



**CITY
COUNCIL**

**Tuesday, May 21, 2013
5:30 PM**

Henry Baker Hall, Main Floor, City Hall



Office of the City Clerk

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**Agenda
City Council
Tuesday, May 21, 2013**

Open With Prayer

Confirmation of Agenda

Adoption of Minutes

Advertised Bylaws and Related Reports

DE13-63 Lorne Yagelniski - Application for Zoning Bylaw Amendment, Concept Plan Amendment and Official Community Plan Amendment (12-Z-32/12-CP-11)

CR13-70 Application for Zoning Bylaw Amendment, Concept Plan Amendment and Official Community Plan Amendment (12-Z-32/12-CP-11) The Greens on Gardiner Concept Plan, Phase 4 Development

Recommendation

1. That *Part D – Southeast Sector Plan of Development Plan Bylaw No. 7877, section 5.5 f)* be repealed and substituted with the following:
 - f) *A multi-seasonal zone level athletic park shall be developed in the Southeast Sector and be co-located with a future high school in consultation with the school boards.*
2. That the application to amend the Greens on Gardiner Concept Plan, as depicted on the attached Appendix A-2.1, be APPROVED.
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 Greens on Gardiner Phase 4 subdivisions as shown on Appendices A-3.1 and A-3.2, be APPROVED:
 - i. To R1-Residential Detached:
 - Lots 1-20 in Block 31
 - All of Block 32
 - Lots 23-39 in Block 16
 - Lots 1-17 in Block 30
 - Lots 41-53 in Block 17
 - Lots 22-42 in Block 18



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- ii. To DCD 12 – Direct Control District 12-Suburban Narrow Lot Residential:
 - Lots 18-37 in Block 30
 - Lots 23-38 in Block 29
 - Lots 21-35 in Block 27
 - Lots 1-18 in Block 25
 - iii. To R2-Residential Semi-Detached:
 - Lots 1-22 in Block 29
 - Lots 1-20 in Block 27
 - Lots 30-51 in Block 28
 - Lots 28-47 in Block 26
 - iv. R5-Residential Medium Density:
 - Lots 1-29 in Block 28
 - Lots 1-27 in Block 26
 - Lots 19-41 in Block 25
4. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment and Development Plan amendment to Part D.
 5. 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.

2013-32 The Regina Zoning Amendment Bylaw, 2013 (No.16)

2013-34 The Regina Development Plan Amendment Bylaw, 2013

Public Notice Bylaws and Related Reports

CR13-71 Amendment to *The Regina Administration Bylaw No. 2003-69* Regarding the Purchasing Policy

Recommendation

1. That, subject to the required public notice having been given in accordance with The Public Notice Bylaw, the recommended changes to Schedule “D” of *The Regina Administration Bylaw*, Bylaw No. 2003-69 outlined in Appendix A related to the Purchasing Policy be approved.
2. That the City Solicitor be directed to prepare the necessary amending bylaw for consideration by Council.



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CR13-72 Proposed 2013 Local Improvement Program and Amendments to the 2012 Local Improvement Program

Recommendation

1. That Appendix A be amended by deleting Work Project #18 for Rae Street, from 25th Avenue to 24th Avenue, and by deleting Work Project #21 for Newton Crescent from Hudson Drive to Hudson Drive.
2. That the City Solicitor be directed to prepare a bylaw based on Appendix A to authorize the 2013 Local Improvement Program for consideration by City Council.
3. The construction rates for alley lighting in the 2012 Local Improvement Program be revised in the *Local Improvement Bylaw, 2012 No.2012-37* to reflect the interest rate change and the change of the construction rate for alley lighting as described in Council Report (CR13-10).

2013-35 The Regina Administration Amendment Bylaw, 2013 (No. 2)

2013-37 The Local Improvements Bylaw, 2013

Delegations and Related Reports

DE13-64 Adam Sperling - Application for Discretionary Use (13-DU-04) Proposed Nightclub and Off-Site Caveated Parking Lot - 2151 Albert Street

CR13-73 Application for Discretionary Use (13-DU-04) Proposed Nightclub and Off-Site Caveated Parking Lot - 2151 Albert Street

Recommendation

1. That the discretionary use application for a proposed nightclub located at 2151 Albert Street, being Lot 13, Block 404, Plan No. OLD 33, OLD 33 Subdivision be APPROVED, subject to the applicant obtaining a Zoning Appeal for the distance requirements for Off-Site Caveated lots, and that a Development Permit be issued subject to the following conditions:
 - a. The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by Derek McDonald, Usonia Homes and dated April 4, 2013;
 - b. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*; and
 - c. That there shall be a registrable agreement providing for the shared use of parking executed between the City, Lot 13, Block 404, Plan No. OLD 33 and Lot 12, Block 404, Plan No. OLD 33 and shall bind



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- on the owner of Lot 13, Block 404, Plan No. OLD 33 and restrict the use of the Lot for the purpose of shared parking during proposed hours of operation between 8:00 pm and 2:00 am.
2. That the Discretionary Use application for an Off-Site Caveated Parking Lot, being Lot 21, Block 433, Plan No. 98RA28309 be APPROVED, subject to approval from the Development Appeals Board for relaxation of the maximum distance requirements to an Off-Site Caveated parking lot and the following condition:
 - a. The applicant/owner shall enter into an agreement with the City of Regina, in a form satisfactory to the City Solicitor, to provide the balance of required parking stalls not provided on site at an off-site location to meet the minimum parking requirements of *Regina Zoning Bylaw No. 9250*. This agreement will provide that the off-site parking serve the proposed development in perpetuity. The agreement shall be executed prior to issuance of a building permit, and be registered on title in the City's interest at the applicant/owner's cost.

Committee Reports

Finance and Administration Committee

CR13-74 Property Purchase – 1675 Winnipeg Street

Recommendation

1. That the proposed purchase of 1675 Winnipeg Street (Parcel C within the NW ¼ Section 20, Township 17, Range 19, W2M – ISC Parcel #111345500) (the “Property”) as outlined in the body of this report be approved;
2. That the Deputy City Manager of Community Planning and Development be authorized to resolve the final terms and conditions of the purchase agreements to purchase the Property as are outlined in this report;
3. That the City Clerk be authorized to execute the purchase agreement documents after review by the City Solicitor;
4. That the City of Regina provide \$1,050,000 plus GST for the purchase of the property as outlined in this report with \$892,500 from the Servicing Agreement Fees (SAF) Roads Fund and \$157,500 from the General Fund Reserve.

CP13-17 Independent Auditor's Report

Recommendation

That this communication be received and filed.



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CR13-75 2012 Annual Report

Recommendation

1. That the 2012 Annual Report be approved.
2. That the Director of Financial Services be authorized to finalize the Annual Report, including the Financial Statements, with the auditor.

CR13-76 2012 Results – General Operating Fund

Recommendation

That this report be received and filed.

Public Works Committee

CR13-77 Car Share Parking Space

Recommendation

That City Council authorize a single metered parking space on the ground level of the City Hall parkade to be reassigned to private parking for a Regina Car Share vehicle.

Bylaws and Related Reports

2013-36 The Local Improvements Amendment Bylaw, 2013 (CR13-3013/2012 LIP)

Adjournment