

AT REGINA, SASKATCHEWAN, TUESDAY, OCTOBER 15, 2013

AT A MEETING OF CITY COUNCIL

AT 5:30 PM

These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.

Present: Mayor Michael Fougere, in the chair
Councillor Sharron Bryce
Councillor Bryon Burnett
Councillor John Findura
Councillor Jerry Flegel
Councillor Shawn Fraser
Councillor Bob Hawkins
Councillor Wade Murray
Councillor Mike O'Donnell
Councillor Barbara Young

Regrets: Councillor Terry Hincks

Also in Attendance: City Clerk, Joni Swidnicki
City Manager, Glen B. Davies
City Solicitor, Byron Werry
Deputy City Clerk, Amber Smale
Acting Deputy City Manager, City Operations, Neil Vandendort
Deputy City Manager, Community Planning & Development, Jason Carlston
Deputy City Manager, Corporate Services, Brent Sjoberg
Director, Assessment & Property Taxation, Don Barr
Director, Construction & Compliance, Kelly Wyatt
Director, Roadways & Transportation Services, Adam Homes
Manager, Bylaw Enforcement, Lorne Chow
Manager, Current Planning, Fred Searle
Manager, Parking Services, Andrea McNeil-Wilson
Senior City Planner, Lauren Miller

The meeting opened with a prayer.

Presentation

Henry Baker Scholarships

Mayor Michael Fougere and Councillor Mike O'Donnell presented the 2013 Henry Baker Scholarship Awards to successful candidates.

Recognition

Glen B. Davies, City Manager recognized Helene Henning-Hill, Manager, Sewer & Drainage Operations for her branches contribution to safety reduction and reaffirmed the City's corporate commitment to a safer work environment.

Confirmation of Agenda

Councillor Sharron Bryce moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted and that the delegations listed on the agenda be heard when called forward by the Mayor.

Adoption of Minutes

Councillor Barbara Young moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that the minutes for the meeting held on September 9, 2013 be adopted, as circulated.

Public Notice and Advertised Bylaws and Related Reports

DE13-125 Michael Harlos: Zoning Application Quance and Prince of Whales

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. The delegation answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of CR13-140, a report from the Regina Planning Commission respecting the same subject.

CP13-27 Ann Geres: Proposed Bylaw No. 2013-67

Recommendation

That this communication be received and filed.

Councillor Sharron Bryce moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that this communication be received and filed.

CR13-140 Regina Planning Commission: Application for Zoning Bylaw Amendment (13-Z-15) 3435 Quance Street (2013-67)

Recommendation

1. That the application to rezone Lot 34, Block 115, Plan No. 98RA28988 located at 3435 Quance Street from LC2 - Local Commercial Zone to MAC - Major Arterial Commercial be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

Councillor Mike O'Donnell moved, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission contained in the report be concurred in.

CR13-141 Regina Planning Commission: Application for Street Closure (13-CL-03) - Portion of Argan Drive Plan 88R42178 Abutting Lots 1 & 4, Block C Plan 88R42178 - Eastgate (2013-68)

Recommendation

1. That the application for the closure and sale of a portion of Argan Drive as shown on the attached plan of proposed subdivision prepared by P. Shrivastava, SLS, dated August 21, 2012 and legally described as follows, be APPROVED:

“that portion of Argan Drive abutting Lots 1 & 4 Block C Plan 88R42178”.

2. That the City Solicitor be directed to prepare the necessary bylaw.

Councillor Mike O'Donnell moved that the recommendations of the Regina Planning Commission contained in the report be concurred in.

Mayor Michael Fougere stepped down to enter the debate.

Councillor Bryon Burnett took the chair.

Mayor Michael Fougere returned to the chair prior to the vote.

The main motion was put and declared CARRIED.

CR13-142 Regina Planning Commission: Applicatin for Contract Zoning (13-CZ-04) Proposed Special Care Home 310 E 18th Avenue (2013-69)

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 310 E 18th Avenue, being Lot 18, Block 12, Plan No. FJ5368 from R6 - Residential Multiple Housing to C – Contract be APPROVED.
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
 - a. The number of residents permitted in the Special Care Home shall not exceed 20 residents;
 - b. That 4 parking stalls shall be developed pursuant to the requirements of *Regina Zoning Bylaw No. 9250*;
 - c. No parking shall be permitted in the rear Lane, with a sign to be erected as “No Parking,” so as to not restrict fire and emergency vehicle access;
 - d. The proposed parking stalls shall be designed to eliminate

- the need for backing and manoeuvring onto the street and shall be suitably paved with a hard surface material (Subpart 14B.3.8 and Subpart 14B.3.4) of *Regina Zoning bylaw No. 9250*;
- e. Landscaping of the lot shall be developed according to the attached Landscape Plan and comply with the requirements of Chapter 15 of the *Zoning Bylaw*;
 - f. The development shall conform to the attached plans labelled Site Plan, Landscape Plan, A-1, A-2, A-3 prepared by Envision Drafting & Design Ltd., and dated May 2013, attached to this agreement as Appendix A-3.1 to A-3.5;
 - g. Signage on the subject property shall comply with the development standards for Special Zones pursuant to Table 16.1 of the *Zoning Bylaw*, if applicable;
 - h. No accessory structures (i.e., garage or shed) are permitted to be constructed on-site;
 - i. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the *Zoning Bylaw*; and
 - j. 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.
 4. That the City Clerk be authorized to execute the Contract Zone Agreement between the City of Regina and the applicant/owner of the subject property following review by the City Solicitor.

