



# **CITY COUNCIL**

**Tuesday, August 20, 2013  
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  
Tuesday, August 20, 2013**

Open With Prayer

**Confirmation of Agenda**

**Adoption of Minutes**

**Communications, Delegations, Advertised Bylaw and Related Reports**

2013-48      Design Regina: The Official Community Plan Bylaw

DE13-115    Ned Kosteniuk: Official Community Plan

DE13-116    Bob Linner: Proposed Official Community Plan

DE13-117    Blair Forster: Proposed Official Community Plan (OCP)

CP13-23      Regina & Region Home Builders' Association: Official Community Plan

**Recommendation**

This communication be received and filed.

CP13-24      RM of Sherwood: Proposed City of Regina 'DESIGN REGINA' Official Community Plan (OCP)

**Recommendation**

This communication be received and filed.

CP13-25      Brett Dolter: Suggested Additions to the Regina Official Community Plan

**Recommendation**

This communication be received and filed.



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CP13-26 Bike Regina: OCP

**Recommendation**

This communication be received and filed.

CP13-27 Jim Elliott: Official Community Plan

**Recommendation**

This communication be received and filed.

CM13-5 Supplementary Report - Special Study Areas and the Official Community Plan

**Recommendation**

1. That the Special Study Area (SSA) land owned by North Ridge Development Corporation (North Ridge) meets the requirements of policy 2.14 and may proceed as part of the 300,000 population phase of the Official Community Plan (OCP) subject to the following conditions:
  - Sanitary sewer servicing is expected to occur to the south, connecting to the future Westerra pump station, unless alternative plans acceptable to both the developer and the Administration are developed. Grades and depths for the North Ridge sanitary trunk will be designed to accommodate future development of the neighbouring properties between the SSA and Dewdney Avenue.
  - Stormwater management for the North Ridge land will be designed to accommodate future gravity flows from the neighbouring properties between the SSA and Dewdney Avenue where the topography permits.
  - Water servicing will be provided by the Dewdney Avenue/Global Transportation Hub watermain, with a secondary connection to the north. The design of the North Ridge watermain will permit the future connection of the neighbouring properties between the SSA and Dewdney Avenue.
  - The road network within the SSA will include an allowance for a future road to the south, an intersection on Pinkie Road, accommodation of future widening of Pinkie Road, and other considerations to be planned in conjunction with the completion of the Transportation Master Plan this fall.
  - Any other utilities constructed from the south or Pinkie Road will be designed and built so as to provide service to the broader area wherever possible.



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- The North Ridge land will be subject to a collaborative planning process to integrate the Westhill/Fairways West neighbourhoods with the land to the south, including the construction of new City roads and services.
  - The North Ridge development will conform to the requirements of OCP.
2. That 120 hectares (ha) of the SSA land owned by Dundee Development Corporation (Dundee) meets the requirements of policy 2.14 and may proceed as part of the 300,000 population phase of the Official Community Plan (OCP) subject to the following conditions:
    - Any roads, services or other utilities constructed in the first phase of Harbour Landing West will be designed and built so as to provide future service to the broader area wherever possible.
    - The developer must fund, own and operate any temporary infrastructure, including the temporary drainage pumping system. The developer is also responsible for transitioning the temporary system to a permanent solution once it is constructed.
    - Should capacity in the Harbour Landing West pump station prove insufficient, the developer would be responsible for any additional costs to upgrade the pump station or scale back development plans accordingly.
    - The first phase of Harbour Landing West will be designed to integrate with the existing Harbour Landing neighbourhood and the continued development of Harbour Landing West and southwest Regina in the future.
    - The Harbour Landing West development will conform to the requirements of the OCP.
  3. That the remaining land in the future Harbour Landing West neighbourhood will be evaluated for future development as part of a comprehensive review of the City's future growth on lands that are anticipated to be annexed in 2014.
  4. That the timing of development for both areas, identified in recommendations 1 and 2, be determined through the development of a phasing and financing plan for the 300,000 population phase, which will be completed collaboratively with the development community and provided for the consideration of Council in December of 2013.

CM13-7

Supplementary Report: Process Change for the Official Community Plan

### **Recommendation**

1. That recommendations #2 and #5 be deleted from report CR13-112, Proposed Official Community Plan; and
2. That recommendations #1, #3 and #4 from report CR13-112 be tabled to the September 9th, 2013 meeting of City Council for further consideration.



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CR13-112 Proposed Official Community Plan (OCP)

### **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*.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize and adopt the new official community plan and repeal the Regina Development Plan, Bylaw 7877 pursuant to Section 36 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.
5. That the growth areas identified by Dundee Developments and North Ridge Development Corporation related to study areas be referred to the Administration for a meeting to resolve some of the growth challenges presented to the August City Council meeting.

### **Adjournment**