



CITY COUNCIL

**Wednesday, August 11, 2021
1:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

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**Agenda
City Council
Wednesday, August 11, 2021**

Confirmation of Agenda

Adoption of Minutes

Minutes from the meeting held on July 14, 2021

DELEGATIONS, COMMUNICATIONS AND RELATED MOTIONS

- CP21-27 Regina and District Dental Society: MN21-7 Community Water Fluoridation – City of Regina
- CP21-28 Saskatchewan Dental Therapist Association: MN21-7
- DE21-226 Dr. Lanre Medu, Regina Public Health – Saskatchewan Health Authority: MN21-7 Community Water Fluoridation – City of Regina
- DE21-227 Gerry Uswak, University of Saskatchewan College of Dentistry: MN21-7 Community Water Fluoridation – City of Regina
- DE21-228 Kelly Fuchs, Saskatchewan Health Authority: MN21-7 Community Water Fluoridation – City of Regina
- DE21-229 Catherine Fuchs: MN21-7 Community Water Fluoridation – City of Regina
- DE21-230 Jim Elliott: MN21-7 Community Water Fluoridation – City of Regina
- DE21-231 Janelle Gerard: MN21-7 Community Water Fluoridation – City of Regina
- DE21-238 Shelby Hamm, Saskatchewan Dental Hygienists' Association: MN21-7 Community Water Fluoridation – City of Regina



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- MN21-7 Councillors Bob Hawkins, Cheryl Stadnichuk, Andrew Stevens, Lori Bresciani, John Findura, Dan LeBlanc, Terina Shaw, Shanon Zachidniak, Jason Mancinelli and Mayor Sandra Masters: Community Water Fluoridation – City of Regina
- CP21-29 Kevin Reese, Karina Developments Ltd: MN21-8 Density Target for Market Choice of Housing
- CP21-30 Larissa Shasko, Envirocollective: MN21-8 Density Target for Market Choice of Housing
- DE21-232 Evan Hunchak, Dream Development: MN21-8 Density Target for Market Choice of Housing
- DE21-233 Stu Niebergall, Regina & Region Home Builders' Association: MN21-8 Density Target for Market Choice of Housing
- DE21-234 Heather McGinnis, Munro Homes: MN21-8 Density Target for Market Choice of Housing
- DE21-235 Sohag Ahmed: MN21-8 Density Target for Market Choice of Housing
- DE21-242 Christopher Strain: MN21-8 Density Target for Market Choice of Housing
- MN21-8 Councillors Lori Bresciani, Bob Hawkins and Landon Mohl: Density Target for Market Choice of Housing
- DE21-236 Dion Malakoff, Saskatchewan Building Trades: MN21-6 Local Procurement and Economic Recovery
- DE21-237 Jeff Sweet: MN21-6 Local Procurement and Economic Recovery
- MN21-6 Councillors Landon Mohl, Cheryl Stadnichuk, Andrew Stevens, John Findura and Shannon Zachidniak: Local Procurement and Economic Recovery

NOTICE OF MOTION

- MN21-9 Mayor Masters: Separation Distances



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PUBLIC NOTICE BYLAWS AND PUBLIC NOTICE AND RELATED REPORTS

CR21-113 Executive Committee: 2020 Annual Reserve Report

Recommendation

That City Council:

Instruct the City Solicitor to amend the *Regina Administration Bylaw, 2003-69* as outlined below:

- a. Create a new capital reserve called the māmawēyatitān Reserve, the purpose of which is to support the long-term preservation of the māmawēyatitān Centre.
- b. The reserve will be funded by transferring \$98,000 per year from the operating budget of the Centre to this reserve.
- c. The account balance of the māmawēyatitān Reserve shall include the balance of the reserve at the start of the year adjusted by:
 - i. Transfers to the reserve of amounts determined by Council, by resolution, bylaw or through the annual operating budget;
 - ii. Transfers from the reserve to fund maintenance of the māmawēyatitān Centre as approved by Council, by resolution, bylaw or in the annual operating budget.

CR21-114 Executive Committee: REAL Borrowing Bylaw Amendment

Recommendation

That City Council:

1. Authorize the Executive Director, Financial Strategy and Sustainability for the City to negotiate, approve and enter into all necessary agreements with The Regina Exhibition Association Limited (REAL) and HSBC Bank Canada (HSBC) on behalf of the City, and generally to do all things and to execute all documents and other papers in the name of the City in order to facilitate the change to REAL's credit facilities as outlined in Appendix A to this report.
2. Instruct the City Solicitor to prepare amendments to *Bylaw 2015-25, The Regina Exhibition Association Limited Borrowing and Guarantee Bylaw, 2015* to amend the credit facilities in that Bylaw based on the terms and conditions authorized by the Executive Director, Financial Strategy and Sustainability and Appendix A to this report.



