

2024 Development Charges Annual Report

June 2025



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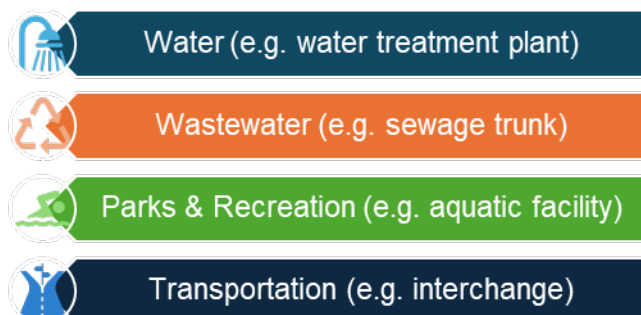
Introduction

Supporting growth through strategic land use and infrastructure planning helps build vibrant communities for residents, contributes to the city's economic prosperity and maximizes the use of financial resources. Growth creates extra costs for the City of Regina (City) as infrastructure and services need to be in place before growth occurs, as well as after, to maintain service levels for residents.

The City uses partnerships and funding tools, such as the Development Charges Policy (Policy), to help pay for new infrastructure and services required to support growth in [Greenfield Areas and Established Areas](#)¹. Under the Policy, developers contribute to offsite growth costs required to support new greenfield neighbourhoods and development by paying development charges, including:

- Service agreement fees (SAF) – applied when new greenfield land is subdivided.
- Development levies (DL) – applied when new greenfield land is developed, but no subdivision occurs.

In alignment with *The Planning and Development Act, 2007* and Policy, development charges fund the following capital cost types, in addition to related eligible administration costs:



Purpose

The 2024 Development Charges Annual Report is prepared per Section 10A of the Policy and was compiled by the City's City Planning & Community Services and Financial Strategy & Sustainability divisions. This report provides:

1. A summary of 2024 greenfield subdivision activity.
2. Current and past Development Charge Rates (DC Rates).
3. Development Charge Account (DC Account) information.
4. An overview of DC Account revenue and expenditures on growth-related projects between 2016 and 2024.

¹ The Greenfield Area and Established Area are defined in Appendix B of the Policy. The Established Area refers to the existing built-up area of Regina as of 2013 when *Design Regina: The Official Community Plan* was approved. The Greenfield Area includes all areas on the periphery of the city outside the Established Area Boundary.

Development Charges Policy and Model Review (2022 to 2024)

In December 2022, concerns regarding the implementation of the Policy were presented to City Council. These issues focused on a shortfall in the DC Account, which is meant to finance infrastructure investments for greenfield and intensification growth. Over the next eighteen months, extensive work was carried out in close collaboration with partners from the development industry to resolve Policy and DC Rate calculation deficiencies that led to the DC Account deficit.

The DC Review culminated with City Council's approval of several Policy recommendations intended to support the City's current Growth Plan (see Figure 1) by ensuring the infrastructure needed to enable growth is funded and in place, while also improving the financial viability of the Development Charges Financial Cash Flow Model. The [recommendations](#) aimed to simultaneously reduce the DC Account deficit over time, improve the accuracy of DC Rate calculations and provide a stable funding source for projects required to support intensification and the Development Charge Policy's industrial DC Rate reduction.

