



CITY COUNCIL

**Wednesday, July 14, 2021
1:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

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**Agenda
City Council
Wednesday, July 14, 2021**

Confirmation of Agenda

Adoption of Minutes

Minutes from the meeting held on June 23, 2021

PUBLIC NOTICE BYLAWS, PUBLIC HEARING BYLAWS, RELATED REPORTS AND DELEGATIONS

DE21-191 Cathy Lawrence, Terra Developments and the Towns Development:
Concept Plan Amendment - PL202000238

CR21-104 Regina Planning Commission: Concept Plan Amendment - The Towns -
PL202000238

Recommendation

That City Council:

Approve the application to amend the Towns Concept Plan by redesignating the land uses within the area identified as the subject property and adopt, by resolution, the amended plan as set out in Appendix A-3 and Appendix A-4.

DE21-192 Cathy Lawrence, Terra Developments and the Towns Development:
Zoning Bylaw Amendment - PL202000256

CR21-105 Regina Planning Commission: Zoning Bylaw Amendment - The Towns,
Phase 2 Stage 1 (PL202000256)

Recommendation

That City Council:

1. Approve the application to rezone portions of land located at 3000 Woodland Grove Drive, SW 14-17-19-2 Ext 12, within the Towns Concept Plan Phase 2, Stage 1, as shown in Appendix A-1, from UH – Urban Holding Zone to RL - Residential Low-Rise Zone, subject to approval of the the Towns Concept Plan Amendment (PL202000238).



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2. Approve the application to apply the LA - Lane Access Overlay Zone to a portion of proposed RL - Residential Low-Rise Zone, within the proposed Block 32 and Block 33, subject to approval of the Towns Concept Plan Amendment (Project No. PL202000238).
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 the required public notice.

DE21-193 Cathy Lawrence, Terra Developments and the Towns Development:
Zoning Bylaw Amendment - PL202100004

CR21-107 Regina Planning Commission: Zoning Bylaw Amendment - The Towns,
Phase 2 Stage 2 (PL202100004)

Recommendation

That City Council:

1. Approve the application to rezone portions of lands located at 3000 Woodland Grove Drive, SW 14-17-19-2 Ext 12, within the Towns Concept Plan Phase 2, Stage 2 as shown in Appendix A-1 as follows:
 - a. Part of Block 33, 36 and 37 from UH – Urban Holding Zone to RU - Residential Urban Zone.
 - b. Parcel J2 from R1 - Residential Detached Zone to RH - Residential High-Rise Zone.
 - c. Parts of Block 34 from UH – Urban Holding Zone to RL - Residential Low-Rise Zone.

All subject to approval of the Towns Concept Plan amendment (Project No. PL202000238)

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.

CR21-106 Buffalo Pound Plant Renewal Financing

Recommendation

That City Council:

1. Authorize the Executive Director, Financial Strategy & Sustainability to negotiate, approve, and enter into all necessary agreements with Buffalo Pound Water Treatment Corporation (Buffalo Pound), the Toronto



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Dominion Bank (TD) and the City of Moose Jaw on behalf of the City of Regina and to undertake all actions and execute all documents, certificates and other agreements required of the City of Regina in order to facilitate Buffalo Pound's borrowing of the principal sum of \$60 million from TD, including the City of Regina providing a guarantee of the principal sum of \$44.4 million plus any related interest or other costs of the debt resulting from this borrowing.

2. Instruct the City Solicitor to prepare a borrowing/guarantee bylaw based on the terms and conditions negotiated by the Executive Director, Financial Strategy & Sustainability as outlined in this report.
3. Authorize the Executive Director, Financial Strategy & Sustainability, as the City of Regina's proxy, to exercise the City's voting rights in Buffalo Pound to:
 - a. approve any organizational resolutions or documents that may be required of Buffalo Pound in relation to the proposed borrowing of the principal sum of \$60 million plus any interest or other costs of such borrowing from TD;
 - b. approve the passage of the organizational resolutions and bylaw appended as Appendix A to this report; and

DE21-194 LeeAnn Croft and Julie Pedneault: Discretionary Use - 1730 Cowan Crescent - PL202100040

CR21-108 Discretionary Use - 1730 Cowan Crescent - PL202100040

Recommendation

That City Council:

1. Approve the discretionary use application for the proposed development of "Institution, Day Care" located at 1730 Cowan Crescent, being Lot 40, Block 33, Plan GE191 in the Hillsdale Neighbourhood, subject to compliance with the following development standards and conditions:
 - a. The development shall comply with all applicable standards and regulations in the *Regina Zoning Bylaw, 2019-19*.
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.



OFFICE OF THE CITY CLERK

CR21-109 Discretionary Use - 1205 15th Avenue - PL202100056

Recommendation

That City Council:

1. Approve the discretionary use application for the proposed development of "Food and Beverage, Restaurant" located at 1205 15th Avenue, being Lot 19, Block 469, Plan OLD33, Ext 124 in the Heritage 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 and A-3.2, prepared by Eggtopia;
 - 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*.
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.

DE21-224 Jess Richter, Art Gallery of Regina: Art Gallery of Regina Lease - 2402 Elphinstone Street

CR21-110 Art Gallery of Regina Lease - 2402 Elphinstone Street

Recommendation

That City Council:

1. Approve the City of Regina entering into an agreement for the lease of a portion of the City-owned property located at 2402 Elphinstone Street as outlined on the attached Appendix A to The Art Gallery of Regina, consistent with the terms and conditions stated in this report.
2. Delegate authority to the Executive Director, Financial Strategy & Sustainability or his or her designate, to negotiate any other commercially relevant terms and conditions, 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.



