



CITY COUNCIL

**Monday, July 28, 2014
5:30 PM**

Henry Baker Hall, Main Floor, City Hall



Office of the City Clerk

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**Agenda
City Council
Monday, July 28, 2014**

Open With Prayer

Confirmation of Agenda

Minutes of the meetings held on June 23, and July 2, 2014

Delegations, Communications, Public Notices, Bylaws and Related Reports

DE14-69 Jim Elliot: Regina Planning Commission: Application for Zoning Bylaw Amendment (14-Z-05) Greens on Gardiner

CR14-81 Application for Zoning Bylaw Amendment (14-Z-05) The Greens on Gardiner

Recommendation

1. That the application to rezone portions of the area along Chuka Creek in the Greens on Gardiner Concept Plan, being SE ¼ 11-17-19 W2M, as shown on the proposed zoning plan, from FW – Floodway to R2 – Residential Semi-Detached and UH – Urban Holding be APPROVED.
2. That the application to add the Floodway Fringe Overlay adjacent to the proposed FW - Floodway zone area along Chuka Creek in the Greens on Gardiner Subdivision, as shown on the proposed zoning plan, be APPROVED.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. 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.

CP14-13 Ray Hamilton – Gabriel Housing Corporation: Regina Planning Commission: Application for Zoning Bylaw Amendment, Official Community Plan Amendment and Discretionary Use (13-Z-29/13-DU-30) Proposed Townhouse Units, 2059 Edward Street



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- DE14-70 Wanda Silzer: Regina Planning Commission: Application for Zoning Bylaw Amendment, Official Community Plan Amendment and Discretionary Use (13-Z-29/13-DU-30) Proposed Townhouse Units, 2059 Edward Street
- CR14-82 Application for Zoning Bylaw Amendment, Official Community Plan Amendment and Discretionary Use (13-Z-29/13-DU-30) Proposed Townhouse Units, 2059 Edward Street

Recommendation

1. That the following amendment to the Cathedral Area Neighbourhood Plan, being Part B6 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
2059 Edward Street	Lots 16-17 Block 37, Plan No. I5211	R4 – Residential Older Neighbourhood

2. That the application to rezone Lots 16 and 17 in Block 37, Plan No. I5211 located at 2059 Edward St. from R1A - Residential Older Neighbourhood to R4 - Residential Older Neighbourhood, be APPROVED.
3. That the discretionary use application for a proposed townhouse dwellings located at 2059 Edward Street, being Lots 16 and 17 in Block 37, Plan No. I5211, CPR Annex be APPROVED, and that a Development Permit be issued subject to the following conditions:
- The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.5 inclusive, prepared by David W. Edwards Architect Ltd. and dated November 22, 2013; and
 - The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

- DE14-79 Curtis Cooper: Application for Zoning Bylaw Amendment (14-Z-01), Discretionary Use (14-DU-09) and Lane Closure (14-CL-03) Proposed Planned Group of Dwellings (Townhouses) 1033 Edgar Street, Former Haultain School Site
- DE14-71 Bill Gray – Queen City Eastview Community Association: Regina Planning Commission: Application for Zoning Bylaw Amendment (14-Z-01), Discretionary Use (14-DU-09) and Lane Closure (14-CL-03) Proposed Planned Group of Dwellings (Townhouses) 1033 Edgar Street, Former Haultain School Site



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DE14-72 Kelly Holmes-Binns – Habitat for Humanity Regina: Regina Planning Commission: Application for Zoning Bylaw Amendment (14-Z-01), Discretionary Use (14-DU-09) and Lane Closure (14-CL-03) Proposed Planned Group of Dwellings (Townhouses) 1033 Edgar Street, Former Haultain School Site

CR14-83 Applications for Zoning Bylaw Amendment (14-Z-01), Discretionary Use (14-DU-09) and Lane Closure (14-CL-03) - Proposed Planned Group of Dwellings (Townhouses) 1033 Edgar Street, Former Haultain School Site

