



CITY COUNCIL

**Monday, December 16, 2013
5:30 PM**

Henry Baker Hall, Main Floor, City Hall



Office of the City Clerk

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**Agenda
City Council
Monday, December 16, 2013**

Open With Prayer

Recognition of Guests

Mayor Michael Fougere: Championship Recognition of the LeBoldus Suns Football Team, Regina Thunder Football Club and the Saskatchewan Roughriders.

City Manager Glen Davies: Certificate of Excellence in Assessment Administration Recognition

Confirmation of Agenda

Minutes of the meeting held on November 25, 2013

Advertised Bylaws and Public Notice - Delegations, Communications and Related Reports

DE13-140 Wilma Staff: Proposed Official Community Plan (OCP) (Tabled August 20, 2013 and September 9, 2013)

Recommendation

That this communication be received and filed.

DE13-141 John Klein: Proposed Official Community Plan (OCP) (Tabled August 20, 2013 and September 9, 2013)

Recommendation

That this communication be received and filed.

DE13-147 Jim Elliott: Proposed Official Community Plan (OCP) (Tabled August 20, 2013 and September 9, 2013)

Recommendation

That this communication be received and filed.



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CR13-173 Supplementary Report - Proposed Alterations to the Proposed Official Community Plan

Recommendation

1. That the proposed alterations to the proposed Official Community Plan (OCP), known as “Design Regina” and attached as Appendix A to this report be APPROVED pursuant to section 211 of *The Planning and Development Act, 2007* and that the OCP, as altered, proceed to be ADOPTED pursuant to Part IV of *The Planning and Development Act, 2007*.
2. That the City Solicitor be instructed to prepare the necessary amendments to the proposed Official Community Plan Bylaw No. 2013-48.

CR13-112 Executive Committee: Proposed Official Community Plan (OCP) (Tabled August 20, 2013 and September 9, 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.

CR13-174 Regina Planning Commission: Application for Zoning Bylaw Amendment (13-Z-24) R4A to LC3, 2075 Cameron Street

Recommendation

1. That the application to rezone Lots 5 and 1A, Block 376, Plan No. CE5560 located at 2075 Cameron Street from R4A to LC3, be APPROVED.
2. That Section 7C.4.5(2) be amended by adding the following:

Notwithstanding, the front yard setback of Lot 5, Block 376, Plan No. CE5560 shall be consistent with that of adjacent setbacks.
3. That the Cathedral Area Neighbourhood Plan be amended by adding the following to the table in Section 6.0 Exception:

2075 Cameron Street	Lots 5 and 1A, Block 376, Plan No. CE5560	LC3-Loc
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4. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw and Official Community Plan amendments.

2013-48 Design Regina: The Official Community Plan Bylaw

2013-84 The Regina Zoning Amendment Bylaw, 2013- (No.39)

Communication, Delegations and Related Reports

DE13-142 Bobby Pawar: Proposed SomerSet Concept Plan (09-CP-01)

Recommendation

That this communication be received and filed.

DE13-143 James Pernu: Proposed SomerSet Concept Plan (09-CP-01)

Recommendation

That this communication be received and filed.

CR13-175 CR13-175 - Proposed SomerSet Concept Plan (09-CP-01)

Recommendation

That the proposed SomerSet Concept Plan, attached as Appendix F, be approved.

DE13-144 Chad Novak - Exemption Request Regina Trades and Skills Inc. - 1269 Albert Street

Recommendation

That this communication be received and filed.

CP13-31 John Klein: Exemption Request Regina Trades and Skills Inc. - 1269 Albert Street

Recommendation

That this communication be received and filed.

CR13-176 Finance and Administration Committee: Exemption Request Regina Trades and Skills Inc. - 1269 Albert Street

Recommendation

1. That a five-year property tax exemption be provided for the land at 1269 Albert Street owned by Suncor Energy Inc. and leased to Regina Trades and Skills Inc. that is occupied and used for the trades and skills training centre parking.



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2. That the City Solicitor be instructed to prepare the required agreement and bylaw for approval of City Council.

DE13-145 Dale Griesser: Application for Discretionary Use (13-DU-29) Proposed Office Building in OA-Office Area Zone, 4521 Parliament Avenue

Recommendation

That this communication be received and filed.

