

AT REGINA, SASKATCHEWAN, WEDNESDAY, NOVEMBER 6, 2013

AT A MEETING OF CITY COUNCIL

AT 6:50 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 Solicitor, Byron Werry  
Deputy City Clerk, Amber Smale  
Acting Deputy City Manager, City Operations, Adam Homes  
Deputy City Manager, Community Planning & Development, Jason Carlston  
Acting Deputy City Manager, Corporate Services, Pat Gartner  
Controller, Financial Services, Teresa Florizone  
Director, Community Development, Recreation & Parks, Chris Holden

The meeting opened with a prayer.

Confirmation of Agenda

**Councillor Sharron Bryce moved, seconded by Councillor Barbara Young 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 Wade Murray moved, seconded by Councillor Shawn Fraser AND IT WAS RESOLVED, that the minutes for the meeting held on October 15, 2013 be adopted, as circulated.**

Public Notice, Advertised Bylaws and Delegations, Communications and Related Reports

DE13-133 James Pernu - 4501 Armour Road

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**Recommendation**

That this communication be received and filed.

**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 CR13-150, a report from the respecting the same subject.**

CR13-150 Application for Zoning Bylaw Amendment (13-Z-19) and Application for Discretionary Use (13-DU-23) for Retail Complex at 4501 Armour Road

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**Recommendation**

1. That the application to rezone Par A, Plan No. 101899659 located at 4501 Armour Road from UH - Urban Holding to HC – Highway Commercial, be APPROVED.
2. The Zoning Bylaw be amended by adding “Shopping Centre” as a discretionary use to the HC Zone in Table 5.2
3. That the Discretionary Use application for a Shopping Centre located at 4501 Armour Road, being Parcel A, Lots PCL be APPROVED, and that a Development Permit be issued subject to the following conditions:
  - a. The development shall be consistent with the plans attached to this report as Appendix A3.1-A.3.3 inclusive, prepared by McElhanney Consulting Services Ltd. and dated June 13, 2013; and
  - b. The development shall comply with all applicable standards and regulations in Regina Zoning Bylaw No. 9250
4. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

**Councillor Mike O'Donnell moved, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission in the report be concurred in.**

CR13-151 Proposed Contract Zone (13-CZ-02) - Planned Group of Townhouses -  
4224 and 4232 Wakeling Street

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**Recommendation**

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone Lots 17 and 18, Block 47, Plan No. 10203311, being 4224 and 4232 Wakeling, from R5 (Medium Density Residential 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 properties be executed.
  
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
  - a. That the development shall be consistent with the site plan and elevations provided by Oak Park Living, dated April 26, 2013 and June 12, 2013 included in this report;
  
  - b. The development shall conform to the attached plans labelled Townhomes in Harbour Landing, prepared by Oak Park Living, and dated June 13, 2013, Attachment No. A-3.1, A-3.2, A-3.3, A-3.4 and A-3.5;
  
  - c. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the *Zoning Bylaw*; and
  
  - d. 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 City Solicitor be directed to prepare the necessary bylaws to authorize the respective *Zoning Bylaw* amendment.

**Councillor Mike O'Donnell moved, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission in the report be concurred in.**

CR13-152 Application for Lane Closure (13-CL-04) – Portion of East-West Lane,  
Adjacent to 100 Dewdney Avenue and 1460 McAra Street

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**Recommendation**

1. That the application for the closure and sale of a portion of the lane described as "all that portion of east-west Lane in Block 9, Reg'd Plan No. AP990, lying to the south of and adjacent to Lot 31, Block 9, Reg'd Plan No. AP990 in Regina, Saskatchewan," as shown on the Plan of Proposed Subdivision, prepared by P. Shrivastava S.L.S. and dated May 17, 2013", and located at 100 Dewdney Avenue and 1460 McAra Street be APPROVED; and

- 2. That the City Solicitor be directed to prepare the required bylaw to authorize closure and sale of the aforementioned lane.

**Councillor Mike O'Donnell moved, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission in the report be concurred in.**

2013-71 Regina Zoning Amendment Bylaw, 2013 (No. 34)

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2013-72 Regina Zoning Amendment Bylaw, 2013 (No. 35)

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2013-73 Proposed Street Closure and Sale of a Portion of East West Lane in Block 9, Plan AP990

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**Councillor Jerry Flegel moved, seconded by Councillor John Finduar, AND IT WAS RESOLVED, that Bylaws No. 2013-71, 2013-72, and 2013-73 be introduced and read a first time. Bylaws read a first time.**

**There were no letters of objection received in relation to Bylaws No. 2013-71, 2013-72, and 2013-73.**

**Following first reading, and prior to second reading, the Clerk called for anyone present who wished to address City Council with respect to Bylaws No. 2013-71, 2013-72, and 2013-73 to indicate their desire.**

**No one indicated a desire to address Council.**

**Councillor Jerry Flegel moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that Bylaws No. 2013-71, 2013-72, and 2013-73 be read a second time. Bylaws read a second time.**

**Councillor Jerry Flegel moved, seconded by Councillor Bryon Burnett that City Council hereby consents to Bylaws 2013-71, 2013-72, and 2013-73 going to third reading at this meeting.**

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

**Councillor Jerry Flegel moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that Bylaws 2013-71, 2013-72, and 2013-73 be read a third time. Bylaws read a third time.**

Delegations and Related Reports

DE13-134 Chad Novak: External Financing - RRI Stadium Project

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**Recommendation**

That this communication be received and filed.

