



# **REGINA PLANNING COMMISSION**

**Wednesday, May 29, 2013  
4:00 PM**

**Henry Baker Hall, Main Floor, City Hall**



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Office of the City Clerk

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**Public Agenda  
Regina Planning Commission  
Wednesday, May 29, 2013**

**Approval of Public Agenda**

**Minutes of the meeting held on May 8, 2013.**

**Administration Reports**

RPC13-30      Application for Street Closure (11-CL-5/12-CL-2) – Closures of West Boundary Road, Fleming Road and Condie Road intersecting with CPR Main Line

**Recommendation**

1. That the application for the closure and sale of a portions of Fleming Road and Condie Road as shown on the attached plan of proposed subdivision prepared by Barry Clark S.L.S, dated January 25, 2013, and legally described as follows, be APPROVED:
  - a) All that portion of the road allowance between the NE1/4 Section 13, Township 17, Range 21, West of the 2<sup>nd</sup> Meridian and the NW1/4 Section 18, Township 17, Range 20, West of the 2<sup>nd</sup> Meridian lying South of a line joining the intersection of the North limit of Reg'd Plan No. 16074 and the West limit of said NW1/4 Section 18 with the intersection of the North limit of Reg'd Plan No. 16074 and the East limit of said NE1/4 Section 13, and lying North of a line joining the intersection of the South limit of Reg'd Plan No. 16074 and the West limit of said NW1/4 Section 18 with the intersection of the South limit of Reg'd Plan No. 16074 and the East limit of said NE1/4 Section 13 and;
  - b) All that portion of the road allowance between the NE1/4 Section 18, Township 17, Range 20, West of the 2<sup>nd</sup> Meridian and the NW1/4 Section 17, Township 17, Range 20, West of the 2<sup>nd</sup> Meridian lying South of a line joining the intersection of the North limit of Reg'd Plan No. 16074 and the West limit of said NW1/4 Section 17 with the intersection of the North limit of Reg'd Plan No. 16074 and the East limit of said NE1/4 Section 18, and lying North of a line joining the intersection of the South limit of Reg'd Plan No. 16074 and the West limit of said NW1/4 Section 17 with the intersection of the South limit of Reg'd Plan No. 16074 and the East limit of said NE1/4 Section 18.
2. That the application for the closure and sale of a portions of West Boundary Road, as shown on the attached plan showing proposed road closure prepared by Prakhar Shrivastava S.L.S, dated June 5, 2012 and legally described as follows, be APPROVED:



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- a) All the portion of Road Allowance lying between the west boundary of the NW ¼ Sec. 13 and the east boundary of the NE ¼ Sec. 14, Township 17, Range 21, W2nd Meridian, in Regina, Saskatchewan.
3. That the City Solicitor be directed to prepare the necessary bylaw;
4. That this report be forwarded to the June 10, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.
5. That this item be removed from the list of outstanding items for Regina Planning Commission.

RPC13-31      Application for Discretionary Use (12-DU-30) Proposed House-Form Commercial Restaurant – 2416 14<sup>th</sup> Avenue

### **Recommendation**

1. That the discretionary use application for a proposed restaurant being a House-Form Commercial use located at 2416 14<sup>th</sup> Avenue, being Lot 30, Block 405, Plan No. 98RA28309, located in the Centre Square neighbourhood be APPROVED, and that a Development Permit be issued subject to the following conditions:
  - a) The development shall be consistent with the plan attached to this report as Appendix A-3.1, and
  - 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 June 10, 2013 meeting of City Council.

RPC13-32      Chad Jacklin and Peter Nijman (on behalf of neighbours of 2200 Blocks of Edward Street and Pasqua Street): Proposed Development at 2220 Edward Street

### **Recommendation**

This communication be received and filed.

RPC13-33      Application for Contract Zoning (13-CZ-03) - Proposed Planned Group of Townhouses, 2220 Edward Street

### **Recommendation**

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 2220 Edward Street, being Parcel F Plan No. 101875237 from I - Institutional Zone to C-Contract Zone 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 C-Contract Zone agreement shall include the following requirements and terms:



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- a. The development must meet the requirements of Building Bylaw 2003-7 and will not block existing storm water flow paths or impact neighbouring properties that may be below the 1:500 flood level;
  - b. Soil on the site will meet the Canadian Council of Ministers of the Environment (CCME) Soil Quality Guidelines for Residential Use;
  - c. The buildings be designed to follow CMHC guidelines for adequate sound insulation to ensure the noise levels at façade of the building closest to Lewvan Drive do not exceed 55 dBA;
  - d. Existing sidewalks on Edward Street must be extended to the development site;
  - e. Existing lanes must be resurfaced following completion of construction to the satisfaction of the City;
  - f. The applicant shall submit a detailed landscape plan identifying all plant material, species and location to the Development Officer for review and approval prior to the issuance of the building permit;
  - g. The development shall conform to the attached site plan labelled A-3.1 prepared by McGinn Engineering Ltd.;
  - h. The applicant shall submit revised elevation plans incorporating external design features, which are generally consistent with the character of the adjacent residential buildings to the Development Officer for inclusion in the Contract Zone agreement;
  - i. Any zoning related detail not specifically addressed in the Contract Zone agreement shall be subject to applicable provisions of the Zoning Bylaw; and
  - j. 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 FW-Floodway designation on the Zoning Map for Parcel F be deleted and replaced with the FF-Floodway Fringe overlay zone where the contour elevation is above the 1:500 flood level as determined by the Water Security Agency.
  4. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.
  5. That this report be forwarded to the July 8, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC13-34      Park Naming – Lakeridge MR-1 and MR-3

### **Recommendation**

- 1) That Lakeridge Addition MR-1 (5599 Devine Place) be named Bloos Park.
- 2) That Lakeridge Addition MR-3 (5201 Watson Way) be named Kaytor Park.



## **Civic Naming Committee Report**

RPC13-35      Civic Naming Committee Annual Report 2011 & 2012

### **Recommendation**

That this report be forwarded to City Council for information.

## **Adjournment**

AT REGINA, SASKATCHEWAN, WEDNESDAY, MAY 8, 2013

AT A MEETING OF THE REGINA PLANNING COMMISSION  
HELD IN PUBLIC SESSION

AT 4:00 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: Councillor Mike O'Donnell, in the Chair  
Councillor Jerry Flegel  
Councillor Shawn Fraser  
David Edwards  
Phil Evans  
Dallard Legault  
Ron Okumura  
Daryl Posehn  
Phil Selenski  
Laureen Snook

Regrets: Sherry Wolf

Also in Attendance: Committee Assistant, Elaine Gohlke  
Solicitor, Cheryl Willoughby  
Deputy City Manager, Community Planning & Development, Jason Carlston  
Director of Planning, Diana Hawryluk  
Manager of Current Planning, Fred Searle  
Manager of Infrastructure Planning, Geoff Brown  
Senior City Planner, Ben Mario  
City Planner I, Mark Andrews

APPROVAL OF PUBLIC AGENDA

**Phil Selenski moved, AND IT WAS RESOLVED, that the open agenda be approved, as submitted, and that the delegations be heard in the order they are called by the Chairperson.**

ADOPTION OF MINUTES

**Phil Evans moved, AND IT WAS RESOLVED, that the minutes for the meeting held on April 17, 2013 be adopted.**

ADMINISTRATION REPORTS

RPC13-26      Application for Zoning Bylaw Amendment (12-Z-33) The Greens on  
Gardiner Phase 5

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(Phil Evans declared a conflict of interest on this item, abstained from discussion and voting, and temporarily left the meeting.)

**Recommendation**

1. That the application to amend *Regina Zoning Bylaw No. 9250* as follows be APPROVED:
  - a. That the Direct Control District 13 – The Greens on Gardiner Mixed Use Direct Control District be adopted as shown in Appendix B of this report, following Section 3.18 in Chapter 9.
  - b. That the following lands be rezoned from UH-Urban Holding to the following specified zone designations for the lands contained within The Greens on Gardiner Phase 5 subdivision:
    - i. To DCD-13 – The Greens on Gardiner Mixed Use Direct Control District
      - Parcel Q
      - Parcel P
      - Parcel N
      -
    - ii. To R6-Residential Multiple Housing
      - Parcel R
      - Parcel S
      -
  - c. That Parcel T be rezoned from UH-Urban Holding and FW-Floodway to R2-Residential Semi-detached and FW-Floodway, with the FW Zone boundary maintaining its existing alignment.
  - d. That Parcel L, Plan No. 102102387, being 4601E Green Apple Drive be rezoned from MX(H)- Mixed Residential Business (Holding Overlay) to DCD13-The Greens on Gardiner Mixed Use Direct Control District.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That this report be forwarded to the June 10, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.
4. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to their remote location and the current unavailability of direct public access.

The following addressed the Commission:

- Ben Mario, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office; and
- Lorne Yagelniski, representing Yagar Developments.

**Councillor Flegel moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred after amending Appendix “B”, as provided by the City Clerk’s Office.**

(Phil Evans returned to the meeting.)

RPC13-27      Application for Zoning Bylaw Amendment (13-Z-4) Laneway Suites Pilot Project Lots 1-11, Block 23, Plan No. 102102387, The Greens on Gardiner Subdivision

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**Recommendation**

1. That the following amendments to *Regina Zoning Bylaw No. 9250* be APPROVED:
  - a. That the Direct Control District 14 – Laneway Housing Pilot Zone be adopted as shown in Appendix B of this report, following Section 3.19 in Chapter 9
  - b. That Lots 1-11, inclusive, Block No. 23, Plan No. 102102387 in the Greens on Gardiner subdivision be rezoned from DCD-11-Suburban Neo Traditional to DCD 14 - Laneway Housing Pilot.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That this report be forwarded to the City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

The following addressed the Commission:

- Ben Mario, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk’s Office;
- Jim Elliott; and
- Lorne Yagelniski, representing Yagar Developments and Denis Jones, representing Homes by Devereaux.

**David Edwards moved that the recommendation contained in the report be concurred in.**

(Councillor Flegel left the meeting.)

**The motion was put and declared CARRIED.**

RPC13-28      Application for Discretionary Use (13-DU-04) Proposed Nightclub and Off-Site Caveated Parking Lot - 2151 Albert Street

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**Recommendation**

1. That the discretionary use application for a proposed nightclub located at 2151 Albert Street, being Lot 13, Block 404, Plan No.

OLD 33, OLD 33 Subdivision be APPROVED, subject to the applicant obtaining a Zoning Appeal for the distance requirements for Off-Site Caveated lots, 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 Derek McDonald, Usonia Homes and dated April 4, 2013;
  - b. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*; and
  - c. That there shall be a registrable agreement providing for the shared use of parking executed between the City, Lot 13, Block 404, Plan No. OLD 33 and Lot 12, Block 404, Plan No. OLD 33 and shall bind on the owner of Lot 13, Block 404, Plan No. OLD 33 and restrict the use of the Lot for the purpose of shared parking during proposed hours of operation between 8:00 pm and 2:00 am.
2. That the Discretionary Use application for an Off-Site Caveated Parking Lot, being Lot 21, Block 433, Plan No. 98RA28309 be APPROVED, subject to approval from the Development Appeals Board for relaxation of the maximum distance requirements to an Off-Site Caveated parking lot and the following condition:
    - a. The applicant/owner shall enter into an agreement with the City of Regina, in a form satisfactory to the City Solicitor, to provide the balance of required parking stalls not provided on site at an off-site location to meet the minimum parking requirements of *Regina Zoning Bylaw No. 9250*. This agreement will provide that the off-site parking serve the proposed development in perpetuity. The agreement shall be executed prior to issuance of a building permit, and be registered on title in the City's interest at the applicant/owner's cost;
  3. That this report be forwarded to the May 21, 2013 meeting of City Council.

The following addressed the Commission:

- Mark Andrews, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office;
- Adam Sperling, representing Slow Pub;
- Leah Spafford, representing Spafford Books;
- J.D. Zarembo, representing Slow Pub; and
- Trevor Anderson, Jim Demeray, Colter Wood and Derek Wu.

**Phil Selenski moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.**

(Dallard Legault, Phil Evans and David Edwards temporarily left the meeting.)

RPC13-29      Application for Discretionary Use Approval (12-DU-33) Proposed  
Expansion of Existing Shopping Centre - 302 University Park Drive

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**Recommendation**

1. That the discretionary use application for a proposed expansion of the existing Gardiner Park Shopping Centre located at 302 University Park Drive, being Parcel K, Plan No. 87R66186, Gardiner Park Subdivision be APPROVED and that a Development Permit be issued subject to the following conditions:
  - a) Subject to condition b) below, the proposed development (a single-storey, 1,114 m<sup>2</sup> commercial/retail building) shall be consistent with the plans attached to this report as Appendices A-3.1 to A-3.3 inclusive, prepared by Pattison MGM Architectural Services Ltd. and dated March 20, 2013.
  - b) The applicant shall erect barrier fencing, along the full extent of the proposed building and at the adjacent property line, to prevent deliveries from being received at the rear entrances of the building via the Gardiner Park Court right-of-way and the properties to the north of the subject property. No pedestrian connections shall be made from the rear entrances to the existing sidewalks or parking areas on the adjacent properties.
  - c) No single occupancy in the proposed building shall contain a gross floor area of greater than 300 m<sup>2</sup>.
  - d) The future accommodation of a seasonal garden centre on the subject property shall be prohibited.
  - e) The proposed development shall comply with all applicable standards and regulations under *Regina Zoning Bylaw No. 9250*
2. That this report be forwarded to the meeting of City Council.

The following addressed the Commission:

- Don Meikle, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office.

(Dallard Legault returned to the meeting during the presentation.)

(Phil Evans and David Edwards returned to the meeting during the presentation.)

- Holly Bardutz, representing Gardiner Park Animal Hospital;
- Jennifer Watson, representing Gardiner Park Animal Hospital;
- Shalla Reimer, representing Healthy Roots Wellness Centre; and
- Mike Griffin, representing Gardiner Joint Venture.

**Dallard Legault moved that the recommendation contained in the report be concurred in.**

(Phil Evans left the meeting.)

**David Edwards moved, AND IT WAS RESOLVED, that this matter be referred to Administration to work with the applicant, the owners of Parcel H, and the owners of the four properties on Gardiner Park Court, with respect to agreements for access to and from the parking lots, and provide a further report to the June meeting of the Regina Planning Commission meeting.**

ADJOURNMENT

**David Edwards moved, AND IT WAS RESOLVED, that the meeting adjourn.**

The meeting adjourned at 8:07 p.m.

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Chairperson

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Secretary

May 29, 2013

To: Members,  
Regina Planning Commission

Re: Application for Street Closure (11-CL-5/12-CL-2) – Closures of West Boundary Road,  
Fleming Road and Condie Road intersecting with CPR Main Line

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RECOMMENDATION

1. That the application for the closure and sale of a portions of Fleming Road and Condie Road as shown on the attached plan of proposed subdivision prepared by Barry Clark S.L.S, dated January 25, 2013, and legally described as follows, be APPROVED:
  - a) All that portion of the road allowance between the NE1/4 Section 13, Township 17, Range 21, West of the 2<sup>nd</sup> Meridian and the NW1/4 Section 18, Township 17, Range 20, West of the 2<sup>nd</sup> Meridian lying South of a line joining the intersection of the North limit of Reg'd Plan No. 16074 and the West limit of said NW1/4 Section 18 with the intersection of the North limit of Reg'd Plan No. 16074 and the East limit of said NE1/4 Section 13, and lying North of a line joining the intersection of the South limit of Reg'd Plan No. 16074 and the West limit of said NW1/4 Section 18 with the intersection of the South limit of Reg'd Plan No. 16074 and the East limit of said NE1/4 Section 13 and;
  - b) All that portion of the road allowance between the NE1/4 Section 18, Township 17, Range 20, West of the 2<sup>nd</sup> Meridian and the NW1/4 Section 17, Township 17, Range 20, West of the 2<sup>nd</sup> Meridian lying South of a line joining the intersection of the North limit of Reg'd Plan No. 16074 and the West limit of said NW1/4 Section 17 with the intersection of the North limit of Reg'd Plan No. 16074 and the East limit of said NE1/4 Section 18, and lying North of a line joining the intersection of the South limit of Reg'd Plan No. 16074 and the West limit of said NW1/4 Section 17 with the intersection of the South limit of Reg'd Plan No. 16074 and the East limit of said NE1/4 Section 18.
2. That the application for the closure and sale of a portions of West Boundary Road, as shown on the attached plan showing proposed road closure prepared by Prakhar Shrivastava S.L.S, dated June 5, 2012 and legally described as follows, be APPROVED:
  - a) All the portion of Road Allowance lying between the west boundary of the NW ¼ Sec. 13 and the east boundary of the NE ¼ Sec. 14, Township 17, Range 21, W2nd Meridian, in Regina, Saskatchewan.
3. That the City Solicitor be directed to prepare the necessary bylaw;
4. That this report be forwarded to the June 10, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.
5. That this item be removed from the list of outstanding items for Regina Planning Commission.

## CONCLUSION

The proposed road/lane closure application is summarized below:

The proposed closures are located at the intersections of the CPR mainline and West Boundary Road, Fleming Road, and Condie Road, adjacent to the future CPR intermodal yards.

- The purpose of the proposal is to accommodate future operations of CPR in the area associated with the Global Transportation Hub.
- CPR requires the crossings to safely stack cars and allow for increase in rail traffic in the area and it is probable that these crossings would be continuously blocked by trains. The crossings are currently physically closed and do not provide access. The crossings were closed through a board order pursuant to *The Canadian Transportation Act*.
- The Saskatchewan Ministry of Highways and Infrastructure negotiated compensation and access with affected land owners as per City Council's decision when this proposal was previously considered in November, 2011.
- Future access through the area will be provided as per the West Industrial Secondary Plan and allow access via the west bypass and Pinkie Road.

## BACKGROUND

A closure application has been submitted concerning the West Boundary Road, Fleming Road, and Condie Road rights-of-way intersecting with the Canadian Pacific Rail right-of-way.

City Council considered the closure of Fleming and Condie Roads on November 8, 2011 (CR11-131) at which City Council resolved:

“That this report be referred back to the Administration in order to arrange and participate in a joint meeting with the Administration, Global Transportation Hub Authority, delegates and other affected property owners, to discuss safe property access options and transportation issues, particularly related to farm equipment, for a report back to Regina Planning Commission and City Council.”

The Administration's response to City Council's resolution is addressed in this report.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250, Regina Development Plan Bylaw No. 7877 (Official Community Plan), The Planning and Development Act, 2007* and *The Cities Act, 2002*.

Related subdivision applications are being considered concurrently by the Administration, in accordance with Bylaw No. 2003-3, by which subdivision approval authority has been delegated to the Development Officer. The proposed subdivision is intended to create parcels from the closed portions of right of way for transfer of title.

## DISCUSSION

The City's Real Estate Branch proposes to legally close portions of Fleming Road, Condie Road, and West Boundary Road, which intersect with the CPR mainline adjacent to the Global Transportation Hub. The closed portions of the streets would be tied to adjacent parcels and be incorporated into CPR operations.

In 2010, the City approved a Secondary Plan for the West Industrial Lands, which contains the Global Transportation Hub. The purpose of the plan is to guide general land use and transportation development.

A Land Use Strategy from the Secondary Plan is attached for reference purposes. The plan illustrates that north-south access through the area would be provided by the West Bypass road. North-south access across the CPR mainline and the Intermodal Area by Fleming Road, Condie Road or West Boundary Road is not contemplated.

The closed portions of right of way will carry the zoning of adjacent parcels being RR-Rail Road Zone for Fleming and West Boundary Road and UH-Urban Holding Zone for Condie Road. Surrounding land uses are agricultural to the south, which is outside the City limits; the CPR intermodal facilities to the east and west; and the area to the north of the Fleming road closure (north quarter section boundary) is identified for logistics park development.

Approval of the proposal would formalize the closure of the crossings, which have already been physically closed through a board order pursuant to *The Canadian Transportation Act* to allow the construction of the CPR intermodal yards. As a result of the CPR intermodal yards being relocated to this vicinity, activity on the mainline will increase significantly and this portion of the mainline will be used for stacking of cars for long periods of time, therefore, maintaining the crossing is considered a safety hazard and liability to the CPR and opportunity to physically cross the mainline at this location would be limited regardless.

#### Council Resolution Follow up

Council's resolution was in response to concerns of two land owners in the vicinity who claimed they were being negatively affected by the road closures. In particular the owners claimed that the road closures would inconvenience their farming operations as they would be forced transport equipment over the Pinkie Road crossing of the mainline, which will be heavily used for truck traffic, and routinely add several kilometres distance to access their land.

In response to Council's resolution the Administration collaborated with the Saskatchewan Ministry of Highways and Infrastructure to ensure the owners concerns were addressed. The Ministry negotiated a compensation agreement with the affected land owners. The Ministry has submitted written verification to the City that the impacted land owners are in agreement with the compensation package. The Ministry also worked with CPR to address access concerns through this process.

#### RECOMMENDATION IMPLICATIONS

##### Financial Implications

The closed portions of right of way would be sold at market value to Canadian Pacific Railway.

##### Environmental Implications

There are no direct implications to the surrounding environment as a result of this proposal.

### Policy/Strategic Implications

The proposal is also necessary to support the functioning of the CPR intermodal facility and Global Transportation Hub vicinity.

As such, the proposal is supported by policies contained in the West Industrial Lands Secondary Plan in Part A, Section 11.7 of the Official Community Plan.

### Other Implications

None with respect to this report.

### Accessibility Implications

None with respect to this report.

### COMMUNICATIONS

Will be published in the Leader Post on:	June 1, 2013
Letter sent to immediate property owners	Not Applicable
Public Open House Held	Not Applicable
Number of Public Comments Sheets Received	0

### Government Agencies

The RM of Sherwood No. 159 has provided its consent to the closure of right-of-way required in this instance, pursuant to *The Cities Act*.

### DELEGATED AUTHORITY

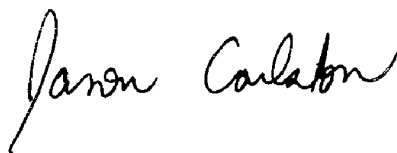
City Council's approval is required, pursuant to Section 13 of *The Cities Act*.

