

AT REGINA, SASKATCHEWAN, WEDNESDAY, FEBRUARY 23, 2022

AT A MEETING OF EXECUTIVE COMMITTEE
HELD IN PUBLIC SESSION

AT 9:00 AM

These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.

Present: Councillor Terina Shaw, in the Chair
Mayor Sandra Masters
Councillor Lori Bresciani (Videoconference)
Councillor John Findura (Videoconference)
Councillor Bob Hawkins (Videoconference)
Councillor Jason Mancinelli (Videoconference)
Councillor Cheryl Stadnichuk (Videoconference)
Councillor Shanon Zachidniak (Videoconference)

Regrets: Councillor Dan LeBlanc
Councillor Landon Mohl
Councillor Andrew Stevens

Also in Attendance: Interim City Clerk, Amber Ackerman
Council Officer, Tracy Brezinski
Interim City Manager, Jim Nicol
City Solicitor, Byron Werry
Executive Director, Citizen Services, Kim Onrait
A/Executive Director, City Planning & Community Development, Autumn Dawson
Executive Director, Financial Strategy & Sustainability, Barry Lacey
Executive Director, People & Transformation, Louise Folk
Director, Citizen Experience, Jill Sveinson (Videoconference)
Director, Parks, Recreation & Cultural Services, Laurie Shalley (Videoconference)
Manager, City Projects, Dustin McCall
Manager, Facilities Engineering, Jamie Hanson (Videoconference)
Manager, Sewer & Drainage Operations, Helene Henning-Hill
Manager, Social & Cultural Development, Emmaline Hill (Videoconference)

(The meeting commenced in the absence of Councillor Stadnichuk.)

APPROVAL OF PUBLIC AGENDA

Mayor Sandra Masters moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, at the call of the Chair, after adding the following communication respecting item EX22-13 Tower Crossing Financial Options for Servicing:

- **EX22-21: Regina & Region Home Builders' Association, Stu Niebergall.**

MINUTES APPROVAL

Councillor Bob Hawkins moved, AND IT WAS RESOLVED, that the minutes for the meeting held on February 9, 2022 be adopted, as circulated.

ADMINISTRATION REPORTS AND COMMUNICATIONS

EX22-21 Stu Niebergall: Tower Crossing Financial Options for Servicing

Recommendation

That Executive Committee receive and file this communication.

Mayor Sandra Masters moved, AND IT WAS RESOLVED, that this communication be received and filed.

EX22-13 Tower Crossing Financial Options for Servicing

Recommendation

The Executive Committee recommends that City Council:

1. Approve the City providing water servicing to lands within the Tower Crossing Plan Area as described in Option 1 of Appendix B.
2. Approve the transfer of \$740,000 from the General Utility Reserve to fund the costs of providing Water Services to lands within the Tower Crossing Plan Area.
3. Approve the City providing Sewer Services to lands within the Tower Crossing Plan Area as described in Option 1(b) of Appendix B.
4. Approve an amendment to *The Development Levy Bylaw, 2011* by revising section 7.A.1 of The Development Charges Policy to allow for the collection of an Area Servicing Agreement Fee within the Tower Crossing Plan Area to enact recommendation #3.
5. Approve the City acquiring the lands needed for the identified road right-of-way network within the Tower Crossing Plan Area as described in Option 2 of Appendix B.
6. Approve the transfer of \$355,000 from the Asset Revitalization Reserve to fund the costs of acquiring the lands needed for the identified road right-of-way network within the Tower Crossing Plan Area.
7. Approve an amendment to *The Development Levy Bylaw, 2011* by revising section 7.A.1 of The Development Charges Policy to exempt the subject lands within the Tower Crossing Plan Area from the

application of Greenfield Area Development Charges.

8. Instruct the City Solicitor to prepare the necessary bylaw amendments to give effect to the recommendations, to be brought forward to a meeting of City Council following approval of these recommendations and the required public notice.
9. Instruct the Administration to bring a memo to Council to report back in 2024 the total actual costs associated with recommendations 1, 2 and 3 above and to provide a statement of revenues achieved from municipal tax revenue and servicing agreement fees.
10. Approve these recommendations at its meeting on March 2, 2022.

