



OFFICE OF THE CITY CLERK

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**Agenda
City Council
Wednesday, February 25, 2026**

Consent agenda items noted in “Blue Font” will be voted on by City Council as a single item with no discussion or debate, with the following exceptions:

- **a citizen registers to speak as a delegation on a consent agenda item; and/or**
- **a member of Council notifies the Chair that they wish to have an item on the consent agenda removed from the list for further discussion and/or debate at the meeting.**

Citizens who wish to register to speak to an item on the meeting agenda may do so by visiting [Regina.ca/register](https://regina.ca/register) and submitting a completed registration form together with a written submission before the registration deadline of 12:00 p.m. on Monday, February 23, 2026. If you require assistance with the delegation registration form, please contact us at 306-777-7262 before the registration deadline.

Confirmation of Agenda

Adoption of Minutes

Minutes of the meetings held on December 3 and 15, 2025; and January 22, 2026.

Consent Agenda

PUBLIC NOTICE BYLAWS

- 2026-3 The Water Network Expansion Project and Unfunded Development Charge Projects Sinking Fund Debenture Amendment Bylaw, 2025

PUBLIC NOTICE REPORTS

- CR26-1 Arcola East Community Association Garden Lease - Maka Park

Recommendation

That City Council:



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1. Approve the City of Regina entering a lease agreement with Arcola East Community Association Inc. for the Lands on City of Regina owned property, located at 5500 Kennett Square as shown in Appendix A and B, also known as Maka Park, consistent with the terms and conditions stated in this report;
2. Delegate Authority to the Chief Financial Officer & Deputy City Manager 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 this agreement;
3. Authorize the City Clerk to execute the Lease Agreement upon review and approval by the City Solicitor;
4. Approve a three-year 100 per cent property tax exemption (for 2026, 2027 and 2028) for Arcola East Community Association Inc. for the property legally described as Blk/Par MR2-Plan 102463781 Ext 0, pursuant to a tax exemption agreement under the *Community Non-Profit Tax Exemption Policy*, subject to the Government of Saskatchewan approving the exemption or partial exemption of the education portion of the property tax levies where required;
5. Authorize the annual cap on the tax exemptions under the *Community Non-Profit Tax Exemption Policy* to be exceeded by \$142 in 2026 to accommodate this tax exemption;
6. Authorize the Chief Financial Officer & Deputy City Manager or delegate to apply for the approval of the Government of Saskatchewan on behalf of the Arcola East Community Association Inc. 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
7. Instruct the City Solicitor to prepare the necessary Tax Exemption Agreement and Bylaw to give effect to the recommendations, to be brought forward to a future meeting of City Council.

CR26-2 AI Ritchie Community Association Lease

Recommendation

That City Council:



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1. Approve the City of Regina entering into an agreement to amend the existing lease with the Al Ritchie Community Association to include the additional 950 square foot space referenced on Appendix A at the City of Regina owned property located at 2230 Lindsay Street for no additional rent, consistent with the terms and conditions stated in this report;
2. Delegate Authority to the Chief Financial Officer & Deputy City Manager 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 this agreement; and
3. Authorize the City Clerk to execute the Agreement upon review and approval by the City Solicitor.

CR26-3 Rider Foundation Lease

Recommendation

That City Council:

1. Approve the City of Regina entering into an agreement for the lease of a portion of the property located at 1734 Elphinstone Street, commonly known as Mosaic Stadium, to Saskatchewan Roughrider Foundation Inc. consistent with the terms and conditions stated in this report;
2. Delegate authority to the Chief Financial Officer & Deputy City Manager or their 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 lease agreement; and
3. Authorize the City Clerk to execute the lease agreement upon review and approval by the City Solicitor.

CR26-4 Banking Service Agreement & Short-term Borrowing

Recommendation

That City Council:

1. Approve the continued appointment of the Bank of Montreal (BMO) as the City of Regina's (City) financial institution until April 30, 2037



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subject to the negotiation of and entering into the extensions of the banking agreements identified in these recommendations;

2. Delegate authority to the CFO or designate to negotiate and approve an extension of all of the financial services provided through BMO and entities providing BMO corporate credit card services and national merchant services until April 30, 2037 under the existing banking and credit card agreements and any amendments to these agreements that are required to update banking and credit card services during this time frame including any ancillary agreements or documents required to give effect to these agreements as well as any new agreements with BMO and related entities during this term (if needed);
3. Authorize the City Clerk to execute any necessary banking and credit card agreements after review and approval by the City Solicitor; and
4. Refer the following recommendations to the February 26, 2026 Audit and Finance Committee meeting:

That City Council:

- a. Approve the following, subject to the necessary borrowing bylaw to be passed by City Council:
 - i. Approve new short-term borrowing by an increase of the City's line of credit from \$9 million to \$20 million and an increase of the City's corporate credit card program limit from \$1 million to \$1.5 million.
 - ii. Authorize the Chief Financial Officer and Deputy City Manager (CFO), to engage and negotiate with BMO to obtain a line of credit of \$20 million and corporate credit card program limit of \$1.5 million plus any related interest or other costs of the debt for a term that extends until April 30, 2037.
 - iii. Authorize the CFO to negotiate, approve and enter into all necessary agreements to facilitate the line of credit of \$20 million and credit card limit of \$1.5 million plus any related interest or other costs of the debt resulting in this borrowing and return to City Council for final approval of the debt and terms in the borrowing bylaw.



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- b. Instruct the City Solicitor to prepare a new borrowing bylaw or to amend the current *Short-Term Borrowing Bylaw*, Bylaw No. 2020-15, based on the terms and conditions negotiated by the CFO and return to City Council for approval.

COMMITTEE REPORTS
EXECUTIVE COMMITTEE

CR26-12 Semi-Annual Review of Closed Executive Committee Items

Recommendation

That City Council receive and file this report.

CR26-13 Appointment to Regina Public Library and Human Resources Sub-Committee Governance

Recommendation

That City Council:

1. Approve the following appointment to the Regina Public Library Board for a term of office indicated as follows:

Mary Weimer February 25, 2026 to December 31, 2026

2. Instruct the City Solicitor to prepare the necessary bylaw to amend Bylaw No. 2009-40 The Committee Bylaw, 2009 to decrease the composition of the number of appointed members of the Executive Committee appointed annually by Council to the Executive Committee Human Resources Sub-Committee (Sub-Committee) outlined in Schedule A, Table 2, clause 4(3)(a) of the bylaw from three to two members, and the Mayor's annual appointment remain unchanged to come into effect January 1, 2027.

CR26-5 Professional Services City Council Approval
Recommendation

That City Council:

1. Authorize the Director, Technology or designate to negotiate, award, enter into an Agreement for professional services over \$750,000, authorize any amendments to the Agreement that do not substantially change what is described in this report and to authorize any ancillary agreements or documents to give effect to the agreement to support



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the modernization of a corporate work & asset management system;

2. Authorize the Director, Technology or designate to negotiate, award, enter into an Agreement for professional services over \$750,000, authorize any amendments to the Agreement that do not substantially change what is described in this report and to authorize any ancillary agreements or documents to give effect to the agreement to support the modernization and implementation of a customer relationship management (CRM) system; and
3. Authorize the City Clerk to execute the necessary agreements after review and approval by the City Solicitor.

CR26-6 Boundary Alteration - 2026 Property Tax Exemptions

Recommendation

That City Council:

1. Approve the property tax mitigation tools for the Future Long-Term Growth, Southeast Mitigation, and Agricultural Properties in New Neighbourhood Area categories as outlined in Appendix A;
2. Authorize the Chief Financial Officer & the Deputy City Manager, Financial Strategy & Sustainability or designate to apply to the Government of Saskatchewan on behalf of property owners for any exemption of the education portion of the taxes that is \$25,000 or greater as outlined in Appendix A;
3. Approve the property tax exemptions as listed in Appendix A, subject to the Government of Saskatchewan approving the exemption or partial exemption of the education portion of the taxes for amounts that are \$25,000 or greater. Where the Government does not approve an exemption for an amount that is \$25,000 or greater, the education portion of the tax exemption shall be reduced to under \$25,000 (\$24,999); and
4. Instruct the City Solicitor to bring forward the necessary bylaw to provide for the property tax exemptions listed in Appendix A, to a subsequent meeting of City Council following approval of these recommendations.



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CR26-7 Community & Social Impact Regina Inc. - Dissolution and 2025 Final Audited Financial Statements**Recommendation**

That City Council:

1. Approve the Community and Social Impact Regina Inc. 2025 Final Audited Financial statements as outlined in Appendix A;
2. Approve the transfer of \$881,860.25 in unexpended surplus funds from Community and Social Impact Regina to the General Fund Reserve; to be used in the 2026 fiscal year to support initiatives approved in *CR25-144 City of Regina's Role in Well-Being and Homelessness* (CR25-144); and
3. Authorize a transfer from the general fund reserve of \$881,860.25 to be used in 2026 for initiatives as described and approved in CR25-144 and the 2026 Budget.

CR26-8 Investment Manager Agreement**Recommendation**

That City Council:

1. Delegate authority to the Chief Financial Officer and Deputy City Manager (CFO) or designate to negotiate and approve at ten year extension (through a combination of renewal terms such as annual and/or bi-annual renewals) of the existing investment manager agreement with TD Asset Management Inc. (TDAM) that expires April 9, 2027 and any new agreement with TDAM during this term (if needed) as well as any amendments to the agreement during this time frame including any ancillary agreements or documents required to give effect to this agreement; and
2. Authorize the City of Regina (City) Clerk to execute the necessary agreements after review and approval by the City Solicitor.

CR26-10 2026 Playground Upgrades**Recommendation**

That City Council remove item *CR25-136 (1) Prioritization of 2026 Playgrounds Funding* from its list of outstanding items.



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CR26-11 Official Community Plan Growth Plan Review
Recommendation

That City Council:

1. Approve the amendments to *Design Regina: The Official Community Plan Bylaw No. 2013-48* to reflect the changes in Appendix A – Recommended Official Community Plan Policy, Definition and Map Amendments;
2. Direct Administration to engage the RM of Sherwood No. 159 to review *Design Regina: The Official Community Plan Bylaw No. 2013-48* Map 1a: RM of Sherwood – City of Regina Growth Intentions and related polices as outlined in this report, and bring forth a report to City Council following this review with recommended updates;
3. Direct Administration to consider, on an ongoing basis, the infrastructure investments required to support growth through future City of Regina budget processes, beginning with those needed to enable development in the Medium-Term, Tier 1 New Neighbourhoods identified in Appendix A, Section 4 of this report; and
4. Instruct the City Solicitor to prepare the necessary bylaw amendment to give effect to the amendments, to be brought forward to a meeting of City Council following approval of the recommendations and the required public notice.

NOTICE OF MOTIONS

MN26-2 Continuous Improvement in Construction Practices

Recommendation

That City Council direct Administration to:

1. Report back to City Council by Q1 2027 on the following:
 - a) Detailing ongoing and planned continuous improvements in construction practices, specifically addressing:
 - i. Coordinating construction for all City projects and for projects led by other organizations operating within the



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- city to ensure efficient planning, scheduling, and delivery;
- ii. Procurement processes and opportunities for innovation;
 - iii. Hours of work, including potential for extended or 24-hour operations;
 - iv. Equipment and materials selection for efficiency and reduced impact;
 - v. Execution strategies to expedite project delivery;
 - vi. Resident and business engagement approaches to ensure effective communication and mitigation of concerns;
 - vii. Best practices based on comparisons with other municipalities across Canada; and
- b) Identify any required adjustments to relevant bylaws, contracts, or operational policies that may be necessary to facilitate these improvements and further enhance Regina's ability to deliver construction projects with greater efficiency and community benefit; and
2. Identify any process improvements that may be required to support the evaluation of each construction project based on the balance between cost, speed of execution, and the impact to local residents and businesses.

BYLAWS AND RELATED REPORTS**[CR26-9 Wildlife Control Authorization](#)****Recommendation**

That City Council:

1. Authorize City employees who are assigned the duties of wildlife control to carry out specific activities as further described in this report, pursuant to *The Wildlife Act, 1998* and *The Wildlife Regulations, 1981*; and
2. Instruct the City Solicitor to prepare the necessary bylaw to amend



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Bylaw No. 2009-71, being The Appointment and Authorization of City Officials Bylaw, 2009 to give effect to the recommendation in this report and to make a housekeeping change as further described in this report.

- 2026-8 The Appointment and Authorization of City Officials Amendment Bylaw, 2026
- 2026-1 The Regina Traffic Amendment Bylaw, 2026
- 2026-2 The Licensed Non-Profit Childcare Tax Exemption Bylaw, 2026
- 2026-9 The Housing Incentive Program Tax Exemption Bylaw, 2026
- 2026-12 The Regina Transit Fare Amendment Bylaw, 2026

Adjournment

AT REGINA, SASKATCHEWAN, WEDNESDAY, DECEMBER 3, 2025

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 Chad Bachynski, in the Chair
Councillor Mark Burton
Councillor Victoria Flores
Councillor David Froh
Councillor Jason Mancinelli (Remote)
Councillor Shobna Radons
Councillor Dan Rashovich
Councillor George Tsiklis
Councillor Sarah Turnbull
Councillor Shanon Zachidniak

Regrets: Councillor Clark Bezo

Also in Attendance: Acting City Clerk, Amber Ackerman
Acting Deputy City Clerk, Martha Neovard
Acting City Manager, Jim Nicol
Acting City Solicitor, Cheryl Willoughby
Chief Financial Officer & Deputy City Manager, Daren Anderson
Deputy City Manager, City Operations, Kurtis Doney
Deputy City Manager, Communications, Service Regina & Tourism,
Jennifer Johnson
Deputy City Manager, City Planning & Community Services, Deborah
Bryden
Director, Economic & Business Development, Chad Jedlic

(Meeting commenced in the absence of Councillor Sarah Turnbull.)

CONFIRMATION OF AGENDA

Councillor Victoria Flores moved, seconded by Councillor George Tsiklis, AND IT WAS RESOLVED, that the agenda for this meeting be approved, at the call of the chair, with the following adjustments:

ADD:

- **Communication CP25-162 Joanne Havelock, Friends of the Regina Public Library, Regina, SK, to item CR25-161 *Heritage Demolition 2184 12th Avenue***
- **The registered List of Delegations**

ADOPTION OF MINUTES

Councillor Dan Rashovich moved, seconded by Councillor Shanon Zachidniak, AND IT WAS RESOLVED, that the minutes for the meeting held on November 19, 2025 be adopted, as circulated.

(Councillor Sarah Turnbull arrived to the meeting.)

CONSENT AGENDA

Item *CR25-161 Heritage Demolition 2184 12th Avenue* is automatically removed from the consent agenda as delegations have registered to speak to this item.

Pursuant to section 13.1 of *The Procedure Bylaw, No. 9004*, Councillor Sarah Turnbull requested that item *CR25-156 Traffic Bylaw Changes Report* be removed from the consent agenda.

Pursuant to section 13.1 of *The Procedure Bylaw, No. 9004*, Councillor Jason Mancinelli requested that item *CR25-158 Underutilized Land Improvement Strategy 5-Year Review* be removed from the consent agenda.

Councillor David Froh moved, seconded by Councillor Shanon Zachidniak, AND IT WAS RESOLVED, that the following consent agenda items be approved:

- **CR25-150 Municipal Revenue Sharing Eligibility Criteria**
- **CR25-151 2025 Third Quarter Reserve Reporting**
- **CR25-152 2025 Third Quarter Capital Expenditure Report**
- **CR25-153 2025 Third Quarter Forecast**
- **CR25-154 Events, Conventions & Tradeshows Fund Annual Report**
- **CR25-155 Piapot First Nation Municipal Services and Compatibility Agreement Amendment - 1101 Angus Street**
- **CR25-157 Review of Nuisance and Derelict Properties**

CR25-150 Municipal Revenue Sharing Eligibility Criteria

Recommendation

That City Council:

1. Confirm the City of Regina (City) meets the following eligibility requirements to receive Municipal Revenue Sharing (MRS):
 - Submission of the annual Audited Financial Statement to the Ministry of Government Relations;
 - Submission of the Public Report on Municipal Waterworks to the Ministry of Government Relations;
 - Is in good standing with respect to the reporting and remittance of Education Property Tax;
 - Adoption of a City Council Procedure Bylaw;

- Adoption of an Employee Code of Conduct; and
 - All members of City Council have filed and annually updated their Public Disclosure Statement Annual Declaration, as required.
2. Confirm the City acknowledges that if any of the above requirements are not met, the MRS grant may be withheld until all requirements are met.
 3. Confirm the City Clerk is authorized to sign any Declarations of Eligibility or other documents required for the MRS and submit any documents required to the Ministry of Government Relations.

CR25-151 2025 Third Quarter Reserve Reporting

Recommendation

That City Council receive and file this report.

CR25-152 2025 Third Quarter Capital Expenditure Report

Recommendation

That City Council receive and file this report.

CR25-153 2025 Third Quarter Forecast

Recommendation

That City Council receive and file this report.

CR25-154 Events, Conventions & Tradeshows Fund Annual Report

Recommendation

That City Council receive and file this report.

CR25-155 Piapot First Nation Municipal Services and Compatibility Agreement Amendment – 1101 Angus Street

Recommendation

That City Council:

1. Approve an Addendum to the Municipal Servicing and Compatibility Agreement between the City of Regina and Piapot First Nation, dated January 23, 2007, attached as Appendix A – Piapot 2007 MSCA to provide for a full reduction of the fees payable by Piapot First Nation to the City of Regina for municipal services related to the proposed new development on the Urban Reserve for a five-year period, commencing upon completion of construction of the proposed new development as described in this report; and
2. Direct the City Solicitor to prepare and bring forward the necessary

bylaw authorizing the execution of the Addendum.

CR25-157 Review of Nuisance and Derelict Properties

Recommendation

That City Council approve this report to be tabled to the February 11, 2026, Executive Committee meeting.

TABLED PUBLIC HEARING AND PUBLIC NOTICE BYLAW

2025-76 The Regina Zoning Amendment Bylaw, 2025 (No. 22)

Third Reading

Councillor Victoria Flores moved, seconded by Councillor Sarah Turnbull that Bylaw No. 2025-76 be read a third time.

The motion was put and declared CARRIED.

| | |
|-------------------|---|
| RESULT: | CARRIED [9 to 1] |
| MOVER: | Councillor Flores |
| SECONDER: | Councillor Turnbull |
| IN FAVOUR: | Councillors: Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski |
| AGAINST: | Councillor Burton |

The Bylaw was read a third and final time.

PUBLIC HEARING AND PUBLIC NOTICE BYLAWS

2025-75 The Regina Zoning Amendment Bylaw, 2025 (No. 21)

Bylaw - First Reading

Councillor Victoria Flores moved, seconded by Councillor Dan Rashovich that Bylaw No. 2025-75 be introduced and read a first time.

The motion was put and declared CARRIED.

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| RESULT: | CARRIED [Unanimous] |
| MOVER: | Councillor Flores |
| SECONDER: | Councillor Rashovich |
| IN FAVOUR: | Councillors: Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski |

The Bylaw was read a first time.

The Clerk called for anyone present who wished to address City Council respecting Bylaw 2025-75 to indicate their desire.

No one indicated a desire to address Council.

Second Reading

Councillor Victoria Flores moved, seconded by Councillor George Tsiklis that Bylaw No. 2025-75 be introduced and read a second time.

The motion was put and declared CARRIED.

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| RESULT: | CARRIED [Unanimous] |
| MOVER: | Councillor Flores |
| SECONDER: | Councillor Tsiklis |
| IN FAVOUR: | Councillors: Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski |

The Bylaw was read a second time.

Third Reading Consent

Councillor Victoria Flores moved, seconded by Councillor David Froh that City Council hereby consent to Bylaw No. 2025-75 going to third and final reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY as required by law.

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| RESULT: | CARRIED [Unanimous] |
| MOVER: | Councillor Flores |
| SECONDER: | Councillor Froh |
| IN FAVOUR: | Councillors: Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski |

Third Reading

Councillor Victoria Flores moved, seconded by Councillor Mark Burton that Bylaw No. 2025-75 be read a third time.

The motion was put and declared CARRIED.

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| RESULT: | CARRIED [Unanimous] |
| MOVER: | Councillor Flores |
| SECONDER: | Councillor Burton |
| IN FAVOUR: | Councillors: Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski |

The Bylaw was read a third and final time.

PUBLIC NOTICE BYLAWS

2025-85 The Regina Administration Amendment Bylaw, 2025 (No. 7)

2025-86 The Public Notice Policy Amendment Bylaw, 2025

2025-88 The Regina Administration Amendment Bylaw, 2025 (No. 8)

Bylaws - First Reading

Councillor Victoria Flores moved, seconded by Councillor Sarah Turnbull that Bylaws No. 2025-85, No. 2025-86 and No. 2025-88 be introduced and read a first time.

The motion was put and declared CARRIED.

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|-------------------|---|
| RESULT: | CARRIED [Unanimous] |
| MOVER: | Councillor Flores |
| SECONDER: | Councillor Turnbull |
| IN FAVOUR: | Councillors: Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski |

The Bylaws were read a first time.

Second Reading

Councillor Victoria Flores moved, seconded by Councillor Shobna Radons that Bylaws No. 2025-85, No. 2025-86 and No. 2025-88 be introduced and read a second time.

The motion was put and declared CARRIED.

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|-------------------|---|
| RESULT: | CARRIED [Unanimous] |
| MOVER: | Councillor Flores |
| SECONDER: | Councillor Radons |
| IN FAVOUR: | Councillors: Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski |

The Bylaws were read a second time.

Third Reading Consent

Councillor Victoria Flores moved, seconded by Councillor Shanon Zachidniak that City Council hereby consent to Bylaws No. 2025-85, No. 2025-86 and No. 2025-88 going to third and final reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY as required by law.

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| RESULT: | CARRIED [Unanimous] |
| MOVER: | Councillor Flores |
| SECONDER: | Councillor Zachidniak |
| IN FAVOUR: | Bachynski, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak |

Third Reading

Councillor Victoria Flores moved, seconded by Councillor Jason Mancinelli that Bylaws No. 2025-85, No. 2025-86 and No. 2025-88 be read a third time.

The motion was put and declared CARRIED.

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|-------------------|---|
| RESULT: | CARRIED [Unanimous] |
| MOVER: | Councillor Flores |
| SECONDER: | Councillor Mancinelli |
| IN FAVOUR: | Bachynski, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak |

The Bylaws were read a third and final time.

PUBLIC NOTICE REPORTS

CR25-147 Burger King Lease

Recommendation

That City Council:

1. Approve the City of Regina entering into an agreement for the lease of the property located at 1806 Albert St (Lot 51-Blk/Par 312-Plan 99RA11005 Ext 0) to Sadiq Holdings Inc. consistent with the terms and conditions stated in this report; and
2. Delegate authority to the Chief Financial Officer & Deputy City Manager or their 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 lease agreement.
3. Authorize the City Clerk to execute the lease agreement upon review and approval by the City Solicitor

Councillor Dan Rashovich moved, seconded by Councillor Shanon Zachidniak that the recommendation contained in the report be concurred in.

The motion was put and declared CARRIED.

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| RESULT: | CARRIED [Unanimous] |
| MOVER: | Councillor Rashovich |
| SECONDER: | Councillor Zachidniak |
| IN FAVOUR: | Councillors: Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski |

CR25-148 Future Fence Ltd. Lease

Recommendation

That City Council:

1. Approve the City of Regina entering into an agreement for the lease of a portion of City-owned property located at 3426 Saskatchewan Drive, to Future Fence Ltd., consistent with the terms and conditions stated in this report;

2. Delegate Authority to the Chief Financial Officer & Deputy City Manager or their 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 lease agreement; and
3. Authorize the City Clerk to execute the Lease Agreement upon review and approval of the City Solicitor.

Councillor Mark Burton moved, seconded by Councillor Dan Rashovich that the recommendation contained in the report be concurred in.

The motion was put and declared CARRIED.

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| RESULT: | CARRIED [Unanimous] |
| MOVER: | Councillor Burton |
| SECONDER: | Councillor Rashovich |
| IN FAVOUR: | Councillors: Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski |

CR25-149 Reserve Priorities and Funding Options

Recommendation

That City Council receive and file this report.

Councillor Mark Burton moved, seconded by Councillor Shobna Radons that the recommendation contained in the report be concurred in.

The motion was put and declared CARRIED.

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|-------------------|---|
| RESULT: | CARRIED [Unanimous] |
| MOVER: | Councillor Burton |
| SECONDER: | Councillor Radons |
| IN FAVOUR: | Councillors: Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski |

COMMITTEE REPORTS

EXECUTIVE COMMITTEE

CR25-159 The Yards - Next Steps

Recommendation

The Executive Committee recommends that City Council:

1. Direct Administration to proceed with the Railyard Renewal Project (“Project”) by issuing a Negotiated Request for Proposals, consistent *CR15-9 Regina Revitalization Initiative, Railyard Renewal Project, Land Disposition and Development Strategy*, to engage a private sector development partner to develop The Yards based upon the following evaluation criteria:
 - Vision & Project Understanding (~25%).
 - Company & Team Experience (~25%).
 - Community Benefit & Sustainability (~15%).
 - Indigenous Inclusion (~10%).
 - Methodology & Schedule (~10%).
 - Pricing (~8%).
 - Financial Return (~7%).
2. Approve the mandatory requirements of the Negotiated Request for Proposal to include compliance with the following:
 - a. New Building Canada Fund-Provincial and Territorial Infrastructure Agreement Expected Results:
 - i. Construction of one public park;
 - ii. Minimum of 150 dwelling units (up to 1,200 dwelling units);
 - iii. Up to 50 per cent tree canopy threshold (approximately 500 trees);
 - b. The Yards Neighbourhood Plan; and
 - c. Corrective Action Plan – Railyard Renewal Project, Former Canadian Pacific Railway Intermodal Yard, 2001 Dewdney Avenue, Regina, Saskatchewan (January 27, 2023).
3. Delegate Authority to the Chief Financial Officer & Deputy City Manager, or designate, to negotiate with the three highest scoring proponents identified by the Negotiated Request for Proposal process.
4. Subject to the preferred proponent meeting all the Negotiated Request for Proposal requirements, authorize the Chief Financial Officer & Deputy City Manager to enter into an Agreement to deliver the Project

with the preferred proponent (“Development Partner”) identified by the Negotiated Request for Proposal process.

5. Delegate Authority to the Chief Financial Officer & Deputy City Manager, 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 to approve, enter into, amend any ancillary agreements or documents required to give effect to the agreement(s) with the Development Partner and the Project.
6. Approve that the following City capital commitment for the design, construction, servicing, planning, remediation, procurement, project management and other reasonable costs associated with the land development component of the Yards Development be funded by the following funding sources:
 - a. Eligible expenses up to an estimated amount of \$5.5 million, as defined by the New Building Canada Fund – Provincial-Territorial Infrastructure Component Agreement, continue to be submitted for reimbursement until the terms of that agreement are fulfilled; and
 - b. Up to \$20.5 million from the Land Development Reserve
7. Authorize the City Clerk to execute the agreements after review and approval by the City Solicitor.

Delegation DE25-226 Lance Donison, representing Regina Warehouse Business Improvement District, addressed City Council.

Councillor George Tsiklis moved, seconded by Councillor Mark Burton that the recommendation contained in the report be concurred in.

RECESS

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

City Council recessed at 2:30 p.m.

City Council reconvened at 2:49 p.m. in the absence of Councillor Victoria Flores.

(Councillor Victoria Flores returned to the meeting.)

The motion was put and declared CARRIED.

| | |
|-------------------|---|
| RESULT: | CARRIED [Unanimous] |
| MOVER: | Councillor Tsiklis |
| SECONDER: | Councillor Burton |
| IN FAVOUR: | Councillors: Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski |

CR25-160 Western Potash Agreement

Recommendation

That City Council terminate the current agreement the City of Regina (City) has with Western Potash Corporation (WPC) for access to treated wastewater and to forgive all outstanding amounts owed (\$655,300.84).

Councillor Mark Burton moved, seconded by Councillor Shobna Radons that the recommendation contained in the report be concurred in.

The motion was put and declared CARRIED.

| | |
|-------------------|---|
| RESULT: | CARRIED [Unanimous] |
| MOVER: | Councillor Burton |
| SECONDER: | Councillor Radons |
| IN FAVOUR: | Councillors: Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski |

REGINA PLANNING COMMISSION

CR25-161 Heritage Demolition 2184 12th Avenue

Recommendation

That City Council deny the demolition application and direct the property owner to undertake necessary repairs and other measures to rehabilitate the building.

The following delegations addressed City Council:

- DE25-227 Jackie Schmidt, representing Heritage Regina, Regina, SK
- DE25-228 Adrian Burns, Greg Kane, and Shelly Bahr, representing Western Limited, Regina, SK

RECESS

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

City Council recessed at 4:20 p.m.

City Council reconvened at 4:40 p.m.

Councillor Mark Burton moved, seconded by Councillor Victoria Flores, AND IT WAS RESOLVED, that the following communications be received and filed:

- CP25-160 Judith Veresuk, Regina Downtown Business Improvement District, Regina, SK
- CP25-161 Jeannie Mah, Regina, SK
- CP25-162 Joanne Havelock, Friends of the Regina Public Library, Regina, SK

Councillor George Tsiklis moved, seconded by Councillor Dan Rashovich that City Council:

1. **Approve the demolition of the building at 2184 12th Avenue subject to the property owner entering into a heritage easement and covenant agreement to be registered on the title of the property. This will include terms and conditions that provide for interim redevelopment of the property in accordance with the plans submitted by the Applicant. It will also require the façade and any significant heritage features to be carefully dismantled where feasible and stored for use in future development where practical.**
2. **Retain 2184 12th Avenue as a designated property within the boundaries of the Victoria Park Heritage Conservation District.**
3. **Delegate authority to the Director, Planning & Development Services or designate to negotiate and approve a heritage easement and covenant agreement with the property owner including salvage and documentation protocol for heritage materials and any ancillary agreements or documents required to give effect to the Agreement.**

The motion was put and declared CARRIED.

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|-------------------|---|
| RESULT: | CARRIED [Unanimous] |
| MOVER: | Councillor Tsiklis |
| SECONDER: | Councillor Rashovich |
| IN FAVOUR: | Councillors: Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski |

EXECUTIVE COMMITTEECR25-156 Traffic Bylaw Changes Report

Recommendation

That City Council:

1. Approve the amendments to *The Regina Traffic Bylaw, 1997, Bylaw No. 9900* (Traffic Bylaw), as set out in Appendix A of this report; and
2. Direct the City Solicitor to prepare amendments to the Traffic Bylaw, as further described in Appendix A, to be brought forward to the meeting of City Council following approval of these recommendations by City Council.

