



# **CITY COUNCIL**

**Wednesday, November 8, 2023  
1:00 PM**

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



---

**OFFICE OF THE CITY CLERK**

---

**This meeting is being broadcast live by Access Communications for airing on AccessNow Community Channel. By remaining in the room, you are giving your permission to be televised.**

**Agenda  
City Council  
Wednesday, November 8, 2023**

**Confirmation of Agenda**

**Adoption of Minutes**

Minutes of the meeting held October 25, 2023

**PUBLIC HEARING AND PUBLIC NOTICE BYLAW AND RELATED REPORT**

CR23-111 Concept Plan Amendment; Zoning Bylaw Amendment; Discretionary Use –  
1501 West Market Street – PL202300102, PL202300103, PL202300104

**Recommendation**

That City Council:

1. Approve the proposed amended Westerra Phase 1 Concept Plan, as shown in Appendix E.
2. Approve the application to rezone Parcels 1 and 3, as shown on Appendix F, and legally described as, respectively, Blk/Par 1 – Plan 102412033 Ext 0 and Blk/Par 3 – Plan 102412033 Ext 0 from MH - Mixed High-Rise Zone to RL - Residential Low-Rise Zone.
3. Approve the discretionary use to allow planned group of dwellings on Parcels 1 and 3, as shown on Appendix F, and legally described as, respectively, Blk/Par 1 – Plan 102412033 Ext 0 and Blk/Par 3 – Plan 102412033 Ext 0, subject to compliance with the following development standards and conditions:
  - a. The development shall be generally consistent with the plan attached to this report as Appendix A-3.1, prepared by New Rock Developments, dated May 19, 2023.
  - b. Except as otherwise specified in this approval, the development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019*.



---

**OFFICE OF THE CITY CLERK**

---

4. Instruct the City Solicitor to prepare the necessary bylaws to give effect to the recommendations, to be brought forward to a meeting of City Council following approval of the recommendations by City Council and the required public notice.

2023-85 The Regina Zoning Amendment Bylaw, 2023 (No. 20)

**PUBLIC NOTICE BYLAW**

2023-81 The Procedure Amendment Bylaw, 2023 (No. 2)

**PUBLIC NOTICE REPORTS**

CR23-112 Zoning Bylaw Amendment – 500 Prince of Wales Drive - PL202300134

**Recommendation**

That City Council:

1. Approve the rezoning of the subject properties, as shown in Appendix A-1, from UH - Urban Holding Zone to IH – Industrial Heavy Zone (AP – Aquifer Protection Overlay Zone) consisting of:
  - a. Parcel B, Plan 101888556, Ext 0
  - b. Parcel B, Plan 101136574, Ext 58
  - c. NE Section 3, Township 18, Range 19, W2M
  - d. SE Section 3, Township 18, Range 19, W2M
2. Approve amendments to Design Regina: The Official Community Plan, Bylaw No. 2013-48, and The Regina Zoning Bylaw, 2019, Bylaw No. 2019-19, as outlined in Appendix B and amend Zoning Maps 3092(B), 3093(B), 3094(B), 3292(B), 3293(B), 3292(A), and 3293(A) accordingly.
3. 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 the recommendations by City Council and the required public notice.



---

**OFFICE OF THE CITY CLERK**

---

CR23-113 Zoning Bylaw Amendments – Backyard Suite

**Recommendation**

That City Council:

1. Approve amendments to *The Regina Zoning Bylaw, 2019, Bylaw No. 2019-19* (Zoning Bylaw), relating to the Backyard Suite regulations as described in Appendix A; and
2. 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 the recommendations by City Council and the required public notice.

**CITY MANAGER'S REPORT**

CM23-31 Out-of-Country Travel Authorization

**Recommendation**

That City Council approve Mayor Sandra Masters travelling to Dubai, United Arab Emirates (UAE) from December 3 - 8, 2023.

**COMMITTEE REPORTS**

**EXECUTIVE COMMITTEE**

CR23-114 Regina Civic Employees Long Term Disability Plan Governance Changes

**Recommendation**

That City Council:

1. Delegate authority to the City Solicitor or designate to negotiate and approve the City entering into the Sponsorship Agreement (which includes the list of participating employers, the Plan text, the Funding Policy, the Trust Agreement and the Employer Participation Agreement as appendices), the Trust Agreement and the Participating Employers' Agreement as further described in this report and appendices, any amendments to these agreements that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to these agreements;




---

**OFFICE OF THE CITY CLERK**


---

2. Authorize the City Clerk to sign the necessary agreements after review and approval by the City Solicitor;
3. Instruct the City Solicitor to bring forward a bylaw to repeal *The Regina Civic Employees' Long Term Disability Plan 1992 Bylaw*, being Bylaw 9566, with the repeal being effective January 1, 2024, on the following conditions:
  - a. that the Civic Pension and Benefits Committee and the City sign the Sponsorship Agreement and the Trust Agreement; and
  - b. that the participating employers in the Plan sign the Employer Participation Agreement; and
4. Delegate the authority to the City Manager to do the following:
  - a. appoint the member of the Sponsor Board and Administrative Board who are named by the other participating employers in the Plan in accordance with the Participating Employers' Agreement; and
  - b. appoint the City's representatives on the Sponsor Board and the Administrative Board.

