

AT REGINA, SASKATCHEWAN, WEDNESDAY, NOVEMBER 10, 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  
Councillor Bob Hawkins  
Councillor John Findura  
Councillor Dan LeBlanc  
Councillor Landon Mohl  
Councillor Jason Mancinelli  
Councillor Terina Shaw (Videoconference)  
Councillor Cheryl Stadnichuk  
Councillor Andrew Stevens  
Councillor Shanon Zachidniak

Also in Attendance: City Clerk, Jim Nicol  
Deputy City Clerk, Amber Ackerman  
City Manager, Chris Holden  
City Solicitor, Byron Werry  
Executive Director, Citizen Services, Kim Onrait  
Executive Director, City Planning & Community Dev., Diana Hawryluk  
Executive Director, Financial Strategy & Sustainability, Barry Lacey  
Executive Director, People & Transformation, Louise Folk  
Director, Planning & Development Services, Autumn Dawson  
Manager, City Projects, Jeff May  
Manager, Social & Cultural Development, Emmaline Hill  
Senior Engineer, Max Zasada  
Legal Counsel, Cheryl Willoughby

CONFIRMATION OF AGENDA

**Councillor Bob Hawkins moved, seconded by Councillor Shanon Zachidniak, AND IT WAS RESOLVED, that the agenda for this meeting be approved, at the call of the chair with the following adjustments:**

- **Add item DE21-317, a written submission from Tim Reid, Regina Exhibition Association Limited to address City Council on item CR21-158 2022 Regina Winter Festival**
- **Withdraw item DE21-316, Landyn Uhersky, Wiid Boutique Inc.**
- **Table item CR21-159 2022 City Council and Committee Meeting Calendar to the November 24, 2021 City Council meeting.**

ADOPTION OF MINUTES

**Councillor Cheryl Stadnichuk moved, seconded by Councillor Lori Bresciani, AND IT WAS RESOLVED, that the minutes for the meetings held on October 25, 2021 and October 27, 2021 be adopted, as circulated.**

COMMUNICATIONS, DELEGATIONS AND PUBLIC NOTICE REPORTS

The following addressed City Council on item CR21-152 and answered questions:

- DE21-302 Kelsey Longmoore, Regina, SK
- DE21-303 Jackie Schmidt representing Heritage Regina, Regina, SK
- DE21-304 Rosanne Hill Blaisdell, representing Harvard Diversified Enterprises Inc., Calgary, AB and Jordan Hardy, representing MLT Aikins, Regina, SK

CR21-152 Heritage Demolition- 1863 Cornwall Street

---

**Recommendation**

That City Council:

1. a) Deny the demolition application for 1863 Cornwall Street.
- b) Direct the property owner to undertake necessary repairs and other measures to stabilize the building and preserve the façade at minimum.

(Councillor LeBlanc temporarily left the meeting.)

**Councillor John Findura moved, seconded by Shanon Zachidniak that the recommendations contained in the report be concurred in**

Amendment

---

**Councillor Bob Hawkins moved, in amendment, seconded by Councillor Jason Mancinelli, that recommendation 1(b) be amended to read as follows:**

**That consideration of an order directing the property owner to undertake necessary repairs and other measures required to stabilize the building and preserve the façade be tabled, and the matter referred to the provincial heritage review board for a hearing and report and brought back for Council's consideration on receipt of the review board's report on the matter.**

<b>RESULT:</b>	CARRIED [9 to 1]
<b>MOVER:</b>	Councillor Hawkins
<b>SECONDER:</b>	Councillor Mancinelli
<b>IN FAVOUR:</b>	Councillors: Bresciani, Findura, Hawkins, Stevens, Mancinelli, Masters, Mohl, Stadnichuk, Zachidniak
<b>AGAINST:</b>	Councillor Shaw
<b>ABSENT:</b>	Councillor LeBlanc

Main Motion, as amended

---

<b>RESULT:</b>	CARRIED [9 to 1]
<b>MOVER:</b>	Councillor Hawkins
<b>SECONDER:</b>	Councillor Mancinelli
<b>IN FAVOUR:</b>	Councillors: Bresciani, Findura, Hawkins, Stevens, Mancinelli, Masters, Mohl, Stadnichuk, Zachidniak
<b>AGAINST:</b>	Councillor Shaw
<b>ABSENT:</b>	Councillor LeBlanc

**The main motion, as amended, was put and declared CARRIED.**

CP21-32 Bike Regina: Zoning Bylaw Amendment - All Properties Zoned as DCD-CBM  
– Chuka Boulevard Mixed Direct Control District Zone - PL202100105

---

**Councillor Cheryl Stadnichuk moved, seconded by Councillor Jason Mancinelli, AND IT WAS RESOLVED, that communication CP21-32 be received and filed.**

(Councillor Lori Bresciani declared a conflict of interest prior to the presentation of delegations and consideration of item CR21-153, citing a personal relationship with the applicant and abstained from discussion and temporarily left the meeting until the motion was addressed and voted on.)

