



CITY COUNCIL

**Monday, August 26, 2013
5:30 PM**

Henry Baker Hall, Main Floor, City Hall



Office of the City Clerk

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**Agenda
City Council
Monday, August 26, 2013**

Open With Prayer

Confirmation of Agenda

Adoption of Minutes

Delegations, Advertised Bylaws and Related Reports

DE13-118 Jose Lebioda: Amendment to Riverbend Concept Plan

CR13-113 Regina Planning Commission: Application for Concept Plan and Zoning Bylaw Amendments (13-Z-10, 13-CP-04) Riverbend Subdivision, 1902 Heseltine Road (2013-53)

Recommendation

1. That the application to amend the Riverbend Concept Plan, as depicted on the attached Appendix A-3.2, be APPROVED.
2. That the application to rezone Part of Parcel A, Plan No. 101550406, SW 1/4 22-17-19 W2M (Proposed Parcel M) located at 1902 Heseltine Road as shown on the attached plan of proposed subdivision (See Attachment A-3.3), from UH-Urban Holding to R6 - Residential Multiple Housing, be APPROVED.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. 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.

DE13-119 Sandy Evanovich: Application for a Contract Zone - 1101 Devonshire

CR13-114 Regina Planning Commission: Application for Contract Zoning (13-CZ-01) Proposed Office and Assembly/Conference Space – 1011 N. Devonshire Drive (2013-54)

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1011 N. Devonshire Drive, being Block M, Plan No. 80R21533 from MS-Main Street Zone to C – Contract be APPROVED and that the contract zone agreement between the City of Regina and the applicant/owner of the subject property be executed.



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2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
 - a. Space allocated to office use shall not exceed 1000 sq. m.;
 - b. Space allocated for convention/assembly space be developed as shown on the attached site plan;
 - c. The Fire Lane, located to the north off the main entrance to the building, to be signed as “No Parking Fire Lane” and the parking ban be enforced at all times.
 - d. The development shall conform to the attached plans labelled Site Plan and Floor Plans, prepared by M. Haque/D. Tomlin, and dated March 25, 2013, attached to this agreement as Appendix A-3.1 and Appendix A-3.2.e. Signage on the subject property shall comply with the development standards for the MS-Main Street Zone pursuant to Table 16.1 of the Zoning Bylaw;
 - f. Landscaping of the lot shall comply with the requirements of Chapter 15 of the Zoning Bylaw;
 - g. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw; And
 - h. 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 bylaw to authorize the respective Zoning Bylaw amendment.

CR13-115 Regina Planning Commission: Application for Zoning Bylaw Amendment (13-Z-12) - Parcel D, Beacon Drive, Harbour Landing Phase 6-2A (2013-52)

Recommendation

1. That the application to rezone proposed lots Parcel D , SW ¼, Sec. 2, Twp. 17, Rge. 20, W2M within the Harbour Landing Phase 6-2A from UH - Urban Holding to R5- Residential Medium Density, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. 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.

CR13-116 Regina Planning Commission: Application for Zoning Bylaw Amendment (13-Z-11) - 1899, 1901, and 1903 Pasqua Street, Text Amendments to Accommodate Future Stadium at Evraz Place (2013-57)

Recommendation

1. That the application to rezone Parcel T, Plan No. 102, 121311 Pasqua Street located at 1899, 1901 and 1903 Pasqua Street from RR-Rail Road to PS-Public Service, be APPROVED.



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2. That the following amendments to the Zoning Bylaw be APPROVED:
 - a. That “Stadium” be added as a land use classification and permitted in the PS-Public Service Zone in Table 5.4, including footnotes, as follows:

		AIR	FW	I	PS	PUD	RR	UH	WC
Stadium (Professional Sports Clubs and Promoters) ¹³	7941				p ¹⁴				

¹³ Refer to the regulations in subpart 9D.2

¹⁴ Stadiums are permitted only on Block H, Plan No. 14513 and Parcel T, Plan No. 102121311.

