



# **CITY COUNCIL**

**Wednesday, August 17, 2022  
1:00 PM**

**Henry Baker Hall, Main Floor, City Hall**



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**Agenda  
City Council  
Wednesday, August 17, 2022**

**Confirmation of Agenda**

**Adoption of Minutes**

Minutes of the meeting held July 13, 2022

**PUBLIC HEARING AND PUBLIC NOTICE BYLAWS**

DE22-154 Anna Norris, Regina, SK

2022-42 The Regina Zoning Amendment Bylaw, 2022 (No. 13)

2022-43 Design Regina: The Official Community Plan Amendment Bylaw, 2022 (No. 4)

**DELEGATIONS AND PUBLIC NOTICE REPORTS**

DE22-155 Andrew Hnatuk, Pattison Outdoor Advertising, Regina, SK

CR22-88 Pattison Outdoor - Billboard Leases

**Recommendation**

That City Council:

1. Approve the City of Regina (City) entering into an agreement for the lease of City-owned property to Pattison Outdoor Advertising LP, consistent with the terms and conditions stated in this report;
2. Delegate authority to the Executive Director, Financial Strategy & Sustainability or their 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; and



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

DE22-167 Tim Reid and Gerry Fischer, Regina Exhibition Association Limited (REAL), Regina, SK

CR22-89 REAL Restaurant Lease (Hardrock Properties)

### **Recommendation**

That City Council:

1. Consent to REAL entering into a sublease to Hardrock Properties Corporation 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 outlined under discussion section of this report, pursuant to the Campus Master Lease Agreement between the City of Regina (City) and the Regina Exhibition Association Limited (REAL);
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 outlined in this report; and
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.

CR22-90 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 Royal Bank of Canada (RBC) 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 \$55 million from RBC, including the City of Regina providing a guarantee of the principal sum of \$40.7 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



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the terms and conditions negotiated by the Executive Director, Financial Strategy & Sustainability as outlined in this report, with such bylaw coming forward on September 14, 2022;

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 \$55 million plus any interest or other costs of such borrowing from RBC; and
4. Approve of these recommendations on the condition that the swap interest rate plus credit spread percentage is equal to 5.8% or less on the date that BPWTC executes the swap interest rate agreement and swap confirmation. If the swap interest rate plus credit spread percentage exceeds 5.8%, then the Executive Director, Financial Strategy & Sustainability shall bring a further report to City Council to obtain additional approvals prior to completing the contemplated borrowing.

CR22-91 Official Community Plan Amendment & Zoning Bylaw Amendment - 1555 14th Avenue - PL202200037

### **Recommendation**

That City Council:

1. Approve amendments to *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP) to provide an exemption to Policy 9 in the OCP Part B.8 Core Area Neighbourhood Plan to allow for mixed-use development at 1555 14<sup>th</sup> Avenue.
2. Approve the application to rezone 1555 14<sup>th</sup> Avenue, being Lots 1 & 2, Parcel 423, Plan No. OLD33, and Lot 21, Parcel 423, Plan No. 101193410 Ext 21 in the Old33 Subdivision, from RL – Residential Low-Rise Zone to ML – Mixed 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 City Council following approval of these recommendations and the required public notice.



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CR22-92 Zoning Bylaw Amendments - Al Ritchie Neighbourhood

**Recommendation**

That City Council:

1. Approve amendments to *The Regina Zoning Bylaw, 2019* by:
  - a. Adding a new subsection (3) to section 1F.1.2 of Chapter 1 – Part 1F as follows:

*Notwithstanding subsection (1), authority to vary regulations, requirements and standards pursuant to this section shall not apply to any proposed development located in the Assiniboia Place and Arnhem Place Sub-Area, as identified in the Al Ritchie Neighbourhood Land-Use Plan (Part B.19 of the Design Regina: The Official Community Plan Bylaw No. 2013-48).*
  - b. Adding a new Part 8O, as attached to this report as Appendix A, to Chapter 8.
  - c. Rezoning the properties legally described as Lot 8-Blk/Par 33A-Plan 102280700 Ext 0 and Lot 9-Blk/Par 33A-Plan 102280700 Ext 0, from RN – Residential Neighbourhood Zone to ML – Mixed Low-Rise Zone.
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 these recommendations and the required public notice.

