

AT REGINA, SASKATCHEWAN, WEDNESDAY, MAY 12, 2021

AT A MEETING OF CITY COUNCIL

AT 1:00 PM

**These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.**

Present: Mayor Sandra Masters, in the Chair  
Councillor Lori Bresciani (Videoconference)  
Councillor John Findura (Videoconference)  
Councillor Bob Hawkins (Videoconference)  
Councillor Dan LeBlanc (Videoconference)  
Councillor Jason Mancinelli (Videoconference)  
Councillor Terina Shaw (Videoconference)  
Councillor Cheryl Stadnichuk (Videoconference)  
Councillor Andrew Stevens  
Councillor Shanon Zachidniak (Videoconference)

Regrets: Councillor Landon Mohl

Also in Attendance: City Clerk, Jim Nicol  
Deputy City Clerk, Amber Ackerman  
City Manager, Chris Holden  
City Solicitor, Byron Werry (Videoconference)  
Executive Director, Citizen Experience, Innovation & Performance, Louise Folk  
Executive Director, Citizen Services, Kim Onrait  
Executive Director, City Planning & Community Dev., Diana Hawryluk  
Executive Director, Financial Strategy & Sustainability, Barry Lacey  
Director, Land, Real Estate & Facilities, Shauna Bzdel (Videoconference)  
Director, Planning & Development Services, Fred Searle (Videoconference)  
Director, Roadways & Transportation, Chris Warren (Videoconference)  
Manager, Asset Management, Geoff Brown (Videoconference)  
Manager, City Projects, Dustin McCall (Videoconference)  
Coordinator, Integration & Stakeholder Relations, Luke Grazier (Videoconference)

CONFIRMATION OF AGENDA

**Councillor Lori Bresciani moved, seconded by Councillor Andrew Stevens, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted.**

ADOPTION OF MINUTES

**Councillor Shanon Zachidniak moved, seconded by Councillor Andrew Stevens, AND IT WAS RESOLVED, that the minutes for the meetings held on April 28 and 29, 2021 adopted, as circulated.**

TABLED DELEGATION AND MOTION

MN21-4 Councillors Dan LeBlanc and Shanon Zachidniak: Train Issues in Eastview and McNab

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**Recommendation**

THEREFORE BE IT RESOLVED that Administration prepare a report for the Operations & Community Services Committee for Q3 of 2021 that:

1. Identifies a strategy for reducing the noise caused by trains (including that caused by whistles or horns) as they pass through these neighbourhoods, with a particular focus on reducing noise between the hours of 7:00 p.m. and 7:00 a.m.;
2. Identifies options for reducing the frequency and length of trains coming to a stop within Eastview, and alternative options for these trains to complete their regular stops in industrial rather than residential areas;
3. Evaluates the current state of pedestrian safety with respect to train tracks in these neighbourhoods, with particular attention given to speed of trains and whether children are at risk owing to lack of barriers at areas other than vehicular intersections and identifies options for resolving these safety concerns;
4. Evaluates the current state of property maintenance on land directly adjoining the railroad tracks which abut the tracks, with particular focus on weed control and overgrown vegetation and identifies options for resolving these safety concerns;
5. Identifies options and strategies for partnerships and collaborations in pursuit of the above goals, with particular focus on partnerships with railway companies and other levels of government;
6. Identifies whether any of the above-noted strategies have applicability to areas of Regina other than the Eastview and McNab neighbourhoods. If so, addresses points 1-5 in relation to these other areas also;
7. Considers whether it is feasible and desirable to move certain of the Regina's rail lines away from residential areas, including as contemplated in the attached report CR19-76. Identifies next steps and estimated costs of this proposal;
8. Identifies the costs and implications of implementing the above-referenced strategies and actions; and

9. That item EN19-2 be removed of the list of outstanding items for City Council.

DE21-181 O'Neil Zuck addressed and answered questions of City Council on item MN21-4.