- b. That Appendix B be added to the Zoning Bylaw after subpart 9D.1
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

CR13-117 Regina Planning Commission: Application for Zoning Bylaw Amendment (13-Z-03) and Discretionary Use Approval (13-DU-05) - Proposed Planned Group of Townhouse Dwellings 263 Lewvan Drive (2013-56)

Recommendation

1. That the application to rezone Lots 12 to 29 and Lot 41 Block 25 Plan No. AX 2262 located at 263 Lewvan Drive from I-Institutional Zone to R5-Medium Density Residential, be APPROVED.
2. That the application for discretionary use approval to accommodate the development of a planned group of townhouse dwelling units on the subject property be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - (a) The proposed development shall be consistent with the site plan, landscape plan and elevation drawings prepared by North Ridge Development Corporation and contained in Appendices A-3.1 to A-3.5 to this report.
 - (b) The proposed development shall otherwise comply with all applicable standards and regulations under *Regina Zoning Bylaw No. 9250*.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

2013-52 The Regina Zoning Amendment Bylaw, 2013 (No.22)

2013-53 The Regina Zoning Amendment Bylaw, 2013 (No. 23)

2013-54 The Regina Zoning Amendment Bylaw, 2013 (No. 21)

2013-56 The Regina Zoning Amendment Bylaw, 2013 (No. 25)

2013-57 The Regina Zoning Amendment Bylaw, 2013 (No. 26)



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Delegation, Tabled Report and Related Communications

DE13-120 Archie Cameron: Request for Property Tax Exemption Royal Regina Golf Club

CP13-21 Archie Cameron: Royal Regina Golf Club - Request to Table Report (Tabled July 8 and July 29, 2013)

Recommendation

This communication be received and filed.

CP13-22 Leah McDonald: Royal Regina Golf Club Request for Property Tax Exemption - Further Request to Table

Recommendation

This communication be received and filed.

CR13-102 Finance and Administration Committee: Request for Property Tax Exemption Royal Regina Golf Club (Tabled July 8 and July 29, 2013) (2013-44)

Recommendation

That the Royal Regina Golf Club be granted a two year full tax exemption and that this exemption be added to the annual tax exemption bylaw for consideration by City Council on July 8, 2013.

2013-44 The Properties Exempt from Taxation Amendment Bylaw, 2013

Administration's Reports

CM13-8 Requesting Designation under the Provincial Disaster Assistance Program

Recommendation

1. That the City of Regina apply to the Minister of Government Relations to be designated an eligible assistance area under the Provincial Disaster Assistance Program (PDAP), which provides financial assistance for restoring essential services and property as a result of damages caused by non-insurable events, in this case a heavy rainfall which occurred on June 20th, 2013 and resulted in damaged basements across the City.
2. That the City Clerk be authorized to sign the PDAP application on behalf of the City of Regina.

CM13-9 Application for Tie-Code Removal (4890 ROY) - 1227 & 1233 Royal Street

Recommendation

That the request for tie-code removal of Lots 7, 8, 9, 10 and 49, Block 42, Plan No. OLD 218, being 1227 & 1233 Royal Street be REFUSED.



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CM13-10 Application for Severance Approval (13-SV-03) – 2205 Frances Street

Recommendation

That the application to sever Lot 1 into proposed Lots 25 and 26, Block 63, Plan No. DV270, being 2205 Francis Street, be REFUSED.

CM13-11 Application for Severance Approval (13-SV-05) – 2257 Quebec Street

Recommendation

That the application to sever Lot 8 into proposed Lots 44 and 45, Block 419, Plan No. OLD33, being 2257 Quebec Street, be REFUSED.

Committee Reports

Executive Committee

CR13-118 Appointments to the Mayor's Housing Commission and Regina Library Board

Recommendation

1. That Mr. Robert Byers from Namerind House and Mr. Malcolm Neil from Ranch Ehrlo Society be nominated to the Mayor's Housing Commission for a term effective September 1, 2013 to December 31, 2015 or until their successors are appointed.
2. That Mr. Blair Forster be appointed as the local developer and Mr. Terry Canning be appointed as the local builder as nominated by the Regina and Region Homebuilders' Association for a term effective September 1, 2013 to December 31, 2015 or until their successors are appointed.
3. That Mr. Tim Gross be appointed as the Saskatchewan Housing Corporation representative for a term effective September 1, 2013 to December 31, 2015 or until his successor is appointed.
4. That Pastor Jerven Weekes be nominated to serve on the Regina Public Library Board for a term effective September 1, 2013 to December 31, 2014.

CR13-119 Provincial Review of Property Tax Tools

Recommendation

That a copy of this report and a copy of report CR13-16 be forwarded to the Minister of Government Relations along with a letter that:

- o opposes any changes that would remove local government's ability to use tax tools as each community is unique in terms of the make up of the commercial tax base and the residential property tax base and therefore there is a need to have authority to use these tools to manage these differences to maintain stability.



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- requests no changes be made without the City of Regina having an opportunity to fully review any proposed draft legislation.
- requests a further opportunity for the City of Regina to comment on tax policy changes once the province has developed a concrete proposal.

