

AT REGINA, SASKATCHEWAN, WEDNESDAY, AUGUST 11, 2021

AT A MEETING OF CITY COUNCIL

AT 1:00 PM

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

Also in Attendance: City Clerk, Jim Nicol
Deputy City Clerk, Amber Ackerman
City Solicitor, Byron Werry
City Manager, Chris Holden
Executive Director, Citizen Services, Kim Onrait
A/Executive Director, City Planning & Community Dev., Karen Gasmo
Executive Director, Financial Strategy & Sustainability, Barry Lacey
Executive Director, People & Transformation, Louise Folk
Director, Planning & Development Services, Autumn Dawson
Manager, Social & Cultural Development, Emmaline Hill
President & CEO, Buffalo Pound Water Treatment Corporation, Ryan Johnson

(The meeting commenced in the absence of Councillor LeBlanc.)

CONFIRMATION OF AGENDA

Councillor Lori Bresciani moved, seconded by Councillor John Findura, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted with the addition of the written submission from Dr. Bob Dickson, regarding MN21-7 Community Water Fluoridation - City of Regina, as item DE-243.

ADOPTION OF MINUTES

Councillor Cheryl Stadnichuk moved, seconded by Bob Hawkins, AND IT WAS RESOLVED, that the minutes for the meeting held on July 14, 2021 be adopted, as circulated.

(Councillor LeBlanc arrived at the meeting.)

DELEGATIONS, COMMUNICATIONS AND RELATED MOTIONS

CP21-27 Regina and District Dental Society
 CP21-28 Saskatchewan Dental Therapist Association

Councillor Bob Hawkins moved, seconded by Councillor Lori Bresciani, AND IT WAS RESOLVED, that communications CP21-27 and CP21-28 be received and filed.

MN21-7 Councillors Bob Hawkins, Cheryl Stadnichuk, Andrew Stevens, Lori Bresciani, John Findura, Dan LeBlanc, Terina Shaw, Shanon Zachidniak, Jason Mancinelli and Mayor Sandra Masters: Community Water Fluoridation – City of Regina

The following addressed and answered questions of City Council on MN21-7:

- DE21-226 Dr. Lanre Medu, Regina Public Health - Saskatchewan Health Authority, Regina, SK
- DE21-227 Gerry Uswak, University of Saskatchewan College of Dentistry, Saskatoon, SK
- DE21-228 Kelly Fuchs, Saskatchewan Health Authority, Regina, SK
- DE21-230 Jim Elliott, Regina, SK
- DE21-231 Janelle Gerard, Regina, SK
- DE21-238 Shelby Hamm, Saskatchewan Dental Hygienists' Association, Saskatoon, SK
- DE21-243 Dr. Bob Dickson, Safe Water Calgary, Calgary, AB

DE21-229 Catherine Fuchs did not address City Council on MN21-7.

Councillor Bob Hawkins moved, seconded by Councillor Lori Bresciani, AND IT WAS RESOLVED, that the communication from the Saskatchewan Dental Assistants' Association be added and read into the record.

RECESS

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

Council recessed at 2:57 p.m.

Council reconvened at 3:15 p.m.

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

Councillor Landon Mohl moved in amendment, seconded by Councillor John Findura that:

1. A referendum be held on the adoption of a community water fluoridation program; and

2. That the City Clerk be directed to report back to City Council with a recommended resolution for the wording of the question on the ballot, associated costs, logistics and proposed date.

The Clerk called the vote on Councillors Mohl and Findura's amending motion.

	In Favour	Against
Councillor Landon Mohl	✓	
Councillor Cheryl Stadnichuk		✓
Councillor Bob Hawkins		✓
Councillor Andrew Stevens		✓
Councillor Lori Bresciani		✓
Councillor John Findura	✓	
Councillor Dan LeBlanc		✓
Councillor Terina Shaw		✓
Councillor Shanon Zachidniak		✓
Councillor Jason Mancinelli		✓
Mayor Sandra Masters		✓
	2	9

The motion was put and declared LOST.

The Clerk called the vote on the main motion.

	In Favour	Against
Councillor Bob Hawkins	✓	
Councillor Cheryl Stadnichuk	✓	
Councillor Andrew Stevens	✓	
Councillor Lori Bresciani	✓	
Councillor John Findura	✓	
Councillor Dan LeBlanc	✓	
Councillor Terina Shaw	✓	
Councillor Shanon Zachidniak	✓	
Councillor Jason Mancinelli	✓	
Councillor Landon Mohl		✓
Mayor Sandra Masters	✓	
	10	1

The motion was put and declared CARRIED.

CP21-29 Kevin Reese, Karina Developments Ltd: MN21-8 Density Target for Market Choice of Housing

CP21-30 Larissa Shasko, Envirocollective: MN21-8 Density Target for Market Choice of Housing

Councillor Lori Bresciani moved, seconded by Councillor John Findura, AND IT WAS RESOLVED, that communications CP21-29 and CP21-30 be received and filed.

MN21-8 Councillors Lori Bresciani, Bob Hawkins and Landon Mohl: Density Target for Market Choice of Housing

The following addressed and answered questions of City Council on MN21-8:

- DE21-232 Evan Hunchak, Dream Development, Regina, SK
- DE21-233 Stu Niebergall, Regina & Region Home Builders' Association, Regina, SK
- DE21-234 Heather McGinnis, Munro Homes, Regina, SK
- DE21-235 Sohag Ahmed, Regina, SK

DE21-242 Christopher Strain did not address City Council on MN21-8.

Councillor Lori Bresciani moved, seconded by Councillor Cheryl Stadnichuk, AND IT WAS RESOLVED, that the mandatory 30 minute recess pursuant to the provisions of Section 33(2.2) of City Council's Procedure Bylaw No. 9004 be waived and the meeting continue.

Councillor Lori Bresciani moved, seconded by Councillor Terina Shaw moved that:

City Council direct Administration to prepare a report for Regina Planning Commission by the end of Q1 2022 that includes:

- 1. An analysis of the implications, benefits and options for adjusting density targets to allow for market choice of housing such as larger single-family homes or bungalow condo type; and**
- 2. Engagement with the development industry, community associations and similar-sized Canadian cities for density targets to ensure, multiple housing options and balancing market choice.**

Councillor Shanon Zachidniak moved, seconded by Councillor Cheryl Stadnichuk that MN21-8: Density Target for Market Choice of Housing be tabled until the Energy and Sustainability Framework has been adopted by City Council in Q1 of 2022 so the framework can help inform this engagement process. This should help prevent inefficiency and any replication of work as this topic will already be considered as part of the Sustainability Framework.

The Clerk called the vote on Councillors Zachidniak and Stadnichuk's tabling motion.

	In Favour	Against
Councillor Shanon Zachidniak	✓	
Councillor Cheryl Stadnichuk	✓	
Councillor Bob Hawkins		✓
Councillor Andrew Stevens	✓	
Councillor Lori Bresciani		✓
Councillor John Findura		✓
Councillor Dan LeBlanc	✓	
Councillor Terina Shaw		✓
Councillor Jason Mancinelli	✓	
Councillor Landon Mohl		✓
Mayor Sandra Masters		✓
	5	6

The motion was put and declared LOST.

The Clerk called the vote on the main motion.

	In Favour	Against
Councillor Lori Bresciani	✓	
Councillor Cheryl Stadnichuk		✓
Councillor Bob Hawkins	✓	
Councillor Andrew Stevens		✓
Councillor John Findura	✓	
Councillor Dan LeBlanc		✓
Councillor Terina Shaw	✓	
Councillor Shanon Zachidniak		✓
Councillor Jason Mancinelli	✓	
Councillor Landon Mohl	✓	
Mayor Sandra Masters	✓	
	7	4

The motion was put and declared CARRIED.

RECESS

Councillor Bob Hawkins moved, seconded by Councillor Terina Shaw, AND IT WAS RESOLVED, that City Council recess for 20 minutes.

City Council recessed at 6:22 p.m.

City Council reconvened at 6:42 p.m.

MN21-6 Councillors Landon Mohl, Cheryl Stadnichuk, Andrew Stevens, John Findura and Shannon Zachidniak: Local Procurement and Economic Recovery

DE21-236 Dion Malakoff, representing Saskatchewan Building Trades, Regina, SK addressed and answered questions of City Council on item MN21-6.

DE21-237 Jeff Sweet did not address City Council on MN21-6.

Councillor Landon Mohl moved, seconded by Councillor John Findura that:

Administration prepare a report for Executive Committee for the end of Q2 of 2022 that:

- 1. Draws from the Province's "Procurement Renewal" policy review process;**
- 2. Provides the implications of and recommendations for increasing the number of Regina headquartered companies that benefit from City procured construction, maintenance, goods and service contracts;**
- 3. Outlines the implications from enacting a Fair Wage policy on all construction, maintenance and service contracts;**
- 4. Provides recommendations for the drafting of a social procurement policy that establishes a privileging point system for construction, maintenance and service projects over \$200,000 in value:**
 - a. Organizations that employ Regina-based workers**
 - b. Certificate of Recognition program (COR) safety certification**
 - c. Past experience/expertise in specific projects;**
- 5. Outlines the implications from enacting consequences of not meeting declared local labour and the fair wage policy such as financial penalties, vendor performance score and no community benefits points on future competitions;**
- 6. Outlines the implications from enacting an inclusion approach of women, indigenous and underrepresented groups;**
- 7. Outlines the implications from enacting a mandatory requirement for all contractors to provide all employee's Journey person and indentured apprentice certificate of qualifications within 24 hours of closing and adhere to all Saskatchewan Apprenticeship and Trade Certification requirements during construction;**
- 8. Outlines the implications from enacting a mandatory requirement: At the request of the city of Regina procurement department a contractor Owner, President, CEO, General Manager or Branch Manager of a procured construction, maintenance or service contractor must be at city hall in person within 90 minutes of request to discuss contract details;**
- 9. Aligns our procurement scoring process with the City's Renewable Regina objectives; and**
- 10. Consult with a range of social and economic partners, including but not limited to the Saskatchewan Building Trades, Reconciliation Regina, and other industry and labour associations when preparing this report.**

(Councillor Bresciani requested that recommendation #3 be voted on separately.)

The Clerk called the vote on recommendations #1, 2, 4, 5, 6, 7, 8 ,9 and 10.

	In Favour	Against
Councillor Landon Mohl	✓	
Councillor Jason Mancinelli	✓	
Councillor Shanon Zachidniak	✓	
Councillor Terina Shaw	✓	
Councillor Dan LeBlanc	✓	
Councillor John Findura	✓	
Councillor Lori Bresciani	✓	
Councillor Andrew Stevens	✓	
Councillor Bob Hawkins	✓	
Councillor Cheryl Stadnichuk	✓	
Mayor Sandra Masters	✓	
	11	0

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

The Clerk called the vote on recommendation #3.

	In Favour	Against
Councillor Landon Mohl	✓	
Councillor Cheryl Stadnichuk	✓	
Councillor Bob Hawkins	✓	
Councillor Andrew Stevens	✓	
Councillor Lori Bresciani		✓
Councillor John Findura	✓	
Councillor Dan LeBlanc	✓	
Councillor Terina Shaw		✓
Councillor Shanon Zachidniak	✓	
Councillor Jason Mancinelli	✓	
Mayor Sandra Masters	✓	
	9	2

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

NOTICE OF MOTION

MN21-9 Mayor Masters: Separation Distances

Mayor Sandra Masters stepped down to introduce the motion.
Councillor Jason Mancinelli assumed the chair.

Mayor Sandra Masters requested the Notice of Motion be waived and allow the Motion to be lodged at this meeting.

Mayor Sandra Masters moved, seconded by Councillor Andrew Stevens, AND IT WAS RESOLVED, that the Notice of Motion be waived and the Motion be considered for debate at this meeting.

Pursuant to due notice, Mayor Sandra Masters moved, seconded by Councillor Andrew Stevens, AND IT WAS RESOLVED, that City Council instruct the City Solicitor to:

- 1. Prepare the necessary bylaw to amend *Bylaw No. 2019-19 The Regina Zoning Bylaw, 2019* to eliminate the requirement for new developments comprising sensitive land uses (specifically those in the land use categories Assembly, Community; Institution, Education; Institution, Day Care; or Open Space, Active) to be separated from an existing Retail Trade, Cannabis land use in all zones; and**
- 2. Bring the proposed bylaw for consideration and public hearing at the next regular meeting of City Council, following the required public notice.**

The Clerk called the vote on Mayor Masters motion.

	In Favour	Against
Mayor Sandra Masters	✓	
Councillor Shanon Zachidniak	✓	
Councillor Terina Shaw	✓	
Councillor Dan LeBlanc	✓	
Councillor John Findura	✓	
Councillor Lori Bresciani	✓	
Councillor Andrew Stevens	✓	
Councillor Bob Hawkins	✓	
Councillor Cheryl Stadnichuk	✓	
Councillor Landon Mohl	✓	
Councillor Jason Mancinelli	✓	
	11	0

The motion was put and declared CARRIED.

Mayor Sandra Master returned to the Chair.

Councillor Bob Hawkins moved, seconded by Councillor Dan LeBlanc AND IT WAS RESOLVED, that reports CR21-113, CR21-115, CR21-121, MN21-4, CM21-14, CM21-15, CR21-122 and CR21-124 be tabled to the September 15, 2021 City Council meeting.

PUBLIC NOTICE BYLAWS AND PUBLIC NOTICE AND RELATED REPORTS

CR21-114 REAL Borrowing Bylaw Amendment

Recommendation

That City Council:

1. Authorize the Executive Director, Financial Strategy and Sustainability for the City to negotiate, approve and enter into all necessary agreements with The Regina Exhibition Association Limited (REAL) and HSBC Bank Canada (HSBC) on behalf of the City, and generally to do all things and to execute all documents and other papers in the name of the City in order to facilitate the change to REAL's credit facilities as outlined in Appendix A to this report.
2. Instruct the City Solicitor to prepare amendments to *Bylaw 2015-25, The Regina Exhibition Association Limited Borrowing and Guarantee Bylaw, 2015* to amend the credit facilities in that Bylaw based on the terms and conditions authorized by the Executive Director, Financial Strategy and Sustainability and Appendix A to this report.
3. Pursuant to clause 5.2(f) of the Unanimous Member's Agreement for REAL, authorize REAL to amend the credit facilities outlined in REAL's loan with HSBC Bank Canada based on Appendix A to this report.
4. Authorize the Executive Director, Financial Strategy and Sustainability, as the City's proxy, to exercise the City's voting rights in REAL to approve any organizational resolutions or documents that may be required of REAL in relation to the proposed changes to the credit facilities in *Bylaw 2015-25* as outlined in this report.

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

The Clerk called the vote on Councillors Mancinelli and Bresciani's motion.

In Favour Against

Councillor Jason Mancinelli	✓
Councillor Cheryl Stadnichuk	✓
Councillor Bob Hawkins	✓
Councillor Andrew Stevens	✓
Councillor Lori Bresciani	✓
Councillor John Findura	✓
Councillor Dan LeBlanc	✓
Councillor Terina Shaw	✓

Councillor Shanon Zachidniak	✓	
Councillor Landon Mohl	✓	
Mayor Sandra Masters	✓	
	11	0

The motion was put and declared CARRIED.

2021-53 The Regina Exhibition Association Limited Borrowing and Guarantee
Amendment Bylaw, 2021

2021-54 The Regina Administration Amendment Bylaw, 2021 (No.3)

Councillor Jason Mancinelli moved, seconded by Councillor Landon Mohl, that Bylaw Nos. 2021-53 and 2021-54 be introduced and read a first time.

Bylaws were read a first time.

The motion was put and declared CARRIED.

Councillor Jason Mancinelli moved, seconded by Councillor Cheryl Stadnichuk, that Bylaw Nos. 2021-53 and 2021-54 be introduced and read a second time.

Bylaws were read a second time.

The motion was put and declared CARRIED.

Councillor Jason Mancinelli moved, seconded by Councillor Bob Hawkins, that City Council hereby consent to Bylaw Nos. 2021-53 and 2021-54 going to third and final reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY.

Councillor Jason Mancinelli moved, seconded by Councillor Andrew Stevens, that Bylaw Nos. 2021-53 and 2021-54 be read a third time.

Bylaws were read a third and final time.

The motion was put and declared CARRIED.

2021-51 The Prohibited Businesses Bylaw, 2021

Councillor Jason Mancinelli moved, seconded by Councillor Lori Bresciani that Bylaw No. 2021-51 be read a third time. Bylaw was read a third and final time.

The Clerk called a recorded vote.

	In Favour	Against
Councillor Jason Mancinelli	✓	
Councillor Landon Mohl		✓
Councillor Shanon Zachidniak	✓	
Councillor Terina Shaw	✓	
Councillor Dan LeBlanc	✓	
Councillor John Findura	✓	
Councillor Lori Bresciani	✓	
Councillor Andrew Stevens	✓	
Councillor Bob Hawkins	✓	
Councillor Cheryl Stadnichuk	✓	
Mayor Sandra Masters	✓	
	10	1

DELEGATIONS, TABLED MOTION, PUBLIC NOTICE AND RELATED REPORTS

CR21-118 Zoning Bylaw Amendment - Regina Bypass and 9th Avenue North -
PL202100088

Recommendation

That City Council:

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

DE21-239 Evan Hunchak, representing Dream Development, Regina, SK addressed City Council on item CR21-118.

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

The Clerk called the vote on Councillors Findura and Mancinelli's motion.

	In Favour	Against
Councillor John Findura	✓	
Councillor Lori Bresciani	✓	
Councillor Dan LeBlanc	✓	
Councillor Andrew Stevens	✓	

Councillor Terina Shaw	✓	
Councillor Bob Hawkins	✓	
Councillor Shanon Zachidniak	✓	
Councillor Cheryl Stadnichuk	✓	
Councillor Jason Mancinelli	✓	
Councillor Landon Mohl	✓	
Mayor Sandra Masters	✓	
	11	0

The motion was put and declared CARRIED.

CR21-119 Discretionary Use Application - 628 Victoria Avenue - PL202100084

Recommendation

That City Council:

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

DE21-240 Kaitlyn Brown, representing Victoria Veterinary Clinic, Regina, SK addressed and answered questions of City Council on item CR21-119.

Councillor John Findura moved, seconded by Councillor Dan LeBlanc that the recommendations of the Regina Planning Commission contained in the report be concurred in.

The Clerk called the vote on Councillors Findura and LeBlanc's motion.

	In Favour	Against
Councillor John Findura	✓	
Councillor Cheryl Stadnichuk	✓	
Councillor Bob Hawkins	✓	
Councillor Andrew Stevens	✓	
Councillor Lori Bresciani	✓	
Councillor Dan LeBlanc	✓	
Councillor Terina Shaw	✓	
Councillor Shanon Zachidniak	✓	
Councillor Jason Mancinelli	✓	
Councillor Landon Mohl	✓	
Mayor Sandra Masters	✓	
	11	0

The motion was put and declared CARRIED.

CR21-120 Discretionary Use - 5826 Rochdale Boulevard - PL202000248

Recommendation

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

DE21-241 Gabrielle Donoff, representing WSP Canada Inc. Jonathan Paul, representing ctm Design Services Ltd, Joseph Scholtz, representing AECOM, James Farquharson, representing FDI acoustics and Kelvin Wong, representing Shell Canada addressed and answered questions of City Council on item CR21-120.

Councillor John Findura moved, seconded by Councillor Shanon Zachidniak that City Council deny the discretionary use application for the proposed development of a Service Trade, Wash-light (Car Wash) land use located at 5826 Rochdale Boulevard, being Lot A, Blk/Par O, Plan 86R00275 and for the following reasons in accordance to section 1E.3.5(d) of *The Regina Zoning Bylaw, 2019, Bylaw No. 2019-19*:

- The potential negative environmental implications arising from emissions from queuing of vehicles;
- The potential increase in traffic congestion; and
- The resulting noise pollution arising from the car wash and its negative impact on nearby residential units.

The Clerk called the vote on Councillors Findura and Zachidniak's motion.

	In Favour	Against
Councillor John Findura	✓	
Councillor Cheryl Stadnichuk		✓
Councillor Bob Hawkins		✓
Councillor Andrew Stevens		✓
Councillor Lori Bresciani		✓
Councillor Dan LeBlanc		✓
Councillor Terina Shaw		✓
Councillor Shanon Zachidniak	✓	
Councillor Jason Mancinelli	✓	
Councillor Landon Mohl		✓
Mayor Sandra Masters		✓
	3	8

The motion was put and declared LOST.

Councillor John Findura moved, seconded by Councillor Lori Bresciani That City Council:

1. Approve the discretionary use for a proposed Service Trade, Wash Light (Car Wash) land use located at 5826 Rochdale Boulevard, being Lot A, Blk/Par O, Plan 86R00275, subject to the following standards and conditions:
 - a. the development shall be generally consistent with the plans, including the installment of a solid acoustic barrier fence (1.83 metres) along the north and west property lines, attached to this report as Appendices A3.1 - A3.3 inclusive prepared by AECOM dated March 8, 2021 and June 23, 2021 and the noise impact assessment prepared by FDI Acoustics dated June 18, 2021 and appended to this report as Appendix C; and
 - b. the development shall comply with all applicable standards and regulations in Regina Zoning Bylaw, 2019-19.
2. Authorize the Development Officer to issue a development permit with respect to the application, subject to the applicant making payment of any applicable fees or charges and entering into a development agreement if one is required.
3. Approve these recommendations at its meeting on July 14, 2021, following the required public notice.

The Clerk called the vote on Councillors Findura and Bresciani's motion.

	In Favour	Against
Councillor John Findura		✓
Councillor Cheryl Stadnichuk	✓	
Councillor Bob Hawkins	✓	
Councillor Andrew Stevens	✓	
Councillor Lori Bresciani	✓	
Councillor Dan LeBlanc	✓	

Councillor Terina Shaw	✓	
Councillor Shanon Zachidniak		✓
Councillor Jason Mancinelli		✓
Councillor Landon Mohl	✓	
Mayor Sandra Masters	✓	
	8	3

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

Councillor Bob Hawkins moved, seconded by Councillor Shanon Zachidniak that the meeting adjourn.

The Clerk called the vote on Councillors Hawkins and Zachidniak's motion.

	In Favour	Against
Councillor John Findura		✓
Councillor Cheryl Stadnichuk		✓
Councillor Bob Hawkins	✓	
Councillor Andrew Stevens		✓
Councillor Lori Bresciani		✓
Councillor Dan LeBlanc		✓
Councillor Terina Shaw	✓	
Councillor Shanon Zachidniak	✓	
Councillor Jason Mancinelli		✓
Councillor Landon Mohl	✓	
Mayor Sandra Masters		✓
	4	7

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

CR21-116 REAL Campus Lease

Recommendation

That City Council:

1. Approve the proposed key terms and conditions, as outlined in Appendix A, of a 40-year lease agreement between the City of Regina and Regina Exhibition Association Limited, for the property traditionally known as the "Regina Exhibition Grounds".
2. Authorize the City Manager, or his designate, to negotiate and approve the final terms and conditions of the lease agreement, including the proposed key terms and conditions as outlined in Appendix A, any other commercially relevant terms as may be required, any amendments to the lease that do not materially change what is described in this report and any ancillary agreements or documents required to give effect to the lease.
3. Authorize the City Clerk to execute the lease agreement documents after review by the City Solicitor.

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

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

The Clerk called the vote on Councillors Mancinelli and Findura's motion.

	In Favour	Against
Councillor Jason Mancinelli	✓	
Councillor Landon Mohl	✓	
Councillor Shanon Zachidniak	✓	
Councillor Terina Shaw	✓	
Councillor Dan LeBlanc	✓	
Councillor John Findura	✓	
Councillor Lori Bresciani	✓	
Councillor Andrew Stevens	✓	
Councillor Bob Hawkins	✓	
Councillor Cheryl Stadnichuk	✓	
Mayor Sandra Masters	✓	
	11	0

The motion was put and declared CARRIED.

CR21-117 REAL - YQR Distillery Ltd. Lease

Recommendation

That City Council:

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

development contemplated by the said Sublease.

Councillor Jason Mancinelli moved, seconded by Councillor Terina Shaw that the recommendations of the Executive Committee contained in the report be concurred in.

(Councillor Zachidniak temporarily left the meeting.)

The Clerk called the vote on Councillors Mancinelli and Shaw's motion.

	In Favour	Against
Councillor Jason Mancinelli	✓	
Councillor Terina Shaw	✓	
Councillor Dan LeBlanc	✓	
Councillor John Findura	✓	
Councillor Lori Bresciani	✓	
Councillor Andrew Stevens	✓	
Councillor Bob Hawkins	✓	
Councillor Cheryl Stadnichuk	✓	
Councillor Landon Mohl	✓	
Mayor Sandra Masters	✓	
	10	0

The motion was put and declared CARRIED.

(Councillor Zachidniak returned to the meeting.)

MAYOR'S REPORT

MR21-2 Women Entrepreneurs Saskatchewan Charter

Recommendation

That City Council:

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

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

The Clerk called the vote on Councillors Mancinelli and Shaw's motion.

	In Favour	Against
Councillor Jason Mancinelli	✓	
Councillor Shanon Zachidniak	✓	
Councillor Terina Shaw	✓	
Councillor Dan LeBlanc	✓	
Councillor Landon Mohl	✓	
Councillor John Findura	✓	
Councillor Lori Bresciani	✓	
Councillor Andrew Stevens	✓	
Councillor Bob Hawkins	✓	
Councillor Cheryl Stadnichuk	✓	
Mayor Sandra Masters	✓	
	11	0

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

CITY MANAGER'S REPORTS

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

Recommendation

That City Council:

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

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

Councillor Andrew Stevens moved, in amendment, seconded by Councillor Cheryl Stadnichuk that the reserve noted under point #4 for the allocation of \$1 million in funding be changed from the Social Development Reserve to the General Reserve Fund.

The Clerk called the vote on Councillors Stevens and Stadnichuk's amending motion.

	In Favour	Against
Councillor Andrew Stevens	✓	
Councillor Cheryl Stadnichuk	✓	
Councillor Bob Hawkins		✓
Councillor Lori Bresciani		✓
Councillor John Findura		✓
Councillor Dan LeBlanc	✓	
Councillor Terina Shaw		✓
Councillor Shanon Zachidniak		✓
Councillor Jason Mancinelli		✓
Councillor Landon Mohl	✓	
Mayor Sandra Masters		✓
	4	7

The motion was put and declared LOST.

The Clerk called the vote on the main motion.

	In Favour	Against
Councillor Andrew Stevens	✓	
Councillor Lori Bresciani	✓	
Councillor John Findura	✓	
Councillor Cheryl Stadnichuk	✓	
Councillor Bob Hawkins	✓	
Councillor Landon Mohl	✓	
Councillor Jason Mancinelli	✓	
Councillor Shanon Zachidniak	✓	
Councillor Terina Shaw	✓	
Councillor Dan LeBlanc	✓	
Mayor Sandra Masters	✓	
	11	0

The motion was put and declared CARRIED.

COMMITTEE REPORTSEXECUTIVE COMMITTEECR21-123 2021 Appointment to the School Board/City Council Liaison Committee**Recommendation**

That City Council approve:

The following Regina Catholic School Board Representatives

appointments to the School Board/City Council Liaison Committee for a term of office as indicated below:

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

Councillor Jason Mancinelli moved, seconded by Councillor Andrew Stevens, AND IT WAS RESOLVED, that the recommendations of the Executive Committee contained in the report be concurred in.

INFORMATIONAL REPORTIR21-4 2021 Semi-Annual Review of Closed Executive Committee Items**Recommendation**

That City Council receive and file this report.

Councillor Jason Mancinelli moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that this report be received and filed.

RESPONSE TO ENQUIRYEN21-1 Council Asbestos Enquiry Response

The Administration is providing the following information in response to Enquiry (EN21-1), Asbestos Cement Pipes, filed at the City Council meeting on June 23, 2021:

Asbestos cement (AC) pipes were acceptable building materials and were permitted under the National Building Code up until 2015. The City of Regina (City) used AC pipes in its water line construction from the mid-1940s until the mid-1980s.

Since it was an acceptable building material for many years, AC is currently one of the primary pipe materials in the City's water distribution system and represents about 50 per cent of the system. Since the 1980s, AC pipes have had a high breakage rate and are a major source of water main breaks in the Regina.

Since AC pipes contain asbestos, the state of the pipes and the health risk posed by the breaks are of concern to Regina's residents. According to Health Canada Guidelines, there is no known health risk to asbestos in drinking water. Administration has taken various measures to examine the potential risk from these pipes to ensure the safety of the drinking water provided to the residents as detailed in the following Questions and Answers.

1. How many kilometres of asbestos cement (AC) water and sewer pipes are known to exist in Regina?

- There are approximately 531 kilometres of AC water pipes installed in Regina.
- There are no AC sewer pipes installed in Regina.

2. What is the state of our AC water and sewer pipes in terms of lifespan and quality?

- The City has undertaken several studies on the condition of the AC water pipes. The studies indicated that the pipes have been slowly deteriorating but have not reached the extent of deterioration that would release asbestos fibres into drinking water.
- The pipes are still sound and meet relevant engineering standards.
- AC pipes in Regina break primarily because they are not designed for the level of soil movement experienced by Regina soils, not because the condition of the pipes has deteriorated. As soil movement is dependent on environmental factors like rainfall and subsurface conditions like soil type and vegetation, it is difficult to predict the break locations of AC pipes in Regina.
- Typically, an underground pipe would have a 75-100-year lifespan and the City expects the AC pipe material would meet or exceed this design life. However, the pipes will continue to break as the ground shifts due to changing soil moisture and the expansion and contraction of the clay soil.

3. What does the established public health and scientific evidence (i.e., cancer) say about the health implications of AC pipes from a water consumption and workplace occupational health and safety standpoint? What sources of information does the City rely upon when considering the public health implications?

- According to Health Canada Guidelines, there is no consistent, convincing evidence that ingested asbestos is hazardous. Therefore, Health Canada has not established a maximum acceptable concentration (MAC) for asbestos in drinking water.
- The Water Security Agency has issued the City a Permit to Operate a Waterworks System. The Permit to Operate is based on Saskatchewan's Drinking Water Quality Standards. There is no maximum allowable amount of asbestos fibers in the Saskatchewan standards and the Canadian Guidelines. The City is meeting all requirements in its Permit to Operate.
- From a workplace health and safety perspective there are known risks with airborne asbestos. In order to minimize these risks, the City has Standard Operating Procedures (SOPs) and field level risk assessments (FLRAs) in place to protect our workers when they are replacing AC pipes. When the AC pipe is in the

ground, any asbestos in the pipe is not water borne or airborne, and therefore, it is meeting all regulatory requirements.

- From a water safety perspective, the City relies on the Health Canada guidelines and the City's Permit to Operate a Waterworks System which is issued by the Water Security Agency and informed by the Saskatchewan's Drinking Water Quality Standards to inform the City's decisions relating to water safety and AC pipes.
- From a workplace health and safety perspective, the City relies upon *The Occupational Health and Safety Regulations, 1996*, passed by the Province of Saskatchewan pursuant to *The Saskatchewan Employment Act*.

4. What do test results reveal about asbestos fibers in Regina's water supply?

- The City began water quality testing for asbestos fibres in 2016. The City conducts these tests annually to align with best practices.
- In 2020, the City tested 11 locations for asbestos fibers. No detectable levels of asbestos fibers have been found in any of these samples occurring between 2016 and 2020.

5. Is the City undertaking to replace or reline AC water and sewer pipes? If so, how many kilometres per year?

- The City is currently following the relining and replacement recommendations in the Water Master Plan approved by the City Council in 2018 and replacing or relining approximately 10 kilometres of AC water pipes each year.
- As noted in question #1, there are no AC sewer pipes installed in Regina.

6. Does the City notify residents about the AC pipe replacement and relining?

- The City notifies residents about water pipe replacement and relining as part of the City's planned construction notifications.
- Typically, the notifications are focused on the construction impact on residents and any adjustments they may need to make to allow for the construction. The City does not specify pipe material that is being replaced or relined.

7. What other types of water distribution materials exist in the City's inventory? How much of each?

- The other type of water pipe materials the City uses are primarily plastic [polyvinyl chloride (PVC), high density polyethylene (HDPE), and cured-in-place plastic (CIPP) relining]. The City has also used small quantities of steel, cast iron, and concrete pipes. The approximate lengths for each of them are as follows:

Pipe Material	Length (kms)
Plastic (PVC, HDPE, CIPP)	529
Other (Steel, Cast Iron, Concrete)	50
Asbestos Cement	531

8. Will the City share this information on the Open Data site?

- **The Administration will post this information along with the attached water pipe materials map on the Open Data Regina site.**

The City has adopted a strategy to renew AC pipes in areas with high breakage rates, while continuously monitoring the condition of AC pipes through field observations during repair, through flushing of the system when needed and through testing of asbestos fibres in the drinking water. The City's asbestos sampling and testing, conducted by an independent laboratory, indicate there is no asbestos risk from AC pipes in the system.

The Administration will continue to review the City's current practice, regulatory requirements and best practices and may implement additional measures if information indicates such additional measures are necessary to safeguard the City's water quality or safety.

ADJOURNMENT

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

The meeting adjourned at 9:18 p.m.

Chairperson

Secretary