



CITY COUNCIL

**Wednesday, June 29, 2022
1:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

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**Agenda
City Council
Wednesday, June 29, 2022**

Confirmation of Agenda

Adoption of Minutes

Minutes of the meeting held June 15, 2022

PUBLIC HEARING AND PUBLIC NOTICE BYLAWS

2022-39 2022-39 The Regina Zoning Amendment Bylaw (No. 11)

2022-41 The Regina Zoning Amendment Bylaw, 2022 (No. 12)

TABLED BYLAWS AND RELATED REPORTS

2022-36 The Mail-In Ballot Amendment Bylaw 2022

2022-37 The Regina Water Amendment Bylaw, 2022 (No. 2)

2022-40 The Wastewater and Storm Water Amendment Bylaw, 2022 (No. 2)

DELEGATIONS AND RELATED REPORTS

DE22-122 Chris Lane, Economic Development Regina, Regina, SK

DE22-123 Tim Reid, Regina Exhibition Association Limited, Regina, SK

CR22-76 Changes to Unanimous Membership Agreements

Recommendation

That City Council:

1. Approve amendments to the Unanimous Membership Agreement (UMA) respecting Economic Development Regina inc. (EDR) dated January 1, 2016 as follows:



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- a. Remove the marketing and promotion of tourism services for Regina and Region from the whereas clauses in the introduction section of the UMA;
 - b. Amend the mandate as outlined in Article 2.2 as follows:
EDR will:
 - 1) Create and implement an economic development strategy to grow and sustain prosperity in the City and Region;
 - 2) Encourage the retention, development, attraction and growth of business for those who live, work, visit and invest in the City and Region; and
 - 3) Market and promote the City and Region for business;
 - c. Increase the number of non-voting Council Designates to the EDR board of directors to two individuals which may include Council members, members of the City's Administration or members of the public;
 - d. Update the reporting requirements in Article 6 to specify that the reporting will be made to Council and make any other consequential amendments consistent with what is outlined in the report;
2. Approve amendments to the Unanimous Member's Agreement (UMA) respecting the Regina Exhibition Association Limited (REAL) dated January 1, 2014 as follows:
 - a. Amend the whereas clauses in the introduction section of the UMA to include the marketing and promotion of tourism services for Regina and Region and to include the development of City lands for specific projects as may be directed by the City;
 - b. Amend the mandate as outlined in Article 2.2 as follows:
REAL will:
 - 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;
 - 4) Encourage the retention, development, attraction and growth of tourism products and services for those who live, work, visit and invest in the City and Region; and
 - 5) Market and promote the City and Region for tourism.



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- c. Increase the number of non-voting Council Designates to the REAL board of directors to two individuals which may include Council members, members of the City's Administration or members of the public;
 - d. Make the necessary revisions to update the reporting requirements in Article 6 to specify that the reporting will be made to Council and make any other consequential amendments consistent with what is outlined in this report;
3. Approve the special resolution of the City as the sole member of EDR, as of July 1, 2022 as described in Appendix A;
4. Approve the special resolution of the City as the sole member of REAL, as of July 1, 2022 as described in Appendix B;
5. Direct the Executive Director, Financial Strategy and Sustainability and the Board of Directors of both entities, pursuant to Article 9.2 of the City's UMA with EDR and Article 9.2 of the City's UMA with REAL, to take whatever steps are required to give effect to the amendments to the UMAs, the articles of incorporation and continuance and EDR's bylaws as are outlined in these recommendations;
6. Instruct the City Solicitor to make the amendments in recommendations 1 and 2 to the UMAs for both EDR and REAL, with these becoming effective July 1, 2022;
7. 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 and EDR do not make the necessary filings;
8. Authorize the City Clerk to:
 - a. Execute the amended UMAs for both EDR and REAL after review and approval by the City Solicitor and once executed provide them to each 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;and
9. Appoint the following Councillors as non-voting members to the respective



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boards of directors for the term July 1, 2022 – December 31, 2022 as follows:

- a. Councillor Bob Hawkins to the REAL Board of Directors; and
- b. Councillor Jason Mancinelli to the EDR Board of Directors.

DE22-130 Jack Huntington, Wascana Pointe Estates Condo Association, Regina, SK

CR22-79 Arcola Avenue Corridor Study

Recommendation

That City Council:

- 1. Direct Administration to include the consultant's long term recommendations as medium term recommendations in future planning; and
- 2. Direct Administration to bring a supplementary report to City Council during the 2023-2024 budget consideration, that will include the following:
 - a) The financial implications to capital planning of the redistribution of \$42.3 million from long to medium term project planning to expedite the expansion process for the Arcola Avenue corridor; and
 - b) The potential financial implications of adjusting the SAF model to account for increased costs due to expedition of this project.

DE22-124 Chris Guérette, Saskatchewan Realtors Association, Regina, SK

DE22-125 Cameron Choquette, Saskatchewan Landlord Association, Saskatoon, SK

DE22-131 Dan Turgeon, Town & Country Plumbing, Heating & Electrical, Regina, SK

DE22-132 Al Bashutski, Crawford Homes, Regina, SK

DE22-133 Evan Hunchak, Dream Development, Regina, SK

DE22-134 Evan Lascue, Avana Developments Inc., Regina, SK

DE22-135 Alex Miller, Canadian Home Builders' Association, Ottawa, ON

DE22-136 Stu Niebergall, Regina & Area Homebuilders Association, Regina, SK

DE22-126 John Edwards, Troy Life and Fire Safety Ltd



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- DE22-127 Jo-Ann Gauthier, Canadian Automatic Sprinkler Association, Cochrane, AB
- DE22-128 Sean Tracey, The Home Fire Sprinkler Coalition Canada
- DE22-129 Sean Pearce, Lubrizol
- DE22-137 Tony Playter, Regina & District Chamber of Commerce, Regina, SK
- CP22-49 Freya Marchuk, North Ridge Development Corporation, Regina, SK
- CP22-50 Paul Gregory and Blair Forster, Forster Harvard Development Corp, Regina, SK
- CR22-77 Mandatory Automatic Sprinkler Systems in New Residential Buildings

Recommendation

That City Council:

1. Instruct the City Solicitor to prepare the necessary bylaw(s) to mandate automatic fire sprinkler systems installations in all newly constructed residential occupancies, including but not limited to apartments, condominiums, townhouses, rowhouses, sixplexes, fourplexes, duplexes and houses beginning January 1, 2023; and
2. Remove *CR21-150 Fire Master Plan* from the List of Outstanding Items for City Council.

COMMITTEE REPORTS

EXECUTIVE COMMITTEE

- CR22-78 GTHA Municipal Servicing Agreement Addendum - Wastewater Discharge

Recommendation

That City Council:

1. Delegate authority to the Executive Director of City Planning & Community Development to negotiate and approve an addendum to *The Municipal Water, Wastewater & Transportation Infrastructure & Services Agreement* between the City of Regina and the Global Transportation Hub Authority, dated December 4, 2018 to allow the Global Transportation Hub Authority to discharge wastewater from a third-party water supply into the City of Regina's wastewater system as further described in this report and any ancillary agreements or



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documents required to give effect to the addendum; and

2. Authorize the City Clerk to execute the addendum upon review and approval of the City Solicitor.

Adjournment

AT REGINA, SASKATCHEWAN, WEDNESDAY, JUNE 15, 2022

AT A MEETING OF CITY COUNCIL

AT 1:00 PM

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

Regrets: Councillor Landon Mohl

Also in Attendance: Interim City Clerk, Amber Ackerman
Council Officer, Martha Neovard
A/City Solicitor, Christine Clifford
Interim City Manager, Jim Nicol
Executive Director, Financial Strategy & Sustainability, Barry Lacey
A/ Executive Director, City Planning & Community Dev., Deborah Bryden
A/ Executive Director, Citizen Services, Layne Jackson
A/ Chief Transformation Officer, Transformation Office, Carole Tink
Director, Parks, Recreation & Cultural Services, Laurie Shalley
Director, Planning & Development Services, Autumn Dawson
Manager, Property Revenue Services, Amanda Hungle
(Videoconference)
Manager, Social & Cultural Development, Emmaline Hill
Coordinator, Social Inclusion, Dave Slater
Senior City Planner, Laura Pfeifer
Human Resources Consultant, Nancy Amyotte

(The meeting commenced in the absence of Councillor Shanon Zachidniak.)

CONFIRMATION OF AGENDA

Councillor Cheryl Stadnichuk moved, seconded by Councillor Dan Leblanc, AND IT WAS RESOLVED, that the agenda for this meeting be approved, at the call of the Chair, with the following adjustments:

- That communication CP22-43 - Greg Horsman, Outreach and Social Action Ministry of Knox Metropolitan United Church be added to item MN22-3, and received and filed
- That the delegations DE22-110, Cameron Fraser, Knox Metropolitan United Church, DE22-115, Claire Carter, Regina, SK, and DE22-121 Evan Hunchak, Dream Development, be withdrawn and their written submissions be received and filed as CP22-44, CP22-45, and CP22-46; and

With the following adjusted order of items:

1. Confirmation of Agenda
2. Adoption of Minutes
3. Public Hearing Bylaw: 2022-29: *The Regina Zoning Amendment Bylaw, 2022 (No.9)*
4. Public Notice Bylaws: 2022-33: *The Low-Income Municipal Property Tax Deferral Program Bylaw, 2022* and 2022-38: *The Regina Administration Amendment Bylaw, 2022 (No. 2)*
5. CR22-75: 2021 City of Regina Annual Report and Public Accounts
6. CR22-74: Appointment of Auditors
7. CM22-18: Regina Downtown BID 2021 Annual Report
8. CM22-19: Regina Warehouse BID 2021 Annual Report
9. CR22-69: Proposed Concept Plan and Zoning Bylaw Amendment - 8701 Dewdney Avenue - PL202100226 and PL202100227
10. CR22-70: Discretionary Use Application - 2820 Narcisse Drive - PL202200027
11. CR22-72: Closure of Utility Parcels - 9501 9th Avenue N. - PL202200047
12. CR22-73: Appointment to the Master Plan Public Advisory Committee (MPPAC)
13. CR22-71: Zoning Bylaw Amendment - Backyard Suites Amendment
14. CM22-14: Heritage Demolition - 1863 Cornwall Street
15. MN22-3: Ending Homelessness
16. MN22-4: 2SLGBTQIAP+ Communities in Regina
17. Bylaws 2022-36: *The Mail-In Ballot Amendment Bylaw 2022*, 2022-37: *The Regina Water Amendment Bylaw, 2022 (No. 2)*, and 2022-40: *The Wastewater and Storm Water Amendment Bylaw, 2022 (No. 2)*

ADOPTION OF MINUTES

Councillor Bob Hawkins moved, seconded by Councillor Lori Bresciani, AND IT WAS RESOLVED, that the minutes for the meeting held on June 1, 2022 be adopted, as circulated.

PUBLIC HEARING AND PUBLIC NOTICE BYLAWS

2022-29 The Regina Zoning Amendment Bylaw, 2022 (No.9)

First Reading

Councillor Cheryl Stadnichuk moved, seconded by Councillor Bob Hawkins that Bylaw No. 2022-29 be introduced and read a first time.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Stadnichuk
SECONDER:	Councillor Hawkins
IN FAVOUR:	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Shaw, Stadnichuk, Stevens, and Mayor Masters
ABSENT:	Councillor Mohl
AWAY:	Councillor Zachidniak

The Bylaw was read a first time.

Second Reading

Councillor Cheryl Stadnichuk moved, seconded by Councillor Andrew Stevens that Bylaw No. 2022-29 be introduced and read a second time.

The Clerk called for anyone present who wished to address City Council respecting Bylaw 2022-30 to indicate their desire.

No one indicated a desire to address Council.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Stadnichuk
SECONDER:	Councillor Stevens
IN FAVOUR:	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Shaw, Stadnichuk, Stevens, and Mayor Masters
ABSENT:	Councillor Mohl
AWAY:	Councillor Zachidniak

The Bylaw was read a second time.

Consent for Third Reading

Councillor Cheryl Stadnichuk moved, seconded by Councillor Lori Bresciani that City Council hereby consent to Bylaw No. 2022-29 going to third and final reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY as required by law.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Stadnichuk
SECONDER:	Councillor Bresciani
IN FAVOUR:	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Shaw, Stadnichuk, Stevens, and Mayor Masters
ABSENT:	Councillor Mohl
AWAY:	Councillor Zachidniak

Third Reading

Councillor Cheryl Stadnichuk moved, seconded by Councillor John Findura that Bylaw No. 2022-29 be read a third time.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Stadnichuk
SECONDER:	Councillor Findura
IN FAVOUR:	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Shaw, Stadnichuk, Stevens, and Mayor Masters
ABSENT:	Councillor Mohl
AWAY:	Councillor Zachidniak

The Bylaw was read a third and final time.

2022-33 The Low-Income Municipal Property Tax Deferral Program Bylaw, 2022
2022-38 The Regina Administration Amendment Bylaw, 2022 (No. 2)

First Reading

Councillor Cheryl Stadnichuk moved, seconded by Councillor Dan LeBlanc that Bylaws No. 2022-33 and No. 2022-38 be introduced and read a first time.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Stadnichuk
SECONDER:	Councillor LeBlanc
IN FAVOUR:	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Shaw, Stadnichuk, Stevens, and Mayor Masters
ABSENT:	Councillor Mohl
AWAY:	Councillor Zachidniak

The Bylaws were read a first time.

Second Reading

Councillor Cheryl Stadnichuk moved, seconded by Councillor Terina Shaw that Bylaws No. 2022-33 and No. 2022-38 be introduced and read a second time.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Stadnichuk
SECONDER:	Councillor Shaw
IN FAVOUR:	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Shaw, Stadnichuk, Stevens, and Mayor Masters
ABSENT:	Councillor Mohl
AWAY:	Councillor Zachidniak

The Bylaws were read a second time.

Consent for Third Reading

Councillor Cheryl Stadnichuk moved, seconded by Councillor Jason Mancinelli that City Council hereby consent to Bylaws No. 2022-33 and No. 2022-38 going to third and final reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY as required by law.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Stadnichuk
SECONDER:	Councillor Mancinelli
IN FAVOUR:	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Shaw, Stadnichuk, Stevens, and Mayor Masters
ABSENT:	Councillor Mohl
AWAY:	Councillor Zachidniak

Third Reading

Councillor Cheryl Stadnichuk moved, seconded by Councillor Bob Hawkins that Bylaws No. 2022-33 and No. 2022-38 be read a third time.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Stadnichuk
SECONDER:	Councillor Hawkins
IN FAVOUR:	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Shaw, Stadnichuk, Stevens, and Mayor Masters
ABSENT:	Councillor Mohl
AWAY:	Councillor Zachidniak

The Bylaws were read a third and final time.

CR22-75 2021 City of Regina Annual Report and Public Accounts

Recommendation

That City Council:

1. Approve the draft 2021 City of Regina Annual Report as outlined in Appendix A; and
2. Approve the draft 2021 Public Accounts as outlined in Appendix C.

Councillor Lori Bresciani moved, seconded by Councillor Jason Mancinelli that the recommendations contained in the report be concurred in, and that page 15 of Appendix C , under ‘Grants – City of Regina’, be amended to change the amount for Boardwalk Reit Properties Holdings Ltd. from \$717,576 to \$239,191, to reflect the correction of a programming error in the calculation of exemptions on the property.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Bresciani
SECONDER:	Councillor Mancinelli
IN FAVOUR:	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Shaw, Stadnichuk, Stevens, and Mayor Masters
ABSENT:	Councillor Mohl
AWAY:	Councillor Zachidniak

CR22-74 Appointment of Auditors

Recommendation

That City Council:

1. Appoint MNP LLP as auditors for the years 2022 through 2026 to perform the annual audit for the City and its legal entities:
 - General Trust Fund;
 - Buffalo Pound Water Treatment Corporation;
 - Regina Downtown Business Improvement District;
 - Regina's Warehouse and Business Improvement District;
 - Economic Development Regina Inc.;
 - Regina Public Library; and
 - Regina Exhibition Association Limited;
2. Delegate authority to the Executive Director, Financial Strategy & Sustainability, to negotiate and approve the terms of the Audit Services Agreement with MNP LLP including any future amendments to the agreement and any ancillary agreements or documents required to give effect to the agreement.; and
3. Authorize the City Clerk to execute the necessary agreements after review and approval of the City Solicitor.

Councillor Bob Hawkins moved, seconded by Councillor Cheryl Stadnichuk that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Hawkins
SECONDER:	Councillor Stadnichuk
IN FAVOUR:	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Shaw, Stadnichuk, Stevens, and Mayor Masters
ABSENT:	Councillor Mohl
AWAY:	Councillor Zachidniak

DELEGATIONS AND RELATED REPORTS

CM22-18 Regina Downtown BID 2021 Annual Report

Recommendation

That City Council receive and file this report.

DE22-119 Judith Veresuk, representing Regina Downtown Business Improvement District, addressed City Council.

Councillor Lori Bresciani moved, seconded by Councillor Jason Mancinelli that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Bresciani
SECONDER:	Councillor Mancinelli
IN FAVOUR:	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Shaw, Stadnichuk, Stevens, and Mayor Masters
ABSENT:	Councillor Mohl
AWAY:	Councillor Zachidniak

CM22-19 Regina Warehouse BID 2021 Annual Report

Recommendation

That City Council receive and file this report.

DE22-120 Leasa Gibbons, representing Regina Warehouse Business Improvement District, addressed City Council.

Councillor Cheryl Stadnichuk moved, seconded by Councillor Lori Bresciani that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Stadnichuk
SECONDER:	Councillor Bresciani
IN FAVOUR:	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Shaw, Stadnichuk, Stevens, and Mayor Masters
ABSENT:	Councillor Mohl
AWAY:	Councillor Zachidniak

DELEGATIONS AND PUBLIC NOTICE REPORTS

CR22-69 Proposed Concept Plan and Zoning Bylaw Amendment - 8701 Dewdney Avenue - PL202100226 and PL202100227

Recommendation

That City Council:

1. Approve the application to amend the Westerra Phase 1 Concept Plan (Land-Use Plan and Circulation Plan) by redesignating part of the Large Format Retail land use to low and medium-density residential land use and adopt the amended Concept Plan as set out in Appendix A-4.1 and A-4.2.

2. Approve the application to rezone portions of lands from the Westerra Phase 1, as shown in Appendix A-1; being part of Blk/Par A-Plan 102224393 Ext 1, located within the Westerra Concept Plan from MLM - Mixed Large Market Zone to:
 - a. RU – Residential Urban Zone;
 - b. RL - Residential Low-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 the City Council following approval of these recommendations and the required public notice.

The following addressed City Council:

- DE22-89 Blair Forster and Paul Gregory, representing Forster Harvard Development Corp and Westerra Development Corp, Regina, SK
- DE22-90 Grant Mihalcheon, representing Brown & Associates Planning Group, Calgary, AB

Councillor John Findura moved, seconded by Councillor Jason Mancinelli that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Findura
SECONDER:	Councillor Mancinelli
IN FAVOUR:	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Shaw, Stadnichuk, Stevens, and Mayor Masters
ABSENT:	Councillor Mohl
AWAY:	Councillor Zachidniak

RECESS

Pursuant to the provisions of Section 33(2.1) of City Council's Procedure Bylaw No. 9004, a 15 minute recess was called.

City Council recessed at 2:31 p.m.

City Council reconvened at 2:46 p.m.

CR22-70 Discretionary Use Application - 2820 Narcisse Drive - PL202200027

Recommendation

That City Council:

1. Approve the Discretionary Use application for the proposed development

of 106 units as seven “Building, Stacked” and nine “Building, Row” located at 2820 Narcisse Drive, being Parcel S, Plan 102136845 in the Hawkstone 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-3.3, prepared by Robinson Residential Design Inc., dated March 9, and April 19, 2022.
 - b) Except as otherwise specified in this approval, the development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019*.
2. Authorize the Development Officer to issue a notice of approval 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.

DE22-91 Evan Lascue, representing Avana Developments Inc., Regina, SK, addressed City Council.

Councillor John Findura moved, seconded by Councillor Jason Mancinelli that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Findura
SECONDER:	Councillor Mancinelli
IN FAVOUR:	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Shaw, Stadnichuk, Stevens, and Mayor Masters
ABSENT:	Councillor Mohl
AWAY:	Councillor Zachidniak

COMMITTEE REPORTS REGINA PLANNING COMMISSION

CR22-72 Closure of Utility Parcels - 9501 9th Avenue N. - PL202200047

Recommendation

That City Council:

Approve a resolution pursuant to section 172.1 of *The Planning and Development Act, 2007* with respect to Municipal Utility Parcels MU1 and MU2, Plan No. 102373321, as shown in Appendix A-3 to:

- a. Declare that the municipal utility parcels are no longer required as municipal utility parcels; and
- b. Direct Administration to cause the municipal utility parcel designations

to be removed from title of the parcels.

Councillor John Findura moved, seconded by Councillor Terina Shaw that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Findura
SECONDER:	Councillor Shaw
IN FAVOUR:	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Shaw, Stadnichuk, Stevens, and Mayor Masters
ABSENT:	Councillor Mohl
AWAY:	Councillor Zachidniak

PUBLIC NOTICE REPORTS

CR22-73 Appointment to the Master Plan Public Advisory Committee (MPPAC)

Recommendation

That City Council approve the following appointments as the City of Regina representative and Alternate to the Provincial Capital Commission, Master Plan Public Advisory Committee (MPPAC) for the terms of office indicated below, and that they continue to hold office for the term indicated or until their successor is appointed:

Director, Park, Recreation & Cultural Services:
August 1, 2022 – December 31, 2023

Manager, Planning & Partnerships (Alternate):
August 1, 2022 – December 31, 2023

Councillor Bob Hawkins moved, seconded by Councillor Cheryl Stadnichuk that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Hawkins
SECONDER:	Councillor Stadnichuk
IN FAVOUR:	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Shaw, Stadnichuk, Stevens, and Mayor Masters
ABSENT:	Councillor Mohl
AWAY:	Councillor Zachidniak

Councillor Lori Bresciani moved, seconded by Councillor John Findura, AND IT WAS RESOLVED, that communication CP22-39 Stu Niebergall, Regina & Area Homebuilders' Association, be received and filed.

CR22-71 Zoning Bylaw Amendment - Backyard Suites Amendment

Recommendation

That City Council:

1. Approve amendments to *The Regina Zoning Bylaw, 2019* to allow for Backyard Suites as a permitted use as described in this report and in accordance with the regulations set out in detail in Appendix A.
2. Approve amendments to *The Housing Incentives Policy* to expand a five year, 25 per cent tax exemption to applicable Backyard Suites as described in this report and in accordance with amendments set out in detail in Appendix B.
3. Exempt the sign posting requirements, as allowed by *The Public Notice Policy Bylaw, 2020*, for the properties as noted in Appendix B that are being rezoned.
4. Instruct the City Solicitor to prepare the necessary bylaw to give effect to the recommendations, to be brought forward to the meeting of City Council following approval of the recommendations by Council and the required public notice.

Councillor John Findura moved, seconded by Councillor Jason Mancinelli that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Findura
SECONDER:	Councillor Mancinelli
IN FAVOUR:	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Shaw, Stadnichuk, Stevens, and Mayor Masters
ABSENT:	Councillor Mohl
AWAY:	Councillor Zachidniak

TABLED REPORTS

CM22-14 Heritage Demolition - 1863 Cornwall Street

Recommendation

That City Council approve Option 3 outlined in the report to:

1. Retain 1863 Cornwall Street as a designated property within the

boundaries of the Victoria Park Heritage Conservation District.

2. Approve the demolition of the Burns Hanley Building subject to the property owner entering into a heritage easement and covenant agreement, to be registered against the title to the property, including terms and conditions that provide for redevelopment of the property in accordance with the plans submitted by the applicant; and including the dismantling and storage of the west façade of the building for the purposes of reconstruction and restoration of its significant features to be incorporated as a condition of any future application for redevelopment of the property.
3. Not issue the proposed repair order in relation to the property.

At the May 18, 2022, meeting of City Council, Councillors: Terina Shaw and Lori Bresciani moved that the recommendations contained in the report be concurred in.

Councillors Dan LeBlanc and Andrew Stevens moved the following amendment:

"That City Council:

- 1. Deny the demolition application for 1863 Cornwall Street; and*
- 2. Order the property owner to undertake all necessary repairs and other measures to stabilize the building and preserve the façade, at minimum, with such repairs to be completed within 90 days."*

At the June 1, 2022 meeting of City Council, Councillor Bob Hawkins moved, seconded by Councillor Dan LeBlanc, that this item be tabled to the June 15, 2022 meeting of City Council, in order to give notice pursuant to section 27(1)(b)(i) of The Procedure Bylaw, Bylaw No, 9004, that at the June 15, 2022 meeting of City Council, a motion to reconsider the following referral motion that was considered by City Council at its meeting held on May 18, 2022 related to item CM22-14:

"That this item be referred back to Administration to seek an arms length third party expert opinion on the best approach for preserving the façade of the 1863 Cornwall Street Burns Hanley building, and that expert opinion should be given by an expert who is both familiar with heritage and heritage construction."

Vote to Reconsider Referral Motion Related to Item CM22-14 from May 18, 2022

Pursuant to due notice, Councillor Bob Hawkins moved, seconded by Councillor Dan LeBlanc that City Council reconsider the following referral motion that was considered by Council at its meeting on May 18, 2022:

"That this item be referred back to Administration to seek an arms-length third party expert opinion on the best approach for preserving the façade of the 1863 Cornwall Street Burns Hanley building, and that expert opinion should be given by an expert who is both familiar with heritage and heritage construction."

The motion to reconsider the referral motion was put and declared CARRIED.

RESULT:	CARRIED [7 to 2]
MOVER:	Councillor Hawkins
SECONDER:	Councillor LeBlanc
IN FAVOUR:	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Stadnichuk, Stevens
AGAINST:	Councillor Shaw and Mayor Masters
ABSENT:	Councillors: Mohl
AWAY:	Councillor Zachidniak

Referral Motion for Reconsideration

That this item be referred back to Administration to seek an arms-length third party expert opinion on the best approach for preserving the façade of the 1863 Cornwall Street Burns Hanley building, and that expert opinion should be given by an expert who is both familiar with heritage and heritage construction.”

The referral motion was put and declared LOST.

RESULT:	LOST [3 to 6]
MOVER:	Councillor Hawkins
SECONDER:	Councillor LeBlanc
IN FAVOUR:	Councillors: Hawkins, LeBlanc, Stadnichuk
AGAINST:	Councillors: Bresciani, Findura, Mancinelli, Shaw, Stevens, and Mayor Masters
ABSENT:	Councillors: Mohl
AWAY:	Councillor Zachidniak

Amendment – Option 1

Debate continued on the following amendment that was brought forwarded at the May 18, 2022 meeting of City Council by Councillors: Dan LeBlanc and Andrew Stevens:

”That City Council:

- 1. Deny the demolition application for 1863 Cornwall Street; and*
- 2. Order the property owner to undertake all necessary repairs and other measures to stabilize the building and preserve the façade, at minimum, with such repairs to be completed within 90 days.”*

The amending motion was put and declared LOST.

RESULT:	LOST [3 to 6]
MOVER:	Councillor LeBlanc
SECONDER:	Councillor Stevens
IN FAVOUR:	Councillors: Hawkins, LeBlanc, Stevens
AGAINST:	Councillors: Bresciani, Findura, Mancinelli, Shaw, Stadnichuk, and Mayor Masters
ABSENT:	Councillor Mohl
AWAY:	Councillor Zachidniak

Amendment – Option 2

Councillor Dan LeBlanc moved, in amendment, seconded by Councillor Bob Hawkins, that City Council:

1. Retain 1863 Cornwall Street as a designated property within the boundaries of Victoria Park Heritage Conservation District;
2. Approve the partial demolition of the Burns Hanley Building subject to the property owner, prior to issuance of the demolition permit, entering into a heritage easement and covenant agreement with the City, to be registered against the title to the property, including terms and conditions that provide for redevelopment of the property in accordance with the plans submitted by the applicant; and including the preservation and retention, in place, of the west façade of the building to be retained and incorporated as a condition of any future application for redevelopment of the property; and
3. Not issue the proposed repair order in relation to the property.

The amending motion was put and declared LOST.

RESULT:	LOST [3 to 6]
MOVER:	Councillor LeBlanc
SECONDER:	Councillor Hawkins
IN FAVOUR:	Councillors: Hawkins, LeBlanc, Stevens
AGAINST:	Councillors: Bresciani, Findura, Mancinelli, Shaw, Stadnichuk, and Mayor Masters
ABSENT:	Councillor Mohl
AWAY:	Councillor Zachidniak

The main motion was put and declared CARRIED.

RESULT:	CARRIED [7 to 2]
MOVER:	Councillor Shaw
SECONDER:	Councillor Bresciani
IN FAVOUR:	Councillors: Bresciani, Findura, Mancinelli, Shaw, Stadnichuk, Stevens, and Mayor Masters
AGAINST:	Councillors: Hawkins, LeBlanc
ABSENT:	Councillor Mohl
AWAY:	Councillor Zachidniak

RECESS

Pursuant to the provisions of Section 33(2.1) of City Council's *Procedure Bylaw No. 9004*, a 45 minute recess was called.

City Council recessed at 4:19 p.m.

City Council reconvened at 4:34 p.m.

DELEGATIONS AND RELATED MOTIONS

MN22-3 Ending Homelessness

Recommendation

THEREFORE BE IT RESOLVED that Administration be directed to include the following in the 2023 proposed budget:

1. Full operational funding to solve homelessness throughout the City using a housing first, supportive housing model. This draft funding to be clearly demarcated in a line item of its own.
2. Any supplemental report required to explain the costing of point 1, above.
 - a. This report will provide the estimated number of chronically homeless persons in Regina, the anticipated cost per individual to provide supportive housing to these individuals, the anticipated timeline to house these individuals if the draft funding were approved, and the means by which the City would deploy the funding if approved (including through working with service partners).
 - b. This report will also describe the financial cost of continued inaction on this issue. This analysis will outline the current, ongoing costs of unaddressed homelessness throughout the City.

The following addressed City Council:

- DE22-105 Terri Sleeva, Regina, SK
- DE22-92 Shelley Sayer, representing Ranch Ehrlo Society, Regina, SK
- DE22-94 Colleen Taylor, representing Poverty-Free Saskatchewan, Regina, SK
- DE22-107 Abigail Whelan, Regina, SK
- DE22-95 Sheila Wignes-Paton, representing Phoenix Residential Society, Regina, SK
- DE22-96 Dr. Carl Cherland, representing Our Savior's Lutheran Church Justice and Peace Ministry Team, Regina, SK
- DE22-97 Ed Lehman, Regina and District Labour Council, Regina, SK
- DE22-98 Northwind Standing (called Shylo Stevenson), representing Warriors of Hope, Regina, SK
- DE22-99 Wanda Walter, representing Evangelical Lutheran Church of Canada, Regina, SK
- DE22-108 David Cyr, Regina, SK
- DE22-101 Florence Stratton, representing End Poverty Regina, Regina, SK
- DE22-102 Peter Gilmer, representing Regina Anti-Poverty Ministry, Regina, SK
- DE22-104 Tiro Mthembu, Regina, SK
- DE22-103 Trina Hodgson, Regina, SK
- DE22-106 Kale MacLellan, Regina, SK
- DE22-109 Joe Thomas, representing Worthy Purpose, Regina, SK

RECESS

Pursuant to the provisions of Section 33(2.1) of City Council's *Procedure Bylaw No. 9004*, a 45 minute recess was called.

City Council recessed at 6:15 p.m.

City Council reconvened at 6:45 p.m.

Councillor Cheryl Stadnichuk moved, seconded by Councillor Andrew Stevens, AND IT WAS RESOLVED, that delegations DE22-93 Joey Reynolds, Regina, SK and DE22-100 Katherine Cameron, Regina, SK, be withdrawn due to non-appearance, and their written submissions be received and filed as communications CP22-47 and CP22-48, respectively, with communications CP22-40 Matthew Livingstone, Regina, SK and CP22-41 Tmira Marchment, SOFIA House, Regina, SK.

Councillor Dan LeBlanc moved, seconded by Councillor Cheryl Stadnichuk that Administration be directed to include the following in the 2023 proposed budget:

- 1. Full operational funding to solve homelessness throughout the City using a housing first, supportive housing model. This draft funding to be clearly demarcated in a line item of its own.**
- 2. Any supplemental report required to explain the costing of point 1, above.**
 - a. This report will provide the estimated number of chronically homeless persons in Regina, the anticipated cost per individual to provide**

supportive housing to these individuals, the anticipated timeline to house these individuals if the draft funding were approved, and the means by which the City would deploy the funding if approved (including through working with service partners, and providing adult education leading to employment opportunities for those living in poverty).

- b. This report will also describe the financial cost of continued inaction on this issue. This analysis will outline the current, ongoing costs of unaddressed homelessness throughout the City.

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

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor LeBlanc
SECONDER:	Councillor Stadnichuk
IN FAVOUR:	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Shaw, Stadnichuk, Stevens, and Mayor Masters
ABSENT:	Councillor Mohl
AWAY:	Councillor Zachidniak

Councillor Terina Shaw moved, seconded by Councillor Lori Bresciani, that the meeting adjourn.

The motion to adjourn was put and declared **LOST**.

MN22-4 2SLGBTQIAP+ Communities in Regina

Recommendation

THEREFORE BE IT RESOLVED that Administration prepare a report for Executive Committee in Q2 of 2023 which explores and makes recommendations regarding:

1. Concrete steps, funding, programs and approaches which the City of Regina can implement to improve the lived experience of 2SLGBTQIAP+ people based on research and a jurisdictional scan of other cities.
2. The inclusion of a 2SLGBTQIAP+ advisory committee and/or a dedicated 2SLGBTQIAP+ Community Consultant within the Community Wellbeing & Inclusion Branch to inform future decisions and programs.
3. The inclusion of a gender-based analysis that includes meaningful inclusion of 2SLGBTQIAP+ realities in all reports and matters coming before City Council or committees of Council – in the same way that such reports currently identify potential environmental impacts.
4. The City of Regina as an employer:

- a. Including 2SLGBTQIAP+ people under all employee equity policies.
 - b. Streamlined name change process (respecting employee identification, email addresses, etc.) for all city staff.
 - c. Provision of all gender change rooms and washrooms.
 - a. Develop expansive education for all leadership and front-line staff;
 - b. Analysis regarding how the part-time nature of City Councillor positions dissuades 2SLGBTQIAP+ people and other marginalized people from seeking those positions. Recommendations flowing from this analysis.
5. The City of Regina as a Service Provider:
- a. Include 2SLGBTQIAP+ needs such as all gender changing rooms and trans affirming changing room policies in all facility upgrades and developments.
 - b. Include 2SLGBTQIAP+ specific space/programming such as all-body swimming or gym time, all gender youth sports, etc.
 - c. Create priority facility booking and/or permit process for 2SLGBTQIAP+ community events.
 - d. An analysis of the City's existing "family" programming, including exploration of whether the implied meaning of family includes family as commonly understood amongst 2SLGBTQIAP+ people .
6. The City of Regina as a funder:
- a. Create 2SLGBTQIAP+ funding streams. This funding to include intergenerational programs, and serving 2SLGBTQIAP+ people at all stages of life.
 - b. Target funding for 2SLGBTQIAP+ within ethnoracial communities.
 - c. Require as a condition of all funding that the applicant/recipient provides services which are available and inclusive of 2SLGBTQIAP+ people.

The following addressed City Council:

- DE22-111 Ariana Giroux, representing UR Pride, Regina, SK
- DE22-112 Aspen Huggins, Regina, SK
- DE22-113 Whitney Blaisdell, representing Project Play YQR, Regina, SK

(Councillor Terina Shaw left the meeting.)

- DE22-114 Cat Haines, Regina, SK
- DE22-116 - Melissa Coomber-Bendtsen, representing YWCA Regina, Regina, SK
- DE22-117 Julian Wotherspoon, Regina, SK
- DE22-118 Jacq Brasseur, Regina, SK

RECESS

Pursuant to the provisions of Section 33(2.1) of City Council's *Procedure Bylaw No. 9004*, a

15 minute recess was called.

City Council recessed at 8:32 p.m.

City Council reconvened at 8:38 p.m.

Councillor Dan LeBlanc moved, seconded by Councillor Lori Bresciani, AND IT WAS RESOLVED, that communication CP22-42 Colin Druhan and Patrick Lin, Pride at Work, Toronto, ON, be received and filed.

Councillor Dan LeBlanc moved, seconded by Councillor Andrew Stevens that Administration prepare a report for Executive Committee in Q2 of 2023 which explores and makes recommendations regarding:

- 1. Concrete steps, funding, programs and approaches which the City of Regina can implement to improve the lived experience of 2SLGBTQIAP+ people based on research and a jurisdictional scan of other cities.**
- 2. The inclusion of a 2SLGBTQIAP+ advisory committee and/or a dedicated 2SLGBTQIAP+ Community Consultant within the Community Wellbeing & Inclusion Branch to inform future decisions and programs.**
- 3. The inclusion of a gender-based analysis plus that includes meaningful inclusion of 2SLGBTQIAP+ realities in all reports and matters coming before City Council or committees of Council – in the same way that such reports currently identify potential environmental impacts.**
- 4. The City of Regina as an employer:**
 - d. Including 2SLGBTQIAP+ people under all employee equity policies.**
 - e. Streamlined name change process (respecting employee identification, email addresses, etc.) for all city staff.**
 - f. Provision of all gender change rooms and washrooms.**
 - c. Develop expansive education for all leadership and front-line staff;**
 - d. Analysis regarding how the part-time nature of City Councillor positions dissuades 2SLGBTQIAP+ people and other marginalized people from seeking those positions. Recommendations flowing from this analysis.**
- 5. The City of Regina as a Service Provider:**
 - e. Include 2SLGBTQIAP+ needs such as all gender changing rooms and trans affirming changing room policies in all facility upgrades and developments.**
 - f. Include 2SLGBTQIAP+ specific space/programming such as all-body swimming or gym time, all gender youth sports, etc.**
 - g. Create priority facility booking and/or permit process for 2SLGBTQIAP+ community events.**
 - h. An analysis of the City's existing "family" programming, including exploration of whether the implied meaning of family includes family as commonly understood amongst 2SLGBTQIAP+ people .**
- 6. The City of Regina as a funder:**

- d. Create 2SLGBTQIAP+ funding streams. This funding to include intergenerational programs, and serving 2SLGBTQIAP+ people at all stages of life.
- e. Target funding for 2SLGBTQIAP+ within ethnoracial communities.
- f. Require as a condition of all funding that the applicant/recipient provides services which are available and inclusive of 2SLGBTQIAP+ people.

(Councillor Shanon Zachidniak joined the meeting)

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor LeBlanc
SECONDER:	Councillor Stevens
IN FAVOUR:	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Stadnichuk, Stevens, Zachidniak, and Mayor Masters
ABSENT:	Councillor Mohl
AWAY:	Councillor Shaw

The motion was put and declared CARRIED.

Councillor Bob Hawkins moved, that the meeting adjourn.

(Councillor Hawkins adjournment motion did not receive a seconder pursuant to section 20(2) of The Procedure Bylaw, Bylaw No. 9004, as such the motion was not put before City Council for consideration.)

Councillor Jason Mancinelli moved, seconded by Councillor Andrew Stevens, AND IT WAS RESOLVED, that Council continue the meeting past 9:00 p.m.

COMMITTEE REPORTS

EXECUTIVE COMMITTEE

BYLAWS AND RELATED REPORTS

- 2022-36 The Mail-In Ballot Amendment Bylaw 2022
- 2022-37 The Regina Water Amendment Bylaw, 2022 (No. 2)
- 2022-40 The Wastewater and Storm Water Amendment Bylaw, 2022 (No. 2)

First Reading

Councillor Cheryl Stadnichuk moved, seconded by Councillor Andrew Stevens, that Bylaws No.2022-36, 2022-37 and 2022-40 be introduced and read a first time.

The motion was put and declared CARRIED.

RESULT:	CARRIED [8 to 1]
MOVER:	Councillor Stadnichuk
SECONDER:	Councillor Stevens
IN FAVOUR:	Councillors Bresciani, Findura, LeBlanc, Mancinelli, Stadnichuk, Stevens, Zachidniak and Mayor Masters
AGAINST:	Councillor Hawkins
ABSENT:	Councillor Mohl
AWAY:	Councillor Shaw

The Bylaws were read a first time.

Second Reading

Councillor Cheryl Stadnichuk moved, seconded by Councillor Lori Bresciani, that Bylaws No.2022-36, 2022-37 and 2022-40 be introduced and read a second time.

The motion was put and declared CARRIED.

RESULT:	CARRIED [8 to 1]
MOVER:	Councillor Stadnichuk
SECONDER:	Councillor Bresciani
IN FAVOUR:	Councillors: Bresciani, Findura, LeBlanc, Mancinelli, Stadnichuk, Stevens, Zachidniak and Mayor Masters
AGAINST:	Councillor Hawkins
ABSENT:	Councillor Mohl
AWAY:	Councillor Shaw

The Bylaws were read a second time.

Third Reading Consent

Councillor Cheryl Stadnichuk moved, seconded by Councillor John Findura that City Council hereby consent to Bylaws No.2022-36, 2022-37 and 2022-40 going to third and final reading at this meeting.

The motion was put and was not unanimous as required by law.

RESULT:	CARRIED [8 to 1]
MOVER:	Councillor Stadnichuk
SECONDER:	Councillor Findura
IN FAVOUR:	Councillors Bresciani, Findura, LeBlanc, Mancinelli, Stadnichuk, Stevens, Zachidniak and Mayor Masters
AGAINST:	Councillor Hawkins
ABSENT:	Councillor Mohl
AWAY:	Councillor Shaw

Bylaws No.2022-36, 2022-37 and 2022-40 are deemed to be tabled to the June 29, 2022 meeting of City Council for third reading.

ADJOURNMENT

Councillor Bob Hawkins moved, seconded by Councillor Dan LeBlanc, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 9:12 p.m.

Chairperson

Secretary

BYLAW NO. 2022-39

THE REGINA ZONING AMENDMENT BYLAW, 2022 (No.11)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 The purpose of this Bylaw is to amend *The Regina Zoning Bylaw, 2019* by re-zoning the subject lands to accommodate proposed residential development consistent with the Westerra Concept Plan.
- 2 The authority for this Bylaw is section 46 of *The Planning and Development Act, 2007*.
- 3 Schedule “A” of *The Regina Zoning Bylaw, 2019* is amended in the manner set forth in this Bylaw.
- 4 Chapter 9 – Zoning Map 2088 (A) is amended by re-zoning the lands described in this section and shown as outlined on the map attached as Appendix “A” to this Bylaw as follows:

Land Description: Part of Blk/Par A-Plan 102224393 Ext 1

Civic Address: Part of 8701 Dewdney Avenue

Current Zoning: MLM-Mixed Large Market Zone

Proposed Zoning: RU-Residential Urban Zone
RL-Residential Low-Rise Zone

- 5 This Bylaw comes into force on the date of passage.

READ A FIRST TIME THIS 29th DAY OF June 2022.

READ A SECOND TIME THIS 29th DAY OF June 2022.

READ A THIRD TIME AND PASSED THIS 29th DAY OF June 2022.

Mayor

City Clerk (SEAL)

CERTIFIED A TRUE COPY

City Clerk

Approved as to form this _____ day of _____, 20____.

City Solicitor

ABSTRACT

BYLAW NO. 2022-39

THE REGINA ZONING AMENDMENT BYLAW, 2022 (No.11)

PURPOSE:	The purpose of this Bylaw is to amend <i>The Regina Zoning Bylaw, 2019</i> to accommodate proposed residential development consistent with the Westerra Concept Plan.
ABSTRACT:	The Bylaw re-zones the subject lands from MLM – Mixed Large Market Zone to RU – Residential Urban Zone, RL – Residential Low-Rise Zone.
STATUTORY AUTHORITY:	Section 46 of <i>The Planning and Development Act, 2007</i> .
MINISTER’S APPROVAL:	N/A
PUBLIC HEARING:	A public hearing is required between first and second reading of this Bylaw pursuant to section 10 of <i>The Public Notice Policy Bylaw, 2020</i> and in accordance with <i>The Procedure Bylaw</i> .
PUBLIC NOTICE:	Required, pursuant to section 13 of <i>The Public Notice Policy Bylaw, 2020</i> .
REFERENCE:	Regina Planning Commission, June 7, 2022, RPC22-17; City Council, June 15, 2022, CR22-69.
AMENDS/REPEALS:	Amends <i>The Regina Zoning Bylaw, 2019</i> .
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	City Planning & Community Development
INITIATING DEPARTMENT:	Planning & Development Services

BYLAW NO. 2022-41

THE REGINA ZONING AMENDMENT BYLAW, 2022 (No.12)

- 1 The purpose of this Bylaw is to amend Bylaw 2019-19, being *The Regina Zoning Bylaw, 2019* to allow for backyard suites as a permitted use in most residential zones.
- 2 The authority for this Bylaw is section 46 of *The Planning and Development Act, 2007*.
- 3 Schedule “A” of *The Regina Zoning Bylaw, 2019*, is amended in the manner set forth in this Bylaw.
- 4 Chapter 2, Part 2B is amended by repealing the definition of “**Building, Accessory**” and substituting the following:

“**Building, Accessory**” means a separate building or structure normally incidental, subordinate, exclusively devoted to and located on the same lot as the principal building or structure.”
- 5 Chapter 2, Part 2B is amended by repealing the definition of “**Building, Planned Group**” and substituting the following:

“**Building, Planned Group**” means a development of more than one principal residential building on a lot.”
- 6 Chapter 2, Part 2B is amended by repealing the definitions of “**Dwelling, Garden Suite**” and “**Dwelling, Laneway Suite**” and substituting the following, in alphabetical order:

“**Dwelling, Backyard Suite**” means a subordinate, self-contained dwelling unit within an accessory building or portion of an accessory building, in the side or rear yard, on a lot that contains a principal Dwelling, Unit.”
- 7 Chapter 2, Part 2B is amended by repealing the definition of “**planned group**” and substituting the following:

“**planned group**” means a group of two or more principal buildings occupying the same site, provided that each form of development comprising the group is otherwise a permitted or discretionary use in the land zone.”
- 8 Chapter 2, Part 2B is amended by adding the following definition, in alphabetical order:

Approved as to form this _____ day of _____, 20____.

City Solicitor

“**“shared yard”** means that part of the rear yard for use by a principal dwelling unit and a dwelling, backyard suite for active or passive recreation use.”

- 9 Chapter 2, Part 2C, section 2C.2.1 is amended by adding the following subsection after subsection (3):

“ (4) A Dwelling, Secondary Suite shall not be located on a lot where there is already a Dwelling, Backyard Suite.”

- 10 Chapter 2, Part 2C is amended by adding the following subpart after subpart 2C.2:

“2C.3 DWELLING, BACKYARD SUITE

3.1 LOCATION

- (1) Where a Dwelling, Backyard Suite land use is listed in the Permitted and Discretionary land Uses table of a zone, it shall be restricted as shown in Table 2C.T2.
- (2) No more than one Dwelling, Backyard Suite per principal Dwelling unit shall be located on one lot.
- (3) A Dwelling, Backyard Suite shall not be located on a lot where there is already a Dwelling, Secondary Suite within the principal building.

TABLE 2C.T2: BACKYARD SUITE BUILDING TYPES AND ZONES		
Sec.	Building Type	Zone
T2.1	<ul style="list-style-type: none"> • Building, Detached (with only one principal Dwelling Unit) 	(1) Residential Zones: (a) RN – Residential Neighborhood (b) RU – Residential Urban (c) RL – Residential Low-rise (d) R1 – Residential Detached
T2.2	<ul style="list-style-type: none"> • Building, Row (with only one principal Dwelling Unit on a lot) 	(1) Residential Zones: (a) RL – Residential Low-rise (b) RH – Residential High-rise

3.2 FLOOR AREA

- (1) A Dwelling, Backyard Suite shall not have a Gross Floor Area more than the lesser of :

- (a) 40% of the gross floor area of the principal dwelling;
or
- (b) 80 square metres,

where the calculation of gross floor area shall exclude the portions of the Accessory Building used as a garage.

- (2) The floor area occupied by a Dwelling, Backyard Suite shall be considered as part of the principal building.

3.3 DWELLING BACKYARD SUITE DESIGN

- (1) A basement suite is not permitted within a Dwelling, Backyard Suite.
- (2) An accessible walkway, connecting the street or lane to the Dwelling, Backyard Suite, shall be provided and be no less than 1.2 metres wide.
- (3) Balconies in a Dwelling, Backyard Suite shall orient towards a public right of way, the shared yard, or an Open Space, Active land use.”

11 Chapter 3, Part 3A, Table 3A.T5: RESIDENTIAL NEIGHBOURHOOD ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES is repealed and the following substituted:
“

TABLE 3A.T5 RESIDENTIAL NEIGHBOURHOOD ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES		
Sec.	Development Criteria	Standard
T5.1	Maximum Area	
	(1) Accessory to a: (a) Building, Detached; (b) Building, Row; or (c) Building, Stacked	80 square metres
	(2) Accessory to: (a) any type of building within a Planned Group; (b) Public Use, General; or (c) Utility, General	Greater of 80 square metres or 15 per cent of the lot area
T5.2	Minimum Setback for an Accessory Building or Structure on an interior lot	
	(1) Where the accessory building or structure is located entirely within the rear yard	
	(a) setback from the rear lot line:	
	(i) for portions below 4.0 metres in height:	
	(A) where the vehicular access door of a garage faces the rear lot line adjoining a public lane;	1.5 metres
	(B) otherwise	600 millimetres

	(ii) for portions above 4.0 metres in height:	
	(A) where the lot adjoins a public lane;	2.5 metres
	(B) otherwise	3.0 metres
	(a) setback from side lot lines:	
	(i) for portions below 4.0 metres in height	600 millimetres
	(ii) for portions above 4.0 metres in height	1.2 metres on one side and 600 millimetres on the other side
	(2) Where the accessory building or structure is located entirely within the side yard:	
	(a) setback from side lot line	Same as otherwise required for the principal building on site.
T5.3	Minimum Setback for an Accessory Building or Structure located on a corner lot	
	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from rear lot line:	
	(i) for portions below 4.0 metres in height:	
	(A) where the vehicular access door of a garage faces the rear lot line adjoining a public lane;	1.5 metres
	(B) otherwise;	600 millimetres
	(ii) for portions above 4.0 metres in height:	
	(A) where the lot adjoins a public lane;	2.5 metres
	(B) otherwise	3.0 metres
	(b) setback from side lot line:	
	(i) where a vehicular access door of a garage faces flankage lot line;	5.5 metres from the back of curb or walk where the flankage lot line adjoins a public street (see Figure 3A.F3); or 1.5 metres where the flankage lot line adjoins a public lane.
	(ii) otherwise;	600 millimetres
	(2) Where the accessory building or structure is located entirely within the side yard:	
	(a) setback from side lot line:	
	(i) where a vehicular access door of a garage faces flankage lot line	5.5 metres from the back of curb or walk where the flankage lot line adjoins a public street (see Figure 3A.F3) ; or 1.5 metres where the flankage lot line adjoins a public lane.
	(ii) otherwise	Same as otherwise required for the principal building on site
T5.4	Minimum Set back from a principal building on the site	
	(1) Where a Dwelling, Backyard Suite use exists in the accessory building:	5.0 metres, unless a shared yard is provided and has no dimension less than 5.0 metres, then 1.0 metres. See Figure 3A.F2A
	(2) Otherwise	1.0 metres
T5.5	Maximum Height	
	(1) An accessory building used as a communal amenity area in a Planned Group	11.0 metres
	(2) An accessory building used as a Dwelling, Backyard Suite or habitable space	5.8 metres
	(3) Otherwise	4.0 metres

- 12 Chapter 3, Part 3A is amended by adding the following Figure 3A.F2A immediately following Table 3A.T5: RESIDENTIAL NEIGHBOURHOOD ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES and before section 5.3:

“

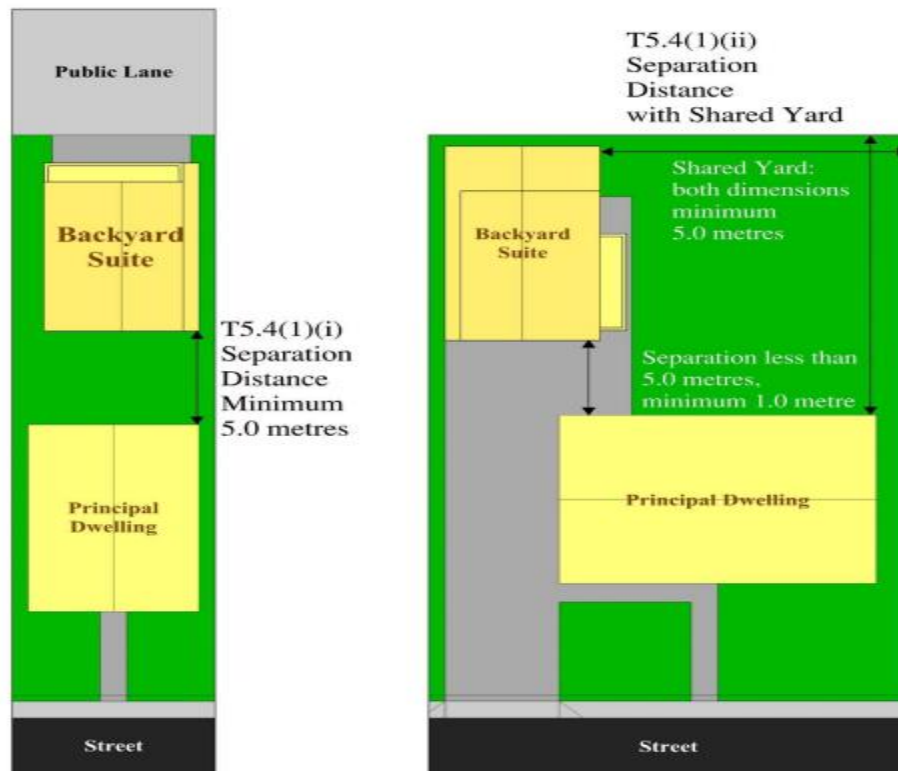


Figure 3A.F2A: Setback from Primary Building for Dwelling, Backyard Suite”

- 13 Chapter 3, Part 3A, Table 3A.T6: RESIDENTIAL NEIGHBOURHOOD ZONE PARKING REQUIREMENTS, section (row) T6.1 is repealed and the following substituted:

“

T6.1	Dwelling, Backyard Suite, Dwelling, Secondary Suite or Dwelling, Unit	One stall is required per Dwelling Unit
-------------	---	---

”

- 14 Chapter 3, Part 3A, Table 3A.T7: RESIDENTIAL NEIGHBOURHOOD ZONE TOTAL SITE LANDSCAPING REQUIREMENTS, section (row) T7.4 is repealed and the following substituted:

“

T7.4	<ul style="list-style-type: none"> Dwelling, Backyard Suite Dwelling, Secondary Suite 	No requirement
-------------	---	----------------

	<ul style="list-style-type: none"> • Open Space, Active • Public Use, General • Utility, General • Business, Residential • Service Trade, Residential Short Term Accommodation 	
--	---	--

”

- 15 Chapter 3, Part 3B, Table 3B.T5: RESIDENTIAL URBAN ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES is repealed and the following substituted:

“

TABLE 3B.T5 RESIDENTIAL URBAN ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES		
Sec.	Development Criteria	Standard
T5.1	Maximum Area	
	(1) Accessory to a: (a) Building, Detached; (b) Building, Row; or (c) Building, Stacked	80 square metres
	(2) Accessory to: (a) any type of building within a Planned Group; (b) Public Use, General; or (c) Utility, General	Greater of 80 square metres or 15 per cent of the lot area
T5.2	Minimum Setback for an Accessory Building or Structure on an interior lot	
	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from the rear lot line:	
	(i) for portions below 4.0 metres in height:	
	(A) where the vehicular access door of a garage faces the rear lot line adjoining a public lane;	1.5 metres
	(B) otherwise	600 millimetres
	(ii) for portions above 4.0 metres in height:	
	(A) where the lot adjoins a public lane;	2.5 metres
	(B) otherwise	3.0 metres
	(b) setback from side lot lines:	
	(i) for portions below 4.0 metres in height	600 millimetres
	(ii) for portions above 4.0 metres in height	1.2 metres on one side and 600 millimetres on the other side
	(2) Where the accessory building or structure is located entirely within the side yard:	
	(a) setback from side lot line	Same as otherwise required for the principal building on site.
T5.3	Minimum Setback for an Accessory Building or Structure located on a corner lot	
	(1) Where the accessory building or structure is located entirely within the rear yard	
	(a) setback from rear lot line:	
	(i) for portions below 4.0 metres in height:	
	(A) where the vehicular access door of a garage faces the rear lot line adjoining a public lane;	1.5 metres
	(B) otherwise;	600 millimetres
	(ii) for portions above 4.0 metres in height:	
	(A) where the lot adjoins a public lane;	2.5 metres
	(B) otherwise	4.0 metres
	(b) setback from side lot line:	

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	(i) where a vehicular access door of a garage faces flankage lot line;	5.5 metres from the back of curb or walk where the flankage lot line adjoins a public street (see Figure 3B.F3); or 1.5 metres where the flankage lot line adjoins a public lane.
	(ii) otherwise;	600 millimetres
	(2) Where the accessory building or structure is located entirely within the side yard:	
	(a) setback from side lot line:	
	(i) where a vehicular access door of a garage faces flankage lot line	5.5 metres from the back of curb or walk where the flankage lot line adjoins a public street (see Figure 3B.F3); or 1.5 metres where the flankage lot line adjoins a public lane.
	(ii) otherwise	Same as otherwise required for the principal building on site
T5.4	Minimum Set back from a principal building on the site	
	(1) Where a Dwelling, Backyard Suite use exists in the accessory building:	5.0 metres, unless a shared yard is provided and has no dimension less than 5.0 metres, then 1.0 metres. See Figure 3B.F2A
	(2) Otherwise	1.0 metres
T5.5	Maximum Height	
	(1) An accessory building used as a communal amenity area in a Planned Group	11.0 metres
	(2) An accessory building used as a Dwelling, Backyard Suite or habitable space	5.8 metres
	(3) Otherwise	4.0 metres

”

- 16 Chapter 3, Part 3B is amended by adding the following Figure 3B.F2A immediately following Table 3B.T5: RESIDENTIAL URBAN ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES and before section 5.3:

“

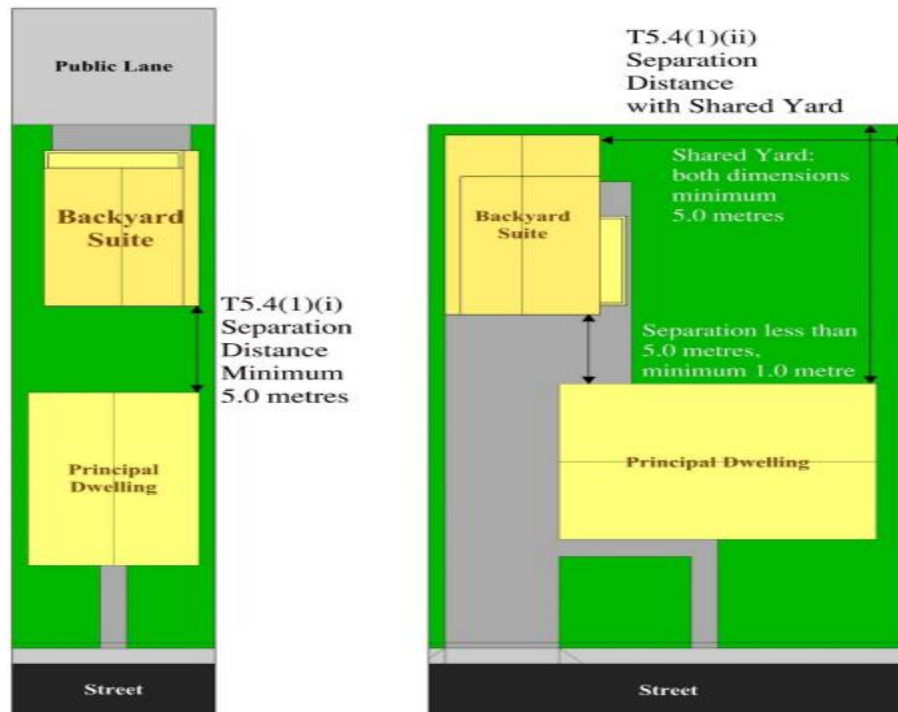


Figure 3B.F2A: Setback from Primary Building for Dwelling, Backyard Suite”

- 17 Chapter 3, Part 3B, Table 3B.T6: RESIDENTIAL URBAN ZONE PARKING REQUIREMENTS, section (row) T6.1 is repealed and the following substituted:

“

T6.1	Dwelling, Backyard Suite, Dwelling, Secondary Suite or Dwelling, Unit	One stall is required per Dwelling Unit
-------------	---	---

”

- 18 Chapter 3, Part 3B, Table 3B.T7: RESIDENTIAL URBAN ZONE TOTAL SITE LANDSCAPING REQUIREMENTS, section (row) T7.4 is repealed and the following substituted:

“

T7.4	<ul style="list-style-type: none"> • Dwelling, Backyard Suite • Dwelling, Secondary Suite • Open Space, Active • Public Use, General • Utility, General • Business, Residential • Service Trade, Residential Short Term Accommodation 	No requirement
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”

- 19 Chapter 3, Part 3C, Table 3C.T5: RESIDENTIAL LOW-RISE ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES is repealed and the following substituted:

“

TABLE 3C.T5 RESIDENTIAL LOW-RISE ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES		
Sec.	Development Criteria	Standard
T5.1	Maximum Area	
	(1) Accessory to a: (a) Building, Detached; (b) Building, Row; or (c) Building, Stacked	80 square metres
	(2) Accessory to: (a) any type of building within a Planned Group; (b) Public Use, General; or (c) Utility, General	Greater of 80 square metres or 15 per cent of the lot area
T5.2	Minimum Setback for an Accessory Building or Structure on an interior lot	
	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from the rear lot line:	
	(i) for portions below 4.0 metres in height:	
	(A) where the vehicular access door of a garage faces the rear lot line adjoining a public lane;	1.5 metres
	(B) otherwise	600 millimetres
	(ii) for portions above 4.0 metres in height:	
	(A) where the lot adjoins a public lane;	2.5 metres
	(B) otherwise	3.0 metres
	(b) setback from side lot lines:	
	(i) for portions below 4.0 metres in height	600 millimetres
	(ii) for portions above 4.0 metres in height	1.2 metres on one side and 600 millimetres on the other side
	(2) Where the accessory building or structure is located entirely within the side yard:	
	(a) setback from side lot line	Same as otherwise required for the principal building on site.
T5.3	Minimum Setback for an Accessory Building or Structure located on a corner lot	
	(1) Where the accessory building or structure is located entirely within the rear yard	
	(a) setback from rear lot line:	
	(i) for portions below 4.0 metres in height:	
	(A) where the vehicular access door of a garage faces the rear lot line adjoining a public lane;	1.5 metres
	(B) otherwise;	600 millimetres
	(ii) for portions above 4.0 metres in height:	
	(A) where the lot adjoins a public lane;	2.5 metres
	(B) otherwise	5.0 metres
	(b) setback from side lot line:	
	(i) where a vehicular access door of a garage faces flankage lot line;	5.5 metres from the back of curb or walk where the flankage lot line adjoins a public street (see Figure 3C.F3); or 1.5 metres where the flankage lot line adjoins a public lane.
	(ii) otherwise;	600 millimetres
	(2) Where the accessory building or structure is located entirely within the side yard:	
	(a) setback from side lot line:	

	(i) where a vehicular access door of a garage faces flankage lot line	5.5 metres from the back of curb or walk where the flankage lot line adjoins a public street (see Figure 3C.F3); or 1.5 metres where the flankage lot line adjoins a public lane.
	(ii) otherwise	Same as otherwise required for the principal building on site
T5.4	Minimum Set back from a principal building on the site	
	(1) Where a Dwelling, Backyard Suite use exists in the accessory building:	5.0 metres, unless a shared yard is provided and has no dimension less than 5.0 metres, then 1.0 metres. See Figure 3C.F2A
	(2) Otherwise	1.0 metres
T5.5	Maximum Height	
	(1) An accessory building used as a communal amenity area in a Planned Group	11.0 metres
	(2) An accessory building used as a Dwelling, Backyard Suite or habitable space	5.8 metres
	(3) Otherwise	4.0 metres

”

20 Chapter 3, Part 3C is amended by adding the following Figure 3C.F2A immediately following Table 3C.T5: RESIDENTIAL LOW-RISE ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES and before section 5.3:

“

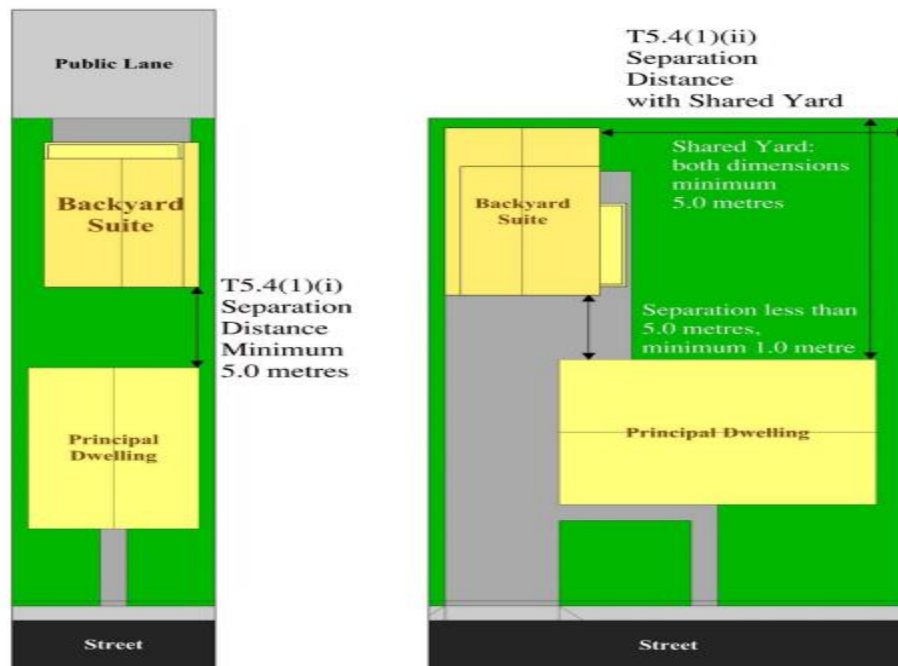


Figure 3C.F2A: Setback from Primary Building for Dwelling, Backyard Suite”

- 21 Chapter 3, Part 3C, Table 3C.T6: RESIDENTIAL LOW-RISE ZONE PARKING REQUIREMENTS, section (row) T6.1 is repealed and the following substituted:

“

T6.1	Dwelling, Backyard Suite, Dwelling, Secondary Suite or Dwelling, Unit	One stall is required per Dwelling Unit
-------------	---	---

”

- 22 Chapter 3, Part 3C, Table 3C.T7: RESIDENTIAL LOW-RISE ZONE TOTAL SITE LANDSCAPING REQUIREMENTS, section (row) T7.4 is repealed and the following substituted:

“

T7.4	<ul style="list-style-type: none"> • Dwelling, Backyard Suite • Dwelling, Secondary Suite • Open Space, Active • Public Use, General • Utility, General • Business, Residential • Service Trade, Residential Short Term Accommodation 	No requirement
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”

- 23 Chapter 3, Part 3D, Table 3D.T5: RESIDENTIAL HIGH-RISE ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES is repealed and the following substituted:

“

TABLE 3D.T5 RESIDENTIAL HIGH-RISE ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES		
Sec.	Development Criteria	Standard
T5.1	Maximum Area	
	(1) Accessory to a: (a) Building, Detached; (b) Building, Row; or (c) Building, Stacked	80 square metres
	(2) Accessory to: (a) any type of building within a Planned Group; (b) Public Use, General; or (c) Utility, General	Greater of 80 square metres or 15 per cent of the lot area
	Minimum Setback for an Accessory Building or Structure on an interior lot	
T5.2	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from the rear lot line:	
	(i) for portions below 4.0 metres in height:	
	(A) where the vehicular access door of a garage faces the rear lot line adjoining a public lane;	1.5 metres
	(B) otherwise	600 millimetres
	(ii) for portions above 4.0 metres in height:	
	(A) where the lot adjoins a public lane;	2.5 metres
	(B) otherwise	3.0 metres
	(b) setback from side lot lines:	
	(i) for portions below 4.0 metres in height	600 millimetres

	(ii) for portions above 4.0 metres in height	1.2 metres on one side and 600 millimetres on the other side
	(2) Where the accessory building or structure is located entirely within the side yard:	
	(a) setback from side lot line	Same as otherwise required for the principal building on site.
T5.3	Minimum Setback for an Accessory Building or Structure located on a corner lot	
	(1) Where the accessory building or structure is located entirely within the rear yard	
	(a) setback from rear lot line:	
	(i) for portions below 4.0 metres in height:	
	(A) where the vehicular access door of a garage faces the rear lot line adjoining a public lane;	1.5 metres
	(B) otherwise;	600 millimetres
	(ii) for portions above 4.0 metres in height:	
	(A) where the lot adjoins a public lane;	2.5 metres
	(B) otherwise	6.0 metres
	(b) setback from side lot line:	
	(i) where a vehicular access door of a garage faces flankage lot line;	5.5 metres from the back of curb or walk where the flankage lot line adjoins a public street(see Figure 3D.F3) ; or 1.5 metres where the flankage lot line adjoins a public lane
	(ii) otherwise;	600 millimetres
	(2) Where the accessory building or structure is located entirely within the side yard:	
	(a) setback from side lot line:	
	(i) where a vehicular access door of a garage faces flankage lot line	5.5 metres from the back of curb or walk where the flankage lot line adjoins a public street (see Figure 3D.F3); or 1.5 metres where the flankage lot line adjoins a public lane
	(ii) otherwise	Same as otherwise required for the principal building on site
T5.4	Minimum Set back from a principal building on the site	
	(1) Where a Dwelling, Backyard Suite use exists in the accessory building:	5.0 metres, unless a shared yard is provided and has no dimension less than 5.0 metres, then 1.0 metres. See Figure 3D.F2A
	(2) Otherwise	1.0 metres
T5.5	Maximum Height	
	(1) An accessory building used as a communal amenity area in a Planned Group	11.0 metres
	(2) An accessory building used as a Dwelling, Backyard Suite or habitable space	5.8 metres
	(3) Otherwise	4.0 metres

”

STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES and before section 5.3:

“

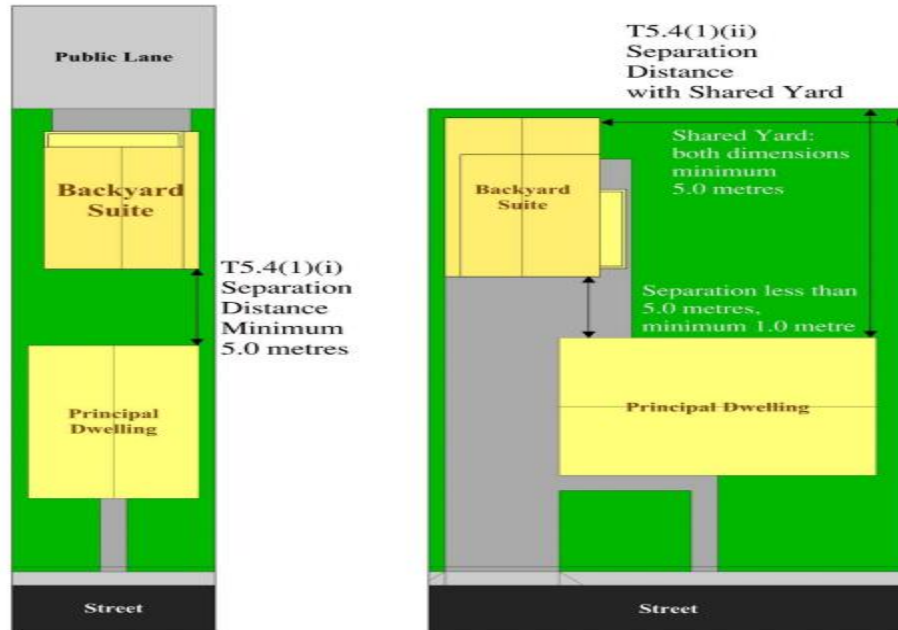


Figure 3D.F2A: Setback from Primary Building for Dwelling, Backyard Suite”

- 25 Chapter 3, Part 3D, Table 3D.T6: RESIDENTIAL HIGH-RISE ZONE PARKING REQUIREMENTS, section (row) T6.1 is repealed and the following substituted:

“

T6.1	Dwelling, Backyard Suite, Dwelling, Secondary Suite or Dwelling, Unit	One stall is required per Dwelling Unit
-------------	---	---

”

- 26 Chapter 3, Part 3D, Table 3D.T7: RESIDENTIAL HIGH-RISE ZONE TOTAL SITE LANDSCAPING REQUIREMENTS, section (row) T7.4 is repealed and the following substituted:

“

T7.4	<ul style="list-style-type: none"> • Dwelling, Backyard Suite • Dwelling, Secondary Suite • Open Space, Active • Public Use, General • Utility, General • Business, Residential • Service Trade, Residential Short Term Accommodation 	No requirement
-------------	--	----------------

”

27 Chapter 3, Part 3F, Table 3F.T5: RESIDENTIAL DETACHED ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES is repealed and the following substituted:

“

TABLE 3F.T5 RESIDENTIAL DETACHED ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES		
Sec.	Development Criteria	Standard (Per lot except for Building, Row where standards are per unit)
T5.1	Maximum Area	
	(1) Accessory to a: (a) Building, Detached;	80 square metres
	(2) Accessory to: (a) any type of building within a Planned Group; (b) Public Use, General; or (c) Utility, General	Greater of 80 square metres or 15 per cent of the lot area
T5.2	Minimum Setback for an Accessory Building or Structure on an interior lot	
	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from the rear lot line:	
	(i) for portions below 4.0 metres in height:	
	(A) where the vehicular access door of a garage faces the rear lot line adjoining a public lane;	1.5 metres
	(B) otherwise	600 millimetres
	(ii) for portions above 4.0 metres in height:	
	(A) where the lot adjoins a public lane;	2.5 metres
	(B) otherwise	3.0 metres
	(b) setback from side lot lines:	
	(i) for portions below 4.0 metres in height	600 millimetres
	(ii) for portions above 4.0 metres in height	1.2 metres on one side and 600 millimetres on the other side
	(2) Where the accessory building or structure is located entirely within the side yard:	
	(a) setback from side lot line	Same as otherwise required for the principal building on site.
T5.3	Minimum Setback for an Accessory Building or Structure located on a corner lot	
	(1) Where the accessory building or structure is located entirely within the rear yard	
	(a) setback from rear lot line:	
	(i) for portions below 4.0 metres in height:	
	(A) where the vehicular access door of a garage faces the rear lot line adjoining a public lane;	1.5 metres
	(B) otherwise;	600 millimetres
	(ii) for portions above 4.0 metres in height:	
	(A) where the lot adjoins a public lane;	2.5 metres
	(B) otherwise	7.0 metres
	(b) setback from side lot line:	
	(i) where a vehicular access door of a garage faces flankage lot line;	5.5 metres from the back of curb or walk where the flankage lot line adjoins a public street (see Figure 3F.F3); or 1.5 metres where the flankage lot line adjoins a public lane
	(ii) otherwise;	600 millimetres
	(2) Where the accessory building or structure is located entirely within the side yard:	
	(a) setback from side lot line:	

	(i) where a vehicular access door of a garage faces flankage lot line	5.5 metres from the back of curb or walk where the flankage lot line adjoins a public street (see Figure 3F.F3); or 1.5 metres where the flankage lot line adjoins a public lane
	(ii) otherwise	Same as otherwise required for the principal building on site
T5.4	Minimum Set back from a principal building on the site	
	(1) Where a Dwelling, Backyard Suite use exists in the accessory building:	5.0 metres, unless a shared yard is provided and has no dimension less than 5.0 metres, then 1.0 metres. See Figure 3F.F2A
	(2) Otherwise	1.0 metres
T5.5	Maximum Height	
	(1) An accessory building used as a communal amenity area in a Planned Group	11.0 metres
	(2) An accessory building used as a Dwelling, Backyard Suite or habitable space	5.8 metres
	(3) Otherwise	4.0 metres

”

- 28 Chapter 3, Part 3F is amended by adding the following Figure 3F.F2A immediately following Table 3F.T5: RESIDENTIAL DETACHED ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES and before section 5.3:

“

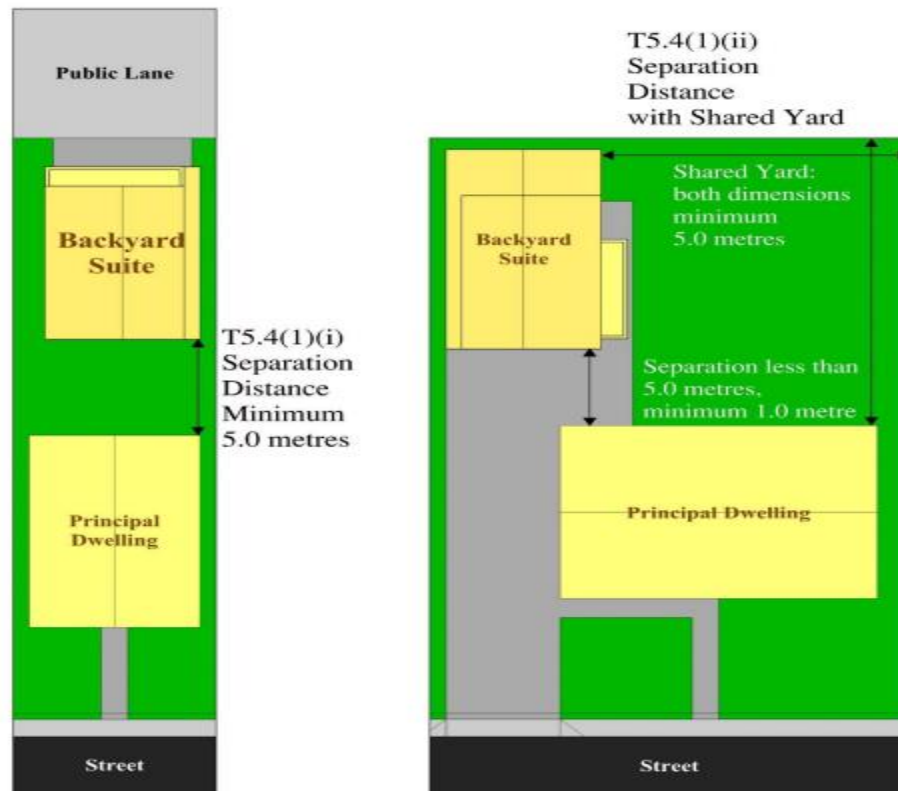


Figure 3F.F2A: Setback from Primary Building for Dwelling, Backyard Suite”

- 29 Chapter 3, Part 3F, Table 3F.T6: RESIDENTIAL DETACHED ZONE PARKING REQUIREMENTS, section (row) T6.1 is repealed and the following substituted:

“

T6.1	Dwelling, Backyard Suite, Dwelling, Secondary Suite or Dwelling, Unit	One stall is required per Dwelling Unit
-------------	---	---

”

- 30 Chapter 3, Part 3F, Table 3F.T7: RESIDENTIAL DETACHED ZONE TOTAL SITE LANDSCAPING REQUIREMENTS, section (row) T7.4 is repealed and the following substituted:

“

T7.4	<ul style="list-style-type: none"> • Dwelling, Backyard Suite • Dwelling, Secondary Suite • Open Space, Active • Public Use, General • Utility, General • Business, Residential • Service Trade, Residential Short Term Accommodation 	No requirement
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- 31 Chapter 6, Part 6B is repealed.
- 32 Chapter 8, Part 8H is repealed.
- 33 Chapter 9, Underlying Zoning Map 2483(A) is amended by amending the zoning designation of the properties located at 4400 to 4426 James Hill Road and at 5613, 5617, 5621, 5629, 5637 and 5645 McCaughey Street (being Lots 1–7, Block 63, Plan 102142156, Ext 0; Lots 1-7, Block 62, Plan 102142156, Ext 0; and Lots 29, 31, 33, 35, 36 and 37, Block 62, Plan 102142156, Ext 0) from DCD-LHP – Laneway Housing Pilot Direct Control District to RU – Residential Urban Zone.
- 34 Chapter 9, Underlying Zoning Map 3485(A) is amended by amending the zoning designation of the properties located at 4501 to 4541 Green Apple Drive (being Lots 1 to 11, Block 23, Plan 102102387, Ext 0) from DCD-LHP – Laneway Housing Pilot Direct Control District to RU – Residential Urban Zone.
- 35 Chapter 9, Overlay Zoning Maps 2487(B), 2489(B), 2685(B), 2686(B) and 2888(B) are amended by removing the LGS – Laneway and Garden Suite Pilot Project Overlay Zone from the following properties:
- (a) 2117 Edward Street, being Lot 40, Block 38, Plan 101209249, Ext 62;
 - (b) 62 Charles Crescent, being Lot 5, Block 3, Plan EX5374, Ext 0;
 - (c) 2822 Sinton Avenue, being Lot 6, Block 75, Plan FL2604, Ext 0;
 - (d) 2990 Albert Street, being Lot 5, Block 567, Plan AP3598, Ext 0 and Lot 18, Block 567, Plan 101161189, Ext 11;
 - (e) 3321 Regina Avenue, being Lot 4, Block 543, Plan K1416, Ext 60, Lot 5, Block 543, Plan K1416, Ext 0; and Lot 49, Block 543, Plan 10119520, Ext 61; and
 - (f) 1932 Atkinson Street, being Lot 18, Block 10, Plan G384, Ext 0.

36 This Bylaw comes into force on the date of passage.

READ A FIRST TIME THIS 29th DAY OF June 2022.

READ A SECOND TIME THIS 29th DAY OF June 2022.

READ A THIRD TIME AND PASSED THIS 29th DAY OF June 2022.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

BYLAW NO. 2022-41

REGINA ZONING AMENDMENT BYLAW, 2022 (No. 12)

PURPOSE:	To amend <i>The Regina Zoning Bylaw, 2019</i> to allow for backyard suites as a permitted use in most residential zones.
ABSTRACT:	The proposed amendment allows for backyard suites as a permitted use in most residential zones.
STATUTORY AUTHORITY:	Section 46 of <i>The Planning and Development Act, 2007</i> .
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	Required, pursuant to section 207 of <i>The Planning and Development Act, 2007</i> .
PUBLIC NOTICE:	Required, pursuant to section 207 of <i>The Planning and Development Act, 2007</i> .
REFERENCE:	Regina Planning Commission, June 7, 2022, RPC22-20 and City Council, June 15, 2022, CR22-71.
AMENDS/REPEALS:	Amends <i>The Regina Zoning Bylaw, 2019</i> .
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	City Planning & Community Development
INITIATING DEPARTMENT:	Planning & Development Services

BYLAW NO. 2022-36

THE MAIL-IN BALLOT AMENDMENT BYLAW, 2022

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 The purpose of this Bylaw is to amend Bylaw 2012-42, being *The Mail-in Ballot Bylaw, 2012* to clarify that it applies to school board elections.
- 2 The authority for this Bylaw is sections 9.1, 46 and 92 of *The Local Government Election Act, 2015*.
- 3 Bylaw 2012-42, being *The Mail-in Ballot Bylaw, 2012* is amended in the manner set forth in this Bylaw.
- 4 Section 1 is amended by striking out “municipal”.
- 5 The following clause is added after clause 3(1)(f):
“(f.1) “**election**” means an election as defined in the Act;”
- 6 The following clause is added after clause 3(1)(j):
“(j.1) “**school board election**” means:
 - (i) an election of board members of a board of education of a school division; or
 - (ii) a vote of voters, on a question, for approval of a bylaw or resolution, or to obtain their opinion on any question or resolution submitted to them, pursuant to *The Education Act, 1995*.”
- 7 The following section is added after section 3:
“**Application of mail-in ballot system**
3.1(1) Mail-in ballots may be used in accordance with this Bylaw for any municipal election.

(2) Unless a school division provides otherwise, mail-in ballots may be used in accordance with this Bylaw for any school board election where the City is conducting the school board election.”
- 8 Subsection 4(1) is amended by striking out “a municipal” and substituting “an”.

9 This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 15th DAY OF June 2022.

READ A SECOND TIME THIS 15th DAY OF June 2022.

READ A THIRD TIME AND PASSED THIS 29th DAY OF June 2022.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

BYLAW NO. 2022-36

THE MAIL-IN BALLOT AMENDMENT BYLAW, 2022

PURPOSE:	The purpose of this Bylaw is to make amendments to Bylaw 2012-42 to clarify that the mail-in ballot system may be used for school board elections unless a school board provides otherwise.
ABSTRACT:	This Bylaw clarifies that mail-in ballots may be used for school board elections unless otherwise provided for by the school board. Currently the City has an agreement with the school boards for election expense sharing and that agreement provides that the City will run the school board elections using the same processes that the City uses for its elections.
STATUTORY AUTHORITY:	Sections 9.1, 46 and 92 of <i>The Local Government Election Act, 2015</i> .
MINISTER’S APPROVAL:	N/A
PUBLIC HEARING:	N/A
PUBLIC NOTICE:	N/A
REFERENCE:	City Council, June 1, 2022, CM22-16
AMENDS/REPEALS:	Amends Bylaw 2012-42
CLASSIFICATION:	Administrative
INITIATING DIVISION:	City Manager’s Office
INITIATING DEPARTMENT:	City Clerk’s Office

BYLAW NO. 2022-37

THE REGINA WATER AMENDMENT BYLAW, 2022 (No. 2)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 The purpose of this Bylaw is to amend Bylaw 8942, being *The Regina Water Bylaw* to:
 - (a) provide authority to the City Manager or designate to implement a Water Utility Rebate Program and a High-Efficiency Water Retrofits Program for low-income households that include either a senior citizen or person living with a disability; and
 - (b) provide for the amount of the rebate.
- 2 The authority for this Bylaw is sections 8 and 17 of *The Cities Act*.
- 3 Bylaw 8942, being *The Regina Water Bylaw*, is amended in the manner set forth in this Bylaw.
- 4 The following parts, headings and sections are added after section 24.24:

“PART X.2: WATER UTILITY REBATE PROGRAM

- 24.25(1) The City Manager or designate is authorized to establish the terms and conditions of a Water Utility Rebate Program for households with low-incomes that include a senior citizen or person living with a disability.
- (2) The authority in subsection (1) includes establishing any policies, procedures and application forms required for the administration of the Water Utility Rebate Program.
 - (3) The City Manager or designate in their sole discretion conclusively determines compliance with the eligibility criteria for the Water Utility Rebate Program.
 - (4) All eligibility decisions made by the City are final and cannot be appealed.
- 24.26 Where a person qualifies for a water rebate under the Water Utility Rebate Program, the daily rebate rates set out in Schedule “E” of the Bylaw shall be applied to that person’s account based on the terms and conditions of the Water Utility Rebate Program.

Approved as to form this _____ day of _____, 20____.

City Solicitor

PART X.3: HIGH-EFFICIENCY WATER RETROFITS PROGRAM

24.27(1) The City Manager or designate is authorized to establish the terms and conditions of a High-Efficiency Water Retrofits Program for households with low-incomes that include a senior citizen or person living with a disability.

(2) The authority in subsection (1) includes establishing any policies, procedures and application forms required for the administration of the High-Efficiency Water Retrofits Program.

(3) The City Manager or designate in their sole discretion conclusively determines compliance with the eligibility criteria for the High-Efficiency Water Retrofits Program.

(4) All eligibility decisions made by the City are final and cannot be appealed.”

5 The attached Schedule “E” is added to Bylaw 8942 after Schedule “D”.

6(1) Subject to subsection (2), this Bylaw comes into force on the day of passage.

(2) While the City may take applications for water rebates under the Water Utility Rebate Program in 2022 or retrofits under the High-Efficiency Water Retrofits Program in 2022, rebates shall not take effect and be applied until January 1, 2023 and retrofits shall not take place prior to January 1, 2023.

READ A FIRST TIME THIS 15th DAY OF June 2022.

READ A SECOND TIME THIS 15th DAY OF June 2022.

READ A THIRD TIME AND PASSED THIS 29th DAY OF June 2022.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

SCHEDULE “E”

WATER UTILITY REBATE PROGRAM AMOUNTS

The daily rebate amounts are charged based on a person’s eligibility under the terms and conditions of the Water Utility Rebate Program established by the City Manager or designate.

Daily Rebate Rate Categories	Daily Rebate Amounts
Standard daily rebate	\$0.66
Increased daily rebate	\$1.32

ABSTRACT

BYLAW NO. 2022-37

THE REGINA WATER AMENDMENT BYLAW, 2022 (No. 2)

PURPOSE:	The purpose of this Bylaw is to amend Bylaw 8942, being <i>The Regina Water Bylaw</i> to provide authority to the City Manager or designate to implement a Water Utility Rebate Program and a High-Efficiency Water Retrofits Program for low-income households that include either a senior citizen or person living with a disability. This Bylaw also provides for the amount of the rebate.
ABSTRACT:	This Bylaw provides authority for the City Manager to implement a Water Utility Rebate Program and a High-Efficiency Water Retrofits Program for low-income households that include either a senior citizen or person living with a disability. This includes the authority to establish policies, procedures and application forms for the program. This Bylaw also provides for the amount of the rebate in the case of the Water Utility Rebate Program. The standard daily rebate is \$0.66 and the increased daily rebate is \$1.32.
STATUTORY AUTHORITY:	Sections 8 and 17 of <i>The Cities Act</i>
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	N//A
PUBLIC NOTICE:	N/A
REFERENCE:	Executive Committee, May 25, 2022, EX22-67 and City Council, June 1, 2022, CR-22-68
AMENDS/REPEALS:	Amends Bylaw 8942
CLASSIFICATION:	Administrative
INITIATING DIVISION:	Financial Strategy & Sustainability
INITIATING DEPARTMENT:	Assessment & Property Revenue Services

BYLAW NO. 2022-40

THE WASTEWATER AND STORM WATER AMENDMENT BYLAW, 2022 (No.2)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 The purpose of this Bylaw is to amend Bylaw 2016-24, being *The Wastewater and Storm Water Bylaw*, in relation to amending specific wording.
- 2 The authority for this Bylaw is section 8 of *The Cities Act*.
- 3 Bylaw No. 2016-24, being *The Wastewater and Storm Water Bylaw, 2016*, is amended in the manner set forth in this Bylaw.
- 4 Section 34 is amended by striking out “storm sewer” and substituting “public drainage system”.
- 5 This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 29th DAY OF June 2022.

READ A SECOND TIME THIS 29th DAY OF June 2022.

READ A THIRD TIME AND PASSED THIS 29th DAY OF June 2022.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

Approved as to form this _____ day of _____, 20____.

City Solicitor

ABSTRACT

BYLAW NO. 2022-40

THE WASTEWATER AND STORM WATER AMENDMENT BYLAW, 2022 (No.2)

PURPOSE:	To amend <i>The Wastewater and Storm Water Bylaw, 2016</i> , in relation to a housekeeping amendment.
ABSTRACT:	Amends <i>The Wastewater and Storm Water Bylaw</i> to incorporate a specific wording change that was needed for housekeeping.
STATUTORY AUTHORITY:	Section 8 of <i>The Cities Act</i> .
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	N/A
PUBLIC NOTICE:	N/A
REFERENCE:	Executive Committee, February 23, 2022, EX22-19 and City Council, February 24, 2021, CR21-27 and March 2, 2022, CR22-16
AMENDS/REPEALS:	Amends Bylaw 2016-24
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	Citizen Services
INITIATING DEPARTMENT:	Water, Waste & Environment

Good morning and thank you for the opportunity to be here today.

My name is Chris Lane, President and CEO at Economic Development Regina. I'm here today to speak to the proposed changes to our organization's UMA with the City of Regina and what it means for the future of EDR.

For the past six weeks, EDR and REAL have worked cooperatively and productively to transition the people, projects and resources that make up Tourism Regina from one organization to the other. We have partnered on the process and the structure that will allow for an evolution and alignment of both EDR and REAL to best serve the shareholder and the community as a whole.

For EDR, the changes to the UMA and areas of responsibility position us to focus on fulfilling our mandate through investment attraction activities, economic data & analytics, and promoting and positioning our city as the single best home to grow business, life, and opportunity. We have work to do to build our capacity in those regards, but you have seen – and will continue to see - forward momentum and action on all of those fronts.

With new leadership at all levels at EDR, we take on this challenge with energy, focus and velocity. Meanwhile, we are proud of the work and wins Tourism Regina has delivered while at EDR. We are proud of the team of people who have dedicated themselves to that work and we are enthusiastic about their opportunity to deliver more and even bigger wins in the future. EDR is a committed partner to the success of Tourism Regina today and in the future.

As I said at the beginning, this has been an exercise in cooperation and alignment and the results bode well for a team approach to growing Regina and both the commercial and community building work that is to come.

I'm confident that EDR and REAL have worked together in good faith, good intention and with the shared goal of delivering results. The EDR board supports the changes to the UMA and if so endorsed by this committee and council, EDR is ready to execute the changes in tandem with REAL.

To close, the work and the corresponding opportunity on the doorstep of Regina in a post-Covid environment may well be generational in its size and scope. Alignment of talent, focus, and action between our organizations is incredibly important. EDR looks forward to growing and leading our part while always supporting the work of others to that same end.

Thank you.

Good Afternoon,

My name is Tim Reid, President and CEO of Regina Exhibition Association Limited (REAL). I am available to answer questions of Council on behalf of REAL regarding the Changes to Unanimous Membership Agreements report.



Changes to Unanimous Membership Agreements

Date	June 29, 2022
To	Mayor Masters and City Councillors
From	Executive Committee
Service Area	Office of the City Manager
Item #	CR22-76

RECOMMENDATION

That City Council:

1. Approve amendments to the Unanimous Membership Agreement (UMA) respecting Economic Development Regina inc. (EDR) dated January 1, 2016 as follows:
 - a. Remove the marketing and promotion of tourism services for Regina and Region from the whereas clauses in the introduction section of the UMA;
 - b. Amend the mandate as outlined in Article 2.2 as follows:
EDR will:
 - 1) Create and implement an economic development strategy to grow and sustain prosperity in the City and Region;
 - 2) Encourage the retention, development, attraction and growth of business for those who live, work, visit and invest in the City and Region; and
 - 3) Market and promote the City and Region for business;
 - c. Increase the number of non-voting Council Designates to the EDR board of directors to two individuals which may include Council members, members of the City's Administration or members of the public;
 - d. Update the reporting requirements in Article 6 to specify that the reporting will be made to Council and make any other consequential amendments consistent with what is outlined in the report;
2. Approve amendments to the Unanimous Member's Agreement (UMA) respecting the Regina Exhibition Association Limited (REAL) dated January 1, 2014 as follows:

- a. Amend the whereas clauses in the introduction section of the UMA to include the marketing and promotion of tourism services for Regina and Region and to include the development of City lands for specific projects as may be directed by the City;
 - b. Amend the mandate as outlined in Article 2.2 as follows:
REAL will:
 - 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;
 - 4) Encourage the retention, development, attraction and growth of tourism products and services for those who live, work, visit and invest in the City and Region; and
 - 5) Market and promote the City and Region for tourism.
 - c. Increase the number of non-voting Council Designates to the REAL board of directors to two individuals which may include Council members, members of the City's Administration or members of the public;
 - d. Make the necessary revisions to update the reporting requirements in Article 6 to specify that the reporting will be made to Council and make any other consequential amendments consistent with what is outlined in this report;
3. Approve the special resolution of the City as the sole member of EDR, as of July 1, 2022 as described in Appendix A;
 4. Approve the special resolution of the City as the sole member of REAL, as of July 1, 2022 as described in Appendix B;
 5. Direct the Executive Director, Financial Strategy and Sustainability and the Board of Directors of both entities, pursuant to Article 9.2 of the City's UMA with EDR and Article 9.2 of the City's UMA with REAL, to take whatever steps are required to give effect to the amendments to the UMAs, the articles of incorporation and continuance and EDR's bylaws as are outlined in these recommendations;
 6. Instruct the City Solicitor to make the amendments in recommendations 1 and 2 to the UMAs for both EDR and REAL, with these becoming effective July 1, 2022;
 7. 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 and EDR do not

make the necessary filings;

8. Authorize the City Clerk to:

- a. Execute the amended UMAs for both EDR and REAL after review and approval by the City Solicitor and once executed provide them to each 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; and

9. Appoint the following Councillors as non-voting members to the respective boards of directors for the term July 1, 2022 – December 31, 2022 as follows:

- a. Councillor Bob Hawkins to the REAL Board of Directors; and
- b. Councillor Jason Mancinelli to the EDR Board of Directors.

HISTORY

At the June 22, 2022 meeting of Executive Committee, the Committee considered the attached EX22-79 report from the City Manager's Office.

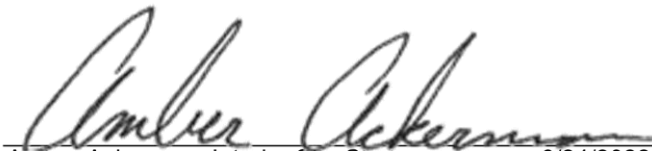
The following addressed the committee:

- Tim Reid and Wayne Morsky, representing Regina Exhibition Association Limited (REAL), Regina, SK
- Chris Lane, representing Economic Development Regina (EDR), Regina, SK

The Committee adopted a resolution to concur in the recommendation contained in the report.

Respectfully submitted,

EXECUTIVE COMMITTEE



Amber Ackerman, Interim City Clerk 6/24/2022

ATTACHMENTS

EX22-79 - Changes to UMAs

Appendix A - Special Resolution respecting Economic Development Regina (EDR)

Appendix B - Special Resolution respecting Regina Exhibition Association Ltd. (REAL)



Changes to Unanimous Membership Agreements

Date	June 22, 2022
To	Executive Committee
From	City Manager's Office
Service Area	Office of the City Manager
Item No.	EX22-79

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Approve amendments to the Unanimous Membership Agreement (UMA) respecting Economic Development Regina inc. (EDR) dated January 1, 2016 as follows:
 - a. Remove the marketing and promotion of tourism services for Regina and Region from the whereas clauses in the introduction section of the UMA;
 - b. Amend the mandate as outlined in Article 2.2 as follows:
EDR will:
 - 1) Create and implement an economic development strategy to grow and sustain prosperity in the City and Region;
 - 2) Encourage the retention, development, attraction and growth of business for those who live, work, visit and invest in the City and Region; and
 - 3) Market and promote the City and Region for business;
 - c. Increase the number of non-voting Council Designates to the EDR board of directors to two individuals which may include Council members, members of the City's Administration or members of the public;
 - d. Update the reporting requirements in Article 6 to specify that the reporting will be made to Council and make any other consequential amendments consistent with what is outlined in the report;

2. Approve amendments to the Unanimous Member's Agreement (UMA) respecting the Regina Exhibition Association Limited (REAL) dated January 1, 2014 as follows:
 - a. Amend the whereas clauses in the introduction section of the UMA to include the marketing and promotion of tourism services for Regina and Region and to include the development of City lands for specific projects as may be directed by the City;
 - b. Amend the mandate as outlined in Article 2.2 as follows:
REAL will:
 - 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;
 - 4) Encourage the retention, development, attraction and growth of tourism products and services for those who live, work, visit and invest in the City and Region; and
 - 5) Market and promote the City and Region for tourism.
 - c. Increase the number of non-voting Council Designates to the REAL board of directors to two individuals which may include Council members, members of the City's Administration or members of the public;
 - d. Make the necessary revisions to update the reporting requirements in Article 6 to specify that the reporting will be made to Council and make any other consequential amendments consistent with what is outlined in this report;
3. Approve the special resolution of the City as the sole member of EDR, as of July 1, 2022 as described in Appendix A;
4. Approve the special resolution of the City as the sole member of REAL, as of July 1, 2022 as described in Appendix B;
5. Direct the Executive Director, Financial Strategy and Sustainability and the Board of Directors of both entities, pursuant to Article 9.2 of the City's UMA with EDR and Article 9.2 of the City's UMA with REAL, to take whatever steps are required to give effect to the amendments to the UMAs, the articles of incorporation and continuance and EDR's bylaws as are outlined in these recommendations;

6. Instruct the City Solicitor to make the amendments in recommendations 1 and 2 to the UMAs for both EDR and REAL, with these becoming effective July 1, 2022;
7. 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 and EDR do not make the necessary filings;
8. Authorize the City Clerk to:
 - a. Execute the amended UMAs for both EDR and REAL after review and approval by the City Solicitor and once executed provide them to each 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; and
9. Appoint the following Councillors as non-voting members to the respective boards of directors for the term July 1, 2022 – December 31, 2022 as follows:
 - a. Councillor Bob Hawkins to the REAL Board of Directors; and
 - b. Councillor Jason Mancinelli to the EDR Board of Directors.

ISSUE

The City of Regina is the sole shareholder of both Economic Development Regina Inc., (EDR) and the Regina Exhibition Association Limited (REAL). As such, it has the sole authority to revise the respective Unanimous Membership Agreements (UMAs).

The proposed revisions have two primary changes:

- Responsibility for marketing and promotion of tourism services for Regina and Region will be transferred from EDR to REAL; and
- Council's oversight of both EDR and REAL will be enhanced through the appointment of an additional member appointed by Council to the respective board of directors as a non-voting member.

IMPACTS

Financial Impact

City Council approved funding for EDR in the 2022 budget in the amount of \$2,185,205 (CM21-23). Discussions between REAL and EDR are ongoing with respect to the reallocation of this funding,

taking into account funds already spent in 2022, as well as allocated overhead, representing a portion of the Chief Executive Officer's salary and various office expenses. Both parties will continue to finalize the appropriate funding to be transferred to REAL as a result of the transfer of Tourism Regina, and a reconsideration motion will be brought to Council at that time to authorize that change from what Council previously approved in the budget.

Policy/Strategic Impact

Transferring tourism-related responsibilities to REAL will consolidate tourism, event, conference and hospitality services within a single agency. This will increase both focus and efficiencies.

EDR will concentrate its energies on continued efforts to strengthen and grow the economic development opportunities in Regina and Region. It will focus on marketing and promotion of the City and Region for business.

Legal Impact

Further work will occur between EDR and REAL to complete these mandate transitions over the next several months. There may be further reports regarding the governance structure of REAL forthcoming for Council consideration to implement this change.

OTHER OPTIONS

No other options were discussed with respect to this report.

COMMUNICATIONS

The respective boards of directors of REAL and EDR have been informed of the City's intentions to initiate this transfer of responsibilities through revisions to the respective UMAs.

All necessary steps will be taken respecting the filing of the amended articles of incorporation and continuance with the Saskatchewan Corporate Registry outlined in these recommendations.

DISCUSSION

REAL is the primary driver and/or host of the majority of events, conferences and hospitality services in Regina. Transferring tourism-related services is a natural fit and will provide for increased focus and efficiencies.

EDR will continue its efforts in growing the economy of Regina and Region through a focus on marketing and promotion.

DECISION HISTORY

The current UMAs for REAL and EDR were executed on January 1, 2014, and January 1, 2016, respectively.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jim Nicol', with a stylized flourish at the end.

Jim Nicol
Interim City Manager

ATTACHMENTS

Appendix A - Special Resolution respecting Economic Development Regina (EDR)

Appendix B - Special Resolution respecting Regina Exhibition Association Ltd. (REAL)

Appendix A – Special Resolution respecting Economic Development Regina (EDR)

SPECIAL RESOLUTION

WHEREAS the City of Regina, as the sole voting member of Economic Development Regina Inc. (EDR), wishes to amend EDR's articles of incorporation and corporate bylaws, as applicable, to (i) remove the marketing and promotion of tourism services for Regina and Region from EDR's mandate in both EDR's corporate bylaws and its articles of incorporation(ii) increase the maximum number of directors from thirteen to fourteen and (iii) to increase the number of non-voting directors appointed by Council as Council Designates to two individuals which may include Council members, members of the City's Administration or members of the public;

AND WHEREAS pursuant to sections 90, 127, 161 and 162 of *The Non-profit Corporations Act, 1995* a member may request a special meeting of the members to submit a proposal to vote to make amendments to the articles of incorporation and the corporate bylaws;

AND WHEREAS pursuant to section 132 of *The Non-profit Corporations Act, 1995* in lieu of a meeting, a resolution may be passed by the members if the resolution is in writing and signed by all members entitled to vote;

NOW THEREFORE BE IT RESOLVED:

a) That section 6 of EDR's Articles of Incorporation be amended to read as follows:

"To all activities that may be required to (i) create and implement an economic development strategy to grow and sustain prosperity in the City and Region; (ii) encourage the retention, development, attraction and growth of business for those persons who live, work, visit and invest in the City and Region; and (iii) market and promote the City and Region for business."

b) That section 4 of EDR's Articles of Incorporation be amended to allow for a minimum of 9 and a maximum of 14 directors for its Board of Directors.

AND BE IT FURTHER RESOLVED:

a) That section 6 of EDR's Bylaw No. 1 be amended to read as follows:

"6. **Purpose and Objects:** The objects of the Corporation are to:

- (a) create and implement an economic development strategy to grow and sustain prosperity in the City and Region;
- (b) encourage the retention, development, attraction and growth of business for those who live, work, visit and invest in the City and Region; and
- (c) market and promote the City and Region for business."

b) That section 31 of EDR's Bylaw No. 1 be amended to read as follows:

"31 **Number:** The Board shall consist of not less than nine (9) and not more than fourteen (14) Directors as determined from time to time by resolution of the Directors, with two directors being nominated by the Council as non-voting directors. The voting Directors shall be first identified, as the case may be by the Corporation's Governance and Nominating Committee and then recommended to

the Member(s) for appointment as is provided in the Unanimous Membership Agreement. The non-voting directors shall be identified by the City and appointed as is provided in the Unanimous Membership Agreement. “

- c) That section 57 of EDR's Bylaw No. 1 be amended to read as follows:

“57 *Voting*: Decisions of the Board shall be determined by a majority of votes of the voting Directors present, including the chair of the meeting. For further certainty, voting shall be permitted to occur via telephone or through other electronic means. The Non-voting directors shall be permitted to bring motions forward, but shall not be permitted to vote at meetings of Directors.”

Appendix B – Special Resolution respecting Regina Exhibition Association Ltd. (REAL)

SPECIAL RESOLUTION

WHEREAS the City of Regina, as the sole voting member of the Regina Exhibition Association Limited (REAL), wishes to amend REAL's articles of continuance and corporate bylaws, as applicable, to (i) include in REAL's mandate the marketing and promotion of tourism services for Regina and Region and the development of City lands for specific projects as may be directed by the City from time to time and (ii) to increase the maximum number of directors from fifteen to sixteen and (iii) to increase the number of non-voting directors appointed by Council to two individuals which may include Council members, members of the City's Administration or members of the public;

AND WHEREAS pursuant to sections 90, 127, 161 and 162 of *The Non-profit Corporations Act, 1995* a member may request a special meeting of the members to submit a proposal and to vote to make amendments to the articles of continuance and the corporate bylaws;

AND WHEREAS pursuant to section 132 of *The Non-profit Corporations Act, 1995* in lieu of a meeting, a resolution may be passed by the members if the resolution is in writing and signed by all members entitled to vote;

NOW THEREFORE BE IT RESOLVED:

a) That section 6 of REAL's Articles of Continuance be amended to read as follows:

"The Corporation may develop, provide and operate multi-purpose facilities for events and activities including sports and other entertainment and for the purpose of promoting agricultural industries and services generally and for the purpose of encouraging the retention, development, attraction and growth of tourism products and services for those who live, work, visit and invest in the City of Regina and Region and for the purpose of marketing and promoting the City of Regina and Region for tourism and to this end shall have the capacity, the rights, powers and privileges of an individual; provided that all such activities are undertaken for valid municipal purposes."

b) That section 4 of REAL's Articles of Continuance be amended to read as follows:

"The Board of Directors of the Corporation shall be made up of no more than 16 members and no fewer than 7 members."

AND BE IT FURTHER RESOLVED THAT:

That section 14 of REAL's General Bylaws be amended to read as follows:

- "14. The Board of Directors shall consist of nine (9) to sixteen (16) directors:
- a. Seven (7) to Thirteen (13) voting directors nominated by the Governance/Nominating Committee for recommendation by the Board of Directors to the City Council appointed Proxy Holder for appointment;
 - b. One (1) ex-officio director appointed by the Ministry of Agriculture; and
 - c. Two (2) ex-officio directors appointed by the City of Regina Council."



**City Clerk
City of Regina City Council
Arcola Avenue Corridor Study EX 22-76
Residents' Response
June 29, 2022**

Presentation Details:

The Wascana View Action Working Group has been made aware of the Arcola Avenue Corridor Study. Our group represents residents that back onto Prince of Wales Drive from Wascana Estates, Dorsey Place, Wascana Pointe Estates Condo Association and Southgate Condo Association.

Residents living close to Prince of Wales Drive oppose the extension of Prince of Wales Drive. We believe there are other options that should be pursued that will be more cost effective, can be completed more quickly and will meet the needs of residents that have chosen to live in southeast Regina.

We believe that this is an expensive option that has significant obstacles that would need to be dealt with before any approval should be considered. The issues we would highlight are:

a) residents have concerns about the longer-term consequences of extending any roadway close to residential communities related to their health and wellness. Added noise and pollution from increased traffic will be a new reality. Directly affected residents believe the project will negatively affecting the resale of properties in the future. Residents purchased properties based on the understanding that the area was fully developed. Property taxes being paid in the area are some of the highest in the city.

b) the roadway extension would conflict with the McKell Wascana Conservation Park, a large undisturbed nature reserve, an area representing the original prairie landscape. Concerns also exist about potential environmental damage to the area. A new roadway is an intrusion into the nature area, an unacceptable plan that clearly erodes the original plan for the area.

c) the proposed area is zoned as a floodway zone by the City of Regina, requiring restrictions in development and a prohibition on new construction.

d) For a major project like extending Prince of Wales Drive, we would anticipate inclusion in a consultative process to ensure affected homeowners understood the project and its implications. No such process is evident in the report that was provided.

e) There is a major crossing at Prince of Wales Drive and Assiniboia Avenue for students of W.S.Hawryluk School. Young students cross at the stop lights in large numbers, morning, noon and after school. Extending the roadway increases the safety hazard for children, not always attentive to the stop lights and walk signals.

We agree that there is congestion on Arcola Avenue, particularly in the morning and evening hours related to residents commuting to their various workplaces. Most of the congestion relates to east-west traffic. The longer-term solution to congestion is to widen Arcola and plan to increase the capacity over both the Ring Road interchange and bridge over the creek near University Park Drive. No matter how many lanes for traffic flow there are east or west of the bridges, they still are a challenge needing attention.

We would also suggest that adding a northbound exit ramp at Assiniboia Avenue and the Ring Road would ease some of the pressure for vehicles to enter the Ring Road.

Making changes to the various intersections along Arcola can help alleviate safety issues for the volume of traffic using the corridor.

In the event there are other questions, I would be pleased to respond at your convenience.

Presenters:

A delegation representing Wascana Estates, Dorsey Place, the Southgate and Wascana Pointe Estates Condo Associations will attend City Council. Jack Huntington will act as the spokesperson.

Contact Information:

Jack Huntington



Arcola Avenue Corridor Study

Date	June 29, 2022
To	Mayor Masters and City Councillors
From	Executive Committee
Service Area	Sustainable Infrastructure
Item #	CR22-79

RECOMMENDATION

That City Council:

1. Direct Administration to include the consultant's long term recommendations as medium term recommendations in future planning; and
2. Direct Administration to bring a supplementary report to City Council during the 2023-2024 budget consideration, that will include the following:
 - a) The financial implications to capital planning of the redistribution of \$42.3 million from long to medium term project planning to expedite the expansion process for the Arcola Avenue corridor; and
 - b) The potential financial implications of adjusting the SAF model to account for increased costs due to expedition of this project.

HISTORY

At the June 22, 2022 meeting of Executive Committee, the Committee considered the attached EX22-76 report from the City Planning & Community Development Division.

Serena Ward, Regina, SK addressed the Committee.

The Committee adopted the following resolution:

That the Executive Committee recommends that City Council:

1. Direct Administration to include the consultant's long term recommendations as medium term recommendations in future planning; and
2. Direct Administration to bring a supplementary report to City Council during the 2023-2024 budget consideration, that will include the following:
 - a) The financial implications to capital planning of the redistribution of \$42.3 million from long to medium term project planning to expedite the expansion process for the Arcola Avenue corridor; and
 - b) The potential financial implications of adjusting the SAF model to account for increased costs due to expedition of this project.

Respectfully submitted,

EXECUTIVE COMMITTEE



Amber Ackerman, Interim City Clerk 6/24/2022

ATTACHMENTS

EX22-76 - Arcola Avenue Corridor Study
Appendix A – Consultant's Recommended Staging Plan



Arcola Avenue Corridor Study

Date	June 22, 2022
To	Executive Committee
From	City Planning & Community Development
Service Area	Sustainable Infrastructure
Item No.	EX22-76

RECOMMENDATION

That Executive Committee receive and file this report.

ISSUE

On June 25, 2018, Council referred a Council Report entitled “Arcola Avenue Corridor from College Avenue to Prince of Wales” to the 2019 budget discussion. As part of the 2019 General and Utility Operating and 2019 to 2023 General and Utility Capital Plan (CR18-15 Appendix B), \$300,000 was approved to advance Arcola Avenue Corridor Study (the Study) from 2024 to start in 2021 and be completed in 2022.

This report provides the independent findings of the corridor study done by a consultant and is intended to guide future Administration work plans and Council decisions.

IMPACTS

Financial Impacts

None related to this report. Budgets to design and construct upgrades related to the report will be submitted through the budgetary process.

Environmental Impacts

The recommendations in this report have limited direct impacts on energy consumption and greenhouse gas emissions.

Policy/strategic impacts

All projects identified by the report are needed to service up to 300,000 population and the findings are in alignment with the following corporate strategic policies.

Design Regina: The Official Community Plan Bylaw No. 2013-48 (OCP) provides the framework to guide the development of the City of Regina's (City) infrastructure to accommodate long-term growth. This Study is consistent with the policies contained within Part A of the OCP with respect to:

Section D3: Transportation

Goal 1: Sustainable Transportation Choices

5.1 Use the Transportation Master Plan... as the guiding document for transportation policy and planning within the city.

Goal 4: Road Network Capacity

5.20 Consider improvements to existing infrastructure before constructing new or expanded roadways.

Goal 5: Infrastructure Staging

6.14 Plan and build infrastructure from a long-term perspective and permit servicing only when aligned with the servicing needs for long-term growth.

6.15 Align new infrastructure with planned upgrades to existing City assets.

The Transportation Master Plan (TMP) provides direction to inform decisions related to transportation infrastructure for the next 25 years. This Study is consistent with the Part D of the TMP with respect to:

Section D5: Optimize Road Network Capacity

Goal 22: Use of existing road network capacity will be maximized before expansion.

5.12 Implement localized improvements to address bottlenecks in the existing road network.

Any improvements or upgrades to transportation corridors that support transit service expansion are in alignment with the Energy & Sustainability Framework (ESF). Opportunities for new transit routes as a result of the long-term measures identified in the Study can support key areas of the ESF, known as the "Seven Big Moves", for actions that are necessary to achieve Regina's energy and emissions reduction goals, specifically:

Big Move Six:

Action 6.1: Expand transit service, “Offer expanded service to encourage a 25% transit mode share by 2025.”

Action 6.3: Increase active transportation, “Continue to develop an active transportation system to reach 50% of short trips being active by 2050”

OTHER OPTIONS

Not Applicable

COMMUNICATIONS

The Study looked at viable options and associated sequencing and timing. As specific projects are initiated, the stakeholders and the public will be informed and involved. Communication plans will be developed for each project.

DISCUSSION

In 2021, the City hired a consulting firm to conduct a review of the Arcola Avenue corridor and recommend improvements. The consultant was asked to provide a independent analysis and third-party point of view. The results of the Study provides options for improvements along Arcola Avenue and a long-term plan for southeast Regina and includes staging of transportation network improvements. The Study addresses existing and future traffic needs while considering the growth in Regina to a population of 300,000. The Study also considered the Arcola Avenue corridor and the southeast Regina network as a whole.

The Study did not commence until 2021 to allow traffic pattern changes to occur that may have resulted due to the opening of the new Highway 1 Bypass. Traffic changes typically take a minimum of 18 months to occur after any significant transportation network change. In the case of the southeast, the bypass opened in 2019. While sufficient time has elapsed since the bypass opened, a reduction in traffic was experienced during the pandemic. The Study corrects for these factors.

The consultant’s assessment of existing conditions found several concerns on the network in relation to capacity constraints and safety concerns for both automobile traffic and pedestrians. These were:

- 1) Intersections are operating at unacceptable levels of service during commuter peak hours.

- 2) Traffic along the Arcola Avenue interchange experiences unacceptable delays such as congestion, longer delays and potential for increased accidents. Approximately 3,100 vehicles per hour are currently traveling eastbound during the afternoon peak hour. Congestion at peak hours can make it difficult for drivers to move out of the way to let emergency vehicles pass.
- 3) A spike of collisions occurs during afternoon peak hours. The top three collision intersections on this corridor from the five-year collision history review are:
 - Arcola Avenue and University Park Drive - 159 reported collisions
 - Arcola Avenue and Park Street - 120 reported collisions
 - Arcola Avenue and Prince of Wales Drive - 107 reported collisions
- 4) Traffic weaving occurs in the short distance between University Park Drive and the Arcola Avenue interchange. This weaving is the result of vehicles originating south of Arcola Avenue attempting to go north on Ring Road and vehicles originating north of Arcola Avenue attempting to go south on Ring Road.
- 5) Several issues for pedestrians including:
 - No west crosswalk at the University Park Drive intersection
 - Two stage pedestrian crossings at Chuka Boulevard and Woodland Grove Drive.
 - Wide intersections with high traffic volumes

The consultant made several recommendations to improve the southeast transportation system. These recommendations will address existing issues as well as issues related to future growth. The Study confirms all of the following recommendations are needed to service a full buildout of the southeast lands within the 300,000 phasing plan.

- 1) Intersection improvements along Arcola Avenue at Park Street, University Park Drive, Edinburgh Drive, Prince of Wales Drive, Woodland Grove Drive and Chuka Boulevard. This work is identified as part of both the short-term and long-term project recommendations in the Study and will improve intersection operations and safety. In the short term, the recommendation is for lower-cost, quick win capacity and safety improvements at an expected cost of \$4.6 million. In the long-term, additional more significant improvements can be realized at an expected additional cost estimate of \$12.45 million.
- 2) Develop the Prince of Wales Drive extension. The connection will provide residents an alternative route to and from southeast Regina and will remove traffic from Arcola Avenue at an estimated cost of \$27.8 million. This new roadway is expected to attract over 1,300 vehicles per hour during the afternoon peak hour today and up to 2,000 vehicles per hour by 2040. Further, the consultant indicates that the Wascana Parkway to Prince of Wales extension will provide an alternate route for southwest Regina residents when Arcola Avenue or the interchange is under construction.

- 3) Provide a northbound on-ramp at the Assiniboine Avenue interchange. The on-ramp is a localized project that provides an alternative route for getting onto the Ring Road. It improves safety along Arcola Avenue by reducing weaving due to vehicles turning left from University Park Drive onto Arcola Avenue and attempting to turn north on Ring Road weaving across multiple lanes of traffic. The estimated cost of this improvement is \$1.3 million.
- 4) Expand the existing Arcola Avenue interchange. This will provide a six lane interchange with a wider sidewalk/multi-use pathway, and improved intersections on the interchange. The estimated cost for these interchange improvements is \$20.2 million. The recommended interchange improves traffic capacity and safety through additional traffic lanes and improved turning movements. Active modes of transportation will also be improved.
- 5) Expand Arcola Avenue to a six-lane road from the interchange to Woodland Grove Drive and additional intersection improvements. The estimated cost is \$9.6 million excluding the necessary intersection improvement. This improvement will help relieve pressure on Victoria Avenue and will provide additional capacity on Arcola Avenue. Expanding Arcola Avenue to six lanes will be needed at the same time as and expanding the Arcola Avenue Interchange.
- 6) Periodically retime traffic signals along the corridor. This is part of regular operations and has no additional cost implications.

The staging of the recommended improvements is important for addressing traffic growth over time and has an impact on capital spending and the budgeting process. Proper staging allows the City to improve the network over time as traffic grows. Attached in Appendix A is the recommended staging plan.

The consultant's phasing plan considered the following key elements:

- 1) Delaying the need for capital spending – Some network recommendations such as the construction of Wascana Parkway to Prince of Wales extension can delay the urgency to widen Arcola Avenue and implement the Arcola Avenue Interchange improvements.
- 2) Temporary relief at specific locations – Specific modifications can be used to reduced bottlenecks, improve safety and can be constructed independently of other network changes such as Assiniboine Avenue northbound on-ramp and specific improvements at intersections.
- 3) Modifications that work together – Certain modifications such as Arcola Avenue widening and upgrading the Arcola Interchange need to occur at the same time for maximum

effectiveness. If they were not to occur together, there is a risk that the bottleneck is moved to another location along the corridor.

- 4) Improving Safety – Specific improvements to improve safety at high collision intersections such as a protected eastbound double left turn lane at University Park Drive.

Next Steps

The Study will be used by Administration to guide future work plans and budget requests. The recommended actions from the Consultant are growth related and therefore will be recommended for funding through the Servicing Agreement Fund.

A number of projects and design work are anticipated to be brought forward as part of the 2023 to 2027 capital budget for approval in later 2022 and future SAF conversations. Projects are anticipated to include the short-term recommendations as well as the planning and design work related to the Wascana Parkway to Prince of Wales Extension and the Arcola Avenue Interchange and Widening projects.

Traffic safety and operation conversations will continue with Regina Police Service and SGI through the Traffic Network Screening Group. Ad hoc conversations will continue to occur with EMS and Fire & Protective Services. Results of these conversations will be considered in detailed roadway design and timing of construction.

DECISION HISTORY

Between 2016 and 2017, there were several reports that referenced congestion and safety on Arcola Avenue. These include:

- Report to Council (CR16-69) dated June 27, 2016 “Application for Discretionary Use (16-DU-14) Apartment Building Addition – 10 Mitchener Drive”
- Report to Council (CR16-107) dated September 26, 2016 “Proposed Southeast Regina Neighbourhood Plan”,
- Report to Council (CM16-7) “University Park Drive and Arcola Intersection”

Report to Council (CR17-52) dated May 29, 2017 “Transportation Master Plan” identified future roadway projects required to maintain an acceptable level of service for people traveling to and from southeast Regina. One of the projects identified was the completion of the Study of Arcola Avenue in five-year timeframe.

Report to Council (IR18-8) dated June 25, 2018 was in response to previously realised concerns. This report examined solutions to improve capacity along Arcola Avenue, which includes intersection improvements, widening the Ring Road overpass, providing a northbound on-ramp at

Assiniboine Avenue and the Prince of Wales Drive Extension. This report was referred to the 2019 Budget Process.

In the 2019 General and Utility Operating and 2019 to 2023 General and Utility Capital Plan (CR18-15 Appendix B), it was approved to advance \$300,000 to 2021 to advance the Functional Corridor Study to be completed in 2022.

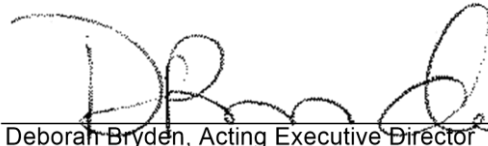
Respectfully submitted,

Respectfully submitted,



Karen Gasmo, Director, Sustainable Infrastructure

6/2/2022



Deborah Bryden, Acting Executive Director

6/9/2022

Prepared by: Irene He, Project Engineer

ATTACHMENTS

Appendix A – Consultant's Recommended Staging Plan

Appendix A – Consultant's Recommended Staging Plan

LOCATION	SHORT TERM	MEDIUM TERM	LONG TERM
Park Street Intersection	SB Dual Left \$760,000	--	WB Dual Left, WB Right \$1.5 Million
Dixon Crescent / Lacon Street Intersection	--	--	--
Arcola Interchange	--	--	Upgrade to Recommended Plan \$20.2 Million
University Park Drive Intersection	SB Channelized Right- turn \$600,000	--	EB & WB Third Through Lane, EB Dual Left \$1.8 Million
Edinburgh Drive / Doan Drive Intersection		--	Widen to 6, NB Right & SB Left \$1.6 Million
Prince of Wales Drive Intersection	EB Dual Left \$1.4 Million	--	Widen to 6 \$3.5 Million
Woodland Grove Drive Intersection	--	--	Widen to 6, SB Channelized Right- turn \$3.3 Million
Chuka Boulevard Intersection	EB Dual Left \$560,000		SB Dual Left including SB Right \$750,000
Widen Arcola Avenue to 6-lanes (Ring Road to Woodland Grove Drive)			Excluding intersections above \$9.6 Million
Prince of Wales Drive Extension		\$27.8 Million	
Assiniboine Avenue & Ring Road Intersection	Westbound-to- Northbound On-Ramp \$1.3 Million		
Total	\$4.6 Million	\$27.8 Million	\$42.3 Million

The SRA is concerned about the complete lack of consultation regarding EX 22-74 Mandatory Automatic Sprinkler Systems in New Residential Buildings. SRA CEO Chris Guérette, on behalf of the Saskatchewan REALTORS® Association which represents nearly 1600 REALTORS® in Saskatchewan, wants to know why the real estate industry has not been consulted on this important topic. She will also outline why this proposal is poorly thought out, will have significant negative ramifications for the home building and residential real estate industry, and how we envision the rest of this process moving forward. We do not support this proposal moving forward currently.

Chris Guérette

Saskatchewan Realtors' Association

- The protection of people and property is paramount and ensuring no one suffers injuries or death from fires is extremely important
- The Fire Master Plan and the extensive consultation within that Plan has shown that mandatory automatic sprinklers are not the most appropriate solution to protecting people and property
- The City of Regina needs to ensure it is not placing excessive regulatory or development burdens on rental housing providers, homebuilders, renters, and homeowners through this policy
- Remaining a development-friendly and affordable place to live, work, learn, and play is crucial to ensure there is enough housing for the future citizens of Regina
- The lack of consultation on the proposed recommendation is a significant concern because ultimately renters and homeowners (i.e. the general public) will be responsible for paying the exorbitant costs associated with mandatory sprinklers, yet they have not been consulted
- The ongoing inspection costs of mandatory sprinklers are a tremendous burden for property owners

Cameron Choquette
Saskatchewan Landlord Association

My name is Dan Turgeon. I would like to appear as a delegation for the Wednesday June 29th city council meeting to present on mandatory automatic fire sprinkler for new residential homes

My business is Town & Country Plumbing, Heating & Electrical in Regina.

- 1) I would like to request council to not vote to make automatic fire sprinklers mandatory for new residential homes beginning Jan 1, 2023. My discussion points are:
- 2) I agree that fire sprinklers save lives and prevent injury.
- 3) I believe that making automatic fire sprinklers mandatory for residential homes is not the best investment collectively for homeowners and the city.
- 4) I believe that the costs of installing automatic fire sprinklers in residential homes is much larger than the \$4000 - \$5000 budget that is being presented to council. A more realistic budget is \$10,000 - \$15,000. The budget should include the costs of the automatic fire sprinkler system, the increase in diameter of the incoming water service and water meter, the installation of the backflow prevention device, the annual maintenance and reporting of the backflow prevention device to the City of Regina, the homebuilder's cost of bulkheading, changes to standard framing practices and the cost to homeowners to finance the system costs in their mortgage
- 5) Affordability is a substantial challenge in our industry. This added expense would prevent many from qualifying for a mortgage.
- 6) Affordability is a substantial challenge for building in the City of Regina. This added expense would increase the flow of citizens choosing the CMA areas to build a home and raise their families. This will impact the City of Regina tax base on residential homes.
- 7) As is current practice, homeowners have the ability to choose whether they would like to invest in automatic fire sprinklers for their homes. Overwhelmingly, homeowners do not place value in this investment and choose not to proceed with the installation.
- 8) I am very concerned and disappointed in the process and the lack of consultation that has occurred and request that council direct City administration to undertake a full and complete study of this issue with participants to include: City officials, Regina and Region Home Builder's Association, members of the Canadian automatic fire sprinkler association, local sprinkler contractor, mechanical contractor, citizens who have recently purchased a new home.

Thank you,

Dan Turgeon
www.tccomfort.com

My name is Al Bashutski. I am president of Crawford homes, we have been building homes in Regina for 43 years over 5000 homes.

We have not had one inquiry to price out sprinklers in a new home.
We have not had one fire fatality in any of our new homes.

Adding the cost of sprinklers to new homes would be a little extra fuel on the rapid inflation we are having in housing. By our estimations it would add more than 10% to the cost of a home. We have estimates of between \$18,000 and \$48,000 depending on what's involved with the city regulations.

I feel the estimates the Councillors have had to date are inaccurate and do not allow for increased size of water lines from the street, the design costs of sprinklers, and possible engineering costs to prove that the current lines are adequate. Will back up tanks and reinforcement of concrete be required, were there estimates for the cost of building bulkhead and drywall to hide the waterlines, and the cost of wiring the system?

Often new regulations become a moving target, with numerous obstacles being thrown up in the way of getting a permit constructing the project and getting inspections passed. These all cost delays which cost the builder money.

It will lead to delays in getting projects completed. We also get charge for reinspections. More safety might be accomplished by requiring a fire extinguisher in the home and possibly re-looking at vinyl siding, which the Fire Chief warns on May long weekends to be careful with barbeque "especially if close to vinyl siding".

We feel the cost will force more people into satellite towns where lots are cheaper, permit costs are cheaper, taxes are cheaper, and of course house prices will be cheaper.

Will sprinklers be mandatory on homes that are being substantially renovated or where additions are being done?

I feel the issue should be tabled until more information is available or the submission should be squashed and vote against it please Thank you

Thank you for allowing me the opportunity to present at City of Regina Council. To introduce myself, my name is Evan Hunchak. I am the General Manager at Dream in Regina. I represent the developer of the Harbour Landing, Eastbrook, and Coopertown communities. I am here today to voice our objection with this report and clearly state that we are not in favor of mandating automatic sprinkler systems in residential buildings. There has been very limited industry consultation on this matter. There also has been very limited due diligence completed to understand the complexities of such a decision if it were to be approved. I am ill prepared to present as I do not even know all the implications should this report be approved. As an example, this decision would impact the zoning bylaw, and development design standards. By this I mean, should Council approve this report, what would the design parameters be to design the City's water system going forward? What would the minimum residential service connection size need to be for each property? What minimum flow rate and pressure would need to be achieved within the water system? The estimate of \$15,000 per home to advance sprinklers in a residential home seems like a reasonable estimate. To put this into perspective, that would be approximately the same cost for a home to achieve net zero energy ready certification. This just does not seem like good value in adding cost to a new home relative to the benefit provided. Thank you for your time and I would be happy to answer any questions you may have.

Evan Hunchak, P.Eng.
General Manager, Regina

Dream Development
#200 – 1960 Albert Street,
Regina, SK S4P 2T1

Avana Developments Inc. re: Mandatory Fire Sprinklers

From:

Evan Lascue, Vice President of Innovation and New Developments at Avana Developments Inc. on behalf of Avana Developments Inc.

#300 - 2445 Broad St.

Regina, SK S4P 0C7

Dear Council Officer,

This brief is being submitted to inform City Council of Avana Developments' intent to appear before City Council at the June 29, 2022 City Council meeting to oppose the implementation of mandatory fire sprinklers for all new residential homes, beginning January 1, 2023.

Evan Lascue will appear as the spokesperson for the delegation representing Avana Developments Inc. His contact information is stated above. Avana is a predominantly build-for-purpose developer, operating in the multi-family residential space.

Avana Developments Inc. opposes the implementation of mandatory fire sprinklers for all residential home builds. Avana provides both affordable and at-market rental property and its rental developments are designed to comply with all required facets of current fire protection legislation, code, and bylaw. It is Avana's belief the municipal requirement to add fire sprinklers exceeds the real world requirements necessary to ensure the safety of the occupants and residents of the City of Regina and will provide a marginal impact on safety at a high cost. In order to provide affordable housing, developers must provide tenants and prospective tenants requiring attainable housing some certainty on rents, for ethical reasons as well as for compliance to the requirements of various levels of government. Substantially increasing the construction cost of new units jeopardizes developers ability to provide this certainty or, potentially, will inhibit development of new residential rental units that fit into residential neighbourhoods better than large apartment complexes (noting that large apartment complexes are typically required to be sprinklered and this bylaw would not have any negative impact on large apartment developers).

Avana Developments Inc. re: Mandatory Fire Sprinklers

Avana is deeply concerned that this requirement could be devastating to the affordability of rental housing in Regina for tenants seeking newer accommodations in a residential setting.

Respectfully submitted,

Evan Lascue
Vice President of Innovation and New Developments
Avana Developments Inc.

CHBA Speaking Notes for City of Regina Council Meeting - June 29, 2022

Speaker: Alex Miller, CEO, Big Block Construction, and Second Vice President,
Canadian Home Builders' Association

Thank you for allowing me to attend today. I am here as a representative of the national Canadian Home Builders' Association, and I am a builder/developer member here in Saskatchewan. My company, Big Block Construction, is in Saskatoon. We offer a variety of housing solutions built to high standards for both the private market and social housing.

Canada's national code development system and our objective-based national codes are highly regarded internationally, and considered among the best in the world. The issue of mandatory sprinklers in homes has come up repeatedly from the sprinkler lobby over the years, but has consistently been rejected for very good and objective reasons by code authorities in Canada, on the basis of effectiveness, affordability, and because there are other better ways to address fire safety. Finding the best solutions to address housing challenges is complex, but the best construction minds in Canada work on these issues continuously through the Canadian Commission on Building and Fire Codes, which is responsible for all of the integrated national code documents, including the National Fire Code, and the National Building Code. The Commission has continually rejected the need for mandatory sprinklers in homes.

The Commission and its standing committees have reviewed multiple code change requests calling for mandatory sprinklers in houses over the years, and have commissioned multiple cost-benefit analyses that have repeatedly confirmed that the high cost of fire sprinklers does not justify any potential benefits. This decision has been made on the basis of scientific evidence, a huge body of research, rigorous analysis, and consultation among all stakeholders, including consumers. This level of careful deliberation is necessary when such an important decision is at stake. All of the supporting documents and research reports are available from Codes Canada. I urge you to review this information carefully.

In 2017, more than 10 years of research culminated in a definitive report by the [Joint Task Group on Residential Sprinklers](#). The report found that the cost of installing fire sprinklers in houses ranged from \$4,500 to \$17,500, and that the cost of install sprinklers in homes would be \$1 billion per year would prevent 1 death and 3 injuries per year. An investment of more than a billion dollars to prevent 1 death and 3 injuries is orders of magnitude higher than internationally accepted values for safety measures in regulation. That one billion dollars could be spent much more effectively in other areas—to build and staff hospitals or fire stations, for example—to prevent much higher numbers of deaths and injuries.

Further, while sprinklers are not mandated by the National Building Code for houses, the Commission has made other much more significant and meaningful fire safety improvements in the Code since 2005, such as requirements for hard-wired smoke alarms, and most recently requirements for party walls between adjoining units. These requirements have been proven to make much more of a difference, and the statistics show it.

It is also critical to recognize that building construction, and the codes that govern them, are very complex. That is why the Code Commission works so hard to get things right, bringing hundreds of the best experts across the country together to find the best solutions, to avoid unintended consequences from making a positive change in one way that can result in negative consequences in another way, and to avoid excessively increasing construction costs without due benefits. This is simply a capacity that municipalities do not have given the complexities of building science, and making changes to code at the municipal level to take it out of alignment with the national code is a very dangerous exercise that municipalities should avoid.

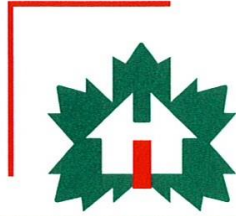
As a signatory to the [Construction Codes Reconciliation Agreement](#) under the Canadian Free Trade Agreement, the Province of Saskatchewan has committed to reducing variations in building code requirements and aligning at the national level to avoid issues such as this, and to increase efficiencies in regulation for the province. As such, we understand the Province would need to approve regional requirements for mandatory fire sprinklers. Council should therefore review Saskatchewan's obligations as a party to the harmonization agreements as part of your review process. Circumventing the joint federal/provincial/territorial code development process to develop code requirements by other means locally is a precarious path that can lead to major problems for the municipality.

Due diligence also calls for Council to review the April 2022 report released by the Canadian Association of Fire Chiefs titled "[Myth Busting and Team Building: A Win-Win Approach to Advancing Residential Fire Sprinklers in Canada](#)". The main point being made in this report that it's "time to change the conversation", since mandating sprinklers simply does not make economic sense given the limited benefits compared to smoke alarms and other less expensive and more effective measures. The message is let's not re-hash all the old arguments again. Instead, let's look at the effective solutions that are being found when people work together to create win-win situations for all. The old "all-or-nothing" debate about an ill-conceived need for mandatory sprinkler requirements is simply outdated. It goes against the recommendations made by the fire chiefs in April of this year, and it goes against everything we have learned in municipalities across the country during the past 15 years.

As a builder and developer, I can't stress enough the need for all of us to work together, in order to find the most effective and affordable solutions for the residents of Regina for fire safety and all regulation that affects housing. I should also note that my company builds social housing—the expenses of sprinklers would mean social housing providers would be able to provide less social housing units. With fixed budgets, construction cost increases mean less money to build more social housing units. We have a housing affordability crisis in the market, and an affordable housing crisis for those in core housing need. We need to focus on the real problems and challenges.

On behalf of the Canadian Home Builders' Association, I would be pleased to provide additional information on any of the recommendations I have offered for your consideration today. You have a very important decision to make, and I hope you will apply the same level of due diligence for Regina residents that other communities have undertaken when faced with such an important decision. Thank you.

Regina & Region
Home Builders'
Association



100 - 1801 MacKay Street
Regina, Saskatchewan
S4N 6E7

F. (306) 569-9144
www.reginahomebuilders.com

June 27, 2022

City Council
City of Regina
Queen Elizabeth II Court
Regina, SK, S4P 3C8

Subject: Mandatory Fire Sprinklers

Dear City Council,

The Regina & Region Home Builders' Association is disappointed in Executive Committee of City Council's rushed to decision on Mandating Fire Sprinklers for January 1, 2023. This is a very impactful item and moving from a debate on report to a mandated outcome in a matter of moments is not a collaborative process.

What we were most surprised at the outcome from last week's Executive Council meeting was how the expertise of the Fire Chief Jackson and Manager of Building Standards, Kelton Comrie was dismissed.

We acknowledge the Sprinkler lobby was very well prepared with arguments that certainly pull at the heart strings. With that they made some assertions that are unproven in Regina.

- The Sprinkler lobby first suggested that sprinklers could be integrated into a home for as low a cost as \$4,000 to \$5,000. We have no evidence but their say so. There is also growing evidence in the City of Swift Current and many additional factors in the Calgary subdivision of Livingston that show without significant accommodations by the City of Regina installations would be far more expensive than the sprinkler lobby stated. This requires significantly more due diligence, and the focus should be on getting this right, not urgency to get it done.
- The sprinkler lobby also suggested that the City could cut water flow requirements by $\frac{3}{4}$ to subdivisions that are completely sprinklered resulting in significant capital saving of infrastructure. At this time there is no assurance by the City would accept these lower flow rates and down size design standards to realize these cost savings.
- The Canadian Automatic Sprinkler Association suggested that there is capacity in the pipefitting industry to accommodate all residential builds. That will now be tested in 2023. We don't believe the Sprinkler lobby even knows the capacity. We have already heard from Commercial Developers that have shared they are having real

problems with the Sprinkler industry been able to complete their projects timely and are experiencing supply shortages and significant price escalation.

- The sprinkler lobby delegates who presented last week all stated that homeowners should expect significant discounts on home insurance prices for having a sprinkler in place. Our initial outreach to the Insurance Brokers of Saskatchewan and a cohort of Regina based insurance experts, found the very opposite. Not only are insurance discounts for sprinklered homes rare or no-existent. In fact, some insurance companies are now charging a premium and capping damage claims to as low as \$10,000. This places new homeowner into very significant financial risk.

With the decision to mandate fire sprinklers in all new homes, City Council has created an oligopoly, a state of limited competition. There is now no incentive for the Fire Sprinkler industry to sharpen their pencil or bring innovative solutions.

What may have also been missed by City Council was Kim Onrait's estimation to build, equip and staff a fire station under \$15 million dollars. Based on the RRHBA calculations the City of Regina could build 10 more fire stations, based on the Sprinkler lobby 4 more fire stations, equipment and staff for the same cost as mandatory sprinklers.

As much as we want to believe Councilor Mohl has pushed this forward with good intent, it must be recognized that according to his own bio on the City website he installed fire sprinklers for 11 years and now represents plumbers and pipefitters. This item really has come in through the back door, as Councilor Mancinelli pointed out there has been no consultation with the public, other stakeholders groups. Even consultation with our industry was minimal.

We appreciated the thoughtful questions Mayor Masters asked the delegates and administration. They reminded us that we need more scrutiny on this and if in the end that still results in the need to mandate sprinklers, we all can be confident in the process and buy into the conclusion.

Sean Tracy, who presented from FIFire, made some great points that City Council and our industry should better reflect on when he talked about collaboration. I fear this decision on mandatory sprinklers will ensure that collaboration does not occur.

There are so many questions that need to be answered from City infrastructure, impact on affordability, determining the true cost of implementation, implication on design, in the near term to potential to need to rip up parts of streets in new neighbourhoods that are not fully built out. Just the tip of iceberg.

We believe a better outcome is to follow the Canadian Association of Fire Chiefs latest paper, *"Myth Busting and Team Building: A Win-Win Approach to Advancing Fire Sprinklers in Canada"* which states "Canadian fire service reached a consensus that fire sprinklers should be "promoted through incentivizing their use". The report demonstrates that a much more collaborative approach between stakeholders is a basis for success and not mandating this

change, which we believe will have tectonic impacts on how our industry approaches the Regina market in the future.

What also suggest that a better outcome will occur if Council directs the City Administration, Fire and Protective Services, the Home Building Industry and the Sprinkler Industry to do the proper due diligence and bring back a collaborative recommendation by January 1, 2023 that we all can support.

The City of Regina also has an opportunity to test these outcomes and demonstrate technology by leveraging the City of Regina land development business with a project like the Towns. A great opportunity to test all the assertions made by all delegates and ensure the best possible outcome that balances safety and affordability.

In addition, we strongly recommend a proper risk management approach by a third-party professional to look at all the data and assertions that have been made to City Council. This evaluation would provide this Council and any future Council a much more comprehensive insight to this decision. I believe the City of Regina and the RRHBA could find a way to jointly fund this review and could invite CASA to participate in the funding.

The Regina & Region Home Builders' Association strongly recommends that City Council rejects the Mandatory Fire Sprinkler motion and begin a much more collaborative approach to what is a complicated item that needs much more due diligence.

Thank You,

A handwritten signature in blue ink, appearing to read 'Stu Niebergall', with a stylized flourish at the end.

Stu Niebergall
President & CEO

Presentation to Regina City Council
June 29, 2022
Fire Sprinkler Bylaw

John Edwards
Troy Life and Fire Safety Ltd.

Introduction

I am here representing Troy LFS. I am the Nation Sales Manager for Fire Protection

I started my career in fire protection in 1979. Over the next 40 plus years I have had the pleasure to have worked in every province and live in four of country's great provinces.

Troy is a 100% employee owned, 100% Canadian owned company with 30 offices spread across all 10 provinces.

In 1984, I successfully worked on a tender for the installation of automatic sprinklers in the Billes Family(Canadian Tire Founders) in Calgary. So residential sprinklers have been around for quite a while, the adoption of them has been a slow.

I wanted to talk to you today about three key points.

Fire sprinklers are the best way to prevent loss of life and injuries to the homeowners, their families and the fire fighters that rush in save us.

First, after recently reading the NFPA report on Home Structure fires, I wanted to share some startling statistics with you .

Off all of the fires in the US and Canada during the study period, 26% of them were in homes. That 26% of fire caused 76% of the fire deaths and 72 percent of the fire injuries.

26% of the fires caused 76% of the deaths and 72% of the injuries.

There has not been one recorded fatality in a fully sprinklered home in Canada.

Fire sprinklers save lives.

The second point I want to make is about the amount of water used and the amount of toxic runoff that goes down the sewers or is leached into the ground and water table.

The cost to put water into the site mains is staggering. We don't think about the amount of water used to fight fires, but maybe we should.

When one or two sprinklers operate in a residential fire they will discharge approximately 12 US gallons each. So if we say two heads are flowing for 20 minutes that would be a discharge of approximately 250 gallons. $12 \times 20 = 240$. Round up for easy math, 25USGPM * 10 minutes = 250 gallons.

When the fire department arrives they will use at least two hose lines discharging over 100 USGPM each with water flowing for at least 20 to 30 minutes in the best case, and usually for much longer. When we do that math they are discharging thousands of gallons of water

Fire sprinklers save lives and the environment.

Finally I want to talk to you about the long and short term risks to our Firefighters. They are the first one to rush into a burning building without thought about their own personal safety. They are the ones who are bearing the brunt of the newer, more flammable, more toxic building materials and furnishings that are in our homes today.

The rates of cancers and other diseases is on the increase with more and more cases reported every week.

Fire sprinklers will contain or extinguish that fire before the fire departments arrives. The occupants have had time to escape and the need for rushed entry is diminished. They can approach scene carefully to mop up the hot spots, if any.

Fire sprinklers save lives, benefit the environment and reduce fire fighter injuries in both the long and short term.

We are the contractor that is working in the Livingston development and have installed sprinklers in almost 2000 residential homes. Pricing is averaging about \$4,000.00 to \$5,000.00 per home of approximately 1400 to 1800 square feet.

We are now involved in a second subdivision in Calgary with different developer.

We are also installing residential sprinkler in single family, townhome complexes and low rise residential in cities across the country.

Thank you for allowing me to speak with you today.

Although residential sprinklers have been slow to be adopted, the time has come to change that.

Fire Sprinkler Save lives!

My name is Jo-Ann Gauthier and I am the National Field Operations Managers and Western Regional Manager for the Canadian Automatic Sprinkler Association. I am located in Cochrane, Alberta. The Head Office for the Canadian Automatic Sprinkler Association is located at 315 Renfrew Drive, Suite 302, Markham, Ontario, L3R 9S7.

I will be speaking about:

- Contractors in Saskatchewan / union and open shop /CASA Members
- AHJ Clarification
- Who/If Enforces Certificate of Qualifications in the province of Saskatchewan
- Sprinkler Contractor experience and incidents
- CASA Membership/Benefits

Jo-Ann Gauthier
Western Regional Manager & National Field Operations
Cochrane, Alberta

The Home Fire Sprinkler Coalition Canada

- Sean Tracey, FIFireE, voluntary Chair of the Home Fire Sprinkler Coalition Canada, retired Deputy Fire Chief City of Ottawa
- Mission is to educate on the benefits of fire sprinklers
- Members include CAFC, CASA, The Cooperators, NFPA
- Resources available at www.homefiresprinklercanada.ca



Residential Fire Sprinklers – Key Points

- 30+ municipal bylaws supporting sprinklers in Canada, more common to see requiring sprinklers through development plan approvals
- Limitations in the National Building Code – based on building fires from 1950s
 - Modern fires – fires burn hotter, quicker, and are more toxic than just 20 years ago
 - Less than 2 minutes until homes are untenable due to CO, heat, or smoke
 - Less than 6 minutes in a basement fire floors collapse
- Sprinklers provide time for vulnerable occupants to evacuate, reduce health & safety concerns for fire fighters, reduced impact on the environment
 - The trifecta of Smart, Green, and Safe
- CAFC's White Paper (2022) – Fire Chiefs consensus that incentivizing sprinklers is the way to proceed. Detailed discussion on these incentives
- Sprinklers = Affordability – support for code changes in stacked townhomes and in secondary suites when homes are sprinklered

Rebuttal Comments to City Presentation

- Solely measuring sprinklers cost-benefit on number of lives saved is an incomplete analysis
 - Need to consider injury reductions and cost burden on health care
 - Property loss reduction and insurance premium savings
 - Environmental impacts reduced
 - Municipal infrastructure cost savings – water main sizing, reduced fire flows, etc.
- Costs do not reflect that incentives to builders that can eliminate costs to home owners
 - A single developed lot sells for \$200,000 – gaining one lot in a sub-division pays for the installation of 25+ sprinklered homes
 - Long term insurance savings to home owners

Rebuttal Comments to Presentations (cont'd)

- Fire department response time of approx. 7 mins is for 1st arriving apparatus not Effective Response Force (NFPA 1710: 14 Firefighters)
 - No interior attack and no exposure protection
 - NRC studies show building to building fire spread in as little as 6 mins
 - Houses should have increased limiting distances – not so if sprinklered!
 - NRC studies show floors collapse in a basement fire in as little as 6 mins
 - Current JTG reviewing code changes to protect these floors – International Residential Code calls for floor protection unless sprinklered
- Water supply capabilities and improvements not addressed in Regina's 2013 Official Community Plan – left to individual developers
 - Potential for significant improvements to water distribution systems to provide need pressure and fire flows for fire demand
 - FUS requires as much as 8,000 lpm (when no exposures) @140 kPa
 - Only 2,000 lpm if all homes are protected by sprinklers

Rebuttal Comments to Presentations (cont'd)

- It is a myth that new construction is safer
 - Less than 4% of home fires are caused by construction, design, or install deficiency
 - The remainder are caused by human factors – what we do in our homes
 - Modern contents are petrochemical based – leading to hotter, faster, and more toxic fires
 - Modern home design with open floor plans add volume/air – leading to faster smoke and fire spread
 - New light weight floor and roof trusses fail quicker and without warning
- Smoke alarms save many lives by providing early warning but can do nothing to extinguish a growing fire.
- High risk people (i.e. elderly, disabled, young children or impaired people) are killed or injured in fires, since they are often unable to react to a smoke alarm.
- Building with sprinklers permits development before the construction of the needed fire hall
 - 3-5 years of development permitted – similar to Calgary examples for sprinklering

Key Points to Consider

- Considering sprinklers is a multifaceted challenge – HFSC Canada can assist
- Sprinklers do not replace fire service response but gain the needed time for safe evacuation of occupants, and protect fire fighters
- Sprinklers are the trifecta of Smart, Green, and Safe – key tenets for modern planned communities
- Part of an affordability initiative – supporting stacked townhomes and secondary suites
- Incentivization of sprinklers work to reduce costs to developers and can reduce or eliminate costs to consumers
- Voluntary installations do not allow municipality or developer to take advantage of incentives

Speaking Points

System Design:

Engineering approval?

Fire Alarm?

The Use of Tanks and Pumps

What is Passive Purge?

Alternative Solutions:

The Importance of making sure alternative solutions for builders are available and presented with bylaw

Work with Builders to create a stable plan for rolling this out before it goes to the province

Care Home Retrofits:

Separate this and focus on care and vulnerable occupancies

Examine what other provinces have done and press the province for support of similar initiatives

13D with 20-minute supply for occupancies up to 5 people in a Single Family Home

June 26, 2022
Mayor Masters and City Council
City of Regina - Queen Elizabeth II Court
Regina, SK, S4P 3C8
Council Topic: Mandatory Fire Sprinklers

Dear Mayor Masters and City Council,

The Regina & District Chamber of Commerce is disappointed with Executive Council's vote to rush into a decision to **mandate fire sprinklers** on January 1, 2023. While we agree safety of our residents always needs to be a priority, the process to move this motion forward was flawed.

Our current council is known for debate and consultation. We feel that moving so quickly from debate of a submitted report to a mandated outcome did not provide sufficient opportunity for discussion or collaboration.

It's our opinion that more discussion and research needs to happen to explain why there is such a large discrepancy in the cost of adding sprinkler systems to new homes.

As well, it's important to hear City Administration's thoughts on reducing water flow requirements to new subdivisions that have sprinkler systems installed in all homes.

To make a quick decision to move forward when there has been limited consultation with the public and other key stakeholders is irresponsible.

We recommend that City Council direct City Administration and members of both the Home Building Industry and the Sprinkler Industry to work together to provide a collaborative recommendation that brings clarity and a solution to this important safety initiative. As part of the research process, the Regina Chamber would be happy to share survey questions or detailed information created by this working group with our membership.

It is further recommended that Council members who are involved in an industry or have a vested interest in the topic being debated stand up and discuss whether their current job, background and expertise causes a perceived or real conflict of interest or adds context and depth to the debate.

Transparent consultation is needed to provide residents and businesses a clear picture of what the issue is and how it will benefit Regina and enhance the safety of our residents in the future.

Sincerely,
Tony Playter
Interim CEO of the Regina & District Chamber of Commerce

North Ridge Development Corporation
385 Maxwell Crescent
Regina, SK, S4N 5X9
Phone: (306) 352-5900
Fax: (306) 352-5902



June 24, 2022

Attn: Office of the City Clerk

Re: Mandatory Automatic Sprinkler Systems in New Residential Buildings

As a home builder in Regina and area, it is with dismay that we learned of the recommendation of Executive Committee to mandate automatic sprinkler systems in new residential buildings effective January 1, 2023.

Although we are not opposed to ensuring the safety of our citizens, it is concerning that this mandate has been pushed through with such urgency without significant consultation with our industry and without a strong understanding of the implications of such requirements.

Obviously, the primary implication that one infers is the immediate increase to a new home price. Although a number of "quotes" have been provided, without going through the process, one cannot be fully satisfied that all the costs have been considered. There would be costs for the system itself, for the design and for the installation. Would the City of Regina provide a rebate or some other type of incentive to offset those costs?

Aside from the obvious upfront costs, there are additional factors that would need to be considered. What are the maintenance costs incurred by the homeowner? Are they affordable? What are the requirements for maintenance? What are the impacts of not maintaining the system? How are insurance rates impacted?

It is our understanding from the report provided by Administration that the communities of Swift Current and Calgary have previously established requirements similar to this one. However, it only impacted specific subdivisions that were located outside of the acceptable range from a fire station. Upon further reading of the report, Swift Current provided a property tax rebate when a sprinkler system was installed and once a fire hall was available within the subdivision in Calgary, the sprinkler systems then became optional.

The lack of consultation, along with the effective date of January 1, 2023, does not allow industry members any opportunity to explore the effects that these requirements would have on residential construction. We would like to ensure that all implications have been considered before such a mandate is enacted.

Considering the large impact that a mandate like this would have on the home buyers, renters and the

building industry, it is our position that an automatic sprinkler system should be an option that can be chosen by the home owner, as opposed to a requirement.

Thank you for your time and consideration.

A handwritten signature in blue ink that reads "Freya Marchuk". The script is cursive and fluid.

Freya Marchuk
Operations Manager

June 27, 2022

City of Regina
Office of the City Clerk
Regina, Sask.

Attention: City Clerk

RE: EX22-74 – Mandatory Automatic Sprinkler Systems in New Residential Buildings

Your worship, members of City Council we are writing in opposition to the motion to mandate automatic sprinklers in new residential buildings. We feel that there has been a lack of consultation with all the affected stakeholders on this matter. We have not been granted enough time to assess and provide feedback on the implications this change may have on residential development in Regina. For example, if mandated, there may be changes to the City design standards that would affect the waterline infrastructure for a new residential subdivision we just received zoning approval for on June 15, 2022. We were planning to start construction this summer but now we may be facing extra costs associated with meeting new design standards which in turn may affect the economic viability of this project.

Also, Builders, who are already facing numerous challenges and cost increases would have yet another cost added to the homes they build. We believe that this additional cost would be a factor that would drive the building of new homes out of Regina and into the surrounding communities where this requirement and associated costs do not exist. This reduction in construction activity would have a negative impact on residential development in Regina and the loss in new homes built in Regina would consequently reduce the tax base for Regina.

We thank you for the opportunity to express our concerns with this motion and we urge City Council to review this matter in more detail before making their decision.

Yours truly,

**WESTERRA DEVELOPMENT CORP.
C/O FORSTER HARVARD DEVELOPMENT CORP.**



Paul Gregory
Manager, Residential Land Development



Mandatory Automatic Sprinkler Systems in New Residential Buildings

Date	June 29, 2022
To	Mayor Masters and City Councillors
From	Executive Committee
Service Area	Planning & Development Services
Item #	CR22-77

RECOMMENDATION

That City Council:

1. Instruct the City Solicitor to prepare the necessary bylaw(s) to mandate automatic fire sprinkler systems installations in all newly constructed residential occupancies, including but not limited to apartments, condominiums, townhouses, rowhouses, sixplexes, fourplexes, duplexes and houses beginning January 1, 2023; and
2. Remove *CR21-150 Fire Master Plan* from the List of Outstanding Items for City Council.

HISTORY

At the June 22, 2022 meeting of Executive Committee, the Committee considered the attached EX22-74 report from the City Planning & Community Development Division.

The following addressed the committee:

- Mike Monette, representing Viking Fire, Regina, SK
- John Edwards, representing Troy Life & Fire Safety Ltd, Mississauga, ON
- Stu Niebergall, representing Regina & Region Home Builders' Association, Regina, SK
- Sean Pearce, representing Lubrizol Advanced Materials, Richmond Hill, ON
- Sean Tracey, representing FIFireE, Ottawa, ON

- Jo-Ann Gauthier, Representing Canadian Automatic Sprinkler Association, Cochrane, AB

The Committee adopted the following resolution:

That the Executive Committee recommends that City Council:

1. Instruct the City Solicitor to prepare the necessary bylaw(s) to mandate automatic fire sprinkler systems installations in all newly constructed residential occupancies, including but not limited to apartments, condominiums, townhouses, rowhouses, sixplexes, fourplexes, duplexes and houses beginning January 1, 2023;
2. Remove *CR21-150 Fire Master Plan* from the List of Outstanding Items for City Council; and
3. Approve these recommendations at its meeting on June 29, 2022.

Recommendation #3 does not require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE



Amber Ackerman, Interim City Clerk 6/24/2022

ATTACHMENTS

EX22-74 - Mandatory Automatic Sprinkler Systems in New Residential Buildings

Appendix A - Cost Benefit of Sprinkler Systems



Mandatory Automatic Sprinkler Systems in New Residential Buildings

Date	June 22, 2022
To	Executive Committee
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	EX22-74

RECOMMENDATION

The Executive Committee recommends that City Council:

Remove CR21-150 *Fire Master Plan* from the List of Outstanding Items for City Council at its meeting on June 29, 2022.

ISSUE

This report is in response to the following motion from report CR21-150:

That Administration report back to the Operations and Community Services Committee by Q2 of 2022 to investigate the legal and regulatory implications of proceeding of reviewing the following: the cost and implications of implementing a regulation to mandate sprinklers in all new residential builds, including apartments, condominiums and houses; or a mandatory option offered to add sprinklers to all new residential builds.

This report summarizes the City of Regina's (City) findings based on a jurisdictional review and consultation with stakeholders. The associated undertaking is also addressed in this report:

That Administration communicate with the following for the development of this report:

- Regina Fire and Protective Services

- The Regina & Region Home Builder's Association
- The City of Calgary - Fire Department
- The City of Swift Current - Fire Department
- The City of Pitt Meadows (BC) - Fire Department
- The Home Fire Sprinkler Coalition
- The Canadian Automatic Sprinkler Association

IMPACTS

There are no environmental, financial, legal/risk, policy/strategic or other impacts with respect to this report.

OTHER OPTIONS

Based on the review, there are no other options to recommend at this time.

COMMUNICATIONS

This report summarizes information and stakeholder communication and does not require further public or stakeholder consultation.

DISCUSSION

Overview

This report provides clarity and information on the legal, regulatory and cost implications for mandating residential sprinkler systems in all new residential builds within the city. As a result of a jurisdictional review and stakeholder consultation, Administration is not recommending a mandate for sprinkler systems in residential buildings at this time. This is supported by the City's Fire Master Plan.

The City of Regina's fire service has a strategy to mitigate risk related to community growth, including implementing technological solutions and additional station locations to ensure emergency response times meet industry standards. In many of the communities where sprinkler systems are required, sprinklers have been mandated as an alternative to inadequate response times and restrictive building code requirements. It is important to recognize that sprinklers are not recommended or designed to be used as a substitute of adequate fire department response. A municipal fire department responds to many non-fire emergencies, and meeting the regulated response times, regardless of sprinklers, is important to the health of the municipality.

The information received through the review is consistent with the Fire Master Plan, where it was recommended that Regina Fire & Protective Services (RFPS) partner with key stakeholders such as the Regina & Region Home Builder's Association (RRHBA) to:

1. Educate homeowners on the benefits of a residential sprinkler system as the city boundaries grow and exceed reasonable response times.
2. Continue to allow homebuilders to offer residential sprinklers as an option in their home designs, and the customer can decide whether they want to proceed.

Jurisdictional Scan

There are residential neighbourhoods in both the Cities of Calgary and Swift Current that require or have required automatic sprinkler systems to be installed. After consulting with those involved in these two examples, the following notes showcase the problems each City was trying to solve and why residential sprinklers were used:

1. In City of Swift Current, sprinklers were required in a neighbourhood that did not meet the National Building Code (NBC) requirements, which requires a fire department response of 10 minutes. If a dwelling is outside the 10-minute response time, additional restrictions are required on side yard setbacks and window openings. The City weighed the cost of sprinklers or larger side yard setbacks with the cost of a new fire hall and opted for sprinklers. To offset the cost to residents, the City of Swift Current provides a \$4000 property tax rebate for sprinklers installed in neighbourhoods outside of the 10-minute response time. The residential sprinkler bylaw in Swift Current does not contain enforcement language, leaving the installation of residential sprinklers to the property owner's discretion.
2. In the City of Calgary, the installation of sprinklers was developer-driven. The developer made a business decision to mandate builders to install sprinklers because the location of the development was outside the fire department's response time area. The alternative would have been additional NBC restrictions, which may not have fit with the building plans and site layout of the development. Since the approval for development, a fire hall has been opened in the neighbourhood, and as a result, future homes will only have sprinklers on a voluntary basis.

City administration also consulted with other associations and companies who either work in or represent the construction community. Working papers from the RRHBA and the Home Fire Sprinkler Coalition Canada were provided during consultations. Both papers provided important research and statistics on the design, installation, and impact of automatic sprinkler systems in residential buildings which assisted Administration in the recommendation of status quo.

Regina Fire Response Data

Regina Fire & Protective Services is a well-trained and technically diverse emergency service capable of handling a broad range of emergencies and hazardous situations. Functions of RFPS include fire suppression, auto extrication, hazardous material spills, industrial accidents, tiered medical response, high/low angle rescue, ice and water rescue, dive recovery, urban search and rescue, and confined space rescue, provided from seven fire stations located throughout Regina.

In addition to emergency response services, RFPS provides public fire safety education, fire prevention inspections and code enforcement. RFPS also delivers emergency planning for the community through Emergency Preparedness and Business Continuity.

RFPS responds to over 10,000 calls for service annually. From 2017 to 2021, RFPS responded to 1387 structure fires within the City of Regina. This includes residential homes, commercial properties and multi-family occupancies, including high-rise structures. From 2017-2021 there were a total of 10 fire fatalities within Regina.

The National Fire Protection Association (NFPA) sets the industry standard benchmark for response time to structure fires. The current industry standard for the first arriving firefighting unit to structure fires is 6 minutes and 24 seconds 90% of the time.

- From 2017 to 2021, RFPS attained a response time of 6 minutes and 30 seconds 90% of the time, when all the city's seven districts are included.
- As noted within the Fire Master Plan, in areas of growth such as the southeast, response times have increased due to community expansion. From 2017 to 2021, response times in the southeast were 7 minutes and 20 seconds 90% of the time. Note that in addition to NFPA, the National Building Code also contains fire response requirements. The NBC requires alternate property spacing and construction design in dwellings with limited fire department response. Some municipalities and developers that are unable to achieve NBC response targets have decided to mandate automatic sprinklers.

In the past two years, RFPS has implemented technological advancements such as electronic mapping and GPS traffic preemption to assist with reducing response times. Continual improvements, such as planning for the development of new fire halls and improvements addressing systems, are being reviewed. The City's neighbourhood and community design process also considers emergency response access and infrastructure, such as all-season roads and access points.

Legal Implications of the Motion Request

This motion requests information on the legal and regulatory implications of the following two potential process changes:

1. Mandating sprinklers in all new residential buildings.
2. Mandating builders to give future homeowners an option to install a sprinkler system as part of their new building design.

The Government of Saskatchewan (Province) regulates building standards, including fire safety standards, in Saskatchewan through *The Construction Codes Act*, *The Fire Safety Act* and the regulations thereto. Municipalities in Saskatchewan are delegated certain administrative and enforcement duties within the provincial regimes, subject to oversight by the Province. Municipalities are additionally granted the authority to adopt (through bylaw and subject to provincial approval) more stringent building or fire safety standards than those established through the provincial regimes, if the municipality considers those standards necessary for health, safety or welfare of persons in their community.

The Building & Technical Standards Branch at the Ministry of Government Relations was consulted during this review. They confirmed it would be possible for a municipal building bylaw to contain a provision to mandate automatic fire sprinklers in specific areas so long as the provision does not conflict with any provincial legislation or regulation and provided the bylaw received provincial approval.

Mandating sprinklers in all new residential builds could be accomplished by adding an additional building standard to the City's building bylaw; however, as *The Building Code Regulations* contain relaxations for sprinklers in Alternative Family Care Homes (AFCH), an additional standard in the City's building bylaw for residential construction could not conflict with the relief provided for AFCHs. From a regulatory perspective, this would require compliance with the sprinkler requirement to be shown on drawings submitted to the City as part of the building permit application, which increases design documentation and City reviews/inspections.

Requiring builders to prove to the City that they offered a future homeowner the option of installing sprinklers as part of a new residential building design could also be accomplished by a bylaw change that requires such proof to be submitted to the City as part of the building permit application. Failure by a builder to submit this proof could result in permit review being delayed until the necessary documentation is supplied.

Cost-Benefit of Sprinkler Systems

The primary purpose of residential automatic sprinkler systems is to prevent injuries, deaths and help with property protection. They also have ancillary benefits on health care costs, reduction in greenhouse gas emissions (due to reduced fires) and reduced risk to firefighters. The findings of this report do not dispute the benefits of automatic sprinkler systems; however, the added cost of sprinkler systems for homeowners is important to recognize as it may impact investment in the City. These costs must be weighed when looking at the benefits. Appendix A provides greater detail on the cost to implement an automatic sprinkler system for each project type.

Options to Offset Cost of Automatic Sprinklers

The most strategic way to receive the benefit that automatic sprinklers provide without putting a financial burden on the homeowner or renter is to strategically offset the cost. The NBC applies differently to three different scenarios: Apartment or condo type residential projects, multi-family type residential projects and one- or two-unit dwellings such as a house or duplex.

Ultimately, there is no clear path to offset residential sprinkler costs in Canada. This is consistent with the feedback provided by the sprinklered development in Calgary. Although some recovery was possible through designing the services, knowing the development would be sprinklered, the cost to sprinkler all new homes was not offset, and the remaining cost was absorbed by the developer.

Conclusion

Based on the information reviewed, an automatic sprinkler mandate for residential construction would have a large impact to homeowners, renters, and the construction community. There are currently several major changes facing the construction industry, including:

- 2020 National Building Code adoption
- Energy standards increasing towards net-zero, this is accelerated in Regina by the Energy & Sustainability Framework
 - retrofit costs, changing fuel sources
- Provincial Regulation amendment for mandatory carbon monoxide and smoke alarms in all dwellings
- Product supply chain barriers
- Product cost fluctuations

DECISION HISTORY

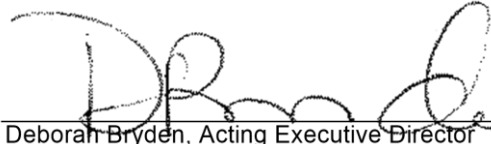
On November 24, 2021, City Council approved The Fire Master Plan and requested a report regarding implications of mandating sprinkler systems in residential units (CR21-150).

Respectfully submitted, Respectfully submitted,



Autumn Lawson, Director, Planning & Development Services

6/3/2022



Deborah Bryden, Acting Executive Director

6/8/2022

Prepared by: Kelten Comrie, Senior Engineer

ATTACHMENTS

Appendix A - Cost Benefit of Sprinkler Systems

COST BENEFIT OF SPRINKLER SYSTEMS

Apartments

Currently, apartment-style buildings can be built up to three storeys without sprinklers. Any buildings currently existing or approved for development at the time of the decision to mandate sprinklers would not be required to install sprinklers. Like other parts of the NBC, the new requirement would only be triggered by a change to the building or major renovations. The cost of a sprinkler mandate would be borne by the owner and passed along to the renters.

Mandating sprinklers for new construction would impact the construction cost and flexibility in design. The additional cost would be approximately \$4 per square foot. Depending on service flow rates and pressure, a fire pump may be required and could cost approximately \$50,000. However, there could be design decisions to offset some or all of this cost. Administration continues to see many apartment-style buildings designed with sprinklers, so one could conclude that the cost of sprinklers can be offset under certain circumstances and aid in design flexibility. However, there are instances where non-sprinklered design options are chosen, and, for those circumstances, an automatic sprinkler mandate would add cost to the project.

Low-Rise Multi-Family Residential Units

Sprinkler systems for these types of units would drastically increase the cost of construction, as sprinklers in the building would also require a fire alarm system. Currently, both sprinklers and fire alarm systems are optional under the NBC. A fire alarm system costs approximately \$5,000 per building (panel and miscellaneous items) plus an additional \$2,000 for each unit (strobes, devices, etc.). A sprinkler mandate would not only increase cost, but the logistics that are required of the design standard may also be a challenge.

One- or Two-Unit Dwellings

Adding sprinklers to homes in Swift Current came at an additional cost of \$10,000-\$15,000 per home. This is in line with the estimates provided by the Regina & Region Home Builder's Association.

The development in the City of Calgary had much higher volumes and, because of this, they were able to achieve costs of \$1.50-\$1.85 per sq ft (total floor area) or approximately \$4,000-\$5,000 per home. The systems also had operational advantages compared to the systems installed in Swift Current in that they could provide protection in unheated garages, and the sprinkler lines were protected from freezing, which has been a reported issue with the systems in Swift Current.

It would depend on site-specific flow rates and pressure, but the current practice in Regina to install a minimum water line size of 1 inch to each property should be sufficient to support a residential sprinkler system. If pressures and flow rates are not adequate, an on-site storage tank and pump would also be required at additional cost.



GTHA Municipal Servicing Agreement Addendum - Wastewater Discharge

Date	June 29, 2022
To	Mayor Masters and City Councillors
From	Executive Committee
Service Area	Planning & Development Services
Item #	CR22-78

RECOMMENDATION

That City Council:

1. Delegate authority to the Executive Director of City Planning & Community Development to negotiate and approve an addendum to *The Municipal Water, Wastewater & Transportation Infrastructure & Services Agreement* between the City of Regina and the Global Transportation Hub Authority, dated December 4, 2018 to allow the Global Transportation Hub Authority to discharge wastewater from a third-party water supply into the City of Regina's wastewater system as further described in this report and any ancillary agreements or documents required to give effect to the addendum; and
2. Authorize the City Clerk to execute the addendum upon review and approval of the City Solicitor.

HISTORY

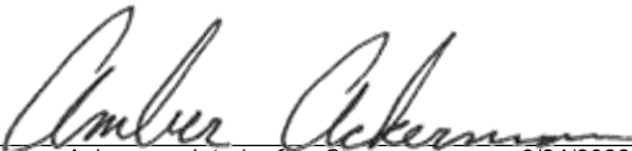
At the June 22, 2022 meeting of Executive Committee, the Committee considered the attached EX22-75 report from the City Planning & Community Development Division.

The Committee adopted a resolution to concur in the recommendation contained in the report.

Recommendation #3 in the attached report does not require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE


Amber Ackerman, Interim City Clerk 6/24/2022

ATTACHMENTS

EX22-75 - GTHA Municipal Servicing Agreement Addendum - Wastewater Discharge
Appendix A - GTHA Letter to City Council on Third-Party Water Source



GTHA Municipal Servicing Agreement Addendum - Wastewater Discharge

Date	June 22, 2022
To	Executive Committee
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	EX22-75

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Delegate authority to the Executive Director of City Planning & Community Development to negotiate and approve an addendum to *The Municipal Water, Wastewater & Transportation Infrastructure & Services Agreement* between the City of Regina and the Global Transportation Hub Authority, dated December 4, 2018 to allow the Global Transportation Hub Authority to discharge wastewater from a third-party water supply into the City of Regina's wastewater system as further described in this report and any ancillary agreements or documents required to give effect to the addendum;
2. Authorize the City Clerk to execute the addendum upon review and approval of the City Solicitor; and
3. Approve these recommendations at its meeting on June 29, 2022.

ISSUE

Cargill has purchased land at the Global Transportation Hub (GTH) and the Global Transportation Hub Authority (GTHA) has issued a development permit for a new canola processing facility (Facility). The Facility plans to use non-potable water supplied by a third-party (i.e. SaskWater) for processing activities. Wastewater resulting from the third-party water supply is proposed to be discharged into the City's wastewater system, which is prohibited under *The Municipal Water*,

Wastewater & Transportation Infrastructure & Services Agreement (MSA) between the City of Regina (City) and GTHA. As such, the GTHA has requested (Appendix A) an amendment to the MSA to permit a third-party connection for the Facility. City Council approval is required to amend this term of the MSA.

IMPACTS

Financial Impact

Utility Consumptions Fees

The City bills and collects water and wastewater consumption fees directly from all GTH tenants at rates consistent with *The Regina Water Bylaw* and *The Wastewater and Storm Water Bylaw*. Once the Facility is operational, 1.2 megalitres per day (ML/d) of City domestic water will be required for 12 to 18 months until the third-party non-potable water line is fully constructed. The Facility's domestic water consumption is expected to drop to approximately 0.02 ML/d after construction of the third-party water line is completed. The decrease in domestic water consumption will decrease the Facility's monthly City water bill significantly.

Capital Contributions

The City charges the GTHA capital contribution fees as land is developed at the GTH per the conditions and rates from the MSA. The capital contribution fees are intended to serve as compensation for the collective impact of the GTH on the City's water, transportation and wastewater systems.

Upon the sale of land to Cargill and approval of a development permit for the Facility, the City collected Water Connection Fee and Transportation Network Capital Contribution payments from the GTHA of approximately \$574,000 and \$2.6 million, respectively.

Wastewater Connection Fees are evaluated every two years as part of the biennial review process for the MSA. Wastewater Connection Fees are based on actual wastewater capacity and chemical oxygen demand loading data to determine whether the GTH is exceeding the wastewater Base Capacity Rate¹ from the MSA. Once the Facility is operational, it is anticipated the GTH's total wastewater usage will exceed the limits defined in the Base Capacity Rate, triggering payment of an additional Wastewater Connection Fee to the City.

¹ Upon execution of the MSA in 2018, the GTHA paid the City \$740,500 for a wastewater Base Capacity Rate of 0.35 ML/d with a chemical oxygen demand of 210 kilograms per day.

Economic Impact

Construction of the \$350 million Facility is expected to start in 2022 with plans to be operational by 2024. Cargill projects the Facility will have an annual production capacity of one million metric tonnes. Additionally, Cargill estimates that the Facility will generate approximately one million hours of employment during construction and will employ approximately 50 full-time staff positions.²

The Facility's use of a non-potable water supply for processing activities will be more cost-effective for this major water user and will allow the GTH's City water supply allocation defined in the MSA to be directed to future developments within the GTH.

Policy/Strategic Impact

The MSA between the City and GTHA and the proposed addendum to the MSA support the following Community Priorities from *Design Regina: The Official Community Plan* (OCP):

- **Foster economic prosperity** – the completed and operational Facility will foster economic prosperity by providing employment opportunities to residents and will help further establish Regina as an agriculture and agri-food hub. The MSA between the City and GTHA allows the City to provide services to the GTH supporting development within the hub that contributes to the overall economic vitality of the region through added employment opportunities and other economic spinoffs.

Risk/Legal Impact

The MSA requires the GTHA to provide a 90-day written notice before receiving water supply from a third party, which has been received and is attached as Appendix A. However, although third-party service is allowed, the MSA prohibits the discharge of wastewater resulting from a third-party water supply into the City's wastewater system. As such, an amendment to the MSA in the form of an addendum is needed to allow for an exception to this requirement for the Facility, including terms and conditions to adequately protect the City's wastewater systems.

Environmental Impact

The third-party non-potable water supply will be sourced from Buffalo Pound Lake. The MSA addendum will include conditions intended to minimize any potentially adverse impacts on the City's wastewater system due to the discharge of wastewater resulting from a third-party non-potable water supply.

² Cargill, "Cargill unveils plans for new canola facility in Regina, Saskatchewan", 2021, <https://www.cargill.com/2021/cargill-unveils-new-canola-processing-facility-in-regina> [Accessed March 2022]

OTHER OPTIONS

Option 1: Deny the recommendations. If denied, the Facility would permanently require 1.2 ML/d of water supply from the City via the existing GTH service lines³. This would push the GTH over the maximum City water supply allocation of 1 ML/d from the MSA. As a result, the MSA would need to be amended to increase water supply allocation so future developments within the GTH have access to City water. An increase to the GTH's maximum water supply allocation would need to be evaluated to ensure adequate capacity is available to support other new users and developments within the city, in addition to the hub.

Option 2: Refer the report back to Administration to consider other measures or requirements for inclusion in the addendum.

COMMUNICATIONS

The City and GTHA have had ongoing discussions related to the provision of servicing for the Facility. The GTHA has received a copy of this report and notification of the meeting to appear as a delegation and will receive written notification of City Council's decision.

DISCUSSION

Background

The Municipal Water, Wastewater & Transportation Infrastructure & Services Agreement (MSA) for capital and ongoing operating services between the GTHA and City was finalized in December 2018. The MSA includes capital contribution models for water, wastewater and transportation projects to ensure the GTH pays for its net direct incremental impact on the City's infrastructure systems. Additionally, the MSA contains terms and conditions respecting the ongoing operation, maintenance, and recapitalization of infrastructure assets and sets forth maximum water and wastewater capacity rates for the GTH and its tenants. Currently, the GTH has access to a maximum of:

- 1 ML/d of City water supply; and
- 1 ML/d of wastewater capacity with a chemical oxygen demand not exceeding 600 kg/d.

Cargill Facility Service Demand

Cargill's canola processing facility (Facility) will be located adjacent to the west boundary of the GTH and has the following estimated servicing demands:

- 1.2 ML/d of non-potable water supplied from a third-party for processing activities;

³ GTH service lines are water and wastewater lines internal to the GTH that are connected to the City's infrastructure systems. The service lines allow GTH developments to connect to the City's infrastructure system.

- 0.02 ML/d of domestic water supplied by the City through GTH services lines for domestic use (e.g. drinking water); and
- 0.5 ML/d of capacity in the City's wastewater system.

Once constructed, a third-party water line will permanently provide non-potable water to the Facility for processing activities. There will be a 12-to-18-month period between the Facility being fully constructed and the completion of the third-party water line. During this time, the Facility will need access to a water supply for testing and commissioning the Facility. The City has completed hydraulic modelling and under existing conditions, can accommodate temporarily providing the Facility with 1.2 ML/d of water supply during this period.

Proposed Addendum

The proposed addendum to the MSA will allow the Facility to discharge wastewater resulting from the third-party non-potable water supply into the City's wastewater system, subject to certain risk mitigation conditions including:

- The third-party water supply is to be connected to the Facility through infrastructure separate from the GTH service lines connected to the City's water system;
- Implementation of a wastewater testing system to ensure resulting wastewater meets effluent quality parameters from the MSA; and
- Installation of a pre-treatment system for wastewater per the applicable requirements from *The Wastewater and Storm Water Bylaw*, if required by the City.


This addendum will only apply to the Facility. All other GTH properties will continue to be prohibited from discharging wastewater resulting from a third-party water source into the City's wastewater system.

DECISION HISTORY

In June 2017, City Council authorized the Executive Director of City Planning & Community Development to finalize and approve the terms of the MSA between the City and GTHA for capital contributions to water, wastewater and transportation infrastructure.

On December 18, 2017 City Council authorized the Executive Director of City Planning & Community Development to finalize ongoing operational services terms to be included in the MSA (CR17-134). Once the capital contribution and operational services terms were negotiated, the City and GTHA formally signed the MSA on December 4, 2018.

Respectfully Submitted,



Deborah Bryden, Acting Executive Director 6/6/2022

Prepared by: Luke Grazier, Coordinator, Integration & Stakeholder Relations

ATTACHMENTS

Appendix A - GTHA Letter to City Council on Third-Party Water Source

Appendix A



April 20, 2022

City of Regina
Council and Administration
Via email: lgrazier@regina.ca

Re: Master Services Agreement: Section 5.5 Use of Alternate Services

Under section 5.5 of the Global Transportation Hub (GTH) and City of Regina (City) Municipal Water, Wastewater & Transportation Infrastructure & Services Agreement (the agreement) dated December 4, 2018, the GTH is providing the City written notice that it intends to receive non-potable water services from a third-party supplier.

The GTH may in its sole discretion, explore the use of alternate sources of water supply for the GTH lands. The GTH is exploring opportunities to supply a major water user with non-potable water for processing. The user is also proposing to utilize the existing distribution system from the City for regular domestic use; and proposes to discharge wastewater into the City's existing system. The user will meet the City Standard Construction Specifications and bylaw requirements of effluent through a series of pre-treatment to ensure there will be no negative or adverse impacts to the City system. The GTH will continue to consult with and provide any necessary information to your engineering and administrative team as the user's design progresses.

The opportunity to provide an effective non-potable water supply will be of benefit to the region and continue to stimulate additional economic growth opportunities in the area. The GTH is requesting an amendment to the above noted agreement to receive non-potable water services from a third party, and agreement to provide wastewater services to a major user on a cost recovery basis as laid out in the agreement.

The GTH would like to acknowledge the great working relationship it has with your professional team and thank all of those for the dedication of time towards this economic benefit for the region.

If you have any questions, please contact our office at any time.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel Hersche'.

Daniel Hersche
President & CEO

