



# **CITY COUNCIL**

**Thursday, November 27, 2014  
5:30 PM**

**Henry Baker Hall, Main Floor, City Hall**



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**Revised Agenda  
City Council  
Thursday, November 27, 2014**

Open With Prayer

**RECOGNITION OF GUESTS**

The Canadian Council for Public-Private Partnerships 2014 C.W. Chuck Wills Award for Municipal Innovation and Excellence in Public-Private Partnerships: City of Regina Wastewater Plant Project

Canadian URBAN Institute 2014 Brownie Award for Best Large Project: Regina Revitalization Initiative - Railyard Renewal Project

**CONFIRMATION OF AGENDA**

**DELEGATIONS, PUBLIC NOTICE BYLAWS AND RELATED REPORTS**

- DE14-89      Bernadette McIntyre: Wascana Centre Authority Application for Contract Zoning (14-CZ-02) Proposed Commercial and Mixed Use High Rise Buildings, 1350 and 1380 23rd Avenue
- DE14-90      Michael Alport – Harvard Development Inc.: Application for Contract Zoning (14-CZ-02) Proposed Commercial and Mixed Use High Rise Buildings, 1350 and 1380 23rd Avenue
- CR14-125     Regina Planning Commission: Application for Contract Zoning (14-CZ-02) Proposed Commercial and Mixed Use High Rise Buildings, 1350 and 1380 23rd Avenue

**Recommendation**

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1350 and 1380 23<sup>rd</sup> Avenue, being Parcels Q and V, Plan Nos. 101143011 and 101856359, respectively from LC1-Local Commercial 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:



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- a. The site development shall conform to the site plan, landscape plan, and parking plans prepared by Gibbs Gage and dated September 24 (attached as Appendix A-3.1a-e);
- b. Building massing shall be consistent with elevations drawings prepared by Gibbs Gage and dated August 26, 2014 (Attached as Appendix A-2a-i);
- c. No balconies from residential units shall be located on the eastern elevation of Building B;
- d. Permitted and Discretionary uses shall be consistent with the DSC Zone excepting that automobile leasing, car wash, ambulance service, automobile sales and service, gas bar, service station, and restaurants requiring drive-thru queuing space be prohibited.
- e. Buildings A1 and B be maintained as mixed use buildings;
- f. The maximum number of dwelling units shall be 80;
- g. Signage on site shall comply with the standards for signage in the LC1 Zone in accordance with Chapter 16 of *Regina Zoning Bylaw No. 9250* with the exception that two freestanding signs shall be permitted;
- h. Design of the parking structure to the rear of the grocery store shall demonstrate satisfactory perimeter screening from existing residents;
- i. In exchange for building height in excess of 20m otherwise permitted in the DSC Zone, the developer shall, on or before the issuance of any building permit in relation to the high rise towers enter into an agreement with the City and Wascana Centre Authority (WCA) for the provision of amenities, on terms satisfactory to the City and including but not limited to the following general terms:
  - i. Design and construction by the developer of gateway features of approximately 425m<sup>2</sup> in area on the northeast and northwest corners of the intersection of Hillsdale Street and 23<sup>rd</sup> Avenue;
  - ii. The design of gateway features shall be furnished to include hard surfacing, landscape features, signage, public seating, curb extensions, lighting, trees, as appropriate and agreed upon by the developer, WCA, and the City;



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- iii. Design of a public multi-use pathway on the west side of Hillsdale Street from 23<sup>rd</sup> Avenue to Lakeshore Court of approximately 7 acres in area.
  - j. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw; and
  - k. 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 following be added to Table 17.1 of *Regina Zoning Bylaw No. 9250*:

BONUSABLE AMENITY	PURPOSE	APPLICABLE LAND USE ZONE	INCENTIVE TO AMENITY RATIO (x:y)	AMENITY PERFORMANCE STANDARDS
Community Amenity	To implement policy of <i>Design Regina: The Official Community Bylaw No 2013-48 (OCP)</i> , with respect to bonusing, and enhancing the local amenity of a community	C	Determined at Discretion of City Council. The height or density in excess of what would normally be permitted in an appropriate zone for the site context will be considered.	The Community Amenity must: <ul style="list-style-type: none"><li>1. Be consistent with the definition in Appendix C of the OCP;</li><li>2. Implement the objectives and policies of the OCP; and</li><li>3. Provide tangible benefit to the local community.</li></ul>

4. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.

CR14-126

Regina Planning Commission: Application for Contract Zoning (14-CZ-04) Proposed Low-rise Apartment Building, 1914, 1920, 1924 Halifax Street

**Recommendation**

- 1. That the application to amend Regina Zoning Bylaw No. 9250 to rezone 1914, 1920, & 1924 Halifax Street, being Lots 34, 36, 37, 41 & 42 in Block 349, Plan No. Old 33 from R4A - Residential Infill Housing 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:



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- a. The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.3 inclusive, prepared by Walker Projects and dated July 31, 2014;
  - b. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw; and
  - c. 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.

