



# **Executive Committee**

**Wednesday, May 19, 2021  
9:00 AM**

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



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**OFFICE OF THE CITY CLERK**

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**Public Agenda  
Executive Committee  
Wednesday, May 19, 2021**

**Approval of Public Agenda****Minutes Approval**

Minutes from the meeting held on May 5, 2021

**Administration Reports**

EX21-39      Land Development Master Plan Consulting Services over \$750,000

**Recommendation**

The Executive Committee recommends that City Council:

1. Delegate authority to the Executive Director, Financial Strategy and Sustainability or his designate, to negotiate and approve an agreement between the City of Regina and the highest ranked proponent through a request for proposal public procurement process to engage consulting and professional services over \$750,000 in order to support the development of a Land Development Master Plan, 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 necessary agreements after review and approval by the City Solicitor.
3. Approve these recommendations at its meeting on May 26, 2021.

**Resolution for Private Session**

AT REGINA, SASKATCHEWAN, WEDNESDAY, MAY 5, 2021

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

Regrets: Councillor Landon Mohl

Also in Attendance: City Clerk, Jim Nicol  
Deputy City Clerk, Amber Ackerman  
City Manager, Chris Holden  
City Solicitor, Byron Werry (Videoconference)  
Executive Director, Citizen Experience, Innovation & Performance Louise Folk (Videoconference)  
Executive Director, Citizen Services, Kim Onrait (Videoconference)  
Executive Director, City Planning & Community Dev., Diana Hawryluk  
Executive Director, Financial Strategy & Sustainability, Barry Lacey  
Chief of Police, Evan Bray  
Manager, Bylaw Enforcement, Andrea McNeil-Wilson (Videoconference)  
Manager, Licensing & Parking Services, Dawn Schikowski (Videoconference)

APPROVAL OF PUBLIC AGENDA

**Councillor Lori Bresciani moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, at the call of the Chair.**

MINUTES APPROVAL

**Councillor Bob Hawkins moved, AND IT WAS RESOLVED, that the minutes for the meeting held on April 21, 2021 be adopted, as circulated.**

## ADMINISTRATION REPORTS

EX21-37 Collaborations and Partnerships: The Role of the Board of Police Commissioners

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### Recommendation

The Board of Police Commissioners recommends that Executive Committee:

1. Support efforts to assign increased responsibility and stronger bylaw enforcement measures to the City of Regina for issues such as body rub establishments and housing standards, including but not limited to:
  - a. Assigning designated inspectors for body rub establishments;
  - b. Conducting regular inspections and reviews of properties and multi-dwelling landlords where there are recurring neighbourhood issues such as squatting, large gathering and structure fires;
  - c. Other recurring issues that require increased bylaw enforcement.
2. Direct Administration to return to Executive Committee with a report outlining the options and implications of addressing the suggested enhanced measures prior to finalization of the proposed 2022 budget.

**Mayor Sandra Masters moved that the recommendations contained in the report be concurred in.**

The Clerk called the vote on Mayor Masters' motion.

	In Favour	Against
<b>Mayor Sandra Masters</b>	✓	
<b>Councillor Cheryl Stadnichuk</b>	✓	
<b>Councillor Bob Hawkins</b>	✓	
<b>Councillor Lori Bresciani</b>	✓	
<b>Councillor John Findura</b>	✓	
<b>Councillor Dan LeBlanc</b>	✓	
<b>Councillor Terina Shaw</b>	✓	
<b>Councillor Shanon Zachidniak</b>	✓	
<b>Councillor Jason Mancinelli</b>	✓	
<b>Councillor Andrew Stevens</b>	✓	
	<b>10</b>	<b>0</b>

**The motion was put and declared CARRIED.**

EX21-38 Police Use and Occupancy - 1654 11th Avenue

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**Recommendation**

The Executive Committee recommends that City Council:

1. Approve the City entering into an agreement for the use and occupancy of a portion of the City-owned property located at 1654 11<sup>th</sup> Avenue as outlined on the attached Appendix A to The Regina Board of Police Commissioners, 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 use and occupancy agreement upon review and approval by the City Solicitor.
4. Approve these recommendations at its meeting on May 12, 2021.

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

The Clerk called the vote on Councillor Zachidniak's motion.

	In Favour	Against
<b>Councillor Shanon Zachidniak</b>	✓	
<b>Councillor Terina Shaw</b>	✓	
<b>Councillor Dan LeBlanc</b>	✓	
<b>Councillor John Findura</b>	✓	
<b>Councillor Lori Bresciani</b>	✓	
<b>Councillor Bob Hawkins</b>	✓	
<b>Councillor Cheryl Stadnichuk</b>	✓	
<b>Councillor Jason Mancinelli</b>	✓	
<b>Mayor Sandra Masters</b>	✓	
<b>Councillor Andrew Stevens</b>	✓	
	<b>10</b>	<b>0</b>

**The motion was put and declared CARRIED.**

RESOLUTION FOR PRIVATE SESSION

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

RECESS

**Councillor John Findura moved, AND IT WAS RESOLVED, that the Committee recess for 5 minutes.**

The Committee/Board recessed at 10:42 am.

