

2025 Development Charges Annual Report

April 2026



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Introduction

Supporting growth through strategic land use and infrastructure planning helps build vibrant communities for residents. It also contributes to the city's economic prosperity and maximizes the use of financial resources. Growth creates extra costs for the City of Regina (City) before growth occurs as infrastructure and services need to be in place to support development 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. Offsite growth costs include infrastructure projects that are located beyond the boundaries of new neighbourhoods. Under the Policy, developers help pay for offsite growth costs required to support new greenfield neighbourhoods and development including by paying development charges (DCs) such as:

- Servicing agreement fees – applied when new greenfield land is subdivided.
- Development levies – applied when new greenfield land is developed, but no subdivision occurs.

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



Purpose

This report is prepared in accordance with Section 10A of the Policy and was compiled by the City Planning & Community Services and Financial Strategy & Sustainability divisions.

The report provides:

1. A summary of 2025 greenfield subdivision activity.
2. An overview of current and past DC rates.
3. The balance of the DC accounts.
4. A historical overview of DC revenue and expenditures on growth-related projects.

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.

Greenfield Subdivision Activity

A total of 46.79 hectares were included in executed servicing agreements for greenfield subdivisions and paid development charges in 2025. This represents the highest annual amount since 2016. Figure 1 breaks down this subdivision activity by neighbourhood.

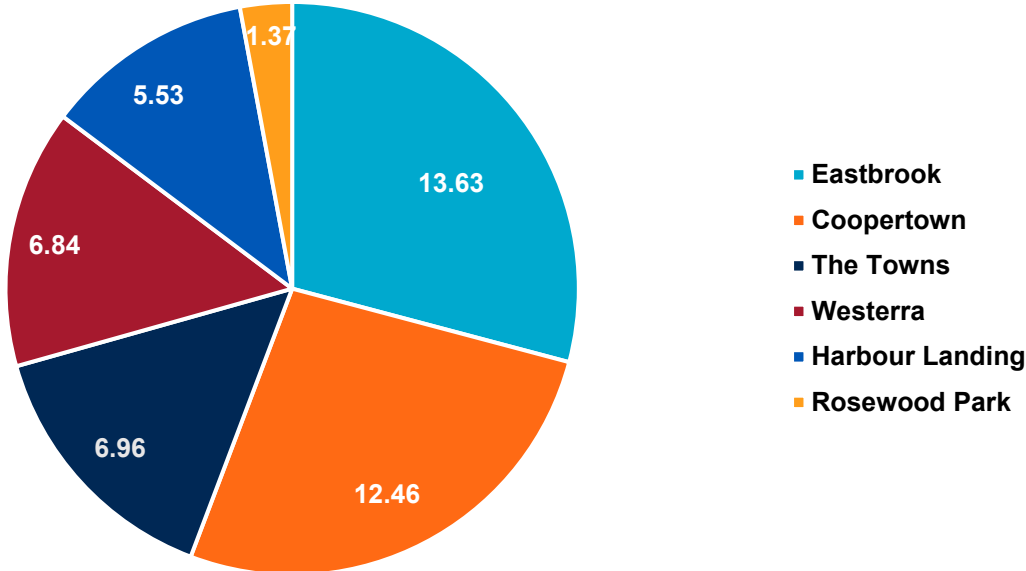


Figure 1: 2025 greenfield subdivision activity – hectares subdivided per neighbourhood

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 (2021 to 2025) – 26 hectares**
- **10-year average (2016 to 2025) – 23 hectares**
- **20-year average (2006 to 2025) – 60 hectares**
- **30-year average (1996 to 2025) – 54 hectares**

Figure 2 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
2025	46.79				46.79
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
Total	102.91		12.17	13.27	128.35

Figure 2: Five-year breakdown of annual greenfield hectares in executed servicing agreements

Figure 3 on the next page provides a year-by-year breakdown of greenfield hectares subdivided annually since 1985.

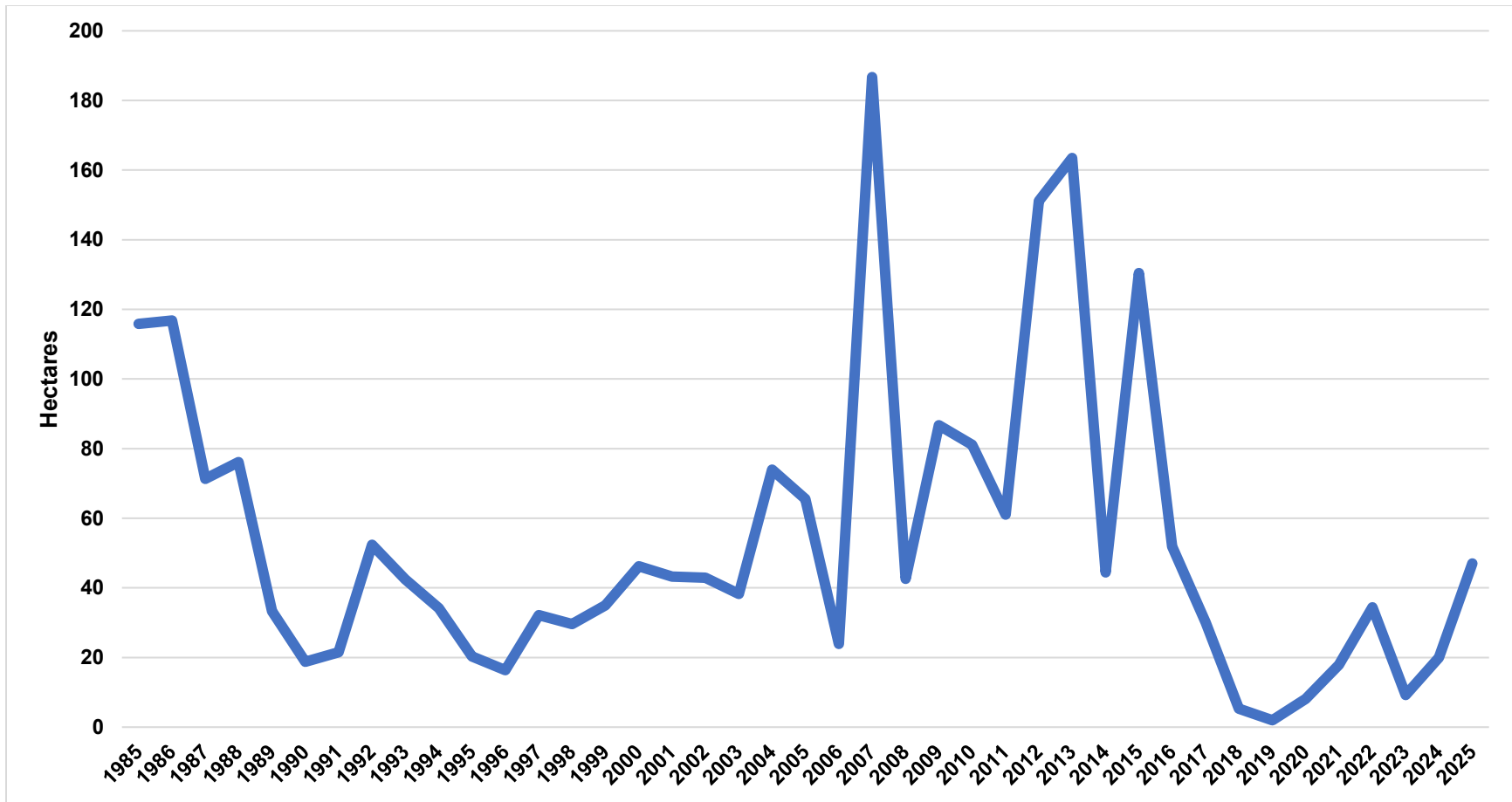


Figure 3: Hectares included in executed servicing agreements for subdivisions in greenfield neighbourhoods and growth areas annually (1985 to 2025)

Greenfield Development Charge Rates

Figure 4 below outlines the current per-hectare greenfield DC rates in effect from January 1, 2026 to December 31, 2026.

	Residential, Commercial, Institutional	Industrial
Transportation	\$166,019	\$55,305
Wastewater	\$89,212	\$29,772
Water	\$84,353	\$28,118
Parks and Recreation	\$21,709	\$7,236
Administration	\$24,293	\$8,063
Total	\$385,585	\$128,494

Figure 4: DC Rates in effect from January 1, 2026 to December 31, 2026

For comparison, Figure 5² shows the DC rates for greenfield residential, commercial and institutional development in effect over the previous 10 years (2016 to 2025).

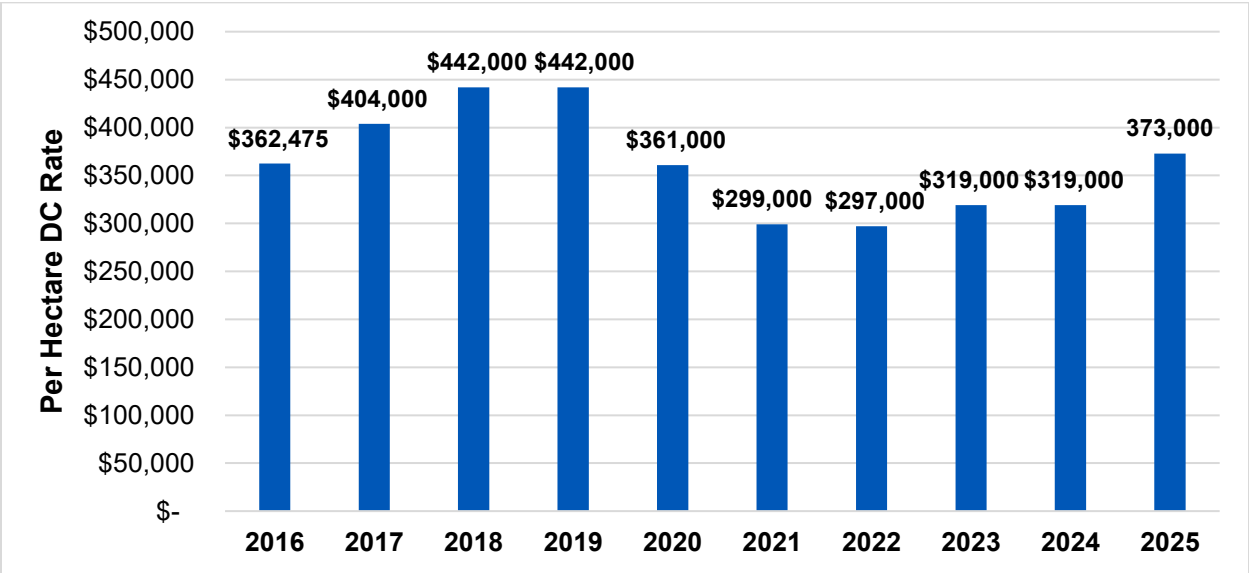


Figure 5: Historical DC rates for greenfield residential, commercial and institutional development

² Between 2016 and 2017, separate DC rates were applied to lands considered 235,000-population and 300,000-population neighbourhoods. The values shown in Figure 5 are averages of the two rates.

2025 Development Charge Account Analysis

Figure 6 shows the unaudited 2025 year-end balance for the DC accounts funded through DCs applied to new greenfield neighbourhoods and growth areas via the servicing agreement process. The accounts are used for infrastructure investments that support greenfield growth. Balances are provided for individual accounts, which fund specific types of infrastructure and administrative costs, as well as the overall account balance.

	Transportation	Parks & Recreation	Utility (Water & Wastewater)	Administrative	Total
Opening 2025 Balance:	\$25,800,510.20	\$11,896,784.75	\$(36,863,686.63)		\$833,608.32
Funds Added to Account:	\$6,413,996.16	\$717,392.12	\$6,288,999.48	\$1,130,781.32	\$14,551,169.08
Interest Allocation:	\$998,866.35	\$408,619.85	\$(1,160,413.45)		\$247,072.75
Total Funds Available:	\$33,213,372.71	\$13,022,796.72	\$(31,735,100.60)	\$1,130,781.32	\$15,631,850.15
Expenses:	\$1,281,720.80	\$1,459,576.05	\$3,734,173.73	\$1,130,781.32	\$7,606,251.90
Closing 2025 Balance:	\$31,931,651.91	\$11,563,220.67	\$(35,469,274.33)		\$8,025,598.25

Figure 6: 2025 year-end DC Account balance (unaudited)

While the combined DC Account balance appears positive, it is important to note that CM25-13 Water Network Expansion and Unfunded Development Charges Debt authorized debt-financing for several projects that were intended to be wholly or partially funded through DCs but could not proceed due to insufficient DC Account balances.

Figure 7 summarizes project expenditures where DC funding was replaced with debt. Without this debt-financing, the DC Account would be in a deficit position of \$109,336,408.

Project:	Debt-Financed Amount:
New & Enhanced Traffic Controls Program	\$1,370,036
Plant Material Establishment Fund	\$156,206
Road Network Property Improvements Purchase Program	\$11,125
Prince of Wales Dr Widening – Jenkins Dr to Highway #46	\$336,517
Ring Rd Widening – Ross Ave to Dewdney Ave	\$242
Intersection Capacity Upgrades Program	\$133,086
Assiniboine Ave Northbound On-Ramp	\$34,350
Wastewater Capacity Upgrades: South Trunk	\$5,070,444
Water Network Expansion	\$110,250,000 ³
Total	\$117,362,006

Figure 7: DC portion of projects expenditures made as of December 31, 2025 that will be debt-financed

³ This amount reflects the DC-funded portion of construction costs intended to be covered through the DC Utility Account and the Intensification Infrastructure Reserve (IIR). It excludes the estimated \$25.5 million cost of the second reservoir, which is funded through a dedicated mill rate in accordance with MN23-5 Reconsideration Motion – Eastern Water Pressure Solution – 2nd Reservoir. The \$110.25 million represents only the DC share, equal to 70 per cent of the total applicable construction costs, with the remaining 30 per cent (\$47.25 million) intended to be funded through the IIR, consistent with the DC Financial Cash Flow Model.

Development Charge Collection Summary

This summary outlines the hectares of land included in executed servicing agreements for greenfield neighbourhoods and developments from January 1, 2015 to December 31, 2025. It also details the total development charges paid by each neighbourhood and development during this period.

Figure 8 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
Coopertown (Phase 1)	12.46	\$4,490,966
Eastbrook	77.64	\$20,339,325
Harbour Landing**	14.01	\$2,920,049
Rosewood	15.07	\$4,532,954
Somerset***	13.27	
The Creeks	14.22	\$4,937,795
The Greens	33.36	\$11,054,195
The Towns	56.25	\$18,053,660
Westerra	59.84	\$21,837,592
Regina Long Term Care Home	7.40	\$2,360,600
Total:	353.96	\$102,153,723

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

** 4.77 hectares of land subdivided for a new school were exempt from DCs per CR 23-32 Harbour Landing School Land Purchase.

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

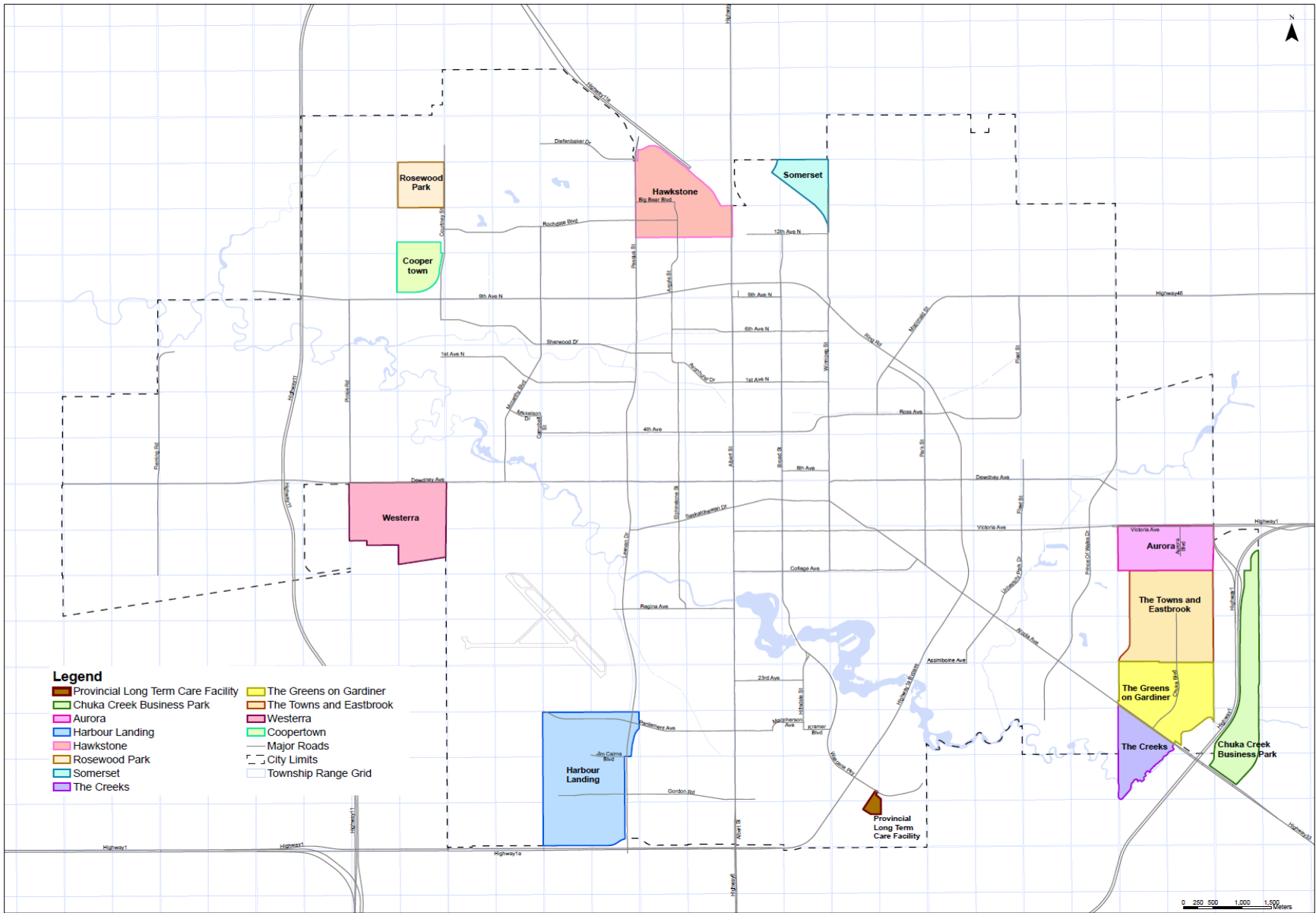


Figure 8: Greenfield neighbourhoods and growth areas included in servicing agreements between 2015 and 2025

Development Charge Expenditures (2016-2025)

Utility (Water and Wastewater)

Project Name	2016-2020	2021	2022	2023	2024	2025	Total
McCarthy Blvd Pump Station Upgrades/Third Forcemain/Trunk Relief Initiative (in-progress)	\$4,376,080	\$179,737	\$73,632	\$444,625	\$231,615	\$368,174	\$5,673,863
The Creeks Pump Station Expansion - Phase 1: Forcemain Construction (complete)	\$11,875,811	\$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)	\$928,000	\$1,986,000	\$1,986,000	\$1,986,000	\$1,986,000	\$1,986,000	\$10,858,000
Buffalo Pound Water Treatment Plant Upgrade (in-progress)		\$727,450	\$727,450	\$1,380,000	\$1,380,000	\$1,380,000	\$5,594,900
Buffalo Pound Water Treatment Plant 2016-2019 Upgrades (complete)	\$2,353,847						\$2,353,847
Water Network Expansion (in-progress)	\$892,419	\$1,547,350	\$1,495,922				\$3,935,691
Water Main Oversizing – Eastbrook Phase 1 (complete)	\$126,994						\$126,994
Water Main Oversizing – Eastbrook Phase 2 (complete)	\$208,465						\$208,465
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	\$24,538,544	\$4,580,206	\$4,443,710	\$3,875,349	\$4,660,700	\$3,734,174	\$45,832,683

