



# **CITY COUNCIL**

**Wednesday, April 14, 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, April 14, 2021**

**Confirmation of Agenda**

**Adoption of Minutes**

Minutes from the meetings held on March 24 and 31, 2021

**TABLED DELEGATIONS, COMMUNICATIONS, REPORTS, BYLAWS, MOTIONS AND NOTICE OF MOTIONS**

- DE21-104 Tim Reid, Regina Exhibition Association, Leasa Gibbons, Regina's Warehouse Business Improvement District, and Judith Veresuk, Regina Downtown Business Improvement District: City Centre Core Partnership Framework and Action Plan
- DE21-127 Jim Elliott: City Centre Core Partnership Framework and Action Plan
- CR21-48 City Centre Core Partnership Framework and Action Plan

**Recommendation**

That City Council:

1. Approve the City Centre Core Partnership Framework and Action Plan as outlined in Appendix A.
2. Direct Administration, as part of its regular amendments of *Design Regina: The Official Community Plan Bylaw No. 2013-48*, to include Regina Exhibition Association Lands as part of the area defined as City Centre.
3. Approve the establishment of a City Centre Core Development Advisory Committee.
4. Direct Administration to report back to City Council by Q3 2021 after consultation with the "Organizations" as defined in Appendix A with the drafted terms of reference, composition and delegated authority for the CCDAC.



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5. Remove CR20-1 15-OCP-03 Proposed Yards Neighbourhood Plan from the Outstanding Items List.

DE21-105 Jackie Schmidt, Heritage Regina: Heritage Conservation - Interim Policy

DE21-106 Sharon Pratchler: Heritage Conservation - Interim Policy

CR21-49 Heritage Conservation - Interim Policy

**Recommendation**

That City Council:

1. Approve the introduction of a third-party review process for heritage evaluations and heritage impact assessments by qualified heritage consultants or architects.
2. Approve the process to conduct a condition assessment and opinion of cost when considering heritage designation of a property or considering an application for major alterations or demolition of a designated heritage property.
3. Approve the process to conduct annual visual inspections of the exterior of all designated heritage properties.
4. Approve changes to the building and development permit process to flag demolition applications for properties built prior to 1940 for a high-level screening for heritage value.
5. Approve an amendment to Appendix A of *The Development Application Fee Bylaw, 2008* to include a cost recovery fee for third-party reviews of heritage evaluations and heritage impact assessments.
6. Instruct the City Solicitor to prepare an amendment to *The Development Application Fee Bylaw, 2008*, to give effect to recommendation 5, to be brought forward to the meeting of City Council following approval of these recommendations by City Council.

DE21-107 Tracy Fahlman, Regina Hotel Association: Regina Economic Recovery Grant (RERG) Phase 1 Update



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CR21-50 Regina Economic Recovery Grant (RERG) Phase 1 Update

**Recommendation**

That City Council:

1. Recommend the request from the Regina Downtown Business Improvement District for economic recovery support be considered by the Regina Recovery and Efficiency Task Force in the development of opportunities for economic and community recovery and that the Task Force provide recommendations related to the request for Council's consideration before the end of Q2 of 2021.
2. Recommend the request from the Regina Warehouse Business Improvement District for economic recovery support be considered by the Regina Recovery and Efficiency Task Force in the development of opportunities for economic and community recovery and that the Task Force provide recommendations related to the request for Council's consideration before the end of 2021.
3. Recommend the request from the Regina Hotel Association for a one-year, 25 per cent partial tax exception for hotels and motels be considered by the Regina Recovery and Efficiency Task Force in the development of opportunities for economic and community recovery and that the Task Force provide recommendations related to the request for Council's consideration before the end of Q2 of 2021.
4. Remove item CR20-68 from the Outstanding Items List for City Council.
5. Approve that all requests for economic support be considered by the Regina Recovery and Efficiency Task Force subject to:
  - a. The Task Force meeting to establish its objectives and criteria respecting applications;
  - b. The Task Force outlining the information that all applicants are required to include in their application; and
  - c. The Task Force providing recommendation to City Council by the end of Q3 of 2021.