Councillor Mike O'Donnell moved, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission contained in the report be concurred in.

CR13-143 Public Works Committee: Proposed Uniform Assessment Rates - 2014
Local Improvement Program (2013-70)

Recommendation

1. That the following uniform assessment rates for the 2014 Local Improvement Program be approved.
2. That the City Solicitor be requested to prepare the required uniform rates bylaw for the 2014 uniform rates using the rates and information provided for in this report.

Councillor Sharron Bryce moved, AND IT WAS RESOLVED, that the recommendations of the Public Works Committee contained in the report be concurred in.

2013-67	The Regina Zoning Amendment Bylaw, 2013 (No. 30)
2013-68	A Bylaw to Provide for the Closure and Sale of a Portion of Argan Drive Abutting Lts 1 & 4, Block C, Plan 88R42178
2013-69	The Regina Zoning Amendment Bylaw, 2013 (No. 33)
2013-70	The 2014 Local Improvement Uniform Rates Bylaw, 2013

Councillor Bryon Burnett moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that Bylaws No. 2013-67, 2013-68, 2013-69 and 2013-70 be introduced and read a first time. Bylaws read a first time.

No letters of objection were received pursuant to the advertising with respect to Bylaws No. 2013-67, 2013-68, 2013-69 and 2013-70.

Prior to second reading, the Clerk called for anyone present who wished to address City Council respecting Bylaws No. 2013-57, 2013-68, 2013-69 and 2013-70 to indicate their desire.

No one indicated a desire to address Council.

Councillor Bryon Burnett moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that Bylaws No. 2013-67, 2013-68, 2013-69 and 2013-70 be read a second time. Bylaws read a second time.

Councillor Bryon Burnett moved, seconded by Councillor Wade Murray, that City Council hereby consents to Bylaws 2013-67, 2013-68, 2013-69 and 2013-70 going to third reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY.

Councillor Bryon Burnett moved, seconded by Councillor Shawn Fraser, AND IT WAS RESOLVED, that Bylaws 2013-67, 2013-68, 2013-69 and 2013-70 be read a third time. Bylaws read a third time.

Delegations and Related Reports

DE13-126	Steve Kuski: Rooming Houses
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Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. The delegation answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of CR13-144, a report from the Executive Committee respecting the same subject.

DE13-127 Adam Knutson: Rooming Houses

Pursuant to due notice the delegation was not present. Mr. John Klein read Mr. Knutson's brief on his behalf.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of CR13-144, a report from the Executive Committee respecting the same subject.

DE13-128 Lakkana Piewkhaow: Rooming Houses

Pursuant to due notice the delegation was not present.

Councillor Sharron Bryce moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that this communication be received and filed.

DE13-129 John Klein: Rooming Houses

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. The delegation answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of CR13-144, a report from the Executive Committee respecting the same subject.

DE13-130 Jim Elliott: Rooming Houses

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. There were no questions of the delegation.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of CR13-144, a report from the Executive Committee respecting the same subject.

DE13-131 Ian Zerr: Rooming Houses

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. The delegation answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of CR13-144, a report from the Executive Committee respecting the same subject.

DE13-132 Brian Black: Rooming Houses

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. The delegation answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of CR13-144, a report from the Executive Committee respecting the same subject.

CP13-28 Nathan Magnus: Rooming Houses

Recommendation

That this communication be received and filed.

Councillor Sharron Bryce moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that this communication be received and filed.

CR13-144 Executive Committee: Rooming Houses Update

Recommendation

1. That the Administration be directed to prepare the necessary Zoning Bylaw Amendments for advertisement as per the public notice requirements in *The Planning and Development Act, 2007*, as listed below:
 - a. The removal of the "Rooming House" land use classification
 - b. The introduction of a definition for "Short-Term Accommodation"; and
 - c. The introduction of a "Residential Homestay" land use classification and the associated development standards
2. That the City Solicitor prepare the necessary bylaw for consideration by City Council at its November 25, 2013 meeting.
3. That Council adopt Strategy 15 of the Comprehensive Housing Strategy as detailed in Appendix 1 of this report.
4. That the Administration report back to Council in July 2014, with a status update on the implementation of new regulations.

Councillor Bryon Burnett moved that the recommendations of the Executive Committee contained in the report be concurred in.

Mayor Michael Fougere stepped down to enter the debate. Councillor Bryon Burnett took the chair.

Mayor Michael Fougere returned to the chair prior to the vote.

The main motion was put and declared CARRIED.

