



CITY COUNCIL

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

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

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

Confirmation of Agenda

Adoption of Minutes

Minutes from the meetings held on October 25 and 27, 2021

COMMUNICATIONS, DELEGATIONS AND PUBLIC NOTICE REPORTS

- DE21-302 Kelly Longmoore: Heritage Demolition- 1863 Cornwall Street
- DE21-303 Jackie Schmidt, Heritage Regina: Heritage Demolition- 1863 Cornwall Street
- DE21-304 Rosanne Hill Blaisdell, Harvard Diversified Enterprises Inc. and Jordan Hardy, MLT Aikins: Heritage Demolition- 1863 Cornwall Street
- CR21-152 Regina Planning Commission: Heritage Demolition- 1863 Cornwall Street

Recommendation

That City Council:

1. a) Deny the demolition application for 1863 Cornwall Street.
- b) Direct the property owner to undertake necessary repairs and other measures to stabilize the building and preserve the façade at minimum.

- CP21-32 Bike Regina: Zoning Bylaw Amendment - All Properties Zoned as DCD-CBM – Chuka Boulevard Mixed Direct Control District Zone - PL202100105
- DE21-305 Chad Jedlic and Blair Forster, Forster Harvard Development Corp.: Zoning Bylaw Amendment - All Properties Zoned as DCD-CBM – Chuka Boulevard Mixed Direct Control District Zone - PL202100105



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- DE21-306 Bruce Belmore, KGS Group: Zoning Bylaw Amendment - All Properties Zoned as DCD-CBM – Chuka Boulevard Mixed Direct Control District Zone - PL202100105
- DE21-307 Chris LeTourneur and Martin Anstey, MXD Development Strategists: Zoning Bylaw Amendment - All Properties Zoned as DCD-CBM – Chuka Boulevard Mixed Direct Control District Zone - PL202100105
- DE21-308 Mike Di Stasi, Di Stasi Real Estate Ltd.: Zoning Bylaw Amendment - All Properties Zoned as DCD-CBM – Chuka Boulevard Mixed Direct Control District Zone - PL202100105
- DE21-309 DE21-309 Ron Pfeifer, Gateway Developments: Zoning Bylaw Amendment - All Properties Zoned as DCD-CBM – Chuka Boulevard Mixed Direct Control District Zone - PL202100105
- DE21-310 Kieron Hunt, FBM Architecture Interior Design and Planning: Zoning Bylaw Amendment - All Properties Zoned as DCD-CBM – Chuka Boulevard Mixed Direct Control District Zone - PL202100105
- DE21-311 Darren Anaka, Dean Picton, and Derek Picton: Zoning Bylaw Amendment - All Properties Zoned as DCD-CBM – Chuka Boulevard Mixed Direct Control District Zone - PL202100105
- DE21-312 Kevin Reese, Karina Developments: Zoning Bylaw Amendment - All Properties Zoned as DCD-CBM – Chuka Boulevard Mixed Direct Control District Zone - PL202100105
- DE21-313 Rob Bresciani and Josh Bresciani: Zoning Bylaw Amendment - All Properties Zoned as DCD-CBM – Chuka Boulevard Mixed Direct Control District Zone - PL202100105
- CR21-153 Regina Planning Commission: Zoning Bylaw Amendment - All Properties Zoned as DCD-CBM – Chuka Boulevard Mixed Direct Control District Zone - PL202100105 (Tabled September 8, 2021)

Recommendation

That City Council:

1. Approve the proposed text amendments to the DCD-CBM Chuka Boulevard Mixed Direct Control District in *The Regina Zoning Bylaw, 2019*, as detailed in Appendix A-3, to allow for:
 - a. A “Drive-Through” as a discretionary use;



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- b. Standalone commercial development along the Chuka Boulevard interface; and
 - c. Other housekeeping amendments as described in Appendix A-3.
2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations, to be brought forward to a meeting of City Council following approval of the recommendations and the required public notice.

- CP21-33 Omar Khan, High Tide Inc.: Cannabis Retail Zoning Amendments
- DE21-314 Kerri Mitchell and John Thomas, Farmer Jane Cannabis Co.: Cannabis Retail Zoning Amendments
- DE21-315 Landyn Uhersky, Wiid Boutique Inc.: Cannabis Retail Zoning Amendments
- CR21-154 Regina Planning Commission: Cannabis Retail Zoning Amendments (Tabled October 6, 2021)

Recommendation

That City Council:

1. Approve the proposed amendments to The Regina Zoning Bylaw, 2019-19, as outlined in the revised Appendix A to supplemental report RPC21-64, which will result in reducing the restrictions applicable to cannabis retail developments within the city; excepting those amendments proposed for "Institution, Education" where 182.88m will remain the separation distance for the establishment of Retail Trade, Cannabis.
2. Replace Appendix A with the revised Appendix A attached to supplemental report RPC21-64.
3. 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.
4. Remove items CR18-49 and RPC20-24 from the Outstanding Items list.