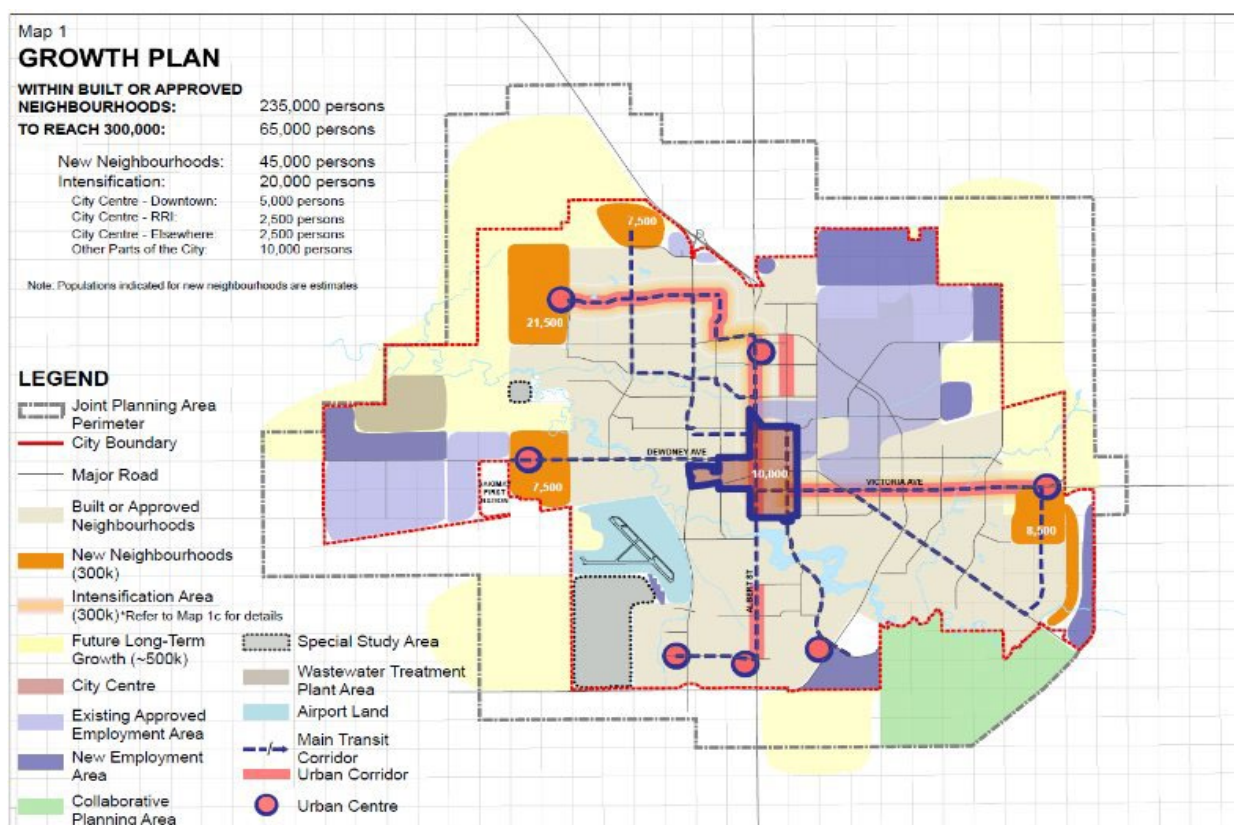


Figure 1: Growth Plan from *Design Regina: The Official Community Plan*

Greenfield Subdivision Activity

In 2024, approximately 20 hectares were included in executed servicing agreements for subdivisions in greenfield neighbourhoods and growth areas, including 7.3 hectares in Aurora, 5.3 hectares in Eastbrook and 7.4 hectares for the provincial long-term care home south of the Saskatchewan Polytechnic Campus. Current historical averages for annual hectares included in executed servicing agreements for subdivisions in new greenfield neighbourhoods and growth areas are as follows:

- **5-year average (2020 to 2024) – 18 hectares**
- **10-year average (2015 to 2024) – 31 hectares**
- **20-year average (2005 to 2024) – 61 hectares**
- **30-year average (1995 to 2024) – 53 hectares**

Table 1 below provides a breakdown of annual greenfield hectares included in executed servicing agreements over the last five years.

	Residential and Commercial	Industrial	Institutional	Other	Total
2024	12.60		7.40		20.00
2023	4.44		4.77		9.21
2022	21.18			13.27	34.45
2021	17.90				17.90
2020	8.09				8.09
Total	64.21		12.17	13.27	89.65

Table 1: Five-year breakdown of annual greenfield hectares in executed servicing agreements

Figure 2 on the next page provides a year-by-year breakdown of greenfield hectares subdivided annually since 1985.

Status of Phase 1 Lands

Based on Information Services Corporation subdivision registration data, as of January 1, 2024, approximately 46 per cent of lands designated *Phase 1 New Neighbourhoods* in the Phasing of New Neighbourhoods Map from *Design Regina: The Official Community Plan* (OCP) have been subdivided. Please refer to [Regina.ca](https://www.regina.ca) for further details. Monitoring the status of new neighbourhoods connects to OCP policy 14.20 whereby “a succeeding phase may be developed when 75 per cent of the preceding phase is subdivided.”

