



# **CITY COUNCIL**

**Monday, September 17, 2012  
5:30 PM**

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



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Office of the City Clerk

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**Agenda  
City Council  
Monday, September 17, 2012**

Open With Prayer

**Presentations**

Henry Baker Scholarships

**Confirmation of Agenda**

**Adoption of Minutes**

**Advertised Bylaws and Related Reports**

- DE12-77 Paul Moroz - Concept Plan Amendments and Rezoning Harbour Landing Phase 6, Phase 8 & Phase 9
- CR12-128 Applications for Zoning Bylaw and Concept Plan Amendments Harbour Landing - Phase 6, Stages 1 and 2; Phase 8, Stages 1 and 2; and Phase 9 Portions of W ½ Section 2-17-20 W2M and Parcel X, Plan No. 101926436 (Bylaws 2012-75, 2012-76, 2012-77)

**Recommendation**

1. That the proposed amendments to the Harbour Landing Concept Plan, as depicted on Figures 2.0, 2.1 and 2.2 and dated June 2012 (Appendices 3.1, 3.2 and 3.3 to this report) be APPROVED.
2. That the application to amend *Regina Zoning Bylaw No. 9250* by rezoning from UH - Urban Holding to the following specified zone designations for the lands contained within the Harbour Landing Phase 6 subdivisions, be APPROVED:
  - (a) Harbour Landing Phase 6, Stage 1 (as shown on the plan attached as Appendix 4.1)
    - To Direct Control District DCD-12 - Suburban Narrow-Lot Residential**
    - Lots 41 to 67 in Block 50;
    - All of Blocks 50A and 51;
    - Lots 1 to 12 in Block 52; and
    - Lots 1 to 18 in Block 53;



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**To DCD-12 with Pipeline Corridor Setback Overlay Zone (PL)**

Lots 1 to 40 and Walkway W1 in Block 50;

**To R5 - Medium Density Residential**

Lot/Parcel C in Block 52;

Lot/Parcel B in Block 53; and

Block/Parcel A;

**To PS - Public Service**

Environmental Reserve ER15;

- (b) Harbour Landing Phase 6, Stage 2 (as shown on the plan attached as Appendix 4.2)

**To Direct Control District DCD-12 - Suburban Narrow-Lot Residential**

Lots 1 to 4 in Block 54;

Lots 1 to 13 and Lots 21 to 41 in Block 56; and

Lots 20 to 24 in Block 57;

**To DCD-12 with Pipeline Corridor Setback Overlay Zone (PL)**

Lots 1 to 19 in Block 57;

**To R5 - Medium Density Residential**

Lot/Parcel E in Block 55;

**To PS - Public Service**

Environmental Reserves ER16 and ER17; and

Municipal Reserve MR5.

3. That the application to amend *Regina Zoning Bylaw No. 9250* by rezoning from UH - Urban Holding to the following specified zone designations for the lands contained within the Harbour Landing Phase 8 subdivisions, be APPROVED:

- (a) Harbour Landing Phase 8, Stage 1 (as shown on the plan attached as Appendix 4.3)

**To Direct Control District DCD-12 - Suburban Narrow-Lot Residential**

Lots 20 to 29 in Block 58;

Lots 1 to 8 in Block 59; and

Lots 1 to 10 in Block 60;

**To DCD-12 with Pipeline Corridor Setback Overlay Zone (PL)**

Lots 1 to 19 in Block 58;

**To R5 - Medium Density Residential**

Lots E and F in Block 59; and

Lots 1 to 10 in Block 61;

**To R6 - Residential Multiple Housing**

Lots A and B in Block 58;

Lots C and D in Block 60; and

Lots G and H in Block 61;

- (b) Harbour Landing Phase 8, Stage 2 (as shown on the plan attached as Appendix 4.4)



**To Direct Control District DCD-12 - Suburban Narrow-Lot Residential**

Lots 11 to 25 in Block 60;

All of Block 62; and

Lots 1 to 27 in Block 63;

**To R5 - Medium Density Residential**

Lot J in Block 63.