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3. Pursuant to clause 5.2(f) of the Unanimous Member's Agreement for REAL, authorize REAL to amend the credit facilities outlined in REAL's loan with HSBC Bank Canada based on Appendix A to this report.
4. Authorize the Executive Director, Financial Strategy and Sustainability, as the City's proxy, to exercise the City's voting rights in REAL to approve any organizational resolutions or documents that may be required of REAL in relation to the proposed changes to the credit facilities in *Bylaw 2015-25* as outlined in this report.

- 2021-53 The Regina Exhibition Association Limited Borrowing and Guarantee Amendment Bylaw, 2021
- 2021-54 The Regina Administration Amendment Bylaw, 2021 (No.3)
- 2021-51 The Prohibited Businesses Bylaw, 2021

DELEGATIONS, TABLED MOTION, PUBLIC NOTICE AND RELATED REPORTS

- DE21-239 Evan Hunchak, Dream Development: Zoning Bylaw Amendment - Regina Bypass and 9th Avenue North - PL202100088
- CR21-118 Regina Planning Commission: Zoning Bylaw Amendment - Regina Bypass and 9th Avenue North - PL202100088

Recommendation

That City Council:

1. Approve the application to rezone the properties located at NE ¼ Sec 32 Twp 17 Rge 20 W2M identified as MU1 and MU2 within Appendix A-1 from UH – Urban Holding Zone to PS – Public Service Zone.
2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations, to be brought forward to the meeting of City Council following approval of the recommendations and the required public notice

- DE21-240 Kaitlyn Brown, Victoria Veterinary Clinic: Discretionary Use Application - 628 Victoria Avenue - PL202100084



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CR21-119 Regina Planning Commission: Discretionary Use Application - 628 Victoria Avenue - PL202100084

Recommendation

That City Council:

1. Approve the discretionary use application for the proposed development of "Agriculture, Animal Support" located at 628 Victoria Avenue, being Lots 2-6, Block 216, Plan DV270 in the Arcola Subdivision, subject to compliance with the following development standards and conditions:
 - a. The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 and A-3.2, prepared by JMA Architecture, dated April 30, 2021, except that said plans shall be revised to comply with the requirements of Table 4B.T.3.3 of the Zoning Bylaw, specifically:
 - i. the window glazing must be revised to meet the active wall standards prescribed in Table 4B.T.3.3 (1) b of the Zoning Bylaw; or
 - ii. the front yard setback must be increased to 3.0m in accordance with clause 4B.T.3.3 (2)(c) of the Zoning Bylaw.
 - b. Except as otherwise specified in this approval, the development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019-19*.
 - c. Prior to issuance of any building permit in relation to the development, the applicant shall submit revised plans, satisfactory to the City, confirming compliance with the Zoning Bylaw in accordance with clause a of this recommendation.
2. Authorize the Development Officer to issue a development permit with respect to the application, upon the Applicant making payment of any applicable fees or charges and entering into a development agreement if one is required.

DE21-241 Gabrielle Donoff, WSP Canada Inc. Jonathan Paul, ctm Design Services Ltd, Joseph Scholtz, AECOM, James Farquharson, FDI acoustics and Kelvin Wong, Shell Canada: Discretionary Use - 5826 Rochdale Boulevard - PL202000248



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CR21-120 Regina Planning Commission: Discretionary Use - 5826 Rochdale Boulevard - PL202000248

Recommendation

Regina Planning Commission has no recommendation for City Council with respect to this report.

CR21-115 Executive Committee: Dewdney East Garden Lease Expansion

Recommendation

That City Council:

1. Approve the City of Regina entering into an amendment agreement for the lease of a portion of the City-owned property located at 1197 Park Street as outlined on the attached Appendix A to The Dewdney East Community Association Inc. consistent with the terms and conditions stated in this report.
2. Delegate authority to the Executive Director, Financial Strategy & Sustainability or his or her 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.

CR21-116 Executive Committee: REAL Campus Lease

Recommendation

That City Council:

1. Approve the proposed key terms and conditions, as outlined in Appendix A, of a 40-year lease agreement between the City of Regina and Regina Exhibition Association Limited, for the property traditionally known as the "Regina Exhibition Grounds".
2. Authorize the City Manager, or his designate, to negotiate and approve the final terms and conditions of the lease agreement, including the proposed key terms and conditions as outlined in Appendix A, any other commercially relevant terms as may be



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required, any amendments to the lease that do not materially change what is described in this report and any ancillary agreements or documents required to give effect to the lease.

3. Authorize the City Clerk to execute the lease agreement documents after review by the City Solicitor.
4. Delegate authority to the City Manager, or his designate, to sign or authorize the signing of any required planning permits on behalf of the City, as landowner, to initiate any planning processes for development contemplated by and in accordance with the lease agreement.