**Councillor Dan LeBlanc moved, seconded by Councillor Shanon Zachidniak that Administration prepare a report for the Operations & Community Services Committee for Q3 of 2021 that:**

- 1. Identifies a strategy for reducing the noise caused by trains (including that caused by whistles or horns) as they pass through these neighbourhoods, with a particular focus on reducing noise between the hours of 7:00 p.m. and 7:00 a.m.;**
- 2. Identifies options for reducing the frequency and length of trains coming to a stop within Eastview, and alternative options for these trains to complete their regular stops in industrial rather than residential areas;**
- 3. Evaluates the current state of pedestrian safety with respect to train tracks in these neighbourhoods, with particular attention given to speed of trains and whether children are at risk owing to lack of barriers at areas other than vehicular intersections and identifies options for resolving these safety concerns;**
- 4. Evaluates the current state of property maintenance on land directly adjoining the railroad tracks which abut the tracks, with particular focus on weed control and overgrown vegetation and identifies options for resolving these safety concerns;**
- 5. Identifies options and strategies for partnerships and collaborations in pursuit of the above goals, with particular focus on partnerships with railway companies and other levels of government;**
- 6. Identifies whether any of the above-noted strategies have applicability to areas of Regina other than the Eastview and McNab neighbourhoods. If so, addresses points 1-5 in relation to these other areas also;**
- 7. Considers whether it is feasible and desirable to move certain of the Regina's rail lines away from residential areas, including as contemplated in the attached report CR19-76. Identifies next steps and estimated costs of this proposal;**
- 8. Identifies the costs and implications of implementing the above-referenced strategies and actions; and**
- 9. That item EN19-2 be removed of the list of outstanding items for City Council.**

**Councillor Shanon Zachidniak moved, seconded by Councillor Cheryl Stadnichuk that this item be tabled until mid-year report respecting Ring Road at grade crossing is considered by City Council.**

The clerk called the vote on Councillors Zachidniak and Stadnichuk's motion.

	In Favour	Against
<b>Councillor Shanon Zachidniak</b>	✓	
<b>Councillor Cheryl Stadnichuk</b>	✓	
<b>Councillor Bob Hawkins</b>	✓	
<b>Councillor Andrew Stevens</b>	✓	
<b>Councillor Lori Bresciani</b>		✓
<b>Councillor John Findura</b>	✓	
<b>Councillor Dan LeBlanc</b>	✓	
<b>Councillor Terina Shaw</b>	✓	
<b>Councillor Jason Mancinelli</b>	✓	
<b>Mayor Sandra Masters</b>	✓	
	<b>9</b>	<b>1</b>

**The motion was put and declared CARRIED.**

#### PUBLIC HEARING AND PUBLIC NOTICE BYLAWS

2021-36 The Regina Zoning Amendment Bylaw, 2021 (No. 9)

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**Councillor Andrew Stevens moved, seconded by Councillor Bob Hawkins, that Bylaw No. 2021-36 be introduced and read a first time.**

**Bylaw was read a first time.**

**The motion was put and declared CARRIED.**

The Clerk indicated that in light of meeting restrictions, interested parties were notified of the bylaw amendments. No one expressed a desire to address city council.

**Councillor Andrew Stevens moved, seconded by Councillor Lori Bresciani, that Bylaw No.2021-36 be introduced and read a second time.**

**Bylaw was read a second time.**

**The motion was put and declared CARRIED.**

**Councillor Andrew Stevens moved, seconded by Councillor John Findura, that City Council hereby consent to Bylaw No. 2021-36 going to third and final reading at this meeting.**

**The motion was put and declared CARRIED UNANIMOUSLY.**

**Councillor Andrew Stevens moved, seconded by Councillor Dan LeBlanc, that Bylaw No.2021-36 be read a third time.**

**Bylaw was read a third and final time.**

**The motion was put and declared CARRIED.**

PUBLIC NOTICE REPORTS

CR21-83 Zoning Bylaw Amendment- 3300 Anaquod Road (PL202000245)

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**Recommendation**

That City Council:

1. Approve the application to rezone portions of lands located at 3300 Anaquod Road, part of SE 14-17-19-2 Ext 11, located within the Towns Concept Plan, as shown in Appendix A-1 as follows:
  - a. Parts of Block 3 and 5 from UH – Urban Holding Zone to RL - Residential Low-Rise Zone.
  - b. Parts of Block 2, 3 and 5; and Blocks 4 and 6 from UH – Urban Holding Zone to RU – Residential Urban Zone.
  - c. Apply LA - Lane Access Overlay Zone to the identified portions of the proposed RU – Residential Urban Zone within Block 2 and Block 6.
2. 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 the recommendations and the required public notice.