- DE21-316 Cory Strobel, NewRock Developments Inc.: Discretionary Use Application - 5000 E Green Brooks Way - PL202100144



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CR21-155 Regina Planning Commission: Discretionary Use Application - 5000 E Green Brooks Way - PL202100144

Recommendation

That City Council:

1. Approve the discretionary use application for the proposed development of “Building, Planned Group” and “Planned Group” located at 5000 E Green Brooks Way in the Greens on Gardiner 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-3.1 and A-3.4, prepared by Newrock Developments Inc. and dated January 26, 2021.
 - b) 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.

CR21-151 Executive Committee: Economic Opportunity Option to Purchase Agreement

Recommendation

That City Council:

1. Approve the City entering into an agreement granting an option to purchase the City owned lands described in Appendix A for \$5.48 million dollars.
2. Authorize the Executive Director of Financial Strategy and Sustainability to negotiate any other commercially relevant terms and conditions of the land option agreement.
3. Authorize the City Clerk to execute the land option agreement as approved by the City Solicitor.



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CR21-156 Regina Planning Commission: OCP/Concept Plan and Zoning Bylaw Amendments - 201 Fleet Street - PL202100153 & PL202100156

Recommendation

That City Council:

1. Approve amendments to the Fleet Street Business Park Secondary Plan, being Part B.9 of *Design Regina: The Official Community Plan Bylaw No. 2013-48*, as outlined in Appendix A-2.
2. Approve the amended Fleet Street Business Park Phase 1 Concept Plan, as shown in Appendix A-4.
3. Approve the application to rezone the proposed parcel MU1, located at 201 Fleet Street and being a portion of existing Parcel Y, Plan AC6035, Ext 0 and of existing Parcel X, Plan AC6035, Ext 1, as shown in Appendix A-1, from UH – Urban Holding Zone to PS – Public Service Zone.
4. Direct 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 these recommendations and the required public notice.

CITY MANAGER'S REPORT

CM21-21 Supplemental Report - Zoning Bylaw Amendments - Aquifer Protection Overlay Zone

Recommendation

That City Council receive and file this report.

CR21-125 Zoning Bylaw Amendments - Aquifer Protection Overlay Zone

Recommendation

That City Council:

1. Amend *The Regina Zoning Bylaw, 2019-19* to allow for industrial development in the high sensitivity area of the Aquifer Protection Overlay Zone to be considered as a discretionary use in conjunction with the submission by the applicant of an Aquifer Protection Plan, where such development is otherwise prohibited, and that all discretionary uses within the Aquifer Protection Overlay Zone be reviewed by both Regina Planning Commission and City Council.



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2. Instruct the City Solicitor to prepare the necessary bylaws to give effect to the recommendations and as further described in the report, to be brought forward to a meeting of the City Council following approval of the recommendations and the required public notice.

TABLED REPORTS

CR21-150 Operations and Community Services Committee: Fire Master Plan

Recommendation

That City Council:

1. Approve Appendix A Fire Master Plan (FMP);
2. Accept item OCS21-31 as Appendix B to this report, and approve Appendix B as the Regina Fire and Protective Service Diversity and Inclusion Plan;
3. Authorize the Fire Chief to utilize the Fire Master Plan as a guide for further planning, decisions and actions related to Fire and Protective Services;
4. Direct Administration to provide an annual report to City Council on the implementation of the Fire Master Plan including aspects related to Appendix B - RFPS Diversity and Inclusion plan, and all environmental aspects of the Fire Master Plan; and

COMMITTEE REPORTS**BOARD OF POLICE COMMISSIONERS**

CR21-157 Regina Police Service 2022 Operating and Capital Budget

(This report will be tabled to the December 15, 2021 City Council budget meeting)

Recommendation

1. That the 2022 Regina Police Service Operating Budget, which includes estimated gross operating expenditures of \$103,695,300 and revenues of \$10,898,600, resulting in a Net Operating Budget of \$92,796,700, be approved.



