



# **CITY COUNCIL**

**Wednesday, December 8, 2021  
1:00 PM**

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



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**OFFICE OF THE CITY CLERK**

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**Agenda  
City Council  
Wednesday, December 8, 2021**

**Confirmation of Agenda**

**Adoption of Minutes**

Minutes of the meetings held November 24 and 25, 2021

**DELEGATIONS, COMMUNICATIONS, PUBLIC HEARING AND PUBLIC NOTICE  
BYLAWS**

- 2021-76 The Development Levy Amendment Bylaw 2021 (No. 3)
- DE21-323 Terri Sleeva: 2021-81 - The Procedure and Committee Amendment Bylaw 2021
- DE21-324 Florence Stratton: 2021-81 - The Procedure and Committee Amendment Bylaw 2021
- DE21-325 Kyle Vermette: 2021-81 - The Procedure and Committee Amendment Bylaw 2021
- DE21-326 Nancy Black: 2021-81 - The Procedure and Committee Amendment Bylaw 2021
- DE21-327 Carla Harris: 2021-81 - The Procedure and Committee Amendment Bylaw 2021
- DE21-328 Jeannie Mah: 2021-81 - The Procedure and Committee Amendment Bylaw 2021
- DE21-329 Larry Kowalchuk: 2021-81 - The Procedure and Committee Amendment Bylaw 2021
- DE21-330 Marc Spooner: 2021-81 - The Procedure and Committee Amendment Bylaw 2021



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CP21-35 Jim Elliott: 2021-81 The Procedure and Committee Amendment Bylaw 2021  
2021-81 The Procedure and Committee Amendment Bylaw 2021

### DELEGATIONS AND PUBLIC NOTICE REPORTS

DE21-331 Pastor Wale Tejumade, Lofty Heights Christian Centre: Official Community Plan Amendment & Zoning Bylaw Amendment  
CR21-170 Official Community Plan Amendment & Zoning Bylaw Amendment - 3005 Saskatchewan Drive- PL202100161

#### **Recommendation**

That City Council:

1. Amend *Design Regina: The Official Community Plan Bylaw No. 2013-48* by adding an exemption to Policy 17 in the OCP Part B.6 *Cathedral Area Neighbourhood Plan* to allow for mixed-use at 3005 Saskatchewan Drive.
2. Rezone the property located at 3005 Saskatchewan Drive, being Lot 25, Block 316, Plan 99RA11005, in the OLD33 Subdivision, from IL – Light Industrial Zone to MH – Mixed High-Rise Zone.
3. 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 these recommendations and the required public notice.

CR21-171 Zoning Bylaw Amendment and Discretionary Use Application - 1700 & 1734 Elphinstone Street - PL202100139 & PL202100140

#### **Recommendation**

That City Council:

1. Approve the application to add a new Regina Exhibition Grounds Direct Control District (DCD-RExG) to *The Regina Zoning Bylaw, 2019* (Zoning Bylaw) and rezone the properties at 1700 Elphinstone Street and 1734 Elphinstone Street, legally described below, and known historically as the Regina Exhibition Grounds including the stadium, from PS – Public Service Zone to DCD-RExG:
  - Blk/Par H, Plan No. 14513, Extension 1;
  - Blk/Par FF, Plan No. 84R29489, Extension 1;
  - Blk/Par K, Plan No. DV4404, Extension 0;



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- Blk/Par T, Plan No. 102121311, Extension 2; and
  - Blk/Par W, Plan No. 102254622, Extension 0.
2. Approve zoning amendments related to DCD-RExG as described in Appendix A-2.1.
  3. Approve the discretionary use application for a proposed development of “Industry, Food & Beverage” (distillery/brewery) located at 1700 Elphinstone, being legally described as Block/Parcel: H, Plan No. 14513, Extension 1 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 to Appendix A-3.10 dated May 4, 2021, prepared by TBD Architecture and Urban Planning; and
    - b. except as otherwise required by this approval, the development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019*.
  4. 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.
  5. Instruct the City Solicitor to prepare the necessary bylaws 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.

### DELEGATIONS, COMMUNICATIONS, TABLED, COMMITTEE AND RELATED REPORTS

- DE21-332 Alysia Johnson, Carmichael Outreach Inc.: CM21-24 Supplemental report - Community Safety & Well-being
- CM21-24 Supplemental report - Community Safety & Well-being Plan & Governance Implementation

#### **Recommendation**

That City Council receive and file this report.

