



CITY COUNCIL

**Wednesday, June 21, 2023
1:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

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**Agenda
City Council
Wednesday, June 21, 2023**

At the call of the Chair, the following items will be considered after the adoption of the June 7, 2023 meeting minutes:

- CM23-25 - Appointment of City Solicitor**
- CM23-26 - Integrity Commissioner Investigation Report (No. 2023-01)**
- CR23-75 - 2022 City of Regina Annual Report & Public Accounts**
- CR23-83 - Regulate the Non-essential (Cosmetic) Use of Pesticides**
- CR23-76 - 2022 Annual Reserve Report**
- CR23-77 - 2022 Annual Investment Report**
- CM23-24 - Implications for Increasing Minimum Parking Requirements**

The meeting will proceed in the order of the published agenda below, following the consideration of the above-noted items.

*****The order at the call of the Chair as noted above is pending the receipt of any registered delegations which may result in additional alterations to the order of agenda items.*****

Confirmation of Agenda

Adoption of Minutes

Minutes of the meeting held June 7, 2023

PUBLIC NOTICE REPORTS

CR23-71 Zoning Bylaw Amendment – 4500 Campbell Street – PL202300059

Recommendation

That City Council:

1. Approve the application to rezone the property located at 4500 Campbell Street shown on Appendix A-1, being Part of NE-3-17-20-2, from UH – Urban Holding Zone to I – Institutional Zone by amending Zoning Map



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2283(A) in Chapter 9.

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

CR23-72 Official Community Plan Amendment & Zoning Bylaw Amendment – 2925 Saskatchewan Drive – PL202300047

Recommendation

That City Council:

1. Amend *Design Regina: The Official Community Plan Bylaw No. 2013-48* by adding an exemption to Policy 17 in the OCP Part B.6 *Cathedral Area Neighbourhood Plan* to allow for mixed-use development at 2925 Saskatchewan Drive.
2. Approve the application to rezone the subject property located at 2925 Saskatchewan Drive shown on Appendix A-1, being Lots 3-4, Block 315, Plan Old 33 & Lots 31-32, Block 315, Plan 99RA11005, from IL - Industrial Light Zone to MH – Mixed High-Rise Zone by amending Zoning Map 2688(A) in Chapter 9.
3. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendation, to be brought forward to the meeting of City Council following approval of these recommendations and the required public notice.

CR23-73 Zoning Amendment – 1899 Pasqua - PL202300057

Recommendation

That City Council:

1. Approve the application to rezone a portion of the property located at 1899 Pasqua Street, legally described as NW 24 17 20 2 PLAN 16074 EXT 1, as shown in Appendix A-3 (proposed Parcel X), from RW - Railway to DCD – REXG - Regina Exhibition Grounds Direct Control District and to amend Zoning Map 2688 (A) accordingly.
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 the City Council following approval of these recommendations and the required public notice.



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CR23-74 Kiwanis Club Lease of Clubhouse

Recommendation

That City Council:

1. Approve the City of Regina (City) entering into an agreement for the lease of the premises within the City-owned property located at 2755 Elphinstone Street, as outlined in the attached Appendix A, to the Kiwanis Club of Regina-Wascana Inc., consistent with the terms and conditions stated in this report;
2. Delegate authority to the Executive Director, Financial Strategy & Sustainability or his or her 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
3. Authorize the City Clerk to execute the Agreement upon review and approval by the City Solicitor.

CM23-25 Appointment of City Solicitor

Recommendation

That City Council:

1. Appoint Cheryl Willoughby as Acting City Solicitor effective July 1, 2023 as a result of the retirement of Byron Werry on June 30, 2023;
2. Direct the City Manager to initiate and undertake the search for a new City Solicitor;
3. Delegate authority to the City Manager, under authority of Section 87(1.1) of *The Cities Act* to appoint the new City Solicitor, establish the terms and conditions of the employment contract;
4. Delegate authority to the City Manager to have the City Solicitor report directly to them; and
5. Direct the Interim City Solicitor to prepare the necessary bylaw to amend The Administration Bylaw, Bylaw No. 2003-69 to reflect the revised reporting responsibilities pertaining to the City Solicitor, to



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be brought forward to the meeting of City Council following approval of these recommendations and the required public notice.

CITY MANAGER'S REPORT

CM23-22 Regina Downtown Business Improvement District - 2022 Annual Report

Recommendation

That City Council receive and file this report.

