

AT REGINA, SASKATCHEWAN, WEDNESDAY, FEBRUARY 14, 2024

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  
Councillor Jason Mancinelli  
Councillor Landon Mohl  
Councillor Cheryl Stadnichuk  
Councillor Andrew Stevens

Regrets: Councillor Terina Nelson  
Councillor Shanon Zachidniak

Also in Attendance: A/ City Clerk, Amber Ackerman  
Council Officer, Martha Neovard  
City Manager, Niki Anderson  
City Solicitor, Shannon Williams  
Deputy City Manager, City Planning & Community Development, Deborah Bryden  
Deputy City Manager, Financial Strategy & Sustainability, Barry Lacey  
Chief of Staff, Ly Pham  
Director, Parks, Recreation & Cultural Services, Laurie Shalley  
Director, Planning & Development Services, Autumn Dawson  
Manager, City Revitalization, Laura Pfeifer  
Manager, City Planning, Ben Mario  
Manager, Community Well-Being, Dave Slater  
Manager, Open Space Services, Russell Eirich  
Senior City Planner, Michael Cotcher

#### CONFIRMATION OF AGENDA

**Councillor Bob Hawkins moved, seconded by Councillor Landon Mohl, AND IT WAS RESOLVED, that the agenda for this meeting be approved, at the call of the Chair, with the addition of the List of Registered Delegations.**

#### ADOPTION OF MINUTES

**Councillor Landon Mohl moved, seconded by Councillor Cheryl Stadnichuk, AND IT WAS RESOLVED, that the minutes for the meeting held on January 31, 2024 be adopted, as circulated.**

### CONSENT AGENDA

Pursuant to section 13.1 of *The Procedure Bylaw, No. 9004*, Mayor Sandra Masters requested that the following items be removed from the consent agenda:

- CP24-8 Jim Elliott, Regina, SK
- CR24-4 Housing Incentives Policy – 2024 Updates

### PUBLIC HEARING AND PUBLIC NOTICE BYLAWS

2024-4 The Regina Zoning Amendment Bylaw, 2024

Bylaw - First Reading

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**Councillor Landon Mohl moved, seconded by Councillor John Findura that Bylaw No. 2024-4 be introduced and read a first time.**

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

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

**The Bylaw was read a first time.**

**The Clerk called for anyone present who wished to address City Council respecting Bylaw No. 2024-4 to indicate their desire.**

**No one indicated a desire to address Council.**

Second Reading

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**Councillor Landon Mohl moved, seconded by Councillor Dan LeBlanc that Bylaw No. 2024-4 be introduced and read a second time.**

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

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

**The Bylaw was read a second time.**

Third Reading Consent

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**Councillor Landon Mohl moved, seconded by Councillor Bob Hawkins that City Council hereby consent to Bylaw No. 2024-4 going to third and final reading at this meeting.**

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

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

Third Reading

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**Councillor Landon Mohl moved, seconded by Councillor Jason Mancinelli, that Bylaws No. 2024-4 be read a third time.**

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

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

**The Bylaw was read a third and final time.**

### COMMITTEE REPORTS EXECUTIVE COMMITTEE

CR24-4 Housing Incentives Policy – 2024 Updates

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#### **Recommendation**

That City Council:

1. Approve amendments to the City of Regina *Housing Incentives Policy* (HIP), as outlined in this report with the specific wording changes in Appendix C, which are generally summarized and described as follows:
  - a) Allow conditional funding commitments earlier in project development to proactively support affordable housing

developments;

- b) Increase flexibility in reporting of affordable units to reduce vacancies and decrease administrative complexity;
  - c) Allow unallocated HIP funds from previous years to be committed under the HIP in subsequent years where applications exceed the annual HIP budget;
  - d) Update the Design and Development Criteria Scorecard, including to expand the list of vulnerable groups to align with the National Housing Strategy;
  - e) Transfer Executive Director authorities in the policy to the City Manager to reflect changes to administration area;
  - f) Allow the City Manager, or designate, to make minor substantive changes to the policy where a specific provision conflicts with the program objectives;
  - g) Allow the Director responsible for housing to make housekeeping amendments to the policy;
  - h) Delegate some authorities from the executive level to the Director and Branch Manager, responsible for housing, to streamline approvals for business-as-usual decisions;
  - i) Amend policy language to improve clarity and administration of HIP, as outlined in Appendix D; and
2. Direct Administration to prepare a quarterly communication memo to Executive Committee on any policy amendments pertaining to the delegated authority outlined in 1. f) and g).

*Councillor Lori Bresciani declared a conflict of interest, citing a family member's career in the development industry, abstained from discussion and voting, and temporarily left the meeting.*

**Councillor Jason Mancinelli moved, seconded by Councillor Bob Hawkins that communication CP24-8 Jim Elliott, Regina, SK, be received and filed.**

**Councillor Cheryl Stadnichuk moved, seconded by Councillor Landon Mohl that the recommendation contained in the report be concurred in.**

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

<b>RESULT:</b>	CARRIED [Unanimous]
<b>MOVER:</b>	Councillor Stadnichuk
<b>SECONDER:</b>	Councillor Mohl
<b>IN FAVOUR:</b>	Councillors: Findura, Hawkins, Findura, LeBlanc, Mancinelli, Mohl, Stadnichuk, Stevens, and Mayor Masters
<b>AWAY:</b>	Councillor Bresciani

(Councillor Lori Bresciani returned to the meeting.)

#### CR24-5 Semi-Annual Review of Closed Executive Committee Items

##### **Recommendation**

That City Council receive and file this report.

**Councillor Bob Hawkins moved, seconded by Councillor Jason Mancinelli that this report be received and filed.**

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

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

#### **MOTIONS**

#### MN24-1 Bird Friendly City and World Migratory Bird Day

##### **Recommendation**

THEREFORE BE IT RESOLVED that City Council:

1. Endorse our City and community efforts to continue to be a certified Bird Friendly City through Nature Canada; and,
2. Proclaim World Migratory Bird Day on an annual basis;
3. Direct Administration to promote World Migratory Bird Day on the City's website and, in conjunction with the Bird Friendly City Team, support the World Migratory Bird Day event annually on the second Saturday of May;
4. Direct Administration to undertake activities to uphold our Bird Friendly City status, including continuing to participate on a Bird Friendly City Team that includes community members and stakeholders and share information for the annual report card to Nature Canada on activities

related to the City's Bird Friendly City status.

Delegation DE24-20 Elaine Ehman and Jeffrey Gamble, representing Bird Friendly City Regina, addressed City Council.

**Councillor Cheryl Stadnichuk moved, seconded by Councillor Dan LeBlanc that the recommendation contained in the motion be concurred in.**

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

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

#### MN24-2 Office Development Policy

#### **Recommendation**

THEREFORE BE IT RESOLVED that City Council direct Administration to:

1. Amend the current Office Development Policy as outlined in section D5, Goal 5 of the Official Community Plan (OCP), as follows:
  - a. Consider *medium office* development in the Warehouse District
  - b. Consider flexibility for unique circumstances not contemplated by the Office Development Policy (size and vacancy rate) through a contract zone.
2. Report back to Regina Planning Commission by May 2024 with these options.

The following addressed City Council:

- DE24-22 Leasa Gibbons, representing Regina Warehouse Business Improvement District, 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 2:28 p.m.

City Council reconvened at 2:45 p.m.

- DE24-23 Judith Veresuk, representing Regina Downtown Business Improvement District, Regina, SK
- DE24-21 Robert Goldman, representing Victoria Acres Development Corporation, Regina, SK

**Councillor John Findura moved, seconded by Councillor Jason Mancinelli, that City Council direct Administration to:**

- 1. Amend the current Office Development Policy as outlined in section D5, Goal 5 of the Official Community Plan (OCP), as follows:**
  - a. Consider medium office development in the Warehouse District**
  - b. Consider flexibility for unique circumstances not contemplated by the Office Development Policy (size and vacancy rate) through a contract zone.**
  - c. Enter into discussions with Regina Downtown Business Improvement District for incentive and investment initiatives that Council could consider to support downtown intensification.**
- 2. Report back to Regina Planning Commission by May 2024 with these options.**

Councillor Dan LeBlanc requested that item #1b be voted on separately.

Separate Vote - Item #1b.

**Item #1b was put and declared CARRIED.**

<b>RESULT:</b>	CARRIED [8 to 1]
<b>MOVER:</b>	Councillor Findura
<b>SECONDER:</b>	Councillor Mancinelli
<b>IN FAVOUR:</b>	Councillors: Bresciani, Findura, Hawkins, Findura, Mancinelli, Mohl, Stadnichuk, Stevens, and Mayor Masters
<b>AGAINST:</b>	Councillor LeBlanc

Separate Vote - Item #s 1a, 1c, and 2

**Item #s 1a, 1c, and 2 were put and declared CARRIED.**

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

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 4:14 p.m.

City Council reconvened at 4:30 p.m. in the absence of Councillor Jason Mancinelli

MN24-3 North Central Neighbourhood Revitalization

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**Recommendation**

THEREFORE BE IT RESOLVED:

1. That Council empower the youth of the North Central revitalization task force to continue their initiative and:
  - a. Empower them to guide and lead community engagement to identify community needs and desired neighborhood outcomes
  - b. To report back to Council regarding their progress and any requests for resources as and when needed, with the first such report to come back within four (4) months;
2. Direct Administration to appoint a coordinator for North Central to measure and report on the work performed by City Departments within North Central, and for this coordinator to be a member of the revitalization task force to ensure alignment between community and the City; and
3. Direct the Mayor and/or task force to seek out funding and/or partnerships from other levels of government including Indigenous government, organizations, businesses or individuals for initiatives/programs identified.

The following addressed City Council:

- DE24-25 Hope Henderson, Mark Nuevo, and Jacob Panipekeesick, representing North Central Strong, Regina, SK

(Councillor Jason Mancinelli returned to the meeting.)

- DE24-26 Dr. Brian Lewis, representing Growing Young Movers (GYM) Youth Development Inc., Regina, SK
- DE24-24 William Neher, representing Neher & Associates, Regina, SK



RECESS

**City Council took a 15 minute recess, in lieu of the provisions outlined in Section 33(2.3) of *The Procedure Bylaw, Bylaw No. 9004* for a mandatory 45 minute dinner break, and continued the meeting following the recess.**

City Council recessed at 5:57 p.m. for 15 minutes.

City Council reconvened at 6:09 p.m.

**Councillor Andrew Stevens moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that communication CP24-9 Mayor Sandra Masters, Regina, SK, be received and filed.**

**Mayor Sandra Masters moved, seconded by Councillor Andrew Stevens, that City Council:**

- 1. Empower the youth of the North Central revitalization task force to continue their initiative and:**
  - a. Empower them to guide and lead community engagement to identify community needs and desired neighborhood outcomes; and**
  - b. To report back to Council regarding their progress and any requests for resources as and when needed, with the first such report to come back within four (4) months;**
- 3. Direct Administration to appoint a lead for North Central to measure and report on the work performed by City Departments within North Central, and for this coordinator to be a member of the revitalization task force to ensure alignment between community and the City; and**
- 4. Direct the Mayor and/or task force to seek out funding and/or partnerships from other levels of government including Indigenous government, organizations, businesses or individuals for initiatives/programs identified.**
- 5. Direct Administration to advance the following current and future initiatives as part of North Central Revitalization:**
  - a. Utilize a collaborative and facilitated approach to the work the City performs in North Central to facilitate inter-departmental planning, and to coordinate municipal work to achieve the outcomes of the neighborhood revitalization plan as defined by the North Central Strong task force;**
  - b. Hold any properties that the City takes title to through the tax enforcement process (This is allowed within The Tax Enforcement Act) and provide these property addresses to the North Central task force to**

be considered for housing opportunities - either a rent to own program or for affordable rental;

- c. Facilitate the development of a community land trust, and consider holding North Central land in the interest of the local community, and to ensure access to affordable housing;
- d. Collaborate with Indigenous-owned enterprises, Indigenous leaders and Nations, a municipal land development entity, and with other development companies to facilitate housing revitalization initiatives;
- e. On an ongoing basis, utilize youth-led community engagement as part of the learning process for the City of Regina and a model to make space for voices not often engaged;
- f. Ensure continued operations of the Housing Standard Enforcement Team, and utilize the Building Standards Act to address distressed, dilapidated, and unsafe buildings;
- g. Pursue all opportunities to increase land holdings in the community land trust/land bank;
- h. Continue focused demolition of unsafe properties;
- i. Work collaboratively with the Regina Police Service to develop focused crime reduction techniques;
- j. Create opportunities for philanthropy and private businesses to invest in youth, public art, sports, and art development projects; and
- k. Work with the South Saskatchewan Community Foundation to establish a City of Regina Community Fund (with a specific focus on North Central renewal projects) through the dedicated to raising funds, both legacy (endowed) and flow- through (non-endowed), for specific projects or purpose.

The motion was put and declared CARRIED.

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

BYLAWS

- 2024-3 The Community Non-Profit Annual Tax Exemption Bylaw, 2024  
2024-5 The Community Non-Profit Tax Exemption Policy Bylaw, 2024  
2024-6 The Revitalization Incentive Policy Tax Exemption For 2400 13th Avenue  
Bylaw, 2024  
2024-7 The Revitalization Incentive Policy Tax Exemption for 2050 College Avenue  
Bylaw, 2024

Bylaws - First Reading

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**Councillor Jason Mancinelli moved, seconded by Councillor Cheryl Stadnichuk that Bylaws No. 2024-3, No. 2024-5, No. 2024-6, and No. 2024-7 be introduced and read a first time.**

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

<b>RESULT:</b>	CARRIED [Unanimous]
<b>MOVER:</b>	Councillor Mancinelli
<b>SECONDER:</b>	Councillor Stadnichuk
<b>IN FAVOUR:</b>	Councillors: Bresciani, Findura, Hawkins, Findura, LeBlanc, Mancinelli, Muhl, Stadnichuk, Stevens, and Mayor Masters

**The Bylaws were read a first time.**

Second Reading

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**Councillor Jason Mancinelli moved, seconded by Councillor Bob Hawkins that Bylaws No. 2024-3, No. 2024-5, No. 2024-6, and No. 2024-7 be introduced and read a second time.**

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

<b>RESULT:</b>	CARRIED [Unanimous]
<b>MOVER:</b>	Councillor Mancinelli
<b>SECONDER:</b>	Councillor Hawkins
<b>IN FAVOUR:</b>	Councillors: Bresciani, Findura, Hawkins, Findura, LeBlanc, Mancinelli, Muhl, Stadnichuk, Stevens, and Mayor Masters

**The Bylaws were read a second time.**

Third Reading Consent

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**Councillor Jason Mancinelli moved, seconded by Councillor Andrew Stevens that City Council hereby consent to Bylaws No. 2024-3, No. 2024-5, No. 2024-6, and No.**

**2024-7 going to third and final reading at this meeting.**

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

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

Third Reading

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**Councillor Jason Mancinelli moved, seconded by Councillor Dan LeBlanc, that Bylaws No. 2024-3, No. 2024-5, No. 2024-6, and No. 2024-7 be read a third time.**

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

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

**The Bylaws were read a third and final time.**

ADJOURNMENT

**Councillor Bob Hawkins moved, seconded by Councillor Cheryl Stadnichuk, AND IT WAS RESOLVED, that the meeting adjourn.**

The meeting adjourned at 6:56 p.m.

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Chairperson

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Secretary