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250*, with respect to Lots 1-6, 35-40, Block 2, Plan No. T4085, Lots 7-34, A and B, Block 2, Plan No. F1625 and the entire Lane within Block 2, Plan No. T4085 and Plan No. F1625, in the Eastview Subdivision, from I - Institutional to R4A - Residential Infill Housing be APPROVED;
2. That the application for the closure and sale of the lane described as “all the lane within Block 2, Reg’d Plan No. T4085, which is to be consolidated with the closure of all the lane within Block 2, Reg’d Plan No. F1625,” as shown on the Plan of Proposed Lane Closure and Surface Consolidation, prepared by Scott L. Colvin, S.L.S., dated February 4, 2014, and attached to this report as Appendix A-3.4, be APPROVED;
3. That the Discretionary Use application for a proposed planned group of townhouse dwellings located at 1033 Edgar Street, being Lots 1-6, 35-40, Block 2, Plan No. T4085, Lots 7-34, A and B, Block 2, Plan No. F1625 and the entire Lane within Block 2, Plan No. T4085 and Plan No. F1625, be APPROVED, subject to the following conditions:
 - a) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*; and
 - b) The development shall be consistent with the plans prepared by Robinson Residential, and attached to this report as Appendix A-3.1 to A-3.3; and
4. That the City Solicitor be directed to prepare the required Zoning Bylaw amendments and the bylaw to authorize closure and sale of the aforementioned lane.



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DE14-73 Andrew Bruce: Melcor Developments Ltd: Regina Planning Commission: Fleet Street Business Park Secondary Plan and Phase I Concept Plan (11-CP-07)

CR14-84 CR14-84 Fleet Street Business Park Secondary Plan and Phase I Concept Plan (11-CP-07)

Recommendation

1. That the Fleet Street Business Park Secondary Plan attached to this report as Appendix A-3 be amended by excluding the material referred to as “Appendix C – Design Guidelines; Policy 3.1.2(h)”.
2. That *Design Regina: The Official Community Plan Bylaw No. 2013-48*, be amended by replacing the existing East Regina Industrial Lands Secondary Plan (Section B.9 of Part B) with the Secondary Plan (Appendix A-3), as amended in Recommendation #1.
3. That the City Solicitor be directed to prepare the necessary bylaw to amend *Design Regina: The Official Community Plan Bylaw No. 2013-48*.

CR14-85 Application for Zoning Bylaw Amendment (13-Z-17/13-CP-05) Harbour Landing Phase 10-2

Recommendation

1. That the application to amend the Harbour Landing Concept Plan, as depicted on the attached Appendix A-3 be APPROVED.
2. That the following lands in Phase 10 -2 of Harbour Landing be rezoned from UH - Urban Holding, as shown on the attached subject property map (See Appendix A-1), be APPROVED:
 - a. Rezone from UH to DCD 12 – Suburban Narrow Lot Residential:
 - i. Block 77
 - b. Rezone from UH to R5 – Residential Medium Density:
 - i. All of Block 76
 - ii. All of Block 78
 - c. Rezone from UH to R6 – Residential Multiple Housing:
 - i. Parcels BB, CC, and DD
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. 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.



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CR14-87 Application for Zoning Bylaw Amendment (14-Z-08) The Greens on Gardiner, Phase 6

Recommendation

1. That the application to amend the Greens on Gardiner Concept Plan, as depicted on the attached Appendix A-3, be APPROVED.
2. That the following portion of lands in Phase 6 of the Greens on Gardiner, as shown on the attached subject property map (Appendix A-1, 2, & 5), be APPROVED for rezoning from UH-Urban Holding:
 - a. Rezone from UH to R2 – Residential Semi-Detached Zone
 - i. All of Blocks 36, 43, 44;
 - ii. Lots 1-16 in Block 35; and
 - iii. Lots 23-42 in Block 37.
 - b. Rezone from UH to R5 – Residential Medium Density Zone
 - i. Lots 1-22 in Block 37; and
 - ii. Lots 1-27 in Block 38.
 - c. Rezone from UH to R6-Residential Multiple Housing Zone
 - i. Parcels B and C.
 - d. Rezone from UH to DCD12-Suburban Narrow Lot Residential Zone
 - i. All of Blocks 33 and 34; and
 - ii. Lots 17-25 in Block 35.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. 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.

