



# **CITY COUNCIL**

**Monday, March 23, 2015  
5:30 PM**

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



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Office of the City Clerk

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**Revised Agenda  
City Council  
Monday, March 23, 2015**

Open With Prayer

**CONFIRMATION OF AGENDA**

**MINUTES FROM THE MEETING HELD ON FEBRUARY 23, 2015**

**PUBLIC NOTICE BYLAWS AND RELATED REPORTS**

DE15-28      Cliff Geiger – Skywood Developments, Mark Geiger – Geiger Developments and Tom Williams – Walker Projects: Proposed Skywood Phase 1 Concept Plan (11-CP-05) and Stage 1 Zoning Bylaw Amendments

CR15-18      Regina Planning Commission: Proposed Skywood Phase 1 Concept Plan (11-CP-05) and Stage 1 Zoning Bylaw Amendments

**Recommendation**

1. That the proposed Skywood Phase 1 Concept Plan, attached as Appendix B-1 and Appendix B-2, be APPROVED.
2. That the following amendments to the Zoning Bylaw associated with lands within Stage 1 of the Skywood Phase 1 Concept Plan, as shown in Appendix C, be APPROVED:
  - a) That proposed Lots 1-8 in Block 1; Lots 1-16 in Block 9; and Parcel A be rezoned from UH-Urban Holding to R5-Residential Medium Density Zone;
  - b) That proposed Lots 1-12 in Block 2 and Lots 1-9 in Block 3 be rezoned from UH-Urban Holding to R1-Residential Single Detached Zone;
  - c) That proposed Lots 9-15 in Block 1; Lots 1-6 in Block 4; Lots 1-6 in Block 5; Lots 1-6 in Block 6; Lots 1-12 in Block 7; Lots 1-12 in Block 8, Lots 17-31 in Block 9, and Lots 1-4 in Block 10 be rezoned from UH-Urban Holding to DCD12-Direct Control District 12 Suburban Narrow Lot Zone;
  - d) That proposed MR1 be rezoned from UH-Urban Holding to I-Institutional Zone; and



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e) That proposed MR2 be rezoned from UH-Urban Holding to PS-Public Service Zone.

3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

- DE15-32 Adam Smith: Application for Contract Zoning (14-CZ-06) Proposed Mixed-Use Building (Micro-Brewery and Apartments) - 1130 15<sup>th</sup> Avenue
- CP15-6 Patricia Alary: Application for Contract Zoning (14-CZ-06) Proposed Mixed-Use Building (Micro-Brewery and Apartments) - 1130 15<sup>th</sup> Avenue
- CR15-19 Regina Planning Commission: Application for Contract Zoning (14-CZ-06) Proposed Mixed-Use Building (Micro-Brewery and Apartments)- 1130 15<sup>th</sup> Avenue

**Recommendation**

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1130 15th Avenue, being Lot 9, Block 420, Plan No. Old 33, Extension 23 and Lot 10, Block 420, Plan No. Old 33, Extension 24, from NC-Neighbourhood Convenience 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 micro-brewery and accessory retail component be operated at all times in accordance with the manufacturer permit obtained from Saskatchewan Liquor and Gaming Authority.
  - b. An accessory restaurant (coffee bar) to the micro-brewery, containing no more than 10 seats, can be operated on the premises.
  - c. An accessory restaurant (coffee bar) to the micro-brewery, containing no more than 10 seats, can be operated on the premises.
  - d. The development shall conform to the attached plans labelled, Site Plan and Interior Plan, prepared by Kelsey Beach, and dated November 17, 2014, Attachment A-3.1 and A-3.2;



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- e. Signage on the subject property shall comply with the development standards for NC-Neighbourhood Convenience Zone, pursuant to Table 16.1 of the Zoning Bylaw;
- f. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw;
- g. 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.

CR15-20 Regina Planning Commission: Application for Zoning Bylaw Amendment (14-Z-22/14-SN-29) - Rezoning from PS to R1 - 4121 Queen Street

**Recommendation**

1. That the application to rezone proposed Lot 24A, Block T located at 4121 Queen Street from partly PS-Public Service and partly R1-Residential Detached zones to R1-Residential Detached zone, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

CR15-21 Regina Planning Commission: Application for Concept Plan and Zoning Bylaw Amendment (14-CP-06/14-Z-21) - 3960 Green Falls Drive - Greens on Gardiner Subdivision

**Recommendation**

1. That the application to rezone Parcel T, Plan No. 102144305 located at 3960 Green Falls Drive from R2 - Residential Semi-Detached to R5 - Medium Density Residential, be APPROVED.
2. That the application to amend the Greens on Gardiner Concept Plan, as depicted on the attached Appendix A-3.2, be APPROVED.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.