Councillor Sarah Turnbull moved, seconded by Councillor Victoria Flores that the recommendation contained in the report be concurred in.

Amendment

Councillor Sarah Turnbull moved, in amendment, seconded by Councillor David Froh, that City Council direct Administration to consider amending The Traffic Bylaw, Bylaw No. 9900 to specify that where an accessible parking spot is displaced by an obstacle such as, but not limited to, a patio, event, or food truck, a new accessible parking spot be created for the duration the obstacle occupies the previous accessible parking spot, with the new accessible parking spot to include consideration of curb cut locations and travel paths for mobility purposes.

The amending motion was put and declared CARRIED.

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| RESULT: | CARRIED [6 to 3] |
| MOVER: | Councillor Turnbull |
| SECONDER: | Councillor Froh |
| IN FAVOUR: | Councillors: Burton, Flores, Froh, Radons, Turnbull, Zachidniak and Mayor Bachynski |
| AGAINST: | Councillors: Mancinelli, Rashovich, Tsiklis |

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

| | |
|-------------------|---|
| RESULT: | CARRIED [Unanimous] |
| MOVER: | Councillor Turnbull |
| SECONDER: | Councillor Flores |
| IN FAVOUR: | Councillors: Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski |

CR25-158 Underutilized Land Improvement Strategy 5-Year Review

Recommendation

That City Council:

1. Approve the updated Underutilized Land Improvement Strategy in Appendix A; and
2. Instruct City Administration to report to City Council in Q1 2031, following the conclusion of the Underutilized Land Improvement Strategy's implementation timeframe, to evaluate the strategy's effectiveness in addressing barriers to underutilized sites and to consider the development of a renewed strategy or alternative approaches.

Councillor Jason Mancinelli moved, seconded by Councillor George Tsiklis that the recommendation contained in the report be concurred in.

The motion was put and declared CARRIED.

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|-------------------|---|
| RESULT: | CARRIED [Unanimous] |
| MOVER: | Councillor Mancinelli |
| SECONDER: | Councillor Tsiklis |
| IN FAVOUR: | Councillors: Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski |

BYLAWS

2025-83 The Conservation of Heritage Properties Tax Exemption for The John Deer Plow Company Limited Building Located At 1255 - 1275 Broad Street Bylaw, 2025

2025-84 The Heritage Major Grant Agreement For The John Deere Plow Company Limited Building Located at 1255 - 1275 Broad Street Bylaw, 2025

2025-87 Piapot First Nation Municipal Services Agreement Execution Bylaw

Bylaws - First Reading

Councillor Victoria Flores moved, seconded by Councillor Shobna Radons that Bylaws No. 2025-83, No. 2025-84 and No. 2025-87 be introduced and read a first time.

The motion was put and declared CARRIED.

| | |
|-------------------|---|
| RESULT: | CARRIED [Unanimous] |
| MOVER: | Councillor Flores |
| SECONDER: | Councillor Radons |
| IN FAVOUR: | Councillors: Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski |

The Bylaws were read a first time.

Second Reading

Councillor Victoria Flores moved, seconded by Councillor Dan Rashovich that Bylaws No. 2025-83, No. 2025-84 and No. 2025-87 be introduced and read a second time.

The motion was put and declared CARRIED.

| | |
|-------------------|---|
| RESULT: | CARRIED [Unanimous] |
| MOVER: | Councillor Flores |
| SECONDER: | Councillor Rashovich |
| IN FAVOUR: | Councillors: Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski |

The Bylaws were read a second time.

Third Reading Consent

Councillor Victoria Flores moved, seconded by Councillor George Tsiklis that City Council hereby consent to Bylaws No. 2025-83, No. 2025-84 and No. 2025-87 going to third and final reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY as required by law.

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|-------------------|---|
| RESULT: | CARRIED [Unanimous] |
| MOVER: | Councillor Flores |
| SECONDER: | Councillor Tsiklis |
| IN FAVOUR: | Councillors: Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski |

Third Reading

Councillor Victoria Flores moved, seconded by Councillor David Froh that Bylaws No. 2025-83, No. 2025-84 and No. 2025-87 be read a third time.

The motion was put and declared CARRIED.

| | |
|-------------------|---|
| RESULT: | CARRIED [Unanimous] |
| MOVER: | Councillor Flores |
| SECONDER: | Councillor Froh |
| IN FAVOUR: | Councillors: Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski |

The Bylaws were read a third and final time.

ADJOURNMENT

Councillor George Tsiklis moved, seconded by Councillor Shobna Radons, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 5:41 p.m.

Chairperson

Secretary

AT REGINA, SASKATCHEWAN, MONDAY, DECEMBER 15, 2025

AT A MEETING OF CITY COUNCIL

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: Mayor Chad Bachynski, in the Chair
Councillor Clark Bezo
Councillor Mark Burton
Councillor Victoria Flores
Councillor David Froh
Councillor Jason Mancinelli
Councillor Shobna Radons
Councillor Dan Rashovich
Councillor George Tsiklis
Councillor Sarah Turnbull
Councillor Shanon Zachidniak

Also in Attendance: Acting City Clerk, Amber Ackerman
Acting Deputy City Clerk, Martha Neovard
Acting City Manager, Jim Nicol
City Solicitor, Shannon Williams
Chief Financial Officer & Deputy City Manager, Daren Anderson
Deputy City Manager, City Operations, Kurtis Doney
Deputy City Manager, City Planning & Community Services, Deborah Bryden
Deputy City Manager, Communications, Service Regina & Tourism, Jennifer Johnson
Director, Assessment & Property Revenue Systems, Tanya Mills
Director, City Centre & Community Standards, Faisal Kalim
Director, Facilities & Fleet, Jamie Hanson
Director, Financial Planning & Analysis, Jeff May
Director, Parks & Open Spaces, Russell Eirich
Director, People & Organizational Culture, Chris Frohlick
Director, Planning & Development Services, Autumn Dawson
Director, Strategic Communications & Customer Service, Kellah Lavoie
Director, Recreation & Cultural Services, Diana Burton
Director, Roadways & Transportation, Chris Warren
Director, Special Projects, Laurie Shalley
Director, Sustainable Infrastructure, Karen Seguin
Director, Strategy & Performance, Mark Tran
Director, Technology, Carole Tink
Director, Transit, Nathan Luning

Director, Treasury, Charlene Callendar
Manager, Budget & Long-term Financial Planning, Trevor Black
Chief of Police, Regina Police Service, Lorilee Davies
Deputy Chief of Police, Regina Police Service, Trent Stevely
Executive Director, Corporate Services Division, Regina Police
Service, Elizabeth Nguyen
Financial Services Manager, Regina Police Service, Tracy Raison

(The meeting commenced in the absence of Councillor Victoria Flores.)

CONFIRMATION OF AGENDA

Councillors George Tsiklis moved, seconded by Councillor Jason Mancinelli, AND IT WAS RESOLVED, that the agenda for this meeting be approved, at the call of the Chair, with the following adjustments:

ADD:

- **Delegation DE25-312 Jackie Schmidt, Heritage Regina, Regina, SK to item *CM25-20 2026-2027 Budget Deliberations Supplemental Report***
- **Communication CP25-339 Stacey Crooks, Regina, SK to item *CM25-20 2026-2027 Budget Deliberations Supplemental Report***
- **Communication CP25-340 Andrew Stevens to item *CM25-20 2026-2027 Budget Deliberations Supplemental Report***
- **The registered list of delegations**

(Councillor Victoria Flores arrived to the meeting.)

COMMITTEE REPORTS

REGINA POLICE SERVICE

CR25-146 Regina Police Service 2026-2027 Operating and Capital Budget

Recommendation

That City Council:

1. Approve the 2026 Regina Police Service Net Operating Budget of \$116,180,800.
2. Approve the 2027 Regina Police Service Net Operating Budget of \$123,587,700.
3. Approve a one-time transfer of \$250,500 from the Community Policing Initiative Reserve to partially fund the Alternative Response Officers in 2026.

4. Approve the 2026 Capital Budget of \$7,741,000 of which SGI funds \$128,000.
5. Approve the 2027 Capital Budget of \$8,704,000 of which SGI funds \$128,000.

The following addressed City Council:

- DE25-229 Shawn Koch, Regina, SK
- DE25-230 Florence Stratton, Regina, SK
- DE25-232 Mandla Mthembu, Regina, SK
- DE25-231 Rebecca Granovsky-Larsen, Regina, SK

(Councillor David Froh temporarily left the meeting.)

- DE25-234 Robert Humphries, Regina, SK

(Councillor David Froh returned to the meeting.)

- DE25-235 Marian Donnelly, representing Creative City Centre, Regina, SK
- DE25-236 Colin Glas and Colin Hegyi, representing the Regina Police Association, Regina, SK

Councillor Shobna Radons moved, seconded by Councillor David Froh, AND IT WAS RESOLVED, that the following communications be received and filed:

- CP25-163 Lawrence Neufeld, Regina, SK
- CP25-164 Stacey Crooks, Regina, SK
- CP25-165 Desiree Gawel, Regina, SK
- CP25-166 John Klein, Regina, SK
- CP25-167 Himanshu Patel, Regina, SK

RECESS

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

City Council recessed at 10:25 a.m.

City Council reconvened at 10:43 a.m.

Chief Lorilee Davies and members of the Regina Police Service made a PowerPoint presentation to City Council, a copy of which is on file with the Office of the City Clerk.

Councillor Shobna Radons moved, seconded by Councillor George Tsikilis that the recommendations contained in the report be concurred in.

RECESS

Pursuant to the provisions of Section 33(2.2) of City Council's *Procedure Bylaw No. 9004*, a 45 minute recess was called.

City Council recessed at 12:11 p.m.

City Council reconvened 12:59 p.m. in the absence of Councillors Shanon Zachidniak and Jason Mancinelli.

(Councillor Shanon Zachidniak and Jason Mancinelli returned to the meeting.)

The motion was put and declared CARRIED.

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|-------------------|---|
| RESULT: | CARRIED [6 to 5] |
| MOVER: | Councillor Radons |
| SECONDER: | Councillor Tsiklis |
| IN FAVOUR: | Councillors: Burton, Mancinelli, Radons, Tsiklis, Turnbull, and Mayor Bachynski |
| AGAINST: | Councillor Bezo, Froh, Flores, Rashovich and Zachidniak |

RECESS

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

City Council recessed at 2:28 p.m.

City Council reconvened at 2:52 p.m.

CITY MANAGER'S REPORTS

CM25-20 2026-2027 Budget Deliberations Supplemental Report

Recommendation

That City Council receive and file this report.

The following addressed City Council:

- DE25-236 Jamie McKenzie, Regina, SK
- DE25-237 Dylan Morin, Regina, SK
- DE25-238 Terri Sleeva, representing Regina Citizens Public Transit Coalition, Regina, SK
- DE25-239 Atticus Kolody-Watt, representing Better Bus Youth, Regina, SK
- DE25-240 Sukhwinder Singh, Kevin Boyco, Ankit Patel, Patricia Nichol, representing Amalgamated Transit Union Local 588, Regina, SK
- DE25-242 Kelly Miller, Regina, SK

- DE25-243 Katie Wilson, representing Regina Youth Climate Justice Coalition, Regina, SK

RECESS

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

City Council recessed at 4:17 p.m.

City Council reconvened at 4:38 p.m.

- DE25-244 Reginald Dury, representing Saskatchewan New Democratic Disability Advocates, Regina, SK
- DE25-245 Ronley Arnold, Regina, SK
- DE25-246 Marmik Patel, Regina, SK
- DE25-252 Jolene Noreen and Mariana Hinojosa, representing Regina Floral Conservatory, and Ron Sharpe representing the Regina Garden Association, Regina, SK
- DE25-253 Jenna Schroeder, Provincial Capital Commission, Regina, SK
- DE25-254 Trent Fraser, Jaime Boldt, and Jordan Sleightholm, representing Regina Exhibition Association Limited, Regina, SK

Councillor George Tsiklis moved, seconded by Councillor Mark Burton, AND IT WAS RESOLVED, that City Council continue the meeting past 5:00 p.m.

RECESS

Pursuant to the provisions of Section 33(2.2) of City Council's *Procedure Bylaw No. 9004*, a 45 minute recess was called.

City Council recessed at 5:54 p.m.

City Council reconvened at 6:45 p.m. in the absence of Councillors Shanon Zachidniak and Jason Mancinelli.

(Councillor Shanon Zachidniak returned to the meeting.)

- DE25-255 Jen Pilsner, Darren Howden, and Tina Holtby, representing Economic Development Regina, Regina, SK

(Councillor Jason Mancinelli returned to the meeting.)

- DE25-256 Joanne Havelock, representing Friends of Regina Public Library, Regina, SK

(Councillor Jason Mancinelli temporarily left the meeting.)

- DE25-257 Jeff Barber, Marj Gavigan, and Curtis Smith, representing Regina Public Library, Regina, SK

(Councillor Jason Mancinelli returned to the meeting.)

(Councillor Sarah Turnbull temporarily left the meeting.)

Councillor George Tsiklis moved, seconded by Councillor Mark Burton, AND IT WAS RESOLVED, that City Council recess until 9:00 a.m., December 16, 2025.

City Council recessed at 7:43 p.m. on December 15, 2025.

City Council reconvened at 9:00 a.m. on December 16, 2025, in the absence of Councillors Sarah Turnbull, Victoria Flores, Shobna Radons, Shanon Zachidniak, and Jason Mancinelli.

The Chair called on the next delegation respecting item *CM25-20*.

- DE25-258 Marian Donnelly, representing Creative City Centre, Regina, SK

(Councillors Victoria Flores, Jason Mancinelli, and Shobna Radons arrived to the meeting.)

- DE25-259 Tyler Packham, Evan Chambers and Evan Stefan representing Regina Professional Fire Fighters Association Local 181, Regina, SK
- DE25-260 Florence Stratton, Regina, SK
- DE25-261 Jim Elliott, Regina, SK
- DE25-262 Ian Cantello, representing Regina Civic Middle Management Association and Regina, SK and Tyler Hutchinson, representing CUPE Local 21, Regina, SK

RECESS

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

City Council recessed at 10:26 a.m.

City Council reconvened at 10:45 a.m.

(Councillor Sarah Turnbull returned to the meeting.)

- DE25-265 Terry Tuharsky, Regina, SK
- DE25-267 Julian Branch, Regina, SK

(Councillor Jason Mancinelli temporarily left the meeting.)

- DE25-268 Robert Humphries, Regina, SK
- DE25-269 André Nogue, representing Age Friendly Regina, Regina, SK
- DE25-270 Tony Prsa, representing Harvard Development Corp., Edmonton, AB

(Councillor Jason Mancinelli returned to the meeting.)

- DE25-271 Mike Tate, representing Regina & District Chamber of Commerce, Regina, SK

Councillor David Froh moved, seconded by Councillor George Tsiklis, AND IT WAS RESOLVED, that City Council recess for 30 minutes in lieu of its 45 minute lunch recess.

City Council recessed at 12:29 p.m.

City Council reconvened at 1:02 p.m. in the absence of Councillors Jason Mancinelli and Clark Bezo.

- DE25-272 Darin Milo, representing Regina & District Labour Council, Regina, SK

(Councillors Jason Mancinelli and Clark Bezo returned to the meeting.)

- DE25-273 Ashton Chambers-Argrimson, Regina, SK
- DE25-274 Jeff Campbell, representing Canadian Condominium Institute, South Saskatchewan Chapter, Regina, SK
- DE25-275 Mandla Mthembu, Regina, SK

(Councillor David Froh temporarily left the meeting.)

- DE25-276 Daniel Formanek, Regina, SK
- DE25-277 Beverly McDougald, Regina, SK
- DE25-278 Mark Haarmann and Adam Hicks, representing Regina Public Schools, Regina, SK
- DE25-284 Apurva Krishna Chaltany, representing Regina Youth Climate Justice Coalition, Regina, SK
- DE25-312 Jackie Schmidt, representing Heritage Regina, Regina, SK

RECESS

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

City Council recessed at 2:27 p.m.

City Council reconvened at 2:44 p.m. in the absence of Councillor George Tsiklis

(Councillor David Froh returned to the meeting.)

- DE25-285 Em Ironstar, Saskatchewan Art Alliance, Regina, SK

(Councillor Shanon Zachidniak returned to the meeting.)

- DE25-286 Sam Karikas, representing RCMP Heritage Centre, Regina, SK

- DE25-287 Denis Simard, representing Al Ritchie Community Association, Regina, SK
- DE25-288 Donna Zieger and Victor Roman Morrow, representing South Saskatchewan Community Foundation, Regina, SK
- DE25-289 Lacey Weekes, representing Nature Saskatchewan and Bird Friendly Regina, Regina, SK
- DE25-290 Oz Weaver, representing Globe Theatre, Regina, SK

(Councillor George Tsiklis returned to the meeting.)

- DE25-291 Samuel Deason, Jackie Schmidt, Cydney Frank, Tamsin Johnston, Eric Timperman and Kristy Tucker, representing Regina Symphony Orchestra, Regina, SK
- DE25-292 Shelley Sayer, representing Ranch Ehrlo Society, and Gloria Patrick, representing Ranch Ehrlo Affordable Housing and Sport Venture Program, Regina, SK
- DE25-294 Sandy Baumgartner, representing Saskatchewan Science Centre, Regina, SK
- DE25-295 Brian Lewis, representing Growing Young Movers, Regina, SK
- DE25-296 Sandee Moore, representing Art Gallery of Regina, Regina, SK
- DE25-297 Rebecca Granovsky-Larsen, Regina, SK

RECESS

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

City Council recessed at 4:16 p.m.

City Council reconvened at 4:36 p.m.

- DE25-298 Connie Buchan, representing Regent Park Community Association, Regina, SK
- DE25-299 Wendy Miller, representing Heritage Community Association, Regina, SK

Councillor David Froh, seconded by Councillor George Tsiklis, AND IT WAS RESOLVED, that City Council continue the meeting past 5:00 p.m.

- DE25-300 Ellen McLaughlin, representing Bike Regina, Regina, SK
- DE25-301 Shirley Dixon, representing Friends of Holy Rosary Park, Regina, SK
- DE25-302 Randy Dove, representing Pickleball Regina Inc., Regina, SK
- DE25-303 Phil Jeffreys, representing Cathedral Village Community Association, Regina, SK
- DE25-304 Harvey Linnen, representing Theatre Regina, Regina, SK
- DE25-305 Andrew Nestor, representing West Zone Board, Regina, SK

RECESS

Pursuant to the provisions of Section 33(2.2) of City Council's *Procedure Bylaw No. 9004*, a

30 minute recess was called.

City Council recessed at 6:02 p.m.

City Council reconvened at 6:33 p.m. in the absence of Councillors Shanon Zachidniak and Jason Mancinelli.

- DE25-306 John Hampton, representing MacKenzie Art Gallery, Regina, SK

(Councillors Clark Bezo, Shanon Zachidniak and Jason Mancinelli returned to the meeting.)

- DE25-308 Joely BigEagle-Kequahtoway, representing Buffalo People Arts Institute, Regina, SK
- DE25-310 Cecile Moulin, Regina, SK
- DE25-311 Rachel MacDonald, Regina, SK
- DE25-309 Kelly Lorenc, representing Queen City Urbanist Book Club, Regina, SK

Councillor George Tsiklis moved, seconded by Councillor David Froh, AND IT WAS RESOLVED, that the following communications be received and filed:

- CP25-168 Courtney Domoney, Regina, SK
- CP25-169 Dallas Barber, Regina, SK
- CP25-170 Brad Wolbaum, FadaDance Troupe Inc., Regina, SK
- CP25-171 Dianne Warren, Regina, SK
- CP25-172 Elaine Ehman, Regina, SK
- CP25-173 Gerry Fincati, Regina, SK
- CP25-174 Gloria Enriquez, Regina, SK
- CP25-175 Heather Cameron, FadaDance Troupe Inc., Regina, SK
- CP25-176 Emma Morris and Ingrid Cazakoff, Heritage Saskatchewan, Regina, SK
- CP25-177 Joline Matsalla, Regina, SK
- CP25-178 Kelsey Briens, Regina, SK
- CP25-179 Kim Sare, Regina, SK
- CP25-180 Philip Agbomedarho, Regina, SK
- CP25-181 Prabhjeet Kaur, Regina, SK
- CP25-182 Ryan Bast, Regina Catholic School Division, Regina, SK
- CP25-183 Richard Boulet, Edmonton, AB
- CP25-184 Sahil Kakkar, Regina, SK
- CP25-185 Sanjeev Malhotra, Regina, SK
- CP25-186 Shannon Patton, Canadian Mental Health Association, Regina, SK
- CP25-187 Simon Fryer, Regina, SK
- CP25-188 Leigha Hubick, Regina Speed Skating Club, Regina, SK
- CP25-189 Thomas Koshy, Regina, SK
- CP25-190 Victor Ejike, Afro Tribes Festival Incorporated, Regina, SK
- CP25-191 Wayne Baerwaldt, Calgary, AB
- CP25-192 Kirk Englot, Family Service Regina, Regina, SK
- CP25-193 Vineet Sharma, Regina, SK

- CP25-194 Geelyn Anulat, Regina, SK
- CP25-195 Kirandeepkaur Saini, Regina, SK
- CP25-196 Rajbindarsingh Saini, Regina, SK
- CP25-197 Manika Manka, Regina, SK
- CP25-198 Ravi Kumar, Regina, SK
- CP25-199 Jashan Singh, Regina, SK
- CP25-200 Ankur Kapadia, Regina, SK
- CP25-201 Jhanvi Patel, Regina, SK
- CP25-202 Ajay Rana, Regina, SK
- CP25-203 Pathik Patel, Regina, SK
- CP25-204 Adam Hill, Regina, SK
- CP25-205 Taylor Magnus, Regina, SK
- CP25-206 Sabrina Molnar, Regina, SK
- CP25-207 Dhruv Patel, Regina, SK
- CP25-208 Parminder Gill, Regina, SK
- CP25-209 Samreet Kaur, Regina, SK
- CP25-210 Akashpreet Kaur, Regina, SK
- CP25-211 Ayzu Arry, Regina, SK
- CP25-212 Akashdeep Sharma, Regina, SK
- CP25-213 Barb Zieger, Regina, SK
- CP25-214 Crista Boehm, Saskatchewan Workers' Compensation Board,
Regina, SK
- CP25-215 Arshdeep Kaur, Regina, SK
- CP25-216 Sweety Patel, Regina, SK
- CP25-217 Mohammad Aatif, Regina, SK
- CP25-218 Bidur Neupane, Regina, SK
- CP25-219 Gagan deep Kaur, Regina SK
- CP25-220 Brad Wolbaum, Regina, SK
- CP25-221 Manpreet Kaur, Regina, SK
- CP25-222 Anjana Devi, Regina, SK
- CP25-223 Mehakpreet Kaur, Regina, SK
- CP25-224 Evelyn Tischer, Regina, SK
- CP25-225 Keely Wight Young, Caring Hearts, Regina, SK
- CP25-226 Lance Donison, Regina Warehouse District, Regina, SK
- CP25-227 Maharshi Patel, Regina, SK
- CP25-228 Justine Stilborn, Regina, SK
- CP25-229 Adit Upadhyay, Regina, SK
- CP25-230 Catherine Robertson, Regina, SK
- CP25-231 James Gerein, Regina, SK
- CP25-232 Lorraine Weidner, Regina, SK
- CP25-233 Yagnesh Patel, Regina, SK
- CP25-234 Pat Faulconbridge, North Central Community Association,
Regina, SK
- CP25-235 Harsh Harsh, Regina, SK
- CP25-236 Rajan Solanki, Regina, SK
- CP25-237 Priyanshu Desai, Regina, SK

- CP25-238 Harmanjit Mundi, Regina, SK
- CP25-239 Darwin Bender, Curl Regina, Regina, SK
- CP25-240 Kris Dueck, Regina, SK
- CP25-241 Heather Kindermann, Regina, SK
- CP25-242 Kristy Tucker, Regina Symphony Orchestra, Regina, SK
- CP25-243 Mark Johnston, Just for Fun Hockey, Zehner, SK
- CP25-244 Eric Timperman, Regina Symphony Orchestra, Regina, SK
- CP25-245 Tyson Weatherald, Regina, SK
- CP25-246 Marie-Noelle Berthelet, Regina Symphony Orchestra Player's Committee, Regina, SK
- CP25-247 Jayden Pfeifer, Regina, SK
- CP25-248 Johanna Bundon, Regina, SK
- CP25-249 Judy Wensel, Regina, SK
- CP25-250 Kris Alvarez, Regina, SK
- CP25-251 Lucas Campbell, Regina, SK
- CP25-252 Beverly Cardinal, Regina, SK
- CP25-253 James Bogusz, Regina Airport Authority, Regina, SK
- CP25-254 David Gruchy, Regina, SK
- CP25-255 Katrina Szulga, Regina, SK
- CP25-256 Larrisa Tiggelers, Regina, SK
- CP25-257 Valerie Howlett, Regina, SK
- CP25-258 Breanna Hayes, Regina, SK
- CP25-259 Jamie Schmidt, Regina, SK
- CP25-260 Michael Malagride, Regina, SK
- CP25-261 Ruth Easton, Regina, SK
- CP25-262 Jesse Prince, Regina, SK
- CP25-263 Jessica Rivas Student Energy in Action for Regina Community Health, Regina, SK
- CP25-264 Karla Rosario, Regina, SK
- CP25-265 Brayden Dovell, Regina, SK
- CP25-266 Marc Guevarra, Regina, SK
- CP25-267 John Klein, Regina, SK
- CP25-268 Danielle Stephens, Regina, SK
- CP25-269 Nik Patterson, Regina, SK
- CP25-270 Gurgant Singh, Regina, SK
- CP25-271 Susan McLaughlin, Regina, SK
- CP25-272 Aastha Shrestha, Regina, SK
- CP25-273 Lawrence Neufeld, Regina, SK
- CP25-274 Lakhwinder Dhaliwal, Regina, SK
- CP25-275 Jashanpreet Singh, Regina, SK
- CP25-276 Dan Oremba, Regina, SK
- CP25-277 Mark Wihak, Regina, SK
- CP25-278 Megan Negrych, Regina, SK
- CP25-279 Marion Gladwell, Regina, SK
- CP25-280 Chelsey Schumann, Regina, SK
- CP25-281 Folabomi Salami, Regina, SK

- CP25-282 Deseri Adrian, Regina, SK
- CP25-283 Ashley Santbergen, Regina, SK
- CP25-284 Rob Wrobel, Regina, SK
- CP25-285 Belinda Wrobel, Regina, SK
- CP25-286 Kathy Clark, Regina, SK
- CP25-287 Kimberley Wegner, Regina, SK
- CP25-289 Abid Khan, Regina, SK
- CP25-291 Dellice Saxby, Ignite Adult Learning Corporation, Regina, SK
- CP25-292 Stella Sale, Regina, SK
- CP25-293 Emma Sale, Regina, SK
- CP25-294 Nicholas Bonokoski, Regina, SK
- CP25-295 Caitlin Bakker, Regina, SK
- CP25-296 Sabrina Strykowski, Regina, SK
- CP25-297 Carter Triana, Regina, SK
- CP25-298 Simon Enoch, Regina, SK
- CP25-299 Kent Peterson, CUPE Saskatchewan, Regina, SK
- CP25-300 Steve Craig, Regina, SK
- CP25-301 Himanshu Patel, Regina, SK
- CP25-302 Joel Lareau, Regina, SK
- CP25-303 Badhan Ravi, Regina, SK
- CP25-304 Janelle Hordos, Regina, SK
- CP25-305 Chris Yang, Regina, SK
- CP25-306 Nathaniel Cole, Saskatchewan Federation of Labour, Regina, SK
- CP25-307 Jackie Harle, Whitmore Park Community Association, Regina, SK
- CP25-308 Stephanie Gaber, Regina, SK
- CP25-309 Edan Clarke, Regina Symphony Orchestra, Regina, SK
- CP25-310 Donavan Perron, ATU Local 588, Regina, SK
- CP25-311 Holly Laird, Regina Farmers' Market, Regina, SK
- CP25-312 Tiernan Hubble, Regina, SK
- CP25-313 Dominika Krzeminska, Big Brothers Big Sisters of Regina and Area, Regina, SK
- CP25-314 Debbie Hofeld, Regina, SK
- CP25-315 Crystal Palmer, Regina, SK
- CP25-316 Amanda Hungle, Hockey Regina, Regina, SK
- CP25-317 Steve Compton, YMCA of Regina, Regina, SK
- CP25-318 Erin Hills, Regina Symphony Orchestra, Regina, SK
- CP25-319 Judith Veresuk, Regina Downtown Business Improvement District, Regina, SK
- CP25-320 Kamila Malik, Regina, SK
- CP25-321 Emily Nestor, Neutral Ground, Regina, SK
- CP25-322 Matt Leisle, REACH, Regina, SK
- CP25-323 Emily Armer, Regina, SK
- CP25-324 Justin Eiswirth, Baseball Regina, SK
- CP25-324 Wanda Schmockel, Regina, SK
- CP25-326 Joshua Vogt, Regina, SK
- CP25-327 Don Young, Cathedral Village Arts Festival, Regina, SK

- CP25-328 Carter Stenberg, Regina, SK
- CP25-329 Britt Hall, Regina, SK
- CP25-330 Tria Donaldson, Regina, SK
- CP25-331 Tyler Hutchinson, CUPE Local 21, Regina, SK
- CP25-332 Jeannie Mah, Regina, SK
- CP25-333 Meghan Braithwaite, Regina, SK
- CP25-334 Adefemi Adegeye, Regina, SK
- CP25-335 Amanjot Kaur, Regina, SK
- CP25-336 Amber Phelps Bondaroff, Swamp Fest Inc., Regina, SK
- CP25-337 Cheyanne Goforth, Regina, SK
- CP25-338 Jessica Smith, Regina, SK
- CP25-339 Stacey Crooks, Regina, SK
- CP25-340 Andrew Stevens, Regina, SK
- CP25-341 Kaya McKnight, Regina, SK
- CP25-342 Marlem Palau Vieyra, Regina, SK
- CP25-343 Fausto Llampallas Iturriria, Regina, SK
- CP25-344 Leticia Oystriick, Regina, SK
- CP25-345 Cheryl Steinhauer, Regina, SK
- CP25-346 Kiké Dueck, Regina, SK
- CP25-347 Jigar Patel, Board of Trustees of Hindu Temples, Regina, SK
- CP25-348 Hardeep Dhillon, Regina, SK
- CP25-349 Dr. Ike Nwankwar, New Halifax Property Ltd., Regina SK
- CP25-350 Robin Poitras, New Dance Horizons, Regina, SK
- CP25-351 Cynthia Kalina, Hispanos en Regina. Regina, SK

Councillor Victoria Flores moved, seconded by Councillor George Tsiklis, AND IT WAS RESOLVED, that this report (*CM25-20 2026-2027 Budget Deliberations Supplemental Report*) be received and filed.

