



CITY COUNCIL

**Monday, June 23, 2014
5:30 PM**

Henry Baker Hall, Main Floor, City Hall



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**Agenda
City Council
Monday, June 23, 2014**

Open With Prayer

Remembrance Recognition

Joanne Goulet

Confirmation of Agenda

Minutes of the meeting held on May 26, 2014

Delegations, Communications, Public Notices, Bylaws and Related Reports

CP14-8 Bill Kos: Regina Planning Commission: Application for Zoning Bylaw Amendment and Discretionary Use (14-Z-07/14-DU-08) 2067 Retallack Street

CR14-65 Regina Planning Commission: Application for Zoning Bylaw Amendment and Discretionary Use (14-Z-07/14-DU-08) 2067 Retallack Street

Recommendation

1. That the following amendment to the Cathedral Area Neighbourhood Plan, being Part B.6 of *Design Regina: The Official Community Plan Bylaw No. 2013-48*, be APPROVED:

That the following item be added to Section 6.0 – Exception:

Civic Address	Legal Description	Development/Use
2067 Retallack Street	Lots 27-28 Block 374, Plan OLD33	LC3 – Local Commercial

2. That the application to rezone Lots 27 and 28 in Block 374, Plan OLD33 located at 2067 Retallack Street from R4A-Residential Infill Housing to LC3-Local Commercial, be APPROVED.
3. That the discretionary use application for a proposed shopping centre located at 2067 Retallack Street, being Lots 27 and 28 in Block 374, Plan No. OLD33, be APPROVED and that a Development Permit be issued subject to the following conditions:



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- a. The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.6 inclusive, prepared by Tomilin Construction and dated February 21, 2014; and
 - b. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
4. That a minor variance application be obtained to relax the maximum permitted height by 0.6 m (2 ft.) to the building prior to the issuance of a building permit.

- DE14-51 Shatkowski House: Regina Planning Commission: Application for Concept Plan Amendment (14-CP-01) and Zoning Bylaw Amendment (14-Z-06) for Parcel A in Skyview Phase 1
- CP14-9 Eagles Cove: Regina Planning Commission: Application for Concept Plan Amendment (14-CP-01) and Zoning Bylaw Amendment (14-Z-06) for Parcel A in Skyview Phase 1
- CP14-10 Keeps Avenue: Regina Planning Commission: Application for Concept Plan Amendment (14-CP-01) and Zoning Bylaw Amendment (14-Z-06) for Parcel A in Skyview Phase 1
- CR14-66 Regina Planning Commission: Application for Concept Plan Amendment (14-CP-01) and Zoning Bylaw Amendment (14-Z-06) for Parcel A in Skyview Phase 1

Recommendation

1. That the application to amend the Skyview Concept Plan, as depicted on the attached Revised Concept Plan Appendix A-3.2, be APPROVED.
 2. That the application to rezone Parcel A Plan No. 102035742 Ext 0 (part of NE ¼ Sec 10-18-20-W2M) as shown within the dashed line on the attached Subject Property Map Appendix A-1 be rezoned from R1-Residential Detached to R6-Residential Multiple Housing
 3. That the City Solicitor be directed to prepare the necessary bylaws.
- CP14-11 Penelope Perdicaris: Regina Planning Commission: Application for Contract Zoning (13-CZ-09) Proposed Supportive Living Home 4125 and 4129 Queen Street
- DE14-71 Wallace Truong and Mervin Phillips: Regina Planning Commission: Application for Contract Zoning (13-CZ-09) Proposed Supportive Living Home 4125 and 4129 Queen Street



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CR14-67

Regina Planning Commission: Application for Contract Zoning (13-CZ-09) Proposed Supportive Living Home - 4125 and 4129 Queen Street

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 4125 and 4129 Queen Street, being Lots 22 and 23, Block T, Plan No. 102110207 from R1-Residential Detached Zone to C-Contract 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. The applicant shall demonstrate the subject property consisting of two lots has been consolidated or parcel ties registered to prevent one lot from being sold separately;
 - b. Use of the building be limited to a Supportive Living Home with care for no more than 20 persons;
 - c. The development shall conform to the attached plans, see attached as Appendix A-3.1-3.5;
 - d. The Landscape Plan as part of the building permit application shall conform to Chapter 15 of the Zoning Bylaw, and shall generally screen the front of the building with shrubbery and trees, and the rear yard space shall be landscaped with a combination of shrubbery, fencing and trees.
 - e. Signage on the subject property shall comply with the development standards for the R1-Residential Detached Zone pursuant to Table 16.1 of the Zoning Bylaw;
 - f. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw; and
 - g. 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.