CM23-23 Community & Social Impact Regina (CSIR) - Annual Submittal

Recommendation

That City Council:

1. Authorize the Executive Director, Financial Strategy & Sustainability, as the City of Regina's proxy, to exercise the City of Regina's voting rights at the Community & Social Impact Regina Inc. (CSIR) Annual General Meeting as follows:
 - a. Approve the Audited Financial Statements for the 2022 operating year (Appendix A).
 - b. Approve the 2022 Annual Report (required information contained in Appendices A, B, and C).
 - c. Approved MNP, LLP as the external auditor for CSIR for 2022 and 2023.

CM23-24 Implications for Increasing Minimum Parking Requirements

Recommendation

That, as it relates to City Council's September 28, 2022 motion associated with item CM22-26, the minimum parking requirements of *Regina Zoning Bylaw, 2019*, for residential development, be maintained.

COMMITTEE REPORTS**AUDIT AND FINANCE COMMITTEE**

CR23-75 2022 City of Regina Annual Report & Public Accounts

Recommendation

That City Council:

1. Approve the draft 2022 City of Regina Annual Report, including the City of Regina consolidated financial statements for the year ending



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December 31, 2022, as outlined in Appendix A; and

2. Approve the draft 2022 Public Accounts as outlined in Appendix B.

CR23-76 2022 Annual Reserve Report

Recommendation

That City Council:

1. Approve amendments to *The Regina Administration Bylaw, No. 2003-69* as follows:
 - a. Amend clause 33(a) of Schedule “A” to read as follows: the net revenue or expenditures for the year of the City’s Land and Real Estate Management operations and the cost of land inventory sold, and the gains and losses of land inventory sold;
 - b. the COVID-19 Recovery Reserve be closed and removed from the list of reserves maintained by the City and the sections in Schedule “A” of Bylaw 2003-69 related to the Covid-19 Recovery Reserve be repealed; and
2. Instruct the City Solicitor to amend *The Regina Administration Bylaw, No. 2003-69* in accordance with recommendation #1, with such amendments to be brought forward to the meeting of City Council following approval of these recommendations by City Council.

CR23-77 2022 Annual Investment Report

Recommendation

That City Council receive and file this report.

CR23-78 Internal Audit Work Plan

Recommendation

That City Council receive and file this report.

EXECUTIVE COMMITTEE

CR23-79 Servicing Agreement Fees Exemption - Railway

Recommendation

That City Council approve the City waiving the application of The Development Charges Policy, and more specifically servicing agreement fees



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for rail infrastructure development in relation to Servicing Agreement 22-08
Somerset – Railway Corridor Land.

CR23-80 Heritage Grants and Tax Exemptions 2023

Recommendation

That City Council:

1. Approve Grants and/or Tax Exemptions under the *Heritage Incentive Policy* for the following properties (Table 1) for the work listed in Appendix A. The totals listed in Table 1 are estimates of the final amount. The final amount is limited to:

- (a) 50% of the eligible conservation work costs to a maximum of 10 years of taxes (in the case of tax exemptions),
- (b) 50% of the eligible conservation work costs to a maximum of \$2,500 (in the case of maintenance grants for inventory properties),
- (c) 50% of the eligible conservation work costs to a maximum of \$5,000 (in the case of maintenance grants for designated properties)
- (d) 50% of the eligible conservation work costs to a maximum of \$50,000 (for major grants for designated properties)
- (e) 25% of the eligible conservation work costs to a maximum of \$50,000 (for major grants for inventory properties)

Table 1 – Heritage Incentive requested for 2023.

Address	Historic Name	Heritage Status	Type of Incentives	Total Eligible Cost	Total Funding
2125 11th Avenue	Darke Block	Designated	Maintenance Grant	\$11,008.69	\$5,000.00
3225 13 th Avenue	Cathedral Court Apartments	Designated	Maintenance Grant	\$5,162.96	\$2,581.48
1431 Victoria Avenue	Louis Residence	Designated	Maintenance Grant	\$7,048.50	\$3,524.25
77 Leopold Crescent	Watchler Residence	Designated	Maintenance Grant	\$12,362.32	\$5,000.00
3137 College Avenue		Inventory	Maintenance Grant	\$3,845.79	\$1,922.90
2128/2132 Dewdney Avenue	Ackerman Building	Designated	Major Grant	\$103,496.40	\$20,000.00
			Tax Exemption		\$31,748.20
2398 Scarth Street	The Patton Residence	Designated	Major Grant	\$56,681.65	\$14,170.41
			Tax Exemption		\$14,170.41
2125 11th	Darke Block	Designated	Major Grant	\$100,176.39	\$20,000.00



