

AT REGINA, SASKATCHEWAN, TUESDAY, OCTOBER 9, 2012

AT A MEETING OF CITY COUNCIL

AT 5:30 PM

**These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.**

Present: Mayor Pat Fiacco, in the chair  
Councillor Louis Browne  
Councillor Sharron Bryce  
Councillor Fred Clipsham  
Councillor John Findura  
Councillor Michael Fougere  
Councillor Terry Hincks  
Councillor Jocelyn Hutchinson  
Councillor Wade Murray  
Councillor Mike O'Donnell  
Councillor Chris Szarka

Also in Attendance: City Clerk, Joni Swidnicki  
Acting City Manager, Jason Carlston  
City Solicitor, Byron Werry  
Committee Assistant, Todd Blyth  
Deputy City Manager, City Operations, Dorian Wandzura  
Deputy City Manager, Corporate Services, Brent Sjoberg  
Executive Director, Governance & Strategy, Jim Nicol  
Manager of Development Review, Fred Searle  
Policy Analyst, Liberty Brears

The meeting opened with a prayer.

#### Presentations

Mayor Pat Fiacco was presented with a gift of tobacco, representing respect, truth and honour from Mr. Elmer Eashappie prior to his delegation.

#### Confirmation of Agenda

**Councillor Michael Fougere moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, and that the delegations listed on the agenda be heard when called forward by the Mayor.**

Adoption of Minutes

**Councillor Michael Fougere moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that the minutes for the meeting held on September 17, 2012 be adopted, as circulated.**

Delegations, Related Reports and Bylaws

DE12-96 Chris Roszell - Supplemental Report to RPC12-34 Application for Contract Zone Agreement (11-CZ-7) Proposed Commercial (Office and Retail) Building – 1550 14th Avenue

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**Pursuant to due notice the delegation was present. The Mayor invited the delegation to come forward and be heard.**

**There were no questions of the delegation.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of CR12-144 a report from the Regina Planning Commission respecting the same subject.**

CR12-144 Supplemental Report to RPC12-34 Application for Contract Zone Agreement (11-CZ-7) Proposed Commercial (Office and Retail) Building - 1550 14th Avenue (Bylaw 2012-47)

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**Recommendation**

1. That the application to amend *Regina Zoning Bylaw No. 9250* by rezoning the property described as Lots 15 and 16, Block 414, Plan OLD 33 and located at 1550 14<sup>th</sup> Avenue, from R4A - Residential Infill Housing to C - Contract, be APPROVED and that the subject Zoning Bylaw amendment authorize the execution of a contract zone agreement between the City of Regina and the applicant/owner of the subject property.
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms and conditions:
  - a) Development of the proposed commercial building on the property located at 1550 14<sup>th</sup> Avenue shall be consistent with the plans and drawings labelled as Drawings A3 to A11, inclusive, prepared by P3 Architecture Partnership. [Appendices 3-1 to 3-9 to this report]
  - b) On the second and third floors of the proposed commercial building, permitted uses shall be limited to medical and dental offices and other medical-related uses, including, but not limited to, clinics and laboratories.
  - c) Medical and dental offices and other medical-related uses shall also be permitted on the main floor of the proposed commercial building. As well, the following other uses shall be permitted on the main floor, subject to the applicable

maximum floor areas per individual occupancy as established for the NC - Neighbourhood Convenience Zone:

- I. a confectionary store, which by definition shall have a maximum gross floor area (GFA) of 150m<sup>2</sup>;
  - II. general office uses, subject to a maximum GFA of 300m<sup>2</sup>;
  - III. personal service establishments, subject to a maximum GFA of 200m<sup>2</sup>;
  - IV. retail uses, subject to a maximum GFA of 300m<sup>2</sup>;
  - V. an unlicensed restaurant, subject to a maximum seating capacity of
  - VI. 50 persons.
- d) A detailed landscape plan for the subject property shall be submitted for review and approval by the Development Officer, prior to the issuance of a building permit. Any new planting or replacement of existing street trees adjacent to the subject property shall be in accordance with *The Forestry Bylaw, 2002* (Bylaw No. 2002-48, as amended).
  - e) The erection or placement of commercial signs on the property located at 1550 14<sup>th</sup> Avenue shall comply with the provisions applicable to the MX - Mixed Residential Business Zone under Chapter 16 of the Zoning Bylaw.
  - f) Any zoning-related detail not specifically addressed in the contract zone agreement shall be subject to the applicable provisions of the Zoning Bylaw.
  - g) The approval to initiate the proposed development shall be valid for a period of two years from the date of City Council's passage of the Zoning Bylaw amendment that authorizes the contract zone agreement.
  - h) The contract zone agreement shall be registered in the City's interest against the titles to the subject properties (Lots 15 and 16, Block 414, Plan OLD 33) and at the applicant's cost, pursuant to Section 69 of *The Planning and Development Act, 2007*.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the rezoning of the subject property and the execution of the contract zone agreement, as described above.