**DELEGATIONS, TABLED AND RELATED REPORTS**

DE22-148 Jack Huntington, Wascana View Action Group, Regina, SK

DE22-149 Marg Friesen, Winnipeg, MB

DE22-150 Julian Branch, Regina, SK

DE22-151 Brendan Hanson and Daryl Godfrey, SaskTel, Regina, SK

DE22-152 Kenneth Mack, Langenburg, SK - Antenna Protocols

DE22-156 Jillian MacPherson, Regina, SK



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DE22-157 Clint Kimery, Regina, SK

DE22-158 Marlene MacFarlane, Regina, SK

DE22-153 April O'Donoughue, Mansonville, QC

CR22-86 Antenna Systems Protocol

**Recommendation**

That City Council:

1. Remove items RPC10-5 Cell Phone Towers and RPC15-3 Application for Sale of Dedicated Lands (15-SD-01) Portion of Qu'Appelle Park - 1301 Parker Avenue from the List of Outstanding Items.
2. Amend the proposed Antenna Protocol to include Regina Airport Authority in the consultation process.
3. Approve the Antenna System Protocol, with amendment, attached as Appendix A.

CP22-54 Florence Stratton, Regina, SK

CP22-55 Susana Deranger, Regina, SK

CP22-56 Terri Sleevea, Regina, SK

CP22-57 Mona Hill, Regina, SK

CR22-87 Community Safety & Well-Being Governance

**Recommendation**

That City Council:

1. Approve the City of Regina to cause to be incorporated as a non-profit corporation under *The Non-Profit Corporations Act, 1995* (Saskatchewan) a controlled corporation as defined in *The Cities Act*, with the following attributes:
  - (i) 1 class of memberships (Class A-voting); and
  - (ii) the City of Regina be issued all Class A voting memberships in the corporation;
2. Authorize the City Manager to finalize and approve the unanimous



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membership agreement setting forth the governance principles for the Community Safety and Well-being Organization (“CSWB Organization”) to be named at a later date, (the “Unanimous Member’s Agreement”) pending the issuance of the Articles of Incorporation creating the CSWB Organization containing the key terms as set out in Appendix C attached to this report;

3. Appoint the following persons as the inaugural Board of Directors for the term of office as noted below or until their successor is appointed:
  - (i) Jada Yee – July 13, 2022 - December 31, 2023
  - (ii) Kim McKay-McNabb– July 13, 2022 – December 31, 2023
  - (iii) Milad Alishahi– July 13, 2022 – December 31, 2023
  - (iv) Nathalie Reid– July 13, 2022 – December 31, 2023
  - (v) Yaya Wang– July 13, 2022 – December 31, 2023
  - (vi) Scott Wells– July 13, 2022 – December 31, 2023
  - (vii) Mike O’Donnell– July 13, 2022 – December 31, 2023
  - (viii) Scott Law– July 13, 2022 – December 31, 2023
  - (ix) Donna Zeigler– July 13, 2022 – December 31, 2023
  - (x) Councillor Terina Shaw– July 13, 2022 – December 31, 2023;
4. Appoint the City Manager and/or their designate as the non-voting director appointment;
5. Appoint the Executive Director, City Planning & Community Development as the City’s proxy for the purposes of exercising the City’s voting rights in CSWB Organization in accordance with such direction as may be provided by City Council from time to time;
6. Delegate authority to the Executive Director, City Planning & Community Development to negotiate and approve a service agreement with CSWB Organization to provide Human Resources, Financial Services, Information Technology, and Communications support for a period of up to 2 years as further described in this report;
7. Delegate authority to the Executive Director, City Planning & Community Development to negotiate and approve a funding agreement with CSWB Organization to provide up to \$300,000 to support operational costs of the CSWB Organization for the remainder of the 2022 budget year and in each year thereafter in the amount approved by City Council in its annual operating budget;
8. Delegate authority to the Executive Director, City Planning &



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Community Development to approve any additional grants to be allocated to the CSWB Organization provided such grant can be funded within a budget approved by Council;

