



CITY COUNCIL

**Wednesday, April 26, 2023
1:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

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**Agenda
City Council
Wednesday, April 26, 2023**

Confirmation of Agenda

Adoption of Minutes

Minutes of the meeting held April 5, 2023

PUBLIC NOTICE BYLAWS

2023-40 The Regina Traffic Amendment Bylaw, 2023

PUBLIC NOTICE REPORTS

CR23-48 Contract Zone - 1720 12th Avenue - PL202200207

Recommendation

That City Council:

1. Approve the application to rezone the property located at 1720 12th Avenue, legally described as Lots 21-25 Block 303 Plan OLD33, from DCD-D – Downtown Direct Control District Zone to C - Contract Zone and to amend Zoning Map 2888 (A) accordingly.
2. Approve execution of a Contract Zone agreement between the City of Regina and the Applicant and the owner of the Subject Property, which shall include the following terms:
 - a. The Agreement shall allow for the carrying out a specific proposal described as: “Transportation, Parking Lot”.
 - b. The proposed development shall generally conform to the attached plan labelled “Appendix A-3”.
 - c. Any zoning-related detail not explicitly addressed in the Agreement shall be subject to the applicable provisions of *The Regina Zoning Bylaw 2019*, generally, and DCD-D – Downtown Direct Control



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District Zone, specifically.

- d. If this Agreement is declared void or otherwise terminated or expires, the zoning of the subject properties shall revert to the DCD-D – Downtown Direct Control District Zone.
 - e. An interest based on the Agreement shall be registered in the land registry against the title to the subject lands at the Applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007*.
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.

CR23-49 Official Community Plan Amendment, Zoning Bylaw Amendment, Discretionary Use 1222 15th Avenue – PL202200275; PL202300049

Recommendation

That City Council:

1. Amend Section 9.0 of Part B.8 (*Core Area Neighbourhood Plan*) of *Design Regina: The Official Community Plan Bylaw No. 2013-48* by allowing a Building, Stacked, residential land use to be developed at the property located at 1222 15th Avenue, legally described as Lots 9 and 10, Block 421, Plan Old 33 (the Subject Property) as a policy exception, as described in this report.
2. Approve the application to rezone the Subject Property, legally described as Lots 9 and 10, Block 421, Plan Old 33, from RU – Residential Urban Zone to RL – Residential Low-Rise Zone and amend Zoning Map 2887(A) accordingly.
3. Approve an amendment to the Zoning Bylaw by repealing sections 3C.4.4(2)(a) and 3D.4.4(2)(a), allowing height exceptions for elevator or staircase enclosures, or mechanical penthouses in the RL and RH Zones.
4. Approve the discretionary use application for the proposed “Building, Stacked” residential development at 1222 15th Avenue, legally described as Lots 9-10 -Blk/Par 421-Plan OLD33 Ext 0, subject to compliance with



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the following development standards and conditions:

- a) The development shall be generally consistent with the plans attached to this report as Appendices A-3.1 - A-3.3; A-3.3a.
 - b) Lot 9-Blk/Par 421-Plan OLD33 Ext 0 and Lot 10-Blk/Par 421-Plan OLD33 Ext 0 shall be consolidated.
 - c) Except as otherwise specified in this approval, the development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019*.
5. Subject to recommendations 1 through 3, authorize the Development Officer to issue a notice of approval with respect to the application.
 6. 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.

CR23-50 Zoning Amendment, Discretionary Use - 2340 Windsor Park Road - PL202200266; PL202200267

Recommendation

That City Council:

1. Approve the application to rezone the property located at 2340 Windsor Park Road, legally described as Blk/Par J Plan 101946281, from MH - Mixed High-Rise to RL - Residential Low-Rise Zone, by removing the H - Holding Overlay Zone and amending Zoning Maps 3287(A) and 3287(B) accordingly.
2. Approve the discretionary use application for the proposed residential development "Building, Planned Group" at 2340 Windsor Park Road, legally described as Blk/Par J-Plan 101946281, 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 Appendices A-3, prepared by Robinson Residential Design Inc. and dated March 1, 2023.
 - b. Except as otherwise specified in this approval, the development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019*.
3. Subject to recommendations 1 and 2, authorize the Development Officer to issue a notice of approval with respect to the application.



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4. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations, to be brought forward to a meeting of the City Council following approval of these recommendations and the required public notice.

TABLED COMMUNICATIONS AND REPORTS

Stu Niebergall, Regina & Region Home Builders' Association, Regina, SK

CM23-11 State of Urban Forest

Recommendation

That City Council remove CR21-162 (5) from the List of Outstanding Items.

COMMITTEE REPORTS**EXECUTIVE COMMITTEE**

CR23-39 2025 IIHF World Junior Championship

Recommendation

That City Council:

1. Support a bid to co-host the 2025 IIHF World Junior Championship with a total contribution of \$400,000;
2. Provide the above support subject to the following conditions:
 - a) Confirmation of funding provided by other organizations supporting the bid including but not limited to City of Saskatoon and Tourism Saskatchewan.
 - b) Completion of a Contribution Agreement with the Host Committee, Regina Exhibition Association Limited (REAL) or Hockey Canada whichever is determined to be the most appropriate.
 - c) Recognition by the other organizations funding this bid that the City of Regina accepts no obligations for deficits, loans, or guarantees as a result of hosting the 2025 IIHF World Junior Championship.
 - d) A commitment by Discover Saskatoon, Experience Regina and REAL to provide a follow up report that identifies the economic benefits to the community and how the City of Regina's funding was utilized in the hosting of the event;



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3. Delegate the authority to the Executive Director, City Planning & Community Development to negotiate and approve the terms of the Contribution Agreement between the Host Committee, REAL or Hockey Canada whichever is determined to be the most appropriate;
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 of \$400,000 in support through 2023's annual Events, Conventions and Tradeshows (ECT) attraction budget and a withdrawal from the ECT Reserve as needed.