**Councillor Michael Fougere moved, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission contained in the report be concurred in.**

DE12-97      Kevin Reese - Applications for Zoning Bylaw Amendment and  
 Discretionary  
 Use Approval

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**Pursuant to due notice the delegation was present. The Mayor invited the delegation to come forward and be heard.**

**The delegation answered a number of questions.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of CR12-145 a report from the Regina Planning Commission respecting the same subject.**

CR12-145 Applications for Zoning Bylaw Amendment and Discretionary Use Approval (11-Z-17/ 12-DU-5) Phase 2B of Hawkstone Subdivision and Planned Group of Dwellings on Proposed Parcel Z, Hawkstone Subdivision (Bylaw 2012-79)

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**Recommendation**

1. That the application to amend *Regina Zoning Bylaw No. 9250* pertaining to lands within phase 2 of the Hawkstone subdivision in the Northwest Sector as shown in Appendix A-1, be APPROVED as follows:
  - a. Proposed Parcel Z to be rezoned from UH-Urban Holding to R5-Residential Medium Density; and
  - b. Proposed MR1 to be rezoned from UH-Urban Holding to PS-Public Service.
2. That the discretionary use application for a proposed planned group of dwellings located at Parcel Z in Phase 2 of the Hawkstone Subdivision be APPROVED subject to the following conditions:
  - a. The development shall be consistent with the site plan and elevations in Appendices A-3.1-3.2.3 attached to this report.
  - b. 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;
  - c. The development shall comply with all applicable standards and regulations in Regina Zoning Bylaw No. 9250.
3. That the City Solicitor be directed to prepare the necessary amendment to *Regina Zoning Bylaw 9250*.

**Councillor Michael Fougere moved, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission contained in the report be concurred in.**

DE12-98 Kevin Reese - Applications for Concept Plan and Zoning Bylaw Amendments (12-CP-9; 12-Z-19) and Proposed Road Closure (12-CL-5) - Balance of The Creeks Concept Plan Area

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**Pursuant to due notice the delegation was present. The Mayor invited the delegation to come forward and be heard.**

**The delegation answered a number of questions.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of CR12-146 a report from the Regina Planning Commission respecting the same subject.**

CR12-146 Applications for Concept Plan and Zoning Bylaw Amendments (12-CP-9; 12-Z-19) and Proposed Road Closure (12-CL-5) - Balance of The Creeks Concept Plan Area (Bylaws 2012-81, 2012-82)

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**Recommendation**

1. That the proposed amendment to The Creeks Concept Plan, as depicted on Figure 1 and revised on August 16, 2012 (Appendix 3-1 to this report) be APPROVED.
2. That the application to amend *Regina Zoning Bylaw No. 9250* by rezoning the lands as depicted on the plan of proposed zoning (Appendix 3-2), from UH - Urban Holding and FW - Floodway to R1 - Residential Detached and FW - Floodway, be APPROVED.
3. That the application for closure and sale of the road allowance as depicted on the attached plan of proposed road closure (Appendix 3-3) be APPROVED.
4. 4. That the City Solicitor be directed to prepare the required Zoning Bylaw amendment and the bylaw to authorize closure and sale of the aforementioned road allowance.

**Councillor Michael Fougere moved, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission contained in the report be concurred in.**

DE12-99 Kevin Reese - Application for Zoning Bylaw and Concept Plan Amendment (12-Z-18/12-CP-7) - Hawkstone Phase 3, Hawkstone Subdivision

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**Pursuant to due notice the delegation was present. The Mayor invited the delegation to come forward and be heard.**

**There were no questions of the delegation.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of CR12-147 a report from the Regina Planning Commission respecting the same subject.**

CR12-147 Application for Zoning Bylaw and Concept Plan Amendment (12-Z-18/12-CP-7) - Hawkstone Phase 3, Hawkstone Subdivision (Bylaw 2012-83)

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**Recommendation**

1. That the application to amend the Hawkstone Concept Plan, as depicted on the attached Revised Concept Plan in Appendix 3.2 be APPROVED;
2. That the application to rezone the lands (Part of NE ¼ 1-18-20 W2M) as shown on the shaded portion of the attached plan of proposed subdivision be APPROVED as follows:
  - a. All lots in Blocks N, M, G and lots 1-28 in Block H be rezoned from UH – Urban Holding to R2 – Residential Semi-detached;

- b. Parcels R and S be rezoned from UH to R5 – Medium Density Residential;
  - c. Parcels T, W and Y to be rezoned from UH to R6 – Residential Multiple Housing;
  - d. All lots in Blocks C, J, D, K, L, and lots 29-51 in Block H be rezoned from UH to DCD12-Suburban Narrow-Lot Residential; and
  - e. Parcel MR2 be rezoned from UH to PS- Public Service;
3. 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;
  4. That the City Solicitor be directed to prepare the necessary bylaw.

