



CITY COUNCIL

**Wednesday, October 28, 2020
1:30 PM**

Henry Baker Hall, Main Floor, City Hall



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**Revised Agenda
City Council
Wednesday, October 28, 2020**

Confirmation of Agenda

Adoption of Minutes

Minutes of the meeting held on September 30 and October 6, 2020.

DELEGATIONS, ADVERTISED AND PUBLIC NOTICE BYLAWS AND RELATED REPORTS AND TABLED REPORTS

- DE20-111 Stu Niebergall, Regina & Region Homebuilders' Association: 2021 Service Agreement Fee & Intensification Levy
- CP20-44 Dream Development: 2021 Service Agreement Fees & Intensification Levy
- CR20-86 Executive Committee: City of Regina Servicing Agreement Fee, Development Levy and Intensification Levy Annual Rate Review

Recommendation

Executive Committee recommends that City Council:

1. Set the 2021 Greenfield Servicing Agreement Fee and Development Levy Rates at \$299,000 per hectare for residential and commercial greenfield development and \$99,670 per hectare for industrial-zoned greenfield development and approved effective January 1, 2021.
2. Maintain the 2021 Intensification Levy Rates unchanged effective January 1, 2021:



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Table 1: Intensification Levy Rate by Land Use Type

LAND USE TYPE	RATE
Residential Unit Types (rate charged per unit)	
Secondary Suite	\$4,200
Single-Detached Dwelling	\$8,700
Semi-Detached Dwelling or Duplex	\$8,400
More than Two Dwelling Units (e.g. townhouse, triplex, etc.)	\$8,100
Apartment (less than two bedrooms)	\$4,200
Apartment (two or more bedrooms)	\$6,100
Office/Commercial/Institutional (rate charged per m ²)	\$90
Industrial (rate charged per m ²)	\$40

3. Direct the City Solicitor to prepare the necessary bylaw amendment to *The Development Levy Bylaw No. 2011-16*.
4. Consider the proposed bylaw at its October 28, 2020 meeting, following the required public notice.

DE20-112 Shawn Faye: Short Term Accommodation

DE20-113 Tracy Fahlman, Regina Hotel Association: Residential Short Term Accommodation

CM20-26 Supplemental Report: Residential Short Term Accommodation (Homestay)(Tabled September 30, 2020)

Recommendation

That this report and report CR20-79 be tabled to the October 28, 2020 meeting of City Council.

CR20-79 Executive Committee: Residential Short Term Accommodation (Homestay)(Tabled September 30, 2020)

Recommendation

That City Council:

1. Approve the following regulatory changes:
 - (a) amendments to *The Regina Zoning Bylaw, 2019*, effective January 1, 2021, to change Service Trade, Homestay from a discretionary use to a permitted use in all zones where it is currently discretionary and related amendments to facilitate the establishment of the licensing



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program as further described in this report;

- (b) amendments to *The Licensing Bylaw* to establish a licensing and regulatory regime for all residential short term accommodations as further detailed in Appendix A of this report;
 - (c) an amendment to *The Regina Appeal Board Bylaw* to enable the Regina Appeal Board, which hears appeals related to business licences, to hear licensing appeals for short term accommodation licences.
2. Direct the City Solicitor to prepare the necessary bylaws to implement the licensing and regulatory scheme for residential short term accommodation and the amendments to *The Regina Zoning Bylaw, 2019* described in this report to the meeting of City Council one month following the approval of the recommendations described in this report.
 3. That Administration report back to City Council on an annual basis on the operation of short term accommodation (Homestay).
 4. Approve the percentage limit in a multi-unit dwelling be set at 35%.
 5. Approve a cap on licenses if vacancy rate drops below 3% be applied.

DE20-114 Evan Hunchak, Dream Development: 5600 Waterer Road - Zoning Bylaw Amendment

CR20-87 Regina Planning Commission: 5600 Waterer Road - Zoning Bylaw Amendment - PL202000132

Recommendation

That City Council:

1. Approve the application to rezone the property located at 5600 Waterer Road, legally described as Lot FF, Block 72, Plan No. 102165375 Ext 1, from RH – Residential High-Rise Zone to I – Institutional Zone.
2. Direct the City Solicitor to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.

