



CITY COUNCIL

**Monday, March 18, 2013
5:30 PM**

Henry Baker Hall, Main Floor, City Hall



Office of the City Clerk

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**Agenda
City Council
Monday, March 18, 2013**

Open With Prayer

Confirmation of Agenda

Adoption of Minutes

Advertised Bylaws and Related Reports

- DE13-37 Judith Veresuk - Application for Contract Zone Approval (12-CZ-8)
- CR13-37 Application for Contract Zone Approval (12-CZ-8) Proposed Temporary Parking Lot in the Downtown, 1755 Hamilton Street

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1755 Hamilton Street, being Lots 42-47, Block 286, Plan Old 33 from D-Downtown 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 property shall be permitted to operate as a temporary parking lot or construction staging area for three years from the date of City Council's approval;
 - b. The parking lot shall meet all standards for "parking lot, paved" except that:
 - i. Surface may be minimum 150 mm densely packed gravel or asphalt planings with a dust inhibitor to the satisfaction of the Director of Construction and Compliance;
 - ii. Drainage to catch basin connection in an alley will be permitted, but drainage shall not flow over the fronting sidewalk or other pedestrian access; and
 - iii. The parking lot must meet the requirements of the City of Regina Standard for Drainage from Building Site and Parking Lot Developments in order to obtain a building permit.
 - c. The development shall conform to the attached plans labelled A01, prepared by Number 10 Architecture, and dated August 16, 2012, Appendix A-3;
 - d. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw;
 - e. 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*;
2. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.



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CP13-10 Kerrie Moore - Application for Zoning Bylaw Amendment (12-Z-28)

CR13-38 Application for Zoning Bylaw Amendment (12-Z-28) – PS to R1A
2370 Elphinstone Street

Recommendation

1. The application to rezone 2370 Elphinstone Street, being Lot X, Block 456A, Plan No. 80R18091 as shown on the attached subject property map from PS – Public Service to R1A – Residential Older Neighbourhood Detached, be APPROVED;
2. That the City Solicitor be directed to prepare the necessary bylaws for rezoning and selling of public service land.

DE13-38 Ryan Bender - Somerset Official Community Plan Amendments

DE13-39 James Pernu - Somerset Official Community Plan Amendments

DE13-40 Bobby Pawar - Somerset Official Community Plan Amendments

DE13-46 Paule Hjertaas - Somerset Official Community Plan Amendments

CP13-11 Jacqueline East - Somerset Official Community Plan Amendments

CP13-12 City Administration- Somerset Official Community Plan Amendments

CR13-39 Supplemental Report - Somerset Official Community Plan Amendments
(RPC12-82)

Recommendation

That this report be received and filed.

CR13-40 Somerset Official Community Plan Amendments

Recommendation

1. That the proposed amendments to Bylaw 7877 (The Regina Development Plan), as outlined in Appendix A-3 of this report, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to enact the amendments referenced in recommendation 1 of this report.

CR13-41 Application for Zoning Bylaw Amendment (12-Z-29) 1902 Heseltine Road,
Parcel A, Riverbend

Recommendation

1. That the application to rezone 1902 Heseltine Road (Parcel A, Plan No. 101550406 and a portion of SW 1/4 22-17-19 W2M) within the Riverbend Concept Plan Area, as shown on the attached plan of proposed subdivision (See Attachment A-3.1), from UH - Urban Holding to R1-Residential Detached, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.



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- 2013-16 The Regina Zoning Amendment Bylaw, 2013 (No. 9)
- 2013-17 The Regina Zoning Amendment Bylaw, 2013 (No.10)
- 2013-19 The Regina Zoning Amendment Bylaw, 2013 (No. 11)
- 2013-21 The Regina Development Plan Amendment Bylaw, 2013

Public Notice Bylaws and Related Reports

- CR13-42 Application for Street/Lane Closure (12-CL-10) – Portion of 20th Avenue, Adjacent to 2875 Argyle Street and 2874 Elphinstone Street

Recommendation

1. That the application for the closure and sale of a portion of 20th Avenue as shown on the attached plan of proposed subdivision prepared by Prakhar Shrivastava, dated July 4, 2012 and legally described as follows, be APPROVED:
(a)“All that portion of 20th Avenue, Regina, Saskatchewan, Registered Plan No. FB5838 as shown on a plan of proposed subdivision by Prakhar Shrivastava S.L.S. and dated July 4th, 2012.”
2. That the City Solicitor be directed to prepare the necessary bylaw.

- 2013-20 Street Closure (Portion of 20th Avenue, Adjacent to 2875 Argyle Street and 2874 Elphinstone Street) Bylaw

Delegations and Related Reports

- DE13-41 Jim Elliott - Debt Limit and Future Considerations

Please note: this item will be tabled to the April 8, 2013 meeting of City Council to allow time for public notice to be given.

- CR13-43 Debt Limit and Future Considerations

Please note: this item will be tabled to the April 8, 2013 meeting of City Council to allow time for public notice to be given.