**Councillor Michael Fougere moved, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission in the report be concurred in.**

DE12-100 Carmen Lien - Applications for Official Community Plan Amendment and Contract Zone Approval (12-CZ-6) Proposed Mixed-Use Building 2100 15th Avenue, and 2276, 2260, 2256 Scarth Street

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**Pursuant to due notice the delegation was present. The Mayor invited the delegation to come forward and be heard.**

**There were no questions of the delegation.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of CR12-148 a report from the Regina Planning Commission respecting the same subject.**

CR12-148 Applications for Official Community Plan Amendment and Contract Zone Approval (12-CZ-6) Proposed Mixed-Use Building 2100 15th Avenue, and 2276, 2260, 2256 Scarth Street (Bylaws 2012-89 and 2012-91)

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**Recommendation**

1. That Part F-Transitional Area Development Plan of *Regina Development Plan Bylaw No. 7877* (Official Community Plan) be amended by adding the following to Section 5.0 Exceptions after e):

f)	2100 15 <sup>th</sup> Avenue, 2276, 2260, and 2256 Scarth Street	Lots 11, 12, 13 Block 429, Plan No. Old 33; Lots 21 and 22, Block 429, Plan No. 101187558	Mixed Use Building
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2. That subject to Ministerial Approval of the related Official Community Plan amendment, the application to amend *Regina Zoning Bylaw No. 9250* by rezoning the properties described as
  - (a) Lots 11, 12, 13 Block 429, Plan No. Old 33;, located at 2100 15<sup>th</sup> Avenue, and 2276, 2260 Scarth Street ; and
  - (b) Lots 21 and 22, Block 429, Plan No. 101187558, located at 2256 Scarth Street.

from TAR (H15 – Transitional Area Residential (Height Overlay 15m) to C - Contract, be APPROVED and that the contract zone agreement between the City of Regina and the applicant/owner of the subject properties be executed.

3. That further to recommendation 2, the proposed contract zone agreement shall include the following terms:
  - (a) Development of the proposed mixed-use building on the subject property shall be consistent with the attached plans and drawings labelled Appendix A-3.1--A-3.3.2, inclusive and prepared by JMA Architecture Ltd.
  - (b) The range of permitted and discretionary uses in main floor commercial space shall be consistent with the MX zone in Table 5.2 of *Regina Zoning Bylaw No. 9250* with the following exceptions:
    - i) Restaurant and Licensed Restaurant, Personal Service, Confectionary Store, Retail, and Recreational Service Facility uses shall be permitted on the main level;
    - ii) Apartment Dwelling units shall be permitted in the main floor commercial space as accessory to a permitted or discretionary commercial use with the intention of accommodating live/work spaces.
  - (c) A detailed landscape plan for the subject property shall be submitted for approval to the Development Officer, prior to the issuance of a building permit. Any new planting or replacement of existing street trees adjacent to the subject properties shall be undertaken in accordance with *The Forestry Bylaw, 2002* (Bylaw No. 2002-48, as amended). The applicant shall attempt to retain as many existing street trees as possible and where tree retention is not possible shall install new mature trees of calipers and sizes specified by Urban Forestry.
  - (d) The erection or placement of commercial signs on the property located at 1550 14<sup>th</sup> Avenue shall comply with the provisions applicable to the MX - Mixed Residential Business Zone under Chapter 16 of the Zoning Bylaw.
  - (e) Any zoning-related detail not specifically addressed in the contract zone agreement shall be subject to the applicable provisions of the Zoning Bylaw.
  - (f) The approval to initiate the proposed development shall be valid for a period of two years from the date of City Council's passage of the Zoning Bylaw amendment that authorizes the contract zone agreement.
  - (g) The contract zone agreement shall be registered in the City's interest, against the titles to all of the subject properties and at the applicant's cost, pursuant to Section 69 of *The Planning and Development Act, 2007*.
4. That the City Solicitor be directed to prepare the necessary bylaw to authorize the rezoning of the subject properties and the execution of the contract zone agreement, as described above.