CR21-153 Zoning Bylaw Amendment - All Properties Zoned as DCD-CBM – Chuka Boulevard Mixed Direct Control District Zone - PL202100105 (Tabled September 8, 2021)

---

**Recommendation**

That City Council:

1. Approve the proposed text amendments to the DCD-CBM Chuka Boulevard Mixed Direct Control District in *The Regina Zoning Bylaw, 2019*, as detailed in Appendix A-3, to allow for:
  - a. A “Drive-Through” as a discretionary use;
  - b. Standalone commercial development along the Chuka Boulevard interface; and
  - c. Other housekeeping amendments as described in Appendix A-3.

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 the recommendations and the required public notice.

The following addressed City Council on item CR21-153 and answered questions:

- DE21-305 Chad Jedlic and Blair Forster representing Forster Harvard Development Corp, Regina, SK
- DE21-306 Bruce Belmore representing KGS Group, Regina, SK

(Councillor Dan LeBlanc returned to the meeting.)

- DE21-307 Chris Letourneur and Ashley Anstey representing MXD Developments Strategists, Regina, SK
- DE21-308 Mike Di Stasi representing Di Stasi Real Estate Ltd., Regina, SK
- DE21-309 Ron Pfeifer representing Gateway Developments, Regina, SK
- DE21-310 Kieron Hunt representing FBM Architecture Interior Design and Planning, Regina, SK

### RECESS

Pursuant to the provisions of Section 34(13.1) of City Council's Procedure Bylaw No. 9004, a 15 minute recess was called.

City Council recessed at 3:15 p.m.

City Council reconvened at 3:30 p.m.

- DE21-311 Darren Anaka, Dean Picton and Derek Picton representing Acre 21 Development, Regina, SK
- DE21-312 Kevin Reese representing Karina Developments, Regina, SK
- DE21-313 Rob Bresciani, Regina, SK, and Josh Bresciani, Toronto, ON, representing Property Q

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

<b>RESULT:</b>	CARRIED [9 to 1]
<b>MOVER:</b>	Councillor Findura
<b>SECONDER:</b>	Councillor Mancinelli
<b>IN FAVOUR:</b>	Councillors Findura, Hawkins, LeBlanc, Mancinelli, Masters, Mohl, Stevens, Shaw, Zachidniak

<b>AGAINST:</b>	Councillor Stadnichuk
<b>ABSENT:</b>	Councillor Bresciani

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

CP21-33 Omar Khan, High Tide Inc.: Cannabis Retail Zoning Amendments

**Councillor Andrew Stevens moved, seconded by Councillor Jason Mancinelli, AND IT WAS RESOLVED, that communication CP21-33 be received and filed.**

CR21-154 Cannabis Retail Zoning Amendments (Tabled October 6, 2021)

**Recommendation**

That City Council:

1. Approve the proposed amendments to The Regina Zoning Bylaw, 2019-19, as outlined in the revised Appendix A to supplemental report RPC21-64, which will result in reducing the restrictions applicable to cannabis retail developments within the city; excepting those amendments proposed for "Institution, Education" where 182.88m will remain the separation distance for the establishment of Retail Trade, Cannabis.
2. Replace Appendix A with the revised Appendix A attached to supplemental report RPC21-64.
3. 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.
4. Remove items CR18-49 and RPC20-24 from the Outstanding Items list.

(Councillor Bresciani returned to the meeting.)

DE21-314 Kerri Mitchell and John Thomas representing Farmer Jane Cannabis Co., Regina, SK, addressed City Council on item CR21-154 and answered questions.

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

(Councillors: John Findura and Jason Mancinelli withdrew their motion.)

**Councillor Andrew Stevens moved, seconded by Councillor Jason Mancinelli that City Council:**

1. Approve the proposed amendments to the *Regina Zoning Bylaw, Bylaw No. 2019-19* outlined in Appendix A of the report considered at the meeting of the Regina Planning Commission on November 3, 2021.
2. 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.
3. Remove items CR18-49 and RPC20-24 from the List of Outstanding items for City Council.

<b>RESULT:</b>	CARRIED [10 to 1]
<b>MOVER:</b>	Councillor Stevens
<b>SECONDER:</b>	Councillor Mancinelli
<b>IN FAVOUR:</b>	Councillors: Bresciani, Hawkins, Mancinelli, Masters, LeBlanc, Mohl, Shaw, Stadnichuk, Stevens, Zachidniak
<b>AGAINST:</b>	Councillor Findura

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

CR21-155 Discretionary Use Application - 5000 E Green Brooks Way - PL202100144

### **Recommendation**

That City Council:

1. Approve the discretionary use application for the proposed development of “Building, Planned Group” and “Planned Group” located at 5000 E Green Brooks Way in the Greens on Gardiner Subdivision, 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 Appendix A-3.1 and A-3.4, prepared by Newrock Developments Inc. and dated January 26, 2021.
  - 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 development permit 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.