9. Direct the City Solicitor to finalize and file the Articles of Incorporation at the Saskatchewan Corporate Registry and to take any other steps necessary to bring effect to the incorporation as outlined in this report;
10. Authorize the City Clerk to execute the Unanimous Member's Agreement, Service Agreement, Funding Agreement and any ancillary agreements or other documents required to give effect to the recommendations in this report upon review and approval by the City Solicitor;
11. Approve the revised appendix C as outlined in Appendix E that reflects the following amended key terms:
  - a) updated to reflect the Corporation name and Organizational mandate as set out in item E22-26 Supplemental Report - Community Safety & Well-Being Governance;
  - b) remove reporting requirements to Executive Committee and City Council and replaced with reporting requirements only to City Council;
  - c) add an additional Council Designate for a total of two (2) Council Designates;
  - d) remove the non-voting director appointed by the Ministry of Justice and replace this with a non-voting director appointed by the Province of Saskatchewan; and
  - e) add a non-voting director appointed by the Government of Canada

CR22-93 Community Well-being Policy

### **Recommendation**

That City Council:

1. Approve the Community Well-being Policy (Appendix A), with the following amendment:
  - That an additional statement in Appendix A, under section 4.1, preceding the already included policy statements be included to read:
 

*“4.1.1 The City recognizes and honours the histories of the land upon which Regina is located and seeks to strengthen*





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*understandings of Indigenous history, identity, ways of knowing and being, and the diversity of cultural perspectives. The City commits to active, respectful, and ongoing participation in shared processes with Indigenous peoples and communities. It will prioritize mutually beneficial relationship building through ongoing dialogue, collaboration, communication, and engagement, and it further recognizes that there is an ongoing need for reflection and embedment of Indigenous worldview in City policy and planning.; and*

2. Remove #4 of item CR21-169 from the list of outstanding items for City Council.

### DELEGATIONS AND RELATED REPORTS

DE22-162 Jim Elliott, Regina, SK

CR22-94 Catalyst Committee - Terms of Reference

#### **Recommendation**

That City Council approve the Catalyst Committee Terms of Reference outlined in Appendix A.

CR22-95 Catalyst Committee Nominees

#### **Recommendation**

1. That City Council approve the following individuals to the Catalyst Committee for a term ending March 31, 2023:

- a. Councillor Bob Hawkins, Co-Chair
- b. Tim Reid, Co-Chair
- c. Councillor Lori Bresciani
- d. Councillor Andrew Stevens
- e. Lisa McIntyre
- f. Jeff Boutilier
- g. Dr. Jeff Keshen
- h. Tiffany Stephenson
- i. Melissa Coomber-Bendtsen
- j. Edmund Bellegarde
- k. Cindy Kobayashi
- l. Development Community – vacant
- m. Kyle Jeworski
- n. Ruth Smillie
- o. Next Generation Leadership – vacant



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p. Chris Lane; and

2. That the following two vacant positions be nominated and appointed by the Catalyst Committee:
  - a. Development Community
  - b. Next Generation Leadership

DE22-163 Dr. Patricia Elliott, Cathedral Area Community Association Planning Committee, Regina, SK

DE22-164 Jackie Schmidt and Susan Hollinger, Heritage Regina, Regina, SK

CR22-96 Neighbourhood Character - Lakeview and Cathedral

### **Recommendation**

That City Council:

Direct Administration to return with a report before the end of 2022 recommending a bylaw with procedures to implement a nomination-based heritage conservation district application process.

DE22-159 Chad Fenrick, Ardel Steel, Regina, SK

DE22-160 Dion Malakoff, Saskatchewan Building Trades, Regina, SK

DE22-161 Kyle Kendel, Inland Aggregates, Regina, SK

DE22-165 Deanna Ogle, Canadian Labour Congress, Prairie Region, Regina, SK

DE22-166 Lori Johb, Saskatchewan Federation of Labour, Regina, SK

DE22-168 Mark Cooper, Saskatchewan Construction Association, Regina, SK

DE22-169 Tony Playter, Regina & District Chamber of Commerce, Regina, SK

DE22-173 Thomas Benjoe, FHQ Developments, Nekaneet Urban Reserve, SK

DE22-170 Kevin Dureau, Regina Construction Association, Regina, SK

DE22-171 Shantel Lipp, Saskatchewan Heavy Construction Association, Regina, SK

DE22-172 Brianna Solberg, Canadian Federation of Independent Business (CFIB), Regina, SK



