

AT REGINA, SASKATCHEWAN, MONDAY, JANUARY 12, 2015

AT A SPECIAL 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 Shawn Fraser  
Councillor Bob Hawkins  
Councillor Wade Murray  
Councillor Mike O'Donnell  
Councillor Barbara Young

Absent: Councillor Terry Hincks  
Councillor Jerry Flegel

Also in Attendance: Chief Legislative Officer & City Clerk, Jim Nicol  
Deputy City Clerk, Erna Hall  
City Manager & CAO, Glen B. Davies  
Executive Director, Legal & Risk, Byron Werry  
Deputy City Manager & COO, Brent Sjoberg  
Chief Financial Officer, Ed Archer  
Executive Director, City Services, Kim Onrait  
Executive Director, Human Resources, Pat Gartner  
Executive Director, Transportation and Utilities, Karen Gasmol  
A/Executive Director, City Planning & Development, Diana Hawryluk  
Director, Communications, Chris Holden  
Director, Fire & Protective Services, Ernie Polsom  
Manager, Current Planning, Fred Searle  
Manager, Infrastructure Planning, Geoff Brown

The meeting opened with a prayer.

#### CONFIRMATION OF AGENDA

**Councillor Sharron Bryce moved, seconded by Councillor John Findura 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 Sharron Bryce moved, seconded by Councillor Bob Hawkins that the minutes for the meeting held on December 15, 2014 be adopted.**

**Councillor Sharron Bryce moved, in amendment, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that the appointments referenced in CR14-150 be amended to address an administrative error and that the respective appointments of Darryl Lucke, Elmer Brenner, Cindy Kobayashi, Barbara March-Borwell and Jerven Weekes be made for a term of two years, January 1, 2015 to December 31, 2016.**

**The amendment was put and declared CARRIED.**

DELEGATIONS, COMMUNICATION, PUBLIC NOTICE BYLAWS AND RELATED REPORTS

DE15-1        Emilie Kossick and Tess Kossick: Application for Contract Zone (14-CZ-01) Proposed Low-Rise Apartment Building, 5525 Dewdney Avenue

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Emilie Kossick and Tess Kossick representing themselves answered a number of questions.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of CR15-1, a report from the Regina Planning Commission respecting the same subject.**

(Councillor Shawn Fraser declared a conflict prior to consideration of item DE15-2 and CR15-1, citing his work with the YMCA and the Government of Canada's Homelessness Partnering Strategy, abstained from discussion and voting and temporarily left the meeting.)

DE15-2        Maynard Sonntag – Silver Sage Holdings Ltd.: Application for Contract Zone (14-CZ-01) Proposed Low-Rise Apartment Building, 5525 Dewdney Avenue

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Maynard Sonntag, Mark Fox and Kurt Dietrich representing Silver Sage Holdings Ltd. answered a number of questions.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of CR15-1, a report from the Regina Planning Commission respecting the same subject.**

CR15-1 Regina Planning Commission: Application for Contract Zone (14-CZ-01)  
Proposed Low-Rise Apartment Building, 5525 Dewdney Avenue

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**Recommendation**

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 5525 Dewdney Avenue, being proposed Parcel 25 in Block 3, Plan No. AT233 from PS- Public Service 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:
  - a. The development shall conform to the attached plans labelled 13-19, prepared by Kreate Architecture and Design, dated October 31, 2014, in Appendix A-3.1-3.3;
  - b. The applicant shall be responsible for relocating the power pole south west of the proposed lot, as shown on site plan in Appendix A-3.1 to a location that satisfies the Development Officer; and
  - c. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw.
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.

**Councillor Mike O'Donnell moved, seconded by Councillor Bob Hawkins that the recommendations of the Regina Planning Commission contained in the report be concurred in.**

**Councillor Mike O'Donnell moved, in amendment, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that recommendation 2b be removed from the report:**

- 2b. The applicant shall be responsible for relocating the power pole south west of the proposed lot, as shown on site plan in Appendix A-3.1 to a location that satisfies the Development Officer.**

**The amendment was put and declared CARRIED.**

**The main motion, as amended, was put and declared CARRIED.**

(Councillor Fraser returned to the meeting.)

DE15-3 Stephanie M. Yang – Brandt Industries Ltd: 13-OCP-10 – Proposed Westerra Neighbourhood Plan and Phase I Concept Plan

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Stephanie M. Yang, representing Brandt Industries Ltd. 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 CR15-2, a report from the Regina Planning Commission respecting the same subject.**

DE15-4 Wilson H. Olive. Q.C. - Olive Waller Zinkhan & Waller LLP: 13-OCP-10 – Proposed Westerra Neighbourhood Plan and Phase I Concept Plan

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Wilson H. Olive and Ken E. Bens 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 CR15-2, a report from the Regina Planning Commission respecting the same subject.**

DE15-5 Blair Forster, Harvard Developments & Forster Projects: 13-OCP-10 – Proposed Westerra Neighbourhood Plan and Phase I Concept Plan

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the following delegation to come forward to be heard and answer questions:**

- Blair Forster, representing Forster Projects and Harvard Developments
- Chad Jedlic, representing Westerra Development Corp.
- Darryl Grant, representing Harvard Developments; and
- Jeff Halliday, representing WSP Canada Inc.

**Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of CR15-2, a report from the Regina Planning Commission respecting the same subject.**

CP15-1 Ken E. Bens: 13-OCP-10 – Proposed Westerra Neighbourhood Plan and Phase I Concept Plan

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CP15-2 Greg Darby: 13-OCP-10 – Proposed Westerra Neighbourhood Plan and Phase I Concept Plan

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CP15-3 Darren Piper – Dieppe Place Community Association: 13-OCP-10 – Proposed Westerra Neighbourhood Plan and Phase I Concept Plan

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CP15-4 Royal Canadian Mounted Police 13-OCP-10 – Proposed Westerra  
Neighbourhood Plan and Phase I Concept Plan

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**Councillor Wade Murray moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that communications CP15-1, CP15-2, CP15-3 and CP15-4 be received and filed.**

CM15-1 Supplementary Report: Proposed Westerra Neighbourhood Plan (13-CP-10)

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**Recommendation**

That this report be received and filed.

**Councillor Mike O'Donnell moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that this report be received and filed.**

CR15-2 Regina Planning Commission: 13-OCP-10 – Proposed Westerra  
Neighbourhood Plan and Phase I Concept Plan

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**Recommendation**

1. That Design Regina: The Official Community Plan Bylaw No. 2013-48 be amended by adding the Westerra Neighbourhood Plan, attached to this report as Appendix A-4, as Part B, Part B.14.
2. That the City Solicitor be directed to prepare the necessary bylaw to amend Design Regina: The Official Community Plan Bylaw No. 2013-48.

**Councillor Mike O'Donnell moved, seconded by Councillor Wade Murray that the recommendations of the Regina Planning Commission contained in the report be concurred in.**

Mayor Michael Fougere stepped down to enter debate.

Councillor John Findura assumed the chair.

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

**The motion was put and declared CARRIED.**

CR15-3 Regina Planning Commission: Application for Concept Plan Amendment  
and Zoning Bylaw Amendment (14-Z-19) Institutional and Park/Open  
Space Site – Greens on Gardiner Phase 6

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**Recommendation**

1. That the application to amend the Greens on Gardiner Concept Plan, as depicted on the attached Appendix A-4, be APPROVED.
2. That the following amendments to the Zoning Bylaw associated with lands in Phase 6 of the Greens on Gardiner, as shown in Appendix A-5, be APPROVED:
  - a. That proposed Parcel MR4 be rezoned from UH – Urban Holding to PS – Public Service;

- b. That proposed Parcel MR5 be rezoned from UH – Urban Holding to I – Institutional; and
  - c. That proposed Lots 1-12 in Block 45 be rezoned from UH – Urban Holding to DCD12 - Suburban Narrow Lot Residential Zone.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendments.

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

CR15-4 Regina Planning Commission: Applications for Zoning Bylaw Amendment (13-Z-06) and Road Closure (13-CL-02) Portion of 1800 Block 2<sup>nd</sup> Avenue (West of Broad Street)

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**Recommendation**

1. That the application to amend *Regina Zoning Bylaw No. 9250* as follows be APPROVED:
  - (a) That the proposed Lot L encompassing a portion of the 2<sup>nd</sup> Avenue Right-of-Way located west of Broad Street, north of Parcel K, Plan No. FN5273, be rezoned from PS – Public Service to MAC – Major Arterial Commercial;
2. That the application for the closure of a portion of the 2<sup>nd</sup> Avenue road right-of-way described as "all that portion of 2<sup>nd</sup> Avenue, Reg'd Plan No. FN5273, as shown on the Plan of Proposed Subdivision signed by Scott L. Colvin, Saskatchewan Land Surveyor, February 14, 2014," be APPROVED; and
3. That the City Solicitor be directed to prepare the required Zoning Bylaw amendments and the bylaw to authorize closure and sale of the aforementioned road right-of-way.

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

CR15-5 Regina Planning Commission: Application for Zoning Bylaw Amendment (14-Z-15) Proposed Rezoning from PS – Public Service to MAC – Major Arterial Commercial 810 Broad Street

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**Recommendation**

1. That the application to amend *Regina Zoning Bylaw No. 9250* as follows be APPROVED:
  - (a) That the proposed Parcel M, described as “part of Parcel K, Plan No. FC3669”, located west of Broad Street, as shown on the Plan of Proposed Subdivision signed by Scott L. Colvin, Saskatchewan Land Surveyor, June 27, 2014, be rezoned from PS – Public Service to MAC – Major Arterial Commercial.
2. 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.