Recommendation

1. That the Deputy City Manager & CFO be authorized to make an application to the Saskatchewan Municipal Board (SMB), requesting the SMB to exclude \$100 million in debt from the City's debt limit.
2. If the \$100 million provincial loan is not exempted by the SMB, that the SMB approve increasing the City's debt limit from \$350 million to \$450 million to accommodate this future provincial loan.

- DE13-42 Judith Veresuk - Regina Downtown Business Improvement District - 2013 Budget



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CR13-44 Regina Downtown Business Improvement District - 2013 Budget

Recommendation

1. That City Council approve the 2013 Regina Downtown budget as detailed in Appendix A, along with the provision for estimated assessment appeals in the amount of \$67,795.
2. That City Council approve the proposed 2013 mill rate for Regina Downtown of 0.7388 mills.

DE13-43 Kelly Hague - Application for Discretionary Use (12-DU-34)

DE13-44 Rosanne Hill Blaisdell - Application for Discretionary Use (12-DU-34)

DE13-45 Judith Veresuk - Application for Discretionary Use (12-DU-34)

CR13-45 Application for Discretionary Use(12-DU-34) Proposed Office Building Greater than 2.0 in the D-Downtown Zone – 1800, 1842, and 1850 Hamilton Street

Recommendation

1. That the discretionary use application for a proposed office building greater than Floor Area Ratio (F.A.R.) 2.0 located at 1800, 1842, and 1850 Hamilton Street, being Lots 28-35 inclusive, and 42, Block 306, 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-3.4 inclusive, prepared by Gibbs Gage Architects and dated December 15, 2012;
 - b. The applicant/owner shall enter into an agreement with the City of Regina, in a form satisfactory to the City Solicitor, to provide the balance of required parking stalls not provided on site at an off-site location to meet the minimum parking requirements of *Regina Zoning Bylaw No. 9250*. This agreement will provide that the off-site parking serve the proposed development in perpetuity. The agreement shall be executed prior to issuance of a building permit, and be registered on title in the City's interest at the applicant/owner's cost;
 - c. The building permit plans shall clearly identify the minimum required parking stalls for persons with disabilities;
 - d. The applicant/owner shall comply with all applicable regulations and standards under *Regina Zoning Bylaw No. 9250*; and
 - e. 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 consistent with Chapter 17 of *Regina Zoning Bylaw No. 9250* and equivalent to the amount of \$517, 626. This agreement shall be executed prior to issuance of a building permit, and shall be registered on title in the City's interest at the applicant/owner's cost.



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Committee Reports

Executive Committee

CR13-46 Semi-Annual Review of Closed Items

Recommendation

That this report be received and filed.

CR13-47 101st Grey Cup Festival (November 20-24, 2013) and Championship Game (November 24, 2013)

Recommendation

1. That the Executive Committee approve the total City of Regina costs of \$1,021,000 to support the 2013 Grey Cup Festival and the Championship Game as follows:
 - a. currently funded soft costs of approximately \$155,900 for administrative staff time to be absorbed within existing budgets;
 - b. unfunded soft costs of approximately \$540,800 for administrative overtime, backfilling of positions, contracted services, police crowd control training, increased enforcement, etc.;
 - c. unfunded hard costs of approximately \$324,300 for transportation, equipment, police crowd control equipment, etc.;
2. That the Executive Committee approves that funding for (b) and (c) above, in the amount of \$865,100 be allocated from the General Reserve Fund.
3. That the Executive Committee to direct Administration to negotiate with the Saskatchewan Roughrider Football Club the recovery of all, or a portion of, the total unfunded costs of \$865,100 associated with this event.
4. That the Executive Committee to grant authority to the City Manager to execute an Agreement on cost recovery between the City of Regina and the Saskatchewan Roughrider Football Club.

Public Works Committee

CR13-48 2013 Flow Monitoring Program and Wastewater Model Calibration

Recommendation

1. City Council authorize the Deputy City Manager of City Operations to initiate the process to engage consulting and professional engineering services for the 2013 Flow Monitoring Program and Wastewater Model Calibration. The contract value to execute the program is expected to exceed \$500,000; and,
2. City Council authorize the Deputy City Manager of City Operations the authority to award, finalize the terms for the consulting and professional engineering services contract after review of the proposals from professional engineering firms, and amend such contracts after review of consultant and professional engineering proposals.



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Bylaws and Related Reports

CR13-49 Amendments to Bylaw No. 2009-20 – *The Regina Regional Opportunities Commission Bylaw*

Recommendation

1. That City Council approve the Regina Regional Opportunities Commission's (RROC) request to amend Bylaw No. 2009-20 as outlined in Appendix A.
2. That the City Solicitor be instructed to prepare the required bylaw amendment.

CR13-50 Penny Discontinuance Policy – Changes to *The Regina Administration Bylaw No. 2003-69*

Recommendation

That the City Solicitor be instructed to prepare the necessary bylaw amendments to *The Regina Administration Bylaw, Bylaw No. 2003-69* to allow for rounding on cash transactions where pennies are not available.

2013-22 The Regina Regional Opportunities Commission Amendment, 2013

2013-25 The Regina Administration Amendment Bylaw, 2013

Bylaws - Third Reading Only

2013-7 The Traffic Bylaw Amendment 2013

Adjournment