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Chairperson

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Secretary

## Land Development Master Plan Consulting Services over \$750,000

<b>Date</b>	May 19, 2021
<b>To</b>	Executive Committee
<b>From</b>	Financial Strategy & Sustainability
<b>Service Area</b>	Land, Real Estate & Facilities
<b>Item No.</b>	EX21-39

### RECOMMENDATION

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The Executive Committee recommends that City Council:

1. Delegate authority to the Executive Director, Financial Strategy and Sustainability or his designate, to negotiate and approve an agreement between the City of Regina and the highest ranked proponent through a request for proposal public procurement process to engage consulting and professional services over \$750,000 in order to support the development of a Land Development Master Plan, 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 necessary agreements after review and approval by the City Solicitor.
3. Approve these recommendations at its meeting on May 26, 2021.

### ISSUE

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The Land Development Master Plan (LDMP) will be a master plan for the City of Regina (City)'s developable land assets. The LDMP and the work required to develop it is critical in determining future land development plans and direction related to developable lands held by the City.

Administration is planning to issue and award a Request for Proposals (RFP) for consulting and professional services for the LDMP. City Council approval is required by *The Regina*

*Administration Bylaw No. 2003-69, Schedule D, Section 7* to issue and award the RFP, as the consultant's fees are expected to exceed \$750,000.

## **IMPACTS**

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### **Financial Impact**

As part of the 2021 Budget, Council approved the transfer of \$1,036,000 from the previously approved Parliament/Queen Lot Servicing project to the Land Development Reserve ensuring these funds were available to fund the development of the LDMP. Due to market conditions and other City priorities, the development of Parliament/Queen has not advanced at the pace originally planned.

The capital budget of \$1,036,000 for the LDMP was split with \$517,500 budgeted in each of 2021 and 2022. The amount required for 2021 is \$517,500 and was approved as part of the Capital Budget for 2021, with the remaining \$517,500 included in 2022 as part of the five year capital plan presented in the 2021 Budget.

### **Policy/Strategic Impact**

The City's LDMP will include an approach to each of the City's major land assets. Under *Design Regina: The Official Community Plan*, the lands are contemplated to be transformed into residential, commercial, or mixed-use land development.

The LDMP is a foundational document that will guide future decisions with respect to the development of the City's land assets, regardless of whether development continues to be undertaken by City Administration, through a municipal land development corporation should Council decide to pursue this governance structure at a future point in time, or through some other approach to land development. In addition to beginning work on a LDMP, Administration intends to bring a report to Council this year for Council's consideration regarding the City's role in land development, and potential changes Council may wish to consider regarding the City's land development activities and related governance structure that oversees those activities.

There are no environmental, risk/legal or other implications or considerations.

## **OTHER OPTIONS**

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Not proceed with the development of a LDMP.

Deferring development of the LDMP delays the planning and development of City's land assets not currently under development, or potentially risks the City making land development decisions without good information to inform those decisions. Development of a LDMP is critical in determining future plans and direction related to the developable lands held by the City. Specifically, what are the estimated challenges and investment required to develop the lands, potential return on investment, sequencing, or potential timing of when the lands should be developed, and whether the City should develop the lands or pursue

some other course of action to maximize its return on investment.

## COMMUNICATIONS

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Nothing pertaining to this report.

## DISCUSSION

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Currently, the City is the owner of a number of land assets estimated at 566 acres of developable land. Under *Design Regina: The Official Community Plan (OCP)*, the lands are contemplated to be transformed into residential, commercial, industrial or mixed-use land developments. The LDMP would be transformational work indicating the investment required of the City and the potential for a return or loss on the land investments.

The LDMP would include a high-level financial plan and technical assessments of each land asset. Work required to develop a LDMP includes undertaking technical evaluation of the lands in question including assessing requirements to service the land, geotechnical assessments, and environmental assessments, all of which assist in determining what investment would likely be required to develop the land. The LDMP would also assess potential land use which assists in the determination of projected revenues. This information is used to develop high level financial plans to project potential return on investments from developing the lands, residual land values, and potential approaches on how and when the lands should be developed. The LDMP's strategy will include a development approach to each of the City's major land assets.

## DECISION HISTORY

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On March 24, 2021 City Council considered item CM21-3 and approved a transfer of \$1,036,000 from funding allocated to Parliament/Queen Lot Servicing to the Land Development Reserve to fund the Land Development Master Plan.

The recommendations contained within this report require City Council approval.

Respectfully Submitted,

Respectfully Submitted,



Shaun Bzdel, Director, Land, Real Estate & Facilities

5/10/2021



Barry Lacey, Exec. Director, Financial Strategy & Sustainability

5/13/2021

Prepared by: Paul Moroz, Manager, Land Development