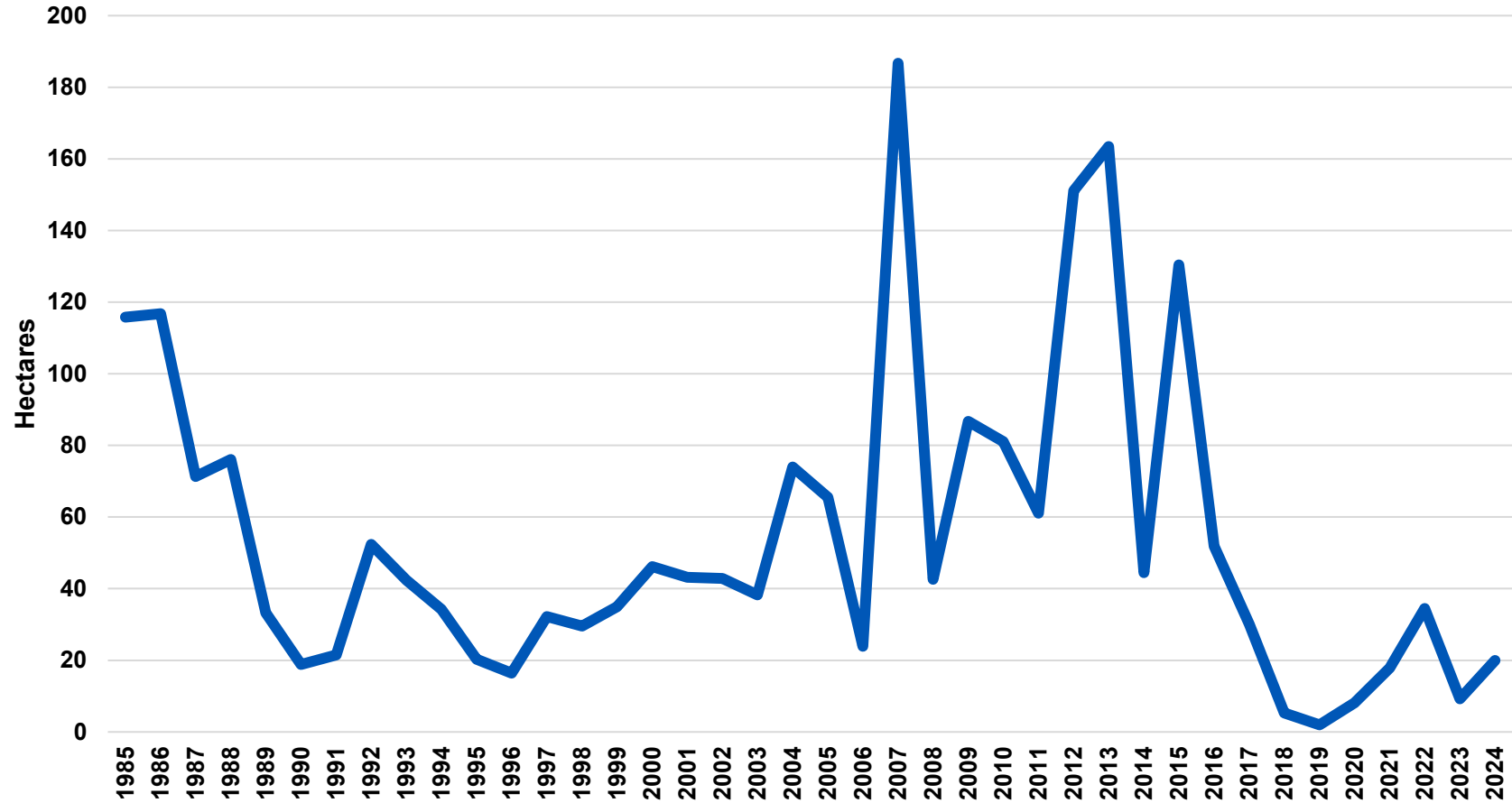


Figure 2: Hectares included in executed servicing agreements for subdivisions in greenfield neighbourhoods and growth areas annually (1985 to 2024)

Greenfield Development Charge Rates

Table 2 below outlines the current per-hectare greenfield DC Rates in effect from January 1, 2025 to December 31, 2025.