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CR22-97 Response to Procurement

### **Recommendation**

That City Council:

1. Direct Administration to investigate, design and draft an Indigenous Procurement Policy, as outlined in Appendix D, for City Council's approval by the end of 2022;
2. Approve the key provisions of a Sustainable Procurement Protocol, as outlined in Appendix C, to guide City staff in future procurements, with the inclusion of the following additional information after the last paragraph on page 6:  
  
*"In addition to tracking, Administration also recommends staging a mandatory requirement of COR certification and a Small Employer Certificate of Recognition (SECOR) in Q1 of 2025. Administration will continue to seek COR or SECOR through the sustainability evaluation criteria, to encourage the vendor community to seek this requirement prior to it becoming mandatory in 2025.";*
3. Approve Administration's plan to provide external cross-sector supplier coaching and training opportunities to increase awareness and participation by local businesses and social enterprises (recorded videos on Regina.ca, workshops, etc.), as outlined in Appendix C;
4. Affirm that the Executive Director of Financial Strategy and Sustainability or delegate will:
  - (a) update the Procurement Manual with a Sustainability Procurement Protocol based on the above recommendations; and
  - (b) approve the development of related policies and procedures that align and support the Sustainable Procurement Protocol based on the above recommendations;
5. Endorse the Executive Director of Financial Strategy and Sustainability's plan to develop and implement procurement data management planning and tracking tools, as outlined in Appendix F, with the addition of the following to Item 3.(b) of the Summary of Recommendations and Implementation Timeline:  
  
*"(xvi) engagement in apprenticeship/journeyperson certificate program, if applicable";*



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6. Direct Administration to develop a Fair Wage Policy that references supplier wages in procurement documents and applications; and
7. Remove MN21-06 and MN21-10 from the list of outstanding items for City Council.

### COMMITTEE REPORTS

#### EXECUTIVE COMMITTEE

CR22-98 2024 Brier

#### Recommendation

That City Council:

1. Support the community bid to host the 2024 Brier with a total contribution of up to \$200,000 consisting of a cash grant of \$125,000 and the provision of Regina Transit services valued up to \$75,000;
2. Provide the above support subject to the following conditions:
  - a) Curl Regina demonstrates the ability to plan and host the event through a comprehensive budget and event plan;
  - b) Completion of a Contribution Agreement with Curl Regina;
  - c) Recognition by Curl Regina that the City of Regina accepts no obligations for deficits, loans, or guarantees as a result of hosting the 2024 Brier;
  - d) A commitment by Curl Regina 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 between the City of Regina and Curl Regina;
4. Authorize the City Clerk to execute the Contribution Agreement on behalf of the City of Regina after review by the City Solicitor; and
5. Approve funding up to \$200,000 in support through the 2024 annual Events, Conventions and Tradeshows attraction budget.



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CR22-99 Whistleblower Policy

**Recommendation**

That City Council:

1. Approve changes to the Whistleblower Policy to establish and use a Triage Team consisting of the Internal Auditor, Director of People & Organizational Culture (or designate) and the City Solicitor (or designate) to conduct initial reviews of complaints and to manage the process for investigating complaints received under the policy as outlined in this report; and
2. Direct Administration to update the Whistleblower Policy in line with the proposed approach for processing complaints received under the Whistleblower policy and direct the Internal Auditor to report outcomes annually to the Executive Committee.

### INFORMATIONAL REPORTS

CM22-21 2021 Annual Debt Report

**Recommendation**

That City Council receive and file this report.

CR22-100 Semi-Annual Review of Closed Executive Committee Items

**Recommendation**

That City Council receive and file this report.

### BYLAWS AND RELATED REPORTS

2022-44 The Regina Transit Fare Amendment Bylaw, 2022

2022-45 The Taxi Amendment Bylaw, 2022

### Adjournment