CR14-89 Applications for Partial Closure of Road Right-of-Way (14-CL-02) Portion of 12th Avenue North Road Right-of-Way - 496 Upland Drive

Recommendation

1. That the application for the closure and sale of a portion of the 12th Avenue North Road Right-of-Way described as "St/L1, Plan No. 76R25638," as shown on the attached plan of proposed subdivision prepared by Scott Assié, MCIP, RPP, and dated December 3, 2013, be APPROVED.
2. That the City Solicitor be directed to prepare the required bylaw to authorize closure and sale of the aforementioned Right-of-Way.



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CR14-90 Application for Partial Closure of Road Right-of-Way (14-CL-01) Portion of 19th Avenue Road Right-of-Way – 2777 McDonald Street

Recommendation

1. That the application for the closure and sale of a portion of the 19th Avenue Road Right-of-Way described as "a portion of 19th Avenue, which is approximately 1.76 metres in width and 38.12 metres in length immediately south of and adjacent to Lot 20, Block 57, Reg'd Plan No. U2439," as shown on the attached plan of proposed subdivision prepared by Scott Colvin, SLS, and dated February 14, 2014, be APPROVED; and
2. That the City Solicitor be directed to prepare the required bylaw to authorize closure and sale of the aforementioned Right-of-Way.

CR14-91 Application for Designation as Municipal Heritage Property Patton Residence at 2398 Scarth Street

Recommendation

1. That the application to designate the Patton Residence, located at 2398 Scarth Street and including the lands legally described as Lot 12, Block 460, Plan Old 33, as Municipal Heritage Property be APPROVED.
2. That the City Solicitor be instructed to prepare the necessary bylaw to:
 - a. designate the subject property as Municipal Heritage Property;
 - b. identify the reasons for designation and character-defining elements, which shall apply specifically to the exterior, as stated in Appendix C to this report;
 - c. provide that any subsequent alterations to the property be consistent with the "Standards and Guidelines for Historic Places in Canada" and with the City of Regina's "*Municipal Heritage Design Guidelines*" as set forth in Schedule A of Bylaw No. 2007-78; and
 - d. amend Schedule A of the *Bylaw of the City of Regina to Deny a Permit for the Alteration or Demolition of Properties that the Council of the City of Regina may wish to Designate as Municipal Heritage Properties No. 8912* to remove the property listed as Item 3.41 upon designation.



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CM14-8	14-Z-07 Replacement of Bylaws 2014-46 and 2014-47 (CR 14-65) 2067 Retallack Street
2014-53	THE REGINA ZONING AMENDMENT BYLAW, 2014 (No. 23)
2014-54	THE REGINA ZONING AMENDMENT BYLAW, 2014 (No. 18)
2014-55	THE REGINA ZONING AMENDMENT BYLAW, 2014 (No. 19)
2014-56	DESIGN REGINA: THE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW, 2014 (No.2)
2014-57	THE REGINA ZONING AMENDMENT BYLAW, 2014 (No. 20)
2014-58	THE REGINA ZONING AMENDMENT BYLAW, 2014 (No. 21)
2014-59	THE REGINA ZONING AMENDMENT BYLAW, 2014 (No. 22)
2014-60	DESIGN REGINA: THE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW, 2014 (No.3)
2014-61	DESIGN REGINA: THE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW, 2014 (No.4)
2014-63	THE BYLAW TO DESIGNATE THE PATTON RESIDENCE AS MUNICIPAL HERITAGE PROPERTY
2014-64	A BYLAW TO PROVIDE FOR THE CLOSURE AND SALE OF A PORTION OF 19th AVENUE ROAD RIGHT-OF-WAY
2014-65	A BYLAW TO PROVIDE FOR THE CLOSURE AND SALE OF A PORTION OF THE 12th AVENUE NORTH ROAD RIGHT-OF-WAY
2014-66	A BYLAW TO PROVIDE FOR THE CLOSURE AND SALE OF ENTIRE LANE AT 1033 EDGAR STREET

Delegations, Communications, Bylaws and Related Reports

DE14-74	Kirby Benning: Regina Civic Pensions and Benefits Committee: The Regina Civic Employees' Superannuation and Benefit Plan 2013 Annual Report
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CM14-9 The Regina Civic Employees' Superannuation and Benefit Plan 2013 Annual Report

Recommendation

That this report be received and filed.

