



# **CITY COUNCIL**

**Wednesday, October 13, 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, October 13, 2021**

**CONFIRMATION OF AGENDA**

**ADOPTION OF MINUTES**

Minutes from the meeting held on September 29, 2021

**PUBLIC HEARING AND PUBLIC NOTICE BYLAW**

2021-59 The Development Levy Amendment Bylaw, 2021 (No. 2)

**TABLED REPORT**

CR21-133 Sidewalk Snow Clearing Provisions - Clean Property Bylaw Amendment

**Recommendation**

That City Council:

1. Approve the amendments to *The Clean Property Bylaw, Bylaw No. 9881* (Bylaw) as detailed in Option 1 and appendix A, effective January 1, 2022.
2. Allocate \$510,000 in the proposed 2022 General Operating Budget to fund three additional Bylaw Enforcement Officers, one administrative Bylaw position, one additional position in the Legal Services Branch and additional associated costs.
3. Instruct the City Solicitor to prepare the necessary amending bylaw to be brought forward to the October 13, 2021 meeting of City Council following the approval of these recommendations.



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**DELEGATIONS AND PUBLIC NOTICE REPORTS**

DE21-270 Tim Reid and Gerry Fischer, Regina Exhibition Association Limited: REAL Hotel Lease

CR21-137 Executive Committee: REAL Hotel Lease

**Recommendation**

That City Council:

1. Pursuant to the Campus Master Lease Agreement between the City and the Regina Exhibition Association Limited (REAL), consent to REAL entering into a sublease to Genesis Hospitality Inc. of a portion of the City owned property located at 1700 Elphinstone Street (Campus) for a potential total term, including all possible extensions, of 90 years and otherwise in accordance with the terms and conditions as described in this report.
2. Delegate authority to the City Manager, or his designate, to provide written confirmation on behalf of the City of said consent, including consent to any amendments or terms that do not substantially change what is described in this report.
3. Delegate authority to the City Manager, or his designate, to sign or authorize the signing of any required planning permits on behalf of the City, as landowner, to initiate any necessary planning processes for the development contemplated by the said sublease.

DE21-271 Kara Olson, KRN Residential Design and Reg Hamilton, Argyle Developments: Discretionary Use Application - Part of 3000 Woodland Grove Drive

CR21-138 Regina Planning Commission: Discretionary Use Application - Part of 3000 Woodland Grove Drive - PL202100123

**Recommendation**

That City Council:

1. Approve the discretionary use application for the proposed development of "Building, Planned Group" and "Planned Group" located at the intersection of Buckingham Drive and Green Brooks Road, being part of SW 14-17-19-2 Ext in the Towns Subdivision, subject to compliance with the following development standards and conditions:



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- a) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 and A-3.5, prepared by KRN Residential Design, dated June 21, 2021.
  - b) The development permit to be issued upon the servicing agreement being executed and associated subdivision application being 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.

DE21-272 Paul Hudon, LyteHorse Labs: Discretionary Use and Zoning Bylaw Amendment - 2201 1st Avenue - PL202100134 and PI202100135

CR21-139 Regina Planning Commission: Discretionary Use and Zoning Bylaw Amendment - 2201 1st Avenue - PL202100134 and PI202100135

**Recommendation**

That City Council:

1. Approve an amendment to *The Regina Zoning Bylaw, 2019* to add "Industry, Heavy" as a discretionary land use in the IL-Industrial Light Zone, subject to the use being contained within a building (indoor).
2. Approve the discretionary use application for the proposed development of "Industry, Heavy" and "Storage, Hazardous Material" located at 2201 1<sup>st</sup> Avenue (suite location: 674 Cornwall Street), being Plan: 90R51768 Block: B in the Industrial Park Subdivision, subject to compliance with the following development standards and conditions:
  - a) The approved use (storage and processing of lithium batteries) shall be confined within a total area of 1057 square meters as shown in Appendix A-3 and shall be entirely contained indoors within the existing building;



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- b) Prior to occupancy, the applicant shall submit to the City an Emergency Response Plan, satisfactory to the City, for the handling of hazardous materials. The development shall be carried out and continue to be operated in accordance with said Plan;
  - c) Approval from the Ministry of Environment, if applicable, shall be submitted prior to issuance of development permit; and
  - d) Except as otherwise specified in this approval, the development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019*.
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.
  4. Subject to adoption of the bylaw contemplated in Recommendation 3, 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.