4. That the application to amend *Regina Zoning Bylaw No. 9250* by rezoning from UH - Urban Holding to the following specified zone designation for the lands contained within the Harbour Landing Phase 9 subdivision (as shown on the plan attached as Appendix 4.5), be APPROVED:

**To Direct Control District DCD-12 – Suburban Narrow-Lot Residential**

Lots 1 to 21 in Block 64;

Lots 1 to 17 in Block 65;

All of Blocks 66 and 67; and

Lots 1 to 28 in Block 68;

**To R5 – Medium Density Residential**

Lots R and S in Block 64;

Lot Q in Block 65; and

Lot P in Block 69;

**To R6 – Residential Multiple Housing**

Lot N in Block 69.

5. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post public notification signs on the subject lands, due to their remoteness from surrounding urban development within the City of Regina.
6. That the City Solicitor be directed to prepare three separate bylaws to enact the subject Zoning Bylaw amendments for each of Phases 6, 8 and 9, as documented in recommendations 2, 3 and 4, respectively.

CR12-129

Applications for Rezoning and Discretionary Use Approval (12-Z-5; 12-DU-11) Proposed Planned Group of Townhouse Dwelling Units Former Stewart Russell School Site - 1920 East 7th Avenue (Bylaw 2012-66)

**Recommendation**

1. That the application to amend *Regina Zoning Bylaw No. 9250* by rezoning the property described as Parcel F, Plan No. 73R39339 and located at 1920 E. 7<sup>th</sup> Avenue, from I - Institutional to R5 - Medium Density Residential, be APPROVED.



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2. That the application for discretionary use approval to accommodate the development of a planned group of townhouse dwelling units on the subject property be APPROVED, and that a Development Permit be issued subject to the following conditions:
  - (a) The proposed development shall be consistent with the site plan, landscape plan and elevation drawings, prepared by North Ridge Development Corporation and contained in Appendices 3-1, 3-2 and 3-3 to this report.
  - (b) The proposed development shall otherwise comply with all applicable standards and regulations under *Regina Zoning Bylaw No. 9250*.
3. That the City Solicitor be directed to prepare the necessary bylaw to enact the subject Zoning Bylaw amendment.

CR12-130

Application for Zoning Bylaw and Concept Plan Amendment  
(12-Z-14/12-CP-6) Skyview Phase 6, Skyview Subdivision  
(Bylaw 2012-78)

**Recommendation**

1. That the application to amend the Skyview Concept Plan, as depicted on the attached Revised Concept Plan, dated May 2012 be APPROVED;
2. That the application to rezone the lands (Part of NE ¼ 10-18-20 W2M) as shown on the shaded portion of the attached Subject Property Map be APPROVED as follows:
  - a) All lots in Blocks 1, 4, 6, and 7 be rezoned from UH – Urban Holding to R1 – Residential Detached
  - b) Parcel D be rezoned from UH to R5 – Medium Density Residential; and
  - c) 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; and
4. That the City Solicitor be directed to prepare the necessary bylaw.



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CR12-131 Application for Zoning Bylaw Amendment (12-Z-06) – Kensington Greens Phase 2 Part of Parcel A, Plan No. 101868138, Part of Parcels B & D, Plan No. 101902610, Part of Parcel E, As Approved, 1701 N. Albert Street (Bylaw 2012-70)

**Recommendation**

1. That the application to amend *Regina Zoning Bylaw No. 9250* related to 1701 N. Albert Street, be APPROVED as follows:
  - a. Rezoning of all residential lots located within Blocks 11-15 inclusive and residential Lots 1-20 located within Block 9, as shown on the attached plan of proposed subdivision (prepared by Barry Clark S.L.S and dated July 10, 2012), from UH - Urban Holding to R1 - Residential Detached;
  - b. Rezoning of residential Lots 8-27 located within Block 5 and Lots 21-72 located within Block 9, as shown on the attached plan of proposed subdivision (prepared by Barry Clark S.L.S and dated July 10, 2012), from UH - Urban Holding to R2 - Residential Semi-Detached;
  - c. Rezoning of all residential lots located within Block 10 as shown on the attached plan of proposed subdivision (prepared by Barry Clark S.L.S and dated July 10, 2012), from UH - Urban Holding to DCD-12 – Suburban Narrow-Lot Residential;
  - d. Rezoning of municipal buffer strips labelled as MB3, MB4 and MB5 as shown on the attached plan of proposed subdivision (prepared by Barry Clark S.L.S and dated July 10, 2012), from UH - Urban Holding to PS - Public Service;
  - e. Rezoning of municipal reserve land labelled as MR1 as shown on the attached plan of proposed subdivision (prepared by Barry Clark S.L.S and dated July 10, 2012), from UH - Urban Holding to PS - Public Service;
2. That the City Solicitor be directed to prepare the necessary bylaw to enact the subject Zoning Bylaw amendment.

CR12-132 Application for Zoning Bylaw Amendment (12-Z-11) 10 Detached Residential Lots - Parliament Avenue and Queen Street Extensions (Bylaw 2012-61)

**Recommendation**

That the application to amend *Regina Zoning Bylaw No. 9250* be APPROVED as follows:

- a) That Proposed Lots 18-24, in Block 24; and Lots 22-24, in Block T as shown in Appendix A-1 be rezoned from PS-Public Service to R1-Residential Detached.



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2012-61	2012-61 - Bylaw No. 2012-61, Proposed Zoning Bylaw Amendment, 2012 (No. 22)
2012-66	Bylaw No. 2012-66, The Regina Zoning Amendment Bylaw, 2012 (No. 24)
2012-70	Bylaw No. 2012-70, Proposed Zoning Bylaw Amendment, 2012 (No. 27)
2012-75	Bylaw No. 2012-75, Proposed Zoning Bylaw Amendment, 2012 (No. 29)
2012-76	Bylaw No. 2012-76, Proposed Zoning Bylaw Amendment, 2012 (No. 30)
2012-77	Bylaw No. 2012-77, Proposed Zoning Bylaw Amendment, 2012 (No. 31)
2012-78	Bylaw No. 2012-78, Proposed Zoning Bylaw Amendment, 2012 (No. 32)

**Delegations, Related Reports, and Bylaws**

DE12-78	Colin Stewart - Recycling Fee Charge
CR12-133	Recycling Fee Charge

**Recommendation**

1. That all designated properties be charged \$0.25 per day or \$91.25/year for residential recycling services.
2. That the recycling fee be established and effective from July 1, 2013 to December 31, 2015.
3. That the City Solicitor be instructed to prepare an amendment to *The Waste Management Bylaw 2012*, No. 2012-63 to incorporate the daily fee of \$0.25 into the Bylaw.

2012-87	Bylaw No. 2012-87, The Waste Management Amendment Bylaw, 2012
DE12-79	Dr. Katherine Arbuthnott - Regina Revitalization Initiative
DE12-80	Bob Hughes - Regina Revitalization Initiative
DE12-81	Beryl Burke - Regina Revitalization Initiative
DE12-82	Bobbi Stadnyk - Regina Revitalization Initiative
DE12-83	Edward Jones - Regina Revitalization Initiative
DE12-84	David Mamani - Regina Revitalization Initiative
DE12-85	Hilary Craig - Regina Revitalization Initiative



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DE12-86	Florence Stratton - Regina Revitalization Initiative
DE12-87	Dawn Thomas - Regina Revitalization Initiative
DE12-88	Bob Ivanochko - Regina Revitalization Initiative
DE12-89	Paul Gingrich - Regina Revitalization Initiative
DE12-90	Peter Gilmer - Regina Revitalization Initiative
DE12-91	Jeannie Mah - Regina Revitalization Initiative
DE12-92	Linda Young - Regina Revitalization Initiative
DE12-93	Angelica Barth - Regina Revitalization Initiative
DE12-94	Chad Novak - Regina Revitalization Initiative
DE12-95	John Hopkins - Regina Revitalization Initiative
CR12-134	Regina Revitalization Initiative (RRI) – Mosaic Stadium Replacement Procurement Model Selection

**Recommendation**

1. That City Council authorize the Deputy City Manager & CFO to proceed with the Design/Build/Finance (DBF) procurement approach for the replacement of the Stadium, and to proceed with the preparation of the procurement documents (RFQ & RFP) and processes in support of initiating the DBF model.
2. That Administration prepare evaluation criteria for the Request for Qualifications (RFQ) and Request for Proposal (RFP) procurement process and bring the evaluation criteria back to City Council for approval prior to release of procurement documentation.
3. That up to \$2.5 million is authorized to be transferred from the General Fund Reserve to support the DBF procurement process in 2012/13.
4. That Administration brings the conceptual design of the stadium and the definitive agreements with the stadium funding partners to City Council for final approval prior to issuing the RFP for the DBF procurement.
5. That Administration develops an agreement with Regina Exhibition Association Ltd. (REAL) for the operations and maintenance of the new stadium, with the final agreement to be brought back to City Council for approval.





## Committee Reports

### Executive Committee

CR12-135 Final Draft Transportation Directions for Transportation Master Plan

#### **Recommendation**

That the Transportation Directions as determined through the Transportation Master Plan project be endorsed. The Transportation Directions are as follows:

- Offer a range of sustainable transportation choices for all
- Integrate transportation and land use planning
- Elevate the role of public transit
- Promote active transportation for healthier communities
- Optimize road network capacity
- Invest in an affordable and durable system
- Support a prosperous Regina and region

### Finance and Administration Committee

CR12-136 Reserve Balances in Comparison to Minimum and Maximum Target Balances

#### **Recommendation**

That \$233,000 be transferred from the Small Tools Fleet Replacement Reserve to the General Civic Fleet Replacement Reserve.

CR12-137 Portions of NW & NE 1/4 Section 8, Township 18, Range 19, W2M & Portions of NW & NE 1/4 Section 9, Township 18, Range 19, W2M Roadway Dedication of Land to Her Majesty the Queen in Right of Saskatchewan

#### **Recommendation**

1. That the dedication of land to Her Majesty the Queen in right of Saskatchewan be approved under the terms and conditions shown in the body of this report;
2. That the City Manager be authorized to finalize the terms and conditions of the road right-of-way dedication documents;
3. That the City Clerk be authorized to execute the legal Plan of Survey and any other legal land transfer documents as provided by the City Solicitor.



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Public Works Committee

CR12-138 2013 Alley Maintenance Strategy and Special Tax Levy Funding Options

**Recommendation**

That the City Solicitor be instructed to prepare the appropriate bylaw for alley maintenance in 2013, which includes the following levies, proposed revenues, and estimated costs:

Paved Alleys        **\$3.56** per assessable foot  
Gravel Alleys      **\$2.33** per assessable foot

The proposed revenues and estimated costs for maintenance of alleys in 2013 are:	
Paved Alleys	\$2,816,700
Gravel Alleys	<u>\$1,427,600</u>
<b>TOTAL</b>	<b>\$4,244,300</b>

Regina Planning Commission

CR12-139 Discretionary Use Application (12-DU-6) Proposed Planned Group of Dwellings in R6 Zone, 4801 Trinity Lane, Harbour Landing

**Recommendation**

That the discretionary use application for a proposed planned group of dwellings located at 4801 Trinity Lane, being Lot 3 in Block S, Plan No. 102050974, be APPROVED, subject to the following conditions:

1. The development shall be consistent with the attached site plan, elevations, and floor plans dated June 5, 2012 and labelled Reimer Custom Designed Homes;
2. The development shall comply with all applicable standards and regulations in Regina Zoning Bylaw No. 9250.

CP12-14 Jim Elliot - Application for Discretionary Use Application (12-DU-20) - Proposed Restaurant 1450 Park Street, Innismore Subdivision

**Recommendation**

That this communication be received and filed.



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CR12-140      Application for Discretionary Use Application (12-DU-20) - Proposed Restaurant 1450 Park Street, Innismore Subdivision

**Recommendation**

That the discretionary use application for a proposed restaurant located at 1450 Park Street, in Block E, Plan No. 59R15534, be APPROVED, subject to the following conditions:

- a. The development shall conform to the attached site plan, in Appendix 3.1, landscape plan, in Appendix 3.2 and exterior elevation drawings, in Appendix 3.3 and 3.4, dated May 24, 2012 and designed by Avenue Architecture Inc.;
- b. Street trees shall be planted and spaced as per zoning requirements along both Dewdney Avenue and Park Street; and
- c. Notwithstanding a) above, the development shall conform to all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

**Informational Reports**

IR12-13      Annual Status Report on City Debt

**Recommendation**

That this report be received and filed.

**Motions**

MN12-5      2013 Reassessment

**Recommendation**

That the report on tax policy options, to be provided to Council for the 2013 tax year, include analysis of options for a phase-in for residential properties that are significantly affected.

MN12-6      YMCA and Regina Food Bank - Parking Lots

**Recommendation**

That the Administration provide a report to City Council by March of 2013 to consider remediating the North YMCA's parking lot and the Regina Food Bank's parking lot at the City's cost.



## Bylaws and Related Reports

CR12-141 Changes to The Regina Administration Bylaw No. 2003-69 – Community Investment Reserve (Bylaw 2012-92)

### **Recommendation**

That the City Solicitor be instructed to prepare the necessary amendments to *The Regina Administration Bylaw*, Bylaw No. 2003-69 to incorporate a minimum and maximum balance for the Community Investment Reserve as follows:

<b>Committee</b>	<b>Minimum Balance</b>	<b>Maximum Balance</b>
Community and Protective Services	\$0	175,000
Finance and Administration	\$0	25,000
Executive	\$0	150,000
<b>Total Balance</b>	<b>\$0</b>	<b>350,000</b>

CR12-142 Municipal Incentive Policy for the Preservation of Heritage Properties – Application for Property Tax Exemption at 2310 McIntyre Street (Bylaw 2012-62)

### **Recommendation**

1. That a tax exemption for the property located at 2310 McIntyre Street be approved in an amount equal to the lesser of:
  - (a) Fifty percent of eligible costs as described in Appendix C;
  - (b) \$150,000; or
  - (c) An amount equivalent to the total property taxes payable for the years 2013 to 2017 inclusive.
2. That the provision of the property tax exemption be subject to the following conditions:
  - (a) Eligibility for the property tax exemption includes the requirement that the property possesses and retains its formal designation as Municipal Heritage Property in accordance with *The Heritage Property Act*.
  - (b) The property owner shall submit detailed written documentation of payments made for actual costs incurred (i.e. itemized invoices and receipts) in the completion of identified conservation work, as described in Appendix C. In the event that actual costs exceed the corresponding estimates by more than 10 percent, the property owner shall provide full particulars as to the reason(s) for such cost overruns. It is understood that the City may decline to approve any cost overrun, or portion thereof, if considered not to be reasonably or necessarily incurred for eligible work.



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- (c) Any property tax exemption shall be applied in the year following the completion of the eligible work items or any portion thereof, or in the current year for any work items completed and confirmed by the City prior to December 31, and shall be limited to 50 percent of actual costs.
3. That the City Solicitor be instructed to prepare the necessary agreement and authorizing bylaw for the property tax exemption as detailed in this report.

CR12-143 Exemption Request for Leased Locations of Regina Public Library (Bylaw 2012-71)

**Recommendation**

1. That a property tax exemption for 2012 be provided to the Regina Public Library for the portion of the property at 331 Albert Street that they occupy and use as a library branch location;
2. That the City Solicitor be instructed to amend Bylaw No. 2012-27 being *The Properties Exempt From Taxation Bylaw, 2012* to add the property at 331 Albert Street to the list of 2012 annual tax exemptions;
3. That the portions of property that are leased and occupied by the Regina Public Library be placed on the Annual Exemption Bylaw in 2013 and subsequent years.

2012-62 Bylaw No. 2012-62, The Heritage Property Tax Exemption for Property Located at 2310 McIntyre Street Bylaw, 2012

2012-71 Bylaw No. 2012-71, *The Properties Exempt from Taxation Amendment Bylaw, 2012*

2012-85 Bylaw No. 2012-85 The Regina Traffic Amendment Bylaw, 2012 (Related to CR12-105)

2012-92 2012-92, *The Regina Administration Amendment Bylaw, 2012 (No. 3)*

**Enquiries**

EN12-1 Response to Enquiry - Plans for Grant Drive

**Recommendation**

That this response be received and filed.



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EN12-2 Current Affordable Housing Policy

**Recommendation**

Would the Administration provide the following information:

With the cost of construction in recent years growing, and the average house price climbing, is the \$10,000 per home enough to provide the same incentive it originally did?

EN12-3 Recyclable Compostable Waste

**Recommendation**

That the Administration provide information on the high level costs to implement curb side compostable collection as part of Waste Plan Regina?

**Communications/Petitions and Related Reports**

CP12-15 CP12-15 Regina Regional Intersectoral Committee – Appointment to the Community Investment Review Consultative Group and the Community Leaders' Advisory Committee

**Recommendation**

That Brenda Bathgate be appointed as the Regina Regional Intersectoral Committee's appointment to the Community Investment Review Consultative Group and the Community Leaders' Advisory Committee for a term ending December 31, 2014.

**Adjournment**