

AT REGINA, SASKATCHEWAN, TUESDAY, AUGUST 20, 2013

AT A MEETING OF CITY COUNCIL

AT 5:30 PM

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

Present: Mayor Michael Fougere, in the chair
Councillor Sharron Bryce
Councillor Bryon Burnett
Councillor John Findura
Councillor Jerry Flegel
Councillor Shawn Fraser
Councillor Bob Hawkins
Councillor Wade Murray
Councillor Mike O'Donnell
Councillor Barbara Young

Regrets: Councillor Terry Hincks

Also in Attendance: City Clerk, Joni Swidnicki
City Manager, Glen B. Davies
Deputy City Clerk, Amber Smale
Deputy City Manager, Community Planning & Development, Jason Carlston

The meeting opened with a prayer.

Confirmation of Agenda

Councillor Wade Murray 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.

Communications, Delegations, Advertised Bylaw and Related Reports

2013-48 Design Regina: The Official Community Plan Bylaw

Councillor Mike O'Donnell moved, seconded by Councillor Jerry Flegel AND IT WAS RESOLVED, that Bylaw No. 2013-48 be introduced and read a first time. Bylaw read a first time.

The bylaw will be placed on a future agenda of City Council following all public notice requirements.

The Mayor advised those present in the audience of the process that would be taken for the public hearing. The delegations who submitted in advance would be heard first, followed by written communications being received and then it would be opened up to anyone present to come forward to verbally address City Council.

DE13-115 Ned Kosteniuk: Official Community Plan

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Mr. Ned Kosteniuk, Vice President, Regina Land Development, Dundee Developments addressed City Council in support of the OCP with the exception of the Growth Plan and Special Study Areas and read from a written submission.

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 CR13-112, a report from the Executive Committee respecting the same subject.

DE13-116 Bob Linner: Proposed Official Community Plan

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Mr. Bob Linner, Strategic Planning Advisor and representing Northridge Development Corporation addressed City Council in support of the OCP and read from a written submission.

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 CR13-112, a report from the Executive Committee respecting the same subject.

DE13-117 Blair Forster: Proposed Official Community Plan (OCP)

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Mr. Blair Forster, representing Harvard Developments addressed City Council in support of the OCP and read from a written submission.

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 CR13-112, a report from the Executive Committee respecting the same subject.

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| CP13-23 | Regina & Region Home Builders' Association: Official Community Plan |
| CP13-24 | RM of Sherwood: Proposed City of Regina 'DESIGN REGINA' Official Community Plan (OCP) |
| CP13-25 | Brett Dolter: Suggested Additions to the Regina Official Community Plan |
| CP13-26 | Bike Regina: OCP |
| CP13-27 | Jim Elliott: Official Community Plan |

Councillor Sharron Bryce moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED that items CP13-23, CP13-24, CP13-25, CP13-26 and CP13-27 be received and filed.

The Mayor called for anyone present in the audience who wished to address City Council on the OCP and Bylaw to indicate their desire. Four individuals were called forward and addressed Council as follows:

Mr. Stu Neibergall, President, Regina and Region Homebuilders' Association addressed the committee in support of the OCP, however raised concerns regarding balance and flexibility in land policy that needs to be developed to support the OCP. Mr. Neibergall also read from the written submission as outlined in item CP13-23. The delegation answered a number of questions.

Mr. Nathan Seckinger, representing the Green, Dense and Eventful Citizen Circle addressed City Council in support of the OCP and the process used in developing it. The delegation answered a number of questions.

Mr. Chad Novak, representing the Saskatchewan Taxpayers Advocacy Group addressed City Council opposed to the OCP and raised concerns regarding the future growth, annexation, high density and the special study areas. The delegation answered a number of questions.

Mr. Derek Yau and Ms. Sarah Maria Daubisse, representing Bike Regina addressed City Council in favour of the OCP. The delegation referred to the written submission as outlined in CP13-26. The delegations answered a number of questions.

The Mayor closed the public hearing.

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| CM13-5 | Supplementary Report - Special Study Areas and the Official Community Plan |
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Recommendation

1. That the Special Study Area (SSA) land owned by North Ridge Development Corporation (North Ridge) meets the requirements of policy 2.14 and may proceed as part of the 300,000 population phase of the Official Community Plan (OCP) subject to the following conditions:
 - Sanitary sewer servicing is expected to occur to the south, connecting to the future Westerra pump station, unless

alternative plans acceptable to both the developer and the Administration are developed. Grades and depths for the North Ridge sanitary trunk will be designed to accommodate future development of the neighbouring properties between the SSA and Dewdney Avenue.

- Stormwater management for the North Ridge land will be designed to accommodate future gravity flows from the neighbouring properties between the SSA and Dewdney Avenue where the topography permits.
 - Water servicing will be provided by the Dewdney Avenue/Global Transportation Hub watermain, with a secondary connection to the north. The design of the North Ridge watermain will permit the future connection of the neighbouring properties between the SSA and Dewdney Avenue.
 - The road network within the SSA will include an allowance for a future road to the south, an intersection on Pinkie Road, accommodation of future widening of Pinkie Road, and other considerations to be planned in conjunction with the completion of the Transportation Master Plan this fall.
 - Any other utilities constructed from the south or Pinkie Road will be designed and built so as to provide service to the broader area wherever possible.
 - The North Ridge land will be subject to a collaborative planning process to integrate the Westhill/Fairways West neighbourhoods with the land to the south, including the construction of new City roads and services.
 - The North Ridge development will conform to the requirements of OCP.
2. That 120 hectares (ha) of the SSA land owned by Dundee Development Corporation (Dundee) meets the requirements of policy 2.14 and may proceed as part of the 300,000 population phase of the Official Community Plan (OCP) subject to the following conditions:
- Any roads, services or other utilities constructed in the first phase of Harbour Landing West will be designed and built so as to provide future service to the broader area wherever possible.
 - The developer must fund, own and operate any temporary infrastructure, including the temporary drainage pumping system. The developer is also responsible for transitioning the temporary system to a permanent solution once it is constructed.
 - Should capacity in the Harbour Landing West pump station prove insufficient, the developer would be responsible for any additional costs to upgrade the pump station or scale back development plans accordingly.
 - The first phase of Harbour Landing West will be designed to

integrate with the existing Harbour Landing neighbourhood and the continued development of Harbour Landing West and southwest Regina in the future.

- The Harbour Landing West development will conform to the requirements of the OCP.
3. That the remaining land in the future Harbour Landing West neighbourhood will be evaluated for future development as part of a comprehensive review of the City's future growth on lands that are anticipated to be annexed in 2014.
 4. That the timing of development for both areas, identified in recommendations 1 and 2, be determined through the development of a phasing and financing plan for the 300,000 population phase, which will be completed collaboratively with the development community and provided for the consideration of Council in December of 2013.

Councillor Mike O'Donnell moved, seconded by Councillor Barbara Young that the recommendations contained in the report be concurred in.

**Mayor Michael Fougere stepped down to enter the debate.
Councillor Mike O'Donnell took the chair.**

Mayor returned to the chair prior to the vote.

The main motion was put and declared CARRIED.

CM13-7 Supplementary Report: Process Change for the Official Community Plan

Recommendation

1. That recommendations #2 and #5 be deleted from report CR13-112, Proposed Official Community Plan; and
2. That recommendations #1, #3 and #4 from report CR13-112 be tabled to the September 9th, 2013 meeting of City Council for further consideration.

Councillor Mike O'Donnell moved, seconded by Councillor Barbara Young, that the recommendations in the report be concurred in.

**Mayor Michael Fougere stepped down to enter the debate.
Councillor Mike O'Donnell took the chair.**

Mayor Michael Fougere moved, in amendment, seconded by Councillor Sharron Bryce that recommendation #3 be added as follows:

“That the Administration continue discussions with Dundee Developments in an effort to achieve a better understanding related to special study area staging and prepare a report for September 9, 2013 City Council consideration.”

Mayor returned to the chair prior to the vote.

The amendment was put and declared CARRIED.

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

CR13-112 Proposed Official Community Plan (OCP)

Recommendation

1. That a new official community plan, known as “Design Regina” and attached as Appendix A to this report be adopted pursuant to Part IV of *The Planning and Development Act, 2007*.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize and adopt the new official community plan and repeal the Regina Development Plan, Bylaw 7877 pursuant to Section 36 of *The Planning and Development Act, 2007*.
3. That the Administration be directed to return to Council with a phasing and financing plan for the Growth Plan by December 2013.
4. That the Administration be directed to return to Council with recommendations on the Office Policies in Q1 of 2014.
5. That the growth areas identified by Dundee Developments and North Ridge Development Corporation related to study areas be referred to the Administration for a meeting to resolve some of the growth challenges presented to the August City Council meeting.

Councillor Mike O’Donnell moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that this report be tabled to the September 9, 2013 meeting of City Council as outlined in the resolution on item CM13-7.

Adjournment

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

Meeting adjourned at 7:19 pm

Mayor

City Clerk