Councillor George Tsiklis moved, seconded by Councillor Victoria Flores, AND IT WAS RESOLVED, that City Council recess until 9:00 a.m., December 17, 2025.

City Council recessed at 7:21 p.m. on December 16, 2025.

City Council reconvened at 9:14 a.m. on December 17, 2025.

CM25-19 2026-2027 Budget Deliberations

Recommendation

That City Council:

General Operating Budget:

1. Approve the total 2026 forecasted revenue, before any mill rate increase, of \$635.71 million as outlined on Page 7, Table 1.

2. Approve a 2026 mill rate adjustment option as outlined on Page 7, Table 1 to address the status quo budgetary shortfall of \$51.78 million.
3. Approve expenditure reductions between \$68.3 million and \$22.1 million to correspond with the budgetary shortfall arising from the mill rate adjustment determined in Recommendation No. 2 (Page 7, Table 1) and Appendix M13 -Council Referral Appendices.
4. Approve the following 2026 Alley Maintenance Special Tax levies, proposed revenues and estimated costs (Details in Appendix E - 2026 Alley Maintenance Special Tax Levies Report):

Paved Alleys:

Levy \$4.33 per assessable foot
 Proposed Revenue \$3,909,860
 Estimated Cost: \$3,909,860

Gravel Alleys:

Levy \$3.25 per assessable foot
 Proposed Revenue \$2,000,298
 Estimated Cost: \$2,000,298

5. Instruct the City of Regina (City) Solicitor to prepare the 2026 Alley Maintenance Special Tax Bylaw to include the paved and gravel alley levies, proposed revenues and estimated costs as detailed in recommendation 5 of this report and Appendix E.
6. Approve, per Waste User Fee Report (Appendix F), the following changes to the Waste User Fee:
 - a. A reduction to the Waste Charges (Daily) by \$43.80/year, starting January 1, 2026, as follows:
 - i. 240 L Garbage Cart Fee (current \$193.45 or \$0.53/day) to **\$149.65/year or \$0.41/day**
 - ii. 360 L Garbage Cart Fee (current \$284.70 or \$0.78/day) to **\$240.90/year or \$0.66/day**
7. Instruct the City Solicitor to prepare the amendments to the *Waste Management Bylaw, 2012-63, Schedule D Waste Charges* to reflect the new charges and the housekeeping change as outlined in Appendix F, page 3.
8. Approve a one-time rebate of \$27.50 to active utility customers who paid Waste Charges in 2025 as outlined in Appendix F page1. This rebate to be processed on the first billing cycle in 2026.

General Capital Budget:

9. Approve the 2026 General Capital Budget in the 2026-2030 General

Capital Plan with total gross expenditures of \$187.03 million in 2026, as detailed beginning on Page 1 of Appendix B - 2026 - 2030 Proposed General Capital Plan.

10. Approve the General Capital Budget as outlined on page 4 of Appendix B for multi-year projects that require future year commitments with gross expenditures of \$17.6 million in 2026, be approved as follows:
 - a. 2027 - \$17.6 million.

Utility Operating and Capital Budgets:

11. Approve the 2026 Utility Operating Budget as outlined in Appendix C - 2026 Proposed Utility Operating Budget, with total revenues of \$213.3 million and total gross expenditures of \$213.3 million.
12. Approve a Utility Rate Increase of 7.82 per cent for 2026 rates and other charges set out in these recommendations effective January 01, 2026 with the following fee changes listed below:
 - a. Approve the 2026 water rates and fees and charges as described in Appendix C on page 6.
 - b. Approve the 2026 wastewater charges as described in Appendix C on page 6.
 - c. Approve the 2026 storm water (drainage) charges as described in Appendix C on page 7.
13. Approve the reduction to the Water Rebate Budget from \$0.4 million to \$0.2 million effective January 01, 2026, including the following:
 - a. Instruct the City Solicitor to prepare amendments to Schedule "B" of Bylaw No. 8942, being The Regina Water Bylaw, for consideration with the 2026 Budget to remove the High-Efficiency Water Retrofits Program Surcharge of \$0.01 effective January 1, 2026.
 - b. Instruct the City Solicitor to prepare amendments to Schedule "E" of Bylaw 8942, being The Regina Water Bylaw, to increase the \$0.66 Standard Daily Rebate to \$0.82 daily credit, and the \$1.32 Increased Daily Rebate to \$1.64 daily credit for the Water Rebate effective January 1, 2026, and to update the rate annually as per future City Council approved utility rate changes.
14. Instruct the City Solicitor to prepare amendments to Bylaw No. 8942, being *The Regina Water Bylaw*, and Bylaw No. 2016-24, *The Wastewater and Storm Water Bylaw, 2016* to amend the rates and charges as approved under recommendations 10 -13.
15. Approve the 2026 Utility Capital Budget in the 2026-2030 Utility Capital Budget with total gross expenditures of \$119.65 million in 2026, as summarized in the City 2026 Utility Budget, as detailed in

Appendix D - 2026-2030 Proposed Utility Capital Plan.

16. Approve the Utility Capital Budget as outlined on page 1 of Appendix B for multi-year projects that require future year commitments with gross expenditures of \$11.1 million in 2027 be approved as follows:
 - a. 2027 - \$11.1 million

Regina Public Library (RPL) Board:

17. Approve the RPL Board approved 2026 budget and mill rate increase request of 9.83 per cent for the RPL, as summarized in Appendix G - Debt, Reserves and Deferred Revenue.
18. Instruct the City Solicitor to prepare and bring forward any property tax bylaws needed to implement the above approved mill rates for the City and the RPL in spring 2026 once the City receives the education mill rate from the Government of Saskatchewan and approves the mill rates for the Business Improvement Districts.

Existing Debt:

19. Authorize the Deputy City Manager and Chief Financial Officer (CFO) to allocate a maximum principal amount of \$20 million of debt proceeds which were originally allocated to the Water Network Expansion Project and the Unfunded Development Charge Projects under Bylaw 2025-55 (*The Water Network Expansion Project and Unfunded Development Charge Projects Sinking Fund Debenture Bylaw, 2025*) to the Indoor Aquatic Facility. The exact amount to be reallocated will be known upon the finalization and closure of the Water Network Expansion Project in early 2026.
20. Instruct the City Solicitor to prepare an amendment to Bylaw 2025-55 to add the Indoor Aquatic Facility as an additional project in which the City may use the loan proceeds, with such bylaw to be brought forward to the February 25, 2026, City Council Meeting.

New Debt:

21. Authorize the CFO, subject to the necessary borrowing bylaw to be passed by City Council, to engage with one or more financial institutions to obtain long-term financing in a maximum principal amount of:
 - a. \$156.4 million to fund the Indoor Aquatic Facility (if the reallocation of debt in Bylaw 2025-55 is approved the debt to be acquired will be reduced by \$15 million to \$141.4 million).
 - b. \$13.8 million to fund the Geothermal Heating Facility.
 - c. \$60 million for the Northwest Regional Wastewater Lift Station and the Westerra Wastewater Lift Station.
 - d. Plus, any related interest or other costs of the debt.

22. Authorize the CFO to negotiate, approve and enter into all necessary agreements to facilitate the borrowing of a maximum principal amount of debt when it is most advantageous for the City over the course of two to three years, plus any related interest or other costs of the debt resulting from this borrowing, and return to City Council for final approval of the debt and terms in the *Borrowing Bylaw*. The current plan to borrow for those three projects, which may be altered if advantageous for the City, is to borrow \$100 million in 2026; \$95 million in 2027; and \$20.2 million in 2028.
23. Instruct Administration to include a mill rate and/or utility rate increase in the following year's Budget after the long-term debt is acquired to fund the annual principal and interest payments.
24. Instruct the City Solicitor to prepare one or more borrowing bylaws depending on what is negotiated and when based on the terms and conditions negotiated by the CFO and return to City Council for approval.

Debt Limit Calculation:

25. Authorize the CFO to request approval from the Saskatchewan Municipal Board (SMB) to net the sinking fund balance from debt when calculating and comparing debt to the approved debt limit.

Other Related Recommendations:

26. Approve the 2026 Costing Fund Budget, including the following details in Appendix A32 - Costing Fund Summary:
 - a. The total gross revenues and expenditures of \$68.9 million.
 - b. The Costing Fund is used to reallocate funds to the Operating and Capital Budgets for both the General and Utility Budgets.
27. Instruct the City Solicitor to prepare any other necessary bylaw amendments not mentioned above to implement the above recommendations and the approved budgets.
28. Review the items outlined in Appendix L of this report from the List of Outstanding Items.

Members of Administration made a PowerPoint presentation to City Council, a copy of which is on file with the Office of the City Clerk.

City Council considered item *CM25-19 2026-2027 Budget Deliberations* in the following four separate segments:

- City General Operating/Capital Budget & City Debt Existing, New, Limit Calculation (Recommendations #1 to #10 & #19 to #25)
- City Utility Operating and Capital Budget (Recommendations #11 to #16)
- Regina Public Library Board Budget (Recommendation #17 to #18)
- Other Related Recommendations (Recommendation #26 to #28)

2026-2027 Budget Deliberations (City General Operating/Capital Budget & City Debt, Existing, New, limit Calculation) (Recommendations #1-10 and #19-25)

Mayor Chad Bachynski moved, seconded by Councillor Jason Mancinelli, that recommendations #4-10 and #19-25 of the report be concurred in, with the following amendment:

1. Approve the 2026 General Operating budget as follows:

- a. **Gross expenditures of \$674,702,499 and total property tax levy of \$368,306,698.**
- b. **Funding for the Provincial Capital Commission (PCC), Economic Development Regina Inc. (EDR), and Regina Exhibition Association Limited (REAL) as follows:**
 - i. **Total funding of \$2,719,000 for PCC**
 - ii. **Total funding of \$1,980,000 for EDR**
 - iii. **Total funding of \$10,800,000 for REAL**
- c. **Regina Police Services (RPS) gross expenditures totaling \$131,886,000 and revenues totaling \$15,705,200; and**
- d. **2026 mill rate increase representing a 10.73 per cent increase with the following changes to programs and services:**

| | |
|--|---------------------|
| • Remove Parking Meters in the downtown for cash paid on-street parking. (Non-cash options will stay) | (220,000.00) |
| • Maintenance of Facilities | (160,000.00) |
| • Facilities Utilities | (470,000.00) |
| • Downtown Public Washroom Operation | (50,000.00) |
| • Facilities Custodial Services | (80,000.00) |
| • City Hall Parkade Security | (140,000.00) |
| • Consulting Services Reduction | (200,000.00) |
| • Additional Insurance Budget | (200,000.00) |
| • Reduce Consulting Fees - Organizational Wellbeing | (10,000.00) |
| • Parks & Open Space - Reduce Casual Benefits Budget | (240,000.00) |
| • Budget Request Adjustment - Service Level 8226 Community Partnerships Phase Funding Increase was overstated in the Service Level Budget | (620,000.00) |

| | |
|---|----------------|
| • Active Net Online Processing Fees | (50,000.00) |
| • Staff Reduction - 2SLGBTQIA+ Community Consultant | (90,000.00) |
| • Discontinue Free Parking at Wascana Pool | (40,000.00) |
| • Washroom Trailer Operation | (70,000.00) |
| • Reduction in Professional Services Costs | (300,000.00) |
| • Cancel Budget request for increased consulting services | (120,000.00) |
| • Cancel Budget request for new FTEs to support addressing the backlog of projects that require geospatial services. | (100,000.00) |
| • Pavement Marking - reduce Contractor Support | (50,000.00) |
| • Traffic Count Studies - reduction from 1000 to 500 | (180,000.00) |
| • Eliminate Material Processing Program | (80,000.00) |
| • Reduce Dust Suppression | (230,000.00) |
| • Eliminate Sandboxes | (150,000.00) |
| • Snow Storage Site Reduction in shifts | (80,000.00) |
| • Defer 2026 Fleet Reserve to 2027 (one-time) | (3,700,000.00) |
| • Bus Fares Increase by 10% - Assumed Change is effective April 1, 2026. Therefore, reduced the amount by \$195,000 ($\$780,000 \times 3/12$) | (585,000.00) |
| • CM25-14(2) - Fleet Reduction Option A | (1,870,000.00) |
| • Cancel the FTE Request: HR Analyst (Learning Management System & Safety) | (120,000) |
| • Reduce City Centre Incentive Program (CCIP) and Staff | (50,000.00) |
| • Marketing Agency of Record – 50% of proposed reduction | (200,000.00) |
| • Cancel Service Regina staff rightsizing – 50% of proposed reduction | (220,000.00) |
| • Reduce funding to Economic Development Regina | (240,000.00) |
| • Parks Class B to C Adjustment - Partial | (1,250,000.00) |
| • Parks & Open Space (P&OS) - Fertilizer - 50% of proposed reduction | (130,000.00) |
| • P&OS - Pest Control - Partial | (280,000.00) |
| • P&OS - New Open Space Growth reduction | (70,000.00) |
| • P&OS - Cut Naturalist Position | (100,000.00) |
| • P&OS - Forestry Casuals | (70,000.00) |
| • Planning & Development Services (P&DS) - City Centre Manager Position reclassified to CMM Coordinator | (30,000.00) |
| • Sustainable Infrastructure – Cancel Budget Request for increased consulting services | (60,000.00) |
| • Transit - Cancel addition of Conventional Bus Service Sunday & Holidays 7pm to 9pm | (600,000.00) |

| | |
|--|----------------|
| <ul style="list-style-type: none"> • Corporate Transactions – Increase Investment Income (revenue) Budget | (3,000,000.00) |
|--|----------------|

2. Instruct the City Solicitor to prepare the bylaw amendments to Bylaw No. 2009-22, *The Regina Transit Fare Bylaw, 2009* to increase all transit fares by 10% effective April 1, 2026.
3. Amend the following recommendations with the revised wording provided in report *CM25-20*, as follows:
 - a. Recommendation #9 - “Approve the 2026 General Capital Budget in the 2026-2030 General Capital Plan with total gross expenditures of \$223.58 million in 2026, as detailed beginning on Page 1 of Appendix B – 2026 – 2030 Proposed General Capital Plan”;
 - b. Recommendation #10 - “Approve the General Capital Budget as outlined on page 3 of Appendix B for multi-year projects that require future year commitments with gross expenditures of \$22.60 million for 2027 projects”.
4. Replace the following Appendices (Appendix B, I, K & M13) attached to item *CM25-19 2026-2027 Budget Deliberations* with the revised appendices (Appendix A, B, C & D) attached to *CM25-20 2026-2027 Budget Deliberations – Supplemental Report*, as follows:
 - a. Appendix B – General Capital Plan (Revised – Appendix A)
 - b. Appendix I – City Benchmarking Report by Deloitte (Revised – Appendix B)
 - c. Appendix K – Budget Enhancement Options (Revised – Appendix C)
 - d. Appendix M13 – Budget Adjustment Options (Revised – Appendix D)
5. Approve the addition of a new *Appendix F1 – 2026 and 2027 Landfill Fee Schedule* to item *CM25-19 2026-2027 Budget Deliberations* that includes the information from Appendix E of item *CM25-20 2026-2027 Budget Deliberations – Supplemental Report*;
6. Approve an increase to rates for clean fill, asbestos, and to add a specific fee for disposing of mattresses, effective January 1, 2026, and amend the portion of the chart in Schedule C as outlined on page 1 of Appendix F1.
7. Authorize the City Solicitor to amend Schedule “C” to *The Waste Management Bylaw, 2012, Bylaw No. 2012-13* to reflect the changes to and rates as set out in Appendix F1, Schedule C, Landfill Fee Schedule, including the amended portion of the chart in Schedule C as outlined on page 1 of Appendix F1.
8. That the General Capital Budget as outlined in Appendix B – 2026-2030 Proposed General Capital Plan be amended as follows:

- **Defer \$1,000,000 in funding for F1162 – Campbell Street Reconstruction from Simpson Avenue to Albullet Drive from 2026 to 2027 (Page 7 of Appendix B, General Capital Plan Table, Line 44); and**
- **Cancel \$1,000,000 funding from F1133 – 11th Avenue Revitalization project in 2026 (page 5 of Appendix B, General Capital Plan, Line 19); and**
- **Reallocate the \$2,000,000 funding from the 2026 General Capital Budget as outlined above to New Project 132 Dewdney Avenue and Lewvan Drive Intersection Improvements (page 11 of Appendix B, Table “Projects and Programs Not Getting Funded in 2026”), and advance this project to 2026.**

For total amended funding allocation in 2026 and 2027 budget years to New Project 132 Dewdney Avenue and Lewvan Drive as outlined below (Table 1):

| Table 1 – Reallocated Funding Totals for New Project 132 – Dewdney Avenue and Lewvan Drive Intersection Improvements (\$000,000s) | | | | | |
|--|-------------|-------------|-------------|-------------|--------------|
| | 2024 | 2025 | 2026 | 2027 | TOTAL |
| New Project 132 – Dewdney and Lewvan Drive Intersection Improvements | | | 2.0 | | 2.0 |
| F1144 – Intersection Capacity Upgrades | 0.7 | 0.7 | | | 1.4 |
| SGI Grant Funding | | 0.2 | 0.2 | 0.2 | 0.6 |
| Total: | | | | | 4.0 |

Councillor Shanon Zachidniak moved, seconded by Councillor Shobna Radons, AND IT WAS RESOLVED, that Council recess for 60 minutes to review Mayor Chad Bachynski’s motion.

City Council recessed at 9:50 a.m.

City Council reconvened 10:56 a.m.

Amendment #1

Councillor Shobna Radons moved, in amendment, seconded by Councillor Sarah Turnbull, that City Council reduce funding allocation to Economic Development Regina by an additional 5%, for a total of 10% reduction (0.21 M) in 2026.

The amending motion (Amendment #1) was put and declared LOST.

| | |
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| RESULT: | LOST [6 to 5] |
| MOVER: | Councillor Radons |
| SECONDER: | Councillor Turnbull |
| IN FAVOUR: | Councillors: Flores, Radons, Rashovich, Turnbull, Zachidniak |
| AGAINST: | Councillors: Bezo, Burton, Froh, Mancinelli, Tsiklis, and Mayor Bachynski |

Amendment #2 – Remove City Hall Parkade Security

Councillor Shobna Radons moved, in amendment, seconded by Councillor Shanon Zachidniak, that line item “Remove City Hall Parkade Security” be removed from the main motion.

Councillor Shobna Radons and Councillor Shanon Zachidniak withdrew Amendment #2.

Amendment #3 Playground Enhancements

Councillor Shobna Radons moved, in amendment, seconded by Councillor Sarah Turnbull, that City Council:

- 1. Allocate \$460,000 from the Asset Revitalization Reserve (ARR) in 2026 to fund City-owned accessible playground capital projects; and**
- 2. Reallocate \$160,000 in current capital contributions for playgrounds to a new grant program for playground enhancements, to be awarded to qualifying community associations and parent councils.**

The Chair called for a 10 minute recess.

City Council recessed at 11:53 a.m.

City Council reconvened 12:19 p.m.

RECESS

Pursuant to the provisions of Section 33(2.2) of City Council's *Procedure Bylaw No. 9004*, a 45 minute recess was called.

City Council recessed at 12:20 p.m.

City Council reconvened 1:09 p.m.

The amending motion (Amendment #3) was put and declared CARRIED.

| | |
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| RESULT: | CARRIED [7 to 4] |
| MOVER: | Councillor Radons |
| SECONDER: | Councillor Turnbull |
| IN FAVOUR: | Councillors: Bezo, Flores, Froh, Mancinelli, Radons, Tsiklis, Turnbull, Zachidniak |
| AGAINST: | Councillors: Burton, Rashovich, and Mayor Bachynski |

Amendment #4 - Remove “Cancel Service Regina staff rightsizing 50% of proposed reduction”

Councillor Shobna Radons moved, in amendment, seconded by Councillor Victoria Flores, that City Council remove line item “Cancel Service Regina staff rightsizing 50% of proposed reduction” from the main motion.

The amending motion (Amendment #4) was put and declared LOST.

| | |
|-------------------|---|
| RESULT: | LOST [4 to 7] |
| MOVER: | Councillor Radons |
| SECONDER: | Councillor Flores |
| IN FAVOUR: | Councillors: Flores, Radons, Turnbull, Zachidniak |
| AGAINST: | Councillors: Bezo, Burton, Froh, Mancinelli, Rashovich, Tsiklis and Mayor Bachynski |

RECESS

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

City Council recessed at 2:29 p.m.

City Council reconvened at 2:48 p.m.

Amendment #5 – Transit Enhancement

Councillor Shanon Zachidniak moved, in amendment, seconded by Councillor Victoria Flores, that City Council

- 1. Direct Administration to add safety and security initiatives for Transit into the 2026 budget totaling \$810,000 in operational funding and \$70,000 as a one time cost (Table 1 below), as follows:**

| Item # | Table 1 - Appendix K - Enhancements | Ongoing |
|--------|---|-------------|
| 1 | Transit Enhanced Safety and Security - Support (FTE 2) -ongoing | 0.26 |
| 2 | Transit Peace Officers - Regina Transit Master Plan (FTE 8) – ongoing | 0.43 |
| 3 | Appendix M13 - No 10% fare increase (#126) | 0.58 |
| | Total Required | 1.27 |

2. Offset this cost by removing items 118, 130, 122 and part of 116 (\$10,000 ongoing and \$70,000 one time cost) from the 2026 budget as detailed in Appendix M13 resulting in a net zero cost. (See Table 2 below):

| Item # | Table 2 – Reductions | Ongoing |
|--------|--|---------------|
| 1 | 2026 OT Additional Operator Positions to Address Overtime (OT) | (0.31) |
| 2 | Non Fare Pricing Changes | (0.1) |
| 3 | 2026 Increased Fleet Size Costs | (0.42) |
| 4 | Disability Training for Operators | (0.12) |
| 5 | 2026 Conventional Service Improvements (Partial) | (0.32) |
| | Totals | (1.27) |

The Chair called a 5 minutes recess.

City Council recessed at 3:04 p.m.

City Council reconvened at 3:12 p.m.

Amendment to Amendment #5

Councillor Sarah Turnbull moved, in amendment to the amendment (Amendment #5), seconded by Councillor Shanon Zachidniak, that line item “2026 Conventional Service Improvements (Partial) (\$0.32M) be removed from Table 2 of Amendment #5.

The Amendment to Amendment #5 was put and declared LOST

| | |
|-------------------|---|
| RESULT: | LOST [4 to 7] |
| MOVER: | Councillor Turnbull |
| SECONDER: | Councillor Zachidniak |
| IN FAVOUR: | Councillors: Flores, Radons, Turnbull, Zachidniak |
| AGAINST: | Councillors: Bezo, Burton, Froh, Mancinelli, Rashovich, Tsiklis and Mayor Bachynski |

Councillor Jason Mancinelli requested a separate vote on item #3 of Table 1 of Amendment #5.

Separate Vote – Amendment #5 - Items #1 and #2 of Table 1

Items #1 and #2 of Table 1 of the amending motion, (Amendment #5) were put and declared CARRIED.

| | |
|-------------------|---|
| RESULT: | CARRIED [7 to 4] |
| MOVER: | Councillor Zachidniak |
| SECONDER: | Councillor Flores |
| IN FAVOUR: | Councillors: Flores, Froh, Mancinelli, Radons, Turnbull, Zachidniak and Mayor Bachynski |
| AGAINST: | Councillors: Bezo, Burton, Rashovich, Tsiklis |

Separate Vote – Amendment #5 - Item #3 of Table 1

Item 3 of Table 1 of the amending motion, (Amendment #5) was put and declared LOST.

| | |
|-------------------|---|
| RESULT: | LOST [5 to 6] |
| MOVER: | Councillor Zachidniak |
| SECONDER: | Councillor Flores |
| IN FAVOUR: | Councillors: Flores, Froh, Turnbull, Zachidniak and Mayor Bachynski |
| AGAINST: | Councillors: Bezo, Burton, Mancinelli, Radons, Rashovich, Tsiklis |

Separate Vote – Amendment #5 - Table 2

Table 2 of the amending motion (Amendment #5) was put and declared CARRIED.

Following the Clerk's announcement of the vote, Councillor Dan Rashovich indicated that during the vote, he made an error in his registered recorded vote, and had voted "Against" when his intent was to vote "In Favour". In accordance with Section 26(3) of The Procedure Bylaw, Bylaw No. 9004, which states "...no member shall change their vote...without the unanimous consent of the other members present" the Chairperson conducted a resolution vote to allow Councillor Dan Rashovich to correct his vote, and none were opposed.

Following the Clerk's announcement of the vote, Councillor David Froh indicated that during the vote, he made an error in his registered recorded vote, and had voted "In Favour" when his intent was to vote "Opposed". In accordance with Section 26(3) of The Procedure Bylaw, Bylaw No. 9004, which states "...no member shall change their vote...without the unanimous consent of the other members present" the Chairperson conducted a resolution vote to allow Councillor David Froh to correct his vote, and none were opposed.

| | |
|-------------------|---|
| RESULT: | CARRIED [6 to 5] |
| MOVER: | Councillor Zachidniak |
| SECONDER: | Councillor Flores |
| IN FAVOUR: | Councillors: Bezo, Burton, Mancinelli, Rashovich, Tsiklis and Mayor Bachynski |
| AGAINST: | Councillors: Flores, Froh, Radons, Turnbull, Zachidniak |

Councillor George Tsiklis moved, seconded by Councillor David Froh, AND IT WAS RESOLVED, that City Council waive its mandatory 15 minute recess and continue the meeting.

Amendment #6 – Debt

Councillor David Froh moved, in amendment, seconded by Mayor Chad Bachynski, that City Council direct Administration to:

- 1. Remove from the City’s debt forecast those Capital Projects currently identified as “requiring future debt”, but not yet approved for funding by City Council through a budget approval process;**
- 2. Identify in debt limit forecasts as “Requiring debt” those future capital projects with project plans and funding sources that have received City Council approval;**
- 3. Prepare a report for the February 2026 Audit and Finance Committee meeting that includes the following information:**
 - a. the updated list of capital projects which have received City Council approval and the corresponding amount of debt borrowing that has been secured through a debt borrowing bylaw;**
 - b. the updated list of approved capital projects requiring debt that have not yet been funded; and**
 - c. an analysis of the debt room available within the current debt limit over the next five years, given expected timelines of approved capital projects; and**
- 4. Report back to City Council in Q1 of 2026 on the following:**
 - a. information respecting available debt limit to be allocated towards the Central Library Renewal capital project; and**
 - b. recommendations to City Council with options to vote on Council approval or denial of debt allocation towards the Central Library Renewal Project.**

Mayor Chad Bachynski moved, seconded by Councillor David Froh, AND IT WAS RESOLVED, that City Council go *in-camera* to receive confidential information respecting the City’s debt limit.

City Council went *in-camera*.

City Council resumed public session.

The Chair advised that City Council went *in-camera* to receive confidential information respecting the City's Debt limit and that no decisions were taken.

The amending motion (Amendment #6) was put and declared CARRIED.

| | |
|-------------------|---|
| RESULT: | CARRIED [Unanimous] |
| MOVER: | Councillor Froh |
| SECONDER: | Mayor Bachynski |
| IN FAVOUR: | Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski |

Amendment #7 - General Reserve Fund & Asset Revitalization Reserve

Councillor David Froh moved, in amendment, seconded by Councillor Sarah Turnbull that City Council direct Administration to:

- 1. Allocate \$1.32M annually for 5 years to the General Reserve Fund; and**
- 2. Allocate \$1.01M annually for 5 years in funding to the Asset Revitalization Reserve.**

The amending motion (Amendment #7) was put and declared CARRIED.

| | |
|-------------------|---|
| RESULT: | CARRIED [10 to 1] |
| MOVER: | Councillor Froh |
| SECONDER: | Councillor Turnbull |
| IN FAVOUR: | Councillors Bezo, Burton, Flores, Froh, Mancinelli, Radons, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski |
| AGAINST: | Councillor Rashovich |

Councillor George Tsiklis moved, seconded by Councillor Mark Burton, AND IT WAS RESOLVED, that City Council recess until 9:00 a.m., December 18, 2025.

City Council recessed at 5:01 p.m. on December 17, 2025.

City Council reconvened at 9:05 a.m. on December 18, 2025.

Amendment #8 - Approve New FTE Positions

Councillor David Froh moved, in amendment, seconded by Councillor Victoria Flores, that City Council:

- 1. Approve 1 new permanent FTE - Coordinator, Homelessness and Encampment Response at CMM 7, to be funded through existing CSIR operating budget; and**
- 2. Approve 1 new 2-year term FTE - Infrastructure Architect at CMM 6, to be funded through the Mosaic Stadium Reserve Fund.**

Councillor Sarah Turnbull requested items #1 and #2 of Amendment #8 be voted on separately.

(Councillor Dan Rashovich temporarily left the meeting)

Separate Vote - Amendment #8 – Item #1

Item #1 of amending motion (Amendment #8) was put and declared CARRIED.

| | |
|-------------------|--|
| RESULT: | CARRIED [9 to 1] |
| MOVER: | Councillor Froh |
| SECONDER: | Councillor Flores |
| IN FAVOUR: | Councillors: Burton, Flores, Froh, Mancinelli, Radons, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski |
| AGAINST: | Councillor Bezo |
| AWAY: | Councillor Rashovich |

(Councillor Dan Rashovich returned to the meeting)

Separate Vote – Amendment #8 – Item #2

Item #2 of amending motion (Amendment #8) was put and declared CARRIED.

| | |
|-------------------|---|
| RESULT: | CARRIED [9 to 2] |
| MOVER: | Councillor Froh |
| SECONDER: | Councillors Flores |
| IN FAVOUR: | Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Rashovich, Tsiklis, Zachidniak and Mayor Bachynski |
| AGAINST: | Councillors: Radons, Turnbull |

Amendment #9 - Community Investment Grants Program Inflation Alignment

Councillor David Froh moved, in amendment, seconded by Councillor Sarah Turnbull, that City Council direct Administration to align Community Investment Grants Program (CIGP) to inflation (consumer price index), effective 2027, to increase amounts allocated to qualifying CIGP recipients through annual incremental adjustments.

