

AT REGINA, SASKATCHEWAN, WEDNESDAY, MARCH 16, 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 (Videoconference)
Councillor Bob Hawkins
Councillor John Findura
Councillor Dan LeBlanc (Videoconference)
Councillor Landon Mohl (Videoconference)
Councillor Jason Mancinelli
Councillor Terina Shaw
Councillor Cheryl Stadnichuk
Councillor Andrew Stevens
Councillor Shanon Zachidniak

Also in Attendance: Interim City Clerk, Amber Ackerman
Council Officer, Martha Neovard
A/City Manager, Kim Onrait
City Solicitor, Byron Werry
A/Executive Director, Citizen Services, Kurtis Doney
A/Executive Director, City Planning & Community Dev., Deborah Bryden
Executive Director, Financial Strategy & Sustainability, Barry Lacey
Executive Director, People & Transformation, Louise Folk
Director, Parks, Recreation & Cultural Services, Laurie Shalley
Director, Planning & Development Services, Autumn Dawson
Manager, City Planning, Ben Mario (Videoconference)
Manager, Parks Maintenance & Cemeteries, Ray Morgan
Senior City Planner, Jeremy Fenton

CONFIRMATION OF AGENDA

Councillor Jason Mancinelli moved, seconded by Councillor Cheryl Stadnichuk, AND IT WAS RESOLVED, that the agenda for this meeting be approved, at the call of the Chair, with the tabling of item MN22-2: Whistleblower Policy.

ADOPTION OF MINUTES

Councillor Bob Hawkins moved, seconded by Councillor John Findura, AND IT WAS RESOLVED, that the minutes for the meeting held on March 2, 2022 be adopted, with a correction to item CR22-19: Appointments for the Regina Airport Authority to indicate an expiring term of April 30, 2025 for both Bernadette McIntyre and Cory J. Furman.

PUBLIC HEARING AND PUBLIC NOTICE BYLAWS

2022-19 The Development Levy Amendment Bylaw, 2022

First Reading

Councillor Terina Shaw moved, seconded by Councillor Andrew Stevens that Bylaw No. 2022-19 be introduced and read a first time.

The motion was put and declared CARRIED.

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

The Bylaw was read a first time.

No one indicated a desire to address City Council respecting Bylaw No. 2022-19.

Second Reading

Councillor Terina Shaw moved, seconded by Councillor Lori Bresciani that Bylaw No. 2022-19 be introduced and read a second time.

The motion was put and declared CARRIED.

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

The Bylaw was read a second time.

Third Reading Consent

Councillor Terina Shaw moved, seconded by Councillor John Findura that City Council hereby consent to Bylaw No. 2022-19 go 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 Shaw
SECONDER:	Councillor Findura
IN FAVOUR:	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Mohl, Shaw, Stadnichuk, Stevens, Zachidniak and Mayor Masters

Third Reading

Councillor Terina Shaw moved, seconded by Councillor Dan LeBlanc that Bylaw No. 2022-19 be read a third time.

The motion was put and declared CARRIED.

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

The Bylaw was read a third and final time.

DELEGATIONS, COMMUNICATION, PUBLIC NOTICE AND RELATED REPORTS

CR22-25 Zoning Bylaw Amendment - The Towns, Phase 2 - PL202100202

Recommendation

That City Council:

1. Approve the application to rezone portions of lands located at 3000 Woodland Grove Drive, Part of SW 14-17-19-2 Ext 15 and Part of NW 14-17-19-2 Ext 35, within the Towns Concept Plan, as shown in Appendix A-1 as follows:
 - a. Blocks 36, 37, and a portion of Block 38 from UH – Urban Holding Zone to RU – Residential Urban Zone
 - b. Parcel L from UH – Urban Holding Zone to RH – Residential High-Rise Zone
 - c. Parcels J4 and J5 from UH – Urban Holding Zone to ML – Mixed Low-Rise Zone
 - d. Parcels W5 and W6 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 the required public notice.

DE22-29 Cathy Lawrence, representing Terra Developments Inc, from Regina, SK, addressed City Council.

Councillor John Findura moved, seconded by Councillor Shanon Zachidniak 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 Zachidniak
IN FAVOUR:	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Mohl, Shaw, Stadnichuk, Stevens, Zachidniak and Mayor Masters

CR22-26 Proposed Concept Plan & Zoning Bylaw Amendment - Part of 3000 Woodland Grove Drive - PL202100206 & PL202100204

Recommendation

That City Council:

1. Approve the application to amend the Towns Concept Plan by redesignating the land uses (low density to medium density residential and medium density to low density residential) within the area identified as the subject property and adopt the amended Concept Plan as set out in Appendix A-3.
2. Approve the application to rezone portions of lands from the Towns Phase 2, being part of NW 14-17-19-2 Ext 35 and SW 14-17-19-2 Ext 15, located within the Towns Concept Plan from UH - Urban Holding Zone to:
 - a. RU – Residential Urban Zone – Parts of proposed block 38, 40, 41, 42 and 43;
 - b. RL - Residential Low-Rise Zone – Proposed Block 39, 44 and Parts of proposed block 40, 4, 42 and 43; and
 - c. LA - Lane Access Overlay Zone to parts of Block 40 and 43.
3. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations, to be brought forward to the meeting of City Council following approval of these recommendations and the required public notice.

DE22-29 Cathy Lawrence, representing Terra Developments Inc, from 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 [10 to 1]
MOVER:	Councillor Findura
SECONDER:	Councillor Mancinelli
IN FAVOUR:	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Mohl, Shaw, Stadnichuk, Zachidniak and Mayor Masters
AGAINST:	Councillor Stevens

(Councillor Lori Bresciani declared a conflict of interest prior to the presentation of delegations and consideration of item CR22-27, citing a personal relationship with the part-owner of the parcel adjacent to the applicant and abstained from discussion and temporarily left the meeting until the motion was addressed and voted on.)

CR22-27 Discretionary Use Application - 3810 Chuka Boulevard - PL202100166

Recommendation

That City Council:

1. Approve the Discretionary Use application for the proposed development of an "Accessory Drive-Through" land use restaurant on the property at 3810 Chuka Boulevard (Previously 4401 E Green Falls Drive), Blk/Par P-Plan 102144305 Ext 1, subject to compliance with the following development standards and conditions:
 - a) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 and A-3.3, prepared by Dillon Consulting and dated February 9, 2022.
 - b) Aesthetic screening shall be provided along the shared property line with Parcel P5 in accordance with *The Regina Zoning Bylaw, 2019* requirements. This condition may be waived by the Development Officer if a non-residential development on Parcel P5 is approved.
 - c) 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 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.

The following addressed City Council:

- DE22-31 Jeff Balon, representing Balon Consulting Corp, from Regina, SK
- DE22-32 Kevin Reese, representing Karina Developments Ltd, from Regina, SK
- DE22-45 Mike DiStasi and Kaitlyn Brown, representing DiStasi Real Estate, from Regina, SK

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

The motion was put and declared CARRIED.

RESULT:	CARRIED [9 to 1]
MOVER:	Councillor Findura
SECONDER:	Councillor Hawkins
IN FAVOUR:	Councillors: Findura, Hawkins, Mancinelli, Mohl, Shaw, Stadnichuk, Stevens, Zachidniak and Mayor Masters
AGAINST:	Councillor LeBlanc
AWAY:	Councillor Bresciani

RECESS

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

The Committee recessed at 2:29 p.m.

The Committee reconvened at 2:48 p.m.

(Councillor Lori Bresciani returned to the meeting.)

CR22-28 Discretionary Use Application - 2723 Narcisse Drive - PL202100155

Recommendation

That City Council:

1. Approve the Discretionary Use application for the proposed development of "Building, Row- Planned Group" located at 2723 Narcisse Drive, being Parcel R1, Plan 102257030 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 to A-3.8, inclusive, prepared by North Ridge Development, dated December 3, 2021.
 - 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 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.

DE22-33 Pat Mah, on behalf of Freya Marchuk representing North Ridge Developments, Regina, SK addressed City Council.

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, Mohl, Shaw, Stadnichuk, Stevens, Zachidniak and Mayor Masters

CR22-29 Al Ritchie Neighbourhood Land-Use Plan

Recommendation

That City Council:

1. Approve an amendment to Part B of *Design Regina: The Official Community Plan Bylaw No. 2013-48* by adding the Al Ritchie Neighbourhood Land-Use Plan as Part B.19, with such amendments to come into force the later of the date of Ministerial Approval or June 1, 2022, to allow time for consideration and approval of corresponding amendment to *The Regina Zoning Bylaw, 2019*.
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 these recommendations and the required public notice.

DE22-34 Angela Ell and Gale Russell, representing the Al Ritchie Community Association, from Regina, SK addressed City Council.

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

Tabling Motion

Councillor Bob Hawkins moved, seconded by Councillor Andrew Stevens that this report be tabled, and that Administration prepare and bring a supplemental report to address concerns with height allowance and other issues raised by the delegation

from the Al Ritchie Community Association to the March 30, 2022 meeting of City Council.

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

RESULT:	CARRIED [10 to 1]
MOVER:	Councillor Hawkins
SECONDER:	Councillor Stevens
IN FAVOUR:	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Mohl, Stadnichuk, Stevens, Zachidniak and Mayor Masters
AGAINST:	Councillor Shaw

CR22-30 Heritage Building Rehabilitation Program Review

Recommendation

That City Council:

1. Approve the amended Heritage Incentives Policy (Appendix A).
2. Direct Administration to initiate a call for applications, with funding and tax exemption recommendations returning to Council prior to October 2022.
3. Approve the following amendments to existing heritage bylaws and regulations be brought forward in Q3 2022:
 - a) Replace the current Grade 1/Grade 2 categorization system; and
 - b) Adopt a categorization system based on Heritage Assessment Form and Statement of Significance Form both based on the thematic approach as outlined in the Luxton report.

Councillor Cheryl Stadnichuk moved, seconded by Councillor Terina Shaw, AND IT WAS RESOLVED, that communication CP22-4: Stu Niebergall, Regina and Region Homebuilders' Association, Regina, SK be received and filed.

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

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

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

CR22-31 Lead Program Enhancements - Bylaw Changes

Recommendation

That City Council:

1. Approve the amendments to *The Regina Water Bylaw*, Bylaw No. 8942 as outlined in the discussion of this report to implement the approved enhancements to the Lead Service Connection Management Program as outlined in CR21-90.
2. Instruct the City Solicitor to prepare an amendment to *The Regina Water Bylaw*, Bylaw No. 8942 as generally described in Appendix A to this report, to be brought forward to the meeting of City Council following approval of the recommendations in this report by City Council.
3. Instruct the City Solicitor to prepare amendments to *The Regina Administration Bylaw*, Bylaw No. 2003-69 to allow for the lead service connection equalized payment plan program participants to continue to participate in the Tax Installment Payment Plan Services (TIPPS).

Councillor Terina Shaw 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 Shaw
SECONDER:	Councillor Mancinelli
IN FAVOUR:	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Mohl, Shaw, Stadnichuk, Stevens, Zachidniak and Mayor Masters

DELEGATIONS AND RELATED MOTION

MN22-1 Regulate the Non-essential (Cosmetic) Use of Pesticides

Recommendation

THEREFORE BE IT RESOLVED that Regina City Council direct Administration to prepare a report for Executive Committee by Q4 of 2022 that includes:

1. A review of the research on how the elimination of cosmetic pesticides protects our biodiversity, especially birds and pollinators like bees and butterflies;
2. A summary of the regulation and best practices in Canada to maintain green spaces and yards without the cosmetic use of pesticides;
3. Feedback from the public through community engagement on a cosmetic pesticide ban; and
4. Recommendations and implications of implementing a cosmetic pesticide ban and the funding requirement for a public education and communications plan on such a ban including the promotion of safe alternative products and best practices for yards, gardens and parks.

Councillor Shanon Zachidniak moved, seconded by Councillor Jason Mancinelli, AND IT WAS RESOLVED, that the written submission from delegation DE22-42 Devon Anderson, Regina, SK be received and filed.

The following addressed City Council:

- DE22-35 - Aura Lee MacPherson, representing Calling Lakes Ecomuseum
- DE22-36 - Gail Fennell, representing Nature Regina

RECESS

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

The Committee recessed at 4:16 p.m.

The Committee reconvened at 4:31 p.m.

(The meeting reconvened in the absence of Councillors John Findura, Dan LeBlanc, and Shanon Zachidniak)

- DE22-37 - Elaine Ehman, representing Regina Bird Friendly City

(Councillor Dan LeBlanc returned to the meeting)

(Councillor John Findura returned to the meeting)

- DE22-38 - Sarah Valentine, representing the Canadian Association of Physicians for the Environment

(Councillor Shanon Zachidniak returned to the meeting)

- DE22-39 - Paule Hjertaas, representing Saskatchewan Network for Alternatives to Pesticides (SNAP)

- DE22-40 - Phil Johnson, representing
DE22-41: Dr. Robert Wright, Regina, SK

(Councillor Shanon Zachidniak left the meeting.)

- DE22-43: Tanya Dahms, Regina, SK (virtual)

(Councillor Shanon Zachidniak returned to the meeting.)

- DE22-44: Catherine Gibson, Regina, SK (virtual)

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

Tabling Motion

Councillor Bob Hawkins moved, seconded by Councillor Lori Bresciani that this item be tabled, and that Administration prepare and bring a supplementary report outlining an estimate of the cost to complete a study containing the parameters outlined in motion MN22-1 to the April 20, 2022 meeting of City Council.

The tabling motion was put and declared CARRIED.

RESULT:	CARRIED [7 to 4]
MOVER:	Councillor Hawkins
SECONDER:	Councillor Bresciani
IN FAVOUR:	Councillors Bresciani, Findura, Hawkins, LeBlanc, Mohl, Shaw, and Mayor Masters
AGAINST:	Councillors: Mancinelli, Stadnichuk, Stevens, Zachidniak

COMMITTEE REPORTS EXECUTIVE COMMITTEE

CR22-32 Buffalo Pound Water Treatment Corporation - Appointment of Directors

Recommendation

That City Council:

Authorize the Executive Director, Financial Strategy & Sustainability, as the City's proxy, to exercise the City's voting rights at the upcoming Buffalo Pound Water Treatment Corporation (BPWTC) membership meeting to elect the following individuals to the Board of Directors for a three-year term, ending April 30, 2025:

- Judy May (re-appointment); and
- Dale Schoffer (re-appointment).

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

The motion was put and declared CARRIED.

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

Councillor Jason Mancinelli moved, seconded by Councillor Shanon Zachidniak, AND IT WAS RESOLVED, that City Council recess for five minutes instead of the mandatory 45 minute break, and that item IR22-1 - CNC22-02 2020 and 2021 Annual Report, be tabled to the March 30, 2022 meeting of City Council.

RECESS

City Council recessed at 5:57 p.m.

City Council reconvened at 6:03 p.m.

CR22-33 Advance Notice of Water Shutoff Update

Recommendation

That City Council remove item MN21-12, Advance Notice of Water Shutoff, from the List of Outstanding Items for City Council.

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

The motion was put and declared CARRIED.

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

CR22-34 Cemeteries Funding Structure, Fee Schedule and Bylaw Amendments

Recommendation

That City Council:

1. Approve the recommended Cemeteries Financial Model in Appendix A which proposes funding major capital infrastructure projects – specifically upgrades to the Administration Building, maintenance

shops and future expansions - from current contributions to capital.

2. Approve the Cemeteries Fee Schedule for 2022, 2023 and 2024, as set out in Appendix C, and that the 2022 rates come into effect on the first date of the month following passage of the fee schedule by City Council.
3. Approve the amendments to *The Cemeteries Bylaw, 2008-27* as described in this report and Appendix B.
4. Direct the City Solicitor to prepare the necessary amendments to *The Cemeteries Bylaw, 2008-27* to give effect to the Fee Schedule and the additional amendments as described in this report to be brought forward to a meeting of City Council following approval of these recommendations by City Council.

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

Amending Motion

Councillor Bob Hawkins moved, in amendment, seconded by Councillor Terina Shaw, that the following be removed from Appendix B of this report:

“39 (4) No person shall advertise, host or carry on any tour, event or commercial activity to be held in a cemetery or offer any goods or services in a cemetery except as authorized by this Bylaw pursuant to a written contract between the City and the person.”

The amending motion was put and declared CARRIED.

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

The main motion, as amended, was put and declared CARRIED.

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

INFORMATIONAL REPORTS

CM22-6 COVID-19 Update

Recommendation

That City Council receive and file this report.

Councillor Shanon Zachidniak moved, seconded by Councillor Bob Hawkins that this report be received and filed.

The motion was put and declared CARRIED.

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

NOTICE OF MOTION

MN22-3 Ending Homelessness

Councillor Dan LeBlanc gave written notice that at the June 15, 2022 meeting of City Council, he intends to make the following recommendations:

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.**

ADJOURNMENT

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

The meeting adjourned at 6:20 p.m.

Chairperson

Secretary