Respectfully submitted,



Diana Hawryluk  
Director, Planning

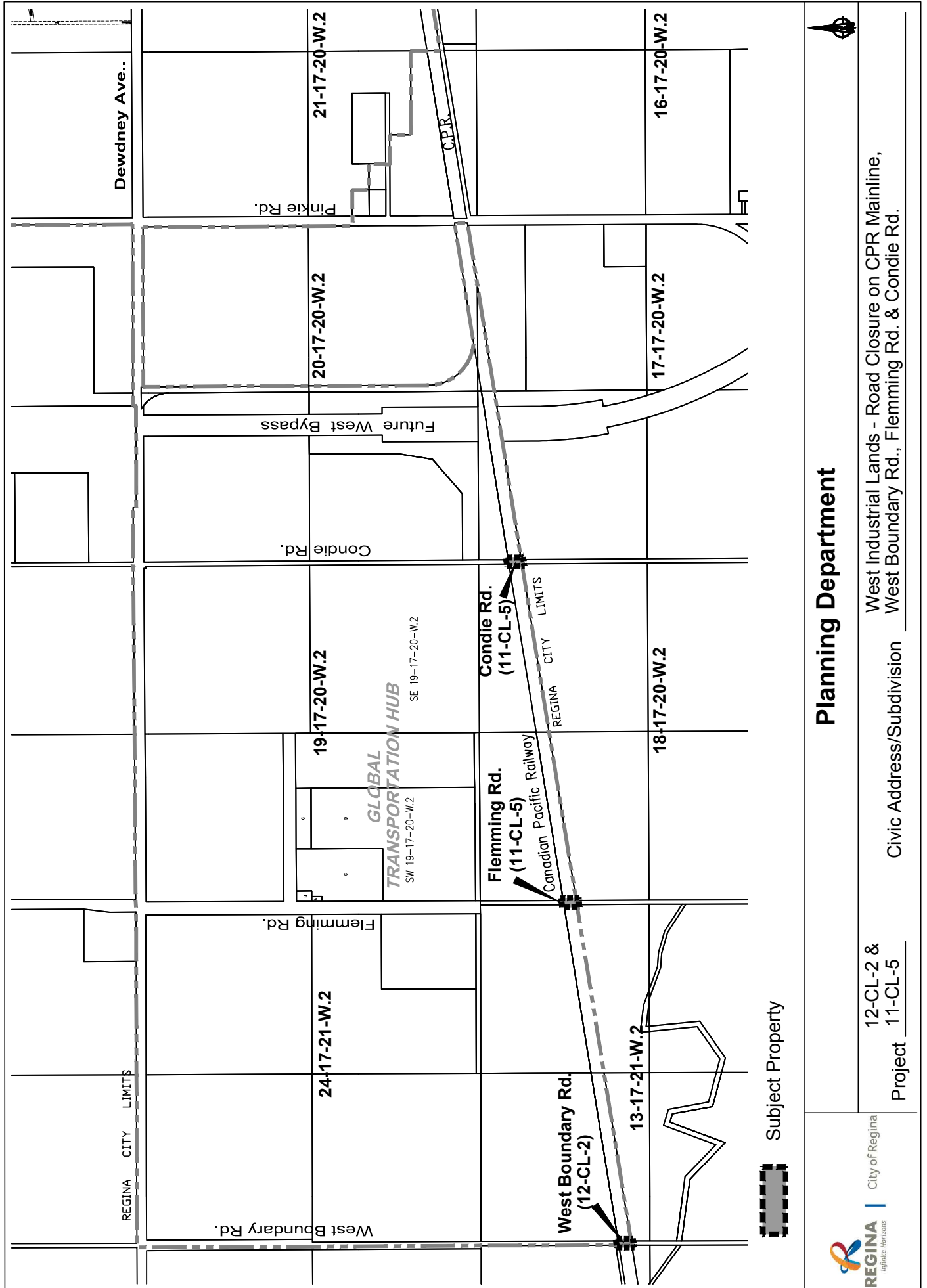
Respectfully submitted,



Jason Carlston, Deputy City Manager  
Community Planning and Development

Prepared by: Ben Mario

Appendix A-1	Subject Property Map
Appendix A-2	Concept Plan
Appendix A-3.1	Site Plan
Appendix A-3.2	Elevation Plan
Appendix A-3.3	Floor Plan



## Planning Department

West Industrial Lands - Road Closure on CPR Mainline,  
West Boundary Rd., Flemming Rd. & Condle Rd.

Civic Address/Subdivision

12-CL-2 &  
11-CL-5  
Project





**PLAN SHOWING  
PROPOSED ROAD CLOSURE  
ADJACENT  
N.W. 1/4 Sec.13 Twp. 17 Rge.21 W.2 Mer.**

Regina, Saskatchewan  
Prakhar Shrivastava, S.L.S.  
2012  
Scale 1:2000

Job No.: 154227 File: 154227PR

Initials: JSY - PS

Preliminary Survey: n/a

Toll Free: 1-800-465-6233  
www.altusgeomatics.com

Limited Partnership

### CITY OF REGINA APPROVAL

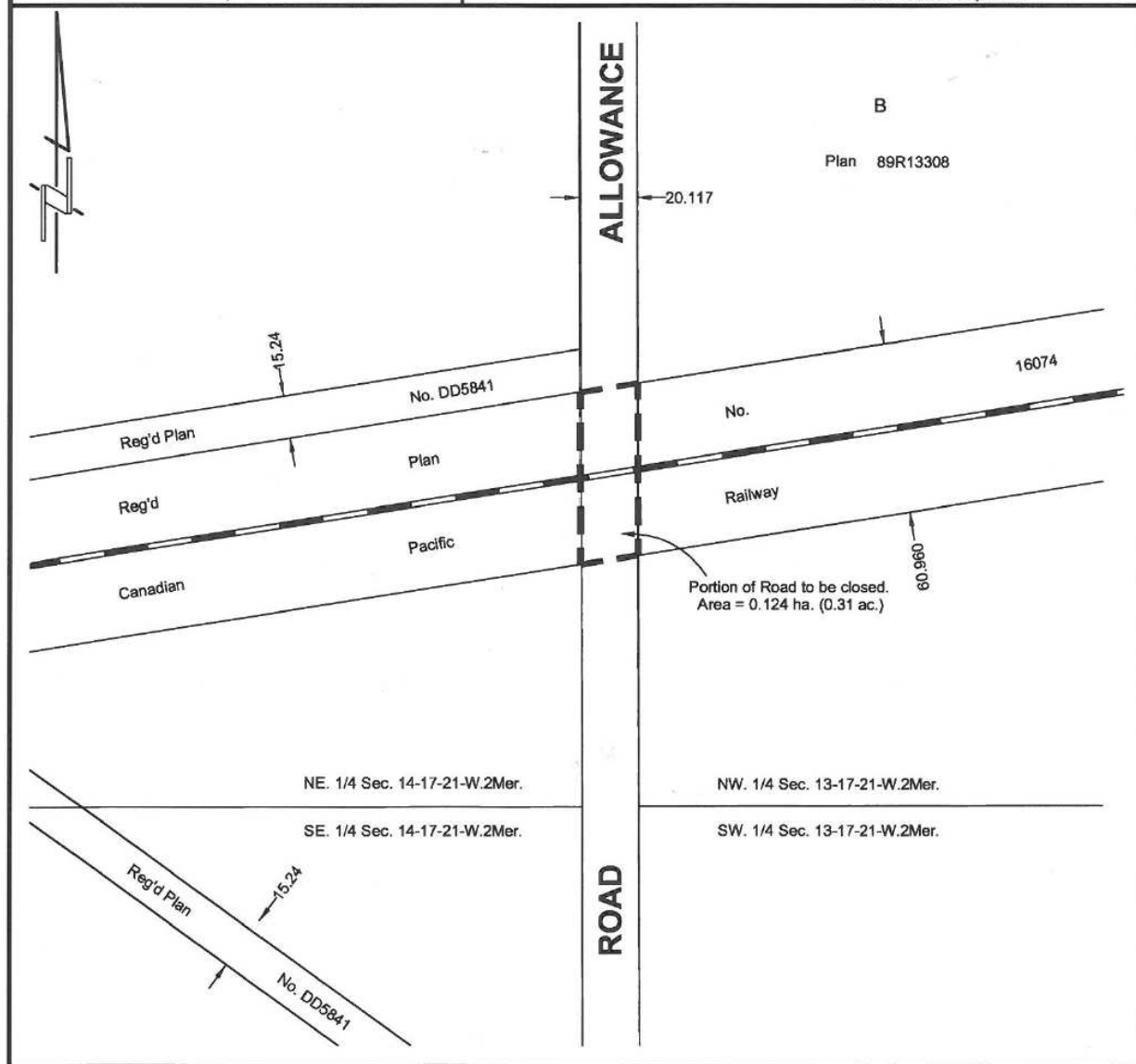
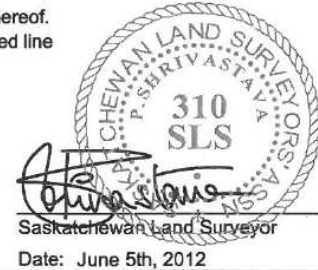
The subdivision proposed herein outlined in bold dashed line is approved under the provisions of Bylaw No. 7748 of The City of Regina.  
Dated this \_\_\_ day of \_\_\_\_\_ A.D. 20 \_\_.

### CITY CLERK

Measurements are in metres and decimals thereof.  
Area to be registered is outlined in bold dashed line and contains 0.124 ha (0.31 acs).

**OWNER(S): CITY OF REGINA**

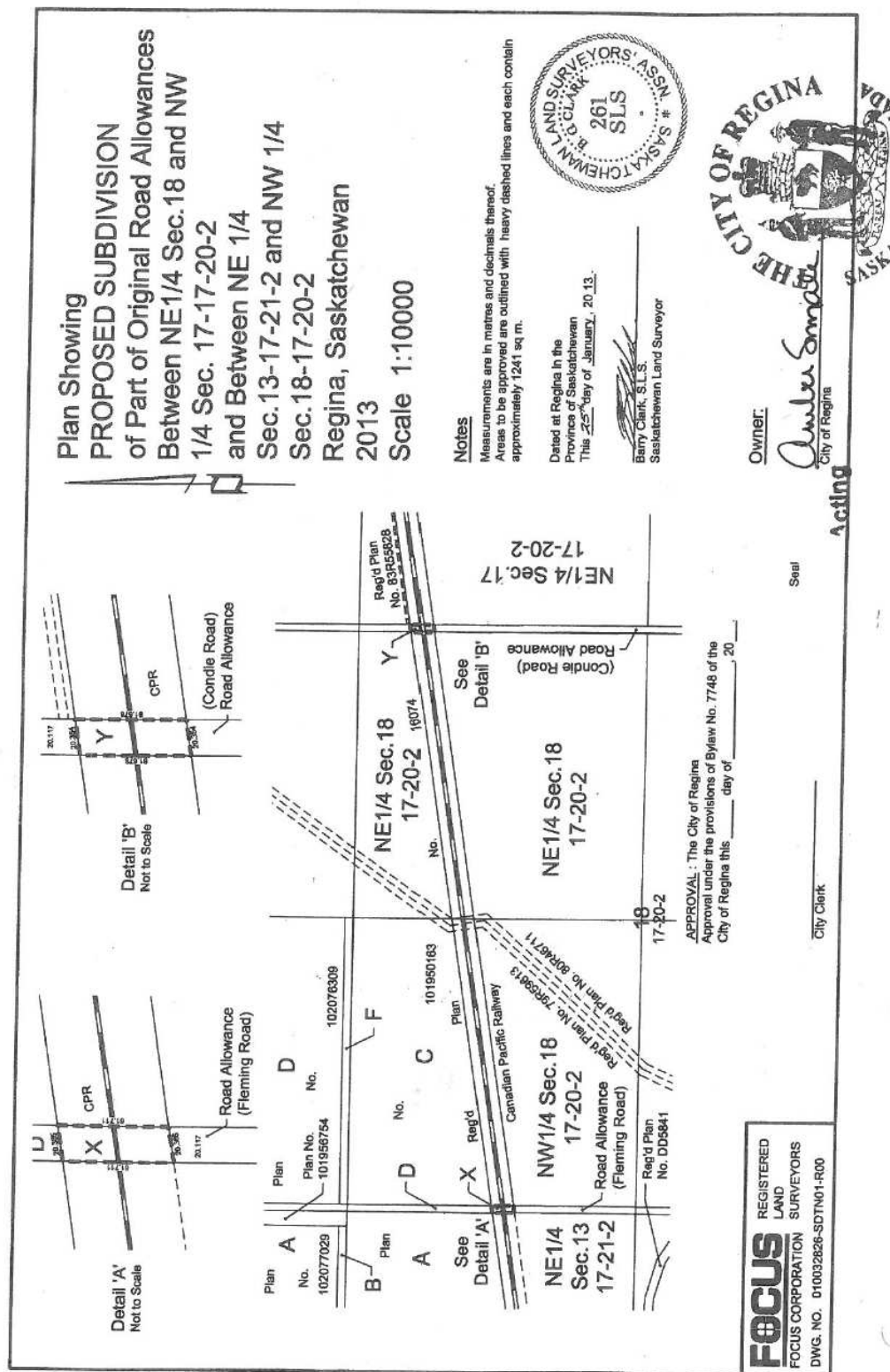
CITY OF REGINA



### Planning Department

Project 12-CL-2

Civic Address/Subdivision West Boundary Road

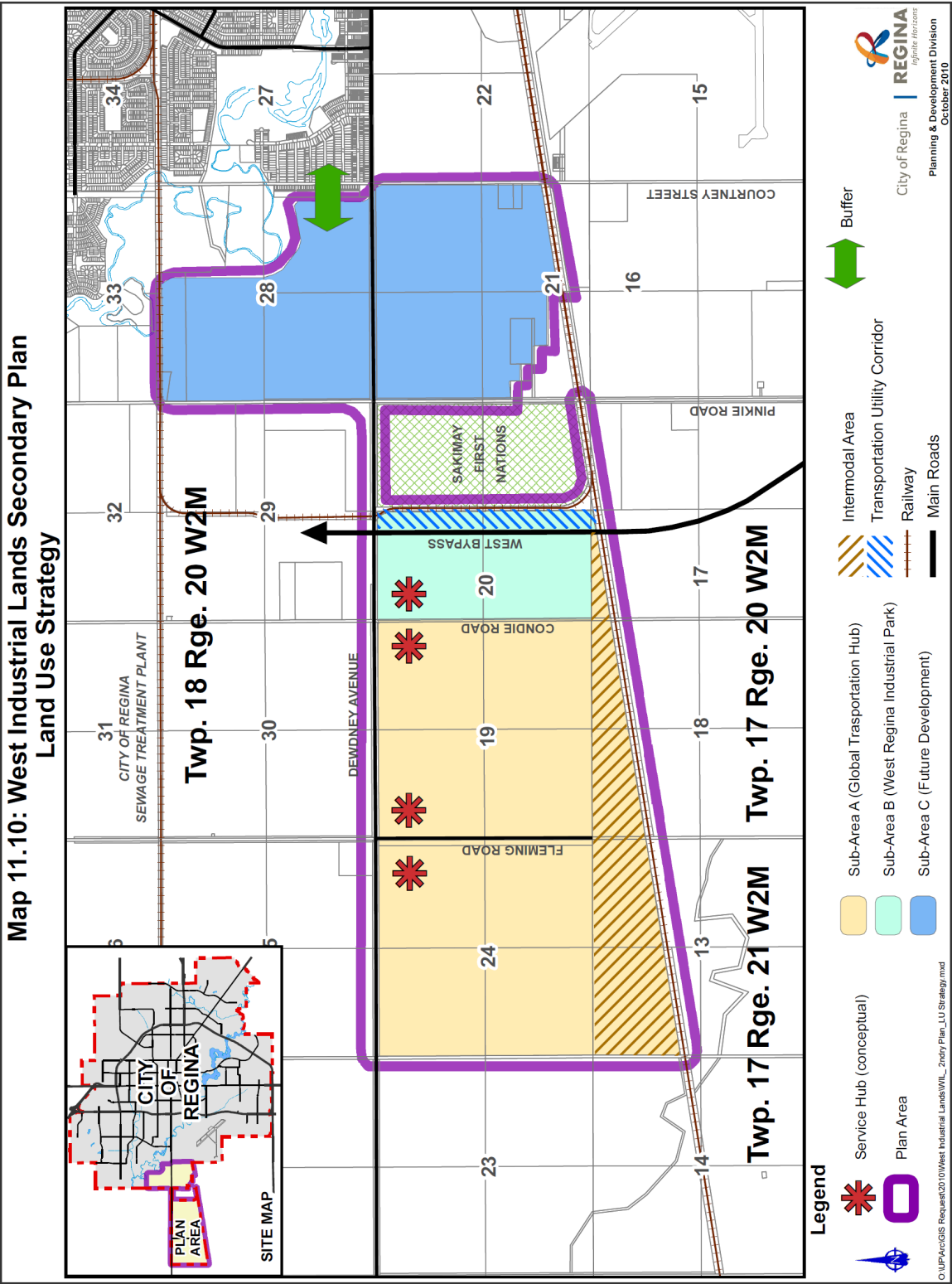


## Planning Department

Project 11-CL-5

Civic Address/Subdivision

Fleming Road and Condie Road



**Planning Department**

Project 11-CL-5/ 12-CL-2

Civic Address/Subdivision

West Boundary Road, Fleming Road, Condie Road

May 29, 2013

To: Members,  
Regina Planning Commission

Re: Application for Discretionary Use (12-DU-30) Proposed House-Form Commercial  
Restaurant – 2416 14<sup>th</sup> Avenue

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**RECOMMENDATION**

1. That the discretionary use application for a proposed restaurant being a House-Form Commercial use located at 2416 14<sup>th</sup> Avenue, being Lot 30, Block 405, Plan No. 98RA28309, located in the Centre Square neighbourhood be APPROVED, and that a Development Permit be issued subject to the following conditions:
  - a) The development shall be consistent with the plan attached to this report as Appendix A-3.1, and
  - 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 June 10, 2013 meeting of City Council.

**CONCLUSION**

The applicant proposes to develop:

- A restaurant with a take-out component as an accessory use on the main floor
- The subject property is currently zoned TARH15-Transitional Area Residential Height 15 metres
- The subject property is located within Centre Square neighbourhood
- Compliant with the definition of House-Form Commercial/Residential Building in the Zoning Bylaw
- Concerns received in response to the circulation to surrounding residents and businesses related to lack of parking, noise, cooking odours.

The proposal complies with the development standards and regulations contained in Regina Zoning Bylaw No. 9250.

**BACKGROUND**

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Regina Development Plan Bylaw No. 7877* (Official Community Plan), and *The Planning and Development Act, 2007*.

Pursuant to subsection 56(3) of the Act, Council may establish conditions for discretionary uses based on the nature of the proposal (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

<b>Land Use Details</b>		
	<b>Existing</b>	<b>Proposed</b>
Zoning	TARH15	TARH15
Land Use	Residential	House-Form Commercial Restaurant
Number of Dwelling Units	1	1
Building Area	Main floor 63 m <sup>2</sup>	Main floor 63 m <sup>2</sup>

<b>Zoning Analysis</b>		
	<b>Required</b>	<b>Proposed</b>
Number of Parking Stalls Required	1 stall	1 stall
Minimum Lot Area (m <sup>2</sup> )	250 m <sup>2</sup>	262 m <sup>2</sup>
Minimum Lot Frontage (m)	7.5 m	15.55 m
Maximum Building Height (m)	15 m	Approx. 10 m
Gross Floor Area	n/a	123 m <sup>2</sup>
Maximum Floor Area Ratio	0.50	0.47
Maximum Coverage (%)	50%	34%

Surrounding land uses include a mix of single detached dwellings, low rise apartments and commercial uses. The existing landscaping on the property will be maintained.

### Initial Proposal

The original application was to convert the existing residential building into a restaurant with five tables on the main floor and a private dining room on the second floor. A portion of the second floor was to continue to be used for residential purposes. This proposal was circulated to adjacent property owners in October, 2012 for comments. Thirteen responses were received, two in support with the remainder opposed.

The most mentioned concern was the lack of parking. House form commercial uses are smaller scale business operations that are neighbourhood focused. Typically these uses would be more pedestrian focussed and generate less traffic than would a restaurant in a commercial area.

Section 14B3.9 of the Zoning Bylaw states that when an existing house form building is converted to a House-Form Commercial/Residential Building use, no parking shall be required for the new use above what was required for the building prior to the change of use. The property was in residential use and the requirement for parking was one stall. The new use is therefore compliant with the Zoning Bylaw with regard to parking.

With respect to noise, the restaurant must comply with *The Noise Abatement Bylaw No. 6980*. The applicant must install proper ventilation as required by the “NFPA 96 Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations” to reduce cooking odours emitted from the restaurant.

### Revised Proposal

The applicant submitted a revised plan in April 2013. The proposed use is now a small restaurant (two tables) with a take-out component. The applicant has stated that the hours of operation will be confined to lunch and dinner times, Monday to Friday.

The revised plan was circulated to the residents and businesses who had submitted responses to the original circulation. Three responses were received, citing parking as their main concern. As mentioned previously, when an existing house form building is converted to a House-Form Commercial/Residential Building use, no additional parking is required. Generally, these uses are smaller in scale catering primarily to the local neighbourhood population and as such generate a higher proportion of pedestrian traffic.

The proposed development is consistent with the purpose and intent of the TAR – Transitional Area Residential Zone with respect to:

- Preservation of the existing house forms to maintain the unique and often heritage-significant streetscapes of the neighbourhood.

### RECOMMENDATION IMPLICATIONS

#### Financial Implications

None with respect to this report.

#### 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 *Regina Development Plan, Bylaw No. 7877* (Official Community Plan) with respect to:

- 4.11 h) That eating establishments be recognized as an appropriate neighbourhood use, but that seating restrictions be placed on neighbourhood restaurants to ensure that the concept of neighbourhood restaurants is enhanced.
- 5.3 b) To encourage the maintenance and revitalization of inner city neighbourhoods.

Repurposing existing residential buildings, while keeping their existing form, will ensure the buildings are maintained and continue to contribute to the streetscape, reducing the risk of demolition.

The proposal is also consistent with the policies contained in Part F (Transitional Area Development Plan), of the Official Community Plan with respect to:

- Commercial land use in the Transitional Area Residential Zone, specifically within house-form buildings, is provided for in order to encourage to maintenance, renovation and restoration of these house-form buildings.
- Commercial land uses should be accommodated in building forms and locations which are compatible with the residential land use and character of the Area.

### Other Implications

None with respect to this report.

### Accessibility Implications

The provincial *Uniform Building and Accessibility Standards Act* exempts buildings less than 600 sq.m. in area from compliance.

### COMMUNICATIONS

Public notification signage posted on:	October 4, 2012
Letter sent to immediate property owners	October 3, 2012
Number of Public Comments Sheets Received	13
Letter and revised plan sent to residents who submitted concerns about the initial plan	April 11, 2013
Number of comments received	3

Residents who commented on the proposal received a copy of this report.

