



# **CITY COUNCIL**

**Wednesday, March 10, 2021  
1:00 PM**

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



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**OFFICE OF THE CITY CLERK**

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**Agenda  
City Council  
Wednesday, March 10, 2021**

**Confirmation of Agenda**

**Adoption of Minutes**

Minutes from the meetings held on February 24 and 25, 2021

**DELEGATIONS AND PUBLIC NOTICE REPORTS**

DE21-53 Thomas King, Regina Squash Centre: 1905 E. Redbear Avenue - Discretionary Use - PL202000227

CR21-32 Regina Planning Commission: 1905 E. Redbear Avenue - Discretionary Use - PL202000227

**Recommendation**

That City Council:

1. Approve the discretionary use application for a proposed Assembly, Recreation use, located at 1905 E. Redbear Avenue, being Plan 73R077003 Block 45 Lot K, in the Industrial Ross Subdivision, subject to the following development standards and conditions:
  - a. The development shall generally be consistent with the plans attached to this report as Appendix A-3.1 to A-3.3 dated November 2020 inclusive, prepared by Jason Gilchuk of Gilchuk Design and Drafting; and
  - b. Except as otherwise required by this approval, the development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 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.



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DE21-54 Rick Stewart, Colliers International, and Kathy Peters, Queen City Volleyball:  
1802 E. Stock Road - Discretionary Use - PL202000241

CR21-33 Regina Planning Commission: 1802 E. Stock Road - Discretionary Use -  
PL202000241

**Recommendation**

That City Council:

1. Approve the discretionary use application for a proposed Assembly, Recreation, located at 1802 E. Stock Road, being Plan 101955427 Ext 2 Block 41A, in the Industrial Ross Subdivision, subject to the following development standards and conditions:
  - a. the development shall generally be consistent with the plans attached to this report as Appendix A-3.1 and A-3.2; and
  - b. except as otherwise required by this approval, the development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 2019*.
2. Authorize the Development Officer to issue a development permit subject to the applicant making payment of any applicable fees or charges and entering into a development agreement if one is required.

DE21-55 William Neher: 1768 Quebec Street - Zoning Bylaw Amendment -  
PL202000185

CR21-34 Regina Planning Commission: 1768 Quebec Street - Zoning Bylaw  
Amendment - PL202000185

**Recommendation**

That City Council:

1. Approve the application to rezone the subject property located at 1768 Quebec Street, being Lot 23-Blk/Par 294-Plan OLD33 Ext 0 and Lot 43-Blk/Par 294-Plan 101299440 Ext 28 from RL – Residential Low-Rise Zone to ML - Mixed Low-Rise Zone.
2. Instruct the City Solicitor to prepare the bylaw(s) required to give effect to the recommendations, to be brought forward to the meeting of City Council following approval of the recommendations by City Council.



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DE21-56 James Archibald, Arch Transco Ltd: 1609 Halifax Street - Official Community Plan & Zoning Bylaw Amendment - PL202000229

CR21-35 Regina Planning Commission: 1609 Halifax Street - Official Community Plan & Zoning Bylaw Amendment - PL202000229

**Recommendation**

That City Council:

1. Amend Section 9 of Part B.8 of *Design Regina: The Official Community Plan Bylaw No. 2013-48* by establishing the authorization for the following property to be rezoned to the MH - Mixed High-Rise Zone: 1609 Halifax Street, legally described as Lots 1 and 2, Block 248, Plan No. OLD33.
2. Approve the application to rezone the properties located at 1609 Halifax Street, legally described as Lots 1 and 2, Block 248, Plan No. OLD33, from IL - Light Industrial Zone to MH - Mixed High-Rise Zone.
3. Direct the City Solicitor to prepare the necessary bylaws to authorize the amendments to the bylaws, to be brought forward to the meeting of City Council following approval of the recommendations and the required public notice.

DE21-57 Kevin Reese: 5100 E. - 5180 E. Green Jewel Boulevard - Zoning Bylaw Amendment - PL202000243

CR21-36 Regina Planning Commission: 5100 E. - 5180 E. Green Jewel Boulevard - Zoning Bylaw Amendment - PL202000243

**Recommendation**

That City Council:

1. Approve the Zoning Bylaw amendment application to rezone Lots 29 - 49, Block 52, Plan 102293951 located at 5100 E. – 5180 E. Green Jewel Boulevard in the Greens on Gardiner Subdivision to apply the LA - Lane Access Overlay Zone.
2. Direct the City Solicitor to prepare the necessary bylaws to authorize the amendment to the bylaw, to be brought forward to the meeting of City Council following approval of the recommendations and the required public notice.