CR23-40 Appointment to Inaugural Board of Directors Community and Social Impact Regina Inc.

Recommendation

That City Council:

1. Appoint Councillor Cheryl Stadnichuk as the non-voting member of the inaugural board of directors of Community and Social Impact Regina Inc. for a term ending December 31, 2023 or until their successor is appointed;
2. Authorize the Executive Director, Financial Strategy and Sustainability to act as the City's proxy for the purposes of exercising the City's voting rights in Community and Social Impact Regina Inc. to:
 - a. Remove Councillor Dan LeBlanc as a non-voting member of the Board of Directors effective immediately as per Council's decision of February 8, 2023; and
 - b. Appoint Councillor Cheryl Stadnichuk as the non-voting member of the Board of Directors for a term ending December 31, 2023 or until a successor is appointed; and
3. Authorize the City Clerk to execute any corporate documents that may be required by the City to give effect to these recommendations.

CR23-41 Tentative Agreement - CUPE Local 21

Recommendation

That City Council approve the tentative agreement between the City of Regina (City) and Canadian Union of Public Employees (CUPE) Local 21.



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CR23-42 Out-of-Scope General Wage Increase

Recommendation

That City Council approve a General Wage Increase (GWI) for out-of-scope employees of 2.0 per cent in 2023 and 2.0 per cent in 2024 with an adjustment to the Health Spending Account of \$250 in each year.

CR23-43 Heritage Conservation Phase 2 Policies

Recommendation

That City Council:

1. Approve the maintenance standards as set out in Appendix A as controls that Council considers to be necessary to preserve the heritage characteristics of designated property;
2. Approve the process for an opt in Heritage Conservation District attached as Appendix B;
3. Direct the Executive Director to add “Commemorative Plaques” as a new incentive within the Heritage Incentive Policy beginning in the 2024 application cycle, as further described in this report, and with funding for manufacturing and installation to come from the existing budget for Heritage Grants;
4. Instruct the City Solicitor to prepare the necessary bylaws to give effect to the recommendations in this report, to be brought forward to a meeting of City Council following approval of these recommendations by City Council; and
5. Remove CR22-135 from the outstanding items list for City Council.

CR23-44 Downtown Dedicated Revenue Account Funding Request

Recommendation

That City Council:

1. Approve funding in the amount of \$362,538 from the Downtown Deferred Revenue Account to be provided to the Regina Downtown Business Improvement District for the project, Enhancing the Four-Season Use of City Square (\$55,000) and the Holiday Décor Replacement Project (\$307,538 over 2023-2024);
2. Authorize the Executive Director of City Planning & Community



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Development to negotiate, approve, and amend a contribution agreement(s) between the City of Regina and the Regina Downtown Business Improvement District to provide the funding; and

3. Authorize the City Clerk to execute the contribution agreement(s) after review and approval by the City Solicitor.

CR23-45 Community Non-Profit Tax Exemption Policy (CNPTEP)

Recommendation

That City Council approve revisions to the *Community Non-Profit Tax Exemption Policy* as described in this report and attached as Appendix A.

CR23-46 Regina Warehouse District Business Improvement District - Yards Interim Use Plan

Recommendation

That City Council:

1. Approve funding of \$100,000 from the Land Development Reserve to be provided to the Regina Warehouse District Business Improvement District (RWBID) for the interim planning and activation of the Yards site; and
2. Delegate authority to the Executive Director, Financial Strategy & Sustainability, or their designate, to negotiate and approve an Agreement(s) between the City of Regina (City) and RWBID regarding the contribution of funds as outlined in this report, including authority to make 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.

REGINA PLANNING COMMISSION

CR23-51 Discretionary Use Application – 4600 E Green Apple Drive - PL202200272

Recommendation

That City Council:

1. Approve the discretionary use application for the proposed residential development “Building, Planned Group” of “Building, Stacked” at 4600 E Green Apple Drive, legally described as Blk/Par K Plan No. 102102387 Extension 0, subject to compliance with the following development standards and conditions:



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- a. The development shall be generally consistent with the plan attached to this report as Appendix B, prepared by North Ridge Development Corporation and dated December 22, 2022.
 - b. Except 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 notice of approval with respect to the application.

NOTICE OF MOTION

MN23-3 Support for Those Raising Young Children

BYLAWS AND RELATED REPORTS

CR23-47 The Regina Property Tax Bylaw 2023 & The Education Property Tax Bylaw 2023

Recommendation

That City Council instruct the City Solicitor to prepare the necessary property tax bylaws for consideration by City Council that include the municipal mill rate, the other taxing authorities' mill rates, and the business improvement districts' mill rates as outlined in Appendix A and the mill rate factors outlined in Appendix B.

2023-35 The Regina Property Tax Bylaw, 2023

2023-36 The Education Property Tax Bylaw, 2023

2023-33 The Annual Low-Income Municipal Property Tax Deferral Program Bylaw, 2023

2023-34 The Properties Exempt From Taxation as a Result of the 2014 Municipal Boundary Alteration Bylaw, 2023

2023-39 The Lead Affordable Access Program Municipal Property Tax Deferral Program Bylaw, 2023

NOTICE OF ENQUIRY

EN23-1 Workplace Wellbeing and Sexual Harassment

Adjournment