

AT REGINA, SASKATCHEWAN, WEDNESDAY, NOVEMBER 30, 2022

AT A MEETING OF EXECUTIVE COMMITTEE
HELD IN PUBLIC SESSION

AT 9:00 AM

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: Councillor Bob Hawkins, in the Chair
Mayor Sandra Masters
Councillor Lori Bresciani
Councillor John Findura
Councillor Dan LeBlanc
Councillor Jason Mancinelli
Councillor Terina Nelson
Councillor Cheryl Stadnichuk
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, Niki Anderson
City Solicitor, Byron Werry
Executive Director, Citizen Services, Kim Onrait
Executive Director, City Planning & Community Development,
Deborah Bryden
Executive Director, Financial Strategy & Sustainability, Barry Lacey
Strategic Initiatives Lead, Louise Usick
Director, Assessment & Property Revenue Systems, Tanya Mills
Director, Sustainable Infrastructure, Karen Gasmo
Manager, City Revitalization, Emmaline Hill
Manager, Planning & Partnerships, Janine Daradich
Manager, Policy & Grants, Jordan Reid

APPROVAL OF PUBLIC AGENDA

(The meeting commenced in the absence of Councillors Mancinelli and Zachidniak.)

Councillor Lori Bresciani moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, at the Call of the Chair with the following adjustments:

- **Addition of delegation Colyn Lowenberger, Mobius Benefit Administrators Inc., Regina, SK for item EX22-128;**
- **Withdrawal of delegation Deirdre Sentis from item EX22-129; and**

- **Addition of communication item EX22-133 from Nicor Group, related to item EX22-131**

ADOPTION OF MINUTES

Councillor Lori Bresciani moved, AND IT WAS RESOLVED, that the minutes of the meetings held on November 2 and 16, 2022 be adopted, as circulated.

ADMINISTRATION REPORTS

EX22-126 Regina Food Bank - 1720 12th Ave Lease

Recommendation

The Executive Committee recommends that City Council:

1. Approve the City of Regina entering into a lease of the City-owned property located at 1720 12th Avenue as outlined on the attached Appendix A to the Regina Food Bank, consistent with the terms and conditions stated in this report;
2. Approve up to \$100,000 of in-kind work for paving of 1720 12th Avenue to be funded from the Land Development Reserve and a \$100,000 one-time cash donation to be funded from the Community Investment Grant Reserve;
3. 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 Lease Agreement that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to the Agreements;
4. Authorize the City Clerk to execute the Lease Agreement upon review and approval by the City Solicitor; and
5. Approve these recommendations at its meeting on December 7, 2022.

The following addressed the Committee:

- Alicia Morrow, representing The Comeback Society, Regina, SK

(Councillor Mancinelli arrived to the meeting.)

- Aubrie Houk and Emily Albano, representing Change Makers Collective, Regina, SK
- Justin Lee, representing Path Cowork, Regina, SK
- Judith Veresuk, representing Regina Downtown Business Improvement District, Regina, SK

- John Bailey, David Froh, Shauna Flaman, Kaytlyn Barber, representing Regina Food Bank, Regina, SK

Councillor Andrew Stevens moved, that the recommendation contained in the report be concurred in.

Amendment

Councillor Andrew Stevens moved, in amendment, that an additional \$100,000 be allocated to the one-time cash donation.

The amending motion was put and declared LOST.

RESULT:	LOST [3 to 6]
MOVER:	Councillor Stevens
IN FAVOUR:	Councillors: LeBlanc, Stadnichuk, and Stevens
AGAINST:	Councillors: Bresciani, Findura, Hawkins, Mancinelli, Nelson, and Mayor Masters

The main motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Stevens
IN FAVOUR:	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Nelson, Stadnichuk, Stevens, and Mayor Masters

EX22-127 Cowessess First Nation – Sale of Lane

Recommendation

The Executive Committee recommends that City Council:

1. Approve the City of Regina (City) entering into a land sale agreement for the sale of the City-owned property identified on the attached Appendix with Cowessess TLE Holdings Inc., 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;
3. Authorize the City Clerk to execute the agreement upon review and approval by the City Solicitor; and

4. Approve these recommendations at its meeting on December 7, 2022, following the required public notice.

Chief Cadmus Delorme representing Cowessess First Nation, SK addressed the Committee.