The amending motion (Amendment #9) was put and declared CARRIED.

| | |
|-------------------|--|
| RESULT: | CARRIED [7 to 4] |
| MOVER: | Councillor Froh |
| SECONDER: | Councillor Turnbull |
| IN FAVOUR: | Councillors: Flores, Froh, Radons, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski |
| AGAINST: | Councillors: Bezo, Burton, Mancinelli, Rashovich |

Amendment #10 - Implementation funding of the 2SLGBTQIAP+ Action Plan

Councillor Victoria Flores moved, in amendment, seconded by Councillor Shobna Radons, that City Council reallocate a one-time amount of \$50,000 from the Treasury budget (Appendix A10) to fund implementation of the 2SLGBTQIAP+ Action Plan (Appendix K, Community Safety & Wellbeing).

RECESS

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

City Council recessed at 10:34 a.m.

City Council reconvened at 10:52 a.m. in the absence of Councillors Sarah Turnbull and Jason Mancinelli.

(Councillors Sarah Turnbull and Jason Macinelli returned to the meeting)

Amendment to Amendment #10

Councillor Sarah Turnbull moved, in amendment to the amendment, seconded by Councillor Jason Mancinelli, that \$37,000 be reallocated from meeting, food and reception Council and Committee budget and \$13,000 be reallocated from External events budget.

The Amendment to Amendment #10 was put and declared LOST

RESULT: LOST [2 to 9]
MOVER: Councillor Turnbull
SECONDER: Councillor Mancinelli
IN FAVOUR: Councillors: Turnbull, Mancinelli
AGAINST: Councillors: Bezo, Burton, Flores, Froh, Radons, Rashovich, Tsiklis, Zachidniak and Mayor Bachynski

The amending motion (Amendment #10) was put and declared CARRIED.

RESULT: CARRIED [7 to 4]
MOVER: Councillor Flores
SECONDER: Councillor Radons
IN FAVOUR: Councillors: Flores, Froh, Radons, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski
AGAINST: Councillors: Bezo, Burton, Mancinelli, Rashovich

Amendment #11 - Reduce Meeting, Food & Reception Budget

Councillor Dan Rashovich moved, in amendment, seconded by Councillor Jason Mancinelli, that City Council reduce Council and Committee support budget for meeting, food, and reception for Council and Committee Meetings by \$48K (Appendix M13, Line 11).

The amending motion (Amendment #11) was put and declared LOST.

RESULT: LOST [5 to 6]
MOVER: Councillor Rashovich
SECONDER: Councillor Mancinelli
IN FAVOUR: Councillors: Bezo, Mancinelli, Rashovich, Tsiklis, Turnbull
AGAINST: Councillors: Burton, Flores, Froh, Radons, Zachidniak and Mayor Bachynski

Amendment #12 - Reduce Employee Gifts and Rewards

Councillor Dan Rashovich moved, in amendment, seconded by Councillor Clark Bezo, that City Council direct Administration to reduce budget for employee rewards and gifts by 50% (Appendix M13, Line 38).

The amending motion (Amendment #12) was put and declared LOST.

RESULT: LOST [3 to 8]
MOVER: Councillor Rashovich
SECONDER: Councillor Bezo
IN FAVOUR: Councillors: Bezo, Rashovich, Tsiklis
AGAINST: Councillors: Burton, Flores, Froh, Mancinelli, Radons, Turnbull, Zachidniak and Mayor Bachynski

Amendment #13 - Eliminate Heritage Incentive Program Equivalent to One FTE

Councillor Dan Rashovich moved, in amendment, seconded by Councillor Jason Mancinelli, that City Council eliminate funding for the Heritage Incentive Program equivalent to one FTE (Appendix M13, Line 43).

The amending motion (Amendment #13) was put and declared LOST.

RESULT: LOST [5 to 6]
MOVER: Councillor Rashovich
SECONDER: Councillor Mancinelli
IN FAVOUR: Councillors: Bezo, Rashovich, Tsiklis
AGAINST: Councillors: Burton, Flores, Froh, Mancinelli, Radons, Turnbull, Zachidniak and Mayor Bachynski

Amendment #14 - Housing Incentive Plan Funding Reduction

Councillor Dan Rashovich moved, in amendment, seconded by Councillor George Tsiklis, that City Council reduce funding allocated to the Housing Incentive Plan from \$1.56M to \$1.06M (Appendix M13, Line 44).

Councillor Dan Rashovich and Councillor George Tsiklis withdrew Amendment #14.

Amendment #15 - Eliminate Funding for the Winter City Strategy Initiatives

Councillor Dan Rashovich moved, in amendment, seconded by Councillor Clark Bezo, that City Council eliminate funding of \$540K allocated to the Winter City Strategy Initiatives (Appendix M13, Line 76).

The amending motion (Amendment #15) was put and declared LOST.

| | |
|-------------------|---|
| RESULT: | LOST [2 to 9] |
| MOVER: | Councillor Rashovich |
| SECONDER: | Councillor Bezo |
| IN FAVOUR: | Councillors: Rashovich, Tsiklis |
| AGAINST: | Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Turnbull, Zachidniak and Mayor Bachynski |

Mayor Chad Bachynski moved, seconded by Councillor David Froh, AND IT WAS RESOLVED, that City Council recess for 30 minutes in lieu of its mandatory 45 minute lunch break.

City Council recessed at 12:33 p.m.

City Council reconvened at 1:07 p.m. in the absence of Councillor Jason Mancinelli

Amendment #16 - Eliminate \$100K for Tennis and Pickleball Court Redevelopment

Councillor Dan Rashovich moved, in amendment, seconded by Councillor Clark Bezo, that City Council eliminate \$100K from Facilities and Services budget for Tennis & Pickleball Court Redevelopment (Appendix M13, Line 18).

Councillor Clark Bezo moved, seconded by Councillor George Tsiklis, AND IT WAS RESOLVED, that City Council go *in-camera* to receive confidential information related to potential contractual obligations pertaining to pickleball.

City Council went *in-camera*.

City Council resumed public session.

The Chair advised that City Council went *in-camera* to receive confidential information related to potential contractual obligations pertaining to pickleball, and that no decisions were taken.

(Councillors Jason Mancinelli returned to the meeting.)

Councillor Dan Rashovich and Councillor Clark Bezo withdrew Amendment #16.

Amendment #17 - Eliminate funding from Horticultural Flowerpot Program

Councillor Dan Rashovich moved, in amendment, seconded by Councillor George Tsiklis, that City Council eliminate funding for 250 flowerpots for outskirts of the city from the Horticultural Flowerpot Program (Appendix M13, Line 48).

The amending motion (Amendment #17) was put and declared LOST.

| | |
|-------------------|---|
| RESULT: | LOST [4 to 6] |
| MOVER: | Councillor Rashovich |
| SECONDER: | Councillor Tsiklis |
| IN FAVOUR: | Councillors: Bezo, Burton, Rashovich, Tsiklis |
| AGAINST: | Councillors: Flores, Froh, Mancinelli, Radons, Turnbull, Zachidniak and Mayor Bachynski |

Amendment #18 - Implement Hiring Freeze

Councillor Clark Bezo moved, in amendment, seconded by Councillor Dan Rashovich, that City Council direct Administration to implement a hiring freeze for new FTE positions with the exception of any FTEs approved by Council through the 2026-2027 budget process.

The Chair called for a 10 minute recess.

City Council recessed at 1:36 p.m.

City Council reconvened at 2:06 p.m.

Councillors Clark Bezo and Dan Rashovich withdrew Amendment #18.

Amendment #19 - Cost Recovery for Transit

Councillor Clark Bezo moved, in amendment, seconded by Councillor George Tsiklis, that City Council delegate authority to Administration to make necessary changes to increase cost recovery for Transit to 37% in 2026.

RECESS

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

City Council recessed at 2:51p.m.

City Council reconvened at 3:09 p.m.

The amending motion (Amendment #19) was put and declared LOST.

| | |
|-------------------|---|
| RESULT: | LOST [3 to 7] |
| MOVER: | Councillor Bezo |
| SECONDER: | Councillor Tsiklis |
| IN FAVOUR: | Councillors: Bezo, Rashovich, Tsiklis |
| AGAINST: | Councillors: Burton, Flores, Froh, Mancinelli, Radons, Turnbull, Zachidniak and Mayor Bachynski |

Councillor George Tsiklis moved, in amendment, seconded by Councillor Dan Rashovich that City Council direct Administration to make the following reductions from Appendix M13:

1. Cancel all external city events, \$150,000 (Line 2)
2. Cancel all internal city events, \$70,000 (Line 3)
3. An additional \$110,000 reduction from marketing agency of record (Line 4)
4. Reduction in nuisance property enforcement, \$1.250,000 (Line 9)
5. Reduce staff supporting affordability programs by \$100,000 (Line 12)
6. Cancel McLean & Co subscription, \$60,000 (Line 32)
7. Reduce contracted fees: client services & labour relations, \$20,000 (Line 37)
8. Reduce city centre incentive program and staff, by an additional \$400,000 (Line 40)
9. Reduce parks fertilization program, by an additional \$125,000 (Line 46)
10. 20% reduction to CSIR/CSWB, \$346,000 (Line 52)
11. Charge community groups for special events, \$90,000 (Line 87)
12. Street use permit revenue increase, \$80,000 (Line 88)
13. Traffic, reduce barricade patrol, \$60,000 (Line 89)
14. Traffic count studies, reduce from 500 to 300, \$100,000 (Line 91)

RECESS

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

City Council recessed at 3:35 p.m.

City Council reconvened at 3:53 p.m.

Mayor Chad Bachynski moved, seconded by Councillor George Tsiklis, AND IT WAS RESOLVED, that City Council continue the meeting past 5:00 p.m.

Councillor Sarah Turnbull requested that items #6, #12, and #13 of Amendment #20 be voted on separately.

Councillor Mark Burton requested that a separate vote be taken for each of the 14 items in Amendment #20.

(Councillor Shanon Zachidniak temporarily left the meeting.)

Separate Vote - Amendment #20 - Item #1

Item #1 of Amendment #20 was put and declared LOST

RESULT: LOST [3 to 7]
MOVER: Councillor Tsiklis
SECONDER: Councillor Rashovich
IN FAVOUR: Councillors Bezo, Rashovich, Tsiklis
AGAINST: Councillors: Burton, Flores, Froh, Mancinelli, Radons, Turnbull and Mayor Bachynski
AWAY: Councillor Zachidniak

Separate Vote - Amendment #20 - Item #2

Item #2 of Amendment #20 was put and declared LOST

RESULT: LOST [2 to 8]
MOVER: Councillor Tsiklis
SECONDER: Councillor Rashovich
IN FAVOUR: Councillors: Rashovich, Tsiklis
AGAINST: Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Turnbull and Mayor Bachynski
AWAY: Councillor Zachidniak

Separate Vote - Amendment #20 - Item #3

Item #3 of Amendment #20 was put and declared LOST

RESULT: LOST [4 to 6]
MOVER: Councillor Tsiklis
SECONDER: Councillor Rashovich
IN FAVOUR: Councillors: Bezo, Burton, Rashovich, Tsiklis
AGAINST: Councillors: Flores, Froh, Mancinelli, Radons, Turnbull and Mayor Bachynski
AWAY: Councillor Zachidniak

Separate Vote - Amendment #20 - Item #4

Item #4 of Amendment #20 was put and declared CARRIED

RESULT: CARRIED [6 to 4]
MOVER: Councillor Tsiklis
SECONDER: Councillor Rashovich
IN FAVOUR: Councillors: Bezo, Burton, Froh, Mancinelli, Rashovich, Tsiklis
AGAINST: Councillors: Flores, Radons, Turnbull and Mayor Bachynski
AWAY: Councillor Zachidniak

Separate Vote - Amendment #20 - Item #5

Item #5 of Amendment #20 was put and declared LOST

| | |
|-------------------|---|
| RESULT: | LOST [4 to 6] |
| MOVER: | Councillor Tsiklis |
| SECONDER: | Councillor Rashovich |
| IN FAVOUR: | Councillors: Bezo, Burton, Rashovich, Tsiklis |
| AGAINST: | Councillors: Flores, Froh, Mancinelli, Radons, Turnbull and Mayor Bachynski |
| AWAY: | Councillor Zachidniak |

Separate Vote - Amendment #20 - Item #6

Item #6 of Amendment #20 was put and declared LOST as it was a tie vote.

| | |
|-------------------|---|
| RESULT: | LOST [5 to 5] |
| MOVER: | Councillor Tsiklis |
| SECONDER: | Councillor Rashovich |
| IN FAVOUR: | Councillors: Bezo, Burton, Rashovich, Tsiklis, Turnbull |
| AGAINST: | Councillors: Flores, Froh, Mancinelli, Radons and Mayor Bachynski |
| AWAY: | Councillor Zachidniak |

Separate Vote - Amendment #20 - Item #7

Item #7 of Amendment #20 was put and declared LOST

| | |
|-------------------|---|
| RESULT: | LOST [4 to 6] |
| MOVER: | Councillor Tsiklis |
| SECONDER: | Councillor Rashovich |
| IN FAVOUR: | Councillors: Bezo, Burton, Rashovich, Tsiklis |
| AGAINST: | Councillors: Flores, Froh, Mancinelli, Radons, Turnbull and Mayor Bachynski |
| AWAY: | Councillor Zachidniak |

Separate Vote - Amendment #20 - Item #8

Item #8 of Amendment #20 was put and declared LOST

RESULT: LOST [3 to 7]
MOVER: Councillor Tsiklis
SECONDER: Councillor Rashovich
IN FAVOUR: Councillors: Bezo, Rashovich, Tsiklis
AGAINST: Councillors: Burton, Flores, Froh, Mancinelli, Radons, Turnbull and Mayor Bachynski
AWAY: Councillor Zachidniak

Separate Vote - Amendment #20 - Item #9

Item #9 of Amendment #20 was put and declared LOST

RESULT: LOST [3 to 7]
MOVER: Councillor Tsiklis
SECONDER: Councillor Rashovich
IN FAVOUR: Councillors: Bezo, Rashovich, Tsiklis
AGAINST: Councillors: Burton, Flores, Froh, Mancinelli, Radons, Turnbull and Mayor Bachynski
AWAY: Councillor Zachidniak

Separate Vote - Amendment #20 - Item #10

Item #10 of Amendment #20 was put and declared LOST.

RESULT: LOST [3 to 7]
MOVER: Councillor Tsiklis
SECONDER: Councillor Rashovich
IN FAVOUR: Councillors: Bezo, Rashovich, Tsiklis
AGAINST: Councillors: Burton, Flores, Froh, Mancinelli, Radons, Turnbull and Mayor Bachynski
AWAY: Councillor Zachidniak

Separate Vote - Amendment #20 - Item #11

Item #11 of Amendment #20 was put and declared LOST.

RESULT: LOST [4 to 6]
MOVER: Councillor Tsiklis
SECONDER: Councillor Rashovich
IN FAVOUR: Councillors: Bezo, Burton, Rashovich, Tsiklis
AGAINST: Councillors: Flores, Froh, Mancinelli, Radons, Turnbull and Mayor Bachynski
AWAY: Councillor Zachidniak

Separate Vote - Amendment #20 - Item #12

Item #12 of Amendment #20 was put and declared CARRIED.

Following the Clerk's announcement of the vote, Councillor Shobna Radons indicated that during the vote, she made an error in her registered recorded vote, and had voted "Against" when her intent was to vote "In Favour". In accordance with Section 26(3) of The Procedure Bylaw, Bylaw No. 9004, which states "...no member shall change their vote...without the unanimous consent of the other members present" the Chairperson conducted a resolution vote to allow Councillor Shoban Radons to correct her vote, and none were opposed.

| | |
|-------------------|---|
| RESULT: | CARRIED [Unanimous] |
| MOVER: | Councillor Tsiklis |
| SECONDER: | Councillor Rashovich |
| IN FAVOUR: | Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull and Mayor Bachynski |
| AWAY: | Councillor Zachidniak |

Separate Vote - Amendment #20 - Item #13

Item #13 of Amendment #20 was put and declared LOST.

| | |
|-------------------|---|
| RESULT: | LOST [5 to 5] |
| MOVER: | Councillor Tsiklis |
| SECONDER: | Councillor Rashovich |
| IN FAVOUR: | Councillors: Bezo, Burton, Rashovich, Tsiklis, Turnbull |
| AGAINST: | Councillors: Flores, Froh, Mancinelli, Radons and Mayor Bachynski |
| AWAY: | Councillor Zachidniak |

Separate Vote - Amendment #20 - Item #14

Item #14 of Amendment #20 was put and declared LOST.

| | |
|-------------------|---|
| RESULT: | LOST [4 to 6] |
| MOVER: | Councillor Tsiklis |
| SECONDER: | Councillor Rashovich |
| IN FAVOUR: | Councillors: Bezo, Burton, Rashovich, Tsiklis |
| AGAINST: | Councillors: Flores, Froh, Mancinelli, Radons, Turnbull and Mayor Bachynski |
| AWAY: | Councillor Zachidniak |

Mayor Chad Bachynski moved, seconded by Councillor Victoria Flores, AND IT WAS RESOLVED, that City Council direct the City Solicitor to bring the necessary bylaw to give effect to item #12 of Amendment #20 to the next meeting of City Council, to

come into effect on April 1, 2026.

Reconsideration Motion - Indoor Aquatic Facility CR25-90 and CR24-100

Councillor George Tsiklis moved, seconded by Councillor Clark Bezo , that City Council waive notice to reconsider the following decisions of Council:

- **July 30, 2025 resolution respecting item CR25-90 Indoor Aquatic Facility – Design and Cost Options;**
- **August 21, 2024 resolution respecting item CR24-100 Request to Seek an Increase in the Debt Limit**

The Chair called for a 30 minute recess.

City Council recessed at 4:56 p.m.

City Council reconvened at 5:26 p.m., in the absence of Councillor Shobna Radons.

(Councillor Shobna Radons returned to the meeting.)

Pursuant to section 27(1)(b)(ii) of The Procedure Bylaw No. 9004, where the decision was made at a previous meeting: if all members present vote to waive the requirement for notice of motion and to reconsider the decision at the present meeting.

The reconsideration motion was put and was declared LOST as it was not unanimous.

| | |
|-------------------|---|
| RESULT: | LOST [3 to 7] |
| MOVER: | Councillor Tsiklis |
| SECONDER: | Councillor Bezo |
| IN FAVOUR: | Councillors: Bezo, Rashovich, Tsiklis |
| AGAINST: | Councillors: Burton, Flores, Froh, Mancinelli, Radons, Turnbull and Mayor Bachynski |
| AWAY: | Councillor Zachidniak |

(Councillor Shanon Zachidniak returned to the meeting.)

Amendment #21 – Reduce Funding allocation to Provincial Capital Commission

Councillor George Tsiklis moved, in amendment, seconded by Jason Mancinelli, that City Council reduce funding allocated by the City to Provincial Capital Commission in 2026 by 50% from \$2,719,000 to \$1,359,500.

Councillors George Tsiklis and Jason Mancinelli withdrew Amendment #21..

Councillor Sarah Turnbull moved, in amendment, seconded by Councillor Victoria Flores, that City Council direct Administration to:

1. Raise parking violation fines by \$10/ticket to increase revenue from parking fines by \$400,000 annually; and direct the City Solicitor to bring the necessary bylaws to give effect to the recommendation, following the required public notice, to come into effect April 1, 2026.
2. Increase parking meter fees by \$0.50/hour to increase revenue from parking meters by \$ 175,000.00 annually; and direct the City Solicitor to bring the necessary bylaws to give effect to the recommendation, following the required public notice, to come into effect April 1, 2026.
3. Reduce proposed transit fare increases from 10% to 1%, and direct the City Solicitor to bring the necessary bylaws to give effect to the recommendation, following the required public notice, to come into effect April 1, 2026.

Councillor George Tsiklis requested a separate vote be taken on each item of the amending motion.

Separate Vote - Amendment #22 - Item #1

Item #1 of the amending motion (Amendment #22) was put and declared CARRIED.

| | |
|-------------------|--|
| RESULT: | CARRIED [6 to 5] |
| MOVER: | Councillor Turnbull |
| SECONDER: | Councillor Flores |
| IN FAVOUR: | Councillors: Bezo, Burton, Froh, Rashovich, Turnbull, Zachidniak |
| AGAINST: | Councillors: Flores, Mancinelli, Radons, Tsiklis and Mayor Bachynski |

Separate Vote - Amendment #22 - Item #2

Item #2 of the amending motion (Amendment #22) was put and declared CARRIED.

| | |
|-------------------|---|
| RESULT: | CARRIED [Unanimous] |
| MOVER: | Councillor Turnbull |
| SECONDER: | Councillor Flores |
| IN FAVOUR: | Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski |

Separate Vote - Amendment #22 - Item #3

Item #3 of the amending motion (Amendment #22) was put and declared LOST.

| | |
|-------------------|---|
| RESULT: | LOST [4 to 6] |
| MOVER: | Councillor Turnbull |
| SECONDER: | Councillor Flores |
| IN FAVOUR: | Councillors: Flores, Froh, Radons, Turnbull and Zachidniak |
| AGAINST: | Councillors: Bezo, Burton, Mancinelli, Rashovich, Tsiklis and Mayor Bachynski |

Amendment #23 Reallocate City Capital Funds for Regina Police Service Facility Improvements

Councillor Sarah Turnbull moved, in amendment, seconded by Councillor Victoria Flores, that City Council reallocate \$1.25 M in City capital funds from the \$7,260,000 for Regina Police Service facility improvements capital project (Appendix B), as follows:

1. \$500,000 to be reallocated to the mill rate;
2. \$500,000 to the Accessibility Plan;
3. \$250,000 to the new playground enhancement grant program

Councillor Sarah Turnbull and Councillor Victoria Flores withdrew Amendment #23.

Amendment #24 - Deny Funding to implement Accessibility Plan

Councillor Mark Burton moved, in amendment, seconded by Councillor Dan Rashovich, that City Council deny funding to implement Accessibility Plan - Sidewalks and direct Administration to not plow an additional 80 km of sidewalks, for \$110K in savings (Line 109, Appendix M13).

The amending motion (Amendment #24) was put and declared LOST.

| | |
|-------------------|--|
| RESULT: | LOST [2 to 9] |
| MOVER: | Councillor Burton |
| SECONDER: | Councillor Rashovich |
| IN FAVOUR: | Councillors: Burton, Rashovich |
| AGAINST: | Councillors: Bezo, Flores, Froh, Mancinelli, Radons, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski |

Amendment #25 – Delay Parkdale Park Revitalization

Councillor Mark Burton moved, in amendment that City Council direct Administration to delay the Parkdale Park revitalization for \$1.3M in savings.

A seconder was not received respecting Councillor Mark Burton's amending motion. As a result, the amending motion could not be debated or voted on.

(Councillor Shanon Zachidniak temporarily left the meeting.)

Amendment #26 - Reduce Funding to J1138 Facilities Asset Management

Councillor Mark Burton moved, in amendment, seconded by Councillor George Tsiklis, that City Council reduce funding to J1138 Facilities Asset Management by \$1M to \$13.27M (Appendix B).

The amending motion (Amendment #26) was put and declared LOST.

| | |
|-------------------|--|
| RESULT: | LOST [2 to 8] |
| MOVER: | Councillor Burton |
| SECONDER: | Councillor Tsiklis |
| IN FAVOUR: | Councillors: Burton, Tsiklis |
| AGAINST: | Councillors: Bezo, Flores, Froh, Mancinelli, Radons, Rashovich, Turnbull and Mayor Bachynski |
| AWAY: | Councillor Zachidniak |

Amendment #27 - Increasing Leisure Fees to all Recreational Fields

Councillor Mark Burton moved, in amendment, seconded by Councillor Clark Bezo , that City Council increase leisure fees to all recreational fields and facilities by 10% per user group.

Councillor Mark Burton and Councillor Clark Bezo withdrew Amendment #27.

Amendment #28 - Close and Decommission Massey Pool

Councillor Jason Mancinelli moved, in amendment, seconded by Councillor Clark Bezo, that City Council close and decommission Massey Pool (Line 64 of Appendix M13).

Councillor George Tsiklis moved, seconded by Councillor Victoria Flores, AND IT WAS RESOLVED, that City Council recess until 9:00 a.m., December 19, 2025.

City Council recessed at 7:48 p.m. on December 18, 2025.

City Council reconvened at 9:14 a.m. on December 19, 2025 in the absence of Councillor Sarah Turnbull.

(Councillor Sarah Turnbull returned to the meeting.)

(Councillor Sarah Turnbull temporarily left the meeting.)

The amending motion (Amendment #28) was put and declared LOST.

| | |
|-------------------|--|
| RESULT: | LOST [2 to 8] |
| MOVER: | Councillor Mancinelli |
| SECONDER: | Councillor Bezo |
| IN FAVOUR: | Councillors: Bezo, Mancinelli |
| AGAINST: | Councillors: Burton, Flores, Froh, Radons, Rashovich, Tsiklis, Zachidniak and Mayor Bachynski |
| AWAY: | Councillor Turnbull |

(Councillor Sarah Turnbull returned to the meeting.)

Amendment #29 - Reduce Heritage Grant Program by 50%

Councillor Jason Mancinelli moved, in amendment, seconded by Councillor Clark Bezo, that City Council reduce the amount allocated to the Heritage Grant Program by 50%, from \$260,000 to \$130,000.

The amending motion (Amendment #29) was put and declared CARRIED.

| | |
|-------------------|--|
| RESULT: | CARRIED [7 to 4] |
| MOVER: | Councillor Mancinelli |
| SECONDER: | Councillor Bezo |
| IN FAVOUR: | Councillors: Bezo, Burton, Mancinelli, Rashovich, Tsiklis, Turnbull and Mayor Bachynski |
| AGAINST: | Councillors: Flores, Froh, Radons, Zachidniak |

RECESS

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

City Council recessed at 10:33 a.m.

City Council reconvened 10:48 a.m.

Amendment #30 - Remove Ring Road Relocation

Councillor Jason Mancinelli moved, in amendment, seconded by Councillor Clark Bezo, that City Council remove the Railroad Rail Crossing in the amount of \$2M from the list of capital projects and return the funds back to the Land Development Reserve.

Mayor Chad Bachynski moved, seconded by Councillor David Froh, AND IT WAS RESOLVED, that City Council move *in-camera* to receive confidential commercially sensitive information.

City Council moved *in-camera*.

City Council resumed public session.

The Chair stated that City Council went *in-camera* to receive confidential commercially sensitive information and indicated that no decisions were taken.

The amending motion (Amendment #30) was put and declared LOST.

| | |
|-------------------|---|
| RESULT: | LOST [1 to 10] |
| MOVER: | Councillor Mancinelli |
| SECONDER: | Councillor Bezo |
| IN FAVOUR: | Councillor Mancinelli |
| AGAINST: | Councillors: Bezo, Burton, Flores, Froh, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski |

Amendment #31 - Dust Suppression

Councillor Shobna Radons moved, in amendment, seconded by Councillor Shanon Zachidniak, that City Council:

- 1. Remove line item “Reduce dust suppression (\$230,000)” from the main motion and maintain status quo for this service; and**
- 2. Reallocate \$230,000 to from the \$10.8M for Regina Exhibition Association Limited to Dust Suppression**

Councillor Sarah Turnbull requested that items #1 and #2 of Amendment #25 be voted on separately.

Separate Vote - Amendment #31 - Item #1

Item #1 of the amending motion (Amendment #31) was put and declared CARRIED.

| | |
|-------------------|---|
| RESULT: | CARRIED [6 to 5] |
| MOVER: | Councillor Radons |
| SECONDER: | Councillor Zachidniak |
| IN FAVOUR: | Councillors: Bezo, Flores, Mancinelli, Radons, Turnbull, Zachidniak |
| AGAINST: | Councillors: Burton, Froh, Rashovich, Tsiklis, and Mayor Bachynski |

Separate Vote - Amendment #31 - Item #2

Item #2 of the amending motion (Amendment #31) was put and declared LOST.

| | |
|-------------------|---|
| RESULT: | LOST [2 to 9] |
| MOVER: | Councillor Radons |
| SECONDER: | Councillor Zachidniak |
| IN FAVOUR: | Councillors: Radons, Zachidniak |
| AGAINST: | Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Rashovich, Tsiklis, Turnbull and Mayor Bachynski |

Councillor Shanon Zachidniak moved, seconded by Councillor Shobna Radons, AND IT WAS RESOLVED, that City Council recess for 10 minutes.

City Council recessed at 11:43 a.m.

City Council reconvened at 11:54 a.m. in the absence of Councillors Dan Rashovich, Victoria Flores, Shobna Radons, and Jason Mancinelli.

(Councillors Dan Rashovich, Shobna Radons, and Jason Mancinelli returned to the meeting.)

Amendment #32 - Enterprise Business Suite Upgrade

Councillor Shanon Zachidniak moved, in amendment, seconded by Councillor Sarah Turnbull, that City Council direct Administration to reallocate \$110,000 from current operating contributions from Enterprise Business Suite 12.2 Upgrade (J1253, page 27 of Appendix B) to fund energy efficiency upgrades at City facilities.

(Councillor Victoria Flores returned to the meeting.)

The amending motion (Amendment #32) was put and declared LOST

| | |
|-------------------|---|
| RESULT: | LOST [5 to 6] |
| MOVER: | Councillor Zachidniak |
| SECONDER: | Councillor Turnbull |
| IN FAVOUR: | Councillors: Flores, Froh, Radons, Turnbull, Zachidniak |
| AGAINST: | Councillors: Bezo, Burton, Mancinelli, Rashovich, Tsiklis and Mayor Bachynski |

Amendment #33 - Sandboxes

Councillor Shanon Zachidniak moved, in amendment, seconded by Councillor Victoria Flores, that City Council remove line item “Eliminate Sandboxes (150,000)” from the main motion, and continue status quo.

The amending motion (Amendment #33) was put and declared LOST.

| | |
|-------------------|---|
| RESULT: | LOST [4 to 7] |
| MOVER: | Councillor Zachidniak |
| SECONDER: | Councillor Flores |
| IN FAVOUR: | Councillors: Flores, Mancinelli, Radons, Zachidniak |
| AGAINST: | Councillors: Bezo, Burton, Froh, Rashovich, Tsiklis, Turnbull and Mayor Bachynski |

RECESS

Pursuant to the provisions of Section 33(2.2) of City Council's *Procedure Bylaw No. 9004*, a 45 minute recess was called.

City Council recessed at 12:15 p.m.

City Council reconvened at 1:00 p.m.