CR23-115 Municipal Justice Building Neighbourhood Centre Naming

**Recommendation**

That City Council approve the renaming of the Municipal Justice Building to the Mitakuyé Owâs'ā Centre.

CR23-116 Changes to Unanimous Member's Agreement – Regina Exhibition Association Limited

**Recommendation**

That City Council:

1. Approve amendments to the Unanimous Member's Agreement (UMA) respecting the Regina Exhibition Association Limited (REAL) restated as of May 10, 2023 as follows:
  - a. Amend the whereas clauses in the introduction section of the UMA to remove the destination marketing and promotion of tourism services for Regina and Region from paragraph D (iii);
  - b. Amend the mandate as outlined in Article 2.2 as follows:

"2.2 Mandate of REAL. REAL will:



---

**OFFICE OF THE CITY CLERK**

---

- 1) operate in the best interests of the community and enrich the quality of life for people in the community through hosting and delivery of local, regional, national and international events;
  - 2) develop, operate and maintain city and other lands and facilities to provide world-class hospitality for trade, agribusiness, sporting, entertainment and cultural events for placemaking and community development projects that bring innovation, enrichment and prosperity to the community;
  - 3) operate with an entrepreneurial spirit and to pursue expanded business ventures that could generate additional revenue;
2. Approve the special resolution of the City as the sole member of REAL, effective as of January 1, 2024, as described in Appendix A;
  3. Direct the Executive Director, Financial Strategy and Sustainability and the Board of Directors of REAL, pursuant to Article 9.2 of the UMA, to take whatever steps are required to give effect to the amendments to the UMA and the articles of incorporation and continuance as are outlined in these recommendations;
  4. Instruct the City Solicitor to make the necessary amendments to the UMA and authorize the City Clerk to:
    - a. Execute the amended UMA for REAL after review and approval by the City Solicitor and once executed provide an executed copy to the REAL Board of Directors;
    - b. Execute any other corporate documents that are required by the City to give effect to the changes approved by these recommendations;
  5. Authorize the City Solicitor to take any steps necessary to file the amended articles of incorporation and continuance at the Saskatchewan Corporate Registry to bring effect to the changes outlined in these recommendations if the Board of Directors of REAL does not make the necessary filings; and
  6. Direct the City Manager to take all necessary steps for the City of Regina to assume responsibility for destination marketing and tourism services for Regina and Region.




---

**OFFICE OF THE CITY CLERK**


---

**CR23-117 2024 Elected Official Committee Appointments**
**Recommendation**

That City Council:

1. Approve appointments to the vacant positions for elected member appointments for the boards and committees outlined in Appendix A;
2. Approve that all appointments be made effective with a term of office January 1, 2024 to December 31, 2024 unless otherwise noted, and continue to hold office for the term indicated or until their successor is appointed; and
3. Instruct the City Solicitor to prepare a bylaw to be brought forward to a meeting of City Council, following approval of the following bylaw amendments:
  - a. *Bylaw No. 8261 The Board of Police Commissioners Bylaw*, to facilitate two-year appointment terms as an option for all members appointed to the Board of Police Commissioners effective January 1, 2024;
  - b. *Bylaw No. 2009-40 The Committee Bylaw*, to remove one non-voting Council liaison from the composition of the Accessibility Advisory Committee.

**CR23-118 2024 Citizen Appointments to Boards and Committees**
**Recommendation**

That City Council:

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

John Bishop	January 1, 2024 to December 31, 2024
Jonathan Tremblay	January 1, 2024 to December 31, 2025
Patrick Chubb	January 1, 2024 to December 31, 2025
Michelle Busch	January 1, 2024 to December 31, 2026
2. Approve the following appointments to the Board of Police Commissioners for a term of office as indicated below:




---

**OFFICE OF THE CITY CLERK**


---

Tanner Amyotte	January 1, 2024 to December 31, 2024
Yashu Bither	January 1, 2024 to December 31, 2024
Robert Nowosielski	January 1, 2024 to December 31, 2024
Pat Patton	January 1, 2024 to December 31, 2024