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CR21-54 Safe Sidewalks Update

**Recommendation**

That City Council:

1. Remove item MN19-9 from the List of Outstanding Items for the Public Works and Infrastructure Committee.
2. Remove item MN20-13 from the List of Outstanding Items for City Council.
3. Approve Option 1: Address the current backlog of concrete deficiencies that have received a rating of 1-4 for Group A sidewalks and 1-2 for Group B sidewalks, as indicated under Table 3 of this report, and the use of cold mix asphalt material during the winter months to be considered as part of the 2022 budget deliberations.

DE21-110 David Bernakevitch, Bike Regina: Cycling Safety & Passing

CR21-55 Cycling Safety & Passing

**Recommendation**

That City Council:

1. Approve the recommendations as detailed in Appendix A to this report.
2. Remove item CR20-22 from the List of Outstanding Items for the Community and Protective Services Committee.
3. Remove item PWI20-6 from the List of Outstanding Items for the Public Works and Infrastructure Committee.
4. Instruct the City Solicitor to prepare the bylaws(s) required to give effect to the recommendations in Appendix A to this report, to be brought forward to the meeting of City Council following approval of the recommendations by Council.

CP21-13 Bonnie Cummings-Vickaryous, Astonished!: MN21-2 Councillor Lori Bresciani and Councillor Terina Shaw: Increase Recreation and Leisure Activities for People with Disability



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- CP21-14 Dean and Lynn Ast: Councillor Lori Bresciani and Councillor Terina Shaw: Increase Recreation and Leisure Activities for People with Disability
- CP21-15 Debra MacDonald: Councillor Lori Bresciani and Councillor Terina Shaw: Increase Recreation and Leisure Activities for People with Disability
- CP21-16 Elizabeth and Greg Popowich: MN21-2 Councillor Lori Bresciani and Councillor Terina Shaw: Increase Recreation and Leisure Activities for People with Disability
- CP21-17 Jim and Jeannette Vogel: MN21-2 Councillor Lori Bresciani and Councillor Terina Shaw: Increase Recreation and Leisure Activities for People with Disability
- CP21-18 Robert and Velvette Neumann: MN21-2 Councillor Lori Bresciani and Councillor Terina Shaw: Increase Recreation and Leisure Activities for People with Disability
- CP21-19 Sandra Palandri, Accessibility Advisory Committee Chair: MN21-2 Councillor Lori Bresciani and Councillor Terina Shaw: Increase Recreation and Leisure Activities for People with Disability
- DE21-115 Corey Hadden, SaskAbilities: Councillor Lori Bresciani and Councillor Terina Shaw: Increase Recreation and Leisure Activities for People with Disability
- DE21-116 Kathy Cockburn, Creative Options Regina: Councillor Lori Bresciani and Councillor Terina Shaw: Increase Recreation and Leisure Activities for People with Disability
- DE21-117 Kristyn White, Inclusion Regina: Councillor Lori Bresciani and Councillor Terina Shaw: Increase Recreation and Leisure Activities for People with Disability
- DE21-118 James Archibald, Arch Transco Ltd.: Councillor Lori Bresciani and Councillor Terina Shaw: Increase Recreation and Leisure Activities for People with Disability
- DE21-119 Rhonda Penno: MN21- 2 Councillor Lori Bresciani and Councillor Terina Shaw: Increase Recreation and Leisure Activities for People with Disability




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

**Recommendation**

THEREFORE BE IT RESOLVED that Regina City Council direct Administration to:

1. Conduct a consultation with the general public, people with disabilities, care providers of children with disabilities, recreation and leisure sector (community associations, non-profit and private organizations) on the following:
  - a. What types of inclusive recreation and activities are needed; and
  - b. Identify barriers and enablers to providing additional recreation and leisure programs;
2. Create an inventory of current recreation programs and activities provided by the City of Regina and other private and non-profit organizations, including a cost analysis for the expanded level of programming that may be needed;
3. Research options for expanding availability of accessibility grants with the Community Investments Grants program for both non-profit and private organizations to encourage inclusive and specialized recreation and activities;
4. Promotes grant funding for inclusive and specialized programming for people with disability; and
5. Engage both the Federal and Provincial government for funding local business and or sponsorship opportunities for financial support.
6. Report back to City Council on these directives in Q3 of 2021.