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Avenue			Tax Exemption		\$30,088.20
2105 Hamilton Street	Qu'Appelle Apartments	Designated	Major Grant	\$281,905.59	\$20,000.00
			Tax Exemption		\$120,952.80
1861 McIntyre Street	St. Paul's Cathedral	Designated	Major Grant	\$51,205.35	\$25,602.68
1852/56 Scarth Street	Mitchell Building	Designated	Major Grant	\$134,950.00	\$20,000.00
			Tax Exemption		\$47,475.00
205 Leopold Crescent	Simson Residence	Designated	Major Grants	\$15,340.01	\$3,835.00
			Tax Exemption		\$3,835.00
2234 Angus Street	Omand Residence	Designated	Major Grants	\$198,537.99	\$31,514.78
			Tax Exemptions		\$67,754.21
2301 15 th Avenue	Parsons Residence	Designation in Process	Major Grants	\$71,292.47	\$25,000.00
			Tax Exemption		\$10,646.24
2100 Dewdney Avenue	Promislow's Wholesale	Inventory	Major Grants	\$316,846.98	\$10,000.00
2026 Winnipeg Street	St. Mary's Roman Catholic Parish	Inventory	Major Grants	62,724.99	\$15,681.25
1765 Hamilton Street	Wolfe Building	Inventory	Major Grants	\$127,309.55	\$20,000.00
2144 Cornwall Street	Howe Residence	Inventory	Major Grants	\$24,669.00	\$6,167.25
2130 McIntyre Street	Turgeon International Hostel	Designated	Tax Exemption	\$239,301.57	\$119,650.79
Total				\$1,823,866.20	\$696,320.85

*The Grant approval of 2301 15th Avenue is contingent upon approval of the designation application.

2. Instruct the City Solicitor to prepare the necessary bylaw and agreement with the following conditions to be brought forward to a future Council date once the agreement has been signed by the property owners:
 - a. That where the property has been designated that the property possesses and retains its heritage status in accordance with *The Heritage Property Act*.



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- b. All required permits, including heritage alteration permits, must be submitted and approved before commencing work, and projects must pass periodic site inspections to ensure the work is completed as approved. Where the property is listed in the Heritage Inventory, that work must be carried out in accordance with the heritage standards outlined in Appendix A, to be confirmed through a site inspection at project completion.
 - c. That the property owner submits detailed written documentation of payments made for the actual costs incurred (i.e., itemized invoices and receipts) in the completion of the identified conservation work. If actual costs exceed the corresponding estimates by more than 10 per cent, the property owner shall provide full particulars as to the reason(s) for such cost overruns. The City of Regina may decline to approve any cost overrun, or portion thereof if considered not to be reasonable or necessarily incurred for eligible work.
 - d. For Tax Exemptions, that work completed, and invoices submitted by September 30 each year would be eligible for tax incentives starting the following year of up to 50 per cent of the cost of approved work.
 - e. That the Executive Director of City Planning & Community Development or designate be authorized under the Grants and Tax Exemption Agreement to make all determinations regarding reimbursements of the cost incurred for work done to the property based on the City of Regina's *Heritage Incentives Policy*.
3. Authorize the City Clerk to execute the agreement on behalf of the City after the bylaw authorizing the agreement has been passed.
 4. Authorize the Executive Director of City Planning & Community Development or designate to apply to the Government of Saskatchewan on behalf of the property owner for any exemption of the education portion of the property taxes that is \$25,000 or greater in any year during the term of the exemption.

CR23-81 Water Bylaw Amendment

Recommendation

That City Council:

1. Approve the amendments to *The Regina Water Bylaw, Bylaw No. 8942*, as outlined in the discussion section and Appendix A of this report; and
2. Instruct the City Solicitor to prepare amendments to *The Regina Water Bylaw, Bylaw No. 8942*, that are consistent with and as are generally



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described in Appendix A to this report including any housekeeping changes required to give effect to the changes described in Appendix A, to be brought forward to the meeting of City Council following approval of these recommendations by City Council.