Amendment #34 - Wascana Parkway to Prince of Wales Drive Extension

Councillor Victoria Flores moved, in amendment, seconded by Councillor Shanon Zachidniak, that City Council direct Administration to:

- 1. Defer the funding for the Capital Project 'Wascana Parkway to Prince of Wales Dr. Extension' (Project #F1126, Appendix B); and**
- 2. Hold on awarding RFP for this project until such a time that written confirmation is provided from the easement holder (Ducks Unlimited Canada) consenting to the City exploring construction options within the McKell Conservation Easement.**

Mayor Chad Bachynski moved, seconded by Councillor George Tsiklis, AND IT WAS RESOLVED, that City Council go in-camera to receive confidential information respecting this project.

City Council went *in-camera*.

City Council resumed public session in the absence of Councillors Shanon Zachidniak, Jason Mancinelli, and Clark Bezo.

The Chair stated that City Council went *in-camera* to receive confidential legal advice respecting this project, and indicated that no decisions were taken.

(Councillors Shanon Zachidniak, Jason Mancinelli, and Clark Bezo returned to the meeting.)

The amending motion (Amendment #34) was put and declared LOST.

| | |
|-------------------|---|
| RESULT: | LOST [2 to 9] |
| MOVER: | Councillor Flores |
| SECONDER: | Councillor Zachidniak |
| IN FAVOUR: | Councillors: Bezo, Flores |
| AGAINST: | Councillors: Burton, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski |

Amendment #35 – Capital Expenditures

Councillor Dan Rashovich moved, in amendment, seconded by Councillor Clark Bezo, that City Council reduce funding allocation to the following capital projects, as outlined in report *AFC25-28 Third Quarter Capital Expenditures* in the amounts outlined below:

1. Pedestrian Connectivity - reduce by \$330k
2. Rec Culture Capital Plan - reduce by \$1.3 million
3. Off Leash Dog Park delayed location - reduce by \$227K
4. Skating Loop (Contamination) - reduce by \$365K
5. Baseball Audit - reduce by \$516K
6. Indigenous Ceremony Site - reduce by \$631K
7. Central Loop Trail - reduce by \$827K
8. On street Bike Lanes/Pathway - reduce by \$508K
9. Wascana Parkway to Highway 1 - reduce by \$6.2 million
10. Cricket - reduce by \$499k
11. Cricket - reduce by \$342k
12. Parks Sub depots Mt Pleasant/Currie Field - reduce by \$3.4 million
13. Buses electrification/Facility - reduce by \$4.1 million
14. Charging Infrastructure/fleet electrification - reduce by \$958K
15. Land Development - reduce by \$3.2 million
16. Parliament and Queen - reduce by \$1.5 million
17. Taylor Field - reduce by \$3 million

The Chair called for a 15 minute recess.

City Council recessed at 1:58 p.m.

City Council reconvened at 2:19 p.m.

Councillor Dan Rashovich and Councillor Clark Bezo withdrew Amendment #35.

Amendment #36 – Investment in Technology Upgrades

Councillor Clark Bezo moved, in amendment, seconded by Councillor George Tsiklis, that City Council direct Administration to allocate resources through the existing civic art carry forward (\$400k) to increase investment in technology upgrades to modernize systems, with prioritization of funding to go-to technology (Enterprise

Access Management System) that meets the following criteria, with a goal to save 10-20% annually on Administrative expense

- demonstrably lowers labor costs, minimizes errors, automates processes
- improves service delivery
- provides advanced analytics to enable smart resource allocation
- digitizes manual and/or paper processes
- Addresses energy inefficiencies;
- Including framework for AI and mobile devices

Mayor Chad Bachynski moved, seconded by Councillor George Tsiklis, AND IT WAS RESOLVED, that City Council move *in-camera* to receive confidential information respecting federal funding.

City Council went *in-camera*.

City Council resumed public session in the absence of Councillor Shanon Zachidniak.

The Chair stated that City Council received confidential information respecting Federal funding and indicated that no decisions were taken.

(Councillor Shanon Zachidniak returned to the meeting.)

Councillor Clark Bezo and Councillor George Tsiklis withdrew Amendment #36.

Mayor Chad Bachynski moved, seconded by Councillor George Tsiklis, AND IT WAS RESOLVED, that City Council waive its mandatory 15 minute recess.

Amendment #37 – Reduce Funding for the Maintenance of Class C Parks

Councillor Clark Bezo moved, in amendment, seconded by Councillor George Tsiklis, that City Council reduce funding for the maintenance of Class C parks by \$200,000.

Councillor Clark Bezo and Councillor George Tsiklis withdrew Amendment #37.

Amendment #38 - Reduce Maintenance on Class 3 Assets

Councillor Clark Bezo moved, in amendment, seconded by Councillor Shanon Zachidniak, that City Council direct Administration to reduce maintenance and/or capital spend on class 3 assets (as defined by Appendix B of the Colliers report) by 20% and reallocate the funding for Green Retrofits on the remaining assets.

Councillor Clark Bezo and Councillor Shanon Zachidniak withdrew Amendment #38.

Amendment #39 – Reallocate Revenue from the Leases for Capital Project E1025

Councillor Sarah Turnbull moved, in amendment, seconded by Councillor Shanon Zachidniak, that City Council reallocate revenue from the leases for capital project

E1025 - Rec Culture Capital Plan Implementation - Indoor Skateboard Park, (110,000) (Appendix B) to playground refurbishment budget.

Councillor Sarah Turnbull moved, seconded by Councillor Victoria Flores, that City Council move *in-camera* to receive confidential legal advice.

City Council went *in-camera*.

City Council resumed public session.

The Chair stated that City Council went *in-camera* to receive confidential legal advice and indicated that no decisions were taken.

Councillor Sarah Turnbull and Councillor Shanon Zachidniak withdrew Amendment #39.

Amendment #40 – Item #3b of the Main Motion

Mayor Chad Bachynski moved, in amendment, seconded by Councillor Victoria Flores, that City Council amend item #3b of the main motion (General Operating/Capital Budget & City Debt Existing, New, Limit Calculation) to read as follows:

3. b. “Approve the General Capital Budget as outlined on page 3 of Appendix B for multi-year projects that require future year commitments with gross expenditures of \$45.69 million for 2027 projects, as outlined in *Table 1 – Projects Seeking Year Approval* below:

| Table 1 – Projects Seeking Year Approval | | | |
|--|----------------------------|----------------------------|-----------------------------|
| Description | 2026 \$000,000s | 2027 \$000,000s | Total \$000,000s |
| New Project 160 - Accessible Sidewalk and Concrete Renewal Program | - | 15.26 | 15.26 |
| A1004 - Street Infrastructure Renewal | 4.00 | 5.57 | 9.57 |
| A1170 - Residential Renewal Program | 9.00 | 8.26 | 17.26 |
| A1259 - Renewal Program-Expressway Lighting | 0.50 | 0.50 | 1.00 |
| A1271 - Vision Zero | 0.40 | 0.40 | 0.80 |
| A1021 - New/Enhanced Traffic Controls | 2.30 | 2.35 | 4.65 |
| A1157 – Traffic Infrastructure Renewal | 0.90 | 0.90 | 1.80 |
| J1029 - Civic Fleet Replacement | - | 5.85 | 5.85 |
| J1031 - Fire Fleet Replacement | - | 1.60 | 1.60 |
| J1138 - Facilities Asset Management | 5.00 | 5.00 | 10.00 |
| Total | 22.10 | 45.69 | 67.79 |

The amending motion (Amendment #40) was put and declared CARRIED.

| | |
|-------------------|---|
| RESULT: | CARRIED [Unanimous] |
| MOVER: | Mayor Bachynski |
| SECONDER: | Councillor Flores |
| IN FAVOUR: | Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski |

Main Motion, as amended 2026-2027 Budget Deliberations (City General Operating/Capital Budget & City Debt, Existing, New, limit Calculation) (Recommendations #1-10 and #19-25) – Mill Rate

The main motion, as amended, with the following adjustments:

City Council:

General Operating Budget

1. *Approve the 2026 General Operating budget as follows:*
 - a. *Gross expenditures of \$676,452,499 and total property tax levy of \$368,876,698.*
 - b. *Funding for the Provincial Capital Commission (PCC), Economic Development Regina Inc. (EDR), and Regina Exhibition Association Limited (REAL) as follows:*
 - iv. *Total funding of \$2,719,000 for PCC*
 - v. *Total funding of \$1,980,000 for EDR*
 - vi. *Total funding of \$10,800,000 for REAL*
 - c. *Regina Police Services (RPS) gross expenditures totaling \$131,886,000 and revenues totaling \$15,705,200; and*
 - d. *2026 mill rate increase representing a 10.90 per cent increase.*

The main motion, as amended, pertaining to the 2026-2027 Budget Deliberations (City General Operating/Capital Budget & City Debt, Existing, New, limit Calculation) (Recommendations #1-10 and #19-25), was put and declared CARRIED.

| | |
|-------------------|--|
| RESULT: | CARRIED [6 to 5] |
| MOVER: | Mayor Bachynski |
| SECONDER: | Councillor Mancinelli |
| IN FAVOUR: | Councillors: Flores, Froh, Mancinelli, Radons, Turnbull, and Mayor Bachynski |
| AGAINST: | Councillors: Bezo, Burton, Rashovich, Tsiklis, Zachidniak |

RECESS

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

City Council recessed at 3:37 p.m.

City Council reconvened at 4:08 p.m.

CM25-19 2026-2027 Budget Deliberations (Utility Operating and Capital Budget) (Recommendations #11-16)

Utility Operating and Capital Budget

11. *Approve the 2026 Utility Operating Budget as outlined in Appendix C - 2026 Proposed Utility Operating Budget, with total revenues of \$213.3 million and total gross expenditures of \$213.3 million.*
12. *Approve a Utility Rate Increase of 7.82 per cent for 2026 rates and other charges set out in these recommendations effective January 01, 2026 with the following fee changes listed below:*
 - a. *Approve the 2026 water rates and fees and charges as described in Appendix C on page 6.*
 - b. *Approve the 2026 wastewater charges as described in Appendix C on page 6.*
 - c. *Approve the 2026 storm water (drainage) charges as described in Appendix C on page 7.*
13. *Approve the reduction to the Water Rebate Budget from \$0.4 million to \$0.2 million effective January 01, 2026, including the following:*
 - a. *Instruct the City Solicitor to prepare amendments to Schedule "B" of Bylaw No. 8942, being The Regina Water Bylaw, for consideration with the 2026 Budget to remove the High-Efficiency Water Retrofits Program Surcharge of \$0.01 effective January 1, 2026.*
 - b. *Instruct the City Solicitor to prepare amendments to Schedule "E" of Bylaw 8942, being The Regina Water Bylaw, to increase the \$0.66 Standard Daily Rebate to \$0.82 daily credit, and the \$1.32 Increased Daily Rebate to \$1.64 daily credit for the Water Rebate effective January 1, 2026, and to update the rate annually as per future City Council approved utility rate changes.*
14. *Instruct the City Solicitor to prepare amendments to Bylaw No. 8942, being The Regina Water Bylaw, and Bylaw No. 2016-24, The Wastewater and Storm Water Bylaw, 2016 to amend the rates and charges as approved under recommendations 10 -13.*
15. *Approve the 2026 Utility Capital Budget in the 2026-2030 Utility Capital Budget with*

total gross expenditures of \$119.65 million in 2026, as summarized in the City 2026 Utility Budget, as detailed in Appendix D - 2026-2030 Proposed Utility Capital Plan.

16. *Approve the Utility Capital Budget as outlined on page 1 of Appendix B for multi-year projects that require future year commitments with gross expenditures of \$11.1 million in 2027 be approved as follows:*
 - a. *2027 - \$11.1 million*

Councillor Shobna Radons moved, seconded by Councillor Victoria Flores, that items #11-16 of the recommendation, pertaining to the Utility Operating and Capital Budget, be concurred in.

The main motion, pertaining to the 2026-2027 Budget Deliberations (Utility Operating and Capital Budget (Items # 11-16), was put and declared CARRIED.

| | |
|-------------------|---|
| RESULT: | CARRIED [Unanimous] |
| MOVER: | Councillor Radons |
| SECONDER: | Councillor Flores |
| IN FAVOUR: | Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski |

CM25-19 2026-2027 Budget Deliberations (Regina Public Library Board Budget) (Items #17-18)

Regina Public Library (RPL) Board:

17. *Approve the RPL Board approved 2026 budget and mill rate increase request of 9.83 per cent for the RPL, as summarized in Appendix G - Debt, Reserves and Deferred Revenue.*
18. *Instruct the City Solicitor to prepare and bring forward any property tax bylaws needed to implement the above approved mill rates for the City and the RPL in spring 2026 once the City receives the education mill rate from the Government of Saskatchewan and approves the mill rates for the Business Improvement Districts.*

Councillor Shobna Radons moved, seconded by Councillor Victoria Flores, that City Council:

- 17. Approve the RPL Board approved 2026 budget and mill rate increase request of 9.35 per cent for the RPL, as summarized in Appendix G - Debt, Reserves and Deferred Revenue of the Regina Public Library;. and**
- 18. Instruct the City Solicitor to prepare and bring forward any property tax bylaws needed to implement the above approved mill rates for the City and the RPL in spring 2026 once the City receives the education mill rate from the Government of Saskatchewan and approves the mill rates for the Business Improvement Districts.**

Councillor George Tsiklis requested that the vote on the two mill rate amounts that total the 9.35 per cent mill rate increase for the Regina Public Library Board be voted on separately.

Separate Vote 1 - Library Operating Mill Rate – 3.85 per cent of 9.35 per cent library mill rate increase

The main motion, as amended, respecting the 3.85 per cent Library Operating Mill Rate increase was put and declared CARRIED.

| | |
|-------------------|---|
| RESULT: | CARRIED [Unanimous] |
| MOVER: | Councillor Radons |
| SECONDER: | Councillor Flores |
| IN FAVOUR: | Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski |

Separate Vote 2 - Dedicated Mill Rate for Central Library Renewal – 5.50 per cent of 9.35 per cent library mill rate increase

The main motion, as amended, respecting the 5.50 per cent Library Central Library Renewal Mill Rate increase was put and declared CARRIED.

| | |
|-------------------|---|
| RESULT: | CARRIED [9 to 2] |
| MOVER: | Councillor Radons |
| SECONDER: | Councillor Flores |
| IN FAVOUR: | Councillors Burton, Flores, Froh, Mancinelli, Radons, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski |
| AGAINST: | Councillors: Bezo, Rashovich |

CM25-19 2026-2027 Budget Deliberations (Other Related Recommendations)
(Items #26-28)

Other Related Recommendations:

26. *Approve the 2026 Costing Fund Budget, including the following details in Appendix A32 - Costing Fund Summary:*
 - a. *The total gross revenues and expenditures of \$68.9 million.*
 - b. *The Costing Fund is used to reallocate funds to the Operating and Capital Budgets for both the General and Utility Budgets.*
27. *Instruct the City Solicitor to prepare any other necessary bylaw amendments not mentioned above to implement the above recommendations and the approved budgets.*
28. *Review the items outlined in Appendix L of this report from the List of Outstanding*

Items.

Councillor Shobna Radons moved, seconded by Councillor Shanon Zachidniak, that the main motion, pertaining to 2026-2027 Budget Deliberations (Other Related Recommendations) (Items #26-28), be concurred in.

The main motion, pertaining to 2026-2027 Budget Deliberations (Other Related Recommendations) (Items #26-28), was put and declared CARRIED.

| | |
|-------------------|---|
| RESULT: | CARRIED [Unanimous] |
| MOVER: | Councillor Radons |
| SECONDER: | Councillor Zachidniak |
| IN FAVOUR: | Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski |

2026-2027 Budget Deliberations, as amended (Recommendations #1-28)

The 2026-2027 Budget Deliberations, as amended (Recommendations #1-28), was put and declared CARRIED.

| | |
|-------------------|--|
| RESULT: | CARRIED [9 to 2] |
| MOVER: | Mayor Bachynski |
| SECONDER: | Councillor Radons |
| IN FAVOUR: | Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Turnbull and Mayor Bachynski |
| AGAINST: | Councillors: Tsiklis, Zachidniak |

Councillor Shobna Radons moved, seconded by Councillor Mark Burton, AND IT WAS RESOLVED, that City Council approve the addition of the following bylaws to the meeting agenda:

- **Bylaw No. 2025-93 The Regina Transit Fare Amendment Bylaw, 2025 (No. 3)**
- **Bylaw No. 2025-94 The Regina Leisure Fees Amendment Bylaw, 2025 (No. 2)**

(Councillor Shanon Zachidniak temporarily left the meeting.)

PUBLIC NOTICE BYLAW

2025-89 The 2026 Alley Maintenance Special Tax Bylaw, 2025

Bylaw - First Reading

Councillor Victoria Flores moved, seconded by Councillor Dan Rashovich that Bylaw No. 2025-89 be introduced and read a first time.

The motion was put and declared CARRIED.

RESULT: CARRIED [Unanimous]
MOVER: Councillor Flores
SECONDER: Councillor Rashovich
IN FAVOUR: Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull and Mayor Bachynski
AWAY: Councillor Zachidniak

The Bylaw was read a first time.

(Councillor Shanon Zachidniak returned to the meeting.)

Second Reading

Councillor Victoria Flores moved, seconded by Councillor George Tsiklis that Bylaw No. 2025-89 be introduced and read a second time.

The motion was put and declared CARRIED.

RESULT: CARRIED [Unanimous]
MOVER: Councillor Flores
SECONDER: Councillor Tsiklis
IN FAVOUR: Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak, and Mayor Bachynski

The Bylaw was read a second time.

Third Reading Consent

Councillor Victoria Flores moved, seconded by Councillor David Froh that City Council hereby consent to Bylaw No. 2025-89 going to third and final reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY as required by law.

RESULT: CARRIED [Unanimous]
MOVER: Councillor Flores
SECONDER: Councillor Froh
IN FAVOUR: Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak, and Mayor Bachynski

Third Reading

Councillor Victoria Flores moved, seconded by Councillor Mark Burton that Bylaw No. 2025-89 be read a third time.

The motion was put and declared CARRIED.

| | |
|-------------------|--|
| RESULT: | CARRIED [Unanimous] |
| MOVER: | Councillor Flores |
| SECONDER: | Councillor Burton |
| IN FAVOUR: | Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak, and Mayor Bachynski |

The Bylaw was read a third and final time.

Councillor Shanon Zachidniak requested that Bylaw No. 2025-93 be voted on separately.

BYLAWS

2025-90 The Waste Management Amendment Bylaw, 2025 (No. 3)
2025-91 The Regina Water Amendment Bylaw, 2025 (No. 3)
2025-92 The Wastewater and Storm Water Amendment Bylaw, 2025 (No. 2)
2025-94 The Regina Leisure Fees Amendment Bylaw, 2025 (No. 2)

Bylaws - First Reading

Councillor Victoria Flores moved, seconded by Councillor Sarah Turnbull, that Bylaws No. 2025-90, No. 2025-91, No. 2025-92, and No. 2025-94 be introduced and read a first time.

The motion was put and declared CARRIED

| | |
|-------------------|--|
| RESULT: | CARRIED [Unanimous] |
| MOVER: | Councillor Flores |
| SECONDER: | Councillor Turnbull |
| IN FAVOUR: | Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak, and Mayor Bachynski |

The Bylaws were read a first time.

Second Reading

Councillor Victoria Flores moved, seconded by Councillor Shobna Radons that Bylaws No. 2025-90, No. 2025-91, No. 2025-92, and No. 2025-94 be introduced and read a second time.

The motion was put and declared CARRIED.

RESULT: CARRIED [Unanimous]
MOVER: Councillor Flores
SECONDER: Councillor Radons
IN FAVOUR: Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak, and Mayor Bachynski

The Bylaws were read a second time.

Third Reading Consent

Councillor Victoria Flores moved, seconded by Councillor Shanon Zachidniak that City Council hereby consent to Bylaws No. 2025-90, No. 2025-91, No. 2025-92, and No. 2025-94 going to third and final reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY as required by law.

RESULT: CARRIED [Unanimous]
MOVER: Councillor Flores
SECONDER: Councillor Zachidniak
IN FAVOUR: Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak, and Mayor Bachynski

Third Reading

Councillor Victoria Flores moved, seconded by Councillor Jason Mancinelli, that Bylaws No. 2025-90, No. 2025-91, No. 2025-92, and No. 2025-94 be read a third time.

The motion was put and declared CARRIED.

RESULT: CARRIED [Unanimous]
MOVER: Councillor Flores
SECONDER: Councillor Mancinelli
IN FAVOUR: Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski

The Bylaws were read a third and final time.

Bylaw No. 2025-93 The Regina Transit Fare Amendment Bylaw, 2025 (No. 3)

Bylaw - First Reading

Councillor Victoria Flores moved, seconded by Councillor Dan Rashovich that Bylaw No. 2025-93 be introduced and read a first time.

The motion was put and declared CARRIED.

| | |
|-------------------|---|
| RESULT: | CARRIED [9 to 2] |
| MOVER: | Councillor Flores |
| SECONDER: | Councillor Rashovich |
| IN FAVOUR: | Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis and Mayor Bachynski |
| AGAINST: | Councillors: Turnbull, Zachidniak |

The Bylaw was read a first time.

Second Reading

Councillor Victoria Flores moved, seconded by Councillor George Tsiklis that Bylaw No. 2025-93 be introduced and read a second time.

The motion was put and declared CARRIED.

| | |
|-------------------|---|
| RESULT: | CARRIED [8 to 3] |
| MOVER: | Councillor Flores |
| SECONDER: | Councillor Tsiklis |
| IN FAVOUR: | Councillors: Bezo, Burton, Froh, Mancinelli, Radons, Rashovich, Tsiklis and Mayor Bachynski |
| AGAINST: | Councillors: Flores, Turnbull, Zachidniak |

The Bylaw was read a second time.

Councillor David Froh moved, seconded by Councillor Shobna Radons, AND IT WAS RESOLVED, that Bylaw No. 2025-93 *The Regina Transit Fare Amendment Bylaw, 2025 (No. 3)* be withdrawn from the agenda and brought forward at the February 25, 2026, City Council meeting.

ADJOURNMENT

Councillor George Tsiklis moved, seconded by Councillor Dan Rashovich, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 5:22 p.m. on December 19, 2025.

Chairperson

Secretary

AT REGINA, SASKATCHEWAN, THURSDAY, JANUARY 22, 2026

AT A SPECIAL 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 Chad Bachynski, in the Chair
Councillor Mark Burton (Remote)
Councillor Victoria Flores (Remote)
Councillor David Froh (Remote)
Councillor Jason Mancinelli (Remote)
Councillor Shobna Radons (Remote)
Councillor Dan Rashovich (Remote)
Councillor George Tsiklis (Remote)
Councillor Sarah Turnbull (Remote)
Councillor Shanon Zachidniak (Remote)

Regrets: Councillor Clark Bezo

Also in Attendance: Acting City Clerk, Amber Ackerman
Acting Deputy City Clerk, Martha Neovard
Acting City Manager, Jim Nicol
City Solicitor, Shannon Williams (Remote)
Chief Financial Officer & Deputy City Manager, Daren Anderson (Remote)
Deputy City Manager, City Operations, Kurtis Doney (Remote)
Deputy City Manager, City Planning & Community Services, Deborah Bryden (Remote)
Deputy City Manager, Communications, Service Regina & Tourism, Jennifer Johnson (Remote)

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

CONFIRMATION OF AGENDA

(Councillors Jason Mancinelli joined the meeting.)

Councillor Shobna Radons moved, seconded by Councillor David Froh, that the agenda for this meeting be approved at the call of the Chair, with the following adjustment:

- **That Notice be waived for item *MN26-1 Saskatchewan Urban Municipalities Association (SUMA) Resolution: Advocate for Enhanced Municipal Revenue Tools and Fiscal Fairness***

(Councillor George Tsiklis temporarily left the meeting due to technical difficulties.)

The motion to approve the meeting agenda and waive notice for item MN26-1 was put and declared CARRIED UNANIMOUSLY.

| | |
|-------------------|--|
| RESULT: | CARRIED [Unanimously] |
| MOVER: | Councillor Radons |
| SECONDER: | Councillor Froh |
| IN FAVOUR: | Councillors: Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Turnbull, Zachidniak and Mayor Bachynski |
| AWAY: | Councillor Tsiklis |

Pursuant to section 27 of The Procedure Bylaw No. 9004, all members present voted in favour unanimously to waive the notice requirement for notice of motion MN26-1 and therefore the motion was debated at this meeting.

MOTION

MN26-1 Saskatchewan Urban Municipalities Association (SUMA) Resolution:
Advocate for Enhanced Municipal Revenue Tools and Fiscal Fairness

Recommendation

That the City of Regina:

1. In collaboration with SUMA, request the Province of Saskatchewan to consider enabling municipalities to access alternative revenue options including but not limited to new or improved taxation alternatives;
2. Request SUMA to advocate for the Province of Saskatchewan to either collect its own education property tax directly or reinstate a grant to municipalities that compensates for the administrative burden of collection;
3. Request SUMA to advocate for the reinstatement of municipal surcharges for electrical and natural gas revenues from Crown corporations, restoring a vital source of municipal revenue; and
4. Request SUMA to advocate for the Province of Saskatchewan to exempt municipalities from Provincial Sales Tax (PST) on construction projects, thereby reducing costs and supporting infrastructure development.

Mayor Chad Bachynski moved, seconded by Councillor David Froh that the recommendation contained in motion *MN26-1* be concurred in.

(Councillor George Tsiklis returned to the meeting.)

The motion was put and declared CARRIED.

| | |
|-------------------|---|
| RESULT: | CARRIED [Unanimously] |
| MOVER: | Mayor Bachynski |
| SECONDER: | Councillor Froh |
| IN FAVOUR: | Councillors: Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski |

ADJOURNMENT

Councillor George Tsiklis moved, seconded by Councillor Shobna Radons, that the meeting adjourn.

The meeting adjourned at 1:55 p.m.

Chairperson

Secretary

BYLAW NO. 2026-3

THE WATER NETWORK EXPANSION PROJECT AND UNFUNDED
DEVELOPMENT CHARGE PROJECTS SINKING FUND DEBENTURE
AMENDMENT BYLAW, 2026

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 The purpose of this Bylaw is to amend Bylaw No. 2025-55, being *The Water Network Expansion Project and Unfunded Development Charge Projects Sinking Fund Debenture Bylaw, 2025* to authorize the use of excess debenture proceeds for the City of Regina’s new Indoor Aquatic Facility.
- 2 The authority for this Bylaw is Part IX and section 81 of *The Cities Act*.
- 3 Bylaw No. 2025-55, being *The Water Network Expansion Project and Unfunded Development Charge Projects Sinking Fund Debenture Bylaw, 2025* is amended in the manner set forth in this Bylaw.
- 4 Section 3 of Bylaw No. 2025-55 is amended by adding the following definition after the definition of “Global Debenture”:

“**Indoor Aquatic Facility**” means the capital project to replace and enhance the amenities offered at the City’s aging Lawson Aquatics Centre and includes the geothermal heating system for the facility;”
- 5 Subsection 4(3) of Bylaw No. 2025-55 is amended by adding “and for a portion of the costs of the construction of a new Indoor Aquatic Facility” after “Projects”.
- 6 Section 6 of Bylaw No. 2025-55 is amended by adding “and for a portion of the costs of the construction of a new Indoor Aquatic Facility” after “Projects”.

Approved as to form this _____ day of _____, 20____.

City Solicitor

7 This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 25th DAY OF February, 2026.

READ A SECOND TIME THIS 25th DAY OF February, 2026.

READ A THIRD TIME AND PASSED THIS 25th DAY OF February, 2026.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

BYLAW NO. 2026-3

THE WATER NETWORK EXPANSION PROJECT AND UNFUNDED
DEVELOPMENT CHARGE PROJECTS SINKING FUND DEBENTURE
AMENDMENT BYLAW, 2026

| | |
|-------------------------|---|
| PURPOSE: | The purpose of this Bylaw is to amend Bylaw No. 2025-55, being <i>The Water Network Expansion Project and Unfunded Development Charge Projects Sinking Fund Debenture Bylaw, 2025</i> to authorize the use of excess debenture proceeds for the City of Regina’s new Indoor Aquatic Facility. |
| ABSTRACT: | This Bylaw amends Bylaw No. 2025-55 to allow excess debenture proceeds to be used for an additional capital purpose. It is anticipated that the full \$115 million debenture proceeds borrowed under Bylaw 2025-55 will not be required for the Water Network Expansion Project and Unfunded Development Charge Projects and so this allows excess funding to be reallocated to the City’s construction of the new Indoor Aquatic Facility. |
| STATUTORY AUTHORITY: | Part IX and section 81 of <i>The Cities Act</i> |
| MINISTER’S APPROVAL: | N/A |
| PUBLIC HEARING: | N/A |
| PUBLIC NOTICE: | Public Notice was provided in the Leader Post and on the City’s Public Notice Board and website on November 29, 2025. |
| REFERENCE: | City Council, December 15-19, 2025, CM25-19 |
| AMENDS/REPEALS: | Amends Bylaw No. 2025-55 |
| CLASSIFICATION: | Administrative |
| INITIATING DIVISION: | Financial Strategy and Sustainability |
| INITIATING DEPARTMENT: | Treasury |



Arcola East Community Association Garden Lease - Maka Park

| | |
|---------------------|--|
| Date | February 25, 2026 |
| To | Mayor Bachynski and City Councillors |
| From | Executive Committee |
| Service Area | Land, Real Estate & Economic Development |
| Item # | CR26-1 |

RECOMMENDATION

That City Council:

1. Approve the City of Regina entering a lease agreement with Arcola East Community Association Inc. for the Lands on City of Regina owned property, located at 5500 Kennett Square as shown in Appendix A and B, also known as Maka Park, consistent with the terms and conditions stated in this report;
2. Delegate Authority to the Chief Financial Officer & Deputy City Manager 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 this agreement;
3. Authorize the City Clerk to execute the Lease Agreement upon review and approval by the City Solicitor;
4. Approve a three-year 100 per cent property tax exemption (for 2026, 2027 and 2028) for Arcola East Community Association Inc. for the property legally described as Blk/Par MR2-Plan 102463781 Ext 0, pursuant to a tax exemption agreement under the *Community Non-Profit Tax Exemption Policy*, subject to the Government of Saskatchewan approving the exemption or partial exemption of the education portion of the property tax levies where required;
5. Authorize the annual cap on the tax exemptions under the *Community Non-Profit Tax*

Exemption Policy to be exceeded by \$142 in 2026 to accommodate this tax exemption;

6. Authorize the Chief Financial Officer & Deputy City Manager or delegate to apply for the approval of the Government of Saskatchewan on behalf of the Arcola East Community Association Inc. 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
7. Instruct the City Solicitor to prepare the necessary Tax Exemption Agreement and Bylaw to give effect to the recommendations, to be brought forward to a future meeting of City Council.