CR21-117 Executive Committee: REAL - YQR Distillery Ltd. Lease

Recommendation

That City Council:

1. Consent to REAL entering into a Sublease to YQR Distilleries Ltd. of a portion of the City-owned property and facilities located at 1700 Elphinstone Street (Campus) for a potential total term, including all possible extensions, of 80 years and otherwise in accordance with the terms and conditions as described in the Discussion section of this report and further summarized in Appendix A. (Pursuant to the approval of the Campus Lease Agreement between the City and the Regina Exhibition Association Limited (REAL) and Master Site Plan.)
2. Delegate authority to the City Manager, or his designate, to provide written confirmation on behalf of the City of said consent.
3. Delegate authority to the City Manager, or his designate, to sign or authorize the signing of any required planning permits on behalf of the City, as landowner, to initiate any necessary planning processes for the development contemplated by the said Sublease.

CR21-121 Regina Planning Commission: Ring Road Grade Crossing Relocation – Preliminary Design Procurement

Recommendation

That City Council:

1. Authorize the Executive Director of City Planning & Community Development, or their designate, to initiate a public procurement to engage consulting and professional engineering services for the



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design and construction for the delivery of a preliminary design scope of project deliverables for the Ring Road Grade Crossing Relocation Initiative.

2. Authorize the Executive Director of City Planning & Community Development, or their designate, to negotiate, award and approve an agreement between the City of Regina and the highest ranked proponent of a public procurement process.
3. Authorize the City Clerk to execute the necessary agreements with the highest ranked proponent after review and approval by the City Solicitor.

MN21-4 Councillors Dan LeBlanc and Shanon Zachidniak: Train Issues in Eastview and McNab

MAYOR'S REPORT

MR21-2 Women Entrepreneurs Saskatchewan Charter

Recommendation

That City Council:

1. Approve the request from Women Entrepreneurs Saskatchewan (WESK) to sign its Charter which seeks to elevate women entrepreneurs and close the gender entrepreneurship gap.
2. Authorize Mayor Sandra Masters to sign the Saskatchewan Women Entrepreneurship Charter as outlined in Appendix A.

CITY MANAGER'S REPORTS

CM21-14 Casual Employees' Superannuation and Elected Officials' Money Purchase Pension Plan 2020 Annual Report

Recommendation

That City Council receive and file this report.

CM21-15 Regina Civic Employees' Long-Term Disability Plan 2020 Annual Report

Recommendation

That City Council receive and file this report.



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CM21-16 Government of Canada Rapid Housing Initiative – Funding Allocation for Delivering Affordable Housing

Recommendation

That City Council:

1. Direct Administration to submit a proposal for the Canadian Mortgage and Housing Corporation's 2021 Rapid Housing Initiative Cities Stream funding by August 31, 2021.
2. Authorize the City Manager or designate to enter into a capital contribution agreement with the Canadian Mortgage and Housing Corporation to receive the allocated funds, 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. Direct Administration to support short term cash flow needs for this project with a transfer from the General Fund Reserve not to exceed 10 per cent of the total allocation expected from the Canadian Mortgage and Housing Corporation, with funding to be returned to the reserve following execution of the contribution agreement and receipt of funding.
4. Allocate \$1 million from the Social Development Reserve for the Permanent Supportive Housing Operating Grant in 2022 towards capital expenditures for the City's Rapid Housing Initiative project.
5. Authorize the City Clerk to execute the necessary agreements after review and approval by the City Solicitor.

COMMITTEE REPORTS**EXECUTIVE COMMITTEE**

CR21-122 Johnson Shoyama Graduate School of Public Policy – Executive Internship Program

Recommendation

That City Council:

1. Delegate authority to the Executive Director, People and Transformation, or their designate to negotiate and approve agreements, including amendments to agreements and any ancillary



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agreements or documents, with the Johnson Shoyama Graduate School of Public Policy, at the University of Regina and the University of Saskatchewan, as well as with the individual interns, to provide up to two internship opportunities on an annual basis for the period of September 1, 2021 to April 30, 2026.

2. Authorize the City Clerk to execute the necessary agreements after review and approval by the City Solicitor.

CR21-123 2021 Appointment to the School Board/City Council Liaison Committee

Recommendation

That City Council approve:

The following Regina Catholic School Board Representatives appointments to the School Board/City Council Liaison Committee for a term of office as indicated below:

Josh Kramer	August 11, 2021 to December 31, 2021
Sean Chase	August 11, 2021 to December 31, 2021

REGINA PLANNING COMMISSION

CR21-124 MR4 Naming - Horizon Station Park

Recommendation

That City Council:

Approve The Towns MR4 to be named Horizon Station Park.

INFORMATIONAL REPORT

IR21-4 2021 Semi-Annual Review of Closed Executive Committee Items

Recommendation

That City Council receive and file this report.

RESPONSE TO ENQUIRY

EN21-1 Council Asbestos Enquiry Response

Adjournment