CR13-177 Application for Discretionary Use (13-DU-29) Proposed Office Building in OA-Office Area Zone, 4521 Parliament Avenue

Recommendation

That the discretionary use application to accommodate Industry Office and Research and Development within a 4,000 m² building located at 4521 Parliament Avenue, being Parcel W4, Plan No. 102067949, Harbour Landing 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 Cassola Koppe and dated October 22, 2013.
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
- c) That the development comply with all Transport Canada Regulations with respect to Aeronautical Obstruction Clearance.
- d) That the property owner enter into a shared access agreement with the adjacent parcel owner to the west.
- e) That the access to Parliament Avenue be relocated to the west edge of the property line to allow for safe egress from the site for traffic safety purposes.

CP13-32 Anthony Marquart: Application for Discretionary Use (13-DU-31) Proposed Building Greater than 12m Height or 2.0 FAR in the D-Downtown Zone (Office Building) 1829, 1835, 1847, and 1855 Rose Street

Recommendation

That this communication be received and filed.



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CR13-178 Regina Planning Commission: Application for Discretionary Use (13-DU-31) Proposed Building Greater than 12m Height or 2.0 FAR in the D-Downtown Zone (Office Building) 1829, 1835, 1847, and 1855 Rose Street

Recommendation

That the discretionary use application for a proposed building greater than 12 m in height and 2.0 F.A.R located at 1829, 1835, 1847, 1855 Rose Street, being Lots 8-22, inclusive and Lot 41; in Block 41; Old 33, be RE-APPROVED, and that a Development Permit be issued subject to the following conditions:

- a) The conditions as originally approved by Council (CR11-123) be carried forward with the exception that (b) be replaced with the following:
- b) The applicant/owner shall agree to pay \$1,323,132 for the office contribution gradient, or the applicant/owner shall enter into an agreement with the City of Regina, in a form satisfactory to the City Solicitor, for the provision of public amenities equal to the office contribution gradient as per Chapter 19 of the Zoning Bylaw.

CP13-33 John Klein: Interim Payments – Wascana Centre Authority

Recommendation

That this communication be received and filed.

CR13-179 Executive Committee: Interim Payments – Wascana Centre Authority

Recommendation

1. That the Deputy City Manager & CFO be directed to make payment of \$477,225 to Wascana Centre Authority on January 1, 2014, based on 25% of their 2013 ongoing allocation.
2. That the determination of the 2013 Community Investment Allocation to Wascana Centre Authority and any resulting subsequent payments be referred to the 2014 budget process.

DE13-146 Chad Novak: Appointment of City Clerk

Recommendation

That this communication be received and filed.

CR13-188 Executive Committee: Appointment of City Clerk

Recommendation

In accordance with section 87(1) of *The Cities Act*, City Council appoint Mr. Jim Nicol as the City Clerk effective December 21, 2013.



Mayor's Reports

MR13-3 Regional Planning for Growth Summit - Conclusion Report White Paper –
“Plan to Grow: Ensuring Saskatchewan’s Potential Through Regional
Economic Development”

Recommendation

That this report be received and filed.

Administration's Reports

CM13-15 2013 Boundary Alteration Implementation

Recommendation

1. That effective January 1, 2014, the annexed lands, as set out in Appendix A-1, A-2 and A-3, be zoned to UH – Urban Holding and the City Solicitor be directed to prepare the required Zoning Bylaw amendments to authorize the aforementioned zoning change.
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.
3. That City Council establish a Municipal Wards Commission as outlined in Appendix B for the purpose of including the annexed areas into the appropriate wards and that appointments to the Commission be made in February 2014.
4. That the net incremental costs required to support boundary alteration implementation of \$562,400 be referred to the 2014 Budget process.

CM13-16 Update on the Strategy for Optimizing Regional Economic Growth Opportunities

Recommendation

- 1) That pursuant to the Memorandum of Understanding between the City of Regina and the RM of Sherwood, City Council appoint two members of Council to serve on the Sherwood Regina Regional Development Committee and further, that a third member of Council be appointed to serve as an alternate member as required.
- 2) That the staffing of three new positions as outlined in the body of the report to implement the City’s commitment to the regional strategy be referred to the 2014 budget process.



Committee Reports

Executive Committee

CR13-180 Ratifying the Collective Agreement with the Amalgamated Transit Union, Local 588

Recommendation

That the agreement reached with the Amalgamated Transit Union, Local 588 be approved.