HISTORY

At its February 11, 2026, meeting, the Executive Committee considered the attached report *EX26-1 Arcola East Community Association Garden Lease - Maka Park* from the Land, Real Estate & Economic Development division.

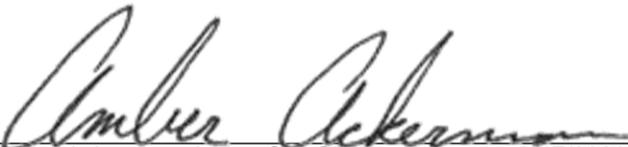
Crystal Mitchell and Terry Ginter, representing Arcola East Community Association, Regina, SK, addressed the Committee.

The Committee adopted a resolution to concur in the recommendation contained in the report.

Recommendation #8 of the attached report does not require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE


Amber Ackerman, Acting City Clerk 2/17/2026

ATTACHMENTS

EX26-1 Arcola East Community Association Garden Lease - Maka Park

Appendix A - Lease Area

Appendix B - Site Plan



Arcola East Community Association Garden Lease - Maka Park

| | |
|---------------------|--|
| Date | February 11, 2026 |
| To | Executive Committee |
| From | Financial Strategy & Sustainability |
| Service Area | Land, Real Estate & Economic Development |
| Item No. | |

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Approve the City of Regina entering a lease agreement with Arcola East Community Association Inc. for the Lands on City of Regina owned property, located at 5500 Kennett Square as shown in Appendix A and B, also known as Maka Park, consistent with the terms and conditions stated in this report.
2. Delegate Authority to the Chief Financial Officer & Deputy City Manager 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 this agreement.
3. Authorize the City Clerk to execute the Lease Agreement upon review and approval by the City Solicitor.
4. Approve a three-year 100 per cent property tax exemption (for 2026, 2027 and 2028) for Arcola East Community Association Inc. for the property legally described as Blk/Par MR2-Plan 102463781 Ext 0, pursuant to a tax exemption agreement under the *Community Non-Profit Tax Exemption Policy*, subject to the Government of Saskatchewan approving the exemption or partial exemption of the education portion of the property tax levies where required.

5. Authorize the annual cap on the tax exemptions under the *Community Non-Profit Tax Exemption Policy* to be exceeded by \$142 in 2026 to accommodate this tax exemption.
6. Authorize the Chief Financial Officer & Deputy City Manager or delegate to apply for the approval of the Government of Saskatchewan on behalf of the Arcola East Community Association Inc. 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.
7. Instruct the City Solicitor to prepare the necessary Tax Exemption Agreement and Bylaw to give effect to the recommendations, to be brought forward to a future meeting of City Council.
8. Approve these recommendations at its meeting on February 25, 2026, following the required public notice.

ISSUE

The Arcola East Community Association (AECA) has worked with The City of Regina (City) and Dream on a plan for a Community Garden to be constructed in the south portion of Maka Park at 5500 Kennett Square, as shown on Appendix A. The City proposes to lease AECA the property consistent with the terms under which other community gardens are leased by the City. Construction of the garden would take place in the spring of 2026.

When considering the lease of City-owned property, Administration may only lease or sell property that has been made publicly available and leased or sold at market value. Additionally, Administration may not authorize the lease of areas in a park without City Council (Council) approval. In this case, Council approval is required because the space is park land, is being provided without a public offering, and is proposed to be leased at less than fair market value.

IMPACTS

Financial Impact

The lease is being provided to the AECA for a nominal charge, which is consistent with the other community garden leases with other non-profit organizations. AECA would be responsible for all expenses associated with maintaining and operating the garden area.

The Lands are currently exempt from property taxes but would become taxable if leased to AECA. The Lessee shall be responsible for all property taxes, as may be assessed and imposed by the City in its capacity as taxing authority, subject to any exemptions approved by Council.

Administration recommends approving a three-year tax exemption for the Lands consistent with other community gardens. The financial impact of this recommendation in 2026 is estimated at \$1,976 in foregone municipal levies (and \$3,008 total across all taxing authorities). The estimated total cost for three years, without mill rate increases, is \$7,244. Including previously approved exemptions for 2026 under *Community Non-Profit Tax Exemption Policy (CNPTEP)*, the total share of foregone municipal revenue is approximately \$1,939,480, which exceeds the cap by \$142.

In granting the lease and licenses provided for herein, the City expressly denies any representation or warranty that Council will grant such exemption in future years. For years beyond the initial exemption, if approved, the Lessee may request an exemption from taxation pursuant to section 262 of *The Cities Act*.

Legal Impact

Subsection 101(1) of *The Cities Act* stipulates that no Council shall delegate: (k)... the sale or lease of land for less than fair market value and without a public offering and (l) the sale or lease of park land and dedicated lands.

Policy Impact

The City recognizes community gardening as a valuable recreation activity that can contribute to community development, educational opportunities, improvements in community safety, and building community.

Strategic Priority Impact

The development of a community garden aligns with the Strategic Priority of Vibrancy by contributing to the outcome of "Residents have access to year-round inclusive spaces and programs that support sport, culture, recreation and well-being".

Environmental Impact

The recommendations in this report have limited direct impacts on energy consumption and greenhouse gas emissions.

Community Well-being Impact

Community gardens act as natural gathering places, breaking down barriers between different age groups, ethnicities, and socioeconomic backgrounds. This shared space fosters casual interactions, shared experiences, and the development of new friendships and support networks, which builds social capital and a stronger sense of community belonging. Food insecurity is something that has been growing within the community and community gardens help to address this issue.

There are no labour or Indigenous impacts regarding this report.

OTHER OPTIONS

Option 1 – Approve the lease and tax exemption as outlined in this report - RECOMMENDED

Option 2 – Approve the lease with a market value lease to the community association – NOT RECOMMENDED

No other Community Association in the past has been charged market value for a garden lease.

Option 3 – Approve the lease but not the tax exemption – NOT RECOMMENDED

All other community gardens have been approved through the *CNPTEP*.

Option 4 – Deny the lease – NOT RECOMMENDED

The AECA community garden will promote local food production and supports environmental sustainability.

COMMUNICATIONS & ENGAGEMENT

Public notice is required for Council to approve the lease of City-owned property without a public offering and at less than market value and for the lease of park land. Notice regarding this proposal has been advertised in accordance with *The Public Notice Bylaw 2020*.

AECA will be informed of any decision of Council.

DISCUSSION

AECA seeks to create a community garden in Maka Park as shown in Appendices A and B, to provide residents with a space to connect and grow. The community garden is proposed to promote local food production and support environmental sustainability. There are no community gardens currently available in this neighbourhood.

The term of the proposed Agreement is five years with one option to renew for an additional five years. The premises shall be developed at the cost of the AECA, in accordance with the plans approved by the City in Appendix B. The AECA will be responsible for operating costs including weed and pest control and water consumption. No other utilities are intended to be provided. It is up to the AECA to manage and administer the garden plots. No permanent structures, recreational trailers or porta-potties shall be permitted on the site. The AECA shall be required to comply with *Providing for Community Gardens – MN05-11 CR06-116* approved by Council.

Tax exemptions for Community Gardens are eligible under the *CNPTEP*. Other community gardens have received five-year exemptions. The 2026 annual *CNPTEP* report to Council was approved via *CR25-108 Community Non-Profit Tax Exemptions - 2026* on September 10, 2025. The three exemptions recommended for AECA will align the final year of exemption with the final year of exemptions granted to all other community gardens. The recommended exemption will exceed the *CNPTEP* cap by \$142.

Administration is recommending approval of both the lease and the tax exemption as outlined in this report.

DECISION HISTORY & AUTHORITY

The recommendations contained within this report require City Council approval. The tax exemption is approved through Council's passage of a bylaw.

Respectfully Submitted,



Chad Jedlic, Director
Land, Real Estate & Economic Development

Respectfully Submitted,



Daren Anderson, Chief Financial Officer
& Deputy City Manager

Prepared by: Ashley Heisler, Real Estate Officer

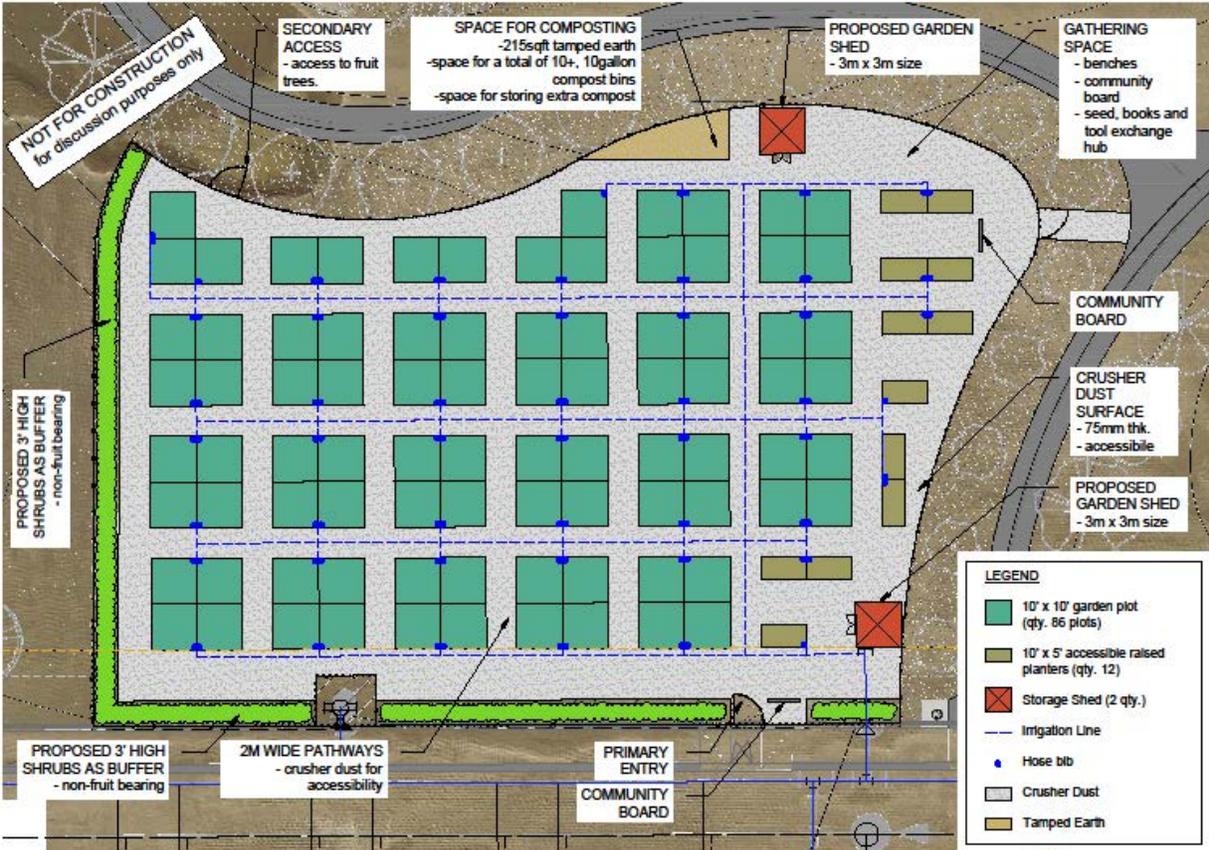
ATTACHMENTS

Appendix A - Lease Area
Appendix B - Site Plan

**APPENDIX A
Lease Area**



APPENDIX B Site Plan



PROPOSED MAKA PARK COMMUNITY GARDEN - OPTION 3
CONCEPT PLAN
2025-11-08



AI Ritchie Community Association Lease

| | |
|---------------------|--|
| Date | February 25, 2026 |
| To | Mayor Bachynski and City Councillors |
| From | Executive Committee |
| Service Area | Land, Real Estate & Economic Development |
| Item # | CR26-2 |

RECOMMENDATION

That City Council:

1. Approve the City of Regina entering into an agreement to amend the existing lease with the AI Ritchie Community Association to include the additional 950 square foot space referenced on Appendix A at the City of Regina owned property located at 2230 Lindsay Street for no additional rent, consistent with the terms and conditions stated in this report;
2. Delegate Authority to the Chief Financial Officer & Deputy City Manager 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 this agreement; and
3. Authorize the City Clerk to execute the Agreement upon review and approval by the City Solicitor.

HISTORY

At its February 11, 2026, meeting, the Executive Committee considered the attached report *EX26-2 AI Ritchie Community Association Lease* from the Land, Real Estate & Economic Development division.

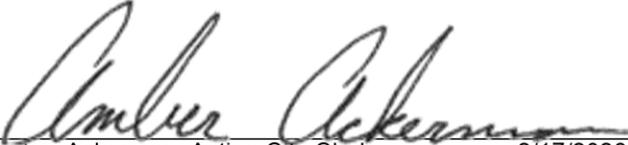
Denis Simard, representing Al Ritchie Community Association, addressed the Committee.

The Committee adopted a resolution to concur in the recommendation contained in the report.

Recommendation #4 of the attached report does not require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE



Amber Ackerman, Acting City Clerk 2/17/2026

ATTACHMENTS

EX26-1 Arcola East Community Association Garden Lease - Maka Park

Appendix A - Lease Area

Appendix B - Site Plan



Arcola East Community Association Garden Lease - Maka Park

| | |
|---------------------|--|
| Date | February 11, 2026 |
| To | Executive Committee |
| From | Financial Strategy & Sustainability |
| Service Area | Land, Real Estate & Economic Development |
| Item No. | |

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Approve the City of Regina entering a lease agreement with Arcola East Community Association Inc. for the Lands on City of Regina owned property, located at 5500 Kennett Square as shown in Appendix A and B, also known as Maka Park, consistent with the terms and conditions stated in this report.
2. Delegate Authority to the Chief Financial Officer & Deputy City Manager 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 this agreement.
3. Authorize the City Clerk to execute the Lease Agreement upon review and approval by the City Solicitor.
4. Approve a three-year 100 per cent property tax exemption (for 2026, 2027 and 2028) for Arcola East Community Association Inc. for the property legally described as Blk/Par MR2-Plan 102463781 Ext 0, pursuant to a tax exemption agreement under the *Community Non-Profit Tax Exemption Policy*, subject to the Government of Saskatchewan approving the exemption or partial exemption of the education portion of the property tax levies where required.

5. Authorize the annual cap on the tax exemptions under the *Community Non-Profit Tax Exemption Policy* to be exceeded by \$142 in 2026 to accommodate this tax exemption.
6. Authorize the Chief Financial Officer & Deputy City Manager or delegate to apply for the approval of the Government of Saskatchewan on behalf of the Arcola East Community Association Inc. 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.
7. Instruct the City Solicitor to prepare the necessary Tax Exemption Agreement and Bylaw to give effect to the recommendations, to be brought forward to a future meeting of City Council.
8. Approve these recommendations at its meeting on February 25, 2026, following the required public notice.

ISSUE

The Arcola East Community Association (AECA) has worked with The City of Regina (City) and Dream on a plan for a Community Garden to be constructed in the south portion of Maka Park at 5500 Kennett Square, as shown on Appendix A. The City proposes to lease AECA the property consistent with the terms under which other community gardens are leased by the City. Construction of the garden would take place in the spring of 2026.

When considering the lease of City-owned property, Administration may only lease or sell property that has been made publicly available and leased or sold at market value. Additionally, Administration may not authorize the lease of areas in a park without City Council (Council) approval. In this case, Council approval is required because the space is park land, is being provided without a public offering, and is proposed to be leased at less than fair market value.

IMPACTS

Financial Impact

The lease is being provided to the AECA for a nominal charge, which is consistent with the other community garden leases with other non-profit organizations. AECA would be responsible for all expenses associated with maintaining and operating the garden area.

The Lands are currently exempt from property taxes but would become taxable if leased to AECA. The Lessee shall be responsible for all property taxes, as may be assessed and imposed by the City in its capacity as taxing authority, subject to any exemptions approved by Council.

Administration recommends approving a three-year tax exemption for the Lands consistent with other community gardens. The financial impact of this recommendation in 2026 is estimated at \$1,976 in foregone municipal levies (and \$3,008 total across all taxing authorities). The estimated total cost for three years, without mill rate increases, is \$7,244. Including previously approved exemptions for 2026 under *Community Non-Profit Tax Exemption Policy (CNPTEP)*, the total share of foregone municipal revenue is approximately \$1,939,480, which exceeds the cap by \$142.

In granting the lease and licenses provided for herein, the City expressly denies any representation or warranty that Council will grant such exemption in future years. For years beyond the initial exemption, if approved, the Lessee may request an exemption from taxation pursuant to section 262 of *The Cities Act*.

Legal Impact

Subsection 101(1) of *The Cities Act* stipulates that no Council shall delegate: (k)... the sale or lease of land for less than fair market value and without a public offering and (l) the sale or lease of park land and dedicated lands.

Policy Impact

The City recognizes community gardening as a valuable recreation activity that can contribute to community development, educational opportunities, improvements in community safety, and building community.

Strategic Priority Impact

The development of a community garden aligns with the Strategic Priority of Vibrancy by contributing to the outcome of “Residents have access to year-round inclusive spaces and programs that support sport, culture, recreation and well-being”.

Environmental Impact

The recommendations in this report have limited direct impacts on energy consumption and greenhouse gas emissions.

Community Well-being Impact

Community gardens act as natural gathering places, breaking down barriers between different age groups, ethnicities, and socioeconomic backgrounds. This shared space fosters casual interactions, shared experiences, and the development of new friendships and support networks, which builds social capital and a stronger sense of community belonging. Food insecurity is something that has been growing within the community and community gardens help to address this issue.

There are no labour or Indigenous impacts regarding this report.

OTHER OPTIONS

Option 1 – Approve the lease and tax exemption as outlined in this report - RECOMMENDED

Option 2 – Approve the lease with a market value lease to the community association – NOT RECOMMENDED

No other Community Association in the past has been charged market value for a garden lease.

Option 3 – Approve the lease but not the tax exemption – NOT RECOMMENDED

All other community gardens have been approved through the *CNPTEP*.

Option 4 – Deny the lease – NOT RECOMMENDED

The AECA community garden will promote local food production and supports environmental sustainability.

COMMUNICATIONS & ENGAGEMENT

Public notice is required for Council to approve the lease of City-owned property without a public offering and at less than market value and for the lease of park land. Notice regarding this proposal has been advertised in accordance with *The Public Notice Bylaw 2020*.

AECA will be informed of any decision of Council.

DISCUSSION

AECA seeks to create a community garden in Maka Park as shown in Appendices A and B, to provide residents with a space to connect and grow. The community garden is proposed to promote local food production and support environmental sustainability. There are no community gardens currently available in this neighbourhood.

The term of the proposed Agreement is five years with one option to renew for an additional five years. The premises shall be developed at the cost of the AECA, in accordance with the plans approved by the City in Appendix B. The AECA will be responsible for operating costs including weed and pest control and water consumption. No other utilities are intended to be provided. It is up to the AECA to manage and administer the garden plots. No permanent structures, recreational trailers or porta-potties shall be permitted on the site. The AECA shall be required to comply with *Providing for Community Gardens – MN05-11 CR06-116* approved by Council.

Tax exemptions for Community Gardens are eligible under the *CNPTEP*. Other community gardens have received five-year exemptions. The 2026 annual *CNPTEP* report to Council was approved via *CR25-108 Community Non-Profit Tax Exemptions - 2026* on September 10, 2025. The three exemptions recommended for AECA will align the final year of exemption with the final year of exemptions granted to all other community gardens. The recommended exemption will exceed the *CNPTEP* cap by \$142.

Administration is recommending approval of both the lease and the tax exemption as outlined in this report.

DECISION HISTORY & AUTHORITY

The recommendations contained within this report require City Council approval. The tax exemption is approved through Council's passage of a bylaw.

Respectfully Submitted,



Chad Jedlic, Director
Land, Real Estate & Economic Development

Respectfully Submitted,



Daren Anderson, Chief Financial Officer
& Deputy City Manager

Prepared by: Ashley Heisler, Real Estate Officer

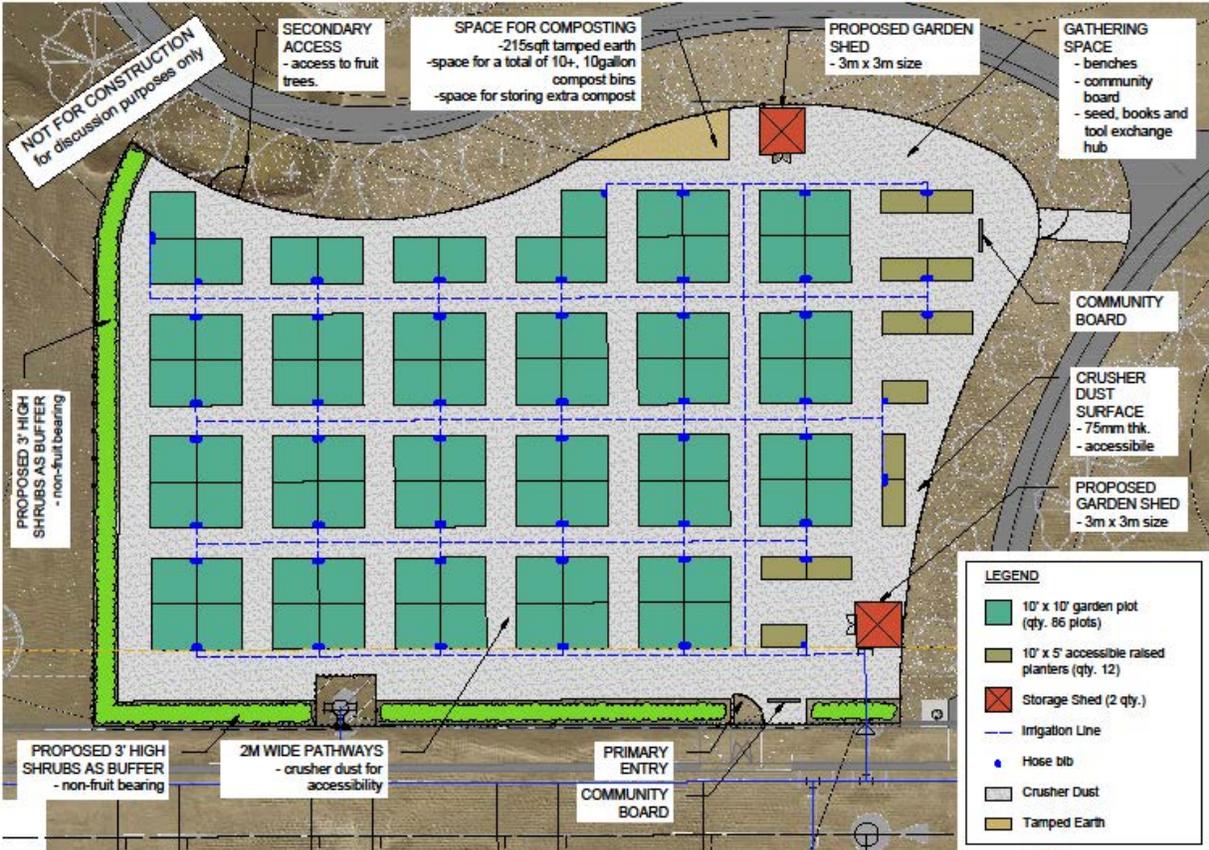
ATTACHMENTS

Appendix A - Lease Area
Appendix B - Site Plan

**APPENDIX A
Lease Area**



APPENDIX B Site Plan



PROPOSED MAKA PARK COMMUNITY GARDEN - OPTION 3
CONCEPT PLAN
2025-11-08





Rider Foundation Lease

| | |
|---------------------|--|
| Date | February 25, 2026 |
| To | Mayor Bachynski and City Councillors |
| From | Executive Committee |
| Service Area | Land, Real Estate & Economic Development |
| Item # | CR26-3 |

RECOMMENDATION

That City Council:

1. Approve the City of Regina entering into an agreement for the lease of a portion of the property located at 1734 Elphinstone Street, commonly known as Mosaic Stadium, to Saskatchewan Roughrider Foundation Inc. consistent with the terms and conditions stated in this report;
2. Delegate authority to the Chief Financial Officer & Deputy City Manager or their 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 lease agreement; and
3. Authorize the City Clerk to execute the lease agreement upon review and approval by the City Solicitor.

HISTORY

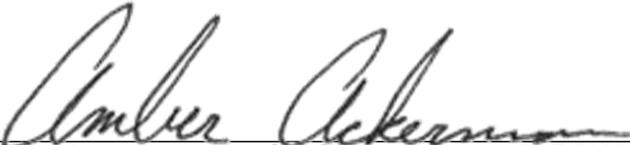
At its February 11, 2026, meeting, the Executive Committee considered the attached report *EX26-3 Rider Foundation Lease* from the Land, Real Estate & Economic Development division.

The Committee adopted a resolution to concur in the recommendation contained in the report.

Recommendation #4 of the attached report does not require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE



Amber Ackerman, Acting City Clerk 2/17/2026

ATTACHMENTS

EX26-3 Rider Foundation Lease



Rider Foundation Lease

| | |
|---------------------|--|
| Date | February 11, 2026 |
| To | Executive Committee |
| From | Financial Strategy & Sustainability |
| Service Area | Land, Real Estate & Economic Development |
| Item No. | |

RECOMMENDATION

Executive Committee recommends that City Council:

1. Approve the City of Regina entering into an agreement for the lease of a portion of the property located at 1734 Elphinstone Street, commonly known as Mosaic Stadium, to Saskatchewan Roughrider Foundation Inc. consistent with the terms and conditions stated in this report.
2. Delegate authority to the Chief Financial Officer & Deputy City Manager or their 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 lease agreement.
3. Authorize the City Clerk to execute the lease agreement upon review and approval by the City Solicitor.
4. Approve these recommendations at its meeting on February 25, 2026, following the required public notice.

ISSUE

The Saskatchewan Roughrider Foundation Inc. (Foundation) is requesting to lease space within Mosaic Stadium offices as the area they currently sublease in the stadium is required for the 2027

Grey Cup festival.

When considering the lease of any City of Regina (City) owned property, Administration may only lease property that has been made publicly available and is being leased at market value. In this case, the property is being leased without a public offering which requires City Council (Council) approval.

IMPACTS

Financial Impact

The proposed annual lease rate is \$18,353.80 plus GST with an annual increase of three per cent. This includes all costs for the maintenance and operation of the area including all property tax. The lease revenue will be deposited into the Regina Revitalization Initiative (RRI) Stadium Reserve.

Environmental Impact

The recommendations in this report have a limited direct impact on energy consumption and greenhouse gas emissions.

There are no legal, policy, strategic priority, labour, Indigenous, or community well-being impacts respecting this report.

OTHER OPTIONS

OPTION 1 – Approve a lease to the Saskatchewan Roughrider Foundation Inc – RECOMMENDED.

OPTION 2 – Deny the lease – NOT RECOMMENDED

The Foundation would need to lease space outside of Mosaic Stadium which would cause collaboration issues as they work closely with the Saskatchewan Roughriders Football Club Inc.

COMMUNICATIONS & ENGAGEMENT

Public notice is required for Council to approve the lease of City-owned property without a public offering. Notice regarding this proposal has been advertised in accordance with Bylaw No. 2020-28 *The Public Notice Policy Bylaw, 2020*.

The Foundation will be informed of any decision of Council.

DISCUSSION

The Foundation currently subleases space from the Saskatchewan Roughriders Football Club (SRFC) at Mosaic Stadium. With Regina being chosen as the host City for the 2027 Grey Cup, a portion of the space subleased by the Foundation is required by the SRFC for planning activities. The Foundation is requesting to lease 652 square feet of vacant space within the stadium to maintain their collaborative relationship with the SRFC.

The space was previously used by Regina Exhibition Association Limited (REAL) but is no longer required by REAL. The proposed lease is for an initial term of two years from April 1, 2026 to March 31, 2028. The Foundation has requested the option to extend the lease so an additional option to renew for five years on the same terms and conditions has been included. Other terms and conditions of the lease will be generally consistent with those of other tenants within the stadium, as applicable. Minor amendments to the City's agreement with REAL will also be required to acknowledge the expanded leased premises.

DECISION HISTORY & AUTHORITY

None with respect to this report.

Respectfully Submitted,



Chad Jedlic, Director
Land, Real Estate & Economic Development

Respectfully Submitted,



Daren Anderson, Chief Financial Officer
& Deputy City Manager

Prepared by: Sherri Hegyi, Business Performance Consultant



Banking Service Agreement & Short-term Borrowing

| | |
|---------------------|--------------------------------------|
| Date | February 25, 2026 |
| To | Mayor Bachynski and City Councillors |
| From | Executive Committee |
| Service Area | Financial Services |
| Item # | CR26-4 |

RECOMMENDATION

That City Council:

1. Approve the continued appointment of the Bank of Montreal (BMO) as the City of Regina's (City) financial institution until April 30, 2037 subject to the negotiation of and entering into the extensions of the banking agreements identified in these recommendations;
2. Delegate authority to the CFO or designate to negotiate and approve an extension of all of the financial services provided through BMO and entities providing BMO corporate credit card services and national merchant services until April 30, 2037 under the existing banking and credit card agreements and any amendments to these agreements that are required to update banking and credit card services during this time frame including any ancillary agreements or documents required to give effect to these agreements as well as any new agreements with BMO and related entities during this term (if needed);
3. Authorize the City Clerk to execute any necessary banking and credit card agreements after review and approval by the City Solicitor; and
4. Refer the following recommendations to the February 26, 2026 Audit and Finance Committee meeting:

That City Council:

- a. Approve the following, subject to the necessary borrowing bylaw to be passed by City

Council:

- i. Approve new short-term borrowing by an increase of the City's line of credit from \$9 million to \$20 million and an increase of the City's corporate credit card program limit from \$1 million to \$1.5 million.
 - ii. Authorize the Chief Financial Officer and Deputy City Manager (CFO), to engage and negotiate with BMO to obtain a line of credit of \$20 million and corporate credit card program limit of \$1.5 million plus any related interest or other costs of the debt for a term that extends until April 30, 2037.
 - iii. Authorize the CFO to negotiate, approve and enter into all necessary agreements to facilitate the line of credit of \$20 million and credit card limit of \$1.5 million plus any related interest or other costs of the debt resulting in this borrowing and return to City Council for final approval of the debt and terms in the borrowing bylaw.
- b. Instruct the City Solicitor to prepare a new borrowing bylaw or to amend the current *Short-Term Borrowing Bylaw*, Bylaw No. 2020-15, based on the terms and conditions negotiated by the CFO and return to City Council for approval.

