The development shall comply with all applicable standards and regulations in the Zoning Bylaw.

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

INFORMATIONAL REPORT

IR18-10 Executive Committee: 2018 Semi-Annual Review of Closed Executive Committee Items

Recommendation

RECOMMENDATION OF THE EXECUTIVE COMMITTEE - JULY 4, 2018

That this report be received and filed.

Councillor Andrew Stevens moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that this report be received and filed.

MOTION

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

Recommendation

That City Council write to Gord Johns, Member of Parliament, the Honourable Marc Garneau, Minister of Transportation, the Honourable Catherine McKenna, Minister of Environment, and the Honorable Ralph Goodale, Minister of Public Safety, to encourage the passage and implementation of *Bill C-312, the National Cycling Strategy Act*.

Councillor Andrew Stevens moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that this Motion be tabled to the August 27, 2018 meeting of City Council.

NOTICE OF MOTION

MN18-9 Councillor Bob Hawkins: Landscaping Regulations

Councillor Bob Hawkins gave written notice that at the August 27, 2018 meeting of City Council, he intends to make the following recommendation that:

- 1. City Administration prepare a report for Regina Planning Commission and subsequent consideration by City Council to be outlining regulatory options and recommendations with respect to:**

- the advisability of adopting regulations requiring “soft landscaping” on one and two unit dwellings in new Greenfield developments, such landscaping to apply to all front or side yards bordering any street or public pathway;
 - details of what the landscaping regulations might contain; and
 - the options available for enforcing such a regulation, including the option of an enforcement by private industry developers and builders;
2. Consultation with Regina & Region Home Builders Associations (RRHBA) be undertaken in the preparation of this report; and
 3. This report be made available for consideration by Regina Planning Commission and City Council no later than the end of December 2018 in order to permit any new landscaping regulations, should they be adopted, to be in place by the end of the second quarter of 2019.

MN18-10 Councillor Bob Hawkins, Councillor Andrew Stevens and Councillor Lori Bresciani: Protect Wascana Park from Commercial Development

Councillor Bob Hawkins, Councillor Andrew Stevens and Councillor Lori Bresciani gave written notice that at the August 27, 2018 meeting of City Council, they intend to make the following recommendation that:

1. City Council commit to protecting Wascana Park from future commercial development that is not directly intended to serve the needs of, or benefits those, using the park;
2. A letter be sent on behalf of the City of Regina from Mayor Michael Fougere to the Government of Saskatchewan and the Provincial Capital Commission opposing future commercial development in Wascana Park; and
3. The City of Regina urgently request this item be put on the Provincial Capital Commission agenda to commence a public consultation process that addresses the future development, stewardship and governance of Wascana Park.

BYLAWS AND RELATED REPORTS

2018-42 THE WASTE MANAGEMENT AMENDMENT BYLAW, 2018

Councillor Andrew Stevens moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that Bylaws No. 2018-42 be introduced and read a first time. Bylaw was read a first time.

Councillor Andrew Stevens moved, seconded by Councillor John Findura, AND IT WAS RESOLVED, that Bylaw No. 2018-42 be introduced and read a second time. Bylaw was read a second time.

Councillor Andrew Stevens moved, seconded by Councillor Mike O'Donnell that City Council hereby consent to Bylaw No. 2018-42 going to third and final reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY.

**Councillor Andrew Stevens moved, seconded by Councillor Jerry Flegel, AND IT WAS RESOLVED, that Bylaw No. 2018-42 be read a third time.
Bylaw was read a third and final time.**

ADJOURNMENT

Councillor Bob Hawkins moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 8:05 p.m.

Chairperson

Secretary