



# **CITY COUNCIL**

**Monday, August 31, 2015  
5:30 PM**

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



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**Agenda  
City Council  
Monday, August 31, 2015**

**CONFIRMATION OF AGENDA**

**MINUTES FROM THE JULY 27, 2015 MEETING**

**DELEGATIONS, COMMUNICATIONS, PUBLIC NOTICE BYLAWS AND RELATED REPORTS**

DE15-57 Chad Jedlic: Zoning Bylaw and Concept Plan Amendment Applications (15-Z-07/15-CP-01) Westerra Subdivision – Phase 1

CR15-84 Regina Planning Commission: Zoning Bylaw and Concept Plan Amendment Applications (15-Z-07/15-CP-01) Westerra Subdivision – Phase 1

**Recommendation**

1. That the application to amend the A.1.1 Phase 1 Concept Plan – Land Use Plan, contained as Appendix A in *Part B.14 Westerra Neighbourhood Plan of Design Regina: The Official Community Plan Bylaw No. 2013-28*, by replacing the plan with that contained in Appendix A-4 of this report, be APPROVED.
2. That *Regina Zoning Bylaw No. 9250* be amended by rezoning from UH - Urban Holding Zone:
  - a) Proposed Parcels A and A1 as DSC - Designated Shopping Centre;
  - b) Parcels B, B1, B2, B3, E as MAC-Major Arterial Commercial;
  - c) Parcels C, D, and F as R6-Residential Multiple Housing;
  - d) All of Blocks 3, 7 and 8, Lots 1-20 in Block 1, Lots 26-45 in Block 2, Lots 36-53 in Block 5, and Lots 1-5 and Lots 20-48 in Block 6 as R5-Residential Medium Density;
  - e) Lots 23-45 in Block 1 and Lots 1-23 in Block 2 as R5(H) – Residential Medium Density (Holding Overlay Zone);
  - f) Lots 1-35 in Block 5 and Lots 6-19 in Block 6 as DCD12-Direct Control District Suburban Narrow Lot Residential;
  - g) Block 4 as R1-Residential Detached; and
  - h) MU1, MU2, MU3, MU4, MU5, MR1, and MR2 as PS-Public Service;



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within the Westerra Concept Plan Area, which is part of the N ½ Section 21-17-20 W2M as shown on the attached plan of proposed subdivision (Appendix A-5), be APPROVED.

3. That *Regina Zoning Bylaw No. 9250* be amended by adding the 25 and 30 Noise Exposure Forecast (NEF) contours of the Airport Noise Attenuation Overlay Zone to lands within the Westerra Concept Plan, and as shown in Appendix A-6.
4. That *Regina Zoning Bylaw No. 9250* be amended by adding the Obstacle Limitation Surface Overlay Zone to lands within the Westerra Concept Plan area and being rezoned as per Recommendation 2 and which lie within the “Clear Zone” on Appendix A-6.
5. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendments.

DE15-58	Bill Babey – SCR Holdings Inc.: 14-OCP-07 – Proposed Tower Crossing Secondary Plan and Phase I Concept Plan
DE15-59	Nicholas Pryce – Planning Lead for Western Canada, WSP: 14-OCP-07 – Proposed Tower Crossing Secondary Plan and Phase I Concept Plan
DE15-60	Tim Probe, P.R. Investments Inc.: 14-OCP-07 – Proposed Tower Crossing Secondary Plan and Phase I Concept Plan
CP15-11	James Smerdon – Colliers International Consultants: 14-OCP-07 – Proposed Tower Crossing Secondary Plan and Phase I Concept Plan
CR15-85	Regina Planning Commission: 14-OCP-07 – Proposed Tower Crossing Secondary Plan and Phase I Concept Plan

### **Recommendation**

1. That Bylaw No. 2013-48 (*Design Regina: The Official Community Plan*) be amended by adding the Tower Crossing Secondary Plan, attached to this report as Appendix A-4, as Part B.15.
2. That the City Solicitor be directed to prepare the necessary bylaw to amend Bylaw No. 2013-48 (*Design Regina: The Official Community Plan*).
3. That rezoning of land in Tower Crossing will only occur where water modelling indicates that at least 90% of nodes in the City of Regina 235K model, plus any previously approved Tower Crossing development will remain with a Level of Service of 269.4kPa or greater during the peak hour demand.



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4. That notwithstanding Recommendation 3, where water modelling indicates additional nodes within the City of Regina 235K existing model will fall below 207 kPa during peak hour demand as a result of the proposed rezoning, the impacts will be evaluated on a case by case basis.
5. That notwithstanding any other recommendations, any additional nodes City of Regina 235K water model not meeting the minimum Fire Flow Level of Service established by the City's Development Standards Manual shall be approved by Fire Protection Services prior to approval of a development.

CR15-86 Public Works and Infrastructure Committee: Snow Storage Site User Fee

**Recommendation**

1. That Administration implement a pay per load fee system as described in Option 1 to align the operations of the snow storage site with *Design Regina: The Official Community Plan (OCP)*.
2. That Administration be authorized to incur a one-time usage of the Winter Road Maintenance reserve to fund the capital cost associated with the snow storage site fee implementation.
3. That the City Solicitor's office be directed to prepare amendments to *The Clean Property Bylaw, No. 9881* to incorporate the requirements for the snow storage site in accordance with Option 1 in this report and as detailed in Appendix C.

2015-52 DESIGN REGINA: THE OFFICIAL COMMUNITY PLAN  
AMENDMENT BYLAW (No. 3)

2015-53 THE REGINA ZONING AMENDMENT BYLAW, 2015 (No. 21)

2015-54 THE CLEAN PROPERTY AMENDMENT BYLAW, 2015



## DELEGATIONS, COMMUNICATIONS AND RELATED REPORTS

DE15-61 Drew Hunter – The Prairie Connection Ltd.: Application for Discretionary Use (15-DU-07) Proposed Office and Retail Uses - 2410 Dewdney Avenue

CR15-87 Regina Planning Commission: Application for Discretionary Use (15-DU-07) Proposed Office and Retail Uses - 2410 Dewdney Avenue

### **Recommendation**

That the discretionary use application for proposed General Office and Retail greater than 1000m<sup>2</sup> in the MAC zone, located at 2410 Dewdney Avenue, being Lots 20-34 all inclusive, Block 206, Plan No. Old 33 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 and A-3.2 inclusive, prepared by P3A Architecture and dated June 23, 2015; and
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*

CP15-12 LeeAnn Croft – CITE360studio: Discretionary Use Application (15-DU-04) Planned Group of Apartment Buildings 5501 and 5601 Parliament Avenue - Harbour Landing Subdivision

CR15-88 Regina Planning Commission: Discretionary Use Application (15-DU-04) Planned Group of Apartment Buildings 5501 and 5601 Parliament Avenue - Harbour Landing Subdivision

### **Recommendation**

That the Discretionary Use Application for a proposed Planned Group of four apartment buildings, located at 5501 and 5601 Parliament Avenue, being Lots BB & CC, Plan No. 101926436, 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-3.2 inclusive, prepared by CITE360studio and dated June 12, 2015; and
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.



## **MAYOR'S REPORTS**

MR15-2 Complementary Industrial Development in the Joint Planning Area (JPA)

### **Recommendation**

That Council approve the attached definition of complementary industrial development in the Joint Planning Area.

## **COMMITTEE REPORTS**

### **EXECUTIVE COMMITTEE**

CE15-89 Freedom of the City

### **Recommendation**

1. That City Council approve granting Freedom of the City to the following military units:
  - i) 38 Service Battalion
  - ii) 10 Field Artillery Regiment
  - iii) 16 Field Ambulance
  - iv) 15 Wing Moose Jaw
  
2. That the Mayor and Chief Legislative Officer and City Clerk be authorized to sign and convey the formal resolutions to the following military units in order for them to exercise their right to march within the bounds of the City of Regina with swords drawn, drums beating and bands playing on September 12, 2015:
  - i) The Royal Regina Rifles
  - ii) 38 Signal Regiment Detachment Regina, (formerly known at 734 Communication Squadron, Royal Canadian Corps of Signals)
  - iii) 38 Service Battalion
  - iv) 10 Field Artillery Regiment
  - v) 16 Field Ambulance
  - vi) 15 Wing Moose Jaw



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**PUBLIC WORKS AND INFRASTRUCTURE COMMITTEE**

CR15-90 Participation in Leadership in Asset Management Program

**Recommendation**

1. That City Council endorse the City of Regina's ("City") application to participate in the Federation of Canadian Municipalities' ("FCM") Leadership in Asset Management Program ("LAMP").
2. That, in the event FCM selects the City to participate in LAMP, City Council authorize the City Manager, or his or her designate, to negotiate and finalize any revenue agreement and ancillary documentation with FCM for LAMP, to a maximum value of \$175,000 and in accordance with the requirements of LAMP, with funding provided by existing, approved funds in the 2015 Budget.
3. That City Council authorize the City Clerk to execute any revenue agreement or ancillary documents related to LAMP.

**ADMINISTRATION REPORTS**

CM15-9 New Building Canada Fund (NBCF) Resolution

**Recommendation**

That the New Building Canada Fund (NBCF) Resolution be approved as per the requirements of the Government of Saskatchewan and Government of Canada's NBCF Provincial-Territorial Infrastructure Component (PTIC) Program Application Step-by-Step Guide.

**MOTIONS**

MN15-3 Resolution of the Council of the City of Regina  
(New Building Canada Fund (NBCF) Resolution)

**BYLAWS**

2015-49 THE REGINA ZONING AMENDMENT BYLAW, 2015 (No. 19)  
(Tabled July 27, 2015)

**ADJOURNMENT**