



CITY COUNCIL

**Wednesday, June 15, 2022
1:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

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**Agenda
City Council
Wednesday, June 15, 2022**

Confirmation of Agenda

Adoption of Minutes

Minutes of the meeting held June 1, 2022

PUBLIC HEARING AND PUBLIC NOTICE BYLAWS

- 2022-29 The Regina Zoning Amendment Bylaw, 2022 (No.9)
2022-33 The Low-Income Municipal Property Tax Deferral Program Bylaw, 2022
2022-38 The Regina Administration Amendment Bylaw, 2022 (No. 2)

TABLED REPORTS

CM22-14 Heritage Demolition - 1863 Cornwall Street

Recommendation

That City Council approve Option 3 outlined in the report to:

1. Retain 1863 Cornwall Street as a designated property within the boundaries of the Victoria Park Heritage Conservation District.
2. Approve the demolition of the Burns Hanley Building subject to the property owner entering into a heritage easement and covenant agreement, to be registered against the title to the property, including terms and conditions that provide for redevelopment of the property in accordance with the plans submitted by the applicant; and including the dismantling and storage of the west façade of the building for the purposes of reconstruction and restoration of its significant features to be incorporated as a condition of any future application for redevelopment of the property.
3. Not issue the proposed repair order in relation to the property.



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DELEGATIONS AND PUBLIC NOTICE REPORTS

DE22-89 Blair Forster and Paul Gregory, Forster Harvard Development Corp and Westerra Development Corp, Regina, SK

DE22-90 Grant Mihalcheon, B&A Planning Group, Calgary, AB

CR22-69 Proposed Concept Plan and Zoning Bylaw Amendment - 8701 Dewdney Avenue - PL202100226 and PL202100227

Recommendation

That City Council:

1. Approve the application to amend the Westerra Phase 1 Concept Plan (Land-Use Plan and Circulation Plan) by redesignating part of the Large Format Retail land use to low and medium-density residential land use and adopt the amended Concept Plan as set out in Appendix A-4.1 and A-4.2.
2. Approve the application to rezone portions of lands from the Westerra Phase 1, as shown in Appendix A-1; being part of Blk/Par A-Plan 102224393 Ext 1, located within the Westerra Concept Plan from MLM - Mixed Large Market Zone to:
 - a. RU – Residential Urban Zone;
 - b. RL - Residential Low-Rise 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 the City Council following approval of these recommendations and the required public notice.

DE22-91 Evan Lascue, Avana Developments Inc, Regina, SK

CR22-70 Discretionary Use Application - 2820 Narcisse Drive - PL202200027

Recommendation

That City Council:

1. Approve the Discretionary Use application for the proposed development of 106 units as seven “Building, Stacked” and nine “Building, Row” located at 2820 Narcisse Drive, being Parcel S, Plan 102136845 in the Hawkstone Subdivision, subject to compliance with the following development standards and conditions:
 - a) The development shall be generally consistent with the plans attached



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to this report as Appendix A-3.1 and A-3.3, prepared by Robinson Residential Design Inc., dated March 9, and April 19, 2022.

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 notice of approval 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.

CP22-39 Stu Niebergall, Regina & Area Homebuilders' Association, Regina, SK

CR22-71 Zoning Bylaw Amendment - Backyard Suites Amendment

Recommendation

That City Council:

1. Approve amendments to *The Regina Zoning Bylaw, 2019* to allow for Backyard Suites as a permitted use as described in this report and in accordance with the regulations set out in detail in Appendix A.
2. Approve amendments to *The Housing Incentives Policy* to expand a five year, 25 per cent tax exemption to applicable Backyard Suites as described in this report and in accordance with amendments set out in detail in Appendix B.
3. Exempt the sign posting requirements, as allowed by *The Public Notice Policy Bylaw, 2020*, for the properties as noted in Appendix B that are being rezoned.
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 the recommendations by Council and the required public notice.