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DE21-58 Evan Hunchak, Dream Development: 2950 Chuka Boulevard - Proposed Concept Plan and Zoning Bylaw Amendment - PL202000224 and PL202000223

CR21-37 Regina Planning Commission: 2950 Chuka Boulevard - Proposed Concept Plan and Zoning Bylaw Amendment - PL202000224 and PL202000223

**Recommendation**

That City Council:

1. Approve the application to amend the Towns Concept Plan by redesignating the land uses within the area identified in Appendix A-4 as follows:
  - a. From Flex-Use to a combination of Low-Density Residential, Medium Density Residential and Municipal Reserve.
  - b. From Mixed-Use or High Density Residential to Low Density Residential.
  - c. Adopt, by resolution, the proposed amended Towns Concept Plan attached as Appendix A-3 and circulation plan as Appendix A-6.
2. Approve associated Zoning Bylaw amendment to rezone portions of lands located at 2950 Chuka Boulevard, Blk/Par E, Plan 102289945, Ext 0 within the Towns Concept Plan, as shown in Appendix A-1 as follows:
  - a. From MLM – Mixed Large Market Zone to RU – Residential Urban Zone;
  - b. From MLM – Mixed Large Market Zone to RL - Residential Low Rise Zone;
  - c. From MLM – Mixed Large Market Zone to PS – Public Service Zone; and
  - d. Apply LA - Lane Access Overlay Zone to a portion of proposed RU – Residential Urban 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 City Council following approval of the recommendations and the required public notice.



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- CP21-4 Thomas Froh: 3700 Green Diamond Road - Discretionary Use - PL202000226
- CP21-5 Cory and Natasha Wirth: 3700 Green Diamond Road - Discretionary Use - PL202000226
- DE21-59 Matthew Carleton: 3700 Green Diamond Road - Discretionary Use - PL202000226
- DE21-60 Richika Bodani: 3700 Green Diamond Road - Discretionary Use - PL202000226
- DE21-61 Kevin Reese: 3700 Green Diamond Road - Discretionary Use - PL202000226
- CR21-38 Regina Planning Commission: 3700 Green Diamond Road - Discretionary Use - PL202000226

**Recommendation**

That City Council:

1. Deny the discretionary use application for the proposed development of “Building, Stacked” located at 3700 Green Diamond Road, being Parcel H, Plan No. 102253889 in the Greens on Gardiner neighbourhood, 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 & A-3.2, prepared by Abele Architecture, dated November 18, 2020; and
  - b. The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019-19*.
2. Not 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.



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CR21-31 Regina Planning Commission: 1565 Winnipeg Street - Discretionary Use Application - PL202000170

**Recommendation**

That City Council:

1. Approve the discretionary use application for a proposed Drive-Through, Accessory located on a portion of 1565 Winnipeg Street, being Plan AG4178, Block 16, Lots 40 - 43 and Plan DM5186, Block 16, Lots 1- 5, in the Dewdney Place Subdivision, subject to the following development standards and conditions:
  - a. The development shall generally be consistent with the plans attached to this report as Appendix A-3.1 dated September 26, 2020, A-3.2 dated November 26, 2020 and A-3.3 dated December 22, 2020 inclusive, prepared by Paula Bannerman Designs;
  - b. The subject lots shall be parcel tied or consolidated; and
  - c. Except as otherwise required by this approval, the development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 2019*.
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.

**DELEGATIONS AND RELATED REPORTS**

- DE21-62 Kevin Lucier, ATU Local 588: City of Regina Projects – Investing in Canada Infrastructure Program (ICIP), COVID-19 Resiliency Stream
- CR21-39 Executive Committee: City of Regina Projects – Investing in Canada Infrastructure Program (ICIP), COVID-19 Resiliency Stream




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**Recommendation**

That City Council:

1. Approve the application to the Investing in Canada Infrastructure Program for the Bus Operator Driver Shields and Self Securement Mobility Stations for a total funding of \$2,571,177.
2. Approve the allocation of \$686,505 from the Asset Revitalization Reserve to fund the 26.7 per cent of City's contribution to the funding.
3. Authorize the City Clerk to execute all agreements with the Government of Saskatchewan and Government of Canada upon review and approval of the City Solicitor.

DE21-63 Jackie Schmidt, Heritage Regina: Options for Regulating Heritage and Architectural Design

CR21-43 Regina Planning Commission: Options for Regulating Heritage and Architectural Design

**Recommendation**

That City Council:

1. Remove CR20-94 from the List of Outstanding Items for City Council.
2. Receive and file this report.

DE21-64 Naomi Hunter: Economic Development Opportunity

CM21-4 Economic Development Opportunity

**Recommendation**

That City Council:

1. Approve a grant of up to \$1 million to True North Renewable Fuels Ltd. (TNRF) from the City's General Fund Reserve to be used by TNRF to undertake a front end engineering and design (FEED) study pursuant to the Government of Canada's Agriculture and Agri-Food Canada's Agricultural Clean Technology (ACT) program on the following conditions:
  - The federal government approve TNRF's application under the ACT program;
  - TNRF successfully secures financing for all of the costs of the FEED study not covered by the ACT program; and





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- The City and TNRF enter into a grant agreement and any other agreements necessary as described in these recommendations.
2. Delegate authority to the Executive Director, Financial Strategy and Sustainability or his or her designate to negotiate and approve a grant agreement between the City and TNRF outlining the City's contribution to the FEED study pursuant to the federal ACT program based on the following general principles and terms and conditions:
- The grant funding would be limited to \$1 million and provided to TNRF for eligible expenses/activities under the ACT program related to the FEED study
  - TNRF would be required to provide the City with a \$1 million letter of credit, restricted trust, or similar instrument that can be drawn on by the City if the refinery plant is not constructed in the Greater Regina Region and producing fuel within a set amount of time (with the time frame to be negotiated by the parties).
  - The letter of credit (or similar instrument) would be released once the refinery has been constructed and is producing fuel and the City and TNRF have executed a fuel purchase agreement to an upset amount of at least \$1 million in discounted fuel purchase. This agreement will be able to be assigned to a third party at the City's sole discretion.
  - TNRF will agree to pay a penalty of \$1 million (in addition to the \$1 million that can be drawn under the letter of credit) if for any reason the project is constructed in a community other than the Greater Regina Region. This obligation will extend to any entity that acquires or merges with TNRF in the future.
  - The parties would further negotiate as to the definition of the Greater Regina Region and TNRF agrees to work closely with the City and use reasonable efforts to locate the project on a site where the City of Regina's boundaries could be reasonably altered to include the lands upon which the project is located.
3. Delegate Authority to the Executive Director, Financial Strategy and Sustainability or his or her designate to negotiate and approve any future amendments to the grant agreement that may be required that do not fundamentally change what is described in this report and any fuel purchase agreements or any other ancillary agreements or documents required to give effect to the grant;
4. Authorize the City Clerk to execute any necessary agreements after review and approval by the City Solicitor.




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5. Authorize the Mayor/City Manager to prepare and submit a letter from the City to the Federal Government's ACT program to support TNRF's application indicating that the City will contribute 10% of eligible FEED study costs, up to a maximum of \$1 million dollars in grant funding as required under the ACT program based on the conditions outlined in recommendation 1.

**COMMITTEE REPORTS**
EXECUTIVE COMMITTEE

CR21-40 Regina Appeal Board Composition

**Recommendation**

That City Council:

1. Approve revising the membership of the Regina Appeal Board from its current composition of three councillors to five citizen members effective May 1, 2021 and any related administrative amendments as outlined in Appendix A;
2. Establish the rates of remuneration for members as follows:
  - a. Chair to receive \$60 for each appeal hearing and \$60 for each decision-writing meeting; and
  - b. Members, other than the Chair or Acting Chair, to receive \$30 for each appeal hearing and \$30 for each decision-writing meeting.
3. Approve annual funding of \$3,000 in the 2021 budget.
4. Instruct the City Solicitor to prepare the necessary amendments to *The Regina Appeal Board Bylaw, 2005-04*, to give effect to the recommendations to be brought forward to a future meeting of City Council following approval of the recommendations by City Council.

CR21-41 Appointments for the Recovery and Efficiency Review Task Force

**Recommendation**

That City Council:

Appoint the following individuals to the Recovery & Efficiency Task Force for a term of office March 1, 2021 to December 31, 2021:

- Councillor Andrew Stevens, Co-chair
- Mitch Molnar, Co-chair
- Chris Holden
- Laird Williamson



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- Trevor Boquist
- Randy Beattie
- Tina Svedahl
- Erica Beaudin
- Brett Dolter
- Shaadie Musleh

CR21-42 Human Resources Sub-Committee

**Recommendation**

That City Council:

1. Approve amendments to *The Committee Bylaw, Bylaw No. 2009-40* outlined in Appendix B.
2. Appoint the following members of City Council to the Human Resources Sub-Committee as outlined in Appendix B:
  - Councillor Bob Hawkins
  - Councillor John Findura
  - Councillor Terina Shaw
3. Direct the City Solicitor to prepare the necessary bylaw to amend *The Committee Bylaw, Bylaw No. 2009-40* as outlined in Appendix B.

**INFORMATIONAL REPORTS**

CM21-5 Municipal Corporation Governance - Supplemental Report

**Recommendation**

That City Council receive and file this report.

IR21-2 Municipal Corporation Governance

**Recommendation**

That City Council receive and file this report.

**NOTICE OF MOTIONS**

MN21-1 Councillor Cheryl Stadnichuk and Councillor John Findura - Reconsider Decision Item CR21-16: Lorne Street – Contract Zone Application (PL202000209)



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MN21-2 Councillor Lori Bresciani and Councillor Terina Shaw: Increase Recreation and Leisure Activities for People with Disability

**BYLAWS**

2021-15 The Vehicles for Hire Amendment Bylaw, 2021

**Adjournment**