DE21-273 Delaine Clyne, Regina Public Schools: Zoning Bylaw Amendments – Various School Sites

CR21-140 Regina Planning Commission: Zoning Bylaw Amendments – Various School Sites - PL202100078, PL202100079, PL202100080, PL202100081, PL202100082, PL202100083

**Recommendation**

That City Council:

1. Approve and authorize the transactions necessary to complete the transfer of 4.017 hectares of land from the City of Regina to the Board of Education of the Regina School Division No. 4 to satisfy the outstanding obligations and conditions of the Central Lands Agreement between the City of Regina and the Board of Education of the Regina School Division No. 4 of Saskatchewan dated May 14, 1987 and, in particular, to authorize the transactions necessary to complete the transfer of the proposed lands as directed in accordance with City Council report CR20-56;



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**Dieppe School Site (0.099 hectares):**

- a. authorize the transfer of a portion of the park lands located at 1010 McCarthy Boulevard, being part of Parcel XX, Plan No. 101882910 Ext 1 (in Dieppe Place), identified by the areas shaded with black dots on Appendix A-1.1, to the Board of Education of the Regina School Division No. 4 of Saskatchewan;
- b. approve the application to rezone a portion of the lands located at 1010 McCarthy Boulevard, being part of Parcel XX, Plan No. 101882910 Ext 1 (in Dieppe Place), identified by the areas shaded with black dots on Appendix A-1.1, from PS – Public Service Zone to I – Institutional Zone;
- c. approve the application to rezone a portion of the lands located at 145 Dorothy Street, being part of Parcel E, Plan No. 63R33089 (in Dieppe Place), identified by the area shaded with black cross-hatching on Appendix A-1.1, from PS – Public Service Zone to I – Institutional Zone;

**Glen Elm School Site (0.53 hectares):**

- d. authorize the transfer of a portion of the park lands located at 1601 Bond Street, being part of Lot 14, Block 1, Plan No. 60R01732 Ext 0 (in Glen Elm Park), identified by the area outlined in red on Appendix A-2.1, to the Board of Education of the Regina School Division No. 4 of Saskatchewan;
- e. approve the application to close a portion of the Regent Street right-of-way, identified by the area shaded with black dots on Appendix A-2.1 and transfer said lands to the Board of Education of the Regina School Division No. 4 of Saskatchewan.

**Grant Road School Site (0.181 hectares):**

- f. authorize the transfer of a portion of the municipal reserve lands located at 2606 Grant Road, being part of Block MR15, Plan No. 101356893 Ext 0 (in Whitmore Park), as identified by the area outlined in red on Appendix A-3.1 to the Board of Education of the Regina School Division No. 4;



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- g. approve the application to rezone a portion of the lands located at 2606 Grant Road, being part of Block MR15, Plan No. 101356893 Ext 0 (in Whitmore Park), as identified by the area outlined in red on Appendix A-3.1 from PS – Public Service Zone to I – Institutional Zone.

**Jack MacKenzie School Site (1.04 hectares):**

- h. authorize the transfer of a portion of the municipal reserve lands located at 3860 E Buckingham Drive, being part of Parcel MR9, Plan No. 99RA19122 Ext 2 (in Windsor Park), as identified by the area outlined in red on Appendix A-4.1 to the Board of Education of the Regina School Division No. 4;

**Rosemont School Site (0.814 hectares):**

- i. authorize the transfer of the park lands located at 5310 4<sup>th</sup> Avenue, being Lot 30, Block 18, Plan No. FN41 Ext 0 (in Rosemont North), as identified by the area outlined in red on Appendix A-5.1 to the Board of Education of the Regina School Division No. 4;
- j. approve the application to rezone the lands located at 5310 4<sup>th</sup> Avenue, being Lot 30, Block 18, Plan No. FN41 Ext 0 (in Rosemont North), as identified by the area outlined in red on Appendix A-5.1, from PS – Public Service Zone to I – Institutional Zone;

**WF Ready School Site (1.353 hectares):**

- k. authorize the transfer of a portion of the public reserve lands located at 3043 E Arens Road, being part of Parcel R2, Plan No. 84R14416 Ext 1 (in Wood Meadows), as identified by the area shaded by black dots on Appendix A-6.1, to the Board of Education of the Regina School Division No. 4; and
- l. approve the application to rezone a portion of the lands located at 3043 E Arens Road, being Parcel R2, Plan No. 84R14416 Ext 1 (in Wood Meadows), as identified by the area shaded by black dots on Appendix A-6.1, from PS – Public Service Zone to I – Institutional Zone.