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

Olufemi Ogunrinde	January 1, 2024 to December 31, 2024
David Burlock	January 1, 2024 to December 31, 2025
Vacant	January 1, 2024 to December 31, 2025
Kirk Norine	January 1, 2024 to December 31, 2026
Robert Schultze	January 1, 2024 to December 31, 2026

4. Approve the following appointments to the Development Appeals Board for a term of office as indicated below:

Vacant	January 1, 2024 to December 31, 2024
Amber Smale	January 1, 2024 to December 31, 2025
Vacant	January 1, 2024 to December 31, 2025
Colleen Huber	January 1, 2024 to December 31, 2026

5. Approve the following appointments to the Regina Appeal Board for a term of office as indicated below:

Vacant	January 1, 2024 to December 31, 2024
Cassandra Byblow	January 1, 2024 to December 31, 2026
Jacqueline Messer-LePage	January 1, 2024 to December 31, 2026
Kyle McCreary	January 1, 2024 to December 31, 2026

6. Approve the following appointments to the Regina Planning Commission for a term of office as indicated below:

Biplob Das	January 1, 2024 to December 31, 2024
Jordan Gasior	January 1, 2024 to December 31, 2025
Maynard Sonntag	January 1, 2024 to December 31, 2026
Connor Chow	January 1, 2024 to December 31, 2026

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

Marj Gavigan	January 1, 2024 to December 31, 2025
Cindy Kobayashi	January 1, 2024 to December 31, 2025






---

**OFFICE OF THE CITY CLERK**


---

Cheryl Zankl January 1, 2024 to December 31, 2025

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

Anna Gardikiotis	January 1, 2024 to December 31, 2026
Lisa McIntyre	January 1, 2024 to December 31, 2026
Steve Tunison	January 1, 2024 to December 31, 2026
Kendra Wren	January 1, 2024 to December 31, 2026

9. Approve the following appointments to Regina's Warehouse Business Improvement District, Board of Directors for a term of office as indicated below:

Jason Carlston	January 1, 2024 to December 31, 2025
Jeffrey Boutilier	January 1, 2024 to December 31, 2026

10. Approve the following Regina Catholic School Board Representative appointments to the School Board/City Council Liaison Committee for a term of office as indicated below:

Ryan Bast	January 1, 2024 to December 31, 2024
Sean Chase	January 1, 2024 to December 31, 2024
Josh Kramer	January 1, 2024 to December 31, 2024
Shauna Weninger	January 1, 2024 to December 31, 2024

11. Approve the following Regina Public School Board Representative appointments to the School Boards/City Council Liaison Committee for a term of office as indicated below:

Darren Boldt	January 1, 2024 to December 31, 2024
Sarah Cummings Truskowski	January 1, 2024 to December 31, 2024
Naomi Mellor	January 1, 2024 to December 31, 2024
Lacey Weekes	January 1, 2024 to December 31, 2024

12. Approve the following private development representative appointment to the City Centre Core Development Advisory Committee for a term of office as indicated below:

Regina & Region Home Builder's Association:	
Stu Niebergall	January 1, 2024 to December 31, 2026



---

**OFFICE OF THE CITY CLERK**

---

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

Regina Farmers' Market:

Holly Laird

January 1, 2024 to December 31, 2026

14. Direct the City Clerk to report back with a recommended representative from Reconciliation Regina to fill the vacant position on the City Centre Core Development Advisory Committee for a term of office expiring December 31, 2026;
15. Approve that all members appointed to each board, committee and commission continue to hold office for the term indicated for each vacancy or until their successors are appointed; and
16. Direct the City Clerk to re-advertise to fill the vacant positions on the Board of Revision, Development Appeals Board, and Regina Appeal Board.

**NOTICE OF MOTION**

MN23-9 Accelerating Housing

**Recommendation**

THEREFORE BE IT RESOLVED that Administration be directed to prepare the necessary bylaw amendments to:

1. Allow more densification through the provision of additional units in the construction of new building or additions to existing buildings, subject to wastewater infrastructure limitations, specifically:
  - a. As a right zoning for up to 4 residential units within our intensification area (which covers 87% of the city) and two units as of right in greenfield developments;
  - b. Four-story residential buildings as of right zoning within 400 meters of main transit routes, to be expanded to within 800 meters upon commencement of rapid transit service;
2. Removal of parking minimums for developments in proximity to main transit routes.



---

**OFFICE OF THE CITY CLERK**

---

**BYLAW**

2023-75    The Annual Low-Income Municipal Property Tax Deferral Program Bylaw  
              2024

**Adjournment**