Councillor Lori Bresciani moved, that the recommendation contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Bresciani
IN FAVOUR:	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Nelson, Stadnichuk, Stevens, and Mayor Masters

RECESS

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

The Committee recessed at 10:29 a.m.

The Committee reconvened at 10:45 a.m.

EX22-128 Regina Civic Employees Long Term Disability Plan Review

Recommendation

The Executive Committee recommends that City Council:

1. Approve the amendments to Bylaw 9566, being *The Regina Civic Employees' Long Term Disability Plan 1992 Bylaw*, as outlined in Appendix A to this Report subject to the following conditions:
 - (a) that the Civic Pension and Benefits Committee consent to these amendments in writing prior to Council passing changes to Bylaw 9566;
 - (b) that the actuary for the LTD Plan provides a report on the changes prior to Council passing changes to Bylaw 9566; and
 - (c) that the other employers in the Plan (Saskatchewan Health Authority, Regina Board of Education (non-teaching staff), Regina Public Library, Buffalo Pound Water Treatment Corporation and Mobius Benefit Administrators Inc.) provide their consent in writing to the changes prior to Council passing changes to Bylaw 9566;

2. Instruct the City Solicitor to bring forward the Bylaw changes outlined in recommendation 1 once the City has received the report from the actuary and the consent of the Civic Pension and Benefits Committee and the other employers in the Plan;
3. Instruct the Administration to report back by Q4 of 2023 as to the progress the parties have made on negotiating governance changes to the LTD Plan; and
4. Approve these recommendations at its December 7, 2022 meeting.

(Councillor Zachidniak arrived to the meeting via Videoconference.)

Jackie Christianson and Deron Waldock, representing Regina Civic Pension & Benefits Committee, Regina, SK addressed the Committee.

Councillor Cheryl Stadnichuk moved, that the recommendation contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Stadnichuk
IN FAVOUR:	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Nelson, Stadnichuk, Stevens, Zachidniak, and Mayor Masters

EX22-129 Community Non-Profit Tax Exemptions - 2023

Recommendation

The Executive Committee recommends that City Council:

1. Approve the property tax exemptions listed in Appendix B subject to the Government of Saskatchewan approving the exemption or partial exemption of the education portion of the property tax levies where required;
2. Authorize the Executive Director, Financial Strategy & Sustainability or his delegate to apply for the approval of the Government of Saskatchewan on behalf of property owners for any exemption of the education portion of the property tax levies payable to the Government of Saskatchewan that is \$25,000 or greater on an annual basis;
3. Direct the City Solicitor to prepare the necessary bylaw to authorize the property tax exemptions for 2023 for those properties that are receiving one-year tax exemptions as listed in Appendix B; and

4. Approve these recommendations at its meeting on December 7, 2022.

The following addressed the Committee:

- John Hampton, representing Mackenzie Art Gallery, Regina, SK
- Sandy Baumgartner, representing Saskatchewan Science Centre, Regina, SK
- Tara Robinson, representing RCMP Heritage Centre, Regina, SK

Mayor Sandra Masters moved, that the recommendation contained in the report be concurred in.

Referral

Mayor Sandra Masters moved, that this report be tabled to the 2023/2024 Budget and directed Administration to prepare a supplemental report for consideration as part of the 2023/2024 Budget deliberations commencing on December 14, 2022, that outlines the implications of providing all previously approved organizations with a 100% tax exemption and new applicants with a pro-rated amount to keep within the annual funding cap.

