



CITY COUNCIL

**Monday, September 9, 2013
5:30 PM**

Forum, Main Floor, City Hall



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**Agenda
City Council
Monday, September 9, 2013**

Open With Prayer

Confirmation of Agenda

Adoption of Minutes

Delegations, Advertised Bylaws and Related Reports

DE13-122 Stu Niebergall: SAF Rate Increase Before City Council Sept 9, 2013

CR13-128 Public Works Committee: 2014 Servicing Agreement Fee Rates & Development Levy Bylaw (2013-59)

Recommendation

1. That the 2013 Servicing Agreement Fee (SAF) Rate of \$264,273 per hectare (ha) be approved to come into effect January 1, 2014.
2. That the 2013 Development Levy Bylaw Rate of \$264,273 per hectare (ha) be approved to come into effect January 1, 2014.
3. That the City Solicitor be instructed to prepare the necessary amendments to Bylaw 2011-16 *The Development Levy Bylaw, 2011* to include the new development levy rate.

DE13-123 Ginna Sapozhnik: Rezoning of Parcel A at 1506 Pasqua Street and Discretionary Use Application for offsite parking at 4201, 4215, and 4217 Dewdney Ave

CP13-23 Joseph Lewis: Bylaw No. 2013-62 - Proposed Zoning Bylaw Amendment - 12-Z-13

Recommendation

This communication be received and filed.

CP13-24 Dr. Rajnikant Patel: Bylaw No. 2013-61

Recommendation

This communication be received and filed.



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CP13-25 Granite Properties: Proposed Zoning By-Law Amendment Application - Bylaw #2013-61 - Pasqua Street

Recommendation

This communication be received and filed.

CR13-129 Regina Planning Commission: Applications for Zoning Bylaw Amendment (13-Z-13) and Discretionary Use (13-DU-17) Proposed Height Overlay and Off-Site Caveated Parking Lot 1506 Pasqua Street and 4201, 4215, 4217 Dewdney Avenue (2013-61)

Recommendation

1. That the application to rezone Parcel A, Plan No. 102012613 located at 1506 Pasqua Street from MAC - Major Arterial Commercial to MAC.H22, be APPROVED.
2. That the Discretionary Use application for an Off-Site Caveated Parking Lot located at 4201, 4215 and 4217 Dewdney Avenue, being Lots 12, 13, 15, 15, 16, Block 3, Plan No. FB2842 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-3.5 inclusive, prepared by Raymond S.C. Wan Architect, Inc. and dated April 2013; and
 - b. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

CR13-130 Regina Planning Commission: Application for Zoning Bylaw Amendment (13-Z-14) 1900 and 1920 McAra Street (2013-65)

Recommendation

1. That the application to rezone part of Lot 3A, Block 84 located at 1900 and 1920 McAra Street from UH (Urban Holding) to IT (Industrial Tuxedo), be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

CR13-131 Regina Planning Commission: Application for Zoning Bylaw Amendment and Discretionary Use (12-Z-16, 12-DU-22) Proposed Townhouse - 1175 Pasqua Street (2013-55)

Recommendation

1. That the application to rezone Lot 7, Block B, Plan FD5230 Ext 0 located at 1175 Pasqua street from I-Institutional to R4A-Residential Infill Housing, be APPROVED.



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2. That the discretionary use application for a proposed Townhouse located at 1175 Pasqua Street , being Lot 7, Block B, Plan FD5230 Ext 0, Old 33 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-3.2 inclusive, prepared by Artisan Design Build Ltd. and dated April 2010 and July 20, 2013; and
 - b) The development shall comply with all applicable standards and regulations in Regina Zoning Bylaw No. 9250
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

CR13-132 Regina Planning Commission: Application for Zoning Bylaw Amendment (13-Z-16) - Rezoning R1 to DCD-5 - 3700 Queens Gate / 3619 Pasqua Street; and Official Community Plan Amendment -Secondary Plan for Lakeview/Albert Park (2013-62 and 2013-63)

Recommendation

1. That the application to rezone part of Subdivision Plan No. 96R63551, from R1 to DCD-5, located at 3700 Queens Gate, to be consolidated with Parcel L, Plan No. 101897916, located at 3619 Pasqua Street, forming new lot L1, be APPROVED
2. That the application to redesignate part of Subdivision Plan No. 96R63551 within the Lakeview / Albert Park Secondary Plan, located at 3700 Queens Gate as shown on the attached plan of proposed subdivision (See Attachment 2.1), from b-Residential to a- Office / Institutional, be APPROVED.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

CR13-133 Regina Planning Commission: Proposed Amendments to Regina Zoning Bylaw No. 9250

Recommendation

1. That the proposed housekeeping amendments to *Regina Zoning Bylaw No. 9250* be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the housekeeping amendments.

2013-55 The Regina Zoning Amendment Bylaw, 2013 (No. 24)

2013-59 The Development Levy Amendment Bylaw, 2013

2013-61 The Regina Zoning Amendment Bylaw, 2013 (No. 28)

2013-62 The Regina Zoning Amendment Bylaw, 2013 (No. 29)



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- 2013-63 The Regina Development Plan Amendment Bylaw, 2013 (No. 3)
- 2013-64 The Regina Zoning Amendment Bylaw, 2013 (No. 31)
- 2013-65 The Regina Zoning Amendment Bylaw, 2013 (No. 32)

Delegation, Tabled and Related Reports

- DE13-124 Ned Kosteniuk: Official Community Plan
- CR13-134 Supplementary Report – Harbour Landing West

Recommendation

1. That the Administration be instructed to conduct planning, financial and engineering analyses to determine the 300,000-plus population growth plan of all lands resulting from the annexation process, in consultation with the development community
2. That a report recommending the 300,000-plus population growth plan be submitted for the consideration of Council prior to the end of 2015 and the Official Community Plan (OCP) be amended accordingly.
3. That \$250,000 in Servicing Agreement Fee funding be approved for the 2014 budget for the completion the 300,000-plus population growth plan.

- CR13-135 Supplementary Report - Alterations to the Proposed OCP

Recommendation

1. That recommendations #1, 3 and 5 from report CR13-112 to seek Council's adoption of the OCP be further tabled to the October 15, 2013 meeting of City Council to enable the alterations (that include clarifying policy to align the OCP with the *Statements of Provincial Interest* and refine the Concept Plan definition to be consistent with *The Planning and Development Act*) to be brought forward as part of the process to adopt the proposed OCP; and
2. That the required four-week public notice process proceed to advance the alterations to be considered as part of the process for adopting the proposed official community plan (OCP).

- CR13-112 Proposed Official Community Plan (OCP) (Tabled August 20, 2013)

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*.
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.



Councillor's Report

MR13-2 Councillor Mike O'Donnell: Federation of Canadian Municipalities' (FCM) Board of Directors Meeting -September 4 – 7, 2013

Administration's Reports

CR13-136 2013 Boundary Alteration

Recommendation

- 1) That the following resolutions concerning the alteration of municipal boundaries be adopted by City Council:
 - a) "BE IT RESOLVED THAT, the east/ southeast lands identified as Area A in Appendix A, currently within the RM of Sherwood and described as follows, be annexed to the City of Regina:
 - Portion of SW $\frac{1}{4}$ of Section 1 in Twp. 17, Rge. 19 W2M lying northwest of and excluding the rail line
 - Portion of NW $\frac{1}{4}$ of Section 1 in Twp. 17, Rge. 19 W2M lying west and northwest of and excluding the rail line
 - Portion of SE $\frac{1}{4}$ of Section 2 in Twp. 17, Rge. 19 W2M lying northwest of and excluding the rail line and including the road allowance to the south
 - SW $\frac{1}{4}$ of Section 2 in Twp. 17, Rge. 19 W2M including the road allowance to the south
 - Portion of NW $\frac{1}{4}$ of Section 2 in Twp. 17, Rge. 19 W2M
 - NE $\frac{1}{4}$ of Section 2 in Twp. 17, Rge. 19 W2M
 - All of Section 3 in Twp. 17, Rge. 19 W2M including the road allowance to the south
 - All of Section 4 in Twp. 17, Rge. 19 W2M including the road allowance to the south
 - Portion of SE $\frac{1}{4}$ of Section 9 in Twp. 17, Rge. 19 W2M
 - Portion of SW $\frac{1}{4}$ of Section 9 in Twp. 17, Rge. 19 W2M
 - Portion of SE $\frac{1}{4}$ of Section 11 in Twp. 17, Rge. 19 W2M
 - W $\frac{1}{2}$ of Section 12 in Twp. 17, Rge. 19 W2M excluding the rail line
 - W $\frac{1}{2}$ of Section 13 in Twp. 17, Rge. 19 W2M excluding the north-south running rail line
 - All of Section 23 in Twp. 17, Rge. 19 W2M including Tower Road and excluding the Highway 1 right-of-way
 - SW $\frac{1}{4}$ of Section 24 in Twp. 17, Rge. 19 W2M excluding the Highway 1 right-of-way
 - S $\frac{1}{2}$ of Section 26 in Twp. 17, Rge. 19 W2M including Tower Road
 - Portion of NW $\frac{1}{4}$ of Section 26 in Twp. 17, Rge. 19 W2M lying south of and excluding the rail line



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- NE ¼ of Section 26 in Twp. 17, Rge. 19 W2M including Tower Road
 - Portion of SE ¼ of Section 35 in Twp. 17, Rge. 19 W2M lying south of and excluding the rail line and including Tower Road
- b) “BE IT RESOLVED THAT, the southwest lands identified as Area B in Appendix A, currently within the RM of Sherwood and described as follows, be annexed to the City of Regina:
- All of Section 3 in Twp. 17, Rge. 20 W2M including Courtney Street and excluding the Highway 1 right-of-way to the south
 - All of Section 10 in Twp. 17, Rge. 20 W2M including Courtney Street
- c) “BE IT RESOLVED THAT, the west/ northwest lands identified as Area C in Appendix A, currently within the RM of Sherwood and described as follows, be annexed to the City of Regina:
- All of Section 29 in Twp. 17, Rge. 20 W2M
 - All of Section 30 in Twp. 17, Rge. 20 W2M
 - All of Section 31 in Twp. 17, Rge. 20 W2M including the road allowances to the west and north
 - All of Section 32 in Twp. 17, Rge. 20 W2M including the road allowance to the north
 - All of Section 25 in Twp. 17, Rge. 21 W2M excluding the rail line to the north and including the road allowance to the west
 - E ½ of Section 5 in Twp. 18, Rge. 20 W2M
 - E ½ of Section 8 in Twp. 18, Rge. 20 W2M including Armour Road
 - All of Section 9 in Twp. 18, Rge. 20 W2M including Armour Road
 - Portion of SE ¼ of Section 16 in Twp. 18, Rge. 20 W2M
 - S ½ of Section 15 in Twp. 18, Rge. 20 W2M including the road allowance to the west
 - Portion of SW ¼ of Section 14 in Twp. 18, Rge. 20 W2M lying south of and excluding Highway 11
 - Portion of SE ¼ of Section 14 in Twp. 18, Rge. 20 W2M lying south of and excluding Highway 11
- 2) That subject to Ministerial approval of the applicable municipal boundary alterations in accordance with the provisions of Section 43.1(13) or Section 44 of *The Cities Act* amendments to the Regina Zoning Bylaw No. 9250 to rezone the annexed lands to UH-Urban Holding be ADVERTISED.
- 3) The Administration endeavor to conclude a tax loss compensation agreement with the RM of Sherwood (RM), and request the adoption of complementary resolutions in support of the City’s application for alteration of its municipal boundaries.



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- 4) The City Solicitor in conjunction with the City Clerk do all things necessary to give effect to the resolutions in Recommendation #1 including preparing and submitting application to the Minister of Municipal Affairs or the Saskatchewan Municipal Board as per the provisions of Section 43.1 of *The Cities Act* pending conclusion of mediation with the RM of Sherwood to be completed at the end of October 2013.
- 5) That City Council approve the recommended tax mitigation principles and the recommended tax mitigation tools for impacted land owners, and direct Administration to communicate these to impacted land owners as outlined in the body of this report.
- 6) That City Council direct the Administration to develop an annexation implementation plan that includes bylaw amendments required to enable the continuation of specific land uses and operational practices in the long-term development areas.

CR13-137 City of Regina and R.M. of Sherwood Memorandum of Understanding

Recommendation

That the Mayor and City Clerk be authorized to execute the Memorandum of Understanding between the City of Regina and the R.M. of Sherwood as attached in Appendix A.

Committee Report

Finance and Administration Committee

CR13-138 Reserve Balances in Comparison to Minimum and Maximum Target Balances

Recommendation

That a transfer be made from the Community Investment Reserve to the General Fund Reserve, in the amount of \$258,671; composed of \$221,266 and \$37,405 from the Executive Committee and Finance & Administration Committee respectively.

Informational Report

IR13-8 Youth Advisory Committee: 2013 Youth Advisory Committee Forum

Recommendation

This report be received and filed.



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Bylaws and Related Reports

CR13-139 2014 Alley Maintenance Strategy and Special Tax Levy Funding Options (2013-58)

Recommendation

1. That the City Solicitor be instructed to prepare the appropriate bylaw for alley maintenance for 2014, which includes the following levies, proposed revenues, and estimated costs:

Paved Alleys	\$3.90 per assessable foot
Gravel Alleys	\$2.57 per assessable foot

The proposed revenues and estimated costs for maintenance of alleys in 2014 are:	
Paved Alleys	\$3,113,900
Gravel Alleys	<u>\$1,575,250</u>
TOTAL	\$4,689,150

2. That the administration conducts a review of the Alley Maintenance Special Tax Bylaw and provides a report with recommendations to the Public Works Committee in the second Quarter of 2014.

2013-44 The Properties Exempt From Taxation Amendment Bylaw, 2013 (Third Reading Only)

2013-58 The 2014 Alley Maintenance Special Tax Bylaw, 2013

2013-60 The Regina Zoning Amendment Bylaw, 2013 (No. 27)

Communications/Petitions and Related Reports

CP13-26 Regina's Warehouse Business Improvement District: Appointment to the Community Leaders' Advisory Committee

Recommendation

That Lovella Jones be appointed to the Community Leaders' Advisory Committee as the representative of Regina's Warehouse Business Improvement District.

Adjournment