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CR14-68 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.

CR14-69 Regina Planning Commission: Application for Zoning Bylaw Amendment and Discretionary Use (14-Z-02, 14-DU-03) Proposed Restaurant in IB - Medium Industrial Zone, Unit D – 2112 Turvey Road

Recommendation

1. That the application to amend Table 5.3 Table of Land Uses - Industrial Zones to add “Restaurants” as a Discretionary Use in the IB – Medium Industrial Zone be APPROVED.
2. That the discretionary use application for a proposed restaurant located at Unit D–2112 Turvey Road, being Lot 9, Block 43 Plan No. 101957979, 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 to A-3.4 inclusive, prepared by Alton Tangedal Architect Ltd. dated November 12, 2013 and February 21, 2014; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
3. That the City Solicitor be instructed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

CR14-70 Executive Committee: Wastewater Treatment Plant Upgrade – Financial Model Update and Borrowing Bylaw

Recommendation

That the City Solicitor be instructed to prepare the necessary borrowing bylaw.

IR14-8 External Financing \$100.4 Million – RRI Stadium Project

Recommendation

That this report be received and filed.



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2014-42	THE REGINA ZONING AMENDMENT BYLAW, 2014 (No. 12)
2014-43	THE REGINA ZONING AMENDMENT BYLAW, 2014 (No. 13)
2014-44	THE REGINA ZONING AMENDMENT BYLAW, 2014 (No. 14)
2014-45	THE REGINA ZONING AMENDMENT BYLAW, 2014 (No. 15)
2014-46	THE REGINA ZONING AMENDMENT BYLAW, 2014 (No. 16)
2014-47	DESIGN REGINA: THE OFFICIAL COMMUNITY PLAN MENDMENT BYLAW, 2014
2014-48	THE REGINA WASTEWATER TREATMENT PLANT BORROWING BYLAW, 2014
2014-51	THE REGINA REVITALIZATION INITIATIVE MARKET EBENTURE BYLAW, 2014

Delegations, Communications, Bylaws and Related Reports

DE14-52	John Klein: Public Works and Infrastructure Committee: The Regina Traffic Bylaw, 1997 No. 9900 Amendment
CR14-71	Public Works and Infrastructure Committee: <i>The Regina Traffic Bylaw, 1997 No. 9900 Amendment</i>

Recommendation

1. City Council approve the amendments to *The Regina Traffic Bylaw, 1997, No. 9900* (the “Traffic Bylaw”) contained within Appendix “A” to this report; and
2. The City Solicitor amend the Traffic Bylaw to reflect the changes proposed in Appendix “A” of this report.

DE14-53	Chad Jedlic - Harvard Developments Inc: Executive Committee: Interim Phasing and Financing Plan
DE14-54	Paul Moroz – Dream Development: Executive Committee: Interim Phasing and Financing Plan
DE14-55	Stu Niebergall – Regina & Region Home Builders Association: Executive Committee: Interim Phasing and Financing Plan
DE14-69	Ryan Karsgaard, John Van Nostrand & Jerven Weekes: Rosewood Park Alliance Church: Executive Committee: Interim Phasing and Financing Plan



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CP14-12 Kevin Reese – The Creeks: Executive Committee: Interim Phasing and Financing Plan

CR14-72 Executive Committee: Interim Phasing and Financial Plan

Recommendation

1. That the Interim Phasing and Financing Plan described in Appendix A be approved.
2. That the Servicing Agreement Fee rates for 2014 and 2015 as identified within Appendix A be approved;
3. That Administration be directed to process only area plan applications for lands within the Interim Phasing and Financing Plan. Review of areas outside the Interim Phasing and Financing Plan is to be limited to coordination of infrastructure planning;
4. That only lands within the Interim Phasing and Financing Plan be permitted to develop until a final phasing and financing plan is adopted;
5. That a final Phasing and Financing Plan be developed in coordination with the Servicing Agreement Fee/Development Levy Policy Review;
6. That the phasing and financing of post-300K land be deferred until after the Servicing Agreement Fee/Development Levy Policy Review, a long term financial plan, and an intensification strategy are completed and that the funding earmarked for the post-300K phasing and financing project be redirected to the development of a final phasing and financing plan;
7. That the Servicing Agreement Fee Administration Fees be adjusted to account for ongoing funding of three new Engineering staff, commencing in 2014;
8. That the development of employment areas, as defined in the Official Community Plan, in all areas of the city be evaluated on a case-by-case basis;
9. That the City Solicitor be directed to amend the *Development Levy Bylaw* in accordance with the approved Interim Phasing and Financing Plan; and



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10. That a special study respecting Rosewood Park Development be referred back to the Administration for a report to be back to the September 10, 2014 meeting of the Executive Committee, and that the following be addressed in the report:

- Is the plan as presented consistent with that of Coopertown?
- What financial implications would this bring to the City of Regina?
- What financial implications would this bring to other developments?
- What is the cost of storm water development on surrounding lands?

DE14-56 Tim Gross – Saskatchewan Housing Corporation: Executive Committee: Saskatchewan Housing Corporation Portfolio Renewal Initiative

CR14-73 Executive Committee: Saskatchewan Housing Corporation Portfolio Renewal Initiative

Recommendation

That City Council authorize the Executive Director, City Planning and Development to negotiate and approve an agreement with the Saskatchewan Housing Corpora to allow the Saskatchewan Housing Corporation to retain the City of Regina’s portion of the funds obtained from the proceeds of the sale of the single family dwellings as outlined in Option One of the Administration report.

DE14-57 Bob Hughes: Municipal Heritage Advisory Committee: Application to designate École Connaught Community School (2124 Elphinstone Street) as a Municipal Heritage Property

DE14-58 Florance Stratton: Municipal Heritage Advisory Committee: Application to designate École Connaught Community School (2124 Elphinstone Street) as a Municipal Heritage Property

DE14-59 June Botkin: Municipal Heritage Advisory Committee: Application to designate École Connaught Community School (2124 Elphinstone Street) as a Municipal Heritage Property

DE14-60 Trish Elliott: Municipal Heritage Advisory Committee: Application to designate École Connaught Community School (2124 Elphinstone Street) as a Municipal Heritage Property

DE14-61 Amy Petrovitch: Municipal Heritage Advisory Committee: Application to designate École Connaught Community School (2124 Elphinstone Street) as a Municipal Heritage Property



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- DE14-62 Bill Brennan: Municipal Heritage Advisory Committee: Application to designate École Connaught Community School (2124 Elphinstone Street) as a Municipal Heritage Property
- DE14-63 Jeannie Mah: Municipal Heritage Advisory Committee: Application to designate École Connaught Community School (2124 Elphinstone Street) as a Municipal Heritage Property
- DE14-64 Leslie Charlton: Municipal Heritage Advisory Committee: Application to designate École Connaught Community School (2124 Elphinstone Street) as a Municipal Heritage Property
- DE14-65 Katherine Gibson: Municipal Heritage Advisory Committee: Application to designate École Connaught Community School (2124 Elphinstone Street) as a Municipal Heritage Property
- DE14-66 Susanne Arndt: Municipal Heritage Advisory Committee: Application to designate École Connaught Community School (2124 Elphinstone Street) as a Municipal Heritage Property
- DE14-67 Lynn Sheldon: Municipal Heritage Advisory Committee: Application to designate École Connaught Community School (2124 Elphinstone Street) as a Municipal Heritage Property
- DE14-70 Joanne Havelock: Municipal Heritage Advisory Committee: Application to designate École Connaught Community School (2124 Elphinstone Street) as a Municipal Heritage Property
- DE14-68 DE14-68 - Katherine Gagne (Regina Board of Education): Municipal Heritage Advisory Committee: Application to designate École Connaught Community School (2124 Elphinstone Street) as a Municipal Heritage Property
- CR14-74 Municipal Heritage Advisory Committee: Application to designate École Connaught Community School (2124 Elphinstone Street) as a Municipal Heritage Property

Recommendation

That the application to designate Ecole Connaught Community School, located at 2124 Elphinstone Street including the lands legally described as Lot all, Block 394 and Plan Old 33 as a Municipal Heritage Property be APPROVED.



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CR14-75 Community and Protective Services Committee: Changes to the Taxi Bylaw to Allow Collection of Electronic Trip Data

Recommendation

1. That amendments to *Bylaw No. 9635, The Taxi Bylaw, 1994*, as further described in Schedule A, be approved, to add the following provisions to the Bylaw:
 - a. a requirement that taxi brokers use the computer-aided dispatch technology required by the Bylaw to record the data as outlined in this report;
 - b. a requirement that taxi brokers submit the recorded data to the City; and
 - c. establish that it is an offence to falsify records that are required pursuant to the Bylaw.
2. That the City Solicitor be instructed to prepare the required amending bylaw based on the changes outlined in this report.

2014-30 THE TAXI AMENDMENT BYLAW, 2014 (No.2)

2014-38 THE REGINA TRAFFIC AMENDMENT BYLAW, 2014

Committee Reports

Community and Protective Services Committee

CR14-76 Harbour Landing Bus Service

Recommendation

That the transit service for Harbour Landing (Route #18), as outlined in Appendix A, be approved and implemented effective September 8, 2014.

CR14-77 Interim Fire Services Agreement – Global Transportation Hub Authority

Recommendation

1. Council direct the City Manager or designate to negotiate a Fire Services Agreement (FSA) with the Global Transportation Hub Authority (GTHA).
2. Council approve an extension of the current interim Fire Services Agreement between the City of Regina and the Global Transportation Hub Authority to the end of September 2014.



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Executive Committee

CR14-78 2014 Elected Official Committee Appointment – Arts Advisory Committee

Recommendation

1. That City Council appoint Councillor Bob Hawkins to the Arts Advisory Committee.
2. That this appointment be made effective immediately, with a term of office to December 31, 2014.
3. That Councillor Hawkins continue to hold office for the term indicated or until his successor is appointed.

Finance and Administration Committee

CR14-79 Global Transportation Hub Authority – Assessment & Taxation Services Agreement

Recommendation

1. That the Executive Director, City Planning & Development be delegated the authority to negotiate and approve a five-year agreement between the City of Regina and the Global Transportation Hub Authority regarding assessment and taxation services as further described in this report.
2. That the Executive Director, City Planning & Development be delegated the authority to extend the initial five year agreement on similar terms for a further five years should the terms continue to be satisfactory to the City.
3. That the City Clerk be authorized to execute the agreement between the City and the Global Transportation Hub Authority described in this report, in a form approved by the City Solicitor.

Regina Planning Commission

CR14-80 Application for Discretionary Use (14-DU-05) Proposed Shopping Centre - 2101 East Quance Street

Recommendation

That the discretionary use application for a proposed shopping centre located at 2101 Quance Street, being Block F, Plan No. 101859914, Gardiner Park Addition be APPROVED, and that a Development Permit be issued subject to the following conditions:



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- 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 Dayfa Development and dated February 19, 2014; and
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

Informational Reports

IR14-9 2013 Public Accounts

Recommendation

That this report be received and filed.

IR14-10 Wastewater Treatment Plan Upgrade – Notification of Preferred Proponent

Recommendation

That this report be received and filed.

IR14-11 Federation of Canadian Municipalities (FCM) Big City Mayors' Caucus (BCMC) Meeting, May 29, 2014 and FCM's Annual Conference and Trade Show May 29 – June 2, 2014

Recommendation

That this communication be received and filed.

IR14-12 Housing Statistics Update

Recommendation

That this report be received and filed.

Tabled Bylaw

2014-40 THE REGINA ZONING AMENDMENT BYLAW, 2014 (No. 11)

Adjournment