



# **CITY COUNCIL**

**Monday, July 30, 2018  
5:30 PM**

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



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**Agenda  
City Council  
Monday, July 30, 2018**

**CONFIRMATION OF AGENDA**

**MINUTES APPROVAL**

City Council - Public - Jun 25, 2018 5:30 PM

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

CR18-72 Regina Planning Commission: Application for Partial Street Closure (18-CL-02) Undeveloped Road Right-of-Way Adjacent to 4239 Dewdney Avenue

**Recommendation**

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION - JULY 5, 2018:**

1. That the application for the closure and sale of a portion of Lewvan Drive as shown on the attached plan of proposed subdivision prepared by WSP, dated March 12, 2018 and legally described as Part of Lewvan Drive, Registered Plan No. 83R36391, be approved.
2. That the City Solicitor be directed to prepare the necessary bylaw.

DE18-50 Jenna Hutton, Dream Development: 18-Z-05: Proposed Zoning Bylaw Amendment Harbour Landing 6-3

CR18-73 Regina Planning Commission: Zoning Bylaw Amendment Application (18-Z-05) – UH - Urban Holding Zone to DCD12 - Direct Control District and R5 - Residential Multiple Housing Zone Harbour Landing, Phase 6 Stage 3B

**Recommendation**

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION – JULY 5, 2018**



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1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone land within Harbour Landing, as shown in Appendix A-4 be approved as follows:
  - a) Proposed Lots 14-27, Block 55 from UH - Urban Holding Zone to R5 - Medium Density Residential Zone.
  - b) Proposed Block 54, Lots 28-47 in Block 55, Lots 14-20 in Block 56, Lots 25-31 in Block 57 from UH - Urban Holding Zone to DCD 12 - Direct Control District Suburban Narrow-Lot Residential.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendments.

CP18-5 Terra Developments Inc.: Amendments to Towns Concept Plan (15-CP-03) and related Zoning Amendments (17-Z-25) & Bylaw 2018-38

CR18-74 Regina Planning Commission: Amendments to Towns Concept Plan and related Zoning Amendments (17-Z-25)

**Recommendation**

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION – JULY 5, 2018**

1. That the proposed amendments to the Towns Concept Plan, attached as Appendix C and Appendix D to this report, be approved.
2. That the application to amend *Regina Zoning Bylaw No. 9250* by rezoning lands within the Towns Concept Plan area, including those portions of SW 14-17-19-W2 as shown in Appendix A-2, be approved as follows:
  - a. Proposed Lots 13-34, Block 27 currently zoned in part R6 - High Density Residential Zone, DCD11- Direct Control District Suburban Neo-Traditional Zone, and R1-Residential Detached Zone be rezoned to R1- Residential Detached Zone.
  - b. Proposed Lots 1-15, Block 30 be rezoned from UH - Urban Holding Zone to R1 Residential Detached Zone.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendments.

2018-37 THE REGINA ZONING AMENDMENT BYLAW, 2018 (No. 15)



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- 2018-41 THE REGINA ZONING AMENDMENT BYLAW, 2018 (No. 18)
- 2018-38 THE REGINA ZONING AMENDMENT BYLAW, 2018 (No. 16)
- 2018-39 THE REGINA ZONING AMENDMENT BYLAW, 2018 (No. 17)
- 2018-40 A BYLAW TO PROVIDE FOR THE CLOSURE AND SALE OF A PORTION OF RIGHT-OF-WAY ADJACENT TO 4239 DEWDNEY AVENUE

**DELEGATIONS AND RELATED REPORTS**

- DE18-51 Jason Carlston, Dream Development: 15-CP-05: Proposed Coopertown Concept Plan
- CR18-75 Regina Planning Commission: Proposed Coopertown Concept Plan

**Recommendation**

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION – JULY 5, 2018**

That the proposed Coopertown Concept Plan, attached as Appendix E and Appendix F of this report, be approved.

- DE18-52 Brian Black: Residential Road Renewal Program
- DE18-53 Rick Ostlund, Hillsdale Community Association: Residential Road Renewal Program
- CM18-10 Supplemental Report for the Residential Road Renewal Program Review

**Recommendation**

That this report be received and filed.

- CR18-76 Public Works and Infrastructure Committee: Residential Road Renewal Program Review Report

**Recommendation**

**RECOMMENDATION OF THE PUBLIC WORKS AND INFRASTRUCTURE COMMITTEE - JUNE 7, 2018**

1. That City Council approve the redistribution of funding for the Residential Road Renewal Program from its current allocation to the new allocation of 10 per cent to ‘good’ roads, 45 per cent to ‘fair’ roads and 45 per cent to



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‘poor’ roads.

2. That level 3 and 4 poor roads across the city be given preference in maintenance such as patching and pot holes.

**CITY MANAGER'S REPORTS**

CM18-11 Appointment of Municipal Wards Commission Members

**Recommendation**

1. That Justice Lana Krogan, Mr. Dale Eisler, and Mr. Jim Nicol be appointed to the Municipal Wards Commission with the terms of office to expire upon completion of a ward boundary review and filing of the required report with City Council.
2. That Justice Lana Krogan serve as Chair of the Municipal Wards Commission.