The following addressed the Committee:

- Stu Niebergall, Regina & Region Home Builders' Association, Regina, SK; and
- Bill Babey, SCR Holdings Inc., Regina, SK.

Councillor Lori Bresciani moved that the recommendation contained in the report be concurred in.

(Councillor Stadnichuk arrived at the meeting.)

The motion was put and declared CARRIED.

RESULT:	CARRIED [7 to 1]
MOVER:	Councillor Bresciani
IN FAVOUR:	Councillors: Bresciani, Findura, Hawkins, Stadnichuk, Zachidniak, Shaw and Mayor Masters
AGAINST:	Councillor Mancinelli
ABSENT:	Councillors: LeBlanc, Mohl and Stevens

RECESS

Pursuant to the provisions of Section 33(2.1) of City Council's Procedure Bylaw No. 9004, a 15-minute recess was called.

The Committee recessed at 10:30 a.m.

The Committee reconvened at 10:45 a.m.

EX22-20 Stu Niebergall: Drainage and Lot Grading Bylaw Amendments

Recommendation

That Executive Committee receive and file this communication.

Mayor Sandra Masters moved, AND IT WAS RESOLVED, that this communication be received and filed.

EX22-19 Drainage and Lot Grading Bylaw Amendments

Recommendation

The Executive Committee recommends that City Council:

1. Amend *The Wastewater and Storm Water Bylaw, 2016, Bylaw No. 2016-24* to allow for the enforcement practices and principles related to the recommendations of CR21-27 Drainage and Lot Grading Regulations that was approved by Council on February 24, 2021 as detailed in Appendix A to this report.
2. Repeal the specified sections of A Bylaw of The City of Regina Pursuant to the Provisions of *The Uniform Building and Accessibility Standards Act* and *The Cities Act, Bylaw No. 2003-7* in accordance with Appendix B to this report.
3. Repeal the specified section of *The Regina Community Standards Bylaw, Bylaw No. 2016-2* in accordance with Appendix C to this report.
4. Instruct the City Solicitor to prepare the necessary bylaw amendments to give effect to recommendations 1, 2 and 3 above which are to be brought forward to a meeting of City Council following approval of these recommendations and the required public notice.
5. Approve these recommendations at its meeting on February 16, 2022.

Councillor Lori Bresciani moved that City Council:

1. Amend *The Wastewater and Storm Water Bylaw, 2016, Bylaw No. 2016-24* to allow for the enforcement practices and principles related to the recommendations of CR21-27 Drainage and Lot Grading Regulations that was approved by Council on February 24, 2021 as detailed in Appendix A to this report.
2. Repeal the specified sections of A Bylaw of The City of Regina Pursuant to the Provisions of *The Uniform Building and Accessibility Standards Act* and *The Cities Act, Bylaw No. 2003-7* in accordance with Appendix B to this report.
3. Repeal the specified section of *The Regina Community Standards Bylaw,*

Bylaw No. 2016-2 in accordance with Appendix C to this report.

- 4. Instruct the City Solicitor to prepare the necessary bylaw amendments to give effect to recommendations 1, 2 and 3 above which are to be brought forward to a meeting of City Council following approval of these recommendations and the required public notice.**
- 5. Approve these recommendations at its meeting on March 2, 2022.**

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Bresciani
IN FAVOUR:	Councillors: Bresciani, Findura, Hawkins, Mancinelli, Stadnichuk, Zachidniak, Shaw and Mayor Masters
ABSENT:	Councillors: LeBlanc, Mohl and Stevens

EX22-11 NE Economic Development Project Consulting Approval

Recommendation

The Executive Committee recommends that City Council:

1. Approve \$1,000,000 from the Land Development Reserve to fund Consulting Services for the NE Economic Development Project.
2. Authorize the Executive Director, Financial Strategy & Sustainability or designate, to initiate a public procurement process to engage consulting and professional services over \$750,000 to support the serviceability study, preliminary design, detailed design and construction services related to the NE Economic Development Project.
3. Authorize the Executive Director, Financial Strategy & Sustainability or designate, to negotiate, award, enter into an Agreement with the highest ranked proponent, to authorize any amendments to the Agreement that do not substantially change what is described in this report and to authorize any ancillary agreements or documents required to give effect to the Agreement.
4. Authorize the City Clerk to execute the necessary agreements after review and approval by the City Solicitor.
5. Approve these recommendations at its meeting on March 2, 2022.