DELEGATIONS AND RELATED MOTIONS

DE22-92 Shelley Sayer, Ranch Ehrlo Society, Regina, SK

DE22-93 Joey Reynolds, Regina, SK

DE22-94 Colleen Taylor, Poverty-Free Saskatchewan, Regina, SK

DE22-95 Sheila Wignes-Paton, Phoenix Residential Society, Regina SK



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- DE22-96 Dr. Carl Cherland, Our Savior's Lutheran Church Justice and Peace Ministry Team, Regina, SK
- DE22-97 Ed Lehman, Regina and District Labour Council, Regina, SK
- DE22-98 Shylo Stevenson, Regina, SK - MN22-3
- DE22-99 Wanda Walter, Evangelical Lutheran Church of Canada, Regina, SK
- DE22-100 Katherine Cameron, Regina, SK
- DE22-101 Florence Stratton, End Poverty Regina, Regina, SK
- DE22-102 Peter Gilmer, Regina Anti-Poverty Ministry, Regina, SK
- DE22-103 Trina Hodgson, Regina, SK
- DE22-104 Tiro Mthembu, Regina, SK - MN22-3
- DE22-105 Terri Sleeva, Regina, SK
- DE22-106 Kale McLellan, Regina, SK
- DE22-107 Abby Whelan, Regina, SK
- DE22-108 David Cyr, Regina, SK
- DE22-109 Joe Thomas, Worthy Purpose, Regina, SK
- DE22-110 Cameron Fraser, Knox-Metropolitan United Church, Regina, SK
- CP22-40 Matthew Livingstone, Regina, SK
- CP22-41 Tmira Marchment, SOFIA House, Regina, SK
- MN22-3 Ending Homelessness

Recommendation

THEREFORE BE IT RESOLVED that Administration be directed to include the following in the 2023 proposed budget:

1. Full operational funding to solve homelessness throughout the City using a housing first, supportive housing model. This draft funding to be clearly demarcated in a line item of its own.



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2. Any supplemental report required to explain the costing of point 1, above.
 - a. This report will provide the estimated number of chronically homeless persons in Regina, the anticipated cost per individual to provide supportive housing to these individuals, the anticipated timeline to house these individuals if the draft funding were approved, and the means by which the City would deploy the funding if approved (including through working with service partners).
 - b. This report will also describe the financial cost of continued inaction on this issue. This analysis will outline the current, ongoing costs of unaddressed homelessness throughout the City.

DE22-111 Ariana Giroux, UR Pride, Regina, SK - MN22-4

DE22-112 Aspen Huggins, Regina, SK

DE22-113 Whitney Blaisdell, Project Play YQR, Regina, SK

DE22-114 Cat Haines, Regina, SK

DE22-115 Claire Carter, Regina, SK

DE22-116 Melissa Coomber-Bendtsen, YWCA Regina, Regina, SK

DE22-117 Julian Wotherspoon, Regina, SK - MN22-4

DE22-118 Jacq Brasseur, Regina, SK

CP22-42 Colin Druhan and Patrick Lin, Pride at Work Canada, Toronto, ON

MN22-4 2SLGBTQIAP+ Communities in Regina

Recommendation

THEREFORE BE IT RESOLVED that Administration prepare a report for Executive Committee in Q2 of 2023 which explores and makes recommendations regarding:

1. Concrete steps, funding, programs and approaches which the City of Regina can implement to improve the lived experience of



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2SLGBTQIAP+ people based on research and a jurisdictional scan of other cities.

2. The inclusion of a 2SLGBTQIAP+ advisory committee and/or a dedicated 2SLGBTQIAP+ Community Consultant within the Community Wellbeing & Inclusion Branch to inform future decisions and programs.
3. The inclusion of a gender-based analysis that includes meaningful inclusion of 2SLGBTQIAP+ realities in all reports and matters coming before City Council or committees of Council – in the same way that such reports currently identify potential environmental impacts.
4. The City of Regina as an employer:
 - a. Including 2SLGBTQIAP+ people under all employee equity policies.
 - b. Streamlined name change process (respecting employee identification, email addresses, etc.) for all city staff.
 - c. Provision of all gender change rooms and washrooms.
 - d. Develop expansive education for all leadership and front-line staff;
 - e. Analysis regarding how the part-time nature of City Councillor positions dissuades 2SLGBTQIAP+ people and other marginalized people from seeking those positions. Recommendations flowing from this analysis.
5. The City of Regina as a Service Provider:
 - a. Include 2SLGBTQIAP+ needs such as all gender changing roomsⁱ and trans affirming changing room policiesⁱⁱ in all facility upgrades and developments.
 - b. Include 2SLGBTQIAP+ specific space/programming such as all-body swimmingⁱⁱⁱ or gym time, all gender youth sports, etc.
 - c. Create priority facility booking and/or permit process for 2SLGBTQIAP+ community events.
 - d. An analysis of the City's existing "family" programming, including exploration of whether the implied meaning of family includes family as commonly understood amongst 2SLGBTQIAP+ people^{iv}.