CM18-12 Integrity Commissioner for the City of Regina

**Recommendation**

That this report be received and filed.

**COMMITTEE REPORTS**

**EXECUTIVE COMMITTEE**

CP18-6 Jim Elliott: White Butte Regional Planning Committee Memorandum of Agreement

CR18-77 White Butte Regional Planning Committee Memorandum of Agreement

**Recommendation**

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE - JULY 4, 2018**

- 1) That the Memorandum of Agreement and Terms of Reference for the White Butte Regional Planning Committee be amended, as outlined in Appendix A.
- 2) That the City Clerk be authorized to execute the amendment to the Memorandum of Agreement and Terms of Reference for the White Butte Regional Planning Committee as outlined in Appendix A, upon review



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and approval of the City Solicitor.

REGINA PLANNING COMMISSION

CR18-78 Discretionary Use Application (18-DU-08) Proposed Semi-Detached Dwelling Unit in R6 - Residential Multiple Housing Zone 5602 Waterer Road

**Recommendation**

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION - JULY 5, 2018**

That the discretionary use application for a proposed Semi-Detached Dwelling Unit located at 5602 Waterer Road, being Lot 55, Block 72, Plan No. 102180800, Harbour Landing 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 de Lint + Edwards Architects and dated December 2017.
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

CR18-79 Discretionary Use Application (18-DU-09) Building Greater than 2.0 Floor Area Ratio (FAR) in D - Downtown Zone (Parkade Expansion) 1900 Albert Street

**Recommendation**

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION – JULY 5, 2018**

That the discretionary use application for a proposed expansion of a Paved Parking Lot (Parkade), which is greater than 2.0 Floor Area Ratio (FAR) in the D - Downtown Zone, located at 1900 Albert Street, being Lot 43, Block 341, Plan No. 99RA11005, Old 33 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, A-3.2.1., A-3.2.2 and Appendix A-3.3 inclusive, prepared by P3A and dated March 8, 2018 and June 8, 2018 respectively.
- b) The Applicant shall enter into an agreement with the City of Regina with respect to the provision of bonusable public amenities, pursuant to Chapter



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17 of *Regina Zoning Bylaw No. 9250*, which shall generally consist of the following:

- i) Reconstruction or modification of the sidewalk along 1900 block of Albert Street to support tree plantings to City Standards.
  - ii) Landscape enhancements to the existing pocket park on 1900 Block of Albert Street in keeping with the objectives of the Regina Downtown Neighbourhood Plan.
- c) The street facing façade of the building shall be screened with public art, to the satisfaction of the Director of Community Services; and
- d) The development shall comply with all applicable standards and regulations in the *Regina Zoning Bylaw No. 9250*.

CR18-80 Discretionary Use Application (18-DU-10) Salvaging and Recycling (Junk Yard) in IB - Medium Industrial Zone 205 1st Avenue E

### **Recommendation**

### **RECOMMENDATION OF THE REGINA PLANNING COMMISSION – JULY 5, 2018**

That the discretionary use application for a proposed Salvaging and Recycling (Junk Yard) located at 205 1<sup>st</sup> Avenue E, being Lot 4C, Block 8, Plan No. 102073069, Industrial Ross 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, prepared by Stantec Consulting Ltd. and dated May 23, 2018.
- b) The Salvage and Recycling Yard shall contain fencing and screening consistent with Section 8D.1 of the *Regina Zoning Bylaw No. 9250*.
- c) Prior to the issuance of a development permit the applicant shall submit an environmental impact assessment that addresses all performance regulations in Table 10.3 of the *Regina Zoning Bylaw No. 9250* as development of a Salvage Operation and Junk Yard within the Low Sensitivity Aquifer Protection Overlay Zone.
- d) The development shall comply with all applicable standards and



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regulations in the Zoning Bylaw.

**INFORMATIONAL REPORT**

IR18-10 Executive Committee: 2018 Semi-Annual Review of Closed Executive Committee Items

**Recommendation**

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE - JULY 4, 2018**

That this report be received and filed.

**MOTION**

MN18-8 Councillor Andrew Stevens: Support a National Cycling Strategy

**Recommendation**

That City Council write to Gord Johns, Member of Parliament, the Honourable Marc Garneau, Minister of Transportation, the Honourable Catherine McKenna, Minister of Environment, and the Honorable Ralph Goodale, Minister of Public Safety, to encourage the passage and implementation of *Bill C-312, the National Cycling Strategy Act*.

**NOTICE OF MOTION**

MN18-9 Councillor Bob Hawkins: Landscaping Regulations

MN18-10 Councillor Bob Hawkins, Councillor Andrew Stevens and Councillor Lori Bresciani: Protect Wascana Park from Commercial Development

**BYLAWS AND RELATED REPORTS**

2018-42 THE WASTE MANAGEMENT AMENDMENT BYLAW, 2018

**ADJOURNMENT**