CR13-181 Advanced Approval – 2014 Community Investment for Regina Exhibition Association Limited (REAL – Evraz Place)

Recommendation

That the Deputy City Manager & CFO be directed to make payment of \$400,000 to the Regina Exhibition Association Limited on January 1, 2014, based on their historical annual allocation.

CR13-182 Interim Payments - Regina Regional Opportunities Commission (RROC)

Recommendation

1. That the Deputy City Manager & CFO be directed to make payment of \$461,450 to the Regina Regional Opportunities Commission on January 1, 2014, based on 50% of their 2013 allocation.
2. That the determination of the 2014 Community Investment Allocation to RROC and any resulting subsequent payments be referred to the 2014 budget process.

CR13-183 2014 Community Investment Allocation to Community & Protective Services Committee

Recommendation

1. That advanced approval of \$3,391,100 be provided for the 2014 community investment allocation to the Community and Protective Services Committee in order to allow for community investments to be provided to funded agencies without delay.
2. That the 2014 community investment allocations to the Finance and Administration Committee and the Executive Committee be referred to the 2014 budget process.



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CR13-184 Advance Approval for Capital Projects

Recommendation

That advance approval of \$25,210,000 be provided for the 2014 General Capital Projects and \$3,600,000 be provided for the 2014 Utility Capital Projects as detailed in the body of this report.

CR13-185 Appointments to the Board of Directors for Regina Downtown BID

Recommendation

1. Mr. Gerry Fischer, Mr. Chad Haidey, Mr. Mike Mamona and Mr. Mike Wurster as persons who are electors of the City or are employed in the District for terms effective January 1, 2014 and expiring December 31, 2016.
2. Ms. Jenna Brown as a person who is an elector of the City or are employed in the District for terms effective January 1, 2014 and expiring December 31, 2014.
3. Members continue to hold office for the term indicated or until successors are appointed.

CR13-186 Appointment of RROC Board of Directors

Recommendation

1. That Marla Preston, Mark Lang and Dale Griesser be appointed to the Regina Regional Opportunities Commission for terms effective January 1, 2014 and expiring December 31, 2016.
2. That Ms. Vianne Timmos, Mr. Murad Al-Katib and Mr. Rick Krieger be appointed as follows:
 - Vianne Timmons for a two year term effective January 1, 2014 to December 31, 2015.
 - Rick Krieger for a term effective January 1, 2014 to December 31, 2014.
 - Murad Al-Katib for a term effective January 1, 2014 to December 31, 2014.
3. All members continue to hold office for the term indicated or until successors are appointed.



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CR13-187 Citizen and Organizational Appointments for 2014

Recommendation

1. That the appointments be determined for citizen representatives on the committees outlined in Appendix A with terms of office effective January 1 to December 31, 2014 unless otherwise noted.
2. That the nominees of the organizational representatives on the remaining committees outlined in the attached chart be appointed for terms of office effective January 1 to December 31, 2014 unless otherwise noted.
3. That Mr. Bob Linner and Mr. Bob Watt be re-appointed as the citizen members on the Civic Employees' Long Term Disability Plan Administrative Board and the Civic Employees' Superannuation and Benefit Plan, Administrative Board for a term expiring December 31, 2014.
4. That Mr. Jerven Weekes appointment to the Regina Public Library Board be confirmed for a term expiring, December 31, 2014.
5. That the members appointed to each board, commission and committee continue to hold office for the term indicated for each vacancy or until their successors are appointed.

Regina Planning Commission

CR13-189 Application for Discretionary Use (13-DU-27) Proposed House-Form Commercial Office, 2317 Smith Street

Recommendation

That the discretionary use application for a proposed House-Form Commercial Office located at 2317 Smith Street, being Lot 22, Block 458, Plan 98RA28309, Centre Square neighbourhood 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 KRN Residential Design and dated August 29, 2013; and
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*



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CR13-190 Application for Discretionary Use (13-DU-03) Proposed High Rise Building (Commercial, Hotel, Residential) 1971 Albert Street