CM14-10 The Regina Civic Employees' Long Term Disability Plan 2013 Annual Report

Recommendation

That this report be received and filed.

DE14-75 Jim Elliot – The Canadian Council of Canadians: Regina Wastewater Treatment Plant Upgrade Project – Award of Request for Proposals #2245

DE14-76 Catherine Gibson: Regina Wastewater Treatment Plant Upgrade Project – Award of Request for Proposals #2245

DE14-77 Jim Holmes: Regina Wastewater Treatment Plant Upgrade Project – Award of Request for Proposals #2245

DE14-78 Darren Grychowski: Regina Wastewater Treatment Plant Upgrade Project – Award of Request for Proposals #2245

CM14-11 Regina Wastewater Treatment Plant Upgrade Project - Award of Request for Proposals #2245

Recommendation

That this report be received and filed.

Administration Reports

CM14-12 Multi-Material Stewardship Western Inc (MMSW) – Funding Agreement

Recommendation

1. That City Council authorize the Deputy City Manager & Chief Operating Officer (DCM & COO) or his or her delegate to negotiate, review, approve and amend the funding agreement with Multi-Material Stewardship Western Inc. (MMSW) where such funding agreement is for an indefinite term, but capable of being terminated by the City upon 60 days written notice from the City of Regina (the “City”) to MMSW; and
2. That City Council authorizes the City Clerk to execute such funding agreement.



Committee Reports

Finance and Administration Committee

CR14-93 Renovations to Building A at City Yard – 4th Avenue

Recommendation

That the renovations to Building A, consistent with implementing contemporary asset lifecycle management practices, be approved and funded as follows:

- a. \$175,000 from the General Utility Reserve;
- b. \$340,000 from the Solid Waste Reserve; and
- c. \$610,000 from the Asset Revitalization Reserve.

Regina Planning Commission

CR14-86 Application for Discretionary Use (14-DU-10) Proposed Vocational School in IB Zone 235 N McDonald Street

Recommendation

That the discretionary use application for a proposed vocational school located at 235 N McDonald Street, being Lot 4, Block 14, Plan No. 75R00624, Ross Industrial 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-1 to A-3.3a inclusive, prepared by KRN Tolentino Architecture and dated April 9, 2014; and
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

CR14-88 Application for Discretionary Use (14-DU-01) Proposed Planned Group of Dwellings 3960 Green Falls Drive

Recommendation

1. That the discretionary use application for a proposed Planned Group of Dwellings located at 3960 Green Falls Drive, being Block T, Plan 102144305, Greens on Gardiner 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 Robinson Residential and dated April 4, 2014;



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- b) Zoning Bylaw Amendment (14-Z-05) application to rezone portions of the FW - Floodway Zone along Chuka Creek be approved or buildings not be developed in areas within the FW zone; and
 - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. 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.

Informational Reports

IR14-13 2014 Semi-Annual Review of Closed Executive Committee Items

Recommendation

That this report be received and filed.

Bylaws and Related Reports

CR14-92 Community Services Fees and Charges

Recommendation

1. That the fees and charges as outlined in Appendix A, Schedules A , B, C, D, E, F, G, and H be approved.
2. That the City Solicitor be instructed to prepare an amendment to *The Community Services Fees Bylaw, 2011* to update the fees and charges as outlined in Appendix A of this report.

2014-52 THE COMMUNITY SERVICES FEES AMENDMENT BYLAW, 2014

Adjournment