



CITY COUNCIL

**Tuesday, October 15, 2013
5:30 PM**

Forum, Main Floor, City Hall



Office of the City Clerk

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**Agenda
City Council
Tuesday, October 15, 2013**

Open With Prayer

Presentation

Henry Baker Scholarships

Confirmation of Agenda

Adoption of Minutes

Pubic Notice and Advertised Bylaws and Related Reports

DE13-125 DE13-125 - Michael Harlos: Zoning Application Quance and Prince of Whales

CP13-27 CP13-27 - Ann Geres: Proposed Bylaw No. 2013-67

Recommendation

That this communication be received and filed.

CR13-140 CR13-140 - Regina Planning Commission: Application for Zoning Bylaw Amendment (13-Z-15) 3435 Quance Street (2013-67)

Recommendation

1. That the application to rezone Lot 34, Block 115, Plan No. 98RA28988 located at 3435 Quance Street from LC2 - Local Commercial Zone to MAC - Major Arterial Commercial, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

CR13-141 CR13-141 - Regina Planning Commission: Application for Street Closure (13-CL-03) - Portion of Argan Drive Plan 88R42178 Abutting Lots 1 & 4, Block C Plan 88R42178 - Eastgate (2013-68)



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Recommendation

1. That the application for the closure and sale of a portion of Argan Drive as shown on the attached plan of proposed subdivision prepared by P. Shrivastava, SLS, dated August 21, 2012 and legally described as follows, be APPROVED:

“that portion of Argan Drive abutting Lots 1 & 4 Block C Plan 88R42178”.

2. That the City Solicitor be directed to prepare the necessary bylaw; and

CR13-142 CR13-142 - Regina Planning Commission: Application for Contract Zoning (13-CZ-04) Proposed Special Care Home 310 E. 18th Avenue (2013-69)

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 310 E. 18th Avenue, being Lot 18, Block 12, Plan No. FJ5368 from R6 - Residential Multiple Housing to C – Contract be APPROVED.
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
 - a. The number of residents permitted in the Special Care Home shall not exceed 20 residents;
 - b. That 4 parking stalls shall be developed pursuant to the requirements of *Regina Zoning Bylaw No. 9250*;
 - c. No parking shall be permitted in the rear Lane, with a sign to be erected as “No Parking,” so as to not restrict fire and emergency vehicle access;
 - d. The proposed parking stalls shall be designed to eliminate the need for backing and manoeuvring onto the street and shall be suitably paved with a hard surface material (Subpart 14B.3.8 and Subpart 14B.3.4) of *Regina Zoning bylaw No. 9250*;
 - e. Landscaping of the lot shall be developed according to the attached Landscape Plan and comply with the requirements of Chapter 15 of the *Zoning Bylaw*;
 - f. The development shall conform to the attached plans labelled Site Plan, Landscape Plan, A-1, A-2, A-3 prepared by Envision Drafting & Design Ltd., and dated May 2013, attached to this agreement as Appendix A-3.1 to A-3.5;
 - g. Signage on the subject property shall comply with the development standards for Special Zones pursuant to Table 16.1 of the *Zoning Bylaw*, if applicable;
 - h. No accessory structures (i.e., garage or shed) are permitted to be



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- constructed on-site;
- i. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw; and
 - j. 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*;
1. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.
 2. That the City Clerk be authorized to execute the Contract Zone Agreement between the City of Regina and the applicant/owner of the subject property following review by the City Solicitor.

CR13-143 CR13-143 - Public Works Committee: Proposed Uniform Assessment Rates - 2014 Local Improvement Program (2013-70)

Recommendation

1. That the following uniform assessment rates for the 2014 Local Improvement Program be approved:
2. That the City Solicitor be requested to prepare the required uniform rates bylaw for the 2014 uniform rates using the rates and information provided for in this report.

2013-67 2013-67 - The Regina Zoning Amendment Bylaw, 2013 (No. 30)

2013-68 2013-68 - A Bylaw to Provide for the Closure and Sale of a Portion of Argan Drive Abutting Lts 1 & 4, Block C, Plan 88R42178

2013-69 2013-69 - The Regina Zoning Amendment Bylaw, 2013 (No. 33)

2013-70 2013-70 - The 2014 Local Improvement Uniform Rates Bylaw, 2013

Delegations and Related Reports

DE13-126 DE13-126 - Steve Kuski: Rooming Houses

DE13-127 DE13-127 - Adam Knutson: Rooming Houses

DE13-128 DE13-128 - Lakkana Piewkhaow: Rooming Houses

DE13-129 DE13-129 - John Klein: Rooming Houses

DE13-130 DE13-130 - Jim Elliott: Rooming Houses

DE13-131 DE13-131 - Ian Zerr: Rooming Houses



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DE13-132 DE13-132 - Brian Black: Rooming Houses

CP13-28 CP13-28 - Nathan Magnus: Rooming Houses

Recommendation

That this communication be received and filed.

CR13-144 CR13-144 - Executive Committee: Rooming Houses Update

Recommendation

1. That the Administration be directed to prepare the necessary Zoning Bylaw Amendments for advertisement as per the public notice requirements in *The Planning and Development Act, 2007*, as listed below:
 - a. The removal of the “Rooming House” land use classification
 - b. The introduction of a definition for “Short-Term Accommodation”; and
 - c. The introduction of a “Residential Homestay” land use classification and the associated development standards
2. That the City Solicitor prepare the necessary bylaw for consideration by City Council at its November 25, 2013 meeting.
3. That Council adopt Strategy 15 of the Comprehensive Housing Strategy as detailed in Appendix 1 of this report.
4. That the Administration report back to Council in July 2014, with a status update on the implementation of new regulations.

Administration's Reports

CM13-12 CM13-12 - Wastewater Treatment Plant Upgrade - Authority Reassignment

Recommendation

1. That all authority provided to the Deputy City Manager of City Operations in City Council report CR13-26 be reassigned to the City Manager or his or her delegate;
2. That City Council authorizes the City Manager or his or her delegate to prepare, negotiate, review, amend and approve any additional documents, instruments, assurances and auxiliary closing documents as may be necessary to give full effect to the Project Agreement; and



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3. That City Council authorize the City Clerk to execute any such Additional Assurances.

Committee Reports

Finance and Administration Committee

CR13-145 CR13-145 - Tax Enforcement - Application for Title - 2013 Liens

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.

Public Works Committee

CR13-146 CR13-146 - Options for Removing Properties Exempt from the Clean Property Bylaw (WU07-29)

Recommendation

That this matter be referred to the 2014 budget process for further consideration.

Regina Planning Commission

CR13-147 CR13-147 - Application for Discretionary Use (13-DU-18) Proposed Planned Group of Dwellings (Apartments), Parcels R and S in Phase 5 Greens on Gardiner

Recommendation

1. That the discretionary use application for a proposed Planned Group of Dwellings located at the northeast corner of Chuka Boulevard and Arcola Avenue, being Parcels R and S, The Greens on Gardiner Phase V 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-3.3 inclusive, prepared by Alton Tangedal Architects Ltd. and dated May 21, 2013; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

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



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to their remote location and the current unavailability of direct public access

CR13-148 CR13-148 - Application for Discretionary Use (13-DU-22) Proposed Warehousing of Hazardous Chemicals, 100 McDonald Street

Recommendation

1. That the discretionary use application for a proposed warehouse and distribution facility involving hazardous chemicals located at 100 McDonald Street, being Lot 1, Block 18, Plan No. 75R18889, Ross Industrial Park 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, prepared by Kreate Architecture and Design Ltd. and dated March 15, 2013 and Appendices A-3.2 to A-3.4 prepared by Hasegawa Consulting Professional Engineers and dated August 26, 2013; and
 - b) Prior to the issuance of a Building Permit, the applicant shall submit the following for review by the Fire and Protective Services Department, Development Engineering Department and/or any federal and provincial agencies having jurisdiction:
 1. a comprehensive fire safety plan and a spill mitigation plan;
 2. information showing storage layout, access aisles and storage heights; and
 3. Information indicating compliance with Parts 3 and 4 of the National Fire Code of Canada.
 - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

CR13-149 CR13-149 - Application for Discretionary Use (13-DU-20) Proposed - Planned Townhouse Dwelling Units, 3800 Arcola Avenue

Recommendation

1. That the discretionary use application for a proposed Planned Group of Dwellings located at 3800 Arcola Avenue, being Block 3, Plan No. 102102983 located in the Creeks 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 North Ridge Development Corporation and dated June 6, 2013;



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and

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

Motions

MN13-5 MN13-5 - Neighbourhood Infrastructure Improvement Program

Recommendation

1. That the Administration report on the possibilities for developing and implementing a long-term, city-wide program for the improvement and rebuilding of neighbourhood streets, such program to be implemented in a systematic manner giving priority to areas of greatest need.
2. That the said report consider how such a program might be resourced and implemented over a reasonable time period beginning in the first quarter of 2014.

Communications/Petitions and Related Reports

CP13-29 CP13-29 - RROC Appointment Communication

Recommendation

That Mr. John Lee be appointed as the representative of the Regina Regional Opportunities Commission.

CP13-30 CP13-30 - Wastewater Treatment Plant Referendum - September 25, 2013

Recommendation

That this report be received and filed.

Adjournment