DE21-182 Evan Hunchak, Dream Development addressed and answered questions of City Council on item CR21-83.

**Councillor John Findura moved, seconded by Councillor Lori Bresciani that the recommendations of the Regina Planning Commission contained in the report be concurred in.**

The Clerk called the vote on Councillors Findura and Bresciani's motion.

**In Favour    Against**

<b>Councillor John Findura</b>	✓
<b>Councillor Lori Bresciani</b>	✓
<b>Councillor Andrew Stevens</b>	✓
<b>Councillor Bob Hawkins</b>	✓
<b>Councillor Cheryl Stadnichuk</b>	✓

<b>Councillor Jason Mancinelli</b>	✓
<b>Councillor Shanon Zachidniak</b>	✓
<b>Councillor Terina Shaw</b>	✓
<b>Councillor Dan LeBlanc</b>	✓
<b>Mayor Sandra Masters</b>	✓

<b>10</b>	<b>0</b>
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**The motion was put and declared CARRIED.**

CR21-84 Discretionary Use Application - 4701 Parliament Avenue (PL202000236)

**Recommendation**

That City Council:

1. Approve the discretionary use application for a proposed “Office, Professional Use” located on Parcel U4, Plan No. 102316014, civically known as 4701 Parliament Avenue in the Harbour Landing Subdivision, subject to compliance with the following development standards and conditions:
  - a) The development shall be generally consistent with the plan attached to this report as Appendix A-3, provided by Dream Asset Management Corporation; and
  - b) The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019-19*.
2. Authorize the Development Officer to issue a development permit concerning the discretionary use application upon the applicant making payment of any applicable fees or charges and entering into a development agreement if one is required.

DE21-183 Evan Hunchak, Dream Development addressed and answered questions of City Council on item CR21-84.

**Councillor John Findura moved, seconded by Councillor Jason Mancinelli that the recommendations of the Regina Planning Commission contained in the report be concurred in.**

The Clerk called the vote on Councillors Findura and Mancinelli's motion.

	<b>In Favour</b>	<b>Against</b>
<b>Councillor John Findura</b>	✓	
<b>Councillor Dan LeBlanc</b>		✓
<b>Councillor Terina Shaw</b>	✓	
<b>Councillor Shanon Zachidniak</b>		✓
<b>Councillor Jason Mancinelli</b>	✓	

<b>Councillor Cheryl Stadnichuk</b>		✓
<b>Councillor Bob Hawkins</b>		✓
<b>Councillor Andrew Stevens</b>		✓
<b>Councillor Lori Bresciani</b>	✓	
<b>Mayor Sandra Masters</b>	✓	
	<b>5</b>	<b>5</b>

**The motion was put and declared LOST due to a tie vote.**

The Discretionary Use Application respecting 4701 Parliament Avenue (PL202000236) was denied, in accordance with *The Planning and Development Act* due to it not adhering to the Downtown Office Policy and the related commercial vacancy rate.

CR21-85 Concept Plan and Zoning Amendment - The Towns, Stage 1H, Blk 32 & 33 - PL202100013 and PL202100014

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### **Recommendation**

That City Council:

1. Approve the application to amend the Towns Concept Plan by redesignating the land uses within the area identified in Appendix A-4 as from Medium Density to Low Density, Single Family Dwelling.
2. Approve the associated application to rezone Block 32 and 33 within the Towns Concept Plan, Stage 1H, as shown in Appendix A-1 from RL – Residential Low Rise Zone to RU – Residential Urban 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 the recommendations and the required public notice.

DE21-184 Cathy Lawrence addressed and answered questions of City Council on item CR21-85.

**Councillor John Findura moved, seconded by Councillor Terina Shaw that the recommendations of the Regina Planning Commission contained in the report be concurred in.**

The Clerk called the vote on Councillors Findura and Shaw's motion.