Councillor Lori Bresciani moved that the recommendation contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Bresciani
IN FAVOUR:	Councillors: Bresciani, Findura, Hawkins, Mancinelli, Stadnichuk, Zachidniak, Shaw and Mayor Masters
ABSENT:	Councillors: LeBlanc, Mohl and Stevens

EX22-12 North East Community Centre Agreement

Recommendation

The Executive Committee recommends that City Council:

1. Delegate authority to the City Manager or designate to negotiate and approve:
 - a. Development Agreement between the City of Regina and the Regina Public School Board and/or Catholic School Board which provides for the development of a community centre as part of the new joint-use school located at the site of Imperial School and the existing Northeast Community Centre at 160 Broad Street as further described in this report; and
 - b. any amendments to the Agreement that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to the Agreement.
2. Authorize the City Clerk to execute the Agreements authorized by this report after review by the City Solicitor.
3. Approve these recommendations at its meeting on March 2, 2022.

The following addressed the Committee:

- Doug Sears, Regina Catholic School Division, Regina, SK;
- James Holtom, JPH Consulting Ltd., Regina, SK; and
- Delaine Clyne, Regina Public Schools, Regina, SK.

Councillor Bob Hawkins moved that the recommendation contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Hawkins
IN FAVOUR:	Councillors: Hawkins, Findura, Mancinelli, Bresciani, Stadnichuk, Zachidniak, Shaw and Mayor Masters
ABSENT:	Councillors: LeBlanc, Mohl and Stevens

RECESS

Pursuant to the provisions of Section 33(2.2) of City Council's Procedure Bylaw No. 9004, a 45-minute recess was called.

The Committee recessed at 12:06 p.m.

The Committee reconvened at 12:51 p.m.

EX22-14 Heritage Building Rehabilitation Program - 1853 Hamilton Street

Recommendation

The Executive Committee recommends that City Council:

1. Approve a tax exemption for the property known as the Leader Building, located on Plan: 102012163 Units #1 - #4; #6 - #15 (Parcel #164697586), addressed at 1853 Hamilton Street, in an amount equal to the lesser of:
 - a) 50 per cent of eligible costs for the work described in Appendix C; or
 - b) An amount equivalent to the total property taxes payable for ten years.
2. Direct the City Solicitor to prepare the necessary bylaw and agreement with the following conditions:
 - a) That the property possesses and retains its formal designation as a Municipal Heritage Property in accordance with *The Heritage Property Act*.
 - b) That the property owner submits detailed written documentation of payments made for the actual costs incurred (i.e., itemized invoices and receipts) in the completion of the identified conservation work. If actual costs exceed the corresponding estimates by more than 10 per cent, the property owner shall provide full particulars as to the reason(s) for such cost overruns. The City of Regina may decline to approve any cost overrun, or portion thereof, if considered not to be reasonably or necessarily incurred for eligible work.
 - c) That work completed and invoices submitted by September 30 each year would be eligible for tax exemption starting the following year of up to 50 per cent of the cost of approved work.

- d) That the Executive Director of City Planning & Community Development or designate be authorized under the tax exemption agreement to make all determinations regarding reimbursements of the cost incurred for work done to the property based on the City of Regina's Heritage Building Rehabilitation Program and the Conservation Plan for the property (attached as Appendix D).
- 3. Authorize the Executive Director of City Planning & Community Development or designate to apply to the Government of Saskatchewan on behalf of the property owner for any exemption of the education portion of the property taxes that is \$25,000 or greater in any year during the term of the exemption.
- 4. Approve these recommendations at its meeting on March 2, 2022.

Steve Pinel, representing Nicor Group, Regina, SK, addressed the Committee.

Councillor Shanon Zachidniak moved that the recommendation contained in the report be concurred in.