CR23-82 Waste Management Bylaw Updates - Curbside Food and Yard Waste

Recommendation

That City Council:

1. Approve the amendments to *The Waste Management Bylaw, Bylaw No. 2012-63* (Bylaw) for the collection and processing of food and yard waste from all designated properties (City services) to come into effect on July 1, 2023;
2. Approve the amendments to the Bylaw for the collection and processing of food and yard waste from all non-designated residential properties (multi-family) by July 1, 2024, to bring residential properties that do not receive City of Regina (City) service in alignment with City provided services; and
3. Direct the City Solicitor to prepare an amendment to the Bylaw as generally described in Appendix A to this report, to be brought forward to a meeting of City Council following approval of the recommendations in this report by City Council.

CR23-83 Regulate the Non-essential (Cosmetic) Use of Pesticides

Recommendation

That City Council deny the recommendation contained within report *EX23-37 Regulate the Non-essential (Cosmetic) Use of Pesticides* and instead confirm maintaining the status quo respecting the Non-essential (Cosmetic) Use of Pesticides.

CM23-26 Integrity Commissioner Investigation Report (No. 2023-01)

Recommendation

That City Council:

1. Adopt the findings of the Integrity Commissioner's Investigation Report REG 22-05 and REG 22-08 dated March 6, 2023 (Appendix A), which found that Councillors Dan LeBlanc and Andrew Stevens contravened section 13(1) and 13(2) of *Bylaw No. 2017-4 The Code of Ethics Bylaw*; and



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2. Adopt the following recommendations of the Integrity Commissioner:
- a. Request Councillors Andrew Stevens and Dan LeBlanc to provide a written apology to City Manager Niki Anderson for the negative impact their December 2022 Lawsuit had on her professionally and personally.
 - b. Reprimand Councillors Andrew Stevens and Dan LeBlanc for their actions, noting however that Motion MN 22-7 passed by Council on December 7, 2022 expressing disappointment over the negative impact on City Council's operational integrity and oversight that the Lawsuit created, would be deemed a sufficient reprimand.

REGINA PLANNING COMMISSION

CR23-84 Heritage Designations

Recommendation

That City Council:

1. Approve the application for designation of each of the following addresses as a Municipal Heritage Property:

Historic Place Name	Address	Parcel	Thematic Framework	Appendix
1. Sharon Residence	2635 Regina Avenue	Plan: 102208485 Block: 510 Lot: D	Architecture and Design	A
2. Tremaine Cartage & Storage Building	1233 Halifax Street	Plan: OLD 33 Block: 137 Lot: 4-8	Early Economies	B
3. Canadian Fairbanks Morse Building	1202 Osler Street	Plan: OLD33 Block: 139 Lot: 16-20	Early Economies and Architecture and Design	C
4. Parsons Residence	2301 15 th Avenue	Plan: 98RA28309 Block: 458 Lot: 35	Capital City Development	D
5. Williamson Apartments	2275 Lorne Street	Plan: 98RA28309 Block: 430 Lot: 29	Capital City Development	E



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2. Instruct the City Solicitor to issue and serve notice of Council's intention to consider a bylaw to designate each of the properties at the following addresses as Municipal Heritage Properties in accordance with *The Heritage Property Act*: 2635 Regina Avenue, 1233 Halifax Street, 1202 Osler Street, 2301 15th Avenue, 2275 Lorne Street.
3. Instruct the City Solicitor to prepare the necessary Municipal Heritage Property bylaws to be considered by Council at its first meeting following the statutory notice period to:
 - a. Designate each of the subject properties as a Municipal Heritage Property;
 - b. Identify the reasons for the designation and character-defining elements as stated in Appendix F, and attached to this report, for 2635 Regina Avenue, 1233 Halifax Street, 1202 Osler Street, 2301 15th Avenue, 2275 Lorne Street, respectively;
 - c. Provide that any subsequent alterations to the property be consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*;
 - d. Upon adoption of a bylaw designating each of the subject properties as Municipal Heritage properties, instruct the Office of the City Clerk to remove the properties from the Heritage Inventory and add them to the Heritage Registry.

MOTION

MN23-4 Consent Agenda

NOTICE OF MOTION

MN23-5 Reconsideration Motion - Eastern Water Pressure Solution Project - 2nd Storage Reservoir

Adjournment