	<b>In Favour</b>	<b>Against</b>
<b>Councillor John Findura</b>	✓	
<b>Councillor Jason Mancinelli</b>	✓	
<b>Councillor Shanon Zachidniak</b>		✓
<b>Councillor Terina Shaw</b>	✓	
<b>Councillor Dan LeBlanc</b>	✓	
<b>Councillor Lori Bresciani</b>	✓	

**Councillor Andrew Stevens** ✓  
**Councillor Bob Hawkins** ✓  
**Councillor Cheryl Stadnichuk** ✓  
**Mayor Sandra Masters** ✓

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**The motion was put and declared CARRIED.**

CR21-82 Police Use and Occupancy - 1654 11th Avenue

**Recommendation**

That City Council:

1. Approve the City entering into an agreement for the use and occupancy of a portion of the City-owned property located at 1654 11<sup>th</sup> Avenue as outlined on the attached Appendix A to The Regina Board of Police Commissioners, 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.
3. Authorize the City Clerk to execute the use and occupancy agreement upon review and approval by the City Solicitor.

**Councillor Andrew Stevens moved, seconded by Councillor Bob Hawkins that the recommendations of the Executive Committee contained in the report be concurred in.**

The Clerk called the vote on Councillors Stevens and Hawkins' motion.

**In Favour    Against**

**Councillor Andrew Stevens** ✓  
**Councillor Bob Hawkins** ✓  
**Councillor Cheryl Stadnichuk** ✓  
**Councillor Lori Bresciani** ✓  
**Councillor John Findura** ✓  
**Councillor Dan LeBlanc** ✓  
**Councillor Terina Shaw** ✓  
**Councillor Shanon Zachidniak** ✓  
**Councillor Jason Mancinelli** ✓  
**Mayor Sandra Masters** ✓

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**The motion was put and declared CARRIED.**

COMMITTEE REPORTS

EXECUTIVE COMMITTEE

CM21-9 Supplemental Report - Intensification Incentive Discussion Paper

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**Recommendation**

That City Council receive and file this report.

**Councillor Andrew Stevens moved, seconded by Councillor Bob Hawkins AND IT WAS RESOLVED, that this report be received and filed.**

CR21-86 Intensification Incentive Discussion Paper

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**Recommendation**

That City Council:

1. Authorize Administration to proceed with stakeholder consultation by the end of Q3 on the following options as outlined in this report and Appendix A:
  - Development Charge Rebate;
  - Choice of Tax Increment Equivalent Grant or Tax Exemption; and
  - Annual Tax Increment Equivalent Grants Covering Eligible Project Costs.
2. Instruct Administration to bring a report to City Council by the end of Q4, 2021 that provides the results of stakeholder consultation, further financial analysis and a recommended incentive policy for adoption.

**Councillor Andrew Stevens moved, seconded by Councillor Cheryl Stadnichuk that the recommendations of the Executive Committee contained in the report be concurred in.**

**Councillor Andrew Stevens moved, in amendment, seconded by Councillor Bob Hawkins that items 1, 2 and 4 noted under the “Issue” section of report CM21-9 be included in the proposed consultation and Market Analysis; and that \$50,000 be allocated to fund the Market Analysis from the General Fund Reserve.**

(Councillor LeBlanc temporarily left the meeting.)

The Clerk called the vote on Councillors Stevens and Hawkins' amending motion.

**In Favour    Against**

<b>Councillor Andrew Stevens</b>	✓
<b>Councillor Bob Hawkins</b>	✓

<b>Councillor Cheryl Stadnichuk</b>	✓	
<b>Councillor Lori Bresciani</b>	✓	
<b>Councillor John Findura</b>	✓	
<b>Councillor Terina Shaw</b>	✓	
<b>Councillor Shanon Zachidniak</b>	✓	
<b>Councillor Jason Mancinelli</b>	✓	
<b>Mayor Sandra Masters</b>		✓
	<b>8</b>	<b>1</b>

**The motion was put and declared CARRIED.**

(Councillor LeBlanc returned to the meeting.)

The Clerk called the vote on the main motion, as amended.