DE20-115 Amanda Schmeling, Lavender Lane Neighbour: 56 Angus Crescent



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DE20-116 Trish Elliott, Cathedral Area Community Association: 56 Angus Crescent

DE20-117 Jackie Schmidt, Heritage Regina: 56 Angus Crescent

DE20-118 Brandon Hicks and Mariia Zaborko: 56 Angus Crescent

DE20-119 Kaitlin Bashutski, Crawford Homes: 56 Angus Crescent

2020-68 THE BAGSHAW RESIDENCE HERITAGE DESIGNATION BYLAW

DE20-120 Thomas Le, Butz & Company: 1971 Albert Street, Contract Zone Application

2020-67 THE REGINA ZONING AMENDMENT BYLAW, 2020 (No. 22)

2020-62 THE REGINA CITY COUNCIL REMUNERATION AMENDMENT BYLAW,
2020

2020-64 THE REGINA ZONING AMENDMENT BYLAW, 2020 (No. 20)

2020-65 THE REGINA ZONING AMENDMENT BYLAW, 2020 (No. 21)

2020-66 THE DEVELOPMENT LEVY AMENDMENT BYLAW, 2020 (No. 2)

2020-70 THE RESIDENTIAL SHORT TERM ACCOMMODATION LICENSING
BYLAW

DELEGATIONS AND RELATED REPORTS, MOTIONS AND BYLAW

DE20-121 Shannon Zachidniak, EnviroCollective Network Inc.: Energy & Sustainability
Framework Update

DE20-122 Sarah Abbott: Energy & Sustainability Framework Update

CP20-45 Brian Brunskill: Energy & Sustainability Framework Update

CP20-46 Ingrid Alesich: Energy & Sustainability Framework Update

CP20-47 Andre Magnan: Energy & Sustainability Framework Update

CP20-48 Jill Forrester: Energy & Sustainability Framework Update



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CR20-88 Energy & Sustainability Framework Update

Recommendation

The Priorities and Planning Committee recommends City Council:

1. Direct the Administration to develop a community-wide Energy & Sustainability Framework and Action Plan that includes:
 - a. Community and municipal wide action plans, with timelines and targets to achieve a renewable Regina by 2050.
 - b. Actions focused on land use and transportation planning, development and building permit guidelines, energy efficient building design, transportation demand management, waste management, energy conservation, regulatory tools, financial tools, advocacy for legislative change, as well as public education and awareness.
 - c. Community engagement through the development and implementation.
 - d. A regular and ongoing progress reporting framework that includes community reporting at regular intervals.
 - e. A preliminary estimate of the financial and economic impacts associated with implementing an action plan.

DE20-123 Tanner Ryerson, Bike Regina: Traffic Bylaw Amendments for Cycling

CM20-32 Traffic Bylaw Amendments for Cycling

Recommendation

Administration recommends that City Council:

1. Approve the amendments to *The Regina Traffic Bylaw, 1997*, No. 9900 (Traffic Bylaw) as outlined in Appendix A to this report.
2. Direct the City Solicitor to prepare the necessary bylaws to amend *The Regina Traffic Bylaw, 1997*, No. 9900.

DE20-124 Susan Ewart, Saskatchewan Trucking Association: 9th Avenue North

DE20-125 Julie Derby: 9th Avenue North Truck Route

DE20-126 Paul Viala: 9th Avenue North Truck Route



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- CP20-49 Wendy and Laurie Walter: 9th Ave N Safety Adjustment
- CP20-50 Jon Anderson: 9th Ave N Safety Adjustment
- CP20-51 Len and Maureen Pytel: 9th Ave N Safety Adjustment
- CP20-52 Dave and Janice Sinclair: 9th Ave N Safety Adjustment
- CP20-53 Kayla McFie: 9th Ave N Safety Adjustment
- CP20-54 Trevor Coldwell: 9th Ave N Safety Adjustment
- CP20-55 Peter Quesnel: 9th Ave N Safety Adjustment
- CP20-56 Linda McFie 9th Ave N Safety Adjustment
- CP20-57 Lynn Kosloski: Password: CAPG!
- CP20-58 Kerrie Hammett: M. D. Baker: 9th Ave N Safety Adjustment
- CP20-59 Julie Derby: 9th Ave N Safety Adjustment
- CP20-60 Karen and Craig Edwards: 9th Ave N Safety Adjustment
- CP20-61 M. D. Baker: 9th Ave N Safety Adjustment
- CP20-62 Sharon Guttman: 9th Ave N Safety Adjustment
- CP20-63 Richard and Margaret Helfrick: 9th Ave N Safety Adjustment
- CP20-64 Darrell and Yvonne Fohlick: 9th Ave N Safety Adjustment
- CP20-65 Gaylene Drummond: 9th Ave N Safety Adjustment
- CP20-66 Blaine Harper: 9th Ave N Safety Adjustment
- CP20-67 Camille Bolen: 9th Ave N Safety Adjustment
- CP20-68 Karen Edwards: 9th Ave N Safety Adjustment
- CP20-69 Mike Raedeke: 9th Ave N Safety Adjustment
- CP20-70 Susan Wasnik: 9th Ave N Safety Adjustment
- CP20-71 Kerry Gudereit: 9th Ave N Safety Adjustment