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DE15-33      Crystal Spooner: Contract Zoning (14-CZ-05) Proposed Multi-Generational Care Facility - 5540 Waterer Road

CR15-22      Regina Planning Commission: Contract Zoning (14-CZ-05) Proposed Multi-Generational Care Facility - 5540 Waterer Road

**Recommendation**

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 5540 Waterer Road, being proposed Lot HH in Block 72, Plan No. 102165375 from R6 - Residential Multiple Housing 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 substantively conform to the attached plans labelled Villacare Multi-Gen Community, prepared by P3 Architecture, and dated February 24, 2015, Appendix A-3.1-3.8;
  - b. Use and development on the Property shall be limited to a Multi-Generational Care Facility comprised of a private school with an approximate area 595 m<sup>2</sup> as shown in Appendix A-3.4, four dwelling units, 37 special care home beds and 67 assisted living units;
  - c. Signage on the subject property shall comply with the development standards for I – Institutional Zone pursuant to Table 16.1 of the *Regina Zoning Bylaw No. 9250*;
  - d. Landscaping of the lot shall comply with the requirements of Chapter 15 of *Regina Zoning Bylaw No. 9250*;
  - e. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of *Regina Zoning Bylaw No. 9250*; and
  - f. 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.



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CR15-23 Executive Committee: The Regina Exhibition Association Limited (REAL) Authority to Secure External Financing and Enactment of a Borrowing/Guarantee Bylaw

**Recommendation**

1. That City Council repeal The Regina Exhibition Association Limited Grant Bylaw No. 9103.
2. That the Chief Financial Officer be authorized to negotiate any guarantee or other legal documents required of the City to facilitate The Regina Exhibition Association Limited's (REAL) financing to a maximum of \$13 million with HSBC Bank Canada.

2015-18 THE REGINA ZONING AMENDMENT BYLAW, 2015 (No. 8)

2015-19 THE REGINA ZONING AMENDMENT BYLAW, 2015 (No. 9)

2015-20 THE REGINA ZONING AMENDMENT BYLAW, 2015 (No. 10)

2015-21 THE REGINA ZONING AMENDMENT BYLAW, 2015 (No. 11)

2015-22 THE REGINA ZONING AMENDMENT BYLAW, 2015 (No. 12)

2015-25 THE REGINA EXHIBITION ASSOCIATION LIMITED BORROWING AND GUARANTEE BYLAW, 2015

**DELEGATIONS AND RELATED REPORTS**

DE15-29 Stacey Getz: Lease of a Portion of the SW 1/4 Section 13, Township 18, Range 19, W2M

CR15-24 Finance and Administration Committee: Lease of a Portion of the SW 1/4 Section 13, Township 18, Range 19, W2M

**Recommendation**

1. That the Lease of the subject property to Regina Auto Racing Club be approved under the terms and conditions shown in the body of this report.
2. That the Lease term of the subject property, be changed from ten-years to five-years.
3. That the Administration be authorized to finalize the terms and conditions of the lease documents.
4. That the City Clerk be authorized to execute the Lease Agreement documents as prepared by the City Solicitor.



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DE15-30 Dan Marinovic: Dream Developments: North West Leisure Centre Spray Pad Donation

CR15-25 Community and Protective Services Committee: North West Leisure Centre Spray Pad Donation

**Recommendation**

1. That City Council approve the receipt of DREAM Development's restricted donation of \$650,000 for the North West Leisure Centre Spray Pad.
2. That City Council approve the addition of the North West Leisure Centre Spray Pad to Community Service's Capital Program for 2015 with the restricted donation as the funding source.
3. That City Council delegate authority to the Executive Director, City Services and to the Chief Financial Officer to negotiate and execute a Donation Agreement based on the principles outlined in the report prior to the City of Regina issuing a tender for construction for the North West Leisure Centre Spray Pad.

DE15-31 Judith Veresuk - Regina Downtown BID: 2014 Regina Downtown Neighbourhood Plan Implementation Update

CR15-26 Regina Planning Commission: 2014 Regina Downtown Neighbourhood Plan Implementation Update

**Recommendation**

That this report be received and filed.