### DELEGATED AUTHORITY

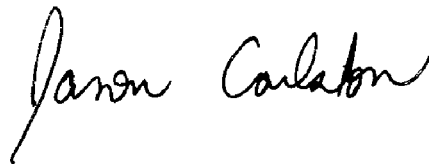
City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,



Diana Hawryluk, Director  
Planning

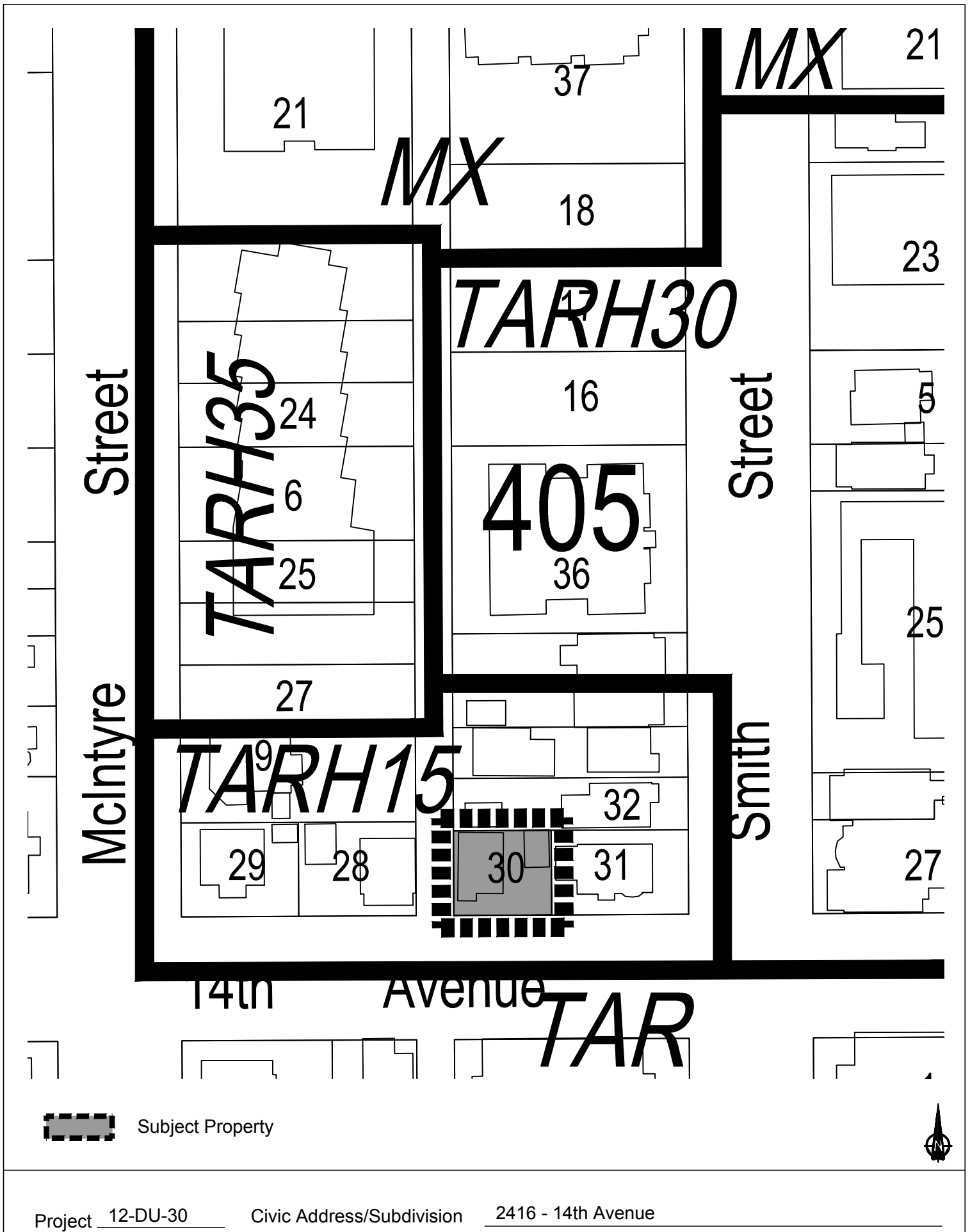
Respectfully submitted,



Jason Carlston, Deputy City Manager  
Community Planning and Development

Prepared by: Sue Luchuck

Appendix A-1	Subject Property Map
Appendix A-2	Concept Plan
Appendix A-3.1	Site Plan





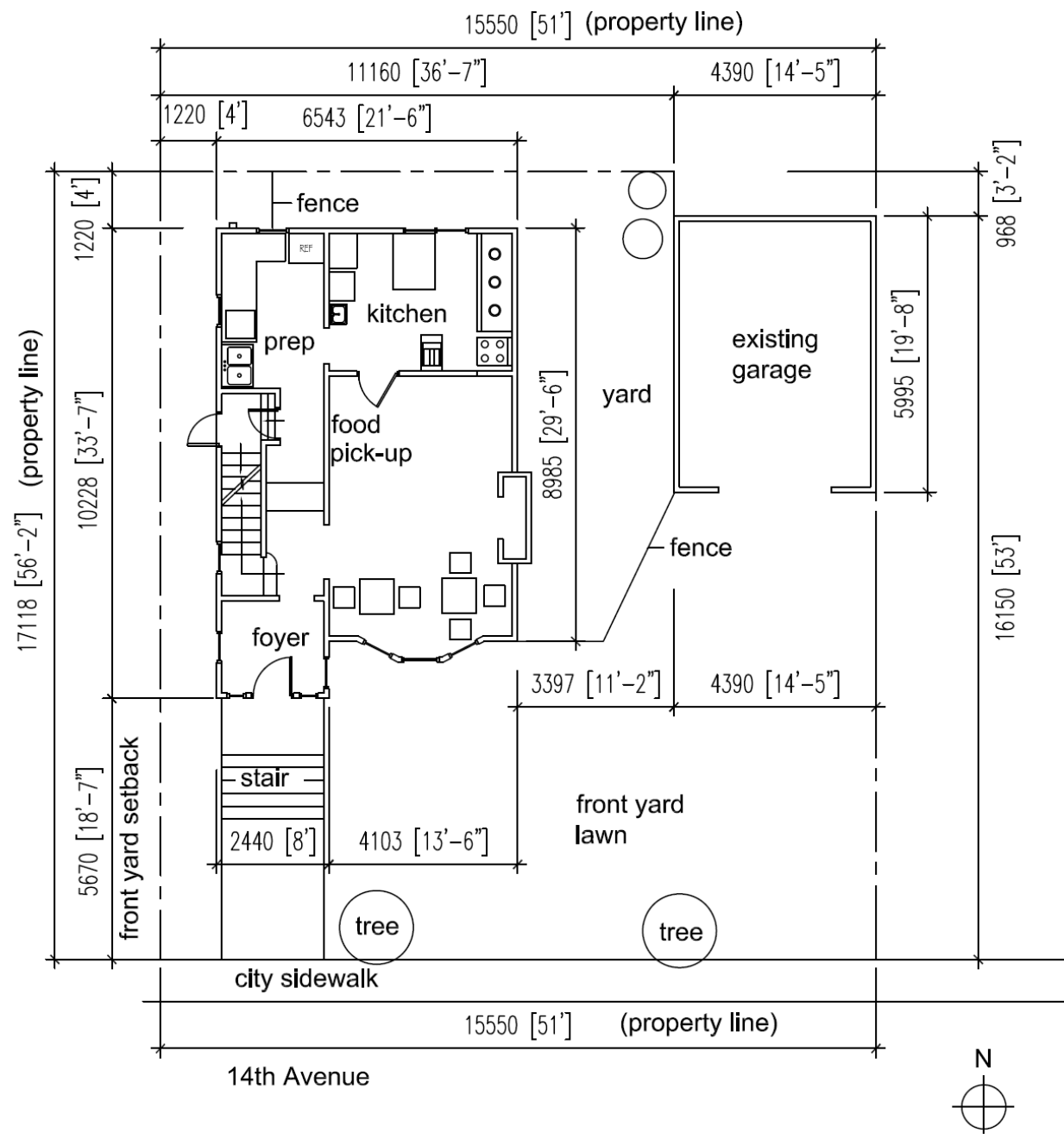
Subject Property

Date of Photography : 2009



Project 12-DU-30

Civic Address/Subdivision 2416 - 14th Avenue



**Concerned Citizens Report  
on the proposed development at  
2220 Edward Street**

Submitted to the City of Regina on May 23<sup>rd</sup>, 2013

We represent a group of concerned citizens that will be affected by the proposed development at 2220 Edward Street. We would like to stipulate that we are not opposed to the Comprehensive Housing Strategy, nor are we opposed to greater density in the Cathedral neighbourhood. We would like to respectfully provide you with our recommendations to take into consideration before this proposal is moved forward so that we can ensure the proposed development is suitable to all affected citizens. We have a number of major concerns with the current proposal.

Our concerns circulate around these following items:

- **Sewer and Storm Drainage**
- **Entrance points and parking**
- **Prohibited fill material**
- **Proposed sewage holding tank odours and environmental risks**

• Sewer and storm drainage is currently a significant problem on both Edward Street and Pasqua Street. The sewer system is overloaded and antiquated. During heavy rains, the storm water fills the sewer and the back pressure causes it to push up into several of the neighbours basements. Many of us have installed industrial valves to shut of the sewer line in addition to back-flow-preventers as they fail under the pressure (this means we have no sewer service for up to 24 hours several days a year and we have to be at home to shut it off in time). This issue has significantly increased in the last few years and once we didn't get the rain but another area of the city did and it started to back up into the basement at 2264 Pasqua Street. The sewer backs up into homes and many basements in the area have been damaged (Appendix A). Many of the home owners in this area are unable to obtain flood and sewer back-up insurance as this is now viewed as a City of Regina sewer issue (Appendix B). In addition to this the storm drainage system is suspected as collapsed at the southern end of Edward Street. In the past, one of the area residents had a nephew that fell into an open catchbasin and almost drowned. This catchbasin was not covered and the city workers at the time expressed to the area resident that it was not covered due to the collapsed lines. This is also evident in that every year the storm basins must be pumped empty at the end of Edward Street for 24 hours a day for multiple weeks (Appendix C). This often happens in multiple seasons as well. In the

winter the sewer system freezes and requires steam cleaning by the City.

At least a dozen of our neighbour's properties flooding during the a rainstorm on June 17, 2011. During this event the water backed way up on the street and completely submerged both manholes on the east side of Pasqua St creating pressure in the system causing storm water to back up into the domestic sewer lines to all of these houses. The owner of 2245 Pasqua St. had extensive amounts of dirt and even earthworms floating around in his basement. At least three had insurance claims and complete basement renovations to fix the problem. One neighbour has since had to install a backflow prevention valve and weeping tile systems at his own expense to bring his insurance deductible down from \$25,000 to \$1,000 since the claim, as his property was viewed as a high risk of recurrence. His basement renovation claim was for over \$20,000.

The City drawings show a catchbasin at the south end of Edward Street and a storm lead going west towards Lewvan Dr. with an invert (bottom of the pipe) approx. 0.6 ft lower than the invert at the south end of Edward St. The flow within the system flows from Edward St. west towards the other catchbasin, but the west-most one does not drain to anywhere. The system is a dead end. All of the topography in the area suggests that storm water ponds at these catchbasins with no place to go - as evidenced by our experiences. We are seriously confused how any study could support a decision to allow new development after viewing our photos and simply taking a walk around the area. There is just nowhere for the water to go without pumping it out. To put it simply, the fill that has been introduced on 2220 Pasqua St. has displaced the ponding that was allowed before and it has seriously threatened all of these properties that are in the flood way and flood fringe zoned areas. "The approved design for the site has been reviewed by professional engineers and has been deemed to not interfere with overland drainage from existing properties uphill from the site" (Appendix F). We ask to see this review.

The flooding that occurs regularly is not due to Wascana Creek. It is due to how the neighborhood area drains. There is a 4 to 5 block radius around 2220 Edward that drains into that property and because it is lower than the creek there is no where for it to drain. That is why it needs to be a floodway - to hold spring melt and rainwater away from the houses. During a heavy rain, Pasqua Street fills with water and rises into the front yard of 2264 Pasqua Street and the entire side alley is covered in 4" of rushing water that flows toward the 2220 Edward property. This is the narrow side alley that they want to use as an entrance. The water used to flow across the land (before the fill) and hold there until it evaporated. Now with the fill, the back alley also fills with water and gets close the Edward St. houses and close to garages. (Appendix H)

- The proposal currently utilizes two entrance points. One on the southern end of Edward Street and the other utilizing a back alley between a private property and the property that currently belongs to Saskatchewan Express. These entrance points are not wide enough to hold parking and two lanes of traffic, particularly during the winter months. The alley is only wide enough for one lane of traffic. They are also paved with only a thin layer of asphalt that is not designed to hold heavy amounts of residential and construction traffic. The alley is often used by children to ride their bikes, skateboard or drive their electric cars up and down the lane

safely. Plus many children cross this lane or use the lane to walk from Saskatchewan Express to 7-11 or when they get dropped off by their parents to attend classes. Using this access for 120 vehicles would place children at unnecessary risk. Edward Street turn-around is often blocked each spring with run-off or summer/fall with rain storms so that would leave the only access to the development as the back lane – this is unacceptable. Likely most residents would use the back lane as their main access point as this would be the simplest/quickest way for them to go in/out of the rentals. Also, it sounds like the area to the south of the Saskatchewan Express building is currently identified as a 'blue' area. We understand that there is a strong possibility that this blue area, which currently consists of baseball fields may potentially also be developed and rezoned. We ask that the developer purchase additional lands from the City on the South side of their development to connect directly with Pasqua Street (Appendix G). Perhaps as the development has no access that isn't high enough in elevation to be above the flood elevation then they would have to build a high road to Pasqua or have to foot the bill to raise the entire elevation of Edward Street to be above the flood elevation. We recommend that Edward Street become an entrance only secondary access to the development.

The proposed development has added some parking to the proposal, however, there is a remaining excess of approximately 60 vehicles that will need to be parked on Edward Street and Pasqua Street, both of which are already at parking capacity.

- In 2006 over one hundred 20-yard tandem truckloads of fill were dumped illegally on the current site of the proposed development (Appendix D). Residents in the area were advised by the City Council that the matter was being taken very seriously as there was the possibility that the fill contained PCB contamination and this fill acutely affected the grade of the landscape in the area which was zoned as floodway. The fill is significantly contaminated with much rotting lumber, rotting railway ties, various plastic pipe, concrete, asphalt, bones, and metal pipe. The City served "written notice to the property owner to cease any further placement of fill on the property." (Sept 21, 2006). To this date no remedy to the illegal fill has been reached and residents in the Pasqua and Edward Street areas continued to have their basements and foundations damaged by backing up sewer systems and storm systems (Appendix E).

- While we recognize that one of the potential solutions to the overloaded sewer system may be implementing a sewage lift station that will carry the waste to another sewer line we would like to point out that the proposed holding tank will create more issues. Holding tanks are not the best idea in residential areas as they need to be vented, creating unpleasant and unwanted odours. Also a groundwater study and analysis will be needed to analyze the environmental risks and to design the tank properly. The storage component is essentially a septic tank. When Chad Jacklin of 2264 Pasqua St proposed adding this to his house to solve his sewer problems, the City said it was not allowed. Nor was installing a lift station and pumping that into the sewer as we are not allowed to pressurize the City's sewer system.

We also ask that our sewer not be further pressurized by the proposed lift station and forcemain that will connect into the Wascana Trunk Sewer on 14th Avenue & Edward Street. Pumping the sewage under pressure is one of the reasons why several basements in our area flood as we

have found when the City is pumping flood water from the end of Edward St. into the Wascana Trunk sewer at 14th and Edward. It is very possible that our sewer and storm systems are already accidentally cross connected, either by errors made in construction or from one piping system collapsing, exposing it to the other system. This may explain why the sanitary system backs up in people's homes whenever it rains. Any further pressure on this system would be negligent / foolhardy / terrifying to home-owners.

**In conclusion, we, the residents of Edward Street and Pasqua Street, ask the honoured City Council and Mayor to implement the following prior to granting approval to the proposed development on 2220 Edward Street:**

- **A drainage study completed on this area so that the city, the developer, and the residents are aware of what the fill has done to the catchment area and so that the developer can ensure that the overland flow is directed back to towards Wascana Creek and not allowed to pond in residential areas.**

**According to the email on July 10, 2006, from Jason Carlston, regarding the City's requirement from the developer of "an assessment of drainage impacts on site and in the immediate area and would have to meet the approval of the Director of Engineering and Works" - we would like to see the report from the Director.**

- **A groundwater study and analysis completed before the proposal of a Sewage Holding Tank is pursued.**

- **The City of Regina to implement an alternate entrance to the proposed development which we propose to be in the blue zoned (baseball fields) area south of the Saskatchewan Express area.**

- **The issue of illegal toxic fill at the 2220 Edward Street site investigated by the City of Regina and by the Government of Saskatchewan Ministry of Environment.**

We are available to meet with honoured Council members and provide additional documents and correspondence if needed.

Thank you for your time and consideration,

Chad Jacklin and Peter Nijman on behalf of neighbours of 2200 Blocks of Edward Street and Pasqua Street.

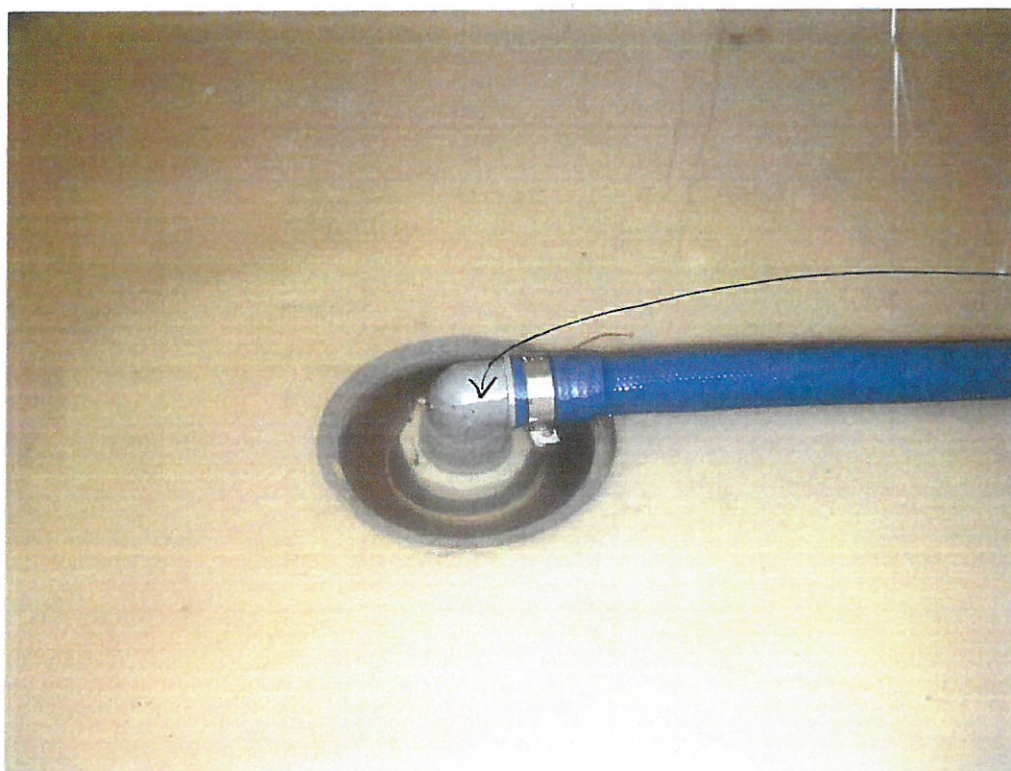
Please See Attachments in Appendices

## Appendix A

Many homes on Edward Street and Pasqua Street have been flooded by the overloaded storm and sewer system.

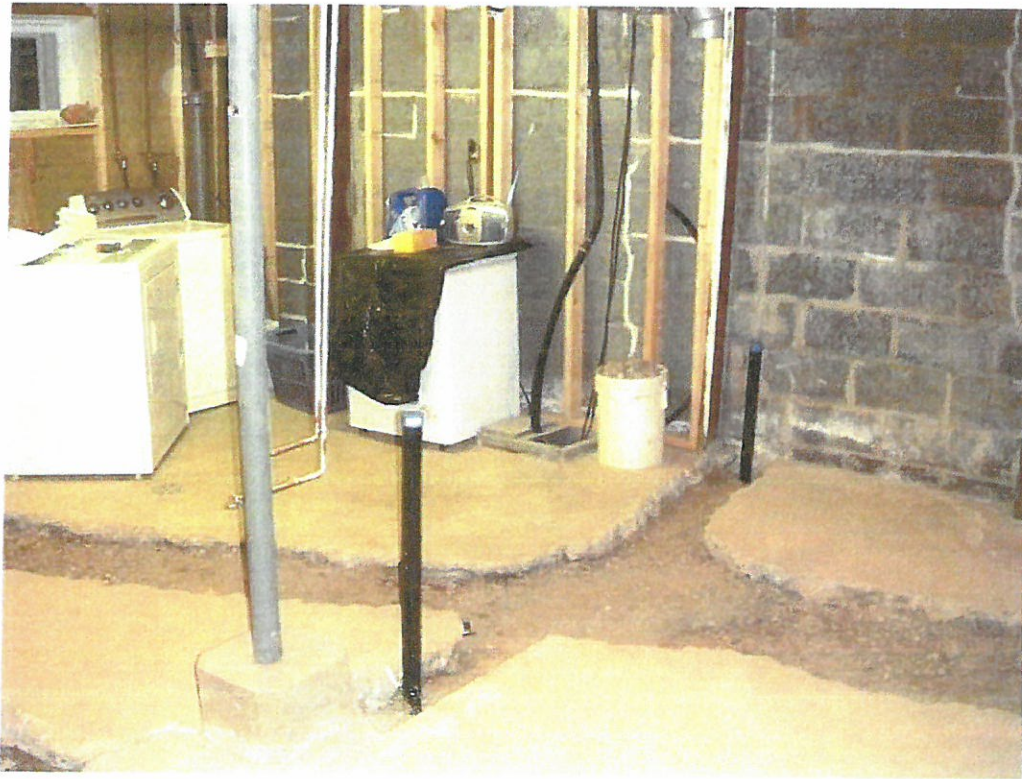


shiny means 2" of water over basement floor



## Appendix B

These are some of the damages that home owners on Edward Street and Pasqua have incurred due to the City of Regina's antiquated and overloaded Sewer and Storm drainage system. Many homeowners are now unable to acquire flood and sewer insurance.



↑ major renovations were required after flooding of basement (5 feet of water in basement) due to the City pumping storm water ponding at the end of Edward Street into the sewer at 14<sup>th</sup> + Edward.