**Councillor Michael Fougere moved that the recommendations of the Regina Planning Commission contained in the report be concurred in.**

**Councillor Fred Clipsham moved, in amendment, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that 1550 – 14<sup>th</sup> Avenue be removed from 3 (d) and be replaced with 2100 – 15<sup>th</sup> Avenue and 2276, 2260 and 2256 Scarth Street.**

**The main motion, as amended, was put and declared carried.**

2012-47            The Regina Zoning Amendment Bylaw, 2012 (No. 15)

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2012-79            Proposed Zoning Bylaw Amendment, 2012 (No. 33)

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2012-81            The Regina zoning Amendment Bylaw, 2012 (No. 35)

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2012-83            The Regina Zoning Amendment Bylaw, 2012 (No. 36)

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2012-89            The Regina Zoning Amendment Bylaw, 2012 (No. 39)

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2012-91            The Regina Development Plan Amendment Bylaw, 2012 (No. 6)

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**Councillor Michael Fougere moved, seconded by Councillor John Findura, AND IT WAS RESOLVED, that Bylaws No. 2012-47, 2012-79, 2012-81, 2012-83, 2012-89, and 2012-91 be introduced and read a first time. Bylaws read a first time.**

**Councillor Michael Fougere moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that Bylaws No. 2012-47, 2012-79, 2012-81, 2012-83, 2012-89, and 2012-91 be read a second time.**

**No letters of objection were received pursuant to the advertising with respect to Bylaws No. 2012-47, 2012-79, 2012-81, 2012-83, 2012-89, and 2012-91 .**

**The Clerk called for anyone present who wished to address City Council respecting Bylaws No. 2012-47, 2012-79, 2012-81, 2012-81, 2012-83, 2012-89, and 2012-91 to indicate their desire. No one indicated a desire to address Council.**

**Second reading of Bylaws No. 2012-47, 2012-79, 2012-81, 2012-83, 2012-89, and 2012-91 was put and declared CARRIED. Bylaws read a second time.**

**Councillor Michael Fougere moved, seconded by Councillor Sharron Bryce, that City Council hereby consents to Bylaws 2012-47, 2012-79, 2012-81, 2012-83, 2012-89, and 2012-91 going to third reading at this meeting. The motion was put and declared CARRIED UNANIMOUSLY.**

**Councillor Michael Fougere moved, seconded by Councillor Mike O'Donnell, AND IT WAS RESOLVED, that Bylaws 2012-47, 2012-79, 2012-81, 2012-83, 2012-89, and 2012-91 be read a third time. Bylaws read a third time.**

2012-82      A Bylaw to Provide for the Closure and Sale of a Portion of the Road Allowance West of LSD 12 in Section 2, Parcel B, Plan No. 101929530; and SW 1/4 Section 11, All in Township 19, Range 19, W2M, 2012

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**Councillor Michael Fougere moved, seconded by Councillor Terry Hincks, AND IT WAS RESOLVED, that Bylaw No. 2012-82 be introduced and read a first time. Bylaw read a first time.**

**Councillor Michael Fougere moved, seconded by Councillor Chris Szarka, AND IT WAS RESOLVED, that Bylaw No. 2012-82 be read a second time.**

**No letters of objection were received pursuant to the advertising with respect to Bylaw No. 2012-82.**

**The Clerk called for anyone present who wished to address City Council respecting Bylaw No. 2012-82 to indicate their desire. No one indicated a desire to address Council.**

**Second reading of Bylaw No. 2012-82 was put and declared CARRIED. Bylaw read a second time.**

**Councillor Michael Fougere moved, seconded by Councillor Louis Browne, that City Council hereby consents to Bylaw 2012-82 going to third reading at this meeting. The motion was put and declared CARRIED UNANIMOUSLY.**

**Councillor Michael Fougere moved, seconded by Councillor Jocelyn Hutchinson, AND IT WAS RESOLVED, that Bylaw 2012-82 be read a third time. Bylaw read a third time.**

Advertised Bylaws and Related Reports

CP12-16      Bill Rudichuk - Application for Subdivision and Contract Zoning Proposed Vehicle Sales and Storage Lot

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**Councillor Fred Clipsham moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that this communication be received and filed.**

CR12-149      Application for Contract Zoning (12-CZ-7) - Proposed Vehicle Sales and Storage Lot Proposed Parcel X1 - Portion of Parcel X, Plan No. 79R42384 - 445 Winnipeg Street (Bylaw 2012-84)

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**Recommendation**

1. That the application to amend *Regina Zoning Bylaw No. 9250* by rezoning the property described as “*Parcel X1, being a portion of Parcel X, Plan No. 79R42384 as shown on the plan of proposed subdivision prepared by Guy Craig, S.L.S. and dated December 05, 2008*” (Appendix 3-1) and currently located at 445 Winnipeg Street, from IB - Medium Industrial to C – Contract, be APPROVED and that the subject Zoning Bylaw amendment authorize the execution

of a contract zone agreement between the City of Regina and the applicant.