**ADMINISTRATION'S REPORTS**

CM15-4 Proposed Cost Sharing Agreement for Regina Bypass Project

**Recommendation**

1. That City Council authorize the City Manager & Chief Administrative Officer to negotiate and finalize a Cost Sharing Agreement and such other Agreements as may be necessary between the City of Regina and the Government of Saskatchewan respecting the construction of proposed interchanges at 9th Avenue North/Regina Bypass, and at Hill Avenue/Regina Bypass.
2. That the City Clerk be authorized to execute the agreement with the Government of Saskatchewan after review and approval by the City Solicitor.
3. That the City Manager bring forward a future informational report to City Council outlining the details of the Cost Sharing Agreement that is reached with the Government of Saskatchewan.



## COMMITTEE REPORTS

### COMMUNITY AND PROTECTIVE SERVICES COMMITTEE

CR15-27      Grow Regina Gazebo

#### **Recommendation**

1. That City Council approve the acceptance of a donation of a gazebo from Ceramsky Artworks Ltd. for placement in the McLeod Park Community Gardens which are operated by Grow Regina Community Gardens Inc.
2. That the Chief Operating Officer, or his or her designate, be delegated the authority to negotiate and approve an agreement with Ceramsky Artworks Ltd. for donation of the gazebo.
3. That the Chief Operating Officer, or his or her designate, be delegated the authority to negotiate and approve an amendment to the City of Regina's current lease agreement with Grow Regina Community Gardens Inc. as further detailed in this report.
4. That the Chief Operating Officer, or his or her designate, be delegated the authority to approve submission of an application and any required agreement for any applicable tax incentives as further detailed in this report.
5. That the City Solicitor's Office be directed to prepare the agreements as negotiated by the Chief Operating Officer or designate.
6. That the City Clerk be authorized to execute the agreements and tax incentive application on behalf of the City of Regina.

### EXECUTIVE COMMITTEE

CR15-28      Development of Southeast Lands

#### **Recommendation**

1. That the City of Regina develops the portion of the Southeast Lands that is in the 235,000 population growth scenario, through a contracted land development manager as outlined in Option 3 of this report.
2. That the City Manager or his delegate be authorized to enter into a contract for land development management services for the Southeast lands as described in this report.





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CR15-29 Citizen Nominees to the Regina Airport Authority and Appointments to the School Board/City Council Liaison Committee 2015

**Recommendation**

1. That Leslie Ciz and Sean McEachern be nominated to the Regina Airport Authority Board of Directors for a term of office effective May 1, 2015 to April 30, 2017.
2. That Rob Bresciani, Rob Currie, Frank Flegel, Curt Van Parys, Katherine Gagne, Debra Burnett, Ernie Cychmistruk and Dale West be appointed to the School Board/City Council Liaison Committee for a term of office effective March 23, 2015 – December 31, 2015.
3. That members appointed to each board/committee continue to hold office for the term indicated for each vacancy or until their successors are appointed.

REGINA PLANNING COMMISSION

CR15-30 Application for Discretionary Use (14-DU-21) Proposed House-Form Commercial - 2310 College Avenue

**Recommendation**

That the discretionary use application for a proposed House-Form Commercial/Residential Building containing a Dwelling Unit and Personal Service Establishment, located at 2310 College Avenue, being Lot 13, Block 458, Plan No. 98RA28309, Centre Square Neighbourhood 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-3.6 inclusive, prepared by KRN Residential Design Ltd, and dated December 2, 2014; and
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

CR15-31 Discretionary Use Application (14-DU-22) Commercial Development - 1440 11th Avenue and 1764 Ottawa Street

**Recommendation**

That the Discretionary Use Application for a proposed restaurant, convenience store, and retail uses exceeding 150 m<sup>2</sup> located at 1440 11<sup>th</sup> Avenue and 1764 Ottawa Street, being Lots 21-24 & 44, Block 291, Plan No. 101205458, Old 33 Subdivision 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 to A-3.4 inclusive, prepared by BBK Structural Engineers and dated September 30, 2014; and
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

CR15-32      Discretionary Use Application (14-DU-26) Planned Group of Apartment Buildings - 5501 Prefontaine Avenue - Harbour Landing Subdivision

**Recommendation**

That the Discretionary Use Application for the planned group of four, four-story apartment buildings, located at 5501 Prefontaine Avenue, being Parcel AA, Plan No. 102165375, 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 Alton Tangedal Architect Ltd. and dated February 9<sup>th</sup>, 2015; and
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

**INFORMATIONAL REPORTS**

IR15-4      2014 Regional Planning Summit

**Recommendation**

That this report be received and filed.

IR15-5      Mayor's Housing Commission: Fall 2014 Rental Vacancy Report

**Recommendation**

That this report be received and filed.

IR15-6      Mayor's Housing Commission: Point-in-Time Count on Homelessness

**Recommendation**

That this report be received and filed.

**ADJOURNMENT**