- CR21-169 Community Safety and Well-being Plan



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**Recommendation**

That City Council approve the remaining recommendations from report CR21-169 which were tabled at the November 25, 2021 meeting:

2. Direct Administration to develop the terms of reference for the Mayor's Leadership Committee on Community Safety and Well-Being, for consideration by Council in Q1 2022.
3. Approve the City of Regina Action Plan (Appendix B), and direct Administration to report back to the Community Wellness Committee annually on its progress.
4. Direct Administration to bring back a Social Well-Being Policy with a community impact methodology for Council reports in Q2 2022.
6. Consider approval of one-time funding of \$75,000 through the 2022 budget process to develop a comprehensive overdose prevention strategy in collaboration with the Saskatchewan Health Authority, Regina Police Service, and other community partners.
8. Delegate authority to the City Manager to adjudicate, approve, and administer the Harm Reduction Funding Stream of the Community Investment Grants Program.
9. Consider approval of annual funding of \$800,000 through the 2022 operating budget process to create an external support structure, (Option 2) as described in this report, that will work with the Mayor's Leadership Committee on Community Safety and Well-Being to implement the community plan.

DE21-333 Melissa Coomber-Bendtsen, YWCA: YWCA Request for ICIP Funding

CR21-176 YWCA Request for ICIP Funding

**Recommendation**

That City Council:

1. Approve the use of up to \$4 million in Investing in Canada Infrastructure Program (ICIP) funds, from the City of Regina's allocation of ICIP funding, to support the Young Women's Christian Association's (YWCA) construction of a healing space and ceremonial lodge as part of its Center for Women and Families



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building project, conditional upon:

- a) The YWCA funding the local portion of the ICIP funding requirement; and,
  - b) The federal and provincial governments approving YWCA's ICIP funding application for the construction of the health space and ceremonial lodge.
2. Delegate authority to the City Manager to negotiate and approve any amendments to the City's ICIP funding agreements to allow for the \$4 million to be reallocated to the YWCA and any other ancillary agreements or documents required to give effect to the reallocation.
  3. Direct Administration to write a letter of support to the Province of Saskatchewan allocating ICIP funding on behalf of the YWCA to support the building of the lodge.

DE21-334 Laird Williamson, CUPE 21: Deloitte LLP City of Regina Efficiency Review

IR21-6 Recovery & Efficiency Task Force Report

### **Recommendation**

That City Council receive and file this report.

CR21-175 Deloitte LLP - City of Regina Efficiency Review

### **Recommendation**

That City Council:

Direct the City Manager to prepare a report that includes an Administrative response and implementation plan to Executive Committee in January 2022.

## **REGINA PLANNING COMMISSION**

CP21-36 Jackie Schmidt, Heritage Regina



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CR21-177 Heritage Designation - 2506 McTavish Street

### **Recommendation**

That City Council:

1. Approve the application for designation of the James Residence located at 2506 McTavish Street, being Lot: B, Block: 8, Plan: FN3917, as a Municipal Heritage Property.
2. Instruct the City Solicitor to issue and serve notice of Council's intention to consider a bylaw to designate the property at 2506 McTavish Street as a Municipal Heritage Property in accordance with *The Heritage Property Act*.
3. Instruct the City Solicitor to prepare the necessary Municipal Heritage Property bylaw to be considered by Council at its first meeting following the statutory notice period to:
  - a. Designate the subject property as a Municipal Heritage Property;
  - b. Identify the reasons for the designation and character defining elements as stated in Appendix C, attached to this report;
  - c. Provide that any subsequent alterations to the property be consistent with the "*Standards and Guidelines for the Conservation of Historic Places in Canada*".

### **DELEGATION AND RELATED MOTION**

DE21-335 Alysia Johnson, Carmichael Outreach Inc.: MN21-14 Action on Homelessness, Poverty, and Community Wellbeing

MN21-14 Action on Homelessness, Poverty, and Community Wellbeing

### **CITY MANAGER'S REPORT**

CM21-25 Municipal Revenue Sharing (MRS) Eligibility Criteria

### **Recommendation**

That City Council confirm:

1. The City of Regina meets the following eligibility requirements to receive Municipal Revenue Sharing (MRS):
  - Submission of the annual Audited Financial Statement to the Ministry of Government Relations;



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- Submission of the Public Report on Municipal Waterworks to the Ministry of Government Relations;
  - In good standing with respect to the reporting and remittance of Education Property Tax;
  - Adoption of a Council Procedures Bylaw;
  - Adoption of an Employee Code of Conduct; and
  - All members of Council have filed and annually updated their Public Disclosure Statement Annual Declaration, as required.
2. The City of Regina acknowledges that if any of the above requirements are not met, the MRS grant may be withheld until all requirements are met; and
  3. The City Clerk is authorized to sign any Declarations of Eligibility or other documents required for the MRS and submit any documents required to the Ministry of Government Relations.

CM21-26 COVID-19 Update

### **Recommendation**

That City Council receive and file this report.

CM21-27 Objection to Denial of Demolition Approval – 1863 Cornwall Street

### **Recommendation**

That City Council:

1. Confirm its decision of November 10, 2021 whereby it denied the demolition application for the designated heritage property at 1863 Cornwall Street; and
2. Refer the matter to the Saskatchewan Heritage Property Review Board for a hearing in accordance with *The Heritage Property Act* by way of a Council resolution.

## COMMITTEE REPORTS

### **EXECUTIVE COMMITTEE**

CM21-28 Buffalo Pound Water Treatment Corporation - 2021 Semi-Annual Report

### **Recommendation**

That City Council receive and file this report.





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**CR21-174 Buffalo Pound Plant Renewal Financing Update****Recommendation**

That City Council:

1. Approve BPWTC applying for additional grant funding under the Investing in Canada Infrastructure Program (ICIP) or any other federal or provincial grant funding programs that may be available to BPWTC for the Plant Renewal Project on the condition that any funding received will not impact the availability of grant funding or other allocations that may be available to the City of Regina for Regina's other infrastructure projects, pursuant to clause 5.2(g) of the Unanimous Membership Agreement between Buffalo Pound Water Treatment Corporation (BPWTC) and the cities of Regina and Moose Jaw,
2. Authorize BPWTC to enter into any agreements or amendments to agreements required to give effect to Recommendation #1.
3. Delegate authority to the Executive Director, Financial Strategy and Sustainability, to negotiate and approve any funding agreements or any amendments to agreements and any ancillary agreements or documents required of the City of Regina to facilitate additional grant funding to be used by BPWTC for the Plant Renewal Project.
4. Authorize the City Clerk to execute any agreements that the City of Regina is required to enter into subject to review and approval by the City Solicitor.
5. Authorize the Executive Director, Financial Strategy and Sustainability, as the City of Regina's proxy, to exercise the City's voting rights in BPWTC to approve any organizational resolutions or documents that may be required of BPWTC in relation to applying for and entering into agreements for grant funding for the Plant Renewal Project.

**CR21-172 2022 Elected Official Committee Appointments****Recommendation**

That City Council approve:

1. The Elected Official member appointments for the boards and committees outlined in Appendix A; and



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2. All appointments be made effective January 1, 2022 with terms of office to December 31, 2022 unless otherwise noted and that the members continue to hold office for the term indicated or until their successors are appointed.

### CR21-173 2022 Appointments to Boards and Committees

#### **Recommendation**

That City Council approve:

1. The following appointment to the Accessibility Advisory Committee for a term of office indicated below:

Allard Thomas	January 1, 2022 to December 31, 2024
Michelle Busch	January 1, 2022 to December 31, 2023
Nasir Sohail	January 1, 2022 to December 31, 2023
Jaydean Wszolek	January 1, 2022 to December 31, 2023
Sandra Palandri	January 1, 2022 to December 31, 2024

2. The following appointments to the Board of Revision for a term of office as indicated below:

Joanne Moser	January 1, 2022 to December 31, 2022
Paul Omoyefa	January 1, 2022 to December 31, 2022
Kirk Norine	January 1, 2022 to December 31, 2023
Delasi Essien	January 1, 2022 to December 31, 2024

3. The following appointments to the Board of Police Commissioners for a term of office as indicated below:

Yashu Bither	January 1, 2022 to December 31, 2022
Juliet Bushi	January 1, 2022 to December 31, 2022
Katelyn Duncan	January 1, 2022 to December 31, 2022
Jada Yee	January 1, 2022 to December 31, 2022

4. The following representative appointments to the City Centre Core Development Advisory Committee for a three-year term of office as indicated below:

Economic Development Regina:	
Chelsea Galloway	January 1, 2022 to December 31, 2024

Regina Exhibition Association Limited:



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Tim Reid January 1, 2022 to December 31, 2024

Regina Downtown Business Improvement District Board:

Terri Klyne January 1, 2022 to December 31, 2024

Regina's Warehouse Business Improvement District Board:

Jason Carlston January 1, 2022 to December 31, 2024

5. The following two private development representative appointments to the City Centre Core Development Advisory Committee for a term of office as indicated below:

Nicor Group of Companies:

Dan Torrie January 1, 2022 to December 31, 2022

Realty One Real Estate:

Rob Pederson January 1, 2022 to December 31, 2024

6. The following non-profit representative appointment to the City Centre Core Development Advisory Committee for a term of office as indicated below:

Holly Laird January 1, 2022 to December 31, 2023

7. The following appointment to the Regina Planning Commission for a term of office as indicated below:

John Aston January 1, 2022 to December 31, 2024

8. The following appointments to the Regina Public Library Board for a term of office as indicated below:

Marj Gavigan January 1, 2022 to December 31, 2023

Cindy Kobayshi January 1, 2022 to December 31, 2023

Cheryl Zankl January 1, 2022 to December 31, 2023

9. The following appointments to the Regina Downtown Business Improvement District, Board of Directors for a term of office as indicated below:

Doug Bailey January 1, 2022 to December 31, 2024

Terri Klyne January 1, 2022 to December 31, 2024

Mike MacNaughton January 1, 2022 to December 31, 2024



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|--------------|--------------------------------------|
| Mitch Molnar | January 1, 2022 to December 31, 2024 |
| Aaron Murray | January 1, 2022 to December 31, 2023 |
10. The following appointments to the Regina's Warehouse Business Improvement District, Board of Directors for a term of office as indicated below:
- |                  |                                      |
|------------------|--------------------------------------|
| Mark Heise       | January 1, 2022 to December 31, 2024 |
| Tyson Liske      | January 1, 2022 to December 31, 2024 |
| Loree MacPherson | January 1, 2022 to December 31, 2024 |
| Paul Moroz       | January 1, 2022 to December 31, 2024 |
| Piper New        | January 1, 2022 to December 31, 2024 |
11. The following Regina Catholic School Board Representatives appointments to the School Board/City Council Liaison Committee for a one-year term of office as indicated below:
- |                 |                                      |
|-----------------|--------------------------------------|
| Vicky Bonnell   | January 1, 2022 to December 31, 2022 |
| Sean Chase      | January 1, 2022 to December 31, 2022 |
| Josh Kramer     | January 1, 2022 to December 31, 2022 |
| Shauna Weninger | January 1, 2022 to December 31, 2022 |
12. The following Regina Public School Board Representatives appointments to the School Boards/City Council Liaison Committee for a one-year term of office as indicated below:
- |                           |                                      |
|---------------------------|--------------------------------------|
| Sarah Cumming Truszkowski | January 1, 2022 to December 31, 2022 |
| Greg Enion                | January 1, 2022 to December 31, 2022 |
| Naomi Mellor              | January 1, 2022 to December 31, 2022 |
| Tara Molson               | January 1, 2022 to December 31, 2022 |
13. The following appointment to the Development Appeals Board for a term of office as indicated below:
- |                |                                     |
|----------------|-------------------------------------|
| Tristan Culham | January 1, 2022 – December 31, 2023 |
|----------------|-------------------------------------|
14. The following appointment to the Regina Appeal Board for a term of office as indicated below:
- |              |                                     |
|--------------|-------------------------------------|
| Marg Romanow | January 1, 2022 – December 31, 2022 |
|--------------|-------------------------------------|
15. That the members appointed to each board, committee and commission continue to hold office for the term indicated for each vacancy or until their



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successors are appointed.

**MOTIONS**

MN21-15 Food Security Motion

**(This motion will be tabled to a meeting of City Council in January 2022)**

**NOTICE OF MOTIONS**

MN21-16 Transparent Decision Making

MN21-17 School Zone/Playground Zone Regulations

**BYLAWS AND RELATED REPORTS**

2021-77 The Regina Administration Amendment Bylaw 2021 (No. 4)

2021-78 The Community Non-Profit Tax Exemption Bylaw 2022

2021-80 The Forestry Amendment Bylaw 2021

**Adjournment**