



CITY COUNCIL

**Wednesday, November 6, 2013
6:00 PM**

Henry Baker Hall, Main Floor, City Hall



This meeting is being broadcast live by Access Communications for airing on Access Channel 7. By remaining in the room, you are giving your permission to be televised.

**Agenda
City Council
Wednesday, November 6, 2013**

Open With Prayer

Confirmation of Agenda

Minutes of the meeting held on October 15, 2013

Public Notice, Advertised Bylaws and Delegations, Communications and Related Reports

DE13-133 DE13-133 - James Pernu - 4501 Armour Road

Recommendation

That this communication be received and filed.

CR13-150 CR13-150 - Application for Zoning Bylaw Amendment (13-Z-19) and Application for Discretionary Use (13-DU-23) for Retail Complex at 4501 Armour Road

Recommendation

1. That the application to rezone Par A, Plan No. 101899659 located at 4501 Armour Road from UH - Urban Holding to HC – Highway Commercial, be APPROVED.
2. The Zoning Bylaw be amended by adding “Shopping Centre” as a discretionary use to the HC Zone in Table 5.2
3. That the Discretionary Use application for a Shopping Centre located at 4501 Armour Road, being Parcel A, Lots PCL 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 A3.1-A.3.3 inclusive, prepared by McElhanney Consulting Services Ltd. and dated June 13, 2013; and



Office of the City Clerk

- b. The development shall comply with all applicable standards and regulations in Regina Zoning Bylaw No. 9250
4. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

CR13-151 CR13-151 - Proposed Contract Zone (13-CZ-02) - Planned Group of Townhouses - 4224 and 4232 Wakeling Street

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone Lots 17 and 18, Block 47, Plan No. 10203311, being 4224 and 4232 Wakeling, from R5 (Medium Density Residential Zone) to C – Contract Zone 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. That the development shall be consistent with the site plan and elevations provided by Oak Park Living, dated April 26, 2013 and June 12, 2013 included in this report;
 - b. The development shall conform to the attached plans labelled Townhomes in Harbour Landing, prepared by Oak Park Living, and dated June 13, 2013, Attachment No. A-3.1, A-3.2, A-3.3, A-3.4 and A-3.5;
 - c. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw; and
 - d. 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.

CR13-152 CR13-152 - Application for Lane Closure (13-CL-04) – Portion of East-West Lane, Adjacent to 100 Dewdney Avenue and 1460 McAra Street

Recommendation

1. That the application for the closure and sale of a portion of the lane described as "all that portion of east-west Lane in Block 9, Reg'd Plan



Office of the City Clerk

No. AP990, lying to the south of and adjacent to Lot 31, Block 9, Reg'd Plan No. AP990 in Regina, Saskatchewan," as shown on the Plan of Proposed Subdivision, prepared by P. Shrivastava S.L.S. and dated May 17, 2013", and located at 100 Dewdney Avenue and 1460 McAra Street be APPROVED; and

2. That the City Solicitor be directed to prepare the required bylaw to authorize closure and sale of the aforementioned lane.

2013-71	2013-71 - Regina Zoning Amendment Bylaw, 2013 (No. 34)
2013-72	2013-72 - Regina Zoning Amendment Bylaw, 2013 (No. 35)
2013-73	2013-73 - Proposed Street Closure and Sale of a Portion of East West Lane in Block 9, Plan AP990

Delegations and Related Reports

DE13-134 DE13-134 - Chad Novak: External Financing - RRI Stadium Project

Recommendation

That this communication be received and filed.

CR13-153 CR13-153 - External Financing - RRI Stadium Project

Recommendation

1. That the Deputy City Manager & CFO be authorized to negotiate external financing, including signing any necessary documents, to a maximum of \$100 million to address the provincial loan financing requirements of the RRI Stadium Project.
2. A report summarizing the financing arrangements to be negotiated be forwarded to City Council with the bylaw once the external financing has been arranged.

DE13-135 DE13-135 - Tony Casola: Application for Discretionary Use (13-DU-02) - Proposed Planned Group of Low Rise Apartments, 1060 Dorothy Street

Recommendation

That this communication be received and filed.

CR13-154 CR13-154 - Application for Discretionary Use (13-DU-02) - Proposed Planned Group of Low Rise Apartments, 1060 Dorothy Street

Recommendation



Office of the City Clerk

That the discretionary use application for a proposed Planned Group of Low Rise Apartments located at 1060 Dorothy Street, being a Portion of Parcel Q, Plan No. 101882370, Normanview West Addition 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 Casola Koppe Architects and dated September 17, 2013 and October 8, 2013; and
- b) The development shall comply with all applicable standards and regulations in Regina Zoning Bylaw No. 9250.

Administration's Reports

CM13-13 CM13-13 - 101st Grey Cup Festival (November 20 – 24, 2013) and Championship Game (November 24, 2013) Update on City of Regina related activities and contributions

Recommendation

That this report be received and filed.

Committee Reports

Executive Committee

CR13-155 CR13-155 - Ratifying the Collective Agreement with the Canadian Union of Public Employees, Local 21

Recommendation

That the agreement reached with the Canadian Union of Public Employees, Regina Outside City Workers', Local 21 be approved.

CR13-156 CR13-156 - 2014 North American Indigenous Games

Recommendation

1. That the Deputy City Manager of Community Planning and Development be delegated the authority to negotiate and approve the terms of the Contribution Agreement between the City of Regina and the Regina 2014 North American Indigenous Games Inc. as outlined in this report.
2. That the Deputy City Manager of Community Planning and Development be delegated the authority to negotiate and approve the terms of the Venue Agreement between the City of Regina and the Regina 2014 North American Indigenous Games Inc. as outlined in this report.



Office of the City Clerk

3. That the City Clerk be authorized to execute the Contribution Agreement and the Venue Agreement on behalf of the City of Regina.

CR13-157 CR13-157 - Redevelopment of Former Service Station Brownfield Sites

Recommendation

1. That item # MN13-3 be removed from the list of outstanding items for the Executive Committee.
2. That the Administration provide a report within a year on how the brownfield sites can be included in the Intensification Strategy under the OCP including best practice research.

Regina Planning Commission

CR13-158 CR13-158 - Application for Discretionary Use (13-DU-24) - Proposed Planned Group of Apartment Dwellings, Chuka Boulevard and Green Apple Drive, The Greens on Gardiner

Recommendation

1. That the discretionary use application for a proposed Planned Group of Apartment Dwellings located at Chuka Boulevard and Green Apple Drive (Parcel K, being NE-11-17-19 W2) in The Greens on Gardiner 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 Pekarbilt Homes and dated June 9, 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.

CR13-159 CR13-159 - Application for Discretionary Use (13-DU-26) - Proposed Planned Group of Townhouses, Narcisse Drive – Hawkstone Subdivision

Recommendation

1. That the discretionary use application for a proposed planned group of townhouses located on Parcel R , Hawkstone be APPROVED, and that



Office of the City Clerk

- 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 August 29, 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.

Adjournment