Councillor Bob Hawkins was not able to provide his vote electronically, when voting on the motion, due to a power outage. His vote was provided verbally, in favour of the motion, and is captured below.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Zachidniak
IN FAVOUR:	Councillors: Zachidniak, Findura, Hawkins, Mancinelli, Bresciani, Stadnichuk, Shaw and Mayor Masters
ABSENT:	Councillors: LeBlanc, Mohl and Stevens

EX22-15 Heritage Building Rehabilitation Program - 1839 - 51 Scarth Street

Recommendation

The Executive Committee recommends that City Council:

- 1. Approve a tax exemption for the property known as the Willoughby & Duncan Building, located on Plan: 101890739 Units #1-22 (Parcel #161609070), addressed at 1839 - 51 Scarth Street, in an amount equal to the lesser of:
 - a) 50 per cent of eligible costs for the work described in Appendix C; or
 - b) An amount equivalent to the total property taxes payable for 10 years.

2. Instruct the City Solicitor to prepare the necessary bylaw and agreement with the following conditions to be brought forward to a future Council date once the agreement has been signed by the property owners:
 - a) That the property possesses and retains its formal designation as a Municipal Heritage Property in accordance with *The Heritage Property Act*.
 - b) That the property owner submits detailed written documentation of payments made for the actual costs incurred (i.e. itemized invoices and receipts) in the completion of the identified conservation work. If actual costs exceed the corresponding estimates by more than 10 per cent, the property owner shall provide full particulars as to the reason(s) for such cost overruns. The City of Regina may decline to approve any cost overrun, or portion thereof, if considered not to be reasonably or necessarily incurred for eligible work.
 - c) That work completed and invoices submitted by September 30 each year would be eligible for tax exemption starting the following year of up to 50 per cent of the cost of approved work.
 - d) That the Executive Director of City Planning & Community Development or designate be authorized under the tax exemption agreement to make all determinations regarding reimbursements of the cost incurred for work done to the property based on the City of Regina's Heritage Building Rehabilitation Program and the Conservation Plan for the property (Appendix D to this report).
3. Authorize the City Clerk to execute the agreement on behalf of the City after the bylaw authorizing the agreements has been passed.
4. Authorize the Executive Director of City Planning & Community Development or designate to apply to the Government of Saskatchewan on behalf of the property owner for any exemption of the education portion of the property taxes that is \$25,000 or greater in any year during the term of the exemption.
5. Approve these recommendations at its meeting on March 2, 2022.

Steve Pinel, representing Nicor Group, Regina, SK, addressed the Committee.

Councillor Cheryl Stadnichuk moved that the recommendation contained in the report be concurred in.

Councillor Bob Hawkins was not able to provide his vote electronically, when voting on the motion, due to a power outage. His vote was provided verbally, in favour of the motion, and is captured below.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Stadnichuk
IN FAVOUR:	Councillors: Stadnichuk, Bresciani, Findura, Hawkins, Mancinelli, Zachidniak, Shaw and Mayor Masters
ABSENT:	Councillors: LeBlanc, Mohl and Stevens

EX22-16 Heritage Building Rehabilitation Program - 2201 11th Avenue

Recommendation

The Executive Committee recommends that City Council:

1. Approve a tax exemption for the property known as the Canada Life Assurance building, located on Plan: 00RA12095 Block: 308 Lot: 41, addressed at 2201 11th Avenue, in an amount equal to the lesser of:
 - a. 50 per cent of eligible costs for the work described in Appendix C; or
 - b. An amount equivalent to the total property taxes payable for ten years.
2. Instruct the City Solicitor to prepare the necessary bylaw and agreement with the following conditions to be brought forward to a future Council date once the agreement has been signed by the property owners:
 - a. That the property possesses and retains its formal designation as a Provincial Heritage Property in accordance with *The Heritage Property Act*.
 - b. That the property owner submits detailed written documentation of payments made for the actual costs incurred (i.e., itemized invoices and receipts) in the completion of the identified conservation work. If actual costs exceed the corresponding estimates by more than 10 per cent, the property owner shall provide full particulars as to the reason(s) for such cost overruns. The City of Regina may decline to approve any cost overrun, or portion thereof if considered not to be reasonably or necessarily incurred for eligible work.
 - c. That work completed and invoices submitted by September 30 each year would be eligible for tax exemption starting the following year of up to 50 per cent of the cost of approved work.
 - d. That the Executive Director of City Planning & Community Development or designate be authorized under the tax exemption agreement to make all determinations regarding reimbursements of the cost incurred for work done to the property based on the City of Regina's Heritage Building Rehabilitation Program and the Conservation Plan for the property (Appendix D to this report).

3. Authorize the City Clerk to execute the agreement on behalf of the City after the bylaw authorizing the agreement has been passed.
4. Authorize the Executive Director of City Planning & Community Development or designate to apply to the Government of Saskatchewan on behalf of the property owner for any exemption of the education portion of the property taxes that is \$25,000 or greater in any year during the term of the exemption.
5. Approve these recommendations at its meeting on March 2, 2022.

Steve Pinel, representing Nicor Group, Regina, SK, addressed the Committee.

Councillor Jason Mancinelli moved that the recommendation contained in the report be concurred in after including the revised Appendix C.

Councillor Bob Hawkins was not able to provide his vote electronically, when voting on the motion, due to a power outage. His vote was provided verbally, in favour of the motion, and is captured below.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Mancinelli
IN FAVOUR:	Councillors: Mancinelli, Bresciani, Findura, Hawkins, Stadnichuk, Zachidniak, Shaw and Mayor Masters
ABSENT:	Councillors: LeBlanc, Mohl and Stevens

EX22-17 Regina Minor Football Canteen License

Recommendation

The Executive Committee recommends that City Council:

1. Approve the City of Regina entering into an agreement for the license of a portion of the City-owned property located at Douglas Park and Leibel Field (3025 McDonald Street) as outlined on the attached Appendix A to Regina Minor Football 2000 Inc., consistent with the terms and conditions stated in this report.
2. Delegate authority to the Executive Director, Financial Strategy & Sustainability or their designate, to negotiate any other commercially relevant terms and conditions, as well as any amendments to the Agreement that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to the Agreement.

3. Authorize the City Clerk to execute the Agreement upon review and approval by the City Solicitor.
4. Approve these recommendations at its meeting on March 2, 2022, following the required public notice.

Len Antonini, representing Regina Minor Football, Regina, SK, addressed the Committee.

Councillor Lori Bresciani moved that the recommendation contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Bresciani
IN FAVOUR:	Councillors: Bresciani, Findura, Hawkins, Mancinelli, Stadnichuk, Zachidniak, Shaw and Mayor Masters
ABSENT:	Councillors: LeBlanc, Mohl and Stevens

EX22-18 Regina Windy Flyers Lease – Kings Park

Recommendation

The Executive Committee recommends that City Council:

1. Approve the City of Regina entering into an agreement for the lease of the portion of City-owned property located at SE 13-19-19-W2M at Kings Park (identified on the attached Appendix A) to Regina Windy Flyers, consistent with the terms and conditions stated in this report.
2. Delegate authority to the Executive Director, Financial Strategy & Sustainability or their designate, to negotiate any other commercially relevant terms and conditions, as well as any amendments to the agreement that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to the agreement.
3. Authorize the City Clerk to execute the agreement upon review and approval by the City Solicitor.
4. Approve these recommendations at its meeting on March 2, 2022 following the required public notice.

Terry Truelove, representing Regina Windy Flyers, Regina, SK, addressed the Committee.

Councillor Bob Hawkins moved that the recommendation contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Hawkins
IN FAVOUR:	Councillors: Hawkins, Bresciani, Findura, Mancinelli, Stadnichuk, Zachidniak, Shaw and Mayor Masters
ABSENT:	Councillors: LeBlanc, Mohl and Stevens

RESOLUTION FOR PRIVATE SESSION

Councillor Lori Bresciani moved, AND IT WAS RESOLVED, that in the interest of the public, the remaining items on the agenda be considered in private.

Councillor Lori Bresciani moved, AND IT WAS RESOLVED, that the Committee recess for 10 minutes.

The Committee recessed at 1:39 p.m.

Chairperson

Secretary