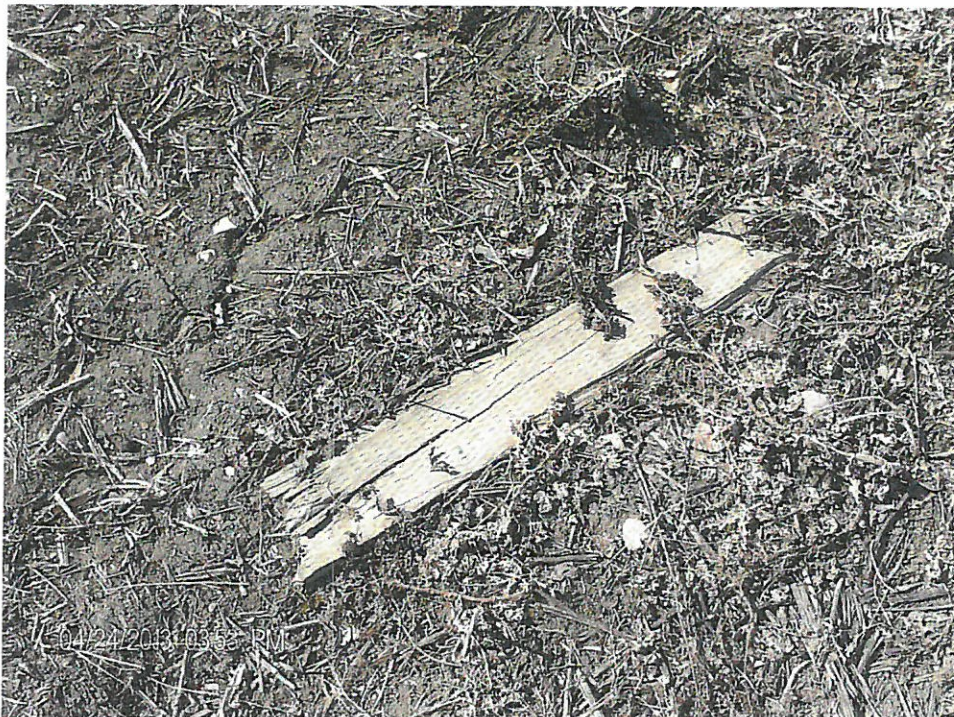
### Appendix C

A pump is placed by the City of Regina at the end of Edward Street on multiple occasions throughout the year to pump storm drainage into another storm system. This pump runs 24 hours a day for over a week on each occasion.



## Appendix D

These are some of the items that have been found in the illegal fill that was placed on 2220 Edward Street which severely affected the grade of the residential area. This fill is also believed to contain PCB toxins.



## Appendix E

This is a chronological timeline of events that took place from 2005 to the current proposal.

May to August 2005 - Parcel B owned by Regina Lions Band was subdivided into Parcel E & F, with Parcel E being sold to Saskatchewan Express and Parcel F (2220 Edward Street) being sold to Century West Development. Title was issued to 2220 Edward Street on Dec 14, 2005 to the numbered corporation 319523 Saskatchewan Ltd.

June 5, 2006 - after meeting with City Planning officials at City Hall and discovering that Parcel B had been subdivided and development on the site had begun without notice, an email was sent to Mayor Pat Fiocco and Councillor Fred Clipsham informing and questioning them of recent developments on the 2220 Edward Street property.

June 15, 2006 - email from Mayor Pat Fiocco stating that Jason Carlston, GM of Community Services - Urban Planning has been requested to respond to the development of this site.

June 25, 2006 - after meeting with Councillor Fred Clipsham on the site of proposed development, the Councillor sent an email to Jason Carlston raising serious concerns regarding the development. These concerns included such issues as; '22 blocks of Pasqua Street and Edward Street have a history of quite serious drainage problems', 'Fill on the site will do two things - prevent the property from acting as a storm water and Wascana Creek spring flooding reservoir & impede the flow of storm water to the drainage ditch running along the east side of the Lewvan'. Councillor Clipsham stated "The actions of CW developments have placed several properties in jeopardy". He also states, "At one time there was a SaskPower or City of Regina transformer station on the property. I would expect some environmental tests will need to be done for possible PCB contamination, etc."

He notes that "the vacant property on the north east corner of Pasqua and 15th will not be approved for development because there is no extra capacity in the sewer system."

June 27, 2006 - letter received from Jason Carlston, City of Regina stating that the property is currently zoned FW - Floodway. Under that designation, new construction or developments that would obstruct or divert the flow of water within the floodway, are **prohibited**. Mr. Carlston stated that the developer had been contacted and the developer stated they were not introducing fill material onto the site.

June 29, 2006 - email from adjacent property owners to Jason Carlston bringing attention to City Officials that "at least 100 - 20yd tandem truckloads of fill has been hauled in and stockpiled on the site"

July 10, 2006 - letter received from Jason Carlston stating that "The owner has now confirmed that fill has been placed on the property. Accordingly, written notice has since been served to the property owner to cease any further placement of fill on the property.

Sept 21, 2006 - email received from Councillor Clipsham outlining that J.F. Schommer, Senior City Planner is involved and "taking the issue very seriously".

September 2006 to January 2013 - no remedy to the placement of the "prohibited fill material" took place during this period of time. Numerous times throughout this period of time flooding has taken place on the site from spring runoff, Wascana Creek overflowing its banks and summer rainstorms. Many photographs of site under this flooding situations are available upon request. Edward Street has been flooded for many weeks at a time with the need for City crews to pump water from the site for 24 hours/day over various weeks throughout spring, summer and fall seasons. Neighboring homes to the development have seen flooded basements due to the City's pumping of this water into the storm/sewer system and from raised groundwater due to the placement of the prohibited fill material.

2006 JUNE 27 letter from GM, Jason Carlston City of Regina.



June 27, 2006  
File No. 05-SN-19

Mr. Peter J. Nijman  
2256 Pasqua Street  
Regina, SK S4T 4M4

Dear Mr. Nijman:

**Re: Development of Parcel F, Plan No. 101875237  
Former Regina Lions Band Property**

---

This is in response to your e-mail correspondence of June 5, 2006 to Mayor Pat Fiocco regarding the above-referenced property.

The following provides some background and information on the status of the site:

- Approval to subdivide the subject property was granted in 2005 to the Regina Lions Band, which resulted in the creation of separate titles for the former school building and marching field (Parcels E and F, respectively). The building site was sold to Saskatchewan Express and the field was sold to Century West Development Corporation. Saskatchewan Express now occupies the former school building, but a development application has not yet been received for Parcel F.
- **Parcel F is currently zoned FW – Floodway.** Under that designation, new construction, substantial additions to existing structures, or other improvements or developments that would obstruct or divert the flow of water within the floodway, are prohibited. The FW Zone designation will only be removed from the property when supporting documentation has been reviewed and accepted by the Saskatchewan Watershed Authority, in consultation with the City of Regina. The current status of the property has recently been discussed with the property owner. The owner has indicated that while top soil has been stripped and stockpiled on the site, fill material is not being introduced at this time.
- **The subject property must be rezoned to accommodate residential development.** Rezoning applications involve an extensive public and technical review process. The public process will include signposting of the subject property and notification of surrounding residents and the Cathedral Area Community Association.
- **Any development proposal for the property would be required to address servicing capability.**
- The encroachment of the City's ball diamond onto the former band property was subject to a formal agreement, which provided for termination and removal of the ball diamond with at least six months prior notice.

- The upgraded backstop has been relocated to another ball diamond complex and is continuing to serve the needs of baseball in the community

If you have any questions or wish to discuss this matter further, please contact the undersigned at 777-7758, or e-mail [jcarlsto@regina.ca](mailto:jcarlsto@regina.ca).

Yours truly,



Jason Carlston  
General Manager

cc      His Worship Mayor Fiocco  
         Councillor Fred Clipsham  
         Senior Advisor to the Mayor  
         Director of Community Services  
         Director of Engineering and Works  
         Manager of Development and Technical Services  
         Manager of Project Services and Landscape Design

2006 JUNE 25 FRED CLIPSHAM TO city GM, urban planning



"Fred Clipsham"  
<FClipsham@regina.ca>

07/25/2006 04:33 PM

To "Jason Carlston" <JCarlston@regina.ca>

cc "David Calam" <DCALAM@regina.ca>,  
<pnijman@saskpower.com>

bcc

Subject Re: Development of Former Lions Band Property

RE: Development of former Lions Band Property  
To: Jason Calston, General Manager, Urban Planning

cc: David Calam, Director Engineering & Works  
Peter Nijman, 2256 Pasqua St.

Jason - I had a chance to visit with Peter and three of his neighbors Friday morning. I'm glad I did because solving this is not going to be simple.

The 22 blocks of Pasqua (west side) and Edward (east side) have a history of quite serious drainage problems. There is no catch basin in the alley between the blocks, and only one basin at the south end of Edward St. (which is only one-half block long.) This basin lies in the grass at the edge of a City park area, not in the gutter, and it clogs very easily.

Storm water from all properties south of 13th Avenue drains southwards down Edward Street and the lane between Pasqua and Edward. Eventually it will pool in front of 2256 to 2264 Pasqua to a point until it begins to drain west to the CW property down the lane between 2264 Pasqua and the old school building.

The property now owned by Century West Development has served as a reservoir after storm events, as it is on lower land. The CW property also drains westerly to a shallow ditch that runs along the east side the Lewvan. However, this ditch does not drain straight into the Creek, as there is a rise between the end of Edward St. and the Creek. As a result, there is usually a lot of standing water there (and Wade Morrow's crews are regular visitors.)

This has never been a perfect solution, but it has worked for the past several years mostly (I would observe) because Peter and his neighbors manage storm water through digging ditches into the CW property to drain the alley. (See picture #1.)

Picture #2 shows the huge amount of fill that has been piled on the property. I would guess CW Developments got about 75 per cent of the property covered before they obeyed the Cease Work order. There is certainly enough fill on the site to do two things:

1. Prevent the property from acting as a storm water and Wascana Creek spring flooding reservoir.
2. Impede the flow of storm water to the (imperfect) drainage ditch running along the east side of the Lewvan.

I would observe that the recent piling of fill will totally defeat all the efforts of the neighbors to manage the flow of runoff and storm water. Now, the water simply has no place to go ... there is no storm drain provided and there is no ability to get the water to the ditch.

I am very concerned that we must find a remedy as soon as possible. As you know, the original permission extended only to the removal of turf etc. The actions of CW Developments (see picture #3) have placed several properties in jeopardy.

The neighbors told me a couple of other things this morning:

- In the past 15 years there have been at least two occasions where Wascana Creek spring flooding has caused the entire CW property and portions of laneway between Pasqua and Edward to be entirely covered by floodwaters. Adjacent landowners have built up their property and garage entrances to restrain the flood waters.
- Peter and his neighbors regularly have water in their basement as a result of the low-lying area their homes are on.
- The vacant property on the NE corner of Pasqua and 15th will not be approved for development because there is no extra capacity in the sewer system.
- City crews regularly steam out the sewer line at the alley beside the most southerly house on Pasqua St. (and across the street from the vacant property mentioned above) as it freezes up constantly.
- The most southerly house on Edward (and maybe other houses) lies in the floodplain, and will not be approved for redevelopment.
- The fill is extensively contaminated by wooden beams, pipes, bones etc. If the source of the fill cannot be confirmed, it is likely environmental testing of on-site fill will need to be done.
- At one time there was a SaskPower or City of Regina transformer station on the property. I would expect some environmental tests will need to be done for possible PCB contamination etc.

Having heard all this, plus other observations the neighbors made during my visit, I certainly believe the answer lies not only with the Planning Department, but also with Engineering. I have therefore copied David so his staff will be party to this discussion.

Finally, two questions:

1. are there any preliminary plans being circulated by CW Developments for the property that your staff are aware of?
2. Is the floodway designation to the east of Lewvan related to the longstanding desire I have had to get SaskWatershed Authority to resolve the floodway mapping of the CPR Annex?

Thanks - Fred

>>> Peter Nijman <[petnij@sasktel.net](mailto:petnij@sasktel.net)> 06/29/06 10:05 pm >>>

2006 July 28 EMAIL From Peter Nijman - 2256 Pasqua to  
June 29 Jasm Carlston C.M. Urban planning.

Mr. Jason Carlston,

Thank you for your letter which was received today which responded to questions raised by homeowners surrounding the proposed development.

I tried to phone you at your office today around 4PM and left you a phone message, but you must have been away from the office. As I will be away from home for the upcoming long weekend, I felt that I must bring one item to your **immediate attention**. With respect to your second bullet point item regarding the FW - Floodway status of the property - in it you state that " *The owner has indicated that while top soil has been stripped and stockpiled on the site, fill material is **not** being introduced at this time* ". I bring to your attention that in the past three days at least **100 - 20yd tandem truckloads of fill material has been hauled in** and stockpiled throughout the site. You also state that " *developments that would obstruct or divert the flow of water within the floodway, are prohibited.* " I believe that an addition of this recent quantity of fill material would **fall under that prohibition** as it will definitely change the flow of water and greatly lower the volume of spring runoff that is normally stored upon the entire parcel in many recent years. I hope that City officials can bring up this fact with Century West Development Corporation and see why they have mislead the City on this item.

Councilor Fred Clipsham,

I would like to open the lines of communication on this proposed development with yourself and would welcome a meeting with yourself and perhaps a few concerned neighbors to discuss this issue. I hope to work together to find an upcoming date for a meeting, please forward a date and time that is next convenient to you to meet. Some neighbors work shift work and others are self employed so a meeting during normal working hours may be possible. I will be away from my email until July 4th.

I thank you both in advance for your prompt reply to the above issues.

Sincerely,

Peter J. Nijman, 2256 Pasqua Street, home (306)525-8979, work 566-3296, cellular 536-0396.

DISCLAIMER: The information transmitted is intended only for the addressee and may contain confidential, proprietary and/or privileged material. Any unauthorized review, distribution or other use of or the taking of any action in reliance upon this information is prohibited. If you received this in error, please contact the sender and delete or destroy this message and any copies.

2006 July 10 letter from AM-urban Planning  
Jason Carlston.



July 10, 2006  
File No. 05-SN-19

Mr. Peter J. Nijman  
2256 Pasqua Street  
Regina, Saskatchewan  
S4T 4M4

Dear Mr. Nijman:

**Re: Development of Parcel F, Plan No. 101875237  
Former Regina Lions Band Property**

---

This is further to your email correspondence of June 29, 2006 regarding the above.

City staff have since met with the property owner. The owner has now confirmed that fill has been placed on the property. Accordingly, written notice has since been served to the property owner to cease any further placement of fill on the property and to remove the sign requesting such placement of fill.

The property owner has also been instructed to provide analysis to determine the feasibility of removal of the subject site from the FW – Floodway zone. This would require an assessment of drainage impacts on site and in the immediate area and would have to meet the approval of the Director of Engineering and Works. In the event that it is not feasible to remove the lands from the FW zone then action would be required to mitigate impacts on adjacent properties.

Should you have any additional questions please contact me at 777-7758 or email [jcarlston@regina.ca](mailto:jcarlston@regina.ca)

Yours truly,

Jason Carlston  
General Manager

cc His Worship Mayor Fiocco  
Councillor Fred Clipsham  
Senior Advisor to the Mayor  
Director of Community Services  
Director of Engineering and Works  
Manager of Development and Technical Services  
Manager of Project Services and Landscape Design

2006 Sept 21 email from Fred Clipsham to  
 Peter Nijman w/ response from  
 J.F. Schommer, Senior Planner  
 City of Regina.

From Fred Clipsham <FClipsham@regina.ca>

Sent Thursday, September 21, 2006 9:53 am

To petnij@sasktel.net

Subject Fwd: 2220 Edward Street -Former Lion's band site

Peter- I asked the staff today about the progress on the site, and what follows is the response. It appears the Administration is taking the issue very seriously, so I thought you'd appreciate an update on the matter.

Call if you have questions - 757-8212.

Cheers - Fred

>>> Joe Schommer 09/21/06 9:40 am >>>

Councillor Clipsham,

I am responding to your inquiry regarding the status of this site. Following is a chronology of action on this site.

July 6 - City staff met with the owner to discuss issues with respect to the placement of fill on the site and the processes required for approval. A followup letter was sent to the developer (Century West Homes).

September 5- The developer was advised by letter that progress had not been made on obtaining the necessary approvals; four specific requirements with time frames were set out to remedy the non compliance.

September 20. - An Engineering Report was received as requested to address storm water management issues on the site. The report is being reviewed by the Administration at this time.

We understand there are issues at the community level related to this site. We are actively monitoring progress as the site has unique constraints that must be addressed prior to consideration of specific rezoning and development proposals.

I trust this brings you up to date on this file.

J.F. Schommer  
 Senior Planner  
 City of Regina  
 P.O Box 1790  
 Regina, Saskatchewan  
 S4P 3C8  
 306 777 7554  
 306 777 6823 (fax)  
 jschommer@regina.ca

<html><body><font face = "arial" size = "1">  
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AUG, 2007

email Fred Clipsham & J.F. Schommer

To: Fred Clipsham <FCLIPSHA@regina.ca >

Creation Date: 8/2 8:24 am

Subject: Re: Fw: Fw: Development of Former Lions Band Property

Councillor,

This site has been pretty quiet. I do know the developers have engaged a hydrological consultant to look at three components of drainage ( 1:500 flood, overland drainage, on-site drainage) and they have met with some of our Engineering staff on their work.

We have not received a formal application for rezoning and redevelopment.

The developer is Century West Homes.. John Aston 522-1062 .

I hope this helps out...

J.F. Schommer  
Senior Planner  
City of Regina  
P.O Box 1790  
Regina, Saskatchewan  
S4P 3C8  
306 777 7554  
306 777 6823 (fax)  
jschommer@regina.ca

>>> Fred Clipsham 01/Aug/2007 9:00 pm >>>  
Joe - what can you tell me by way of update?  
Thanks  
Fred

-----  
Message sent from Blackberry handheld

We have not had a formal development application (zoning or discretionary use ) at this site.

**From:** "Fred Clipsham" <FClipsham@regina.ca>  
**Subject:** Fw: Fw: Fw: Development of Former Lions Band Property  
**Sent date:** 08/02/2007 09:24:41 AM  
**To:** <petnij@sasktel.net>  
**Attachments:** [Rfc822 01.dat \[ 4 KB \]](#)

Peter - it might be useful for the residents to contact the developer directly and suggest an information-sharing meeting. (See below.)

Let me know if this takes place.

Cheers

Fred

-----  
Message sent from Blackberry handheld

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The following are the headers for this message/rfc822 message.

**Date:** Thu, 02 Aug 2007 09:13:46 -0600  
**Subject:** Re: Fw: Fw: Development of Former Lions Band Property  
**From:** Joe Schommer <JSchommer@regina.ca>  
**To:** Fred Clipsham <FClipsham@regina.ca>

We have not had a formal development application (zoning or discretionary use ) at this site.

J.F. Schommer  
Senior Planner  
City of Regina  
P.O Box 1790  
Regina, Saskatchewan  
S4P 3C8  
306 777 7554  
306 777 6823 (fax)  
jschommer@regina.ca

>>> Fred Clipsham 02/Aug/2007 8:27 am >>>

Thanks Joe. In other words, we haven't denied any application because there has been none? (The rumour in Peter's email.)

F

-----  
Message sent from Blackberry handheld

-----Original Message-----

From: Joe Schommer

2008

## Appendix F

# CENTURY WEST DEVELOPMENT CORPORATION

### MEMO

To: Neighbors of 2220 Edward St.  
From: Century West Development Corporation  
Date: July 10, 2008  
Subject: Placement of fill at 2220 Edward St.

Century West Development Corporation has been authorized by the City of Regina to place fill at 2220 Edward St., the former schoolyard previously owned by the Regina Lions Band. Fill is being placed on the site to allow for future development of the property.

Fill is to be placed on site in accordance with a plan approved by the Saskatchewan Watershed Authority, the provincial body having jurisdiction over fill placement in the Wascana Creek floodway.

The approved design for the site has been reviewed by professional engineers and has been deemed **to not interfere with overland drainage from existing properties uphill from the site**. Ditching at the property perimeters will direct overland drainage around the fill and toward the natural drainage course. Proper drainage will be maintained during the filling process and Century West will insure grading is completed before winter to facilitate proper spring runoff.

Century West will control access to the site and only approved contractors will be allowed to place clean fill on site. Dumping of unauthorized materials or loads will not be tolerated.

Century West will be developing plans for the future use of the site. Opportunity for further public participation will occur when the necessary development applications are filed with the City.

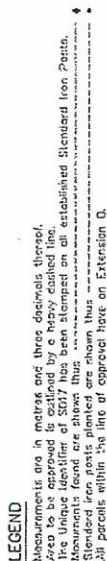
Please contact Century West at 522-1063 with any questions or concerns on this matter.

Turnaround  
July by  
aesthetic  
Sept. 2nd/10  
10:15 am.

Gunner Nicolas  
530-8716

construction  
manager

He will take  
pictures  
and talk to the  
owners.



— I propose that the developer must purchase additional lands from City (parcel D) to build a road access to Pasqua Street.

# Appendix H



End of Edward Street: July 30th, 2008  
Looking south towards proposed development



JUNE 18, 2011, Spring Flood water still not receded.  
City pumping water for many weeks.



Looking South from Edward Street

JUNE 18, 2011

Proposed development.



looking North at proposed development + surrounded by water



Photo of back lane 2256 Pasqua St.  
after typical rainstorm.  
water from entire block & all backyards drain down lane  
& into field (proposed development)

May 29, 2013

To: Members,  
Regina Planning Commission

Re: Application for Contract Zoning (13-CZ-03) - Proposed Planned Group of Townhouses,  
2220 Edward Street

---

RECOMMENDATION

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 2220 Edward Street, being Parcel F Plan No. 101875237 from I - Institutional Zone to C-Contract Zone 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 C-Contract Zone agreement shall include the following requirements and terms:
  - a. The development must meet the requirements of Building Bylaw 2003-7 and will not block existing storm water flow paths or impact neighbouring properties that may be below the 1:500 flood level;
  - b. Soil on the site will meet the Canadian Council of Ministers of the Environment (CCME) Soil Quality Guidelines for Residential Use;
  - c. The buildings be designed to follow CMHC guidelines for adequate sound insulation to ensure the noise levels at façade of the building closest to Lewvan Drive do not exceed 55 dBA;
  - d. Existing sidewalks on Edward Street must be extended to the development site;
  - e. Existing lanes must be resurfaced following completion of construction to the satisfaction of the City;
  - f. The applicant shall submit a detailed landscape plan identifying all plant material, species and location to the Development Officer for review and approval prior to the issuance of the building permit;
  - g. The development shall conform to the attached site plan labelled A-3.1 prepared by McGinn Engineering Ltd.;
  - h. The applicant shall submit revised elevation plans incorporating external design features, which are generally consistent with the character of the adjacent residential buildings to the Development Officer for inclusion in the Contract Zone agreement;
  - i. Any zoning related detail not specifically addressed in the Contract Zone agreement shall be subject to applicable provisions of the Zoning Bylaw; and
  - j. 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 FW-Floodway designation on the Zoning Map for Parcel F be deleted and replaced with the FF-Floodway Fringe overlay zone where the contour elevation is above the 1:500 flood level as determined by the Water Security Agency.

4. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.
5. That this report be forwarded to the July 8, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

## CONCLUSION

### Summary of the proposal:

- Proposal to develop a planned group of townhouses, consisting of five two-storey buildings containing multiple townhouse units.
- 90 two-bedroom rental units, each with private entrance.
- The subject property is currently zoned I-Institutional Zone.
- The subject property is located within the Cathedral neighbourhood.
- Contract Zoning is recommended due to the location, the unique servicing issues and the fact that it is an infill development location due to its former use as a school site.
- The Cathedral Area Community Association Board expressed concern about the amount of parking being provided for the development, increased traffic and the extra strain that would be placed on the drainage and sewer infrastructure in the area.
- Issues identified by area residents during the review process include flood prevention measures and storm water storage and retention, sanitary and storm sewer servicing and water servicing, parking and traffic, and the design and density of the proposed development. The servicing issues will be addressed at the building permit stage. The external design issue will be addressed through the Contract Zone.
- The proposed development will provide additional rental accommodation and provide diversity of housing choice and options in all areas of the City in compliance with the City's Official Community Plan.

## BACKGROUND

Applications were received for discretionary use (12-DU-32) and rezoning (12-Z-27) of Parcel F Plan No. 101875237 to accommodate a planned group of dwelling units (townhouses) on the parcel. The parcel is currently zoned I-Institutional Zone. Options for rezoning of the property included the R4A – Residential Infill Zone and the R6- Residential Multiple Family Zone. However, upon completion of the internal review, and due to the unique servicing issues associated with the parcel and the infill nature of the development, it is recommended that C-Contract Zoning be applied to the site. This type of zoning will enable the Administration to require that the external design of the development is sensitive to that of the adjacent residential development in the neighbourhood.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250, Regina Development Plan Bylaw No. 7877 (Official Community Plan)*, and *The Planning and Development Act, 2007*.

## DISCUSSION

### Zoning and Land Use Details

	<b>Required</b> (based on R6 Zoning)	<b>Proposed</b>
Zoning	n/a	C - Contract Zone
Land Use	n/a	Planned group of dwellings
Land Use Definition	Townhouses	Townhouses
Number of Parking Stalls Required	Require 1 stall per unit= 90 stalls 2% of required for barrier-free	require 1 stall per unit.=90 2% of required for barrier free=2120, including 5 barrier-free stalls provided
Minimum Lot Area (m <sup>2</sup> )	10,800 m <sup>2</sup>	15,000 m <sup>2</sup>
Minimum Lot Frontage (m)	15 m	99.32 m
Maximum Height (m)	13 m	6.0 m
Maximum site coverage (%)	50%	23%
Building Area	n/a	3541.6 m <sup>2</sup>
Number of Units	n/a	90

Surrounding land uses include single detached dwellings to the north, single detached dwellings and the Saskatchewan Express building to the east, open space/ball diamonds to the south and Lewvan Drive to the west.

*Regina Zoning Bylaw No 9250* indicates that contract zoning may be considered on:

- Small or irregularly shaped lots
- Lots restricted by physical barriers such as water courses, slopes, roadways, railways
- Infill sites in higher density or mixed use areas
- Sites accommodating unique development opportunities

The proposal is consistent with the purpose and intent of contract zoning with respect to accommodating infill development in a mixed use area, on a parcel that has unique servicing requirements. Contract zoning enables attachment of conditions to the formal contract between the developer and the City.

Contract zoning will provide some assurance to the neighbourhood regarding the development of this property when compared to a rezoning to another land use zone. The contract is specific to this development and if the development does not proceed, the zoning on the property will revert to I-Institutional Zone. If the property was to be rezoned to R4A- Residential Infill or R6- Residential Multiple Family and this development did not proceed the property could then be developed for any use that was permitted in the new zone without going through a public review process.

## **Flood Prevention/Storm Water Storage and Retention**

### City's Requirements

The development must meet the requirements of Building Bylaw 2003-7 as well as meet City development standards for storm water management. These include requiring the applicant to demonstrate that the proposed development will not block existing storm water flow paths or impact neighbouring properties that may be below the 1:500 flood level. As such, the applicant must demonstrate how the proposed development will allow upstream flow to pass through the site without impacting neighbouring properties.

Additional City development standards for storm water management include ensuring the main floor of the buildings are above the 1:500 flood level, installing and maintaining oil and grit contaminant separators within the parking area of the site and ensuring compliance with the on-site detention requirements for the development. These requirements are reviewed in further detail at the building permit stage and any upgrades required are the responsibility of the applicant.

## **Soil Conditions**

### City's Requirements

Considerable fill was brought onto the parcel to raise its elevation above the 1:500 flood level. The fill on the site must meet the residential criteria of the CCME Soil Quality Guidelines for Residential Use. The applicant must provide documentation to the satisfaction of the City that the soil on the site meets these criteria prior to the issuance of a building permit.

## **Infrastructure/Sanitary and Storm Sewer Service**

### City's Requirements

Waste water from the development must be pumped by a new private sewage pumping station and force main to the City's Wascana trunk main at Edward Street and 14<sup>th</sup> Avenue. The Wascana trunk is known to surcharge during heavy rainfall events, therefore, the new pumping station must include a storage component sized to store a minimum 12 hours of average flow from the development. These requirements are reviewed in further detail at the building permit stage and any upgrades required are the responsibility of the applicant.

## **Water Service**

### City's Requirements

The development will require a looped water system that has connections to more than one City water main to provide increased fire flows, improved water quality and a redundancy of supply. These connections include a connection to the steel trunk main to the west of the property, a connection to the main on Pasqua Street and a connection to the main at Edward Street and 14<sup>th</sup> Avenue. All existing water services on Edward Street will need to be connected to the new main. Internal private fire hydrants to the site will also be required. These requirements are reviewed in further detail at the building permit stage and any upgrades required are the responsibility of the applicant.

## **Parking and Traffic**

The development is a townhouse design (each dwelling unit has a separate exterior entrance) and requires one parking space per unit. The initial plan provided 101 parking stalls. Residents were concerned that parking would spill onto Edward Street and Pasqua Street. The applicant has revised the site plan to provide 120 parking stalls.

The Administration requested that a trip generation study be completed to determine the impact of the development on the road network. The study estimated that the development would generate 720 vehicle trips per day. The study anticipated the split between the main access (Edward Street) and the secondary access (the connecting lane to Pasqua Street) would be 70/30. The study stated that the majority of vehicles in and out of the site are expected to use the main entrance as the primary access when traveling north to locations in north, east and central Regina, including the downtown. The secondary entrance would primarily be used by vehicles heading south.

The Administration accepted the study and is satisfied that the current street infrastructure can withstand the additional trips as the development would have a minimal impact on the surrounding road network.

Residents expressed concerns about increased traffic from the development, including increased traffic volumes on 13<sup>th</sup> Avenue, line-ups Edward Street due to vehicles trying to turn left onto 13<sup>th</sup> Avenue and speeding on Pasqua Street. The Administration has no plans currently to install traffic signals or traffic calming measures but will monitor the situation into the future as required.

## **Density and Design**

The site is considered to be a closed school site. The Re-Use Guidelines for Closed School Sites stipulate that allowable density should not exceed 2.5 times the net density of the surrounding area. The net density of the development is 47 units per hectare. The net density of the surrounding area is 22 units per hectare. Therefore the density of the proposed development is 2.1 times that of the surrounding area. The inclusion of the entire school site in the calculations is consistent with the approach used by the Administration to calculate density for other school site redevelopments.

The proposed development contains 90 dwelling units. Area residents are concerned that the density is too high. The Administration made the applicant aware of these concerns, however the density is consistent with City policy specified in the Re-Use Guidelines for Closed School Sites. The applicant has advised that a reduction in density would result in a project which is less feasible due to the costs associated with the servicing of the site.

Residents raised concerns that the “flat roof” design does not fit into the neighbourhood which consists primarily of pitched roofs. The applicant was advised of these concerns which will be addressed through the application of the proposed C-Contract Zone.

## **Noise Attenuation**

The applicant was required to have a noise attenuation study conducted due to the proximity of Lewvan Drive to the development.

The noise attenuation study focused on the portion of the development in proximity to Lewvan Drive. The applicant is responsible to ensure that noise levels for any outside living space do not exceed 65dBA based on 20 year traffic projections. The results of the forecasted noise level calculations for outside living space indicated that a sound attenuation barrier was not required as the calculation was 60dBA, below the City's requirement of 65dBA.

It was calculated that the sound pressure levels at both the ground level and second level units along the west building facade closest to Lewvan Drive would be 60dBA. It was recommended that the building be designed to follow CMHC guidelines for adequate sound insulation as the forecasted sound level exceeds the City's requirement of 55dBA.

## RECOMMENDATION IMPLICATIONS

### Financial Implications

The property is located behind a former school building and therefore municipal services are provided to the periphery of the property. The applicant will be responsible for the cost of any additional or changes to existing infrastructure including water, sewer and storm drainage, that are required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

### Environmental Implications

The elevation of the parcel has been raised, by the addition of fill, to a level above the 1:500 flood elevation. The Saskatchewan Watershed Authority (now known as the Water Security Agency) indicated in a letter dated May 2007 that the Authority would be prepared to revise the floodway and flood fringe mapping of the parcel.

The Zoning Map was not formally amended in 2007 so still shows the parcel as located within the FW- Floodway Zone. Based on the Saskatchewan Watershed Authority's analysis in 2007, it is recommended that the floodway boundary be adjusted and the zoning map amended as a condition of approval. The boundary between the Floodway and Floodway Fringe will be determined through additional consultation with the Water Security Agency.

Development is allowed within the Floodway Fringe provided that appropriate flood proofing is incorporated into the building design.

### Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A: Policy Plan of *Regina Development Plan, Bylaw No. 7877 (Official Community Plan)* with respect to:

- 3.3c) – To achieve a mix of housing types and densities to suit different lifestyles, income levels and special needs in existing and future neighbourhoods.
- 5.1e) – To minimize flood damage.
- 5.1i) – To minimize the environmental impact of disposal and diversion of solid waste.
- 5.4h) – That higher density development should be encouraged along transit routes.

The proposed development will add 90 two-bedroom rental units as housing options for Regina residents. The development is within the 400 metre walk distance to a transit route guideline.

The City will need to be assured that the required infrastructure and flood mitigation measures will be provided to the City's satisfaction before a building permit is issued.

#### Other Implications

None with respect to this report.

#### Accessibility Implications

The proposed development provides five parking stalls for persons with disabilities which exceed the minimum requirements by three stalls.

The Uniform Building and Accessibility Standards Act requires 5% of units in new rental buildings to be barrier-free including accessible washrooms, space in bedrooms and kitchens, and balconies. The applicant must submit plans showing the required number of barrier-free suites prior to receiving a building permit.

#### COMMUNICATIONS

Public notification signage posted on:	January 24, 2013
Will be published in the Leader Post on:	June 1, 2013 June 8, 2013
Letter sent to immediate property owners	January 25, 2013
Public Open House Held	February 11, 2013
Number of Comments Received	49
Information letter sent to interested parties	May 8, 2013

The Administration and the applicant attended to Cathedral Area Community Association's Board meeting on January 22, 2013 to present the proposal to the Board members. While supportive of new development in the neighbourhood, the Board expressed concerns about the amount of parking being provided for the development, increased traffic and the extra strain that would be placed on the drainage and sewer infrastructure in the area.

These concerns were also expressed by residents who attended the Open House on February 11, 2013 and through written comments. The Administration met with the applicant and the applicant's consulting engineers to address the servicing issues. The applicant amended the site plan to add an additional 19 parking stalls. An information letter was sent to the concerned residents on May 9, 2013 informing them of the results of the discussions.

A more detailed accounting of the respondents' concerns and the Administration's response to them is provided in Appendix B.

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*.

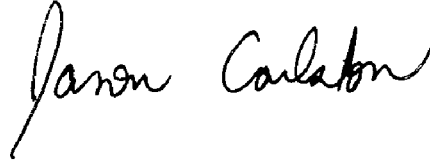
Respectfully submitted,



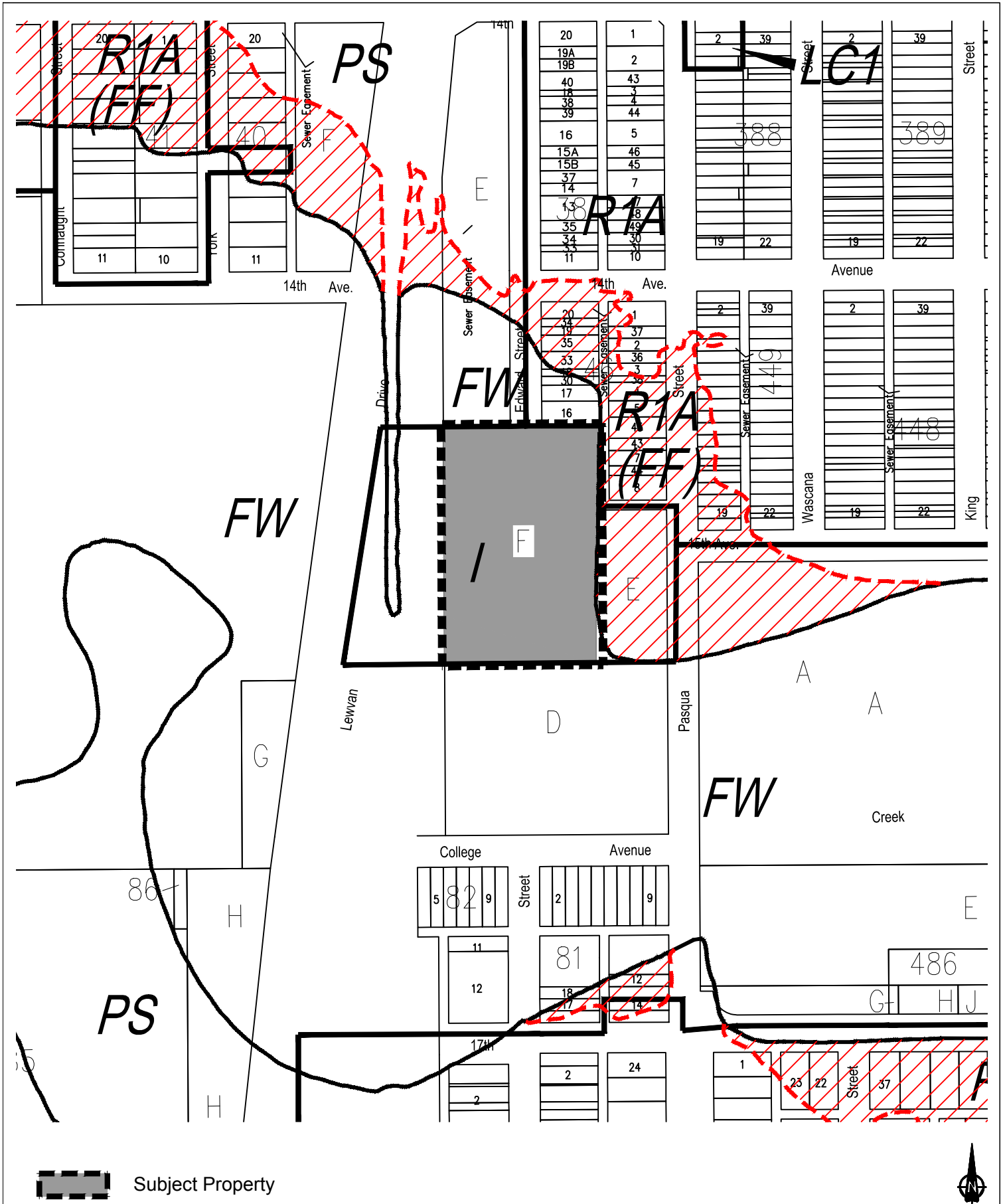
Diana Hawryluk, Director  
Planning

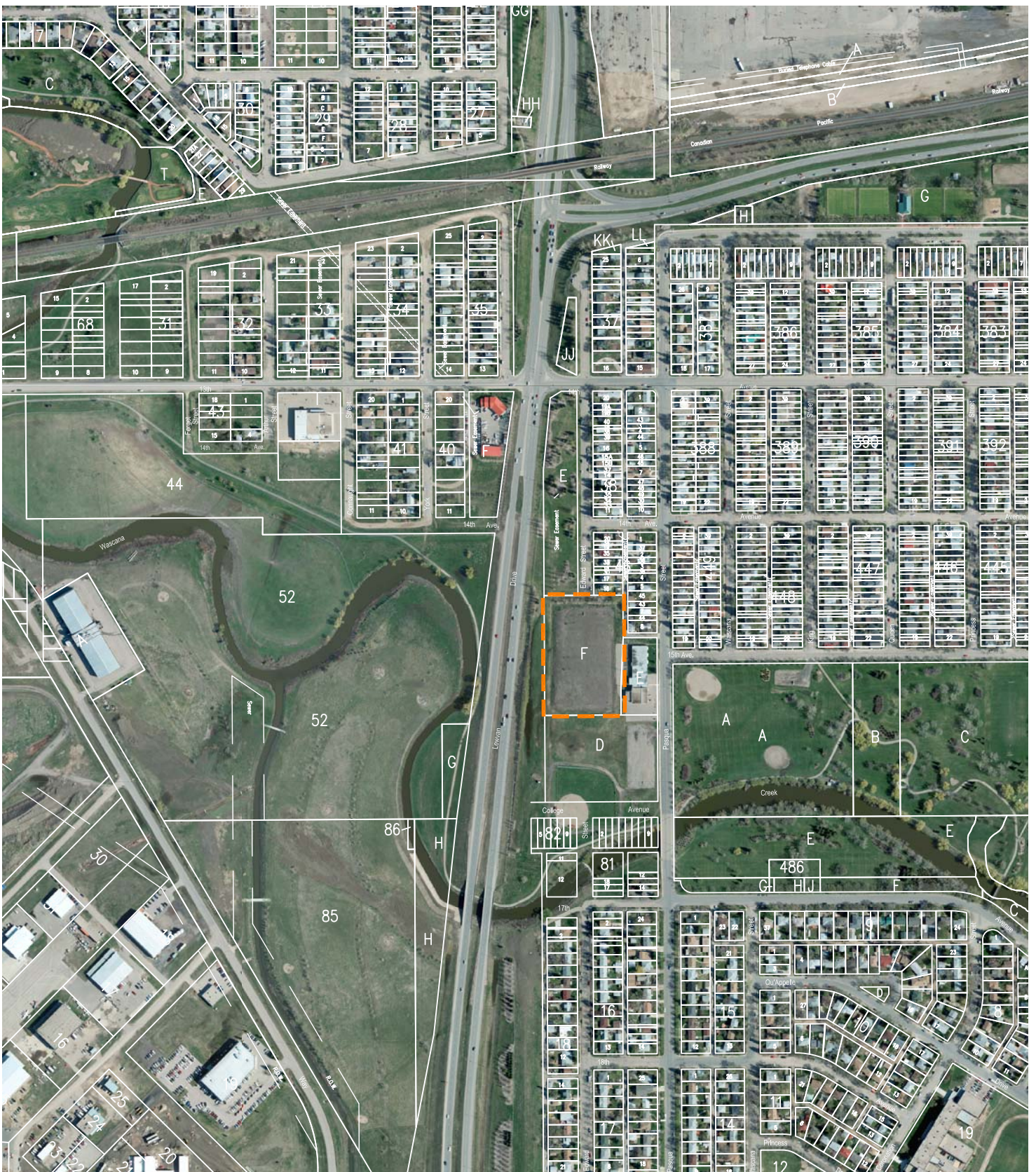
Prepared by: Sue Luchuck

Respectfully submitted,



Jason Carlston, Deputy City Manager  
Community Planning and Development





Subject Property

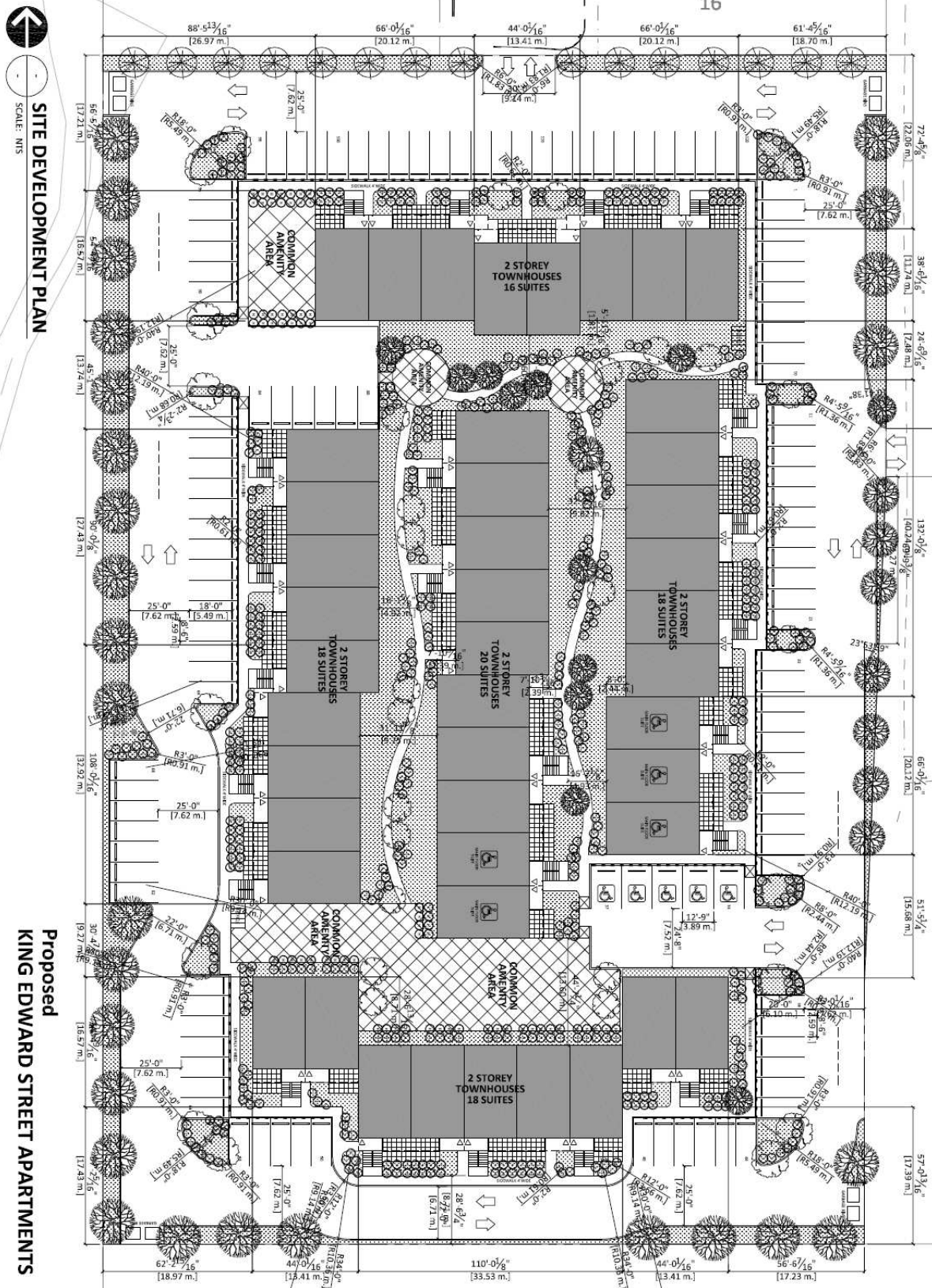
Date of Photography : 2012



Project \_\_\_\_\_

Civic Address/Subdivision \_\_\_\_\_

Planned Group of Dwellings  
2220 Edward St./CPR Annex.