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2. Instruct the City Solicitor to prepare the necessary 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 and the required public notice.

### DELEGATIONS AND RELATED REPORTS

DE21-274 Stephen Onda, Bright Sky: Rapid Housing Initiative - Project Update and Provincial Funding Approval

CM21-19 Rapid Housing Initiative - Project Update and Provincial Funding Approval

#### **Recommendation**

That City Council:

1. Authorize the City Manager, or designate, to negotiate, approve and enter into all necessary agreements with the Government of Saskatchewan 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 borrowing of the principal sum of \$783,000 from the Government of Saskatchewan and registration of the mortgage on title to the property as required by the Government of Saskatchewan.
2. Instruct the City Solicitor to prepare a borrowing bylaw based on the terms and conditions negotiated by the Executive Director, Financial Strategy & Sustainability, as outlined in this report.
3. Approve the Rapid Housing Initiative Project, including modifications to the Project that are necessary, as determined by City Administration, to deliver the affordable housing units on-time.

DE21-275 Bob Linner, Long Lake Investments Inc: Official Community Plan Amendment - Harbour Landing West - PL201900072

DE21-276 Evan Hunchak and Jason Carlston, Dream Development: Official Community Plan Amendment - Harbour Landing West - PL201900072

DE21-277 Blair Forster and Chad Jedlic, Forster Harvard Development Corp: OCP Plan Amendment – Harbour Landing West – PL201900072

DE21-278 Louise Mohr, Beaudry Family: Official Community Plan Amendment - Harbour Landing West - PL201900072





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- DE21-279 Nathan Petherick, B&A Planning Group: Official Community Plan Amendment - Harbour Landing West - PL201900072
- DE21-280 Terry Murphy, Regina Victory Church: Official Community Plan Amendment - Harbour Landing West - PL201900072
- DE21-281 Kevin Filteau, and Rory Jensen, Ministry of Education, Adam Hicks, Regina Public School Board Trustee and Sean Chase, Doug Sears and Vicky Bonnell, Regina Catholic boards of Trustees: Official Community Plan Amendment - Harbour Landing West - PL201900072
- CR21-143 Regina Planning Commission: Official Community Plan Amendment - Harbour Landing West - PL201900072

**Recommendation**

That City Council:

1. Deny the applications by Dream Development, relating to their properties located at NE 3-Twp17-Rge20-W2M and a portion of SE 3-Twp17-Rge20-W2M, to:
  - a) Amend *Design Regina: The Official Community Plan Bylaw No 2013-48* by removing these properties from the Special Study Area and redesignating them as Phase One land.
  - b) Obtain concept plan and rezoning approval.
2. Approve amendments to *Design Regina: The Official Community Plan Bylaw No 2013-48*, as described in Appendix C of this report, to:
  - a) Facilitate the development of a school site.
  - b) Update the policy section respecting Special Study Area requirements.
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.



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

CR21-141 Baseball Stadium Letter of Intent  
**(This report will be tabled to the October 27, 2021 City Council meeting.)**

**Recommendation**

That City Council:

Deny the approval for a letter of intent between the City of Regina, Living Sky Sports & Entertainment Inc. and the Regina Red Sox Baseball Inc., as described in this report and substantially in the form as attached as Appendix A.

CR21-142 Utility Affordability Report

**Recommendation**

That City Council:

1. Approve Option 2: Provide direction to Administration to develop a water rebate program and a high-efficiency retrofit program for low-income seniors for Council's consideration by Q2 of 2022; and
2. Remove item MN20-6 from the list of outstanding items.

**MOTIONS**

MN21-11 No Parking at an Entrance of an Alley Restriction Change

MN21-10 Indigenous Procurement

MN21-12 Councillors Dan LeBlanc, Andrew Stevens, Lori Bresciani, Terina Shaw, Cheryl Stadnichuk and Shanon Zachidniak: Advance Notice of Water Shut Off

**NOTICE OF MOTION**

MN21-13 Race to Zero

**ADJOURNMENT**