The referral motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Mayor Masters
IN FAVOUR:	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Nelson, Stadnichuk, Stevens, Zachidniak, and Mayor Masters

EX22-130 Non-profit Daycare Centre Tax Exemption Update

Recommendation

The Executive Committee recommends that City Council:

1. Approve a continuation of the 40 per cent property tax exemption to properties in the city that are owned or leased by Regina licensed non-profit childcare centres for the three-year period of 2023 – 2025 subject to the following conditions:
 - a) The tax exemption shall only apply to the portion of the property that is occupied and used for or in conjunction with the childcare centre; and
 - b) The tax exemption only applies to the property while it is being operated as a licensed childcare centre as defined by *The Child Care Act, 2014*;
2. Direct Administration to report back to Council by the end of 2025 once the federal and provincial childcare programs are fully implemented, and a new provincial funding model is established;

3. Instruct the City Solicitor to prepare the necessary tax exemption agreements and authorizing bylaws to provide the tax exemptions to be brought forward at a future City Council date once all of the exemption agreements have been signed and this includes the instruction to prepare agreements and authorizing bylaws to be brought forward in the future as any new childcare centres open and are eligible for the exemption;
4. Authorize the Executive Director, Financial Strategy & Sustainability or their delegate to apply for the approval of the Government of Saskatchewan on behalf of property owners for any exemption of the education portion of the property tax levies payable to the Government of Saskatchewan that is \$25,000 or greater on an annual basis; and
5. Approve these recommendations at its meeting on December 7, 2022.

The following addressed the Committee:

- Cara Steiner, representing Prairie Lily Early Learning Centre, Regina, SK
- Donna Rice, representing Stepping Stones Child Care, Regina, SK
- Allison Tholl, representing Sandcastles Childcare Inc. and South Sask Directors for Early Learning Inc., Regina, SK

Councillor Lori Bresciani moved, that the recommendation contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Bresciani
IN FAVOUR:	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Nelson, Stadnichuk, Stevens, Zachidniak, and Mayor Masters

RECESS

Councillor John Findura moved AND IT WAS RESOLVED, that Executive Committee take a 30 minute recess in lieu of the provisions outlined in Section 33(2.2) of *The Procedure Bylaw, Bylaw No. 9004* for a mandatory 45 minute lunch break, and continue the meeting following the recess.

The Committee recessed at 12:12 p.m.

The Committee reconvened at 12:52 p.m.

EX22-131 Heritage Incentive Application for 2022

Recommendation

The Executive Committee recommends 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 the final amount. Grants are one time payable when the project is complete, tax exemptions are payable over up to 10 years.

Table 1 – Heritage Incentive requested for 2022.

Address	Common Name	Heritage Status	Type of Incentives	Total Eligible Cost	Total City Funding
2700 College Avenue	Unitarian Fellowship of Regina	Inventory	Maintenance Grant	\$5,494.50	\$2,500.00
1903 Cameron Street	Watson Residence	Inventory	Maintenance Grant	\$5,916.30	\$2,500.00
1848 Retallack Street	MacMath Residence	Inventory	Maintenance Grant	\$7,958.70	\$2,500.00
77 Leopold Crescent	Watchler Residence	Designation in progress	Maintenance Grant	\$4,400.00	\$2,200.00
3160 Albert Street	Cook Residence	Designated	Maintenance Grant	\$6,826.50	\$3,413.25
2125 11th Avenue	Darke Block	Designated	Maintenance Grant	\$17,522.46	\$5,000.00
1401 Robinson Street	Albert Library	Designated	Major Grant	\$23,865.00	\$11,932.50
1772 Montreal Street	Former Salvation Army Citadel	Designated	Major Grant	\$70,485.00	\$35,242.50
3160 Albert Street	Cook Residence	Designated	Major Grant	\$163,221.80	\$50,000.00
			Tax Exemption		\$31,610.90
1870 Lorne Street	Regina Telephone Exchange	Designated	Major Grant	\$392,623.00	\$50,000.00
			Tax Exemption		\$146,311.50
2125 11th Avenue	Darke Block	Designated	Major Grant	\$74,890.41	\$37,445.21
			Tax Exemption	\$198,000.00	\$99,000.00
2121 15th Avenue	Prince Charles Apartment	Designation in progress	Tax Exemption	\$1,278,075.24	\$639,037.62

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*.
 - 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 reasonably 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.
5. Approve these recommendations at its meeting on December 7, 2022.