2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms and conditions:
  - (a) The use of the subject property shall be limited to the display and storage of vehicles strictly in association with the operation of the existing automobile sales and service business located on the adjacent property at 609 Winnipeg Street, and shall be consistent with the site layout plan prepared by Focus Corporation and dated July 24, 2012. [Appendix 3-2 to this report]
  - (b) No buildings or other structural development shall be permitted on the subject property, which will be surfaced only with gravel, except for defined planting areas which shall be surfaced with grass, permeable mulch or other acceptable treatments in accordance with the landscape regulations under Chapter 15 of *Regina Zoning Bylaw No. 9250*.
  - (c) Landscaping for the subject property shall include the planting of street trees along the Winnipeg Street right-of-way, with a minimum planting ratio of one tree per ten linear metres or to the satisfaction of the Development Officer.
  - (d) Any zoning-related detail not specifically addressed in the contract zone agreement shall be subject to the applicable provisions of *Regina Zoning Bylaw No. 9250*.
  - (e) The contract zone agreement shall remain in effect until such time as any soil or subsurface contamination associated with the operation of the former Imperial Oil Limited refinery on the subject property has been identified and remediated to the satisfaction of the City of Regina in consultation with the Saskatchewan Ministry of Environment, at which time the zoning of the property shall revert to IB - Medium Industrial.
  - (f) The contract zone agreement shall be registered in the City's interest against the title to the subject property and at the applicant's cost, pursuant to Section 69 of *The Planning and Development Act, 2007*.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the rezoning of the subject property and the execution of the contract zone agreement, as described above.

**Councillor Michael Fougere moved, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission contained in the report be concurred in.**

Councillor Wade Murray left the meeting, temporarily.

CP12-17      Stu Niebergall - 2013 Service Agreement Rate Fee

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**Councillor Sharron Bryce moved, seconded by Councillor Fred Clipsham, AND IT WAS RESOLVED, that this communication be received and filed.**

CR12-150      2013 Servicing Agreement Fee Rates & Development Levy Bylaw  
(Bylaw 2012-94)

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**Recommendation**

1. That the 2013 Servicing Agreement Fee (SAF) Rate of \$241,958 per hectare (ha) be approved to come into effect January 1, 2013.
2. That the 2013 Development Levy Bylaw Rate of \$241,958 per hectare (ha) be approved to come into effect January 1, 2013.
3. That the City Solicitor be instructed to prepare the necessary amendment to Bylaw 2011-16 being *The Development Levy Bylaw, 2011* to include the new development levy rate.

Councillor Wade Murray returned to the meeting.

**Councillor Terry Hincks moved, AND IT WAS RESOLVED, that the recommendations of the Public Works Committee contained in the report be concurred in.**

CR12-151      Proposed Contract Zone Agreement and Development Plan Amendment –  
(12-CZ-1) Proposed Office Building, 2169 and 2179 Rose Street (Bylaws  
2012-86, 2012-88)

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**Recommendation**

1. That Part F- Transitional Area Development Plan of *Regina Development Plan Bylaw No. 7877* (Official Community Plan) be amended by adding the following to Section 5.0 Exceptions after d):
  - e) 2169 and 2179 Rose Street, Lot 34, Block 411, Plan No. 101187761; and Lots 9, 10, Block 411, Plan No. Old 33, Office building accommodated by a contract zone.
2. That subject to Ministerial Approval of the related Official Community Plan amendment, the application to amend *Regina Zoning Bylaw No. 9250* by rezoning the properties described as
  - (a) Lots 9 and 10, Block 411, Plan No. Old 33, located at 2179 Rose Street; and
  - (b) Lot 34, Block 411, Plan No. 101187761, located at 2169 Rose Street.  
from TAR (H30 – Transitional Area Residential (Height Overlay 30m) to C - Contract, be APPROVED and that the contract zone agreement between the City of Regina and the applicant/owner of the subject properties be executed.
3. That further to recommendation 2, the proposed contract zone agreement shall include the following terms:
  - (a) Development of the proposed office building on the subject

- property shall be consistent with the attached plans and drawings labelled Appendix A-3.1--A-3.3.2, inclusive and prepared by PSW Architecture and Interior Design;
- (b) The range of permitted and discretionary uses in the building shall be consistent with the MX zone in Table 5.2 of *Regina Zoning Bylaw No. 9250* with the following exceptions:
    - i) Office uses shall be permitted and be accommodated throughout the entire approved building;
    - ii) Restaurant and Licensed Restaurant, Personal Service, Confectionary Store, and Retail uses shall be permitted on the main level;
  - (c) A detailed landscape plan for the subject property shall be submitted for approval to the Development Officer, prior to the issuance of a building permit. Any new planting or replacement of existing street trees adjacent to the subject properties shall be undertaken in accordance with *The Forestry Bylaw, 2002* (Bylaw No. 2002-48, as amended).
  - (d) The erection or placement of commercial signs on the subject property shall comply with the provisions applicable to the MX - Mixed Residential Business Zone under Chapter 16 of the Zoning Bylaw.
  - (e) Provision for safe, secure, and convenient location for bicycle storage shall be accommodated as per Chapter 14 of the Zoning Bylaw.
  - (f) Any zoning-related detail not specifically addressed in the contract zone agreement shall be subject to the applicable provisions of the Zoning Bylaw.
  - (g) The approval to initiate the proposed development shall be valid for a period of two years from the date of City Council's passage of the Zoning Bylaw amendment that authorizes the contract zone agreement.
  - (h) The contract zone agreement shall be registered in the City's interest, against the titles to all of the subject properties and at the applicant's cost, pursuant to Section 69 of *The Planning and Development Act, 2007*.
4. That the City Solicitor be directed to prepare the necessary bylaw to authorize the rezoning of the subject properties and the execution of the contract zone agreement, as described above.