**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 CR13-153, a report from the respecting the same subject.**

CR13-153 External Financing - RRI Stadium Project

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**Recommendation**

1. That the Deputy City Manager & CFO be authorized to negotiate external financing, including signing any necessary documents, to a maximum of \$100 million to address the provincial loan financing requirements of the RRI Stadium Project.
2. A report summarizing the financing arrangements to be negotiated be forwarded to City Council with the bylaw once the external financing has been arranged.

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

DE13-135 Tony Casola: Application for Discretionary Use (13-DU-02) - Proposed Planned Group of Low Rise Apartments, 1060 Dorothy Street

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**Recommendation**

That this communication be received and filed.

**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 CR13-154, a report from the respecting the same subject.**

CR13-154 Application for Discretionary Use (13-DU-02) - Proposed Planned Group of Low Rise Apartments, 1060 Dorothy Street

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**Recommendation**

That the discretionary use application for a proposed Planned Group of Low Rise Apartments located at 1060 Dorothy Street, being a Portion of Parcel Q, Plan No. 101882370, Normanview West Addition be APPROVED, and that a Development Permit be issued subject to the following conditions:

- a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.3 inclusive, prepared by Casola Koppe Architects and dated September 17, 2013 and October 8,

- b) The development shall comply with all applicable standards and regulations in Regina Zoning Bylaw No. 9250.

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

Administration's Reports

CM13-13      101<sup>st</sup> Grey Cup Festival (November 20 – 24, 2013) and Championship Game (November 24, 2013) Update on City of Regina related activities and contributions

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**Recommendation**

That this report be received and filed.

**Councillor Jerry Flegel moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.**

Committee Reports

Executive Committee

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CR13-155      Ratifying the Collective Agreement with the Canadian Union of Public Employees, Local 21

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**Recommendation**

That the agreement reached with the Canadian Union of Public Employees, Regina Outside City Workers', Local 21 be approved.

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

CR13-156      2014 North American Indigenous Games

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**Recommendation**

1. That the Deputy City Manager of Community Planning and Development be delegated the authority to negotiate and approve the terms of the Contribution Agreement between the City of Regina and the Regina 2014 North American Indigenous Games Inc. as outlined in this report.
2. That the Deputy City Manager of Community Planning and Development be delegated the authority to negotiate and approve the terms of the Venue Agreement between the City of Regina and the Regina 2014 North American Indigenous Games Inc. as outlined in this report.

3. That the City Clerk be authorized to execute the Contribution Agreement and the Venue Agreement on behalf of the City of Regina.

**Councillor Sharron Bryce declared a conflict of interest on CR13-156 and left the meeting.**

**Councillor Jerry Flegel moved that the recommendations of the Executive Committee contained in the report be concurred in.**

**Mayor Michael Fougere stepped down to enter the debate.**

**Councillor Jerry Flegel took the chair.**

**Mayor Michael Fougere returned to the chair prior to the vote.**

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

**Councillor Sharron Bryce returned to the meeting.**

CR13-157      Redevelopment of Former Service Station Brownfield Sites

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**Recommendation**

1. That item # MN13-3 be removed from the list of outstanding items for the Executive Committee.
2. That the Administration provide a report within a year on how the brownfield sites can be included in the Intensification Strategy under the OCP including best practice research.

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

Regina Planning Commission

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CR13-158      Application for Discretionary Use (13-DU-24) - Proposed Planned Group of Apartment Dwellings, Chuka Boulevard and Green Apple Drive, The Greens on Gardiner

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**Recommendation**

1. That the discretionary use application for a proposed Planned Group of Apartment Dwellings located at Chuka Boulevard and Green Apple Drive (Parcel K, being NE-11-17-19 W2) in The Greens on Gardiner subdivision be APPROVED, and that a Development Permit be issued subject to the following conditions:
  - a. The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by Pekarbilt Homes and dated June 9, 2013; and
  - b. The development shall comply with all applicable standards

2. 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.

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

CR13-159      Application for Discretionary Use (13-DU-26) - Proposed Planned Group of Townhouses, Narcisse Drive – Hawkstone Subdivision

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**Recommendation**

1. That the discretionary use application for a proposed planned group of townhouses located on Parcel R , Hawkstone be APPROVED, and that a Development Permit be issued subject to the following conditions:
  - a. The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by North Ridge Development Corporation and dated August 29, 2013; and
  - b. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. 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.

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

Adjournment

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

**The meeting adjourned at 7:46 pm.**

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Mayor

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City Clerk