Finance and Administration Committee

CR13-120 Finance and Administration Committee: Authorization to Initiate a Process to Engage Banking Services (2013-44)

Recommendation

1. That the Deputy City Manager of Corporate Services be authorized to issue a Request for Proposals (RFP) for professional banking services using the evaluation criteria as presented in this report.
2. That the Deputy City Manager of Corporate Services be authorized to award a contract for the professional banking services for the period of September 1, 2014 to August 31, 2019 to the successful proponent selected by the RFP and based on the approved criteria and to finalize the terms with the successful proponent.

Regina Planning Commission

CR13-121 Application for Discretionary Use (13-DU-12) Proposed Planned Group of Townhouse Dwellings - 5301 Beacon Drive

Recommendation

That the discretionary use application for a proposed planned group of dwellings located in the R5 zone located at 5301 Beacon Way, 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 Robinson Residential dated April 1, 2013; and
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
- c) 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.

CR13-122 Application for Discretionary Use (13-DU-13) Proposed Planned Group of Dwellings (Apartments), Narcisse Drive - Hawkstone

Recommendation

1. That the discretionary use application for a proposed planned group of dwellings (apartments) located on Narcisse Drive, being a portion of Parcel Y in Hawkstone Phase 3 Stage 1B be APPROVED, and that a Development Permit be issued subject to the following conditions:



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- a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 and A-3.2 inclusive, prepared by McGinn Engineering Ltd. and dated April 5, 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.

CR13-123 Application for Discretionary Use (13-DU-19) Proposed Office Building in OA-Office Area Zone, 4545 Parliament Avenue

Recommendation

That the discretionary use application to accommodate Industry Office and Research and Development within a 3774m² building located at 4545 Parliament Avenue , being Parcel W3, Plan No. 102067949 , Harbour Landing 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 Cassola Koppe and dated June 5, 2013; and
- b) Visual Screening shall be provided along the south property line, in accordance with Part 15C of the Zoning Bylaw.
- c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
- d) That the development comply with all Transport Canada Regulations with respect to Aeronautical Obstruction Clearance

CR13-124 Application for Discretionary Use (13-DU-07) Proposed Expansion of Canadian Tire Store – 2325 Prince of Wales Drive

Recommendation

That the discretionary use application for the proposed expansion of an existing retail store located at 2325 Prince of Wales Drive , being Block H Plan No. 101874359 Extension 0, Spruce Meadows 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 and A-3.3 dated March 27, 2013, prepared by Neoteric Architecture; and
- b) The reduction in the required number of parking stalls by 20% (86 stalls) due to the site's proximity to transit routes be APPROVED, and
- c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*



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CR13-125 Application for Discretionary Use (13-DU-14) Proposed Medical Office over 150m² in the LC3 - Local Commercial Shopping Street Zone, 1100 11th Avenue

Recommendation

That the discretionary use application for a proposed Medical Office located at 1100 11th Avenue, being Lots 21 and 22, Block 294, Plan No. OLD33, 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-3.7 inclusive, prepared by KE2 Design and dated March 25, 2013; and
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*

CR13-126 Application for Discretionary Use (12-DU-29) Proposed Apartment, 1863, 1869 and 1873 Rae Street

Recommendation

That the discretionary use application for a proposed low-rise apartment building located at 1863, 1869 and 1873 Rae Street, being Lots 33, 57, 58 Block 313 Registered Plan No. 99RA11005 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 Altus Geomatics and dated July 2, 2013 and Appendix A-3.2 prepared by DPC Design Planning and Co-ordination Services Co. Ltd. and dated October 2, 2012;
- b) The applicant shall receive a minor variance which reduces the side yard setback from 2.67 metres to 2.0 metres.
- c) The landscaping shall comply with the requirements of Chapter 15 Landscaping and Buffer Regulations in *Regina Zoning Bylaw No. 9250*.
- d) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*

CR13-127 Application for Discretionary Use (13-DU-15) Proposed Shopping Centre 3435 Quance Street

Recommendation

That the discretionary use application for a proposed Shopping Centre located at 3435 Quance, being Lot 34, Block 115, Plan No. 98RA28988, located in the Spruce Meadows 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 P3A and dated March 25, 2012 and December 14, 2012;



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

Bylaws and Related Reports

- 2013-45 The Regina Zoning Amendment Bylaw, 2013 (No. 19) (Third Reading Only)
- 2013-47 The Regina Zoning Amendment Bylaw, 2013 (No. 20) (Third Reading Only)
- DE13-121 Jim Holmes: Referendum
- 2013-66 The Referendum Election Procedure Bylaw, 2013

Adjournment