OFFICE OF THE CITY CLERK

3. Authorize the City Clerk to execute the Agreement upon review and approval by the City Solicitor.

2021-47	The Public Notice Policy Amendment Bylaw, 2021
2021-48	The Regina Zoning Amendment Bylaw, 2021 (No. 14)
2021-49	The Regina Zoning Amendment Bylaw, 2021 (No. 15)
DE21-195	Kent Peterson: 2021-51 The Prohibited Businesses Bylaw 2021
DE21-196	Dr. Oren Amitay: 2021-51 The Prohibited Businesses Bylaw 2021
DE21-197	Terry Tuharsky: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
DE21-198	Charles Cavanaugh: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
DE21-199	Nerissa Young: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
DE21-200	Kevin Philip: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
DE21-201	Kate Fisher: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
DE21-202	Marcia Friday: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
DE21-203	Benjamin Ferland, Christian Legal Fellowship: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
DE21-204	Lin Huggett: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
DE21-205	Angèle Poirier: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
DE21-206	Val Wright: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
DE21-207	Jose Ruba: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
DE21-208	Tria Donaldson: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
DE21-209	Susan Cameron: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
DE21-210	Eric Bell: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021



OFFICE OF THE CITY CLERK

- DE21-212 Nicholas Schiavo, No Conversion Canada: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
- DE21-213 Amanda Flahr, Brad Olson and Tammy Wagne: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
- DE21-214 Allen Fedorak: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
- DE21-215 Robert Dole: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
- DE21-216 Joe Lomas: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
- DE21-217 Apen Huggins, UR Pride Centre: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
- DE21-218 Russell Mitchell-Walker, Eastside United Church: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
- DE21-219 Carla Taylor-Brown: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
- DE21-220 Cam Fraser, Knox-Metropolitan United Church: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
- DE21-221 Gisela Stuhm: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
- DE21-222 Wes Ranson: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
- DE21-223 Marty Moore, Justice Centre for Constitutional Freedoms: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
- 2021-51 The Prohibited Businesses Bylaw, 2021
- 2021-52 The Buffalo Pound Water Treatment Corporation Plant Renewal Project Borrowing and Guarantee Bylaw, 2021

DELEGATIONS AND RELATED REPORTS

- DE21-211 Judith Veresuk, Regina Downtown Business Improvement District: Regina Downtown Annual Report



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CM21-12 Regina Downtown Annual Report

Recommendation

That City Council receive and file this report.

DE21-225 Leasa Gibbons, Regina Warehouse Business Improvement District: Regina Warehouse Annual Report

CM21-11 Regina Warehouse Annual Report

Recommendation

That City Council receive and file this report.

CITY MANAGER'S REPORT

CM21-13 2020 Annual Debt Report

Recommendation

That City Council receive and file this report.

COMMITTEE REPORTS

EXECUTIVE COMMITTEE

CR21-111 Dewdney Avenue Corridor Rehabilitation Project Consulting Services over \$750,000

Recommendation

The Executive Committee recommends that City Council:

1. Delegate authority to the Executive Director, Financial Strategy and Sustainability or his designate, to negotiate and approve an agreement between the City of Regina (City) and the highest ranked proponent through a request for proposal public procurement process to engage consulting and professional services over \$750,000 in order to support the preliminary design, detailed design and construction services related to the Dewdney Avenue Corridor Rehabilitation (DACR) Project, 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.
2. Authorize the City Clerk to execute the necessary agreements after review and approval by the City Solicitor.



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CR21-112 Multi-Year Budgeting

Recommendation

That City Council:

1. Endorse a two-year multi-year budget process with the following features:
 - a. The period of the multi-year budget be set at a static two-year budget with the first budget period being 2023-2024.
 - b. In the first year, City Council approves:
 - i. the first year of the two-year budget along with the mill rate and utility rate for the first year; and
 - ii. in principle, the second year of the budget along with the in-principle mill rate and utility rate for the second year.
 - iii. The first year of the capital budget and the second year of the capital budget in principle within a five-year capital plan.
 - c. In the second year:
 - i. an annual approval process will allow for limited adjustments to the second year of the budget and approval of the mill rate and utility rate for the second year;
 - ii. budget adjustments will be limited to annual adjustments of a more significant nature due to certain circumstances, such as: significant changes to Council's strategic priorities and/or unanticipated external economic, environmental, and political factors.
 - d. A budget book will be prepared for the initial release of the two-year budget. In the second year, a supplemental document would be prepared summarizing any changes approved by Council for the second year of the two-year budget.
2. Direct Administration to consult with the City's service partners whose budget requests are included in the City's budget over the next year to determine their scope of inclusion in the multi-year budget.
3. Direct Administration to report back to City Council in 2024, prior to the development of the next two-year budget (2025-26), with a summary of the benefits, implications from the implementation of the first multi-year budget process, and potential improvements on the process.



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INFORMATIONAL REPORTS

IR21-3 Buffalo Pound Water Treatment Plant Corporation - 2020 Annual Report

Recommendation

That City Council receive and file this report.

NOTICE OF MOTIONS

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

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

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

BYLAW

2021-50 The Regina Airport Authority Inc. Tax Exemption Bylaw, 2021

Adjournment