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- CP20-72 Ali Shoulak: 9th Ave N Safety Adjustment
- CP20-73 C. Stasiak: 9th Ave N Safety Adjustment
- CP20-74 Elma Shoulak: 9th Ave N Safety Adjustment
- CP20-75 Robyn Skipper: 9th Ave N Safety Adjustment
- CP20-76 Marshall Wiebe: 9th Ave N Safety Adjustment
- CP20-77 Jeff and Kathy Mader: 9th Ave N Safety Adjustment
- CP20-78 Grant Wasnik: 9th Ave N Safety Adjustment
- CP20-79 Walter Heuck: 9th Ave N Safety Adjustment
- CP20-80 Stephen Schauenberg: 9th Ave N Safety Adjustment
- CP20-81 Ron and Gloria Bearss: 9th Ave N Safety Adjustment
- CP20-82 Michele and Paul Legrand: 9th Ave N Safety Adjustment
- CP20-83 Adrian and Judie Lozinsky: 9th Ave N Safety Adjustment
- CP20-84 George and Gloria Kups: 9th Ave N Safety Adjustment
- CP20-85 Dean Schmiedge: 9th Ave N Safety Adjustment
- CP20-86 Mark McFie: 9th Ave N Safety Adjustment
- CP20-87 R. J. O'Halloran: 9th Ave N Safety Adjustment
- CP20-88 Ken Yanko: 9th Ave N Safety Adjustment
- CP20-89 Lindsay Morhart: 9th Ave N Safety Adjustment
- CP20-90 Jodi Halloran: 9th Ave N Safety Adjustment
- CP20-91 Murray Black: 9th Ave N Safety Adjustment
- CP20-92 Paul Legrand: 9th Ave N Safety Adjustment
- CP20-93 Kathryn Black: 9th Ave N Safety Adjustment
- CP20-94 Chad Lang: 9th Ave N Safety Adjustment



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CP20-95 Wayne Skwernuik: 9th Ave N Safety Adjustment

CP20-96 Pete Doroshenko 9th Ave N Safety Adjustment

MN20-23 Councillor Jason Mancinelli: 9th Avenue North – Safety Adjustment

Recommendation

THEREFORE BE IT RESOLVED that Administration be directed to take all steps necessary to:

1. Remove the trucking transportation route designation from 9th Avenue North between the points of Pinkie Road and Pasqua Street;
2. Ensuring all applicable entities are concurrently updated, such as GPS databases; and
3. Cost-sharing of any necessary signage changes; and
4. Ensure Regina Police Service is aware and enforcing; and
5. Achieve implementation prior to December 31, 2020.

DE20-127 Ronni Nordal: MN20-21 - Addictions Crisis

DE20-128 Leah O'Malley, White Pony Lodge: Addictions Crisis

MN20-24 Councillor Andrew Stevens, Councillor Bob Hawkins, Councillor Lori Bresciani and Councillor Jason Mancinelli: Addictions Crisis

Recommendation

THEREFORE BE IT RESOLVED that City Council commit to addressing the addictions and substance use crisis in Regina and that Administration:

1. Consider including addictions and substance use as part of the mandate for the Local Emergency Planning Committee;
2. Partner with community organizations to develop a City-wide needle cleanup and disposal strategy and funding model;
3. Work with community organizations, experts, users, Reconciliation Regina, Fire, the Regina Police Service, and the Saskatchewan Health



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Authority to develop a City-wide harm reduction strategy that may include, but not be limited to, needle drop off locations, safe consumption sites, safe drug supplies, wellness centres, traditional ceremonial spaces, detox facilities, supportive housing, and addiction support services, as part of the Community Wellbeing and Public Safety strategy;

4. Ensure that Indigenous communities are involved in the consultation and that Indigenous approaches to healing be considered in the strategy; and
5. Develop an advocacy strategy aimed at the provincial and federal governments to secure funding and support for harm reduction initiatives.

2020-69 THE REGINA TRAFFIC AMENDMENT BYLAW, 2020 (No. 3)

COMMITTEE REPORT
REGINA PLANNING COMMISSION

CR20-89 805 Toronto Street - Discretionary Use Application (PL202000144)

Recommendation

That City Council:

1. Approve the discretionary use application to allow a proposed “Storage, Hazardous Material” within a building located at 805 Toronto Street.
2. Direct the Development Officer to issue a development permit subject to the following conditions:
 - a. Approved use with a total area of 423 square meters as shown in Appendix A-2 shall be entirely located within the existing building.
 - b. The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019*;
 - c. Approval from the Ministry of Environment shall be submitted prior to issuance of development permit; and



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- d. Prior to occupancy, an Emergency Response Plan for handling of hazardous materials shall be required to be submitted to the Fire & Protective Services for review and approval.

BYLAW

2020-61 THE BODY RUB ESTABLISHMENT LICENSING BYLAW (THIRD READING ONLY)

Adjournment