**Councillor Mike O’Donnell moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission contained in the report be concurred in.**

CR15-6 Regina Planning Commission: Zoning Bylaw Housekeeping Amendments and Updates

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**Recommendation**

1. That Amendment Number 19 with respect to Chapter 14B.4 Regulations for Residential Parking be deleted from the attached Appendix A – 1, Proposed Amendments to *Regina Zoning Bylaw No. 9250* – December, 2014.
2. That the proposed amendments to *Regina Zoning Bylaw No. 9250* be APPROVED as specified in Appendix A, as amended in recommendation #1.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the amendments.

**Councillor Mike O’Donnell moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission contained in the report be concurred in.**

(Councillor Shawn Fraser declared a conflict prior to consideration of Bylaw 2015-3, citing his work with the YMCA and the Government of Canada’s Homelessness Partnering Strategy, abstained from discussion and voting and temporarily left the meeting.)

2015-3 THE REGINA ZONING AMENDMENT BYLAW, 2015 (No. 2)

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**Councillor John Findura moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that Bylaw No. 2015-3 be introduced and read a first time. Bylaw was read a first time.**

**No letters of objection were received pursuant to the advertising with respect to Bylaw No. 2015-3.**

**The Clerk called for anyone present who wished to address City Council respecting Bylaw No. 2015-3 to indicate their desire.**

**No one indicated a desire to address Council.**

**Councillor John Findura moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that Bylaw No. 2015-3 be read a second time. Bylaw was read a second time.**

**Councillor John Findura moved, seconded by Councillor Bryon Burnett that City Council hereby consent to Bylaw No. 2015-3 going to third reading at this meeting.**

**The motion was put and declared CARRIED UNANIMOUSLY.**

**Councillor John Findura moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that Bylaw No. 2015-3 be read a third time. Bylaw was read a third time.**

(Councillor Fraser returned to the meeting.)

2015-1 THE REGINA ZONING AMENDMENT BYLAW, 2015

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2015-2 DESIGN REGINA: THE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW, 2015

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2015-4 A BYLAW TO PROVIDE FOR THE CLOSURE AND SALE OF A PORTION OF 1800 BLOCK 2ND AVENUE RIGHT-OF-WAY

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2015-5 THE REGINA ZONING AMENDMENT BYLAW, 2015 (No. 3)

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2015-6 THE REGINA ZONING AMENDMENT BYLAW, 2015 (No. 4)

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2015-7 THE REGINA ZONING AMENDMENT BYLAW, 2015 (No. 5)

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**Councillor John Findura moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that Bylaws No. 2015-1, 2015-2, 2015-4, 2015-5, 2015-6 and 2015-7 be introduced and read a first time. Bylaws were read a first time.**



No letters of objection were received pursuant to the advertising with respect to Bylaws No. 2015-1, 2015-2, 2015-4, 2015-5, 2015-6 and 2015-7.

The Clerk called for anyone present who wished to address City Council respecting Bylaws No. 2015-1, 2015-2, 2015-4, 2015-5, 2015-6 and 2015-7 to indicate their desire.

No one indicated a desire to address Council.

Councillor John Findura moved, seconded by Councillor Mike O'Donnell, AND IT WAS RESOLVED, that Bylaws No. 2015-1, 2015-2, 2015-4, 2015-5, 2015-6 and 2015-7 be read a second time. Bylaws were read a second time.

Councillor John Findura moved, seconded by Councillor Shawn Fraser, that City Council hereby consent to Bylaws No. 2015-1, 2015-2, 2015-4, 2015-5, 2015-6 and 2015-7 going to third reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY.

Councillor John Findura moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that Bylaws No. 2015-1, 2015-2, 2015-4, 2015-5, 2015-6 and 2015-7 be read a third time. Bylaws were read a third time.

ADMINISTRATION'S REPORTS

CM15-2 Severance Application (14-V-09) 1034 Garnet Street

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**Recommendation**

That the severance application to subdivide Lot 16 in Block 92, Plan No. OLD33 into Lots 16A and 16B, being 1034 Garnet Street, be DENIED.

Councillor Barbara Young moved, seconded by Councillor Mike O'Donnell, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

ENQUIRIES

EN15-1 Councillor Fraser: Fire and Protective Services

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Councillor Shawn Fraser moved, seconded by Councillor Wade Murray AND IT WAS RESOLVED, that a report regarding the above be provided to the January 26, 2015 meeting of City Council.

ADJOURNMENT

Councillor Bob Hawkins moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that Council adjourn.

Council adjourned at 8:02 p.m.

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Mayor

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City Clerk