2014-82 THE REGINA ZONING AMENDMENT BYLAW, 2014 (No. 30)

2014-83 THE REGINA ZONING AMENDMENT BYLAW, 2014 (No. 31)

**DELEGATIONS, COMMUNICATIONS, BYLAWS AND RELATED REPORTS**

DE14-91 David Fawley: Application for Discretionary Use (14-DU-17) Proposed Shopping Centre 4450 Rochdale Blvd

CR14-127 Supplemental Report: Application for Discretionary Use (14-DU-17) Proposed Shopping Centre 4450 Rochdale Blvd

**Recommendation**

That this report be received and filed.

CR14-128 Regina Planning Commission: Application for Discretionary Use (14-DU-17) Proposed Shopping Centre 4450 Rochdale Blvd

**Recommendation**

That the discretionary use application for a proposed shopping centre located at 4450 Rochdale Boulevard, being Block W, Plan 00RA0511 Ext. 1, Lakeridge 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-1 to A-3 inclusive, prepared by Mallen Gowing Berzins Architecture Incorporated and dated October 20, 2014;
- b) The developer shall provide visual screening in the form of a fence along the north property line shared with 4425 Nicurity Drive; and
- c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.



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DE14-92 Trevor Linford: Amendments to The Regina Noise Abatement Bylaw

CR14-129 Community and Protective Services Committee: Amendments to *The Regina Noise Abatement Bylaw*

**Recommendation**

1. That the amendments to *The Regina Noise Abatement Bylaw* No. 6980, as outlined in this report be approved;
2. That the City Solicitor be instructed to prepare the required amendments to the bylaw based on the changes outlined in this report; and
3. That the fine scale for animal noise be the same as the fine scale for ordinary noise.

DE14-93 Lisa Koch – Regina Humane Society: Service Delivery Options for Animal Control and Impoundment Services

CR14-130 Executive Committee: Service Delivery Options for Animal Control and Impoundment Services

**Recommendation**

1. That the City maintain current animal control service levels and continue to pursue the renewal of the Regina Humane Society (RHS) agreement as the most cost effective option to achieve this objective.
2. That subject to budgetary approval by Council, the Deputy City Manager and COO be authorized to resolve the final terms and conditions of a definitive agreement with the RHS based upon the key commercial terms outlined in Appendix D to this report.
3. That the \$761,000 in increased operating funds required in 2015 to reflect the increased costs RHS would incur in its delivery of City animal control services in a new facility be subject to approval by Council as part of its consideration of the 2015 General Operating Budget.
4. That the City Clerk be authorized to execute any definitive legal agreements after review by the City Solicitor.



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DE14-94 Jim Elliott: Joint-Use School Site Acquisition

CR14-131 Executive Committee: Joint-Use School Site Acquisitions

**Recommendation**

1. That City Council delegate authority to the City Manager & Chief Administrative Officer to:
  - a) Negotiate and approve the City entering into any agreements, as in his discretion are deemed necessary, with the Government of Saskatchewan and/or development corporations as may be required to facilitate the acquisition and licensing of bare land real estate sites for three planned new joint-use schools; and,
  - b) Allocate \$6,045,000 funding to be provided by the Government of Saskatchewan to facilitate the development of a school site in Regina, North of Lakeridge.
  
2. That the following exceptions to the Interim Phasing and Financing Policy be approved:
  - a) Contrary to the Interim Phasing and Financing Policy, (Appendix A – Part 3) the City of Regina may provide funding for a portion of the infrastructure internal to the development North of Lakeridge.
  - b) Contrary to the Interim Phasing and Financing Policy, (Appendix A – Part 3), North of Lakeridge, the City of Regina may provide funding for a portion of the water, wastewater and storm water projects including a portion of the reconstruction of McCarthy Boulevard if directional boring is not feasible.

CR14-132 Community and Protective Services Committee: Changes to The Cemeteries Bylaw

**Recommendation**

1. That the amendments to *The Cemeteries Bylaw No. 2008-27*, as described in Appendix A of this report, be approved;
  
2. That the amended Schedules A, B, C, and D of *The Cemeteries Bylaw No. 2008-27*, as contained in Appendix B of this report, be approved;
  
3. That the City Solicitor be instructed to prepare the required amendments to the bylaw based on the changes outlined in this report.