DE21-316 Cory Strobel representing NewRock Developments, Regina, SK, addressed City Council on item CR21-155 and answered questions.

**Councillor John Findura moved, seconded by Councillor Shanon Zachidniak that the recommendations contained in the report be concurred in.**

<b>RESULT:</b>	CARRIED [10 to 1]
<b>MOVER:</b>	Councillor Findura
<b>SECONDER:</b>	Councillor Zachidniak
<b>IN FAVOUR:</b>	Findura, Hawkins, Mancinelli, Bresciani, LeBlanc, Masters, Shaw, Stadnichuk, Stevens, Zachidniak
<b>AGAINST:</b>	Mohl

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

MOTION TO ADJOURN

**Councillor Bob Hawkins moved, seconded by Councillor Lori Bresciani that the meeting adjourn at 5:36 p.m.**

<b>RESULT:</b>	LOST [5 to 6]
<b>MOVER:</b>	Councillor Hawkins
<b>SECONDER:</b>	Councillor Bresciani
<b>IN FAVOUR:</b>	Councillors: Bresciani, LeBlanc, Hawkins, Mancinelli, Shaw
<b>AGAINST:</b>	Councillors: Findura, Stevens, Masters, Mohl, Stadnichuk, Zachidniak

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

RECESS

**Councillor Jason Mancinelli moved, seconded by Councillor Landon Mohl, AND IT WAS RESOLVED, that City Council recess for five minutes.**

City Council recessed at 5:37 p.m.

City Council reconvened at 5:43 p.m.

**Councillor Lori Bresciani moved, seconded by Councillor Jason Mancinelli, AND IT WAS RESOLVED, that the following items be tabled to the November 24, 2021 City Council meeting:**

- **CM21-21 Supplemental Report - Zoning Bylaw Amendments - Aquifer Protection Overlay Zone**
- **CR21-125 Zoning Bylaw Amendments - Aquifer Protection Overlay Zone**
- **CR21-150 Fire Master Plan**

CR21-158 2022 Regina Winter Festival

---

**Recommendation**

That City Council:

1. Support the 2022 Regina Winter Festival with a cash grant valued up to \$150,000.
2. Provide the above support subject to the following conditions:
  - a) 2022 Regina Winter Festival Committee demonstrates the ability to plan and host the event through a comprehensive budget and event plan.
  - b) Completion of a Contribution Agreement(s) with 2022 Regina Winter Festival Committee member organizations Provincial Capital Commission, Regina Downtown Business Improvement District, Regina Warehouse Business Improvement District & Regina Exhibition Association Limited.
  - c) Recognition by the Regina Winter Festival Committee and its member organizations that the City of Regina accepts no obligations for deficits, loans, or guarantees for the 2022 Regina Winter Festival.
  - d) A commitment by 2022 Regina Winter Festival Committee 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(s) between the City of Regina and the 2022 Regina Winter Festival Committee and/or its member organizations, Provincial Capital Commission, Regina Downtown Business Improvement District, Regina Warehouse Business Improvement District & Regina Exhibition Association Limited.
4. Authorize the City Clerk to execute the Contribution Agreement(s) on behalf of the City of Regina after review by the City Solicitor.
5. Approve funding up to \$150,000 in support through 2022's annual Events, Conventions and Tradeshows attraction budget.

DE21-317 Tim Reid representing Regina Exhibition Association Limited, Regina, SK, addressed City Council on item CR21-158 and answered questions.

**Councillor Cheryl Stadnichuk moved, seconded by Councillor Andrew Stevens, that City Council:**

1. **Support the 2022 Regina Winter Festival with a cash grant valued up to \$150,000.**



2. Provide the above support subject to the following conditions:
  - a. 2022 Regina Winter Festival Committee demonstrates the ability to plan and host the event through a comprehensive budget and event plan.
  - b. Completion of a Contribution Agreement(s) with 2022 Regina Winter Festival Committee member organizations Provincial Capital Commission, Regina Downtown Business Improvement District, Regina Warehouse Business Improvement District & Regina Exhibition Association Limited.
  - c. Recognition by the Regina Winter Festival Committee and its member organizations that the City of Regina accepts no obligations for deficits, loans, or guarantees for the 2022 Regina Winter Festival.
  - d. A commitment by 2022 Regina Winter Festival Committee 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(s) between the City of Regina and the 2022 Regina Winter Festival Committee and/or its member organizations, Provincial Capital Commission, Regina Downtown Business Improvement District, Regina Warehouse Business Improvement District & Regina Exhibition Association Limited.
4. Authorize the City Clerk to execute the Contribution Agreement(s) on behalf of the City of Regina after review by the City Solicitor.
5. Approve funding up to \$150,000 in support through 2022's annual Events, Conventions and Tradeshows attraction budget.
6. Approve funding in the amount of \$60,000 to fund the Free for All Finale at REAL from the Events, Conventions and Tradeshows attraction budget.

<b>RESULT:</b>	CARRIED [Unanimous]
<b>MOVER:</b>	Councillor Stadnichuk
<b>SECONDER:</b>	Councillor Stevens
<b>IN FAVOUR:</b>	Councillors: Bresciani, Hawkins, Findura, LeBlanc, Mancinelli, Masters, Mohl, Shaw, Stadnichuk, Stevens, Zachidniak

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

CR21-156 OCP/Concept Plan and Zoning Bylaw Amendments - 201 Fleet Street -  
PL202100153 & PL202100156

---

**Recommendation**

That City Council:

1. Approve amendments to the Fleet Street Business Park Secondary Plan, being Part B.9 of *Design Regina: The Official Community Plan*

*Bylaw No. 2013-48*, as outlined in Appendix A-2.

2. Approve the amended Fleet Street Business Park Phase 1 Concept Plan, as shown in Appendix A-4.
3. Approve the application to rezone the proposed parcel MU1, located at 201 Fleet Street and being a portion of existing Parcel Y, Plan AC6035, Ext 0 and of existing Parcel X, Plan AC6035, Ext 1, as shown in Appendix A-1, from UH – Urban Holding Zone to PS – Public Service Zone.
4. Direct 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.

**Councillor John Findura moved, seconded by Councillor Bob Hawkins that the recommendations contained in the report be concurred in.**

<b>RESULT:</b>	CARRIED [Unanimous]
<b>MOVER:</b>	Councillor Findura
<b>SECONDER:</b>	Councillor Hawkins
<b>IN FAVOUR:</b>	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Masters, Mohl, Shaw, Stadnichuk, Stevens, Zachidniak

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

CR21-157 Regina Police Service 2022 Operating and Capital Budget

**Recommendation**

1. That the 2022 Regina Police Service Operating Budget, which includes estimated gross operating expenditures of \$103,695,300 and revenues of \$10,898,600, resulting in a Net Operating Budget of \$92,796,700, be approved.
2. That the 2022 Capital Budget of \$4,891,000 with capital funding to be determined by Regina City Council and an additional \$248,000 funded by SGI, be approved.
3. That this report be forwarded to the December 15, 2021 City Council budget meeting

**Councillor Lori Bresciani moved, seconded by Councillor Cheryl Stadnichuk that this report be tabled to the December 15, 2021 City Council budget meeting.**

<b>RESULT:</b>	CARRIED [Unanimous]
<b>MOVER:</b>	Councillor Bresciani
<b>SECONDER:</b>	Councillor Stadnichuk
<b>IN FAVOUR:</b>	Councillors: Hawkins, Findura, Stevens, Mancinelli, Bresciani, Masters, LeBlanc, Mohl, Shaw, Stadnichuk, Zachidniak

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

CR21-151 Economic Opportunity Option to Purchase Agreement

**Recommendation**

That City Council:

1. Approve the City entering into an agreement granting an option to purchase the City owned lands described in Appendix A for \$5.48 million dollars.
2. Authorize the Executive Director of Financial Strategy and Sustainability to negotiate any other commercially relevant terms and conditions of the land option agreement.
3. Authorize the City Clerk to execute the land option agreement as approved by the City Solicitor.

**Councillor Cheryl Stadnichuk moved, seconded by Councillor Lori Bresciani, that the recommendations contained in the report be concurred in.**

**Councillor Andrews Stevens moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that City Council meet *in camera* to receive confidential legal advice on item CR21-151.**

City Council went *in camera* to receive confidential legal advice from Administration.

City Council resumed public session

Mayor Masters stated for the record that City Council had reviewed legal advice from Administration but that no decisions were taken.

Main Motion

<b>RESULT:</b>	CARRIED [9 to 2]
<b>MOVER:</b>	Councillor Stadnichuk
<b>SECONDER:</b>	Councillor Bresciani
<b>IN FAVOUR:</b>	Councillors: Bresciani, Findura, Hawkins, Mancinelli, Masters, Mohl, Shaw, Stadnichuk, Zachidniak
<b>AGAINST:</b>	Councillors Stevens, LeBlanc

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

ADJOURNMENT

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

The meeting adjourned at 6:20 p.m.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Secretary