Parks & Recreation

Project Name	2016-2020	2021	2022	2023	2024	2025	Total
Plant Material Establishment Fund (ongoing program)	\$477,804	\$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	\$1,235,182	\$1,625,000
Harbour Landing Rink (complete)	\$718,958						\$718,958
Parks Master Plan Update (complete)		\$19,466	\$15,880	\$24,654			\$60,000
Southeast Dog Park (on hold)	\$73,319	\$126	\$15,880	\$97			\$89,422
AE Wilson Dog Park (on hold)			\$276	\$88	\$38		\$402
Douglas Park Pickleball Facility (complete)				\$305,214	\$234,786		\$540,000
Geothermal Facility at the New Indoor Aquatics Facility (in-progress)					\$152,011	\$224,394	\$376,404
Sandra Schmirler Leisure Centre Outdoor Space (complete)	\$135,514						\$135,514
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	\$2,181,940	\$192,188	\$298,936	\$608,216	\$604,122	\$1,459,576	\$5,344,978

Transportation

Project Name	2016-2020	2021	2022	2023	2024	2025	Total
New and Enhanced Traffic Controls (ongoing program)	\$4,449,019	\$1,153,443	\$676,547	\$187,366	\$58,015		\$6,524,390
On-Street Bike Lanes and Multi-Use Pathways Program (ongoing program) ⁴	\$75,000	\$76,493	\$110,765	\$45,742			\$308,000
Roadways Completion Program (complete)	\$230,509						\$230,509
Dewdney Ave Twinning – Courtney St to West Regina Bypass (complete)	\$3,428,534	\$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 Drive Corridor Improvements (in-progress)	\$116,219	\$6,976	\$26,489	\$3,796,281	\$35,433	\$186,746	\$4,168,145
Sask Dr – Lewvan Dr to Airport Functional Study (in-progress)					\$8,815	\$97,881	\$106,695
Citywide Travel Survey (complete)	\$41,526	\$8,636			\$31,948	\$55,261	\$137,371
Wascana Pkwy to Highway #1A Loop Ramp (in-progress)			\$193,621	\$153,261	\$13,506		\$360,338
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	\$58,704		\$134,475
Ring Rd Widening – Ross Ave to Dewdney Ave (in-progress)				\$149,810	\$5,483		\$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	\$614,630	\$7,593,516
Fleet St & McDonald St Intersection Improvements (in-progress)					\$13,319		\$13,319

⁴ This is still an active City program, however, it has not had a DC funding component since 2023.

Transportation

Project Name	2016-2020	2021	2022	2023	2024	2025	Total
Arcola Ave Intersection Improvements (in-progress)				\$37,666	\$37,666	\$21,851	\$97,184
Functional Design of Pinkie Rd and Courtney St (complete)	\$220,255						\$220,255
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 (complete)	\$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	2016-2020	2021	2022	2023	2024	2025	Total
Parliament Ave Extension – Harbour Landing Dr to James Hill Rd (complete)	\$421,611						\$421,611
Global Transportation Hub (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	\$20,617,307	\$2,683,043	\$1,304,701	\$5,446,995	\$7,356,401	\$976,370	\$38,384,817

Other

Project Name	2016-2020	2021	2022	2023	2024	2025	Total
Greens on Gardiner Drainage Route – Chuka Creek to Primrose Green Dr (complete)	\$240,244						\$240,244
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	\$3,733,191				\$2,974		\$3,736,165

Total Expenditures

Category	2016-2020	2021	2022	2023	2024	2025	Total
Utility	\$24,538,544	\$4,580,206	\$4,443,710	\$3,875,349	\$4,660,700	\$3,734,174	\$45,832,683
Parks & Recreation	\$2,181,940	\$192,188	\$298,936	\$608,216	\$604,122	\$1,459,576	\$5,344,978
Transportation	\$20,617,307	\$2,683,043	\$1,304,701	\$5,446,995	\$7,356,401	\$976,370	\$38,384,817
Other	\$3,733,191				\$2,974		\$3,736,165
Total	\$51,070,982	\$7,455,437	\$6,047,347	\$9,930,560	\$12,624,197	\$6,170,120	\$93,298,642