CP21-20 Alan Wallace, National Affordable Housing Corp: Plan to End Homelessness - Permanent Supportive Housing Operating Grant

DE21-120 Peter Gilmer, Anti-Poverty Ministry: Plan to End Homelessness - Permanent Supportive Housing Operating Grant



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CR21-57 Plan to End Homelessness - Permanent Supportive Housing Operating Grant

**Recommendation**

That City Council:

1. Approve the creation of a Permanent Supportive Housing Operating Grant program aligned with the Plan to End Homelessness to fund the ongoing operation of permanent supportive housing in an amount not to exceed \$1 million annually beginning in 2022.
2. Delegate authority to the Executive Director, City Planning & Community Development to select a qualified Community-Based Organization to operate Permanent Supportive Housing spaces for a term of five years using the process outlined in this report and the criteria established in Appendix A.
3. Delegate authority to the Executive Director, City Planning & Community Development to negotiate, approve and amend any funding agreements needed between the City of Regina and the selected Community-Based Organization.
4. Authorize the City Clerk to execute the necessary agreements after review and approval by the City Solicitor.
5. Authorize the funding for the Permanent Supportive Housing Operating Grant to be provided from the City's Social Development Reserve.
6. Amend the Housing Incentive Policy in Section 6.0 to decrease the maximum amount of funding available annually for capital incentives from \$2,500,000 less what is utilized from the allocated funding of \$1 million, as outlined in item #1, effective January 1, 2022.
7. Instruct the City Solicitor to amend Schedule A, Section 13.1 and 14 of *The Regina Administration Bylaw*, No. 2003-69 to include payments through the Permanent Supportive Housing Operating Grant.
8. Delegate authority to the Mayor to write to the provincial government to request that it:





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- a. Fully realize its commitments to helping end homelessness under the Plan to End Homelessness for Regina, including undertaking a review of policy and programs that serve people experiencing chronic homelessness to ensure an evidence-based approach and attention to the unique aspects of Indigenous homelessness.
- b. Contribute \$1.26 million annually in operational funding for new permanent supportive housing spaces as recommended in the Plan to End Homelessness.
- c. Work with service providers to supply capital funding and assets to support permanent supportive housing spaces, utilizing new and existing units.
- d. Support solutions to end homelessness through integrating Housing First programming within policy frameworks, modernizing relevant policies and legislation, and facilitating partnerships to ensure the future success of the project.

9. Remove item MHC20-1 from the list of outstanding items for the Mayor's Housing Commission.

CR21-45      Housing Incentives Policy - Minor Updates

**Recommendation**

That City Council approve minor revisions to the City of Regina *Housing Incentives Policy*, as proposed in Appendix A.

CR21-56      Boundary Alteration - 2021 Property Tax Exemptions

**Recommendation**

That City Council:

1. Approve the property tax exemptions as listed in Appendix B subject to the Government of Saskatchewan approving the exemption or partial exemption of the education portion of the taxes for amounts that are \$25,000 or greater.
2. Instruct the City Solicitor to bring forward the necessary bylaw to provide for the property tax exemptions listed in Appendix B.




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3. Authorize the Executive Director Financial Strategy & Sustainability or delegate to apply to the Government of Saskatchewan on behalf of property owners for any exemption of the education portion of the taxes that is \$25,000 or greater as outlined in Appendix B.

- MN21-3 Councillors Andrew Stevens and Dan LeBlanc: Clean Communities
- MN21-4 Councillors Dan LeBlanc and Shanon Zachidniak: Train Issues in Eastview and McNab
- 2021-16 The Properties Exempt from Taxation as a Result of the 2013 Municipal Boundary Alteration Bylaw, 2021
- 2021-18 The Committee Amendment Bylaw, 2021 (No. 2)
- 2021-19 The Regina Administration Amendment Bylaw, 2021 (no. 2)

**DELEGATIONS, PUBLIC NOTICE BYLAW AND RELATED REPORT**

- DE21-128 John Aston and James Bogusz, Regina Airport Authority: Regina Airport Authority and City of Regina MOU
- CR21-58 Regina Airport Authority and City of Regina Memorandum of Understanding

**Recommendation**

That City Council:

1. Approve the Memorandum of Understanding between the City of Regina and Regina Airport Authority as outlined in Appendix A.
2. Authorize Mayor Sandra Masters to execute the Memorandum of Understanding on the City's behalf at a future event.
3. Authorize the City Clerk to execute the Memorandum of Understanding, after review and approval of the City Solicitor.

- 2021-34 Bylaw to Provide for The Leasing of The Undeveloped Portion of Various Right-Of-Ways



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**DELEGATIONS AND PUBLIC NOTICE REPORTS**

DE21-129 Patricia Pan Davila, CTM Design Services Ltd.: Discretionary Use - 4700 Parliament Avenue – PL20200020

CR21-59 Discretionary Use - 4700 Parliament Avenue - PL202000200

**Recommendation**

That City Council:

1. Approve the discretionary use application for a proposed “Service Trade, Wash- Light” (car wash) located at 4700 Parliament Avenue, being legally described as Blk/Par Y1, Plan 102350269 subject to the following standards and conditions:
  - a) The development shall be generally consistent with the plans attached to this report as Appendices A3.1 - A3.2 inclusive, prepared by AECOM and dated October 16, 2020; and
  - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw, 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.

DE21-130 James Holtom, JPH Consulting Ltd., Kevin Filteau, Ministry of Education, Delaine Clyne, Regina Public Schools, and Doug Sears, Regina Catholic Schools: Zoning Bylaw Amendment & Discretionary Use - 3215 & 3310 Lakeview Avenue - PL202000181 & PL20200018

CR21-60 Zoning Bylaw Amendment & Discretionary Use - 3215 & 3310 Lakeview Avenue - PL202000181 & PL20200018

**Recommendation**

That City Council:

1. Authorize the exchange of the municipal reserve lands located at 3215 Lakeview Avenue, being Parcel R6, Plan No. 60R07552, in the Lakeview Subdivision in return for the City receiving the lands legally



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described as Block 83, Plan JF4373 located at 3301 Garnet Street in accordance with the terms of a formal agreement to be entered into pursuant to CR20-14.

2. Designate Block 83, Plan FJ4373 located at 3301 Garnet Street as municipal reserve upon the City obtaining title to said lands, as required by section 199 (3) of *The Planning and Development Act, 2007*.
3. Approve the application to rezone the lands located at 3215 Lakeview Avenue, being Parcel R6, Plan No. 60R07552 and a portion of the lands located at the southeast corner of 3310 Lakeview Avenue, being proposed Parcel E (currently Part of Parcel D, Plan No. 60R07552), in the Lakeview Subdivision, from PS - Public Service Zone to I - Institutional Zone.
4. Approve the proposed text amendment to the I - Institutional Zone within *The Regina Zoning Bylaw, 2019-19* to allow for a Transportation, Parking Lot as a discretionary use in specific circumstances, as detailed in Appendix A-3 to this report.
5. Approve the discretionary use application for the proposed development of "Transportation, Parking Lot" located at the southeast corner of 3310 Lakeview Avenue, being proposed Parcel E (currently Part of Parcel D, Plan No. 60R07552), in the Lakeview 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-4, prepared by number TEN architecture group, dated March 15, 2021;
  - b. the applicant shall enter into a three-way agreement in accordance with the City's standard terms and conditions for any work related to the development that is required within the road right-of-way, including but not limited to sidewalks and access; and
  - c. the development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019-19*.




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6. Authorize the Development Officer to issue a development permit concerning the discretionary use application upon the applicant making payment of any applicable fees or charges and entering into a development agreement if one is required.
7. Instruct the City Solicitor to prepare the necessary bylaws 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.

DE21-131 John Aston and James Bogusz, Regina Airport Authority: YQR Runway Expansion - Official Community Plan Amendment

CR21-61 YQR Runway Expansion - Official Community Plan Amendment

**Recommendation**

That City Council:

1. Amend *Design Regina: The Official Community Plan Bylaw No. 2013-48* by including the recommendations of this report to:
  - (a) include reference to Map 9: Health and Safety in Policy 11.13 of Part A, Section D9, Goal 3;
  - (b) add the following new policy statements to Part A, Section D9, Goal 3, after Policy 11.14:
    - (i) "Policy 11.14A: Consult the Regina International Airport for any development in proximity to the airport.";
    - (ii) "Policy 11.14B: Consider long-term expansion plans of the Regina International Airport in planning and development decisions on lands in the vicinity of the airport, in consultation with the Regina International Airport.";
  - (c) replace the existing Map 9: Health and Safety with the Map 9: Health and Safety that is attached to this report as Appendix A-2; and
  - (d) replace the existing Map 10: Airport Vicinity with the Map 10: Airport Vicinity that is attached to this report as Appendix A-4.




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2. Instruct the City Solicitor to prepare the necessary bylaws 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.

CP21-22 Andrew Gottselig, HoopLife: Zoning Bylaw Update - Industrial and Mixed-Use Zones

CR21-62 Zoning Bylaw Update - Industrial and Mixed-Use Zones

**Recommendation**

That City Council:

1. Approve the amendments to *The Regina Zoning Bylaw, 2019* as directed by Appendix A of this report.
2. Instruct the City Solicitor to prepare the necessary bylaw to give effect to the recommendations, to be brought forward to the meeting of City Council following approval of the recommendations by Council and the required public notice.

**DELEGATIONS AND RELATED REPORTS**

DE21-132 Jackie Schmidt, Heritage Regina: Opportunities to Regulate Heritage and Architectural Design

CM21-7 Opportunities to Regulate Heritage and Architectural Design

**Recommendation**

That City Council:

1. Direct Administration to engage a consultant to work with Cathedral and Lakeview residents to identify priority areas where conservation and preservation of character are required and develop recommendations and guidelines to regulate heritage and architectural design in these areas.
2. Authorize Administration to withdraw up to \$155,000 from the General Fund Reserve to fund the services of a consultant and internal term positions over the life of this project.



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3. Remove CR21-43 from the List of Outstanding Items for City Council.

DE21-133 Lisa Odle: Dewdney Park Renaming

DE21-134 Joely BigEagle-Kequahtoway, Buffalo People Arts Institute: Dewdney Park Renaming

CR21-69 Dewdney Park Renaming

**Recommendation**

That City Council:

Approve the renaming of Dewdney Park to Buffalo Meadows Park.

DE21-135 Evan Hunchak, Dream Development: Utility Easement in City Environmental Reserve Parcel - 4500 Parliament Avenue

CR21-70 Utility Easement in City Environmental Reserve Parcel - 4500 Parliament Avenue

**Recommendation**

That City Council:

1. Authorize the granting of an easement allowing for the construction, installation and maintenance of a private storm sewer line under the dedicated environmental reserve lands legally described as Surface Parcel #202988582, Blk/Par ER11 Plan 1021633081, for the benefit of those lands legally described as Surface Parcel #203368484, Blk/Par Z3 Plan 102256185, pursuant to section 202 of *The Planning and Development Act, 2007*.
2. Authorize the registration of an interest against the title with respect to the dedicated lands, based on the said easement.