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6. The City of Regina as a funder:
 - a. Create 2SLGBTQIAP+ funding streams. This funding to include intergenerational programs, and serving 2SLGBTQIAP+ people at all stages of life.
 - b. Target funding for 2SLGBTQIAP+ within ethnoracial communities.
 - c. Require as a condition of all funding that the applicant/recipient provides services which are available and inclusive of 2SLGBTQIAP+ people.

DELEGATIONS AND RELATED REPORTS

DE22-119 Judith Veresuk, Regina Downtown Business Improvement District, Regina, SK

CM22-18 Regina Downtown BID 2021 Annual Report

Recommendation

That City Council receive and file this report.

DE22-120 Leasa Gibbons, Regina Warehouse Business Improvement District, Regina, SK

CM22-19 Regina Warehouse BID 2021 Annual Report

Recommendation

That City Council receive and file this report.

DE22-121 Evan Hunchak, Dream Development, Regina, SK

CR22-72 Closure of Utility Parcels - 9501 9th Avenue N. - PL202200047

Recommendation

That City Council:

Approve a resolution pursuant to section 172.1 of *The Planning and Development Act, 2007* with respect to Municipal Utility Parcels MU1 and MU2, Plan No. 102373321, as shown in Appendix A-3 to:

- a. Declare that the municipal utility parcels are no longer required as municipal utility parcels; and



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- b. Direct Administration to cause the municipal utility parcel designations to be removed from title of the parcels.

COMMITTEE REPORTS**EXECUTIVE COMMITTEE**

CR22-73 Appointment to the Master Plan Public Advisory Committee (MPPAC)

Recommendation

That City Council approve the following appointments as the City of Regina representative and Alternate to the Provincial Capital Commission, Master Plan Public Advisory Committee (MPPAC) for the terms of office indicated below, and that they continue to hold office for the term indicated or until their successor is appointed:

Director, Park, Recreation & Cultural Services:
August 1, 2022 – December 31, 2023

Manager, Planning & Partnerships (Alternate):
August 1, 2022 – December 31, 2023

CR22-74 Appointment of Auditors

Recommendation

That City Council:

1. Appoint MNP LLP as auditors for the years 2022 through 2026 to perform the annual audit for the City and its legal entities:
 - General Trust Fund;
 - Buffalo Pound Water Treatment Corporation;
 - Regina Downtown Business Improvement District;
 - Regina's Warehouse and Business Improvement District;
 - Economic Development Regina Inc.;
 - Regina Public Library; and
 - Regina Exhibition Association Limited;
2. Delegate authority to the Executive Director, Financial Strategy & Sustainability, to negotiate and approve the terms of the Audit Services Agreement with MNP LLP including any future amendments to the agreement and any ancillary agreements or documents required to give effect to the agreement.; and



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3. Authorize the City Clerk to execute the necessary agreements after review and approval of the City Solicitor.

CR22-75 2021 City of Regina Annual Report and Public Accounts

Recommendation

That City Council:

1. Approve the draft 2021 City of Regina Annual Report as outlined in Appendix A; and
2. Approve the draft 2021 Public Accounts as outlined in Appendix C.

BYLAWS AND RELATED REPORTS

2022-36 The Mail-In Ballot Amendment Bylaw 2022

2022-37 The Regina Water Amendment Bylaw, 2022 (No. 2)

2022-40 The Wastewater and Storm Water Amendment Bylaw, 2022 (No. 2)

Adjournment

ⁱ All gender changing rooms refer to changing rooms that are open to people of any gender.

ⁱⁱ Trans affirming changing room policies refer to policies that affirm trans people's rights to use whichever changing room aligns with their identified gender. E.g. policy that explicitly states trans women's right to use the women's changing room, and trans men's right to use the men's changing room.

ⁱⁱⁱ All-body swims refer to swim times and events that include specialized trans-affirming and inclusive practices and policies such as genderless changerooms and increased flexibility around swim apparel. Participants attend all-body swims with the understanding of these practices and policies, to reduce the likelihood of trans-antagonistic or transphobic attitudes at the event.

^{iv} Many 2SLGBTQIAP+ communities recognize the importance of chosen family. Chosen family refers to people who may not be traditionally considered as family members, either through marriage, blood relation or legal adoption, but who maintain close kinship ties.