Administration's Reports

CM13-12 Wastewater Treatment Plant Upgrade - Authority Reassignment

Recommendation

1. That all authority provided to the Deputy City Manager of City Operations in City Council report CR13-26 be reassigned to the City Manager or his or her delegate;
2. That City Council authorizes the City Manager or his or her delegate to prepare, negotiate, review, amend and approve any additional documents, instruments, assurances and auxiliary closing documents as may be necessary to give full effect to the Project Agreement; and
3. That City Council authorize the City Clerk to execute any such Additional Assurances.

Councillor Sharron Bryce moved, seconded by Councillor Bryon Burnett, AND IT WAS RESOLVED, that the recommendations of the Administration contained in the report be concurred in.

Committee Reports

Finance and Administration Committee

CR13-145 Tax Enforcement - Application for Title - 2013 Liens

Recommendation

That the Manager of Property Taxation be authorized to serve six-month notices on all parcels of land included in the list of lands marked as Appendix A.

Councillor Wade Murray moved, AND IT WAS RESOLVED, that the recommendations of the Finance and Administration Committee contained in the report be concurred in.

Public Works Committee

CR13-146 Options for Removing Properties Exempt from the Clean Property Bylaw (WU07-29)

Recommendation

That this matter be referred to the 2014 budget process for further consideration.

Councillor Sharron Bryce moved that the recommendations of the Public Works Committee contained in the report be concurred in.

**Mayor Michael Fougere stepped down to enter the debate.
Councillor Bryon Burnett took the chair.**

Mayor Michael Fougere returned to the chair prior to the vote.

The main motion was put and declared CARRIED.

Regina Planning Commission

CR13-147 Application for Discretionary Use (13-DU-18) Proposed Planned Group of Dwellings (Apartments), Parcels R and S in Phase 5 Greens on Gardiner

Recommendation

1. That the discretionary use application for a proposed Planned Group of Dwellings located at the northeast corner of Chuka Boulevard and Arcola Avenue, being Parcels R and S, The Greens on Gardiner Phase V 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 inclusive, prepared by Alton Tangedal Architects Ltd. and dated May 21, 2013; and
 - b) 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

Councillor Mike O'Donnell moved, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission contained in the report be concurred in.

CR13-148 Application for Discretionary Use (13-DU-22) Proposed Warehousing of Hazardous Chemicals, 100 McDonald Street

Recommendation

1. That the discretionary use application for a proposed warehouse and distribution facility involving hazardous chemicals located at 100 McDonald Street, being Lot 1, Block 18, Plan No. 75R18889, Ross Industrial Park 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 Kreate Architecture and Design Ltd. and dated March 15, 2013 and Appendices A-3.2 to A-3.4 prepared by Hasegawa Consulting Professional Engineers and dated August 26, 2013; and

- b) Prior to the issuance of a Building Permit, the applicant shall submit the following for review by the Fire and Protective Services Department, Development Engineering Department and/or any federal and provincial agencies having jurisdiction:
 - 1. a comprehensive fire safety plan and a spill mitigation plan;
 - 2. information showing storage layout, access aisles and storage heights; and
 - 3. Information indicating compliance with Parts 3 and 4 of the National Fire Code of Canada.

- c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

Councillor Mike O'Donnell moved, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission contained in the report be concurred in.

CR13-149 Application for Discretionary Use (13-DU-20) Proposed - Planned
Townhouse Dwelling Units, 3800 Arcola Avenue

Recommendation

- 1. That the discretionary use application for a proposed Planned Group of Dwellings located at 3800 Arcola Avenue, being Block 3, Plan No. 102102983 located in the Creeks 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 North Ridge Development Corporation and dated June 6, 2013; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*

Councillor Mike O'Donnell moved, AND IT WAS RESOLVED, that the recommendations of the Executive Committee contained in the report be concurred in.

Motions

MN13-5 Neighbourhood Infrastructure Improvement Program

Recommendation

1. That the Administration report on the possibilities for developing and implementing a long-term, city-wide program for the improvement and rebuilding of neighbourhood streets, such program to be implemented in a systematic manner giving priority to areas of greatest need.
2. That the said report consider how such a program might be resourced and implemented over a reasonable time period beginning in the first quarter of 2014.

Councillor Barbara Young moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that:

“the Administration report on the possibilities for developing and implementing a long-term, city-wide program for the improvement and rebuilding of neighbourhood streets, such program to be implemented in a systematic manner giving priority to areas of greatest need; and

that the said report consider how such a program might be resourced and implemented over a reasonable time period beginning in the first quarter of 2014”.

Communications/Petitions and Related Reports

CP13-29 RROC Appointment Communication

Recommendation

That Mr. John Lee be appointed as the representative of the Regina Regional Opportunities Commission on the Community Leaders’ Advisory Committee

Councillor Wade Murray moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that the recommended disposition of the City Clerk be concurred in.

CP13-30 Wastewater Treatment Plant Referendum - September 25, 2013

Recommendation

That this report be received and filed.

Councillor Sharron Bryce moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that the recommended disposition of the City Clerk be concurred in.

Adjournment

Councillor Sharron Bryce moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 8:31 pm.

Mayor

City Clerk