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**COMMITTEE REPORTS****EXECUTIVE COMMITTEE**

CR21-63      2022 Saskatchewan Winter Games

**Recommendation**

That City Council:

1. Support the 2022 Saskatchewan Winter Games (the Games) with an in-kind donation of facility rental fees, valued up to \$50,000, for City-owned facilities used by 2022 Saskatchewan Winter Games Regina Inc. during the Games, including fees charged by City-operated facilities and City-owned facilities that are operated by Regina Exhibition Association Limited.
2. Provide the above support subject to the following conditions:
  - a) 2022 Saskatchewan Winter Games Regina Inc. demonstrates the ability to plan and host the event through a comprehensive budget and event plan.
  - b) Completion of a Contribution Agreement with 2022 Saskatchewan Winter Games Regina Inc. outlining relationships, accountabilities, roles and responsibilities of the City of Regina as funder and 2022 Saskatchewan Winter Games Regina Inc. as event organizer.
  - c) Recognition that the City of Regina accepts no obligations for deficits, loans, or guarantees for the 2022 Saskatchewan Winter Games.
  - d) A commitment by 2022 Saskatchewan Winter Games Regina Inc. to provide a follow up report that identifies how the City of Regina's funding was utilized in the hosting of the event.
3. Delegate the authority to negotiate and approve the terms of the Contribution Agreement and Venue Agreement between the City of Regina and 2022 Saskatchewan Winter Games Regina Inc. to the Executive Director, City Planning & Community Development.
4. Authorize the City Clerk to execute the Agreement on behalf of the City of Regina after review by the City Solicitor.
5. Approve funding up to \$50,000 in support through the annual Events, Conventions and Tradeshows attraction budget.





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CR21-64 Pattison Outdoor Billboard Leases

**Recommendation**

That City Council:

1. Approve the lease of City-owned property to Pattison Outdoor Advertising LP, as identified in Appendix A, consistent with the terms and conditions stated in this report.
2. Delegate authority to the Executive Director, Finance Strategy & Sustainability or his or her designate, to negotiate and approve a Lease Agreement between The City of Regina and Pattison Outdoor Advertising LP to operate their advertising billboards on City land as further described in this report, as well as 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. Authorize the City Clerk to execute the Lease Agreements upon review and approval by the City Solicitor.
4. Instruct the City Solicitor to prepare the necessary bylaw to give effect to the recommendations, to be brought forward to the meeting of City Council following approval of these recommendations by City Council.

CR21-65 Arena Planning Strategy Committee - Brandt Centre 2.0: Exploring the Future

**Recommendation**

That City Council endorse:

1. The APSC's final report "Brandt Centre 2.0: Exploring the Future" which is attached as Appendix A.
2. APSC to proceed to the next phase of exploring a replacement for the Brandt Centre; and
3. That the Arena Planning Strategy Committee consider in their location planning and recommendations the other major facilities: Pool, Multi-Purpose Event Centre, Ball Diamond and Library.



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CR21-66 Regina Downtown Business Improvement District - 2021 Budget

**Recommendation**

That City Council:

1. Approve Regina Downtown Business Improvement District's 2021 budget attached as Appendix A to this report.
2. Instruct the City Solicitor to prepare the necessary property tax bylaws to implement the above approved mill rate at the April 28, 2021 meeting.
3. Approve the proposed 2021 levy for the Regina Downtown Business Improvement District of 0.7233 mills at its April 14, 2021 meeting.

CR21-67 Regina Warehouse Business Improvement District - 2021 Budget

**Recommendation**

That City Council:

1. Approve the Regina Warehouse Business Improvement District's (RWBID) 2021 budget attached as appendix A to this report at its April 14, 2021 meeting.
2. Instruct the City Solicitor to prepare the necessary property tax bylaws to implement the above approved mill rate for the April 28, 2021 meeting.
3. Approve the proposed 2021 levy for RWBID of 0.54573 mills to be applied to current commercial property within the improvement district at its April 14, 2021 meeting.



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CR21-68 Buffalo Pound 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, 2024:

- Grant Ring (re-appointment)
- Dave Richards (re-appointment)

**Adjournment**