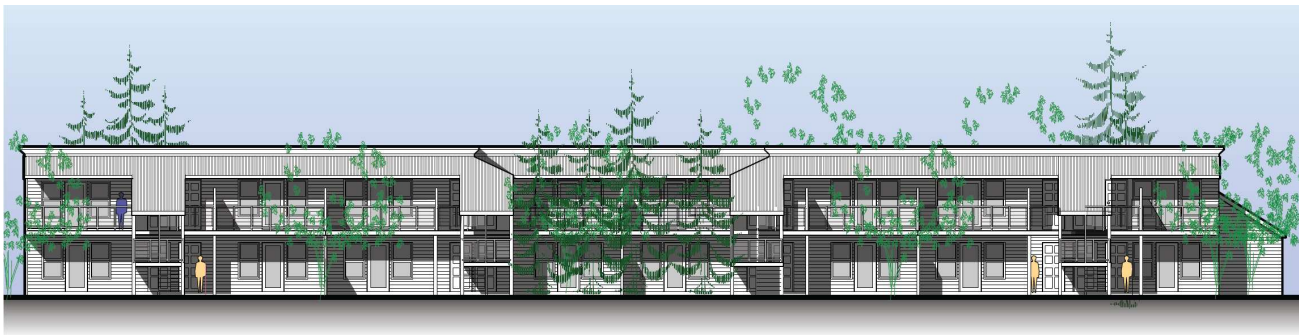


Planning Department

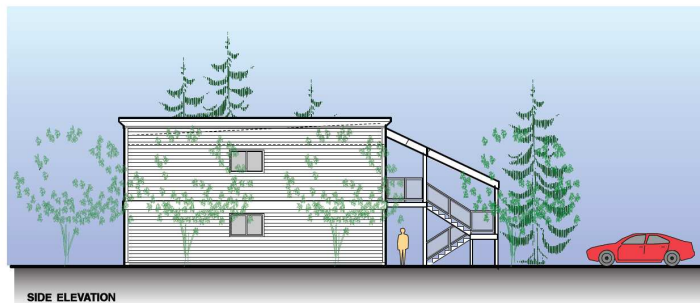
Project **13-CZ-3**

Civic Address/Subdivision

2220 Edward Street



BUILDING 1 ELEVATION - FROM MAIN ENTRY



SIDE ELEVATION

PROPOSED  
90 UNIT MULTI-FAMILY PROJECT  
2220 EDWARD STREET, REGINA SK.



CORMODE & DICKSON



PGA  
ARCHITECTS  
LTD.

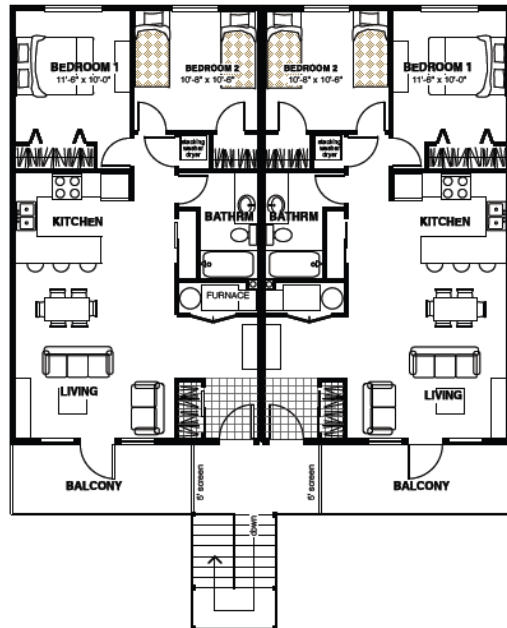
OCT 2012

## Planning Department

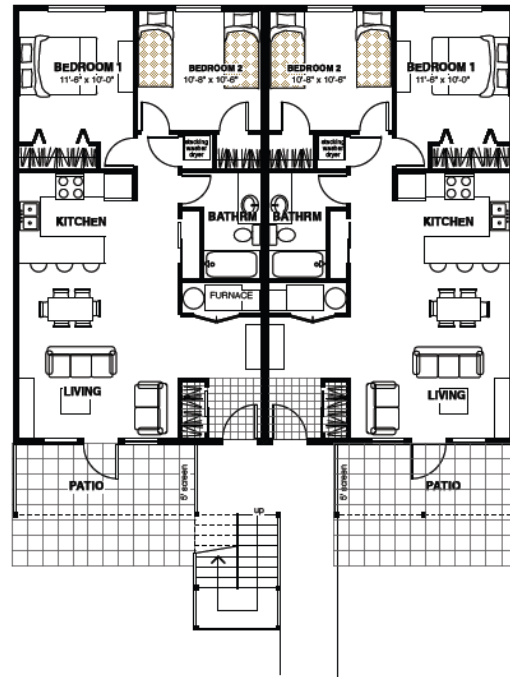
Project 13-CZ-3

Civic Address/Subdivision

2220 Edward Street



UPPER LEVEL UNITS



LOWER LEVEL UNITS

**PROPOSED  
90 UNIT MULTI-FAMILY PROJECT  
2220 EDWARD STREET, REGINA SK.**



**CORMODE & DICKSON**



**PGA  
ARCHITECTS  
LTD.**

SEPTEMBER 2012

**Planning Department**

Project 13-CZ-3

Civic Address/Subdivision

2220 Edward Street

Public Consultation Summary

Response	No. of Responses	Issues Identified
<i>Completely opposed</i>	21	<p>Rental units will detract from property value.</p> <p>Property is designated on the zoning map as FW-Floodway. No development is to be permitted in this zone.</p> <p>Fill was placed on the property illegally because it is in the floodway.</p> <p>Fill that was put onto the property is contaminated (PCB and diesel).</p> <p>Has fill been tested?</p> <p>Residents in the 2200 block of Pasqua Street already experience flooded basements.</p> <p>Lack of parking on the site. Parking will spill onto Edward Street.</p> <p>Too much traffic on Edward Street and 13<sup>th</sup> Avenue.</p> <p>Project is unattractive. Squat, flat-roofed, barracks-like buildings do not blend in nor complement the diversity of the existing architecture.</p> <p>Edward Street will go from being quiet to a street with high traffic and lack of parking in front of existing residences.</p> <p>Project should have frontage on Pasqua Street.</p> <p>Project will devalue property in the area.</p> <p>Drastic increase in traffic and parking will become a major issue.</p> <p>Sewer, water and road infrastructure already overstressed and cannot handle more units.</p> <p>Traffic is already gridlocked on 13<sup>th</sup>, 14<sup>th</sup>, 15<sup>th</sup>, Pasqua and Lewvan.</p> <p>Speeding is a concern.</p> <p>Connaught school is already overflowing with students.</p> <p>Sewer issues and drainage problems.</p> <p>Storm water runoff will be further aggravated by the development.</p> <p>Parcel, before it was filled, acted as a holding pond.</p> <p>Loss of green space.</p> <p>Secondary access is off the lane which is already congested.</p> <p>There are enough rental units in the city.</p> <p>Lack of snow removal reduces parking spaces. Vehicles from new development will make things worse.</p> <p>High density development is unsuitable for the neighbourhood.</p> <p>City needs to address sewer backup and flooding issues before adding to the overburdened infrastructure.</p> <p>Development is poorly designed.</p> <p>Increased traffic. Increased noise.</p>
<i>Accept if many features were different</i>	9	<p>Design not sympathetic to neighbourhood</p> <p>Not rental. Should be condos.</p> <p>Too many units. Units are too small.</p> <p>Not enough parking</p> <p>Rental property will not be maintained</p> <p>Design will reduce property values</p> <p>Too close to Lewvan Drive</p> <p>Located in flood zone</p> <p>Too much traffic on Edward Street</p> <p>Main entrance should be south of Saskatchewan Express building.</p> <p>Ensure that the domestic sewer does not tie into the Pasqua Street main.</p>

<i>Accept if one or two features were different</i>	2	<p>Density = low quality construction</p> <p>Poor parking, traffic flow and green space</p> <p>Negative impact on property values</p>
<i>I support this proposal</i>	8	<p>Like design and layout</p> <p>Units are in the centre not around the perimeter</p> <p>Consider second access point through the Saskatchewan Express parking lot or the City ball diamond</p> <p>Shortage of housing in the City of Regina</p> <p>Better to build more affordable units than high end condos</p> <p>Residential infill is good</p> <p>2 storey height fits with neighbourhood</p> <p>More families</p>
<i>Provided comments but didn't indicate position</i>	12	<p>Lack of parking</p> <p>Exterior of buildings is a "low cost" option</p> <p>Development is in the flood plain</p> <p>Low cost housing</p> <p>Where will children go to school?</p> <p>Infrastructure is already at capacity, why are we adding more units?</p> <p>Concerned about water backup into existing residences</p> <p>Entrance at Edward Street will flood</p> <p>Number of rental properties a concern</p> <p>Condos would be better</p> <p>Traffic concerns. More traffic on lane.</p> <p>Edward Street and 14<sup>th</sup> Avenue not designed to handle increased traffic</p> <p>Property values</p> <p>Too dense. 50-60 units would be better</p> <p>Design not suited to neighbourhood</p> <p>Number of parking stalls inadequate</p> <p>Traffic safety at intersections.</p> <p>Speeding on Pasqua Street will increase</p> <p>Increased risk of vandalism</p> <p>Will Saskatchewan Express parking lot be used as an access?</p>

**1. Issue – Development of Property within the FW-Floodway Zone**

*Administration's Response: The elevation of the parcel has been raised, by the addition of fill, to a level above the 1:500 flood elevation. The Saskatchewan Watershed Authority had indicated in May 2007 that the Authority would be prepared to revise the floodway and flood fringe mapping of the parcel. The City Zoning Map was not formally amended in 2007 and as no development application was received for the site, the Zoning Map still shows the parcel as located within the floodway zone. Based on the Saskatchewan Watershed Authority's analysis in 2007, it will be recommended that the floodway boundary be adjusted and the zoning map in the Zoning Bylaw amended as part of the application review process.*

**2. Issue – Illegal Placement of Fill and testing of fill for contaminants**

*Administration's Response: In July 2008 the City approved placement of the fill on the site at 2220 Edward Street.*

*Soil on the site must meet CCME Soil Quality Guidelines for Residential Use. CCME refers to Canadian Council of Ministers of the Environment. Soil condition on site has to meet Canadian Soil Quality Guideline for the Protection of Environmental and Human Health Summary Table. There are four categories on the table: Agricultural, Residential/Parkland, Commercial and Industrial. Since the proposed development is a group of townhouses, all the parameters has to meet residential criterion.*

**3. Issue- Mitigation of Flooding Impacts to adjacent properties**

*Administration's Response: The development must meet the requirements of the City Building Bylaw #2003-7 as well as meet City development standards for storm water management. These include requiring the applicant to demonstrate the proposed development will not block existing storm water flow paths or impact neighbouring properties that may be below the 1:500 flood level. As such, the applicant must demonstrate how the proposed development will allow upstream flow to pass through the site without impacting neighbouring properties.*

**4. Issue – Sanitary Sewer servicing**

*Administration's Response: Waste water from the development must be pumped by a new private sewage pumping station with storage through a force main to the City trunk main. This must be accomplished so that the development will not negatively impact existing residents in the surrounding area. All improvements and long term maintenance of this private infrastructure will be the responsibility of the developer and/or subsequent owners of the property.*

**5. Issue – Water servicing**

*Administration's Response: The development will require an internal privately maintained water distribution network with multiple connections to existing City mains. This network will include private fire hydrants and will be designed to accommodate both domestic and fire flow requirements of the development. All improvements and long term maintenance of this private infrastructure will be the responsibility of the developer and/or subsequent owners of the property.*

**6. Issue- Storm Water servicing**

*Administration's Response: The applicant will need to demonstrate that the development will not impact neighbouring properties. In addition, the development is required to include on-site storm water retention as well as construct and maintain oil and grit storm water separators onsite to improve the storm water runoff quality.*

**7. Issue- Traffic and Parking**

*Administration's Response: Edward Street is classified as a local street. The administration estimates that traffic will be less than 1000 vehicles per day which is typical for a local street. The Administration has no plans currently to install traffic lights or traffic calming measures in the area but will monitor the situation as required.*

*The developer has responded to the concerns raised by residents regarding lack of parking by increasing on-site parking by an additional 19 stalls.*

**8. Issue – Design and Density**

*Administration's Response: The site is considered to be a closed school site. As such densities are allowed to be 2.5 times higher than the surrounding development. The entire school site is used in the calculation, which is consistent with the approach used by the Administration to calculate density for other school site redevelopments. The Planning and Development Act, 2007 does not enable the Administration to control the colour, texture, type of material or architectural detail.*

May 29, 2013

To: Members,  
Regina Planning Commission

Re: Park Naming – Lakeridge MR-1 and MR-3

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RECOMMENDATION

- 1) That Lakeridge Addition MR-1 (5599 Devine Place) be named Bloos Park.
- 2) That Lakeridge Addition MR-3 (5201 Watson Way) be named Kaytor Park.

CONCLUSION

In accordance with the City's Park Naming Policy and Procedures, which were adopted by Council in June 2005 (CR05-101) and amended in May 2007 (CR07-86), the Administration has consulted with the developers, applicable community associations and zone board to name Lakeridge Addition MR-1 and MR-3 (see Appendix A). The Walsh Acres, Lakeridge, Gardenridge Community Association submitted the names "Bloos" and "Kaytor" in recognition of individuals who made significant contributions in the community.

These proposed names were approved by the internal Civic Naming Committee as consistent with the City's Park Naming Policy. Dundee Realty Corporation as well as the West Zone Board are also in support of the proposed names. Therefore, the Administration is recommending that Council approve the proposed names.

BACKGROUND

The Administration is in the process of naming two parks – Lakeridge Addition MR-1 and MR-3. The Park Naming Policy requires the Administration to consider requests from the developers, community associations and zone board. Names are first submitted to an internal Civic Naming Committee which considers the names within the context of the Park Naming Policy and Procedures. Upon approval by the Civic Naming Committee, names can be assigned to public open space with Council approval.

In February 2013, the developer for the Lakeridge Addition subdivision contacted the City of Regina regarding the naming of the parks for this area. The City of Regina then consulted with the Community Association, which submitted two names, "Bloos" and "Kaytor" for consideration.

DISCUSSION

The names "Bloos" and "Kaytor" have been approved by the Civic Naming Committee, as consistent with the criteria for park names. The names are also supported by the developer, community association and zone board that represents the neighbourhood where the parks will be located.

1) Bloos

Edward Bloos (1938-2009) was born in Regina but moved away in 1961. He returned in 1982 and became the founder and first general manager of the Regina Food Bank. At the time Regina was only the second Canadian city to have a food bank. Under Edward's direction it expanded incorporating programs such as adult education, child care, counselling, life skills and resume preparation under the food bank umbrella.

2) Kaytor

Darlene Kaytor has been involved with her community for 25 years. Darlene has been instrumental with Neighbourhood Watch. She has been Chairperson and the Area Coordinator for Walsh Acres. Darlene was on the board with the Regina Neighbourhood Watch Council and was voted in as Treasurer for this committee. Darlene was instrumental in spearheading the Citizens-on-Patrol Program, known as COPS, for Walsh Acres. She has worked many hours arranging for training sessions for the program. She encouraged the area Police to have more involvement in the Walsh Acres Neighbourhood Watch Association. The Community Association believes that Darlene has proven her dedication in making their community safer.

As a result of the community support for the proposed names, the Administration is recommending approval of the Community Association's request.

## RECOMMENDATION IMPLICATIONS

### Financial Implications

Costs related to signage will be incurred by the developer and any costs associated with the park naming ceremonies, will be absorbed through the Community Development, Recreation and Parks Operating Budget.

### Environmental Implications

There are no environmental implications for this initiative.

### Policy and/or Strategic Implications

The Park Naming Policy contributes to the harmony of the City of Regina by providing an opportunity for Community Associations, as well as other public organizations to participate in public process, allowing them to be informed and engaged in what is happening within their community.

### Other Implications

There are no other implications for this initiative.

### Accessibility Implications

There are no accessibility implications for this initiative.

## COMMUNICATIONS

The City of Regina has consulted with the Developer, Community Associations and Zone Board with respect to the naming of these neighbourhood parks and they are supportive of the recommendations.

Signage will be placed in each park by the developer in spring/summer of this year. Once the City of Regina has taken over ownership of the park spaces, the Administration will work with the Community Association to hold park naming ceremonies at each of the locations in honour of Mr. Bloos and Ms. Kaytor.

## DELEGATED AUTHORITY

In accordance with the Open Space Park Naming Policy and Procedures, City Council approval is required to name park space.

Respectfully submitted,



Chris Holden, Director  
Community Development, Recreation & Parks

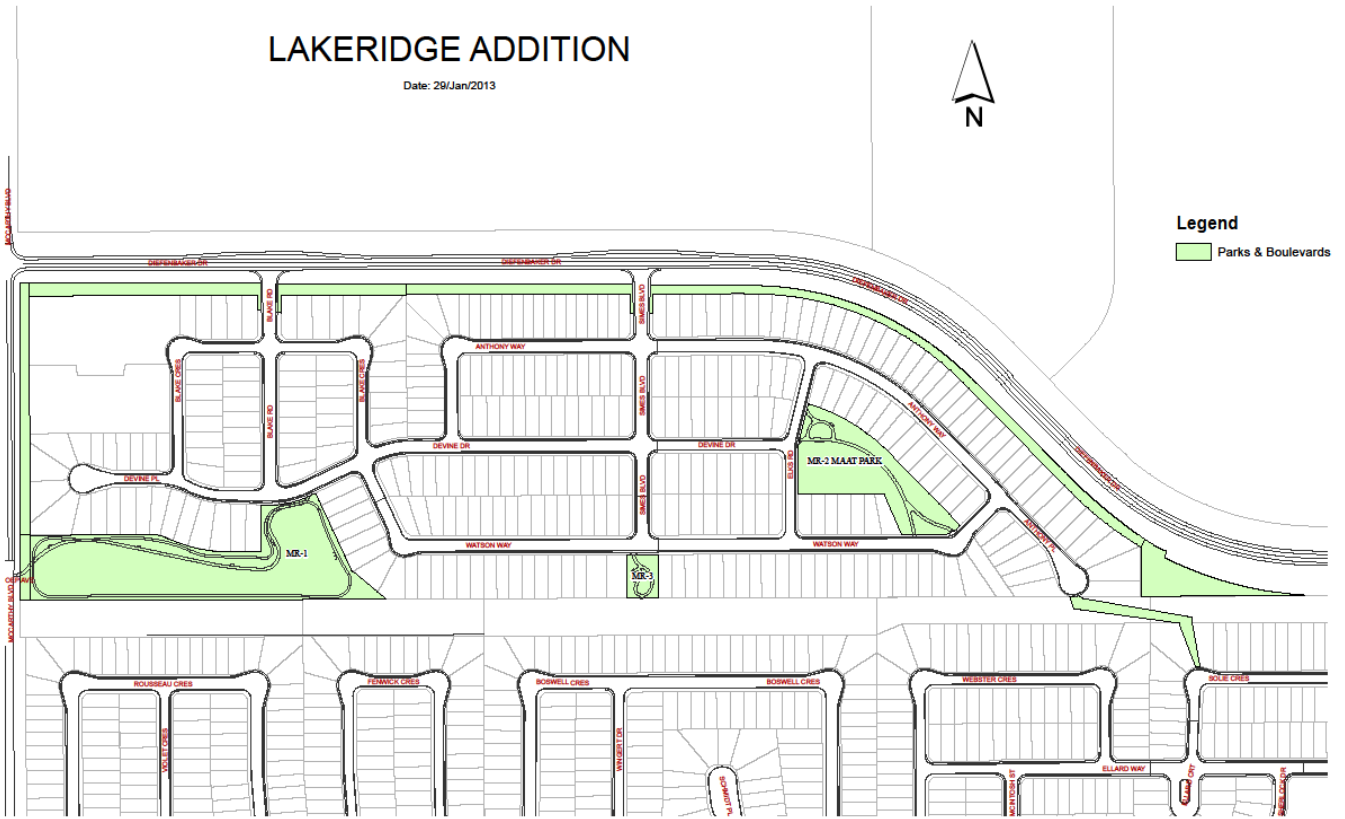
Respectfully submitted,



Jason Carlston, Deputy City Manager  
Community Planning & Development

Report prepared by:  
Erica Frank, Community Consultant

## Appendix A



Path: O:\CSID&DARC\Parks&OpenSpace\P&OS Maps\New\_LkrdgAdd.mxd



May 29, 2013

To: Members,  
Regina Planning Commission

Re: Civic Naming Committee Annual Report 2011 & 2012

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RECOMMENDATION

That this report be forwarded to City Council for information.

CONCLUSION

In 2011, the Civic Naming Committee reviewed 7 applications for names to be added to the City's master list of names available for use as street/subdivision and/or park names. Of the 7 applications, 7 new street/subdivision or park names were fully or partially approved, honouring 50 individuals, aircraft, aviation terms or landforms. 3 names were approved for addition to the next edition of *Regina: The Street Where You Live*. The names of 10 individuals were denied because they did not meet the criteria in the naming guidelines for street/subdivision and/or park names. 5 names were withdrawn from consideration because the names had already been approved at a previous Civic Naming Committee meeting. One name was denied on the grounds of health and safety considerations.

In 2012, the Civic Naming Committee reviewed 11 applications for names to be added to the City's master list of names available for use as street/subdivision and/or park names. Of the 11 applications, 7 new street/subdivision or park names were approved. The names of 2 individuals were approved for use as a park name only. 3 names were approved for addition to the next edition of *Regina: The Street Where You Live*. The names of 3 individuals were denied because they did not meet the criteria in the naming guidelines for street/subdivision and/or park names.

BACKGROUND

The Civic Naming Committee was established in 2003 as an Administrative Committee, under the delegated authority of the City Manager, for the purpose of:

- Considering completed applications which identify names, events, or other aspects of the environment on proposed park, street and subdivision names in accordance with approved Policy;
- Working with the Regina Public Library Board staff and others in the community as required to do background research on proposed names;
- Making recommendations to the Executive Committee on Policy changes; and
- Submitting an annual report to City Council for information through the Executive Committee on the names that were added to the master list and any changes that were made to the Policy during the year.

In addition, the Civic Naming Committee has the delegated authority to approve names to be added to the master list as possible park, street or subdivision names for use in the city of Regina based on the approved Policy. The Street/Subdivision and Park Naming Guidelines as approved by City Council are attached as appendix 'A' for reference.

The purpose of this report is to provide information on activities of the Civic Naming Committee during 2011-2012.

## DISCUSSION

The Civic Naming Committee is comprised of six members: two (2) representing the Office of the City Clerk, two (2) representing the City Operations Division and two (2) representing the Community Planning and Development Division. All members are appointed by the City Manager for an ongoing term. The Terms of Reference for the Civic Naming Committee are attached as appendix 'B'.

The Civic Naming Committee met two times in 2011 (February 22 and June 13) and reviewed 7 applications for names to be added to the City's master list of names available for use as street/subdivision and/or park names. Of the 7 applications, 7 new street/subdivision or park names were fully or partially approved, honouring 50 individuals, aircraft, aviation terms or landforms. The names of 10 individuals were denied because they did not meet the criteria in the naming guidelines for street/subdivision and/or park names. 5 names were withdrawn from consideration because the names had already been approved at a previous Civic Naming Committee meeting. One name was denied on the grounds of health and safety considerations. 3 names were approved for addition to the next edition of *Regina: The Street Where You Live*.

The Civic Naming Committee met four times in 2012 (January 11, February 22, May 16 and September 19), to review 11 applications for names to be added to the City's master list of names available for use as street/subdivision and/or park names. Of the 11 applications, 7 new street/subdivision or park names were approved. The names of 2 individuals were approved for use as a park name only. 3 names were approved for addition to the next edition of *Regina: The Street Where You Live*. The names of 3 individuals were denied because they did not meet the criteria in the naming guidelines for street/subdivision and/or park names.

The volume of applications was much lower in 2011 (7 applications) than in 2010 (14 applications). Previously approved development plans in Harbour Landing and Hawkstone comprised the majority of approved names in 2011. In 2012 the volume of applications rose again (11 applications) from the 2011 totals. Two of these applications were submissions for a development plan. One application was put forward by the Administration to honour the outgoing mayor and councillors who did not run in the 2012 election. The remaining seven applications were submitted by individuals.

Appendix C shows articles for 2011 names approved and placed on Street/Subdivision and Park Name Master Lists. Appendix D shows articles for 2011 names to be added to a new edition of *Regina: The Street Where You Live*. Appendix E shows articles for 2012 names approved and placed on Street/Subdivision and Park Name Master Lists. Appendix F shows articles for 2012 names to be added to a new edition of *Regina: The Street Where You Live*. Appendix G shows articles for 2012 names approved and placed on the Park Name Master List only.

**2011 Names Approved and Placed on Street/Subdivision and Park Name Master Lists**

Benecick	Poley	Urness, Al, Harold & Harold Edward (Ted)
Rennebohm	McEachern	O'Day
Farthing	Mazurak	Dorsch
Gilbert	Lilly	Showler
Thorrat	Alton	Gimjaw
Batty	Huey	Prefontaine
Norsemen	Liberty	Cessna
Crane	Parachute	Glide
Delhay	Bonseigneur	Senecal
Antaya	Waterer	VandenBos
McCaughey	Jenny	Vedette
Bolingbroke	Cornell	Fairchild
Beacon	Huntley	Niesner
Maat	Ripplinger, Henry & Dale	Green Meadow
Rybchuk	Smalley	Cederholm
Sheridan	Albulet	

**2011 Names to be Added to a New Edition of *Regina: The Street Where You Live***

Clermont	McPherson	Shepherd
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**2012 Names Approved and Placed on Street/Subdivision and Park Name Master Lists**

Buchan	Fiacco	Gee
Iannone	Keller	Saip
Strass		

**2012 Names to be Added to a New Edition of *Regina: The Street Where You Live***

Browne	Clipsham	Hutchinson, Jocelyn
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**2012 Names Approved and Placed on Park Name Master List Only**

Bundon	Steinson
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**RECOMMENDATION IMPLICATIONS**

**Financial Implications**

None associated with this report.

**Environmental Implications**

None associated with this report.

**Strategic Implications**

None associated with this report.

**Other Implications**

None associated with this report.

COMMUNICATIONS

All names approved by the Committee are included in the Civic Naming Committee annual report, which is brought forward to Council in order to celebrate the achievements of honourees.

DELEGATED AUTHORITY

The Civic Naming Committee approves names to be added to a master list as possible park, street or subdivision names for the City of Regina based on the approved Policy.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Dana Turgeon".

Dana Turgeon, Historical Information &  
Preservation Supervisor  
Office of the City Clerk

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Joni Swidnicki".

Joni Swidnicki,  
City Clerk

## APPENDIX A

### Civic Naming Committee Naming Guidelines for Streets/Subdivisions and Parks

## **CITY OF REGINA** **STREET/SUBDIVISION NAMING GUIDELINES**

*There will be no discrimination as to the ethnic origin, political beliefs, sex, creed or colour in the determination of street names in the City of Regina.*

Street names will be derived from:

1. Submissions of the names of Regina district residents who meet both the following conditions:
    - (a) the person shall have resided in the Regina district for at least ten years; and
    - (b) the person shall have made a special contribution to the community through one or more of the following criteria:
      - Service as an elected representative to civic, provincial or federal governments for at least two terms.
      - Service as a member of a public board.
      - Service in a voluntary capacity in community organizations such as service clubs, cultural groups, unions, ethnic or professional organizations, etc.
      - Having made a significant contribution in such fields as agriculture, the arts, a co-operative, education, industry, journalism, medicine, politics, religion, science, law, the Canadian Armed Forces, or sports on a local, national or international level.
      - Having made a significant contribution to the development of the community through participation as a pioneer between 1882 and 1903.
  2. Names of persons who have not resided in Regina for at least 10 years will be considered if they meet any of the following conditions:
    - (a) Saskatchewan Indian and Metis leaders who meet criteria in 1(b) above;
    - (b) Deceased Regina Mayors and City Councillors who served at least six (6) years in office;
    - (c) Canadian Prime Ministers who have been elected to Parliament representing Saskatchewan constituencies.
    - (d) Aboriginal individuals whose historic home is the Regina plains.
-

(e) Former premiers of the Province of Saskatchewan

3. Titles and names of members of, or properties associated with, the British monarchy or royal family in keeping with the concept of Regina as the 'Queen City'.
4. Significant historic events in the history of the area covered by the present province of Saskatchewan. Terms which arise from the distinctive prairie landscape and the ecological and ethnological habitats found in Saskatchewan. Names can therefore be derived from landforms, flora, fauna, agricultural, aboriginal and other ethnic communities of Saskatchewan.
5. (a) Regina and area residents awarded the following civilian medals for acts of bravery and courage:
  - The National Medal of Bravery
  - The Royal Canadian Humane Association Medal of Bravery
  - The Carnegie Hero Medal
6. Individuals who have risked or given his or her life to save or protect others in Regina and district while in service as a member of the Royal Canadian Mounted Police, the Regina Police Service, Emergency Medical Services or the Regina Fire Department. Individuals who have served as Deputy Commissioner North West Region at Depot Division for at least 6 years, in keeping with the concept of Regina as 'The Home of the RCMP'.

*All materials submitted to the Civic Naming Committee in conjunction with street/subdivision and park name applications will be considered public information*

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**OPEN SPACE****DOCUMENT NO.**

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**1.0 POLICY TITLE:** Park Naming Policy and Procedures

**2.0 AUTHORITY:** City Council approved June 20, 2005, CR05-101  
City Council amended May 28, 2007, CR07-86

**3.0 PURPOSE:** The purpose of the Park Naming Policy is to provide the criteria and procedures for naming new parks and renaming existing parks.

**4.0 GENERAL CRITERIA:**

Park names shall be considered on the basis of one or more of the following criteria:

4.1 The names of Regina and district residents who:

- a) have resided in Regina or district for at least ten years; and
- b) have made a special contribution to the community in one or more of the following areas:
  - Service as an elected representative to the municipal, provincial or federal government for at least two terms.
  - Service as a member of a public board, committee or commission.
  - Service in a voluntary capacity in community organizations such as service clubs, cultural groups, unions, ethnic organizations, community associations, zone boards or professional organizations.
  - Have made a significant contribution in areas that have benefited the community; for example, agriculture, the arts, cooperatives, education, business or industry, journalism, medicine, politics, religion, science, law, the Canadian Armed Forces, public service, recreation or sports on a local, national or international scale.
  - Have made a significant contribution to the development of the community through participation as a pioneer between the years 1882 and 1903.

4.2 The names of persons who have not resided in Regina or district for at least ten years will be considered if they satisfy one or more of the following conditions:

- a) Saskatchewan Indian and Métis leaders who meet the criteria in 1 b) above;
  - b) Deceased Regina Mayors and City Councillors who served at least six years in office;
-

- c) Canadian Prime Ministers who have been elected to Parliament representing Saskatchewan constituencies;
  - d) Aboriginal individuals whose historic home is the Regina plains; or
  - e) Former premiers of the province of Saskatchewan.
- 4.3 The titles and names of members of the British monarchy or royal family.
- 4.4 Significant historic events in the history of Regina and geographic area now covered by the province of Saskatchewan.
- 4.5 Terms that arise from the distinctive prairie landscape and the ecological and ethnological features found in Saskatchewan. Names can therefore be derived from landforms, flora, fauna, agricultural, aboriginal and other ethnic communities of Saskatchewan. Aboriginal names and citations must have the confirmation of an appropriate aboriginal authority.
- 4.6 A group or organization that has made a significant contribution to the development of the park.
- 4.7 (a) Regina and area residents awarded the following civilian medals for acts of bravery and courage:
- The National Medal of Bravery
  - The Royal Canadian Humane Association Medal of Bravery
  - The Carnegie Hero Medal
- 4.8 Requests to name parks in memoriam shall be considered on the basis of meeting the general criteria.
- 4.9 A request for a park name can be denied if the proposed name can be easily confused with an existing park name.
- 4.10 Except where the City of Regina deems otherwise, parks may not be named after industrial or business concerns where it is possible that such names can be construed as a promotion or advertising. However, where appropriate, a plaque or some other feature may be erected in recognition of any form of contribution from industry or business to a park development.
- 4.11 Small areas of City property which are not considered suitable for, and are not designated as parks such as traffic islands, boulevards, and buffer strips shall not be named.

**Please see Appendix A - Procedure for Naming New Parks or Renaming Existing Parks.**

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## **APPENDIX A - PROCEDURE FOR NAMING NEW PARKS OR RENAMING EXISTING PARKS**

The following procedure shall be followed when naming new parks or renaming existing parks:

1. The City shall consider park names, consistent with the general criteria, which are proposed by the following sources:
    - a) The local community association or zone board.
    - b) The developer of the park or subdivision.
    - c) User groups, organizations or residents of the area.
  2. When an application for subdivision that includes a park is made to the City, the Community Services Department shall initiate the park naming process by encouraging applications from:
    - a) the subdivision developer;
    - b) the community association in which the park is located if it is a neighbourhood park;
    - c) the zone board in which the park is located if it is a zone park;
    - d) the zone board and the adjacent community association if the park is located in a new subdivision where a community association does not exist; and
    - e) the affected park user groups in the case of a municipal park.
  3. The Civic Naming Committee shall consider applications and add those proposed names, which satisfy the general criteria described in section 3.0, to a master list.
  4. When proposing a name that is not already on the master list of potential park names, the individual, organization, group or developer proposing the name shall provide the Civic Naming Committee with background information outlining how the subject or person satisfies the general criteria in section 3.0. In the case of a proposed renaming, the party proposing the change should review the origins of the existing park name.
  5. The Community Services Department shall maintain the master list of potential park names approved by the Civic Naming Committee.
  6. The park name shall be appropriate with the level and function of the park (i.e., neighbourhood, zone or municipal park). The determination is based on the area in which the person has made the contribution and whether it impacted the city, the province or the country.
  7. If the park is located on a joint use site involving the City of Regina and either the public or separate school board, or if the site is adjacent to a school, the Community Services Department shall consult with the school board prior to naming the park.
-

8. Elements within zone and municipal parks that are distinct and separate such as athletic fields, pavilions, plazas and waterfalls may also be named based on the general criteria set out in section 3.0.
9. When a name is proposed for a specific park, the Community Services Department shall forward the proposed name for review by:
  - a) the affected community association in the case of a neighbourhood level park;
  - b) the affected zone board in the case of a zone level park;
  - c) the adjacent zone board and the adjacent community association in case of a new subdivision where a community association does not yet exist; and
  - d) the affected user groups in the case of a municipal park.

In the case of a proposed renaming, the Community Services Department shall arrange for a public consultation process in cooperation with the respective community association, zone board or user group to consult those affected by the name change.

10. If it is determined to proceed with the proposed naming or renaming, the Community Services Department shall forward a report with a recommendation concerning the proposed park name to the Regina Planning Commission and City Council for a decision.
  11. If the park name is approved by City Council, the Administration shall ensure appropriate signage is erected, including updating corporate mapping and the Geographical Information System. The signage shall conform to the City of Regina's Standard Park Detail for signs in parks.
-

## APPENDIX B

### **CIVIC NAMING COMMITTEE**

#### AUTHORITY

City Manager November 28, 2002  
City Council June 20, 2005  
City Council January 26, 2009

#### TERMS OF REFERENCE

- Consider completed applications which identify names, events or other aspects of the environment on proposed park, street and subdivision names in accordance with approved Policy
- Work with Regina Public Library Board staff and others in the community, as required to do background research on proposed names
- Make recommendations to the Regina Planning Commission on Policy changes
- Submit an annual report to City Council for information through the Regina Planning Commission on the names that were added to the master list and any changes that were made to the Policy during the year

#### DELEGATED AUTHORITY

Approve names to be added to a master list as possible park, street or subdivision names for the City of Regina based on the approved Policy

#### COMPOSITION

Total membership	6
Appointed/Nominated by City Manager	6

All members of the City of Regina administration

- |   |   |
|---|---|
| 2 | Representative from the Planning & Development Division |
| 2 | Representative from the City Operations Division        |
| 2 | Representatives from the Office of the City Clerk       |

#### TERM

Ongoing

MEETINGS	At the call of the Chair (minimum 2 times per year)	
QUORUM	4	
ADMINISTRATIVE RESOURCE	Office of the City Clerk	(306) 777-7262
SECRETARY	Office of the City Clerk	(306) 777-7262

<u>Member</u>	<u>Term Expires</u>	<u>Telephone</u>
JoAnn Adie	Ongoing	(306) 777-7567
Sherman Chhoeung	Ongoing	(306) 777-7851
Erica Frank	Ongoing	(306) 777-6702
Ben Mario	Ongoing	(306) 777-7554
Joni Swidnicki	Ongoing	(306) 777-7264
Dana Turgeon	Ongoing	(306) 777-6742

## APPENDIX C

### Articles for Names Approved as Street/Subdivision/Park Names in 2011

#### Albulet (CNC11-03)

In spite of initial opposition from his parents, Steve Albulet decided he wanted to become a professional pilot. Because no financial support was forthcoming from home, he earned the money for his training by working at drug stores after school and repairing cars on Saturdays. In the late 1930's, hundreds of patients were brought to Regina via Air Ambulance Service with Charlie Skinner, Steve Albulet and Harold Batty as pilots. During his lifetime, Albulet logged over 42,000 hours of flying time in fifty-seven different types of aircraft and made nearly 1500 transatlantic crossings.

#### Alton (CNC11-03)

In 1924, E.A. Alton from Winnipeg, Manitoba attempted an informal airmail flight from Estevan to Winnipeg. Alton reportedly had to land near Bienfait, Saskatchewan due to engine trouble.

#### Antaya (CNC11-03)

Captain Shane Antaya, of the Canadian Forces Snowbirds, died after a midair collision during a demonstration at the Canadian International Air Show on Sept.3, 1989. He was 26 years old.

#### Batty (CNC11-03)

Harold Batty was a pilot for the first air ambulance company in Western Canada, which was located in Saskatchewan, and went on to become chief flying instructor of the Regina Flying Club following Jack Hames. Batty then went on to become a senior officer in the wartime British Commonwealth Air Training Plan.

#### Beacon (CNC11-03)

In modern technical parlance, a beacon can also be a transmitter used for navigation. Beacons are aids that help guide navigators to their destinations. Beacon types include radar reflectors, radio beacons, sound signals, and visual beacons. Visual beacons range from small, single-pile structures to large lighthouses or light stations and are located on land or in water. Lighted beacons are called lights; unlighted beacons are called daybeacons.

#### Benecick (CNC11-02)

Alexander "Al" Benecick came to Regina via Syracuse University in 1959 after being cut from the Philadelphia Eagles. Benecick played offensive tackle and guard, opening holes for George Reed and protecting Ron Lancaster. He was a multiple all-star and was part of the 1966 Grey Cup-winning Riders. He was inducted into both the Plaza of Honour and the Canadian Football Hall of Fame, was a member of the Riders' 75<sup>th</sup> Anniversary All-Star Team, and is #25 on the Top 100 Riders.

### Bolingbroke (CNC11-03)

A type of aircraft used as a pilot trainer in WWII.

### Bonseigneur (CNC11-03)

Pilot Officer Camille Bonseigneur, who came from rural southwest Saskatchewan to Regina in the late 1930s worked briefly for a car dealership while living at 1827 Osler St. Bonseigneur then enlisted in Britain's Royal Air Force. When the war broke out, young Camille was training as a pilot. By the summer of 1940 he was flying Hurricane fighters with the RAF's 257 Squadron, one of "the few" who saved Britain from the rampaging, previously undefeated Luftwaffe. Unfortunately, Bonseigneur was later killed during battle.

### Cederholm (CNC11-03)

Mrs. Ana Cederholm of Oxbow, SK was the first 2<sup>nd</sup> Vice President of the Saskatchewan Chapter of the National Flying Farmers in 1955.

### Cessna (CNC11-03)

A type of aircraft used for Saskatchewan Air Ambulances.

### Cornell (CNC11-03)

A type of aircraft used as a pilot trainer in WWII.

### Crane (CNC11-03)

A type of aircraft used for Saskatchewan Air Ambulances.

### Delhayre (CNC11-03)

Roger "Cap" Delhayre was a military pilot in France during WWI and found his way to Regina postwar. He worked as a lawyer and was chairman of the Regina Flying Club Board of Directors during the worst years of the 1920's. Delhayre was the second commanding officer of the Air Force Auxiliary (reserve) Squadron in Regina from 1935-1939.

### Dorsch (CNC11-02)

Henry (Hank) Dorsch, a Glaslyn, Saskatchewan native, moved to Regina to play for the Rams for two seasons before going to Tulsa University on a football scholarship, where he once intercepted Joe Namath. From 1964-1971 Dorsch played for the Roughriders, winning one Grey Cup in three trips to the game. After retirement, Dorsch worked for the Regina General Hospital and joined the Rider executive committee. He was general manager of the Riders in 1978 and 1979. Inducted into the Plaza of Honour in 2004, Dorsch is #90 of the Top 100 Riders.

### Fairchild (CNC11-03)

A type of aircraft used as a pilot trainer in WWII.

### Farthing (CNC11-02)

Dan Farthing (1969-) was born in Regina but moved to Saskatoon as a child, where he led the Holy Cross Crusaders to provincial high school championships in 1985 and 1986. His football career continued with the University of Saskatchewan Huskies, where he was a member of the 1989 Vanier Cup winning team. Farthing was drafted in the first round by the Riders, where he played in the 1997 heartbreaking loss to the Toronto Argonauts. Farthing was inducted into the Plaza of Honour in 2009 and is #73 of the Top 100 Riders.

### Gilbert (CNC11-03)

Walter Edwin Gilbert was born on March 8, 1899 in Cardinal, Ontario. Gilbert enlisted in the Royal Flying Corps in 1917 and was posted to the RFC's flying school in England. At the height of the German offensive in 1918 he went to France as a front line fighter pilot with the RFC Squadrons 56 and 32. During the next seven years, Gilbert flew forestry patrols, updating his skills and completing aerial mapping assignments of Northern Saskatchewan. Gilbert was inducted into Canada's Aviation Hall of Fame in 1974.

### Gimjaw (CNC11-03)

In August of 1952, the Royal Canadian Air Force (RCAF) announced that No.2 Flying Training School, then located in Gimli, Manitoba, would move to the reactivated station at Moose Jaw, Saskatchewan in 1953. This move, dubbed "Operation Gimjaw" was accomplished in May of 1953.

### Glide (CNC11-03)

A style of aircraft that does not employ a motor, instead relying on a tow from a standard aircraft to get airborne and staying aloft by gliding on the wind.

### Green Meadow (CNC11-08)

A green meadow is a field vegetated primarily by grass and other non-woody plants. It may be naturally occurring or artificially cleared. Prairies are considered perpetual meadows, where the growth of woody plants is permanently restricted by environmental conditions, namely drought and wildfires.

### Huey (CNC11-03)

In spring of 1972, two CH-118 Huey helicopters were assigned to Canadian Forces Base Moose Jaw for base rescue and utility use. These were the first military helicopters to have been permanently stationed in the province.

### Huntley (CNC11-04)

Ralph E.L. Huntley (1911-) was a police officer for the Regina Police Service. Currently he is the oldest living Regina Police Service retiree. He reached the final rank of Inspector in "B" Platoon. Ralph Huntley was part of the negotiating team that created the pension plan for the Regina Police Service and served for many years as a member of the board that administered the pension plan.

### Jenny (CNC11-03)

The Curtiss JN-4 Jenny was one of the earliest aircraft. It was a two seat biplane that had no instruments aside from a crude oil gauge. There was no airspeed indicator so the only way that the pilot knew when his or her landing speed was right was by the change in pitch/sound of the piano wire of the wings.

### Liberty (CNC11-03)

A type of aircraft used for Saskatchewan Air Ambulances.

### Lilly (CNC11-03)

Alexander John Lilly was born on July 19, 1910 in Moose Jaw, Saskatchewan. Lilly had an unblemished career of 35 years as an instructor, test pilot, transport pilot, and aviation executive. In 1932 he joined the Royal Canadian Mounted Police and while on detachment in Meadow Lake, Saskatchewan he advocated the use of ski or float equipped aircraft in place of dog-sled teams and canoes. On August 8, 1950, Lilly flew the first Canadian manufactured F-86 Sabre jet and gained the distinction of being the first Canadian to break the sound barrier. Lilly was inducted into Canada's Aviation Hall of Fame in 1984.

### Maat (CNC11-06)

John Maat (?-2007) moved to Regina in 1986 after attending the Niagara School of Parks and working in Toronto for a few years. Maat, one of the first journeyman landscapers in Saskatchewan, was the manager of the Wilco Group of Companies' Regina branch, part of the Wilco Contractors Southwest Inc. group (Regina, Saskatoon and Calgary). Throughout his time with Wilco, the company was involved in designing the greenspace for many of Dundee Developments' subdivisions. Maat was the long-time President of the Full Gospel Businessmen Fellowship, a member of Regina Apostolic Church, and a missionary in Guatemala and El Salvador. He was also a member of the Saskatchewan Nursery and Landscaping Association.

### Mazurak (CNC11-02)

Steve Mazurak (1951-) was a hometown boy who played for both the Regina Rams and the Saskatchewan Roughriders, with a brief stop with the University of North Dakota Fighting Sioux along the way. A Rider captain from 1977-1980, Mazurak moved into the front office in 2005 when he became the vice-president of marketing. He was inducted into the Plaza of Honour in 2004 and is #80 of the Top 100 Riders.

### McCaughey (CNC11-03)

Captain Shawn McCaughey, of the Canadian Forces Snowbirds, was killed during a practice flight at Malmstrom Air Force Base in Montana, USA. He died May.18, 2007 at the age of 31.

### McEachern (CNC11-02)

Ken McEachern (1953-) was born and raised in Regina, where he was an outstanding athlete in baseball, hockey and football. He went to Weber State on a baseball scholarship, switching to football once he got there. He joined the Roughriders in 1974, playing until 1982. After one year with the Toronto Argonauts, during which he was ironically part of a Grey Cup-winning team, McEachern returned to the Roughriders in 1984. McEachern was a multiple all-star team player during his CFL career. He was named to the Roughriders' 75<sup>th</sup> Silver Anniversary Team in 1985, was inducted into the Plaza of Honour in 1993, and is #26 of the Top 100 Riders.

### Niesner (CNC11-05)

Adam Niesner Sr. (1924-) was born in Mariolana, in what was at the time part of Yugoslavia. He immigrated to Regina in 1929 with his parents, Josef and Barbara Nieszner, and his siblings. Niesner attended school in Regina and briefly joined the insurance trade before enlisting in the Royal Canadian Air Force in 1943, where he served in supply and service in Canada. His natural talent for salesmanship and negotiation, which was put to good use in the RCAF, led to his employment in postwar Regina as an insurance salesman and real estate agent. He left a partnership with Alois Simon Agencies in 1948 to open his own store and café, the Blue Boy, a business he operated for 10 years while investing in local real estate and developments. In 1958 he founded Adam Niesner Realtor, which eventually expanded to include numerous businesses in insurance, real estate, property development, property management, public storage and financial services. Niesner was on the Board of Directors of the Regina Real Estate Board for 10 years and was President of the Board in 1971 before being elected to the Board of Directors of the Saskatchewan Real Estate Association, of which he was President in 1976. He was elected to the Board of the Canadian Real Estate Association, representing the Province of Saskatchewan in the year 1977. In March of 1993 he was given an Honorary Life Membership in the Saskatchewan Real Estate Association.

### Norseman (CNC11-03)

A type of aircraft used for Saskatchewan Air Ambulances.

### O'Day (CNC11-02)

Jeremy O'Day (1974-) was born in New York and went to college in Pennsylvania, where he played with the Fighting Scots. He was initially chosen by Toronto in the CFL draft in 1997, and he signed with Saskatchewan as a free agent in 1999. A multiple all-star player, he won two grey cups, one with Toronto and one with the 2007 Roughriders. In 2011 O'Day announced his retirement as a player, moving off the field into the Riders office where he will be football operations co-ordinator. O'Day is #52 of the Top 100 Riders.

### Parachute (CNC11-03)

An apparatus used to retard free fall from an aircraft, consisting of a light, usually hemispherical canopy attached by cords to a harness and worn or stored folded until deployed in descent.

### Poley (CNC11-02)

Robert “Bob” Poley (1955-) was an offensive line mainstay of the Roughriders from 1978-1984 and again from 1988-1992. Born in Prairie River, Saskatchewan, Poley played nine-man football in Hudson Bay as a kid before coming to Regina and playing to three championships with the Regina Rams under Gordon Currie. “The Polecat” started as a defensive end, but coach Ron Lancaster turned him into an offensive line player when he joined the Riders. After a brief stint in Calgary, Poley returned to the Riders in time to lead them to the 1989 Grey Cup victory. He was inducted into the Plaza of Honour and is #51 of the Top 100 Riders.

### Prefontaine (CNC11-03)

Pilot Hubert Prefontaine, the provincial government’s deputy minister of social services, was killed in a 1975 plane crash. His wife was also killed, but his two children survived the crash.

### Rennebohm (CNC11-02)

Tare Rennebohm was an outstanding early player on the Roughriders. Joining the team in 1923, Rennebohm was appointed the Rugby Club’s captain, starting his 40-year long association with the Saskatchewan Roughriders as player, manager and equipment manager. Statistics were not kept in the early days of Canadian football, but Tare Rennebohm was noted by the authors of *Saskatchewan Roughriders: First 100 Years* as one of the 25 greatest players of the early years of the Saskatchewan Roughriders. He was inducted into the Roughrider Plaza of Honour in 1991.

### Ripplinger, Dale (CNC11-07)

Dale Ripplinger grew up in Regina on land that is now part of The Creeks subdivision. Dale, a realtor by trade, has been an integral part of the Association of Regina REALTORS (Director, President, Vice-President), the Association of Saskatchewan REALTORS (Director, President, Vice-President), and was the Canadian Real Estate Association President in 2009.

### Ripplinger, Henry (CNC11-07)

Henry Ripplinger is one of Regina’s best-known local entrepreneurs, artists and authors. His café and art gallery, Henry’s, is a local institution. His artwork was featured in the book *If You’re Not From The Prairies*, written by David Bouchard. Ripplinger himself has two bestselling Christian romance novels published, *Pewter Angels* and *Another Angel of Love*.

### Rybachuk, James (CNC11-03)

James Rybachuk is a Partner at the Regina law firm McDougall Gauley LLP. He is an Adjunct Professor of Law at the University of Regina and was recognized in Saskatchewan Business Magazine as a “Man of Influence”. Rybachuk advises and serves as a Board of Director on a vast number and variety of corporations and organizations, including SaskEnergy, Transgas, Regina Regional Opportunities Commission, and Regina International Airport Authority, among others.

### Senecal (CNC11-03)

Sgt. Charles Senecal, of the Canadian Forces, died at the age of 49 when a CT-114 Tutor Snowbird Jet crashed in October 2008 in Saskatchewan. Sgt. Senecal was an air reservist and photographer who had served 30 years in the military. On the day of the crash Sgt. Senecal was a passenger in the jet taking photographs of a formation of various aircraft serving out of 15 Wing Moose Jaw in Saskatchewan.

### Sheridan (CNC11-03)

Jim Sheridan of Rosetown, SK was the first 3<sup>rd</sup> Vice President of the Saskatchewan Chapter of the National Flying Farmers in 1955.

### Showler (CNC11-03)

John Gavin Showler was born on June 15, 1912 in Winnipeg, Manitoba. Showler commenced flying instruction in 1936 in Saskatchewan, with the Regina Flying Club and enlisted in the Royal Canadian Air Force (RCAF) in 1940. Showler instructed others at Summerside, Prince Edward Island until 1942 when he was promoted to Flight Lieutenant and was posted to No. 164 Heavy Transport Squadron. In 1945, Showler was named commander of the air element of Operation Muskox in the Canadian Arctic, and served as commanding officer of the RCAF station at Fort St. John, B.C. In 1952, he planned and completed the first accurate mapping of the Canadian Arctic. Showler was inducted into Canada's Aviation Hall of Fame in 1974.

### Smalley (CNC11-03)

Art Smalley of Windthorst, SK was the first 1<sup>st</sup> Vice President of the Saskatchewan Chapter of the National Flying Farmers in 1955.

### Thorrat (CNC11-03)

On April 8, 1954, a Royal Canadian Air Force (RCAF) Harvard from Moose Jaw's 2 Flight Training School (FTC), flown by an RCAF trainee pilot; collided in mid-air with a Trans-Canada Airlines North Star flying from Winnipeg to Calgary. It was concluded that Thorrat had likely been studying his map or filling out his logbook at the time of the crash. On Jan. 6, 1955 a similar incident occurred but resulted in a "near miss". This near miss coupled with the tragedy of 1954 resulted in the Department of Transport's decision to move the "airway" along which airliners travelled well north of Moose Jaw, while RCAF training was focused south of the city.

### Urness, Al (CNC11-02)

Part of the legendary Urness football dynasty, Al played a variety of positions in the 1920s and 1930s under coach Al Ritchie. In 1989 he was inducted into the Roughrider Plaza of Honour. Statistics were not kept in the early days of Canadian football, but Al Urness was noted by the authors of *Saskatchewan Roughriders: First 100 Years* as one of the 25 greatest players of the early years of the Saskatchewan Roughriders. He was the father of Harold (Ted) Urness. While Urness did not have an official role with the team after his retirement from the game, he did serve an important unofficial function: his business employed many Roughrider players during the days when players were unpaid or underpaid, thus enabling many players to continue their football careers.

#### Urness, Harold (CNC11-02)

Part of the legendary Urness football dynasty, Harold Urness was an outstanding Roughrider right end in the 1920s and 1930s. Statistics were not kept in the early days of Canadian football, but Harold Urness was noted by the authors of *Saskatchewan Roughriders: First 100 Years* as one of the 25 greatest players of the early years of the Saskatchewan Roughriders. He was the uncle of Harold (Ted) Urness.

#### Urness, Harold Edward (Ted) (CNC11-02)

Part of the legendary Urness football dynasty, Harold Edward (Ted) Urness was born in Regina in 1939. He was a member of the Scott Collegiate team and the Regina Rams before moving to the University of Arizona in Tucson, where he was a centre for the Arizona Wildcats football team. Ted returned to Saskatchewan to play with the Roughriders from 1961-1970, where he was a lineman and centre, making the all-star team numerous times. Urness, a member of the 1966 Grey Cup-winning Roughriders, went on to serve on the Roughrider Board of Directors after his tenure as a player ended. He was inducted into the Canadian Football Hall of Fame in 1989 as well as the Roughrider Plaza of Honour. He is #19 on the Top 100 Roughriders list.

#### VandenBos (CNC11-03)

Captain Michael VandenBos, of the Canadian Forces Snowbirds, was killed during a training mission just south of Moose Jaw, Saskatchewan. Captain VandenBos died in 1998 at the age of 29.

#### Vedette (CNC11-03)

A type of aircraft used in Saskatchewan to monitor natural resources.

#### Waterer (CNC11-03)

Captain Lloyd Waterer, of the Canadian Forces Snowbirds, was killed during an airshow accident in Trenton, Ontario in 1972. He was 24 years old.

## APPENDIX D

2011 Articles for Names to be Added to a New Edition of “The Street Where You Live”.

### Clermont (CNC11-02)

Jason Clermont (1978-) was born and raised in Regina. He played for the Regina Rams during their title-winning 1997 season, being named a Canadian Interuniversity Sport all-Canadian and All-Star. He was drafted by the BC Lions in 2002 and was a member of the 2006 Grey Cup winning Lions team. In 2008 Clermont joined the Riders, and after a shaky start he acquitted himself in the 2010 semifinal playoff game, scoring a touchdown that gave Saskatchewan a victory over the BC Lions in double overtime. This resulted in his being named the CFL’s Outstanding Canadian.

### McPherson (CNC11-02)

Donald Mighton McPherson (1918-1973) was a Regina native who studied agriculture before joining the Fort Garry Horse in WWII. He was awarded the Croix de Guerre for leadership and gallantry under heavy fire. After the war, McPherson returned to Regina and was appointed a director of the Saskatchewan Roughriders. The team was in dire financial straits in 1949 when McPherson arrived, and by the time he was named president in 1956 the franchise had improved its financial position in part due to his tireless efforts to rejuvenate the team. He was part of the Riders management committee from 1957 to 1973. McPherson served as CFL president, Canadian Rugby Union President and Western Football Conference president. He reorganized the BC Lions management structure in 1962. McPherson was a Regina alderman and later an MLA, where his main focus was health care. He was inducted into the Canadian Football Hall of Fame and the Saskatchewan Roughriders Plaza of Honour, and he is #83 of the Top 100 Riders.

### Shepherd (CNC11-02)

Tom Shepherd (1943-?) was born and raised in Regina, where he played football for Balfour Tech and the legendary coach Gordon Currie. Shepherd has been a huge football builder in Regina, not only for the Roughriders but for the Regina Rams. His fundraising efforts drove the Ram clubhouse expansion in the 1960s, and led to his role as a key fundraiser for the Roughriders starting in 1966. In 1979 Shepherd joined the Rider executive committee for a 23-year stint as treasurer. He served as club vice-president, president, past president, and CFL governor over the years. He won the CFL Commissioner’s Award for outstanding contribution to the CFL, is the top seller ever of Rider Plaza of Honour Dinner tickets, and is the manager of the Rider lottery which has raised \$11.5 million for the team. He is a member of the Plaza of Honour, the Regina Sports Hall of Fame, the Canadian Football Hall of Fame, the Saskatchewan Sports Hall of Fame, and he is #24 on the Top 100 Riders list. His volunteer efforts have led to him receiving the Saskatchewan Order of Merit in 2005.

## APPENDIX E

### Articles for Names Approved as Street/Subdivision/Park Names in 2012

#### Buchan (CNC11-11)

Lowen Buchan moved to Regina in 1969 from Yorkton, where he was raised. He worked for Dominion Stores for nearly 20 years and was the owner of two Sangster's Health Centres in Regina before joining Sherwood Co-op as the manager of the Quance Street store. Buchan is an avid community volunteer, serving as a founder of the youth club at the Broadway United Church and the Boot Hill Community Association as a coach. He has served on the Myers House Recovery Board, was the president of the Normanview Mall Association, and is a member of the Salvation Army Board.

#### Fiacco (CNC12-11)

Pasquale (Pat) Fiacco (1962-) is one of Regina's longest serving Mayors, serving 12 years (4 terms) in the position. He is one of only two Mayors who has won by acclamation (in 2003). Fiacco was born and raised in Regina, where he took up boxing as a youth. Among other titles, Fiacco was the bantamweight champion of Canada in 1980. Upon retirement from boxing, Fiacco took up officiating and organizing boxing on a local, provincial and national level, serving as the head of Boxing Canada, officiating at the 2004 Athens Olympics as the Canadian referee and judge, and organizing the Ken Goff Memorial Boxing Classic. Fiacco married Angie in 1983 and has three children, Melissa, Jordan and Matthew, and one grandchild, Leena. He is the Chief Executive Officer at Tourism Saskatchewan. In 2000 Fiacco entered a tightly contested election campaign for Mayor of Regina, beating incumbent Douglas Archer. During his tenure as Mayor, Fiacco inaugurated the wildly successful "I Love Regina" campaign as part of an effort to bring back civic pride to the city after many years of bad press as the "Crime Capital of Canada". As part of this effort, Fiacco took on the role of Chair of the Big City Mayors' Caucus at the Federation of Canadian Municipalities, raising Regina's profile on the federal stage as a result.

#### Gee, (CNC12-04)

Sam Gee emigrated from China in 1952. He and his wife Morly, raised a family of 7 children. The Gees operated a store, "Parliament Centre Confectionery" on the corner of Parliament Avenue and Montague Street, which was also known as "SAM'S".

Sam has been a member of the "Regina Chinese Benevolent Association" for over 50 years and the President for 16 years of these years. In 1991, Sam and Morly started the "Regina Chinese Musical Association". He was the Chairman from 1991 – 2001. He is currently the Chairman of the "Hoy Sun Benevolent Association of Saskatchewan". He has held this position for the last 20 years. The purpose of this association is to promote friendship of all the Hoy Sun people across the world.

In 2006, Sam Gee escorted widows of "Head Tax Payers" to Ottawa to hear Prime Minister Stephen Harper make a formal apology to the Chinese community in Canada for the head tax on Asian immigrants.

### Iannone (CNC12-09)

Irma Iannone immigrated from Milano, Italy in 1922 to Idaho, USA, and then in 1924 at the age of sixteen she met and married Louie Iannone and moved to Regina.

In 1953, when a large number of Italian immigrants came to Regina, Archbishop M.C. O'Neill asked Irma to help these immigrants with employment and settlement. She served as Vice Consul for the Italians in Regina. Aware of the immigrants' social needs, she and her son Nick arranged a meeting place at the basement of Holy Rosary Cathedral, where on Sunday evenings the Italian immigrants gathered for dances, films, playing cards, or just to get in touch with one another.

Irma Iannone was a member of the Catholic Women's League, holding every office except that of president. In recognition of her service to people and of the years given to the welfare and rehabilitation of Italian Immigrants, Irma Iannone received the Benemerenti Medal on July 16, 1962 at a celebration at the Holy Rosary Cathedral, by Archbishop M.C. O'Neill.

### Keller, Corporal Bryce (CNC11-09)

Corporal Bryce Keller (1979-2006) was born and raised in Regina. After graduating from Riffel High School, Keller joined 1 Battalion, Princess Patricia's Canadian Light Infantry, based out of Edmonton, AB. Keller was killed in Afghanistan on August 3, 2006 serving his country. Bryce was awarded the Medal of Military Valour (posthumous) for his actions that day, when he demonstrated courage and leadership in order to allow his comrades to attend to a critically wounded soldier, contributed to saving lives and enabled his platoon to hold vital terrain until reinforcements arrived.

### Saip (CNC12-08)

Brian Saip has an astonishing list of credits to his career. In 1971 & 1973 Saip played with the Regina Rams and won the Canadian Union Football League Championship. He spent 10 seasons coaching girls' softball teams and 17 winters coaching broomball teams. In 1976 he became a high school football coach and coached with the Scott Blues, Balfour Redmen, Martin Monarchs, Miller Marauders, Luther Lions, Thom Trojans and Usher Unicorns. In 1980 and 1993 he helped coach the Balfour Redmen to city championships. Saip spent 8 years as head coach at Martin Collegiate and was named Coach of the Year in 1985. Saip was inducted into the Broomball hall of Fame in Saskatchewan in 1996, named Dad of the Year by the Kiwanis Club of Wascana for his outstanding contribution to youth in Regina in 2000, received the Regina High Schools Athletic Association Merit Award in 2001, received a Saskatchewan Centennial Medal in 2005, and was inducted into the Regina Sports Hall of Fame in 2005.

### Strass, Erwin (CNC12-06)

Erwin Strass, a former municipal politician and construction business owner, passed away on February 1, 2012 at the age of 83. He served as a counsellor, or alderman, from 1973 to 1985. Besides family and politics, Strass was a passionate Saskatchewan Roughriders and Regina Rams fan and contributor. He was an honorary board member for decades and was instrumental in the Taylor Field expansion project in the 1970s. Strass also served on the board of directors for the Regina Rams when the team's clubhouse was built.

## APPENDIX F

### 2012 Articles for Names to be Added to a New Edition of “The Street Where You Live”

#### Browne (CNC12-11)

Louis Browne attended the University of Saskatchewan for his undergraduate degree in cultural anthropology before joining the Canadian Armed Forces. After his enlistment ended, Browne worked at Ranch Ehrlo before going back to the University of Saskatchewan for law school. A Federal Crown prosecutor (Agent) with the firm of McCrank Stewart LLP, Browne successfully ran for City Council in Ward 1 in 2006 and 2009. His focus on committees included the arts, parks and matters concerning the armed forces and its veterans, culminating in his spearheading of the naming of the Silver Cross Memorial Park.

#### Clipsham (CNC12-11)

Fred Clipsham was born in Regina and has resided here for most of his life. Clipsham is one of Regina's longest-serving City Councillors, serving six consecutive terms (18 years). An economist by training, Clipsham has worked as a writer and consultant on social, economic, environmental and arts matters in Regina for decades. His interests on committees has included arts, heritage, the Saskatchewan Assessment Management Agency, the Saskatchewan Watershed Authority, and the Saskatchewan Urban Municipalities Association.

#### Hutchinson, Jocelyn (CNC12-11)

Jocelyn Hutchinson has represented Ward 2 since 2006, when her husband Bill Hutchinson quit his seat on City Council for a successful bid at provincial politics. Jocelyn Hutchinson is the Marketing Manager with the Wireless Age Communications Ltd. Her interests on committees included the Canadian Western Agribition Association, the Conexus Arts Centre, public works and community and protective services.

## APPENDIX G

### Articles for Names Approved as Park Names in 2012

#### Bundon (CNC12-12)

Mo Bundon is Senior Vice President and COO of Harvard Developments Inc. He is the former Chairman of the University of Regina Board of Governors and the current Chairman of the Board of Regents for Athol Murray College of Notre Dame. Bundon, the Co-Founder and Director of One Life Makes A Difference, a charitable foundation created to assist Regina inner-city students with educational opportunities, was instrumental in establishing the Mother Teresa Middle School of Regina and is the current Director. In 2010, Bundon received the Saskatchewan Order of Merit and the University of Regina, Distinguished Service Award. He has also received the Canadian Red Cross Humanitarian Award, the United Way of Regina President's Award, the President's Citation Award from Sask Sport Inc., the Frank Germann Alumnus Volunteer of the Year Award (Athol Murray College of Notre Dame) and the Athol Murray College of Notre Dame Medal of Honour.

#### Steinson (CNC12-12)

Edward Grant Casey Steinson (?-2009) established and operated the Harvard Developments Inc. leasing team. A realtor who was heavily involved with real estate reform, Steinson (who went by Casey) served in many capacities on the Association of Regina Realtors Inc., including President, and was on the Board of Directors for the Saskatchewan Real Estate Association. Steinson was involved with the development of the provincial Real Estate Broker's Act and the Saskatchewan Real Estate Commission. Steinson was also a longtime member of the Queen City Kinsmen. He passed away in 2009 of a rare cancer; the *Good Mourning Fund* has been endowed at the Regina Palliative Care Inc. in his honour to support palliative and bereavement care.