Recommendation

That the discretionary use application for a proposed building greater than 12 m in height and with an FAR greater than 2.0 and the D-Downtown Zone located at 1971 Albert Street, being Lot 50, Block 342, Plan No. 102032255, Old 33 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-3.3.9 inclusive, prepared by API Consulting and dated January 17, 2013 and September 9, 2013;
- b) Weather protection (i.e. awnings or canopies) along Albert Street or Victoria Avenue shall be generally continuous and extend at least 2.0m from the building wall;
- c) A detailed landscaping plan shall be submitted with a building permit and shall demonstrate at least 10m³ of soil per tree, and include benches, bicycle racks and waste disposal to the satisfaction of the Development Officer.
- d) A report shall be submitted that demonstrates how the weather tower will be restored and maintained to the satisfaction of the Development Officer, prior to issuance of the building permit.
- e) The building permit shall demonstrate how hotel rooms will be protected from light from the weather tower with window coverings or other means without compromising the integrity of the feature.
- f) The applicant shall submit a conceptual plan for the heated transit shelter to the satisfaction of the Development Officer, prior to issuance of the building permit.
- g) The applicant shall enter into an agreement with the City with respect to the provision of bonusable public amenities.
- h) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.



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CR13-191 Application for Discretionary Use Approval (12-DU-33) Proposed Expansion of Existing Shopping Centre – 302 University Park Drive

Recommendation

That the discretionary use application for a proposed expansion of the existing Gardiner Park Shopping Centre located at 302 University Park Drive, being Parcel K, Plan No. 87R66186, Gardiner Park Subdivision be APPROVED and that a Development Permit be issued subject to the following conditions:

- a) The proposed development shall be consistent with the plans attached to this report as Appendices A-3.1 to A-3.3 inclusive, prepared by Pattison MGM Architectural Services Ltd. and dated October 22, 2013.
- b) The applicant shall erect barrier fencing, along the full extent of the proposed buildings at the north property line, to prevent deliveries from being received at the rear entrances of the buildings via the Gardiner Park Court right-of-way.
- c) That access be provided by the applicant to the adjacent Parcel K from the subject property and no fence be constructed to prohibit access.
- d) The proposed development shall comply with all applicable standards and regulations under *Regina Zoning Bylaw No. 9250*

Bylaws and Related Reports

CR13-192 Cemetery Fee Schedule for 2014 & 2015

Recommendation

1. That the Cemetery Fee Schedule for 2014 & 2015, as set out in Appendix A, be approved and the respective rates come into effect January 1, annually.
2. That the City Solicitor be instructed to prepare and bring forward the necessary amendments to Schedule “A” of *The Cemeteries Bylaw 2008-27* (the “Bylaw”).



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CR13-193 Appointment of Pest Control Officers

Recommendation

1. That the City Solicitor be instructed to amend Bylaw 2009-71 being *The Appointment and Authorization of City Officials Bylaw, 2009* to:

- (a) Appoint the following people as Pest Control Officers under *The Pest Control Act* from January 1, 2014 until December 31, 2014, unless the officer's employment with the City of Regina is terminated sooner:

<u>Name</u>	<u>Position</u>
Ray Morgan	Manager, Forestry, Horticulture and Pest Control
Wade Morrow	Supervisor, Pest Management
Ryan Johnston	Pest Control Officer

2. That within 14 days of City Council passing the amendments to Bylaw 2009-71, that the City Clerk notify the Ministry of Agriculture of the appointment of the Pest Control Officers, as required by *The Pest Control Act*.

CR13-194 Procedure Bylaw Review

Recommendation

That the City Solicitor be instructed to prepare the necessary amendments to The Procedure Bylaw No. 9004 to:

- amend or delete references to positions and/or departments that are no longer relevant;
- establish an Order of Business entitled Public Hearings and stipulate the hearings will take place as they appear in order on the agenda, with no set time established;
- define "urgent business" with Council maintaining discretion on whether or not to add an item to the agenda at the time of the adoption of the agenda;
- amend the criteria for appointment of individuals of Committees to be residents of Regina;
- implement a process to provide for written notice of motion
- amend clauses with respect to requiring all motions at Council to have a mover and seconder, with specific exceptions as allowed in Bourinot's Rules of Order;



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2. That the requirements for written briefs to appear before Council remain status quo pending receipt of additional information from the City Clerk related to requirements from other cities with respect to time limits for speaking.
3. That the matter of adoption of Private Minutes remains status quo pending receipt of additional information from the City Clerk on samples of private minutes from other cities.

2013-83 The Appointment and Authorization of City Officials Amendment Bylaw, 2013

2013-86 The Cemeteries Amendment Bylaw, 2013

Informational Reports

IR13-10 Federation of Canadian Municipalities' (FCM) Board of Directors Meeting
- And FCM Advocacy Days - November 25 – 29, 2013

Recommendation

That this report be received and filed.

Adjournment