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CR14-133 Executive Committee: Pension and Long Term Disability Bylaw Amendments to Include EPCOR Water Prairies Inc. as a Participating Employer

**Recommendation**

1. That City Council approve amending *The Regina Civic Employees' Long Term Disability Plan, 1997 Bylaw*, Bylaw No. 9566 (the "LTD Plan"), and *A Bylaw of the City of Regina Concerning Superannuation and Benefit Plan*, Bylaw No. 3125 (the "Pension Plan") to add EPCOR Water Prairies Inc. ("EPCOR") to the definitions of "employer" and "City" respectively so as to have EPCOR become participating employer in both the Pension Plan and LTD Plan; and
2. That the City Solicitor be authorized to bring forward an amendment to *The Regina Civic Employees' Long Term Disability Plan, 1997 Bylaw*, Bylaw No. 9566 and *A Bylaw of the City of Regina Concerning Superannuation and Benefit Plan*, Bylaw No. 3125") to add the EPCOR Water Prairies Inc. to the definitions of "employer" and "City" respectively.

CP14-17 Brian Black: Whitmore Park Community Association Board

CR14-134 Executive Committee: Status Update on the Enforcement of New Residential Homestay Regulations

**Recommendation**

1. That the Administration be directed to continue standard bylaw enforcement procedures for Residential Homestays.
2. That the Administration provide a report back in Q4 of 2015 outlining options for target licensing for R1, single family home zones, keeping in mind congregated living arrangements and having public engagement as part of the review of options.

2014-50 THE NOISE ABATEMENT AMENDMENT BYLAW, 2014

2014-80 THE CEMETERIES AMENDMENT BYLAW, 2014

2014-84 THE REGINA CIVIC EMPLOYEES' SUPERANNUATION AND BENEFIT PLAN AMENDMENT BYLAW, 2014

2014-85 THE REGINA CIVIC EMPLOYEES' LONG TERM DISABILITY PLAN AMENDMENT BYLAW, 2014





## COMMITTEE REPORTS

### Executive Committee

CR14-135 Fire Services Agreement – Global Transportation Hub Authority

#### **Recommendation**

1. That the Deputy City Manager & Chief Operations Officer be authorized to resolve and approve the final terms and conditions of a definitive Fire Services Agreement between the City of Regina and the Global Transportation Hub Authority based on the general and key commercial terms and conditions as outlined in this report.
2. That the City Clerk be authorized to execute the Fire Services Agreement after review by the City Solicitor.

CR14-136 2015 Appointments to the Regina Regional Opportunities Commission (RROC)

#### **Recommendation**

1. That Mr. Murad Al-Katib, Mr. Neil Donnelly, Mr. Tony Coppola, Mr. Rick Krieger and Mr. Frank Hart be appointed as follows:
  - Murad Al-Katib for a one year term effective January 1, 2015 to December 31, 2015
  - Neil Donnelly for a one year term effective January 1, 2015 to December 31, 2015
  - Tony Coppola for a one year term effective January 1, 2015 to December 31, 2015
  - Rick Krieger for a one year term effective January 1, 2015 to December 31, 2015
  - Frank Hart for a one year term effective January 1, 2015 to December 31, 2015
2. That all members continue to hold office for the term indicated or until successors are appointed.

### Finance and Administration Committee

CR14-137 Lease of Road Right-of-Way

#### **Recommendation**

1. That a lease agreement between the City of Regina and CBS OUTDOOR CANADA LP be approved for the subject road right-of-way properties incorporating the terms and conditions as outlined in the body of this report.
2. That your Administration be authorized to approve the final terms and conditions of the lease agreements.
3. That the City Clerk be authorized to execute the lease documents as



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prepared by the City Solicitor.

4. The City Solicitor be instructed to prepare a bylaw for consideration by City Council, authorizing the lease of the subject road right-of-way's.

CR14-138 1555 – 8<sup>th</sup> Avenue

**Recommendation**

That this report be forwarded to the November 24, 2014 meeting of City Council for consideration.

Public Works and Infrastructure Committee

CR14-139 City of Regina Landfill Fees – 2015

**Recommendation**

That the Landfill fees for 2015 remain the same as the 2014 rate schedule.

Regina Planning Commission

CR14-140 Application for Discretionary Use (14-DU-20) Proposed House-Form Commercial Office, 2160 Scarth Street

**Recommendation**

That the discretionary use application for a proposed House-Form Commercial Office located at 2160 Scarth Street, being Lot 13, Block 408, Plan No. Old 33, 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-3.2 inclusive, prepared by Warren Pletz and dated August 12, 2014; and
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

**INFORMATIONAL REPORTS**

IR14-16 Annual Status Report on City Debt

**Recommendation**

That this report be received and filed.

**COMMUNICATIONS/PETITIONS AND RELATED REPORTS**

CP14-16 2015 Mayor's Housing Commission Nomination

**ADJOURNMENT**