**Councillor Michael Fougere moved, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission contained in the report be concurred in.**

CR12-152      Application for Street Closure (12-CL-6) Portion of Rose Street Adjacent to Gardens on Rose' Building, 2055 Rose Street (Bylaw 2012-93)

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**Recommendation**

That the application to permanently close the portion of Rose Street adjacent to 2055 Rose Street and described as “all that portion of Rose Street, Registered Plan No. Old 33, shown on the Plan of Proposed Subdivision by P. Shrivastava, S.L.S. and dated July 12, 2012” be APPROVED.

**Councillor Michael Fougere moved, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission contained in the report be concurred in.**

CR12-153      Rezoning and Discretionary use Application (12-Z-20/12-DU-24) Proposed Fourplex 4000 3rd Avenue, Windsor Place Subdivision (Bylaw 2012-80)

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**Recommendation**

1. That the application to rezone 4000 3<sup>rd</sup> Avenue, being Lot 8 in Block 5, Plan No. FD 100, as shown on the attached Subject Property Map, from R3 – Residential Older Neighbourhood to R4A – Residential Infill Housing, be APPROVED;
2. That subject to approval of the proposed rezoning, the discretionary use application for a proposed fourplex located at 4000 3<sup>rd</sup> Avenue, be APPROVED, subject to the following conditions:
  - a. The development be consistent with the attached site plan and floor plans in Appendix 3;
  - b. The applicant shall submit a detailed landscape plan for review;
  - c. The applicant shall provide screening of the parking stalls along 3<sup>rd</sup> Avenue as shown on the attached site plan; and
  - d. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
3. That the City Solicitor be directed to prepare the necessary amendment to *Regina Zoning Bylaw 9250*.

**Councillor Michael Fougere moved, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission in the report be concurred in.**

2012-80      The Regina Zoning Amendment Bylaw, 2012 (No. 34)

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2012-84      The Regina Zoning amendment Bylaw, 2012 (No. 37)

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2012-86      The Regina Zoning Amendment Bylaw, 2012 (No. 38)

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2012-88      The Regina Development Plan Amendment Bylaw, 2012 (No. 5)

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2012-93      A Bylaw to Provide for the Closure and Sale of a Portion of Rose Street

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2012-94      The Development Levy Amendment Bylaw, 2012

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**Councillor Michael Fougere moved, seconded by Councillor Terry Hincks, AND IT WAS RESOLVED, that Bylaws No. 2012-80, 2012-84, 2012-86, 2012-88, 2012-93, 2012-94 be introduced and read a first time. Bylaws read a first time.**

**Councillor Michael Fougere moved, seconded by Councillor Chris Szarka, AND IT WAS RESOLVED, that Bylaws No. 2012-80, 2012-84, 2012-86, 2012-88, 2012-93, 2012-94 be read a second time.**

**No letters of objection were received pursuant to the advertising with respect to Bylaws No. 2012-80, 2012-84, 2012-86, 2012-88, 2012-93, 2012-94.**

**The Clerk called for anyone present who wished to address City Council respecting Bylaws No. 2012-80, 2012-84, 2012-86, 2012-88, 2012-93, 2012-94 to indicate their desire. No one indicated a desire to address Council.**

**Second reading of Bylaws No. 2012-80, 2012-84, 2012-86, 2012-88, 2012-93, 2012-94 was put and declared CARRIED. Bylaws read a second time.**

**Councillor Michael Fougere moved, seconded by Councillor Louis Browne, that City Council hereby consents to Bylaw No. 2012-80, 2012-84, 2012-86, 2012-88, 2012-93, 2012-94 going to third reading at this meeting. The motion was put and declared CARRIED UNANIMOUSLY.**

**Councillor Michael Fougere moved, seconded by Councillor Hutchinson, AND IT WAS RESOLVED, that Bylaw No. 2012-80, 2012-84, 2012-86, 2012-88, 2012-93, 2012-94 be read a third time. Bylaws read a third time.**

#### Delegations and Related Reports

DE12-101      John Hopkins - Regina Revitalization Initiative Land Purchase

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**Pursuant to due notice the delegation was present. The Mayor invited the delegation to come forward and be heard.**

**The delegation answered a number of questions.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of CR12-154, a report from the Executive Committee respecting the same subject.**

DE12-102      Allan Kirk - Regina Revitalization Initiative Land Purchase

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**Pursuant to due notice the delegation was present. The Mayor invited the delegation to come forward and be heard.**

No questions were asked of the delegation.

**Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of CR12-154, a report from the Executive Committee respecting the same subject.**

CR12-154 Regina Revitalization Initiative Land Purchase

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**Recommendation**

1. That the Deputy City Manager & CFO be authorized to finalize the sale agreements as outlined in this report and based on the draft form agreements attached in Appendix A in a form and content approved by the City Solicitor.
2. That the City Clerk be authorized to execute the final sale agreements as reviewed by the City Solicitor.
3. That \$7.5 million be transferred from the General Fund Reserve to support the deposit and balance of the purchase price in 2012/2013.
4. That up to \$2.1 million be transferred from the General Fund Reserve in 2013/14, to support the initial site preparation requirements that will allow for the future land redevelopment planning and related processes to be initiated.

**Councillor Michael Fougere moved, seconded by AND IT WAS RESOLVED, that the recommendations of the Executive Committee contained in the report be concurred in.**

DE12-103 Elmer Eashappie and Pam Rice - First Nations and Metis Recruitment Strategy

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**Pursuant to due notice the delegation was present. The Mayor invited the delegation to come forward and be heard. Accompanying the delegation was Ms. Pam Rice.**

**The delegations answered a number of questions.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of CR12-155, a report from the Finance and Administration Committee respecting the same subject.**

CR12-155 First Nations and Metis Recruitment Strategy

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**Recommendation**

1. That the RFPS, in conjunction with the Human Resources department, conduct a comprehensive review of its fire fighter recruitment process, that includes:
  - a. Reviewing staff advertisements and locations where opportunities are posted;
  - b. Analyzing the interview questions, candidate assessment factors and weighting while maintaining current standards;
  - c. Identifying factors that may have resulted in Aboriginal candidates being screened out;

- d. Determining relevant demographical and cultural information;
  - e. Identifying barriers for First Nations and Métis candidates; and
  - f. Developing a plan to address identified issues and barriers.
2. That the RFPS establish a formal partnership with Parkland College, which is accredited to deliver a pre-employment fire fighter training program, with a focus on improving the intake of Aboriginal students and subsequently increasing the opportunity for successful recruitment of First Nations and Métis students.
  3. That a follow up report be provided to the Finance and Administration Committee within one month of the execution of recommendation #2.
  4. If recommendation #2 is not completed within twelve months, Administration will provide a report to the Finance and Administration Committee to inform the Committee on its current progress in regards to recommendation #2.

**Councillor Wade Murray moved that the recommendations of the Finance and Administration Committee contained in the report be concurred in.**

**Councillor Wade Murray, moved, in amendment, seconded by Councillor Terry Hincks, AND IT WAS RESOLVED, that recommendation #2 be reworded to read as follows:**

**That the Administration be authorized to enter into a memorandum of understanding (MOU) with Parkland College and that the Director, Fire & Protective Services be authorized to negotiate the terms and conditions of the MOU.**

**The main motion, as amended, was put and declared carried.**

Committee Reports

Finance and Administration Committee

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CR12-156      Tax Enforcement - Application for Title - 2012 Liens

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**Recommendation**

That the Manager of Property Taxation be authorized to serve six month notices on all parcels of land included in the list of lands marked as Appendix A.

**Councillor Wade Murray moved, AND IT WAS RESOLVED, that the recommendations of the Finance and Administration Committee contained in the report be concurred in.**

Regina Planning Commission

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CR12-157 Heritage Alteration Permit: Proposed Alterations, Demolition and Addition to a Municipal Heritage Property at 1820 Cornwall Street (Royal Canadian Legion Memorial Hall - Branch No. 1). Application of Mitchell and Associates Properties Ltd.

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**Recommendation**

1. That City Council APPROVE the issuance of a Heritage Alteration Permit for the Royal Canadian Legion Memorial Hall, a Municipal Heritage Property, located at 1820 Cornwall Street, subject to the following conditions:
  - The alterations shall be in accordance with plans prepared by Kreate Architecture and Design Ltd. dated August 16, 2012 and attached to this report as Appendix 3 and 3.1.
  - The alterations shall meet all requirements of *Regina Zoning Bylaw No. 9250*.
  - The applicant shall submit final plans in accordance with the plans identified above.
2. That the applicant further refine the cladding materials and detail for the parking facility at the rear elevation for further review and comment by the Municipal Heritage Advisory Committee before submission to the Development Officer for approval.