The following addressed the Committee:

- Dr. Maxim Kondrashov, representing Russian Orthodox Church of Saints Peter and Paul, Regina, SK
- Radovan Maric, representing Russian Orthodox Church of Saints Peter and Paul, Regina, SK
- Steve Pinel, representing Nicor Group, Regina, SK and Ross Keith, representing Prince Charles Apartment, Regina, SK
- Rhonda Newton, representing Sask Sport Inc., Regina, SK

Councillor Cheryl Stadnichuk moved, that the recommendation contained in the report be concurred in with the following amendments:

1. That the Total City Funding outlined in item #1 of the recommendations for the following addresses in “Table 1 - Heritage Incentive Requested for 2022” be amended to read as follows:

a. Total City Funding:

Address	Type of Incentives	Total City Funding
1903 Cameron Street	Maintenance Grant	\$1,479.08
1870 Lorne Street	Major Grant	\$15,732.67
	Tax Exemption	\$180,578.83
2125 11 th Avenue	Major Grant	\$20,000.00
	Tax Exemption	\$116,445.21

b. Table 1 – Rename Table 1 Column Headings:

Current Table 1 Column Heading	New Table 1 Column Heading
Total Eligible Cost	Value of Eligible Work
Total City Funding	Total Recommended Incentives

2. That the “Financial Impacts” section of the report be changed to read as follows:

"Upon approval of the recommended funds, the full 2022 budget for heritage conservation grants of \$150,000 will be allocated. The recommended tax exemptions total up to \$967,672.56 in foregone revenue over 10 years, or approximately \$96,767.26 annually."

Councillor Dan LeBlanc requested that address 2121 15th Avenue be voted on separately.

(Councillor Zachidniak temporarily left the meeting.)

Amendment

Councillor Lori Bresciani moved, in amendment, that Administration report back to Executive Committee in Q1 of 2023 on the cost implications associated with including a requirement to have a heritage designation plate displayed on all properties designated as heritage properties in accordance with the *Heritage Incentive Policy*.

The amending motion was put and declared CARRIED.

RESULT:	CARRIED [8 to 1]
MOVER:	Councillor Bresciani
IN FAVOUR:	Councillors: Bresciani, Findura, Hawkins, Mancinelli, Nelson, Stadnichuk, Stevens, and Mayor Masters
AGAINST:	Councillor LeBlanc
AWAY:	Councillor Zachidniak

The main motion, excluding 2121 15th Avenue, was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Stadnichuk
IN FAVOUR:	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Nelson, Stadnichuk, Stevens, and Mayor Masters
AWAY:	Zachidniak

The separate vote on 2121 15th Avenue was put and declared CARRIED.

RESULT:	CARRIED [7 to 2]
MOVER:	Councillor LeBlanc
IN FAVOUR:	Councillors: Bresciani, Findura, Hawkins, Mancinelli, Stadnichuk, Stevens, and Mayor Masters
AGAINST:	Councillors: LeBlanc and Nelson
AWAY:	Councillor Zachidniak

EX22-132 2023 Development Charges Rate Review

Recommendation

The Executive Committee recommends that City Council:

1. Approve the 2023 Servicing Agreement Fee and Development Levy rates at \$319,000 per hectare for greenfield residential and commercial development and \$106,000 per hectare for greenfield

industrial-zoned development, effective June 1, 2023;

2. Instruct the City Solicitor to prepare the necessary amendments to *The Development Levy Bylaw, 2011* 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;
3. Direct Administration to report back to City Council by the end of Q4, 2023 with a report to adjust the rates from Recommendation #1 through the application of an inflationary factor; and
4. Approve these recommendations at its meeting on December 7, 2022.

Stu Neibergall, representing Regina & Region Home Builders' Association, Regina, SK addressed the Committee.

RECESS

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

The Committee recessed at 2:20 p.m.

The Committee reconvened at 2:37 p.m. with Councillor Zachidniak in attendance.

Councillor Jason Mancinelli moved, that the recommendation contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [9 to 1]
MOVER:	Councillor Mancinelli
IN FAVOUR:	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Nelson, Stadnichuk, Zachidniak, and Mayor Masters
AGAINST:	Councillor Stevens

RESOLUTION FOR PRIVATE SESSION

Councillor Lori Bresciani moved, AND IT WAS RESOLVED, that in the interest of the public, the remaining items on the agenda be considered in private.

Councillor Jason Mancinelli moved, AND IT WAS RESOLVED, that the Committee recess for 10 minutes.

The Committee recessed at 3:15 p.m.

Chairperson

Secretary