	Residential, Commercial, Institutional	Industrial
Transportation	\$160,600	\$53,500
Water and Wastewater	\$167,900	\$56,000
Parks and Recreation	\$21,000	\$7,000
Administration	\$23,500	\$7,800
Total	\$373,000	\$124,300

Table 2: DC Rates in effect from January 1, 2025 to December 31, 2025

Figure 3² below shows the DC Rates for greenfield residential, commercial and institutional development in effect over the last 10 years.

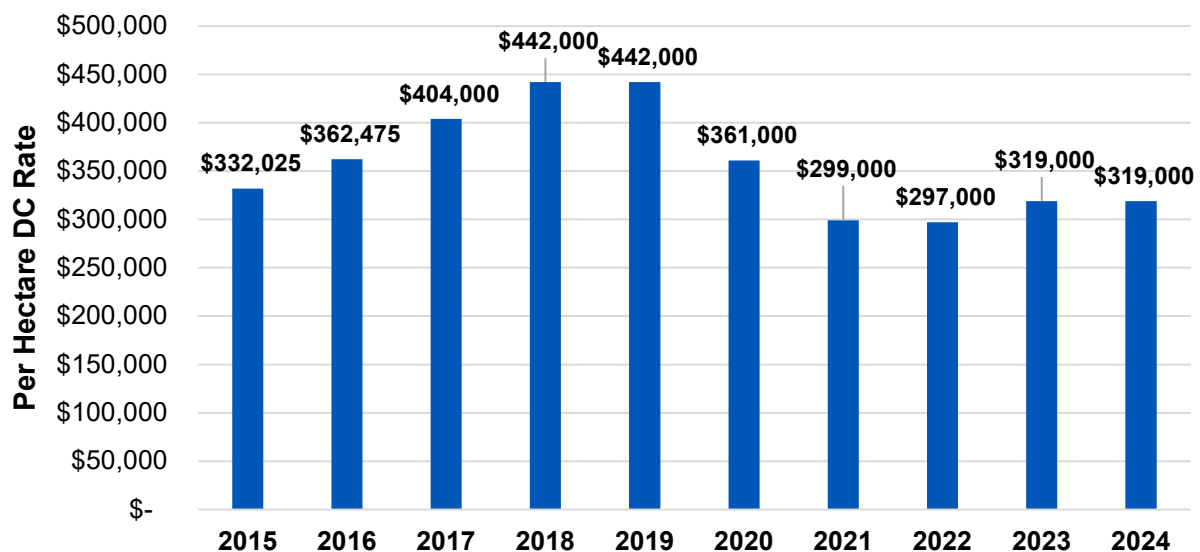


Figure 3: Historical DC Rates for greenfield residential, commercial and institutional development

² Between 2015 and 2017, separate DC Rates were applied to lands considered 235,000-population and 300,000-population neighbourhoods. The values shown in Figure 3 are averages of the two rates in effect during the given year.

2024 Development Charge Account Analysis

Below is the unaudited 2024 year-end balance for the DC Accounts funded by development charges applied to new greenfield neighbourhoods and growth areas through the servicing agreement process. These funds are directed towards infrastructure investments supporting greenfield growth. Balances are provided for individual DC Accounts used to fund specific types of infrastructure and administrative costs, as well as an overall balance for the DC Account.

	Transportation	Parks & Recreation	Utility (Water & Wastewater)	Administrative	Total
Opening 2024 Balance:	\$29,591,091.55	\$11,619,743.93	\$(65,848,059.38)		\$(24,637,223.90)
Funds Added to Account*:	\$2,715,376	\$283,696	\$36,079,999.43	\$547,128.00	\$39,626,199.43
Interest Allocation**:	\$1,599,375.19	\$597,455.15	\$(2,434,927.16)		\$(238,096.82)
Total Available:	\$33,905,842.74	\$12,500,895.08	\$(32,202,987.11)	\$547,128.00	\$14,750,878.71
Expenses:	\$8,105,332.54	\$604,110.33	\$4,660,699.52	\$547,128.00	\$13,917,270.39
Closing 2024 Balance:	\$25,800,510.20	\$11,896,784.75	\$(36,863,686.63)		\$833,608.32

* The Water Network Expansion project was initially intended to be fully funded through the Utility DC Account; however, since the Utility DC Account is in a negative position, City Council approved debt-financing to fund the remainder of the project costs. The debt-financing was also used to replenish a portion of DC Utility Account funds used for initial project payments. This amounts to \$29,641,326.86 of the total funds added to the DC Utility Account in 2024.