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2. That the 2022 Capital Budget of \$4,891,000 with capital funding to be determined by Regina City Council and an additional \$248,000 funded by SGI, be approved.
3. That this report be forwarded to the December 15, 2021 City Council budget meeting

EXECUTIVE COMMITTEE

CR21-158 2022 Regina Winter Festival

Recommendation

That City Council:

1. Support the 2022 Regina Winter Festival with a cash grant valued up to \$150,000.
2. Provide the above support subject to the following conditions:
 - a) 2022 Regina Winter Festival Committee demonstrates the ability to plan and host the event through a comprehensive budget and event plan.
 - b) Completion of a Contribution Agreement(s) with 2022 Regina Winter Festival Committee member organizations Provincial Capital Commission, Regina Downtown Business Improvement District, Regina Warehouse Business Improvement District & Regina Exhibition Association Limited.
 - c) Recognition by the Regina Winter Festival Committee and its member organizations that the City of Regina accepts no obligations for deficits, loans, or guarantees for the 2022 Regina Winter Festival.
 - d) A commitment by 2022 Regina Winter Festival Committee 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 the Executive Director, City Planning & Community Development to negotiate and approve the terms of the Contribution Agreement(s) between the City of Regina and the 2022 Regina Winter Festival Committee and/or its member organizations, Provincial Capital Commission, Regina Downtown Business Improvement District, Regina Warehouse Business Improvement District & Regina Exhibition Association Limited.



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4. Authorize the City Clerk to execute the Contribution Agreement(s) on behalf of the City of Regina after review by the City Solicitor.
5. Approve funding up to \$150,000 in support through 2022's annual Events, Conventions and Tradeshows attraction budget.

CR21-159 2022 City Council and Committee Meeting Calendar

Recommendation

That City Council:

1. Approve the 2022 meeting schedule of City Council as outlined in Appendix A:
 - a. City Council to meet every second Wednesday commencing at 9:00 a.m.;
 - b. Distribution and release of Council agendas and meeting materials is the Friday afternoon 13 days prior to the meeting, with the deadline moved to the preceding Thursday in instances where a statutory holiday falls on a Friday;
 - c. Deadline for written submissions from delegations to City Council is 1:00 p.m., the Thursday immediately preceding the Council meeting;
 - d. Council will recess for 30 minutes after meeting for 3 hours, if the agenda is not completed, with discretion provided to the chair to facilitate the hearing of delegations and/or progress of the report under consideration at that time.
 - e. Meetings will adjourn at 5:00 p.m. or earlier, unless a motion is passed to extend the meeting.
2. Approve the 2022 meeting schedule for Executive Committee as outlined in Appendix A:
 - a. Executive Committee to meet every second Wednesday at 9:00 a.m. on alternating weeks;
 - b. Distribution and release of Executive Committee agendas and meeting materials is the Friday afternoon 13 days prior to the meeting, with the deadline moved to the preceding Thursday in instances where a statutory holiday falls on a Friday;
 - c. Deadline for registering to address Executive Committee is 1:00 p.m., the Thursday immediately preceding the committee meeting.
3. Approve the 2022 meeting schedule for the Regina Planning Commission, Community Wellness Committee and Operations & Community Services Committee as outlined in Option 1 of this report and the following:
 - a. Distribution and release of agendas and materials is the Friday afternoon 12 days prior to the meeting;



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- b. Deadline for registering to address the Commission or the committees is 1:00 p.m., the Thursday immediately preceding the commission/committee meeting;
 - c. Committees will recess for 30 minutes after meeting for 3 hours, if the agenda is not completed, with discretion provided to the chair to facilitate the hearing of delegations and/or progress of the report under consideration at that time;
 - d. Committees will adjourn 5 hours after the start of the meeting or earlier, unless a motion is passed to extend the meeting.
 4. Approve the following administrative revisions to *The Procedure Bylaw*:
 - a. All agenda items and related meeting materials for meetings of City Council or Executive Committee must be submitted in writing to the City Clerk before the Thursday afternoon 14 days prior to the meeting, with the deadline moved to the preceding Wednesday in instances where a statutory holiday falls on a Tuesday;
 - b. All agenda items and related meeting materials for meetings of the Regina Planning Commission, Community Wellness Committee and Operations & Community Services Committee must be submitted in writing to the City Clerk before the Thursday afternoon 13 days prior to the meeting, with the deadlines moved to the preceding Wednesday in instances where a statutory holiday falls on a Tuesday;
 - c. Remove the reference to Prayer in the section “Order of Business at Meetings”;
 - d. Remove the requirement for Council members, Administration and Delegations to “stand” when speaking at City Council;
5. Remove MN21-5 from the List of Outstanding Items for City Council.
6. Direct the City Solicitor to make the necessary amendments to *The Procedure Bylaw, Bylaw No. 9004* as outlined in this report and that these be considered by City Council at its meeting of November 24, 2021.
7. Approve that a mandatory mid-session recess be called for 15 minutes, every 90 minutes of all City Council and Committee meetings.
8. Replace all references to “he/his” and “she/her” to “they” and “their” in *The Procedure Bylaw, Bylaw No. 9004*.
9. Direct the City Clerk to investigate the implications, costs and timing of implementing full-time City Councillor positions and conduct consultations with other comparative municipalities by Q3 of 2022.

Adjournment