	<b>In Favour</b>	<b>Against</b>
<b>Councillor Andrew Stevens</b>	✓	
<b>Councillor Jason Mancinelli</b>	✓	
<b>Councillor Shanon Zachidniak</b>	✓	
<b>Councillor Terina Shaw</b>	✓	
<b>Councillor Dan LeBlanc</b>	✓	
<b>Councillor John Findura</b>	✓	
<b>Councillor Lori Bresciani</b>	✓	
<b>Councillor Bob Hawkins</b>	✓	
<b>Councillor Cheryl Stadnichuk</b>	✓	
<b>Mayor Sandra Masters</b>		✓
	<b>9</b>	<b>1</b>

**The motion was put and declared CARRIED.**

### RECESS

Pursuant to the provisions of Section 33(2.1) of City Council's Procedure Bylaw No. 9004, Mayor Masters called for a 15 minute recess.

Council recessed at 3:23 p.m.

Council reconvened at 3:38 p.m.

### OPERATIONS AND COMMUNITY SERVICES COMMITTEE

CR21-87 Amendments to the Regina Traffic Bylaw

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#### Recommendation

That City Council:

1. Approve the amendments to *The Regina Traffic Bylaw, 1997, Bylaw No. 9900* (Traffic Bylaw) as detailed in Appendix A.

2. Instruct the City Solicitor to amend the Traffic Bylaw to reflect the changes detailed in Appendix A.

**Councillor Bob Hawkins moved, seconded by Councillor Andrew Stevens, that the recommendations of the Operations and Community Services Committee contained in the report be concurred in.**

(Councillor LeBlanc left the meeting.)

The Clerk called the vote on Councillors Hawkins and Stevens' motion.

	In Favour	Against
Councillor Bob Hawkins	✓	
Councillor John Findura	✓	
Councillor Lori Bresciani	✓	
Councillor Andrew Stevens	✓	
Councillor Cheryl Stadnichuk	✓	
Councillor Jason Mancinelli	✓	
Councillor Shanon Zachidniak	✓	
Councillor Terina Shaw	✓	
Mayor Sandra Masters	✓	
	<b>9</b>	<b>0</b>

**The motion was put and declared CARRIED.**

MOTIONS

MN21-5 Councillor Lori Bresciani: Provide Advance Notice to the General Public on Council & Committee Agendas and Procedural Changes

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**Recommendation**

THEREFORE BE IT RESOLVED that City Council:

1. Instruct the City Solicitor to prepare amendments to *The Procedure Bylaw, Bylaw No. 9004* to take effect June 1, 2021 to:
  - a. Require delegations wishing to address City Council to provide a written submission outlining the contents of their specific concerns and/or comments;
  - b. Require that meeting agendas and related reports are made available two Fridays preceding the Council or committee meeting for which it was prepared;
  - c. Have these amendments brought forward to the meeting of City Council following approval of these recommendations by City Council and to allow sufficient time for advertising the required public notice for the bylaw.

2. Direct the City Clerk, in consultation with members of Council, to include in his November 2021 report to Executive Committee respecting the proposed 2022 meeting calendar options to address the impacts arising from the increasing frequency, duration and timing of Council and committee meetings.

**Councillor Lori Bresciani moved, seconded by Councillor Bob Hawkins that this motion be tabled to a future meeting of City Council.**

The Clerk called the vote on Councillors Bresciani and Hawkins' motion.

	In Favour	Against
Councillor Lori Bresciani	✓	
Councillor Andrew Stevens	✓	
Councillor Bob Hawkins	✓	
Councillor Cheryl Stadnichuk	✓	
Councillor Jason Mancinelli	✓	
Councillor Shanon Zachidniak	✓	
Councillor Terina Shaw	✓	
Councillor John Findura	✓	
Mayor Sandra Masters	✓	
	9	0

The motion was put and declared **CARRIED**.

#### ADJOURNMENT

**Councillor Bob Hawkins moved, seconded by Councillor Lori Bresciani, AND IT WAS RESOLVED, that the meeting adjourn.**

The meeting adjourned at 3:58 p.m.

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Chairperson

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Secretary