** The Utility DC Account interest allocation is in a negative position due to the account having a negative balance.

10-Year Development Charge Collection Summary

This summary outlines the hectares of land included in executed servicing agreements for greenfield neighbourhoods and developments from 2015 to December 31, 2024. It also details the total development charges paid by each neighbourhood and development during this period. Figure 4 on the next page provides a map of the greenfield neighbourhoods and growth areas included in servicing agreements over this period.

	Land Area (Hectares):	Total Fees Paid:
Aurora	28.97	\$8,206,161
Capital Crossing	4.09	\$1,418,781
Chuka Creek Business Park*	17.39	\$2,001,645
Eastbrook	64.01	\$15,972,955
Harbour Landing**	8.48	\$1,648,205
Rosewood	13.70	\$3,909,316
Somerset***	13.27	-
The Creeks	14.22	\$4,937,795
The Greens	33.36	\$11,054,195
The Towns	49.29	\$15,824,024
Westerra	52.99	\$19,278,235
Regina Long Term Care Home	7.40	\$2,360,000
Total:	307.16	\$86,611,312

* The development charge was reduced by two-thirds per the Development Charges Policy, Section 7.A.3 Reductions Applicable to Industrial Land.

** 4.77 hectares of land subdivided for a new school were exempt from a development charge per *Council Report 23-32 Harbour Landing School Land Purchase*.

*** 13.27 hectares of land subdivided for a proposed rail corridor were exempt from a development charge per *Council Report 23-79 Servicing Agreement Fees Exemption – Railway*.

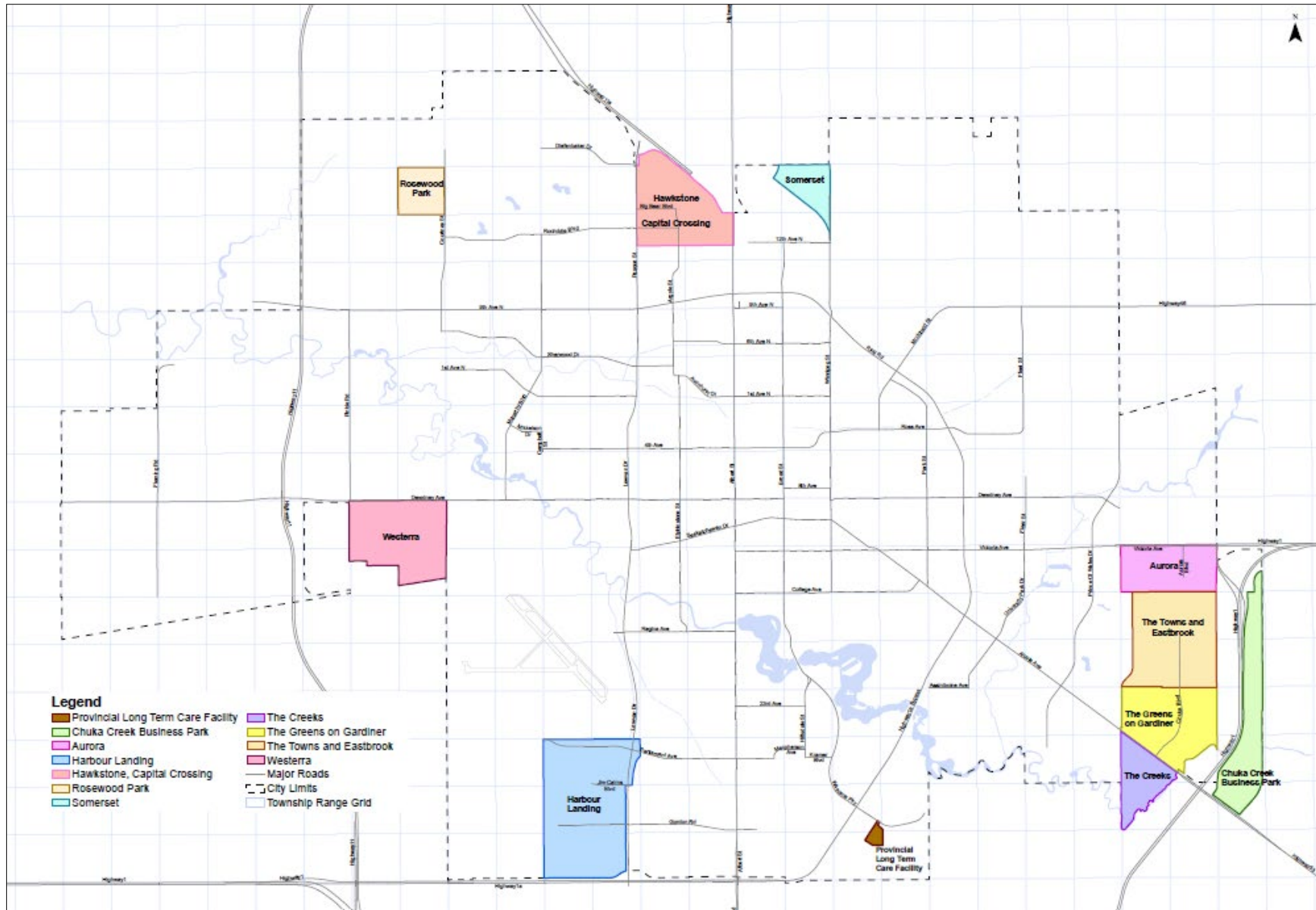


Figure 4: Greenfield neighbourhoods and growth areas included in servicing agreements between 2015 and 2024.

Development Charge Expenditures (2016-2024)

Below is a summary of development charge-funded capital expenditures made between January 1, 2016 and December 31, 2024.

Utility (Water and Wastewater)

Project Name	2016-2019	2020	2021	2022	2023	2024	Total
McCarthy Blvd Pump Station Upgrades/Third Forcemain/Trunk Relief Initiative (in-progress)	\$2,506,583	\$1,869,497	\$179,737	\$73,632	\$444,625	\$231,615	\$5,305,689
The Creeks Pump Station Expansion - Phase 1: Forcemain Construction (complete)	\$7,662,633	\$4,213,178	\$54,370				\$11,930,181
Storm Trunk – The Towns South Stage 1F (complete)	\$646,496						\$646,496
Sanitary Main Oversizing – Eastbrook Phase 1 (complete)	\$613,673						\$613,673
Storm Trunk – Eastbrook Phase 1 (complete)	\$1,224,740						\$1,224,740
Storm Trunk – Eastbrook Phase 2 (complete)	\$1,107,361						\$1,107,361
Wastewater Capacity Upgrades: South Trunk (in-progress)				\$145,309	\$55,046	\$344,389	\$544,744
Wastewater Treatment Plant Expansion – 258K Population Equivalency (complete) ³	\$928,000		\$1,986,000	\$1,986,000	\$1,986,000	\$1,986,000	\$8,872,000
Buffalo Pound Water Treatment Plant Upgrade (in-progress)			\$727,450	\$727,450	\$1,380,000	\$1,380,000	\$4,214,900
Buffalo Pound Water Treatment Plant 2016-2019 Upgrades (complete)	\$2,353,847						\$2,353,847
Water Network Expansion (in-progress) ⁴	\$428,581	\$463,838	\$1,547,350	\$1,495,922	\$30,447,067		\$34,382,758
Water Main Oversizing – Eastbrook Phase 1 (complete)	\$126,994						\$126,994
Water Main Oversizing – Eastbrook Phase 2 (complete)	\$208,465						\$208,465

³ This line item pertains to the payback of the development charge-eligible (or “growth”) portion of the project cost per a contract with EPCOR ending in 2044.

⁴ Due to the current deficit in the Utility Development Charges Account, the remainder of the project’s cost is funded through debt.

Utility (Water and Wastewater)

Project Name	2016-2019	2020	2021	2022	2023	2024	Total
Serviceability Study for 300,000 Population Equivalency (in-progress)			\$85,299	\$15,397	\$9,678	\$718,695	\$829,070
Diefenbaker Dr Water Trunk Main Extension (complete)	\$184,658						\$184,658
Total	\$17,992,031	\$6,546,513	\$4,580,206	\$4,443,710	\$34,322,416	\$4,660,700	\$72,545,576

Parks & Recreation

Project Name	2016-2019	2020	2021	2022	2023	2024	Total
Plant Material Establishment Funding (ongoing program)	\$403,219	\$74,585	\$125,646	\$140,157	\$163,032	\$116,294	\$1,022,933
New Indoor Aquatics Facility (in-progress)			\$46,950	\$126,743	\$115,131	\$100,994	\$389,818
Harbour Landing Rink (complete)	\$718,958						\$718,958
Parks Master Plan Update (complete)			\$19,466	\$15,880	\$24,654		\$60,000
Southeast Dog Park (in-progress)		\$73,319	\$126	\$15,880	\$97		\$89,422
AE Wilson Dog Park (on hold)				\$276	\$88	\$26	\$390
Douglas Park Pickleball Facility (complete)					\$305,214	\$234,786	\$540,000
Geothermal Facility at the New Indoor Aquatics Facility (in-progress)						\$152,011	\$152,011
Sandra Schmirler Leisure Centre Outdoor Space (complete)	\$135,514						\$134,514
Multi-Use Pathway (complete)	\$411,824						\$411,824
Outdoor Pools Program (complete)	\$101,373						\$101,373
Arcola Ave Streetscape (complete)	\$263,148						\$263,148
Total	\$2,034,036	\$147,904	\$192,188	\$298,936	\$608,216	\$604,110	\$3,885,390

Transportation

Project Name	2016-2019	2020	2021	2022	2023	2024	Total
New & Enhanced Traffic Controls (ongoing program)	\$3,624,891	\$824,128	\$1,153,443	\$676,547	\$187,366	\$58,015	\$6,524,390
On-Street Bike Lanes & Multi-Use Pathways (complete)	\$17,183	\$57,817	\$76,493	\$110,765	\$45,742		\$308,000
Roadways Completion Program (complete)	\$126,200	\$104,309					\$230,509
Dewdney Ave Twinning – Courtney St to West Regina Bypass (complete)	\$155,824	\$3,272,710	\$643,037	\$13,211	\$5,261		\$4,090,043
Sask Dr – Lewvan Dr to Campbell St Functional Study/Land Purchase (complete)	\$67,028					\$109,609	\$176,637
Saskatchewan Dr Corridor Plan and Coordination Initiative (in-progress)	\$44,738	\$71,481	\$6,976	\$26,488	\$3,796,281	\$4,417	\$3,950,381
Saskatchewan Dr Corridor Improvements – Phase 1 – Heritage (in-progress)						20,386	\$20,386
Sask Dr – Lewvan Dr to Airport Functional Study (in-progress)						\$8,815	\$8,815
Citywide Travel Survey (in-progress)	\$7,055	\$34,471	\$8,636			\$31,948	\$82,110
Wascana Pkwy to Highway #1A Loop Ramp (in-progress)				\$193,621	\$153,261	\$13,506	\$360,388
Road Network Improvement Property Purchase (ongoing program)			\$603,497	\$90,249	\$1,030,993	\$23,398	\$1,748,137
Arcola Ave Corridor Study (complete)			\$190,961	\$54,373			\$245,334
Prince of Wales Dr – Jenkins Dr to Highway #46 Widen and Pave (in-progress)				\$69,723	\$6,048	\$58,703.63	\$134,475
Ring Rd Widening – Ross Ave to Dewdney Ave (in-progress)					\$149,810	\$5,482.82	\$155,293
Transportation Master Plan Update (in-progress)				\$69,723	\$11	\$12,677	\$82,411
Intersection Capacity Upgrades (in-progress)						\$3,498	\$3,498
Pinkie Rd Upgrade – Sherwood Dr to Dewdney Ave Design/Construct (complete)					\$34,556	\$6,944,330	\$6,978,886
Fleet St & McDonald St Intersection Improvements (in-progress)						\$9,323	\$9,323

Transportation

Project Name	2016-2019	2020	2021	2022	2023	2024	Total
Arcola Ave Intersection Improvements (in-progress)					\$37,666	\$37,666	\$75,332
Functional Design of Pinkie Rd and Courtney St (complete)	\$220,225						\$220,225
Pasqua St and Dewdney Ave Roadway Improvements (complete)	\$538,320						\$538,320
Argyle St N Exit – Sangster Blvd to Rochdale Blvd (complete)	\$3,560,929						\$3,560,929
Chuka Blvd Extension – Primrose Green Dr to Arens Rd (complete)	\$1,681,343						\$1,681,343
Wascana Pkwy to Prince of Wales Dr Extension (in-progress)	\$50,146						\$50,146
Rochdale Blvd Extension to Argyle St (complete)	\$80,876						\$80,876
Diefenbaker Dr Extension – McCarthy Blvd to Balzer Rd	\$1,700,393						\$1,700,393
Prince of Wales Dr Twinning – Eastgate Dr to Dewdney Ave (complete)	\$1,627,684						\$1,627,684
Parliament Ave Extension – James Hill Rd to Campbell St (complete)	\$21,141						\$21,141
Chuka Blvd Extension – Arcola Avenue to north of Green Apple Dr (complete)	\$280,002						\$280,002
Chuka Blvd Extension – north of Green Apple Dr to Primrose Green Dr (complete)	\$26,050						\$26,050
Parliament Ave to Exit/Road Network Improvement West of Lewvan Dr (complete)	\$177,567						\$177,567
Lewvan Dr and 13 th Ave Intersection Improvements (complete)	\$695,751						\$695,751
Victoria Ave Widening – Fleet St to City Limits (complete)	\$30,309						\$30,309
Expressway Light Rehabilitation (complete)	\$19,395						\$19,395
Arcola Ave Expressway Lighting (complete)	\$221						\$221
Gordon Rd Extension – Stormwater Channel to Campbell St (complete)	\$860,464						\$860,464

Transportation

Project Name	2016-2019	2020	2021	2022	2023	2024	Total
Parliament Ave Extension – Harbour Landing Dr to James Hill Rd (complete)	\$421,611						\$421,611
GTH and Regina Bypass Project (complete)	\$87,641						\$87,641
Regina Bypass Transportation Planning Study (complete)	\$75,741						\$75,741
Street Infrastructure Renewal (complete)	\$39,135						\$39,135
Traffic Capacity Improvements (complete)	\$113						\$113
Transportation Master Plan (complete)	\$14,385						\$14,385
Total	\$16,259,391	\$4,364,916	\$2,683,043	\$1,304,700	\$5,446,995	\$7,341,776	\$37,393,820

Other

Project Name	2016-2019	2020	2021	2022	2023	2024	Total
Greens on Gardiner Drainage Route – Chuka Creek to Primrose Green Dr (complete)	\$1,808,238						\$1,808,238
Eastbrook Phase 1 Linear Detention (complete)	\$1,435,169						\$1,435,169
Eastbrook Phase 2 Linear Detention (complete)	\$2,001,976						\$2,001,976
Development Standards Review – Parks, Roads and Utility (complete)	\$2,412						\$2,412
Hazard Setback Study – Parks, Roads and Utility (complete)	\$46,130						\$46,130
Community Plan Studies – Parks, Roads and Utility (complete)	\$7,260					\$2,974	\$10,234
Total	\$5,301,185	\$0	\$0	\$0	\$0	\$2,974	\$5,304,159

Total All Expenditures

Category	2016-2019	2020	2021	2022	2023	2024	Total
Utility	\$17,992,031	\$6,546,513	\$4,580,206	\$4,443,710	\$34,322,416	\$4,660,700	\$72,545,576
Parks & Recreation	\$2,034,036	\$147,904	\$192,188	\$298,936	\$608,216	\$604,110	\$3,885,390
Transportation	\$16,252,391	\$4,364,916	\$2,683,043	\$1,304,700	\$5,446,995	\$7,341,776	\$37,393,820
Other	\$5,301,185	\$0	\$0	\$0	\$0	\$2,974	\$5,304,159
Total	\$41,579,642	\$11,059,333	\$7,455,437	\$6,047,346	\$40,377,627	\$12,609,560	\$119,128,945