**Councillor Michael Fougere moved, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission contained in the report be concurred in.**

CR12-158 Discretionary Use Application (12-DU-21) Proposed Planned Group of Dwellings Hawkstone Village, Hawkstone Subdivision

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**Recommendation**

1. That the discretionary use application for a proposed planned group of townhouse dwellings located within the Hawkstone concept plan area, being Parcel V, NE ¼ 1-18-20 W2M, at Rochdale Boulevard and Elgaard Drive, be APPROVED subject to the following conditions:
  - a. The development shall be consistent with the attached site plan and elevations dated June 12, 2012 in Appendix 3;
  - b. 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; and
  - c. The development shall comply with all applicable standards and regulations in Regina Zoning Bylaw No. 9250.

**Councillor Michael Fougere moved, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission contained in the report be concurred in.**

CR12-159 Application for Discretionary Use Approval (12-DU-23) Proposed  
Restaurant 1757 Halifax Street, Old 33

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**Recommendation**

1. That the discretionary use application for a proposed restaurant located at 1757 Halifax Street, being Lot 41 in Block 290, Plan No. 101160481, be APPROVED, subject to the following conditions:
  - a) The development be consistent with the attached plan labelled “restaurant plan” in Appendix 3; and
  - b) The development shall comply with all applicable standards and regulations in Regina Zoning Bylaw No. 9250.

**Councillor Michael Fougere moved, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission contained in the report be concurred in.**

Bylaws and Related Reports

CR12-160 Community Grants Program - Bylaw Amendments

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**Recommendation**

1. That the Community Investment Review Consultative Group be dissolved as a secondary Committee of Council.
2. That the terms of reference of the Arts Advisory Committee, as presented in Appendix A, be amended to remove the responsibility of making recommendations to the Administration regarding grant disbursement.
3. That the name of the Community Investment Program be changed in any relevant bylaws to reflect the new name of the program; the Community Investment Grants Program.
4. That the City Solicitor be instructed to prepare amendments to the following bylaws to reflect the changes recommended in this report: *The Regina Administration Bylaw, The Committee Bylaw, 2009, and The Records Retention and Disposal Schedules Bylaw, 2012.*

**Councillor Michael Fougere moved, AND IT WAS RESOLVED, that the recommendations of the Executive Committee contained in the report be concurred in.**

CR12-161 Regina Administration Bylaw Changes (Bylaw 2012-96)

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**Recommendation**

1. That the recommended amendment to Schedule B of Bylaw No. 2003-69, *The Regina Administration Bylaw*, as contained in this report, be approved.
2. That the City Solicitor be instructed to prepare the necessary bylaw amendments as recommended in this report, as attached in Schedule A.

**Councillor Michael Fougere moved, AND IT WAS RESOLVED, that the recommendations of the Executive Committee contained in the report be concurred in.**

CP12-18      Duane Smith - Tax for Alley Maintenance

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**Councillor Fred Clipsham moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that this communication be received and filed.**

2012-90      2013 Alley Maintenance Special Tax Bylaw, 2012

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2012-95      The Community Investment Grants Program Implementation Bylaw, 2012

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2012-96      The Regina Administration Bylaw, 2012 (No. 4)

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**Councillor Michael Fougere moved, seconded by Councillor Fred Clipsham AND IT WAS RESOLVED, that Bylaws No. 2012-90, 2012-95, and 2012-96 be introduced and read a first time. Bylaws read a first time.**

**Councillor Michael Fougere moved, seconded by Councillor John Findura, AND IT WAS RESOLVED, that Bylaws No. 2012-90, 2012-95, and 2012-96 be read a second time.**

**No letters of objection were received pursuant to the advertising with respect to Bylaws No. 2012-90, 2012-95, and 2012-96.**

**The Clerk called for anyone present who wished to address City Council respecting Bylaws No. 2012-90, 2012-95, and 2012-96 to indicate their desire. No one indicated a desire to address Council.**

**Second reading of Bylaws No. 2012-90, 2012-95, and 2012-96 was put and declared CARRIED. Bylaws read a second time.**

**Councillor Michael Fougere moved, seconded by Councillor Wade Murray, that City Council hereby consents to Bylaws No. 2012-90, 2012-95, and 2012-96 going to third reading at this meeting. The motion was put and declared CARRIED UNANIMOUSLY.**

**Councillor Michael Fougere moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that Bylaws No. 2012-90, 2012-95, and 2012-96 be read a third time. Bylaws read a third time.**

With this being the last City Council meeting of the current Council, members provided final comments prior to adjournment.

Adjournment

**Councillor Fred Clipsham moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that the meeting adjourn.**

**City Council adjourned at 8:48 pm.**

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Mayor

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City Clerk