HISTORY

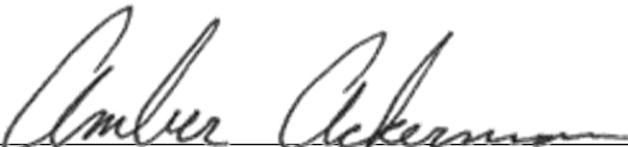
At its February 11, 2026, meeting, the Executive Committee considered the attached report *EX26-7 Banking Service Agreement and Short-term Borrowing* from the Financial Services division.

The Committee adopted a resolution to concur in items #1, #3, #5, and #6 of the recommendations contained in the report and made a motion to recommend that City Council refer items #2 and #4 to the February 26, 2026, Audit and Finance Committee meeting.

Recommendation #6 of the attached report does not require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE


Amber Ackerman, Acting City Clerk 2/18/2026

ATTACHMENTS

EX26-7 Banking Service Agreement and Short Term Borrowing



Banking Service Agreement & Short-term Borrowing

| | |
|---------------------|-------------------------------------|
| Date | February 11, 2026 |
| To | Executive Committee |
| From | Financial Strategy & Sustainability |
| Service Area | Financial Services |
| Item No. | |

RECOMMENDATION

Executive Committee recommends City Council:

1. Approve the continued appointment of the Bank of Montreal (BMO) as the City of Regina's (City) financial institution until April 30, 2037 subject to the negotiation of and entering into the extensions of the banking agreements identified in these recommendations;
2. Approve the following, subject to the necessary borrowing bylaw to be passed by City Council:
 - a. Approve new short-term borrowing by an increase of the City's line of credit from \$9 million to \$20 million and an increase of the City's corporate credit card program limit from \$1 million to \$1.5 million.
 - b. Authorize the Chief Financial Officer and Deputy City Manager (CFO), to engage and negotiate with BMO to obtain a line of credit of \$20 million and corporate credit card program limit of \$1.5 million plus any related interest or other costs of the debt for a term that extends until April 30, 2037.
 - c. Authorize the CFO to negotiate, approve and enter into all necessary agreements to facilitate the line of credit of \$20 million and credit card limit of \$1.5 million plus any related interest or other costs of the debt resulting in this borrowing and return to City Council for final approval of the debt and terms in the borrowing bylaw.

3. Delegate authority to the CFO or designate to negotiate and approve an extension of all of the financial services provided through BMO and entities providing BMO corporate credit card services and national merchant services until April 30, 2037 under the existing banking and credit card agreements and any amendments to these agreements that are required to update banking and credit card services during this time frame including any ancillary agreements or documents required to give effect to these agreements as well as any new agreements with BMO and related entities during this term (if needed);
4. Instruct the City Solicitor to prepare a new borrowing bylaw or to amend the current *Short-Term Borrowing Bylaw*, Bylaw No. 2020-15, based on the terms and conditions negotiated by the CFO and return to City Council for approval;
5. Authorize the City Clerk to execute any necessary banking and credit card agreements after review and approval by the City Solicitor; and
6. Approve these recommendations at its meeting on February 25, 2026.

ISSUE

The City's agreements with BMO and entities providing BMO corporate credit card services and national merchant services, which were entered into in April 2020, expire on April 30, 2027. While these current agreements were awarded through a competitive procurement process, the City is not required to issue a request-for-proposal (RFP) for financial services. In addition, based on the satisfactory working relationship, financial considerations and operational impacts, the analysis concludes that issuing an RFP is not necessary at this time. As such, Administration is requesting to extend the current agreements for 10 years to April 30, 2037. Where possible, the extensions of the terms of the banking agreements would be done through shorter terms with renewals until 2037 and would include the ability to terminate the agreements with shorter notice periods of 30-90 days so that the City can terminate the agreements if unhappy with the services.

To ensure there is appropriate short-term borrowing in case of an emergency, Administration is recommending an \$11 million increase to the City's line of credit. To improve efficiency, Administration is recommending a \$0.50 million increase to the credit card limit.

IMPACTS

Financial Impact

The Canadian municipal banking market is highly concentrated, with only a small number of institutions capable of meeting the City's requirements. An RFP is unlikely to generate meaningful competition or materially better pricing. The cost of running and implementing a competitive process will take approximately 16 employees over six to nine months. These costs will outweigh any marginal benefit gain in potentially reduced fees or increase in interest revenue. Maintaining the

existing provider supports financial stability, continuity of service, the City's financial perspective to be financially responsible and prudent stewards of public resources, and its service promise to be efficient.

In addition to the authority to extend the existing banking agreements or enter into new agreements with BMO (if required), Administration is seeking authority for the CFO to negotiate and approve any amendments to the banking agreements during the term. This would include amendments to the fees under the agreements and additional services.

As of December 31, 2025, the City's debt limit is \$890 million, its consolidated debt compared to the debt limit totalled \$565.14 million resulting in \$324.86 million of debt room. In terms of meeting the debt limit set by the Saskatchewan Municipal Board, increasing the current short-term borrowing from \$10 million to \$20.5 million will not result in the City exceeding its established debt limit of \$890 million.

There is an additional debt limit set out in section 136 of *The Cities Act* for borrowing for the purposes of financing operating expenditures. As this line of credit and corporate credit card program can be used for financing operating, this debt limit must also be met. Pursuant to section 136, the amount to be borrowed together with any unpaid principal of other borrowings made for operating expenditures will not exceed an amount equal to the sum of (i) twice the amount that the City estimates it will raise in taxes in the year the borrowing is made and (ii) the amount that the City will receive in unconditional provincial or federal grants in the year the borrowing is made. Using this calculation, this amount is estimated at \$860 million. The City Administration confirms the operating borrowing contemplated does not exceed this limit.

Legal Impact

Clause 50(h) of Schedule D to *The Regina Administration Bylaw*, being Bylaw No. 2003-69, allows for non-standard procurement for categories that are identified in the trade treaties but not otherwise articulated in section 50 of Schedule D. Clauses 11(g) and (h) of Article 504 of the *Canada Free Trade Agreement* states that government procurement does not apply to procurement or acquisition of fiscal agency or depository services; nor to procurement of financial services respecting the management of government financial assets and liabilities (i.e. treasury operations), including ancillary advisory and information services, whether or not delivered by a financial institution.

As such, the CFO can approve a non-standard procurement of over \$75,000 allowing the City to extend or enter into a new contract with BMO without following the usual competitive procurement processes requiring the issuing of an RFP. However, City Council approval is required if these agreements go beyond 10 years, if the amount of the contract exceeds \$750,000 for consulting and professional services or the contracts involve borrowing. As the current agreement and the proposed extension in the recommendations go beyond 10 years, the amount exceeds \$750,000

and short-term borrowing is contemplated, City Council's approval is being requested through this report.

Strategic Priority Impact

Extending the current banking agreements for 10 years represents financially responsible and prudent stewardship of resources as required by the Sustain Financial Perspective of the City's 2026-29 Strategic Plan, as it allows for uninterrupted banking services, avoids unnecessary operational risk, and ensures efficient use of staff resources.

There are no policy, labour, environmental, Indigenous, or community well-being impacts respecting this report.

OTHER OPTIONS

Recommendation 1 – Banking Service Agreements

A. Approve the continued appointment of the Bank of Montreal (BMO) as the City of Regina's financial institution until April 30, 2037 subject to the negotiation of and entering into the extensions of the banking agreements identified in these recommendations. (RECOMMENDED)

Pros:

- Remaining with the current bank is efficient and provides high stability, low operational risk, strong value for money, and alignment with financial perspective and service promise, particularly since the incumbent is performing well and current fees are competitive.
-
- Avoids over approximately 10,000 hours of City staff over six to nine months to implement a complete transition of operations to a new bank.

Cons:

- Choosing not to run an RFP may create perception risks and potentially limit negotiating leverage.

B. Delegate authority to the CFO or designate to use an Advance Contract Award Notice to advise of the intention to award BMO unless other financial institutions respond that they can provide the services for a significant benefit (total of less fees and increases in interest revenue on bank balances) than the current agreement, for a 10-year term. If there are financial institutions that respond, an RFP would be conducted but if there are no financial institutions that respond then BMO would be extended until April 30, 2037 subject to the negotiation of and entering into the extensions of the banking agreements identified in these recommendations.

Pros:

- Ensures the implementation costs are fully covered by fee savings or interest earned on bank accounts realized in the next agreement.
- Issuing an RFP may offer benefits in transparency and possible competitive rates.

Cons:

- Issuing an RFP introduces significant operational risks, resource demands, and potential disruption to a stable operating environment.
- It will require over 10,000 hours of City staff to implement over six to nine months for a complete transition of operations to a new bank.

Recommendation 2 – Short-term Borrowing

A. Approve new short-term borrowing by an increase of the City’s line of credit from \$9 million to \$20 million and an increase of the City’s corporate credit card program limit from \$1 million to \$1.5 million. (RECOMMENDED)

Pros:

- Increasing the line of credit and credit card limit will improve cashflow flexibility and provide a financial buffer for emergencies or unexpected capital needs without immediately resorting to long-term borrowing. For example, the line of credit of \$20 million will cover approximately two payroll cycles in the case of a cyber event.
- It will allow for more efficient operations while avoiding the need for multiple credit card payments during the month.

Cons:

- Removes \$11.5 million of debt room available for future capital projects.

B. Do not approve the increase in the line of credit and credit card limit.

Pros:

- The \$11.5 million debt room will be available for future capital projects.

Cons:

- Keeping the limits unchanged may result in the full debt capacity being used for projects, leaving no debt room for emergencies.
- It can also limit the ability to respond quickly to emergencies or unexpected operational needs.

COMMUNICATIONS & ENGAGEMENT

None with respect to this report.

DISCUSSION

Banking Service Agreements

The City has utilized BMO for the past seven years and remains satisfied with the quality of its services and associated fees. The following is a general list of the services covered under the current banking agreements with BMO, entities providing BMO credit card services, and merchant services.

1. Treasury Services

- a. Accounting Information Solutions
 - i. Online Banking for Business
 - ii. Cheque Image Service
 - iii. Currency IVR (Interactive Voice Response)

- b. Receivable Solutions
 - i. Electronic Funds Transfer Services
 - ii. Financial Electronic Data Interchange (EDI) Service – Receivable
 - iii. FirstBank Deposit Service
 - iv. Bill Payment Service
 - v. BMO DepositEdge Service

- c. Payment Solutions
 - i. Digital Cheque Service (Positive Pay)
 - ii. Electronic Funds Transfer (EFT) Services – EFT Credit
 - iii. Wire Payment Service
 - iv. Financial Electronic Data Interchange (EDI) Service – Account Payable

2. Credit Card

3. Line of Credit (LOC)

4. Merchant Services

- a. In Person Terminals

- b. Online eCommerce

- c. Pre-Authorized Debt (PAD)

The purpose of the following discussion is to further evaluate whether the City should initiate an RFP for banking services. The City's current bank provides competitive fees, strong performance, reliable compliance, and a good understanding of the City's comprehensive banking needs. Transitioning to a new bank would introduce significant administrative burden and operational disruptions with no evidence that an RFP would generate meaningful improvements in pricing, service quality or increases in interest rates for bank balances.

1. Alignment With Policy and Legislation - Maintaining the current banking arrangements remains fully compliant with internal procurement rules. City procurement policies and relevant legislation allow exceptions to the competitive processes. There is no legislative requirement for municipalities to competitively tender banking services. Clause 50(h) of Schedule D to *The Regina Administration Bylaw*, being Bylaw No. 2003-69, allows for non-standard procurement for categories that are identified in the trade treaties but not otherwise articulated in section 50 of Schedule D. Clauses 11(g) and (h) of Article 504 of the *Canada Free Trade Agreement* states that government procurement does not apply to procurement or acquisition of fiscal agency or depository services; nor to procurement of financial services respecting the management of government financial assets and liabilities (i.e. treasury operations), including ancillary advisory and information services, whether or not delivered by a financial institution. As such, the CFO can approve a non-standard procurement over \$75,000 allowing the City to enter into a new contract with BMO without following the usual competitive procurement processes requiring the issuing of RFP. City Council approval is required if these agreements go beyond 10 years, if the amount of the contract exceeds \$750,000 for consulting and professional services or if borrowing is contemplated.
2. Market Structure & Limited Competition - The Canadian municipal banking market is highly concentrated, with only a small number of institutions capable of meeting City requirements.
3. Cost Benefit Inefficiency - Banking RFPs require significant staff time, and transition planning and execution estimated at over 10,000 hours. Even if a new provider offered savings or increased interest rate on the bank account it could be negligible relative to the administrative burden of switching banks which takes approximately 16 people over six to nine months in a variety of areas to complete.
4. Operational Disruption & Transition Risk - Banking is deeply embedded in payroll, accounting systems, accounts payable, revenue collection, online banking, merchant services (point of sale systems), and automated integrations. Switching providers would require reconfiguring systems, retraining staff, updating vendor and customer payment information, and re-establishing security protocols. Transition periods introduce risk of payment delays, reconciliation errors, and service interruptions. Rebuilding these integrations is costly, time-consuming, and introduces risk. Maintaining the current provider avoids system redevelopment and testing cycles.
5. Cybersecurity & Fraud-Prevention Stability - Existing banking arrangements include established fraud controls, secure file-transfer protocols, and multi-factor authentication systems. Transitioning to a new bank requires rebuilding all security integrations, increasing exposure to

cyber-risk during the changeover. Maintaining the current provider preserves a stable, tested security environment.

6. Service Quality & Performance Reliability - The current provider is meeting service expectations, so an RFP offers no operational advantage. Public-sector banking requires high reliability, rapid issue resolution, and specialized support all of which are already in place. Changing providers could degrade service quality especially during the transition period.
7. Urgency or Timing Requirements - There is no urgent operational, financial, or regulatory trigger requiring an immediate RFP. Conversely, an RFP at this time would compete with several Treasury initiatives, including debt management, reserve strategy improvements, capital governance improvements and cash-flow forecasting enhancements. Given current timing and workload, deferring an RFP is the most responsible and efficient option.

Short-term Borrowing

A recommended line of credit of \$20 million, along with a credit card limit of \$1.5 million, will provide the City with sufficient financial flexibility to respond effectively to emergencies and maintain smooth day-to-day operations. For instance, in the event of a cyber incident that disrupts the City's ability to collect taxes, a \$20 million line of credit would fund approximately two payroll cycles. It would also offer the capacity to address urgent costs arising from physical emergencies that require immediate action and payment.

To achieve this level of readiness, the City's current \$9 million line of credit would need to be increased by \$11 million, and the existing \$1 million credit card limit would need an additional \$0.5 million.

Debt Room Available

The \$11.5 million increase in the line of credit and credit card limit reduces the debt room available for future capital projects to \$39.63 million in 2030. Table 1 below shows the debt room available after updated for the following direction from City Council in *CM25-19 2026-2027 Budget*

Deliberations:

- excludes capital projects currently identified as requiring future debt but not yet approved for funding by City Council through a budget approval process;
- includes future capital projects with project plans and funding sources that have received City Council approval that require debt;
- includes approved capital projects requiring debt that have not yet been funded;
- includes an analysis of the debt room available within the current debt limit over the next five years, given expected timelines of approved capital projects; and

- includes the debt room available for the Central Library Renewal Project.

Table 1: Estimated Debt Room Available

| | Dec 31 |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 |
| City of Regina Debt | \$431.51 | 424.17 | 416.47 | 408.40 | 399.96 | 391.11 |
| City of Reging Line of Credit and Credit Card | 10.00 | 10.00 | 10.00 | 10.00 | 10.00 | 10.00 |
| REAL Debt Limit | 21.00 | 21.00 | 21.00 | 21.00 | 21.00 | 21.00 |
| Buffalo Pound Debt | \$102.63 | 98.80 | 94.82 | 90.69 | 86.40 | 81.95 |
| Total Consolidated Debt | 565.14 | 553.97 | 542.29 | 530.09 | 517.36 | 504.07 |
| Increase to Line of Credit and Credit Card | \$0.00 | \$11.50 | \$11.50 | \$11.50 | \$11.50 | \$11.50 |
| Total Consolidated Debt | \$565.14 | \$565.47 | \$553.79 | \$541.59 | \$528.86 | \$515.57 |
| New Debt for Approved Project | | | | | | |
| Indoor Aquatic Facility | | \$100.00 | \$100.00 | \$100.00 | \$100.00 | \$100.00 |
| Indoor Aquatic Facility | | | \$41.00 | \$41.00 | \$41.00 | \$41.00 |
| Geothermal Heating Facility | | | | \$13.80 | \$13.80 | \$13.80 |
| NW Regional Lift Station | | | \$60.00 | \$60.00 | \$60.00 | \$60.00 |
| Waste Water Treatment Plant | | | | \$120.00 | \$120.00 | \$120.00 |
| Total New Debt | \$0.00 | \$100.00 | \$101.00 | \$133.80 | \$0.00 | \$0.00 |
| Debt compared to Debt Limit | \$565.14 | \$665.47 | \$754.79 | \$876.39 | \$863.66 | \$850.37 |
| Debt Limit | \$890.00 | \$890.00 | \$890.00 | \$890.00 | \$890.00 | \$890.00 |
| Debt Room Available | \$324.86 | \$224.53 | \$135.21 | \$13.61 | \$26.34 | \$39.63 |
| Note 1 - These figures could be subject to change due to finalization of costs and inflationary adjustments. | | | | | | |

*Regina Exhibition Association Limited (REAL)

DECISION HISTORY & AUTHORITY

On January 29, 2020, City Council considered report *CR20-7 Authorization to Negotiate and Award Banking Services & Purchase Card Program RFP* adopted the following resolutions:

1. Delegate the authority to the Executive Director, Financial Strategy & Sustainability, to designate and appoint the City’s financial institution based on the results of the negotiated Request for Proposals (RFP) process outlined in this report;
2. Delegate the authority to the Executive Director, Financial Strategy & Sustainability to negotiate, approve, award and enter into all professional banking and related contracts with the highest ranked proponent selected through the negotiated RFP process for a five-year term. The contracts include, but are not limited to, an agreement for business banking, treasury services master agreement, purchasing card program agreement and additional

auxiliary banking service agreements and schedules;

3. Authorize the City Clerk to execute the necessary agreements after review and approval by the City Solicitor; and
4. Instruct the City Solicitor to prepare the necessary borrowing bylaw for the overdraft provision in any agreement for business banking (i.e. short term debt) to be brought forward at a later date for approval once the City's financial institution is appointed.

On September 25, 2024, City Council Considered report *CR24-109 Bank of Montreal Bank Extension* and adopted the following resolutions:

1. Approve the continued appointment of the Bank of Montreal (BMO) as the City of Regina's (City) financial institution for a further two-year period subject to the negotiation of and entering into the extensions of the agreements identified in recommendation two of this report;
2. Delegate authority to the Deputy City Manager, Financial Strategy & Sustainability to negotiate, approve and enter extensions to May 1, 2027 for the following agreements: a) The Master Banking Agreement with BMO, the National Merchant Agreement with Moneris and the Corporate Card Agreement with BMO US for a two-year period; and b) Such additional auxiliary banking service agreements relating to the Business Banking and Auxiliary Services Agreement as identified in this report;
3. Authorize the City Clerk to execute the necessary agreements after review and approval by the City Solicitor; and
4. Instruct the City Solicitor to prepare the necessary borrowing bylaw for the line of credit and overdraft provision and corporate credit card program based on the information outlined in this report.

Respectfully Submitted,



Charlene Callander
Director, Treasury

Respectfully Submitted,



Daren Anderson
Chief Financial Officer and Deputy City Manager

Prepared by: Charlene Callander, Director, Treasury



Semi-Annual Review of Closed Executive Committee Items

| | |
|---------------------|--------------------------------------|
| Date | February 25, 2026 |
| To | Mayor Bachynski and City Councillors |
| From | Executive Committee |
| Service Area | Office of the City Clerk |
| Item # | CR26-12 |

RECOMMENDATION

That City Council receive and file this report.

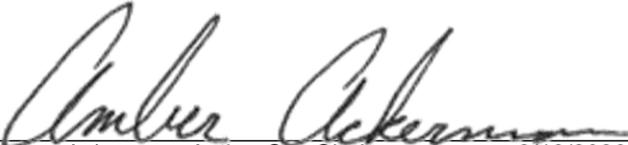
HISTORY

At its February 11, 2026, meeting, the Executive Committee considered in **private** session, the attached report *E26-5 Semi-Annual Review of Closed Executive Committee Items* from the Office of the City Clerk.

The Committee adopted a resolution to concur in the recommendation contained in the report.

Respectfully submitted,

EXECUTIVE COMMITTEE



Amber Ackerman, Acting City Clerk 2/18/2026

ATTACHMENTS

E26-5 Semi-Annual Review of Closed Executive Committee Items
Schedule1-ReportsForwardedtoCouncil



Semi-Annual Review of Closed Executive Committee Items

| | |
|---------------------|--------------------------|
| Date | February 11, 2026 |
| To | Executive Committee |
| From | City Clerk's Office |
| Service Area | Office of the City Clerk |
| Item No. | E26-5 |

RECOMMENDATION

The Executive Committee recommends that City Council receive and file this report at its February 25, 2026 meeting.

ISSUE

In accordance with subsection (4) of Schedule "A" of Bylaw No. 9004, *The Procedure Bylaw*, Administration shall, on a semi-annual basis, review the confidential minutes of all Executive Committee meetings and report on items that may be released to the public.

IMPACTS

Strategic Priority Impact

A regular review of matters considered in private session aligns with the Strategic Priority of Operational Excellence by promoting an open and transparent government.

There are no financial, legal, policy, labour, environmental, Indigenous or Inclusion, Diversity, Equity & Accessibility impacts with respect to this report.

OTHER OPTIONS

None with respect to this report.

COMMUNICATIONS & ENGAGEMENT

Reports included on public agendas are available on the City's website.

DISCUSSION

Reports considered by the Executive Committee in private session from July 1, 2025 through December 31, 2025 have been compiled into the following schedule attached to this report:

Schedule1 - Reports Forwarded to Council

Reports considered by the Committee and subsequently forwarded to City Council for approval.

DECISION HISTORY & AUTHORITY

At its meeting on July 30, 2025, City Council considered item *CR25-92 Semi-Annual Review of Closed Executive Committee Items* and adopted a resolution to receive and file the report.

Respectfully Submitted,



Martha Neovard, Acting Deputy City Clerk
Office of the City Clerk

Respectfully Submitted,



Amber Ackerman, Acting City Clerk
Office of the City Clerk

Prepared by: Jen Gentile, Council Officer

ATTACHMENTS

Schedule1 - Reports Forwarded to Council

**REVIEW OF CLOSED EXECUTIVE COMMITTEE ITEMS
JULY 1, 2025 – DECEMBER 31, 2025**

REPORTS FORWARDED TO CITY COUNCIL

| Date Considered | Subject | Date Submitted to Council |
|---|---|---------------------------|
| July 23, 2025 <i>(special meeting)</i> | E25-23: Update: Personnel Matter | July 30, 2025 |
| July 23, 2025 | E25-24: Appointment to Regina Public Library Board | July 30, 2025 |
| July 23, 2025 | E25-25: Tentative Agreement - CUPE Local 7 | July 30, 2025 |
| July 23, 2025 | E25-26: Tentative Agreement - IAFF Local 181 | July 30, 2025 |
| July 23, 2025 | E25-28: Semi-Annual Review of Closed Executive Committee Items | July 30, 2025 |
| August 20, 2025 | E25-29: Appointments to Accessibility Advisory Committee & Regina Planning Commission | August 27, 2025 |
| September 17, 2025 | E25-32: Regina Exhibition Association Limited - Appointment of Directors | September 24, 2025 |
| September 17, 2025 | E25-33: Rapid Housing Initiative 3 – Project Update | September 24, 2025 |
| November 12, 2025 | E25-36: 2026 Elected Official Committee Appointments | November 19, 2025 |
| November 12, 2025 | E25-37: 2025 Citizen Appointments to Boards and Committees | November 19, 2025 |
| November 26, 2025 | E25-39: Western Potash Agreement Report | December 3, 2025 |
| November 26, 2025 | E25-40: The Yards - Next Steps | December 3, 2025 |



Appointment to Regina Public Library and Human Resources Sub-Committee Governance

| | |
|---------------------|--------------------------------------|
| Date | February 25, 2026 |
| To | Mayor Bachynski and City Councillors |
| From | Executive Committee |
| Service Area | Office of the City Clerk |
| Item # | CR26-13 |

RECOMMENDATION

That City Council:

1. Approve the following appointment to the Regina Public Library Board for a term of office indicated as follows:

Mary Weimer February 25, 2026 to December 31, 2026

2. Instruct the City Solicitor to prepare the necessary bylaw to amend Bylaw No. 2009-40 The Committee Bylaw, 2009 to decrease the composition of the number of appointed members of the Executive Committee appointed annually by Council to the Executive Committee Human Resources Sub-Committee (Sub-Committee) outlined in Schedule A, Table 2, clause 4(3)(a) of the bylaw from three to two members, and the Mayor's annual appointment remain unchanged to come into effect January 1, 2027.

HISTORY

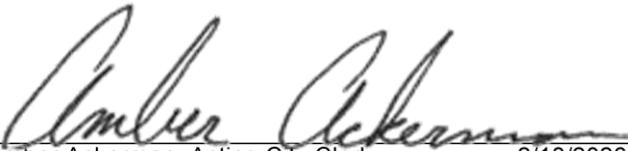
At its February 11, 2026, meeting, the Executive Committee considered in **private** session, the attached report *E26-6 Appointment to Regina Public Library and Human Resources Sub-Committee Governance* from the Office of the City Clerk.

The Committee adopted a resolution to concur in the recommendation contained in the report.

Recommendation #3 of the attached report does not require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE



Amber Ackerman, Acting City Clerk 2/18/2026

ATTACHMENTS

E26-6 Appointment to Regina Public Library and Human Resources Sub-Committee Governance

IMPACTS

Policy Impact

In accordance with City Council's policy statement to Strengthening Eligibility and Diversity Requirements for board and committee representation:

"City Council values and seeks to further enhance the inclusive nature of Regina through living the values of respect and trust, celebrating the strength that comes from diversity and inviting participation from all in decision making. Nominees will have been recruited through an inclusive, transparent and equitable process and appointments made by City Council will reflect these objectives.

Representative citizen members provide a varied and valued perspective, reflecting and honouring the diversity of our community and bring experience, skills and expertise that contribute to good governance and informed decision making."

Serving on a committee of Council is both a privilege and means for the public to communicate with Council on behalf of the community. The time, effort and expertise members dedicate to committees of Council is invaluable and contributes significantly to the Official Community Plan Section E, Goal 2: Community Engagement 14.14 *"Engage the public in planning and other City matters, in accordance with established procedures."*

There are no financial, legal, labour, environmental, strategic priority, Indigenous or Inclusion, Diversity, Equity & Accessibility impacts with respect to this report.

OTHER OPTIONS

Appointment to the Regina Public Library Board

Option 1: Appoint the individual to fill the vacant position on the Regina Public Library Board as outlined in this report (Recommended).

Option 2: Refer this matter back to the City Clerk to readvertise and bring forward a report to a future meeting (Not Recommended).

Risk: Pursuant to Section 13(3)b of the *Public Libraries Act, 1996*, council shall fill a vacancy arising from any cause at the first meeting of the council after the vacancy occurs.

Executive Committee Human Resources Sub-Committee (Sub-Committee) Governance

Option 1 - Come into effect January 1, 2027 (Recommended):

Approve the change to the composition to decrease the number of appointed members of the Sub-Committee annually by City Council from three to two; and the Mayor's annual appointment remain unchanged; and that this change come into effect January 1, 2027.

Risk: In governance, it is best to ensure that the composition of boards and committees be comprised of an odd number of total appointed members. This is to avoid tie votes, which means a motion or amendment fails, and the status quo remains.

Option 2 – Come into effect right away on passage of the Bylaw

Approve the change to the composition to decrease the number of appointed members of the Sub-Committee annually by City Council from three to two; and the Mayor's annual appointment remain unchanged; and that this change come into effect upon passage of the Bylaw.

Option 3 – Status Quo (Not Recommended)

Risk: This option does not align with general governance principles; or the compositions of the other boards and committees of Council that are enforced through *Bylaw No. 2009-40 The Committee Bylaw, 2009*.

COMMUNICATIONS & ENGAGEMENT

Advertisements inviting interested citizens to apply for the vacancy were posted on Regina.ca and various social media platforms including Facebook and LinkedIn. The advertising period for the Regina Public Library Board occurred from January 5, 2026 to January 12, 2026. The deadline for applications was January 12, 2026.

After City Council has finalized the appointment, all applicants will be notified in writing of the outcome of their applications.

DISCUSSION

The Executive Committee is required to nominate individuals for City Council consideration to the Regina Public Library Board.

On January 29, 2025, City Council considered item *CR25-10 2025 Citizen Appointments to Boards and Committees* and adopted a resolution to approve the following appointments to the Regina Public Library Board for a term of office as indicated below:

| | |
|-------------------|---------------------------------------|
| Carly Romanow | January 29, 2025 to December 31, 2026 |
| Jumoke Oni | January 29, 2025 to December 31, 2026 |
| Kristi Yee | January 29, 2025 to December 31, 2026 |
| Michael Redenback | January 29, 2025 to December 31, 2026 |

Respectfully Submitted,



Martha Neovard, Acting Deputy City Clerk
Office of the City Clerk

Respectfully Submitted,



Amber Ackerman, Acting City Clerk
Office of the City Clerk

Prepared by: Melissa Munroe, Executive Assistant



Professional Services City Council Approval

| | |
|---------------------|--|
| Date | February 25, 2026 |
| To | Mayor Bachynski and City Councillors |
| From | Executive Committee |
| Service Area | Communications, Service Regina & Tourism |
| Item # | CR26-5 |

RECOMMENDATION

That City Council:

1. Authorize the Director, Technology or designate to negotiate, award, enter into an Agreement for professional services over \$750,000, authorize any amendments to the Agreement that do not substantially change what is described in this report and to authorize any ancillary agreements or documents to give effect to the agreement to support the modernization of a corporate work & asset management system;
2. Authorize the Director, Technology or designate to negotiate, award, enter into an Agreement for professional services over \$750,000, authorize any amendments to the Agreement that do not substantially change what is described in this report and to authorize any ancillary agreements or documents to give effect to the agreement to support the modernization and implementation of a customer relationship management (CRM) system; and
3. Authorize the City Clerk to execute the necessary agreements after review and approval by the City Solicitor.

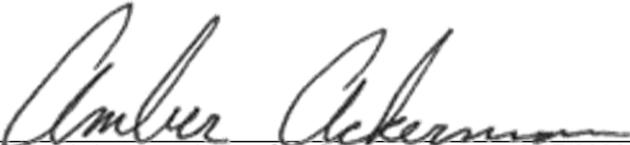
HISTORY

At its February 11, 2026, meeting, the Executive Committee considered the attached report *EX26-4 Professional Services City Council Approval* from the Communications, Service Regina & Tourism division.

The Committee adopted a resolution to concur in the recommendation contained in the report.

Respectfully submitted,

EXECUTIVE COMMITTEE



Amber Ackerman, Acting City Clerk 2/17/2026

ATTACHMENTS

EX26-4 Professional Services City Council Approval



Professional Services City Council Approval

| | |
|---------------------|--|
| Date | February 11, 2026 |
| To | Executive Committee |
| From | Communications, Service Regina & Tourism |
| Service Area | Communications, Service Regina & Tourism |
| Item No. | |

RECOMMENDATION

Executive Committee recommends that City Council:

1. Authorize the Director, Technology or designate to negotiate, award, enter into an Agreement for professional services over \$750,000, authorize any amendments to the Agreement that do not substantially change what is described in this report and to authorize any ancillary agreements or documents to give effect to the agreement to support the modernization of a corporate work & asset management system.
2. Authorize the Director, Technology or designate to negotiate, award, enter into an Agreement for professional services over \$750,000, authorize any amendments to the Agreement that do not substantially change what is described in this report and to authorize any ancillary agreements or documents to give effect to the agreement to support the modernization and implementation of a customer relationship management (CRM) system.
3. Authorize the City Clerk to execute the necessary agreements after review and approval by the City Solicitor.

ISSUE

The City is undertaking two major system implementations which involve the use of Professional Services via implementation partners.

Because of the complexity and scale of these projects, professional services are required for each, and each contract will exceed \$750,000. This requires City Council approval.

IMPACTS

Financial Impact

Funding for these capital projects has been included in previously approved budgets by Council. No additional funding is being requested in this report.

Indigenous Impact

The Indigenous Procurement Policy will be followed when seeking Professional Services.

There are no policy, strategic priority, labour, community well-being, legal or environmental impacts respecting this report.

OTHER OPTIONS

OPTION 1 - RECOMMENDED

Approve Professional Services in excess of \$750,000 for an implementation partner for each project. Advantages of pursuing this option would be to leverage external expertise in system implementation, increasing the success of system implementation and improving the City's return on investment (ROI). This option would also result in improved integration between these systems and other connecting systems, creating process improvements and efficiencies.

Option 2:

The City performs the implementations with Professional Services at a total cost of <\$750,000. The sole advantage would be reduced overall costs of Professional Services. Disadvantages would be that we would greatly reduce the scope of the implementation, limiting the functionality of the implementation. There is also no certainty that an implementing partner would agree to a contract with reduced scope. We would not be able to achieve the desired outcomes of the system implementations, leaving the City with solutions that are underutilized and do not meet operational/functional needs.

COMMUNICATIONS & ENGAGEMENT

There are no communication or engagement requirements related to these recommendations.

DISCUSSION

The City is embarking on two large system implementations in 2026. Each of these requires

approval from Council to exceed \$750,000 in consulting services, as specified in the Administration Bylaw.

The first project modernizes our corporate work and asset management system. The City currently uses Oracle Work & Asset Management (WAM) for managing internal work orders and internal costing/billing for work throughout the City. The City conducted a Business Value Assessment in 2025 to identify the potential benefits of upgrading this system and leveraging fuller capabilities. Based on the results of that assessment, the City plans to upgrade the application and implement broader functionality. The City targets Q2 2026 to award a contract and begin implementation. This work will span through 2026 and 2027.

The second project modernizes our Customer Relationship Management (CRM) system. This solution will improve the City's ability to interact with citizens, respond to service requests and ultimately deliver services more effectively. An implementation partner was contracted to complete a preliminary planning phase which will end in Q1 2026. Implementation commences as a subsequent phase.

Implementation partners play a pivotal role in ensuring complex software implementations deliver value quickly, efficiently, and with minimal risk. Their deep product expertise and exposure to diverse industries allow them to apply proven configurations, avoid common pitfalls, and accelerate delivery. This expertise is difficult and costly for most organizations to build internally, especially when the implementation spans multiple business units, integrations, or regulatory environments.

A partner brings structure and predictability through established methodologies that reduce uncertainty, improve estimation, and shorten time to value. They provide specialized talent—including solution architects, integration developers, security experts, and change management professionals—without requiring organizations to hire or train these skills. This access to a broad range of capabilities ensures that complex elements such as data migration, system integrations, and process redesign are executed correctly the first time.

Working with a partner also mitigates risk. Large implementations often fail due to scope creep, misaligned requirements, or technical missteps; partners leverage tools, templates, and past lessons to prevent these issues. Their direct relationships with software vendors offer additional advantages, such as early visibility into product roadmaps and priority access to support, which improves decision-making and speeds issue resolution.

Beyond technical delivery, partners support user adoption and organizational change, helping employees transition to new processes and ensuring the system is used as intended. This is critical for achieving return on investment. Both of these system implementations intend to support our front line employees with assisting customers or managing their work. Having partners in place from the

requirements gathering stage to training and implementation will be critical to these projects' success.

After go-live, partners provide ongoing support, optimization, and scalability planning so the solution can evolve with the business.

Perhaps most importantly, partners offer an objective perspective. Internal teams often replicate existing processes rather than challenge them. A partner brings external insight and encourages modern, efficient ways of working that fully leverage the capabilities of the new platform. While engaging an implementation partner is an investment, the reduced rework, faster delivery, and higher implementation success rate typically result in lower total cost and higher long-term value.

DECISION HISTORY & AUTHORITY

The recommendation contained within this report requires City Council approval.

Respectfully Submitted,



Carole Tink, Director, Technology

Respectfully Submitted,



Jennifer Johnson, Deputy City Manager,
Communications, Service Regina &
Tourism

Prepared by: Geoff Chomos, Manager, Business Solutions

ATTACHMENTS: None



Boundary Alteration - 2026 Property Tax Exemptions

| | |
|---------------------|--|
| Date | February 25, 2026 |
| To | Mayor Bachynski and City Councillors |
| From | Executive Committee |
| Service Area | Assessment & Property Revenue Services |
| Item # | CR26-6 |

RECOMMENDATION

That City Council:

1. Approve the property tax mitigation tools for the Future Long-Term Growth, Southeast Mitigation, and Agricultural Properties in New Neighbourhood Area categories as outlined in Appendix A;
2. Authorize the Chief Financial Officer & the Deputy City Manager, Financial Strategy & Sustainability or designate to apply to the Government of Saskatchewan on behalf of property owners for any exemption of the education portion of the taxes that is \$25,000 or greater as outlined in Appendix A;
3. Approve the property tax exemptions as listed in Appendix A, subject to the Government of Saskatchewan approving the exemption or partial exemption of the education portion of the taxes for amounts that are \$25,000 or greater. Where the Government does not approve an exemption for an amount that is \$25,000 or greater, the education portion of the tax exemption shall be reduced to under \$25,000 (\$24,999); and
4. Instruct the City Solicitor to bring forward the necessary bylaw to provide for the property tax exemptions listed in Appendix A, to a subsequent meeting of City Council following approval of these recommendations.

HISTORY

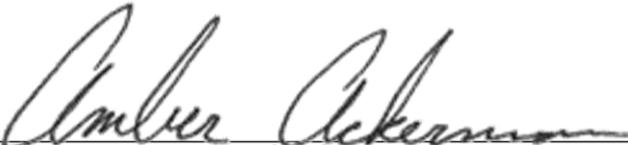
At its February 11, 2026, meeting, the Executive Committee considered the attached report *EX26-5 Boundary Alteration - 2026 Property Tax Exemptions* from the Assessment & Property Revenue Services division.

The Committee adopted a resolution to concur in the recommendation contained in the report.

Recommendation #5 of the attached report does not require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE



Amber Ackerman, Acting City Clerk 2/17/2026

ATTACHMENTS

EX26-5 Boundary Alteration - 2026 Property Tax Exemptions

Appendix A List of Properties - 2026 Estimated Levy

Appendix B - Mitigation Property Maps



Boundary Alteration - 2026 Property Tax Exemptions

| | |
|---------------------|--|
| Date | February 11, 2026 |
| To | Executive Committee |
| From | Financial Strategy & Sustainability |
| Service Area | Assessment & Property Revenue Services |
| Item No. | |

RECOMMENDATION

Executive Committee recommends that City Council:

1. Approve the property tax mitigation tools for the Future Long-Term Growth, Southeast Mitigation, and Agricultural Properties in New Neighbourhood Area categories as outlined in Appendix A.
2. Authorize the Chief Financial Officer & the Deputy City Manager, Financial Strategy & Sustainability or designate to apply to the Government of Saskatchewan on behalf of property owners for any exemption of the education portion of the taxes that is \$25,000 or greater as outlined in Appendix A.
3. Approve the property tax exemptions as listed in Appendix A, subject to the Government of Saskatchewan approving the exemption or partial exemption of the education portion of the taxes for amounts that are \$25,000 or greater. Where the Government does not approve an exemption for an amount that is \$25,000 or greater, the education portion of the tax exemption shall be reduced to under \$25,000 (\$24,999).
4. Instruct the City Solicitor to bring forward the necessary bylaw to provide for the property tax exemptions listed in Appendix A, to a subsequent meeting of City Council following approval of these recommendations.
5. Approve these recommendations at its February 25, 2026 meeting.

ISSUE

When the City of Regina (City) boundary alteration occurred in 2013, City Council (Council) approved tax mitigation tools for the affected properties that otherwise would have experienced significant tax increases. The tax mitigation provided the properties with a period of tax exemption before they were subject to City tax rates.

Communication to affected parties indicated that tax mitigation, whereby the taxes would remain at Rural Municipality (RM) levels, would be initially provided for five years (2014-2018), and that mitigation may be extended to 10 years (2019-2023) and then 15 years (2024-2028). Mitigation tools were designed to reflect the level of servicing the properties affected by the boundary alteration would receive. As the properties are developed, they are removed from mitigation.

Council approved tax mitigation tools for the affected properties. This report identifies 145 properties affected by the 2014 Boundary Alteration requiring Council approval for 2026 property tax exemptions.

IMPACTS

Financial Impact

The estimated financial impact of approximately \$376,969 in exempt municipal levies is reflected in the City's 2026 budget.

The education portion of the taxes is subject to *The Education Property Tax Act* which specifies that any exemption of education taxes that is \$25,000 or greater in any given year, must be approved by the Government of Saskatchewan (Government).

Policy Impact

The 2014 Boundary Alteration property tax mitigation principles and tools were designed to support the City's long-term growth needs while protecting the property owners impacted by the boundary alteration from unreasonable financial hardship.

Strategic Priority Impact

The recommendation aligns with the Financial Perspective section of the City's 2026-29 Strategic Plan, by applying tax mitigation principles to balance between protecting the City's financial viability and facilitating its long-term growth.

There are no legal, labour, environmental, Indigenous, or community well-being impacts respecting this report.

OTHER OPTIONS

Option 1 (Recommendation) - Approve the property tax mitigation listed in Appendix A

The 145 properties listed in Appendix A will receive municipal tax exemptions totaling \$376,969 in 2026. Properties listed in Appendix A will be considered for property tax mitigation for the remaining three years, ending in 2028. Property tax mitigation will be subject to Council's approval each year of the remaining two years (2027, 2028).

Option 2 - Do not approve the tax mitigation for some or all of the properties identified in this report. This would not be consistent with past Council commitments and approvals related to the 2014 Boundary Alteration. This would mark the end of all tax mitigation originating from the 2014 Boundary Alteration.

COMMUNICATIONS & ENGAGEMENT

All affected landowners will receive a communication with respect to the resolutions passed by Council regarding assessment exemptions for lands within the 2014 Boundary Alteration area. The exemptions outlined in this report will be reflected in the 2026 Property Tax Notices for the affected properties.

Copies of the report will be provided to the Ministry of Education, Regina Roman Catholic Separate School Division No. 81, and the Regina Public Library Board.

DISCUSSION

On November 6, 2013, Council approved the recommendations in *CM13-14 Reconsideration of 2013 Boundary Alteration* for the 2014 Boundary Alteration. All lands affected by the 2014 Boundary Alteration are outlined in Appendix B. Appendix B - Part A illustrates the properties impacted by tax mitigation categories that are still in effect, and Appendix B - Part B illustrates all categories, both those still in effect and expired. Currently, there are 145 properties remaining in the 2014 Boundary Alteration area that are still eligible for tax exemption.

The tax mitigation tools applied to each property category, beginning in 2014, are shown in Table 1: Approved Tax Mitigation Tools. The levels of mitigation applied to each category were designed to reflect the levels of services that the property received over the period. All properties receiving tax mitigation are subject to mill rate increases. The first two categories of properties are no longer eligible for mitigation, with the tax exemptions expiring in 2018 and 2019.

Table 1: Approved Tax Mitigation Tools

| Category | Tools Approved in 2014 | Tools in Effect in 2026 |
|---|---|--|
| Commercial Corridor | <ul style="list-style-type: none"> • Five-year tax mitigation, which phases in the City taxation levels on the commercial properties, at a rate of 20 per cent per year. | <ul style="list-style-type: none"> • None. • Fully taxable at City mill rates in 2018. |
| New Neighbourhood (300K population) | <ul style="list-style-type: none"> • Five-year tax mitigation, whereby the taxes would remain at RM levels. | <ul style="list-style-type: none"> • None. • Fully taxable at City mill rates in 2019. |
| Future Long-Term Growth (500K population) | <ul style="list-style-type: none"> • Five-year tax mitigation, whereby the taxes would remain at RM levels which may be extended to 10 and then 15 years. | <ul style="list-style-type: none"> • Final five-year mitigation 2024-2028. • Fully taxable at City mill rates in 2029. |
| Southeast Mitigation | <ul style="list-style-type: none"> • Initially in Future Long-Term Growth but moved to Southeast Mitigation by the Official Community Plan (OCP) amendment in 2019. | <ul style="list-style-type: none"> • Final five-year mitigation 2024-2028. • Fully taxable at City mill rates in 2029. |
| Agricultural Properties in New Neighbourhood Area | <ul style="list-style-type: none"> • Initially in New Neighbourhood. | <ul style="list-style-type: none"> • Final five-year mitigation 2024-2028. • Fully taxable at City mill rates in 2029. |

Properties where the tax difference between the 2013 rural taxes and the 2014 estimated municipal tax was less than \$10 did not receive tax mitigation. There are some linear properties, such as pipelines and railways, within the boundary alteration area crossing through the city that did not receive tax mitigation.

Since the approved tax mitigation tools were implemented in 2014 the following has occurred:

- In 2018, commercial properties in the Commercial Corridor category became fully taxable at City rates.
- In 2019, all properties in the original New Neighbourhood (300K population) category became taxable at City rates and Council approved the next five years (2019-2023) of mitigation for properties in the Future Long-Term Growth (500K population) mitigation area.

- In 2019, Council created a Southeast Mitigation category to give consideration to lands affected by the amendment of *Design Regina: The OCP* which took place after the design for the Regina Bypass was finalized.
- Subsequent requests from some agricultural property owners in the New Neighbourhood (300K population) resulted in extending mitigation for eight properties.
- As properties in the approved mitigation area are developed, they are removed from mitigation. For purposes of mitigation, developed means where a development permit or building permit has been issued by the City.

The levels of tax mitigation applied to the property reflect the levels of services that the property receives. Existing uses of the land will continue until the land is planned for development. Development will occur in a staged approach consistent with growth management policies in the *Official Community Plan* and development regulations in the *Zoning Bylaw* to ensure an orderly transition from primarily agricultural land to urban development. To date, development has been slower than was anticipated in 2014.

DECISION HISTORY & AUTHORITY

On November 6, 2013, Council considered report *CM13-14 Reconsideration of 2013 Boundary Alteration* and approved property tax mitigation tools and principles for a five-year period which ended in 2018, for properties affected by the 2014 Boundary Alteration.

On February 25, 2019, Council considered report *CR19-15 Boundary Alteration Property Tax Exemptions*, and approved the creation of a new mitigation category, Southeast Mitigation, and set the direction for the next five years of mitigation for properties in the new category and the Future Long-Term Growth (500K population) mitigation areas.

Between October 28, 2019, and May 27, 2020, Council considered the following four reports: *CR19-95 Dewdney West Boundary Alteration – 2019 Property Tax Exemption Request*, *CR19-118 2019 Property Tax Exemption Request – Boundary Alteration*, *CR20-18 Property Tax Exemption Request – 600 Pinkie Road*, and *CR20-48 Property Tax Exemption Request – 5000 & 5800 Armour Road*, and approved granting a property tax exemption for a total of eight Agricultural Properties in the New Neighbourhood area for exemptions for 2020-2023 and reconsideration for an additional five years.

On March 20, 2024, Council considered report *CR24-18 Boundary Alteration - 2024 Property Tax Exemptions*, and approved property tax mitigation tools for the Future Long-Term growth, Southeast Mitigation and Agricultural Properties in New Neighbourhood Area categories.

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Respectfully Submitted,



Tanya Mills, Director
Assessment & Property Revenue Services

Respectfully Submitted,



Daren Anderson, Chief Financial Officer
& Deputy City Manager

Prepared by: Raman Visvanathan, Coordinator Property Revenue Policy & Programs

ATTACHMENTS

- Appendix A List of Properties - 2026 Estimated Levy
- Appendix B - Mitigation Property Maps

2026 Estimated Levy

| CIVIC_ADDR | PERCENT EXEMPT | MUNICIPAL LEVY BEFORE MITIGATION (\$) | MUNICIPAL LEVY AFTER MITIGATION (\$) | MUNICIPAL LEVY MITIGATED (\$) | TOTAL LEVY BEFORE MITIGATION (\$) | TOTAL LEVY AFTER MITIGATION (\$) | TOTAL LEVY MITIGATED (\$) |
|--|----------------|---------------------------------------|--------------------------------------|-------------------------------|-----------------------------------|----------------------------------|---------------------------|
| PART A: Future Long-Term Growth | | | | | | | |
| 1101 PRINCE OF WALES DRIVE | 91.99 | 935 | 75 | 860 | 1,079 | 86 | 992 |
| 9801 9TH AVENUE N | 45.06 | 8,188 | 4,499 | 3,690 | 9,450 | 5,192 | 4,258 |
| 300 N PINKIE ROAD | 79.9 OAGR | 14,472 | 2,763 | 11,709 | 18,002 | 3,402 | 14,601 |
| | 83.61 RESI | | | | | | |
| 1950 N COURTNEY STREET | 86.29 | 1,459 | 200 | 1,259 | 1,684 | 231 | 1,453 |
| 1801 N PINKIE ROAD | 37.06 | 10,863 | 6,837 | 4,026 | 13,302 | 8,372 | 4,930 |
| 6700 ARMOUR ROAD | 70.49 | 3,656 | 1,079 | 2,577 | 4,220 | 1,245 | 2,975 |
| 4301 GARRY STREET | 14.95 | 186 | 158 | 28 | 215 | 183 | 32 |
| 5800 SOMERVILLE AVENUE | 20.57 | 100 | 79 | 21 | 115 | 91 | 24 |
| 4140 CARLTON STREET | 14.19 | 186 | 160 | 26 | 215 | 184 | 31 |
| 4108 CARLTON STREET | 14.37 | 186 | 159 | 27 | 215 | 184 | 31 |
| 4101 ELLICE STREET | 83.93 | 281 | 45 | 236 | 324 | 52 | 272 |
| 6001 PARLIAMENT AVENUE | 20.57 | 506 | 402 | 104 | 585 | 464 | 120 |
| 3901 DONALD STREET | 15.24 | 1,408 | 1,194 | 215 | 1,625 | 1,378 | 248 |
| 3900 ELLICE STREET | 15.24 | 1,408 | 1,194 | 215 | 1,625 | 1,378 | 248 |
| 4200 FORT STREET | 14.37 | 562 | 481 | 81 | 649 | 555 | 93 |
| 6501 28TH AVENUE | 95.75 | 1,879 | 80 | 1,799 | 2,168 | 92 | 2,076 |
| 4112 DONALD STREET | 14.37 | 562 | 481 | 81 | 649 | 555 | 93 |
| 4100 FORT STREET | 14.96 | 1,879 | 1,598 | 281 | 2,168 | 1,844 | 324 |
| 4040 CARLTON STREET | 14.95 | 469 | 399 | 70 | 541 | 460 | 81 |
| 4028 BELMONT STREET | 15.1 | 1,127 | 957 | 170 | 1,301 | 1,105 | 196 |
| 4069 ABBOTT STREET | 70.96 | 93 | 27 | 66 | 107 | 31 | 76 |
| 6200 PARLIAMENT AVENUE | 21.31 | 1,013 | 797 | 216 | 1,169 | 920 | 249 |
| 3920 DONALD STREET | 14.95 | 939 | 799 | 140 | 1,084 | 922 | 162 |
| 3821 ELLICE STREET | 15.03 | 1,033 | 877 | 155 | 1,192 | 1,013 | 179 |
| 3809 DONALD STREET | 14.74 | 752 | 641 | 111 | 867 | 739 | 128 |
| 4201 BELMONT STREET | 12.63 | 1,008 | 881 | 127 | 1,163 | 1,016 | 147 |
| 4044 CAMPBELL STREET | 14.85 | 845 | 719 | 125 | 975 | 830 | 145 |
| 4021 BELMONT STREET | 14.74 | 750 | 639 | 111 | 865 | 738 | 128 |
| 6417 PARLIAMENT AVENUE | 21.32 | 608 | 478 | 130 | 701 | 552 | 150 |
| 6501 PARLIAMENT AVENUE | 21.31 | 1,013 | 797 | 216 | 1,169 | 920 | 249 |
| 4020 ABBOTT STREET | 14.37 | 562 | 481 | 81 | 649 | 555 | 93 |
| 6500 28TH AVENUE | 94.35 | 1,408 | 80 | 1,329 | 1,625 | 92 | 1,534 |
| 6116 PARLIAMENT AVENUE | 21.06 | 608 | 480 | 128 | 701 | 554 | 148 |
| 3921 FORT STREET | 14.58 | 657 | 561 | 96 | 758 | 647 | 111 |
| 3900 GARRY STREET | 15.1 | 1,127 | 957 | 170 | 1,301 | 1,105 | 196 |
| 5900 PARLIAMENT AVENUE | 20.57 | 506 | 402 | 104 | 585 | 464 | 120 |
| 3821 FORT STREET | 57.48 | 939 | 399 | 540 | 1,084 | 461 | 623 |
| 4037 ABBOTT STREET | 14.37 | 562 | 481 | 81 | 649 | 555 | 93 |
| 3840 FORT STREET | 14.95 | 562 | 478 | 84 | 649 | 552 | 97 |
| 3848 ELLICE STREET | 14.74 | 752 | 641 | 111 | 867 | 739 | 128 |
| 7801 ARMOUR ROAD | 54.79 | 7,126 | 3,222 | 3,905 | 10,117 | 4,574 | 5,543 |
| 6101 PARLIAMENT AVENUE | 21.31 | 506 | 399 | 108 | 585 | 460 | 125 |
| 4020 ELLICE STREET | 15.24 | 1,408 | 1,194 | 215 | 1,625 | 1,378 | 248 |
| 4021 DONALD STREET | 15.24 | 1,408 | 1,194 | 215 | 1,625 | 1,378 | 248 |
| 3901 ELLICE STREET | 14.74 | 752 | 641 | 111 | 867 | 739 | 128 |
| 5920 PARLIAMENT AVENUE | 20.57 | 506 | 402 | 104 | 585 | 464 | 120 |
| 4101 FORT STREET | 82.68 | 1,408 | 244 | 1,164 | 1,625 | 282 | 1,344 |
| 4112 CAMPBELL STREET | 14.58 | 657 | 561 | 96 | 758 | 647 | 111 |
| 4100 GARRY STREET | 82.68 | 1,408 | 244 | 1,164 | 1,625 | 282 | 1,344 |
| 2200 N COURTNEY STREET | 23.09 | 7,602 | 5,846 | 1,755 | 11,075 | 8,518 | 2,557 |
| 3916 FORT STREET | 15.03 | 1,033 | 877 | 155 | 1,192 | 1,013 | 179 |
| 11601 9TH AVENUE N | 83.31 | 3,504 | 585 | 2,920 | 4,045 | 675 | 3,369 |
| 4053 BELMONT STREET | 14.58 | 657 | 561 | 96 | 758 | 647 | 111 |
| 500 TOWER ROAD | 47.12 | 1,019 | 539 | 480 | 1,177 | 622 | 554 |
| 3600 CAMPBELL STREET | 40.28 | 9,074 | 5,419 | 3,655 | 13,416 | 8,012 | 5,404 |
| 4800 E DEWDNEY AVENUE | 40.03 | 20,516 | 12,304 | 8,213 | 24,924 | 14,947 | 9,977 |

2026 Estimated Levy

| CIVIC_ADDR | PERCENT EXEMPT | MUNICIPAL LEVY BEFORE MITIGATION (\$) | MUNICIPAL LEVY AFTER MITIGATION (\$) | MUNICIPAL LEVY MITIGATED (\$) | TOTAL LEVY BEFORE MITIGATION (\$) | TOTAL LEVY AFTER MITIGATION (\$) | TOTAL LEVY MITIGATED (\$) |
|--|----------------|---------------------------------------|--------------------------------------|-------------------------------|-----------------------------------|----------------------------------|---------------------------|
| PART A: Future Long-Term Growth | | | | | | | |
| 9300 9TH AVENUE N | 60.67 | 3,575 | 1,406 | 2,169 | 4,126 | 1,623 | 2,503 |
| 3933 ELLICE STREET | 14.58 | 657 | 561 | 96 | 758 | 647 | 111 |
| 6301 PARLIAMENT AVENUE | 21.31 | 1,013 | 797 | 216 | 1,169 | 920 | 249 |
| 400 PINKIE ROAD | 58.33 | 65,336 | 27,225 | 38,110 | 96,600 | 40,253 | 56,347 |
| 3500 CAMPBELL STREET | 48.71 | 10,912 | 5,597 | 5,315 | 14,455 | 7,414 | 7,041 |
| 4201 FORT STREET | 88.54 | 186 | 21 | 165 | 215 | 25 | 190 |
| 4200 GARRY STREET | 12.63 | 1,006 | 879 | 127 | 1,161 | 1,015 | 147 |
| 6201 PARLIAMENT AVENUE | 21.31 | 1,013 | 797 | 216 | 1,169 | 920 | 249 |
| 4021 CARLTON STREET | 15.24 | 1,408 | 1,194 | 215 | 1,625 | 1,378 | 248 |
| 4300 CAMPBELL STREET | 14.95 | 186 | 158 | 28 | 215 | 183 | 32 |
| 3300 CAMPBELL STREET | 67.18 | 4,573 | 1,501 | 3,072 | 5,278 | 1,732 | 3,546 |
| 8201 ARMOUR ROAD | 66.37 | 5,485 | 1,844 | 3,640 | 6,330 | 2,129 | 4,201 |
| 6500 PARLIAMENT AVENUE | 21.31 | 1,013 | 797 | 216 | 1,169 | 920 | 249 |
| 4200 ELLICE STREET | 92.06 | 1,008 | 80 | 928 | 1,163 | 92 | 1,071 |
| 6501 26TH AVENUE | 94.35 | 1,408 | 80 | 1,329 | 1,625 | 92 | 1,534 |
| 3900 ABBOTT STREET | 15.24 | 1,408 | 1,194 | 215 | 1,625 | 1,378 | 248 |
| 3901 ABBOTT STREET | 15.24 | 1,408 | 1,194 | 215 | 1,625 | 1,378 | 248 |
| 6400 PARLIAMENT AVENUE | 21.31 | 1,013 | 797 | 216 | 1,169 | 920 | 249 |
| 3900 BELMONT STREET | 15.24 | 1,408 | 1,194 | 215 | 1,625 | 1,378 | 248 |
| 6300 PARLIAMENT AVENUE | 21.31 | 1,013 | 797 | 216 | 1,169 | 920 | 249 |
| 3901 BELMONT STREET | 15.24 | 1,408 | 1,194 | 215 | 1,625 | 1,378 | 248 |
| 4200 CARLTON STREET | 14.37 | 562 | 481 | 81 | 649 | 555 | 93 |
| 3801 CARLTON STREET | 15.38 | 1,880 | 1,591 | 289 | 2,170 | 1,836 | 334 |
| 4244 CAMPBELL STREET | 14.85 | 168 | 143 | 25 | 194 | 165 | 29 |
| 9000 9TH AVENUE N | 14.85 | 5,333 | 3,116 | 2,217 | 6,376 | 3,726 | 2,651 |
| 3801 COURTNEY STREET | 41.22 | 17,749 | 10,433 | 7,316 | 20,485 | 12,041 | 8,444 |
| 4117 ABBOTT STREET | 14.74 | 281 | 240 | 41 | 324 | 277 | 48 |
| 3900 CARLTON STREET | 15.24 | 1,408 | 1,194 | 215 | 1,625 | 1,378 | 248 |
| 3901 CARLTON STREET | 14.95 | 939 | 799 | 140 | 1,084 | 922 | 162 |
| 4121 DONALD STREET | 14.37 | 562 | 481 | 81 | 649 | 555 | 93 |
| 4036 FORT STREET | 14.37 | 562 | 481 | 81 | 649 | 555 | 93 |
| 6501 29TH AVENUE | 92.06 | 1,010 | 80 | 930 | 1,165 | 93 | 1,073 |
| 3800 DONALD STREET | 14.96 | 1,876 | 1,595 | 281 | 2,165 | 1,841 | 324 |
| 6500 26TH AVENUE | 95.77 | 1,880 | 80 | 1,801 | 2,170 | 92 | 2,078 |
| 3800 ABBOTT STREET | 15.2 | 1,315 | 1,115 | 200 | 1,518 | 1,287 | 231 |
| 3800 BELMONT STREET | 15.38 | 1,880 | 1,591 | 289 | 2,170 | 1,836 | 334 |
| 3801 ABBOTT STREET | 15.38 | 1,880 | 1,591 | 289 | 2,170 | 1,836 | 334 |
| 3801 BELMONT STREET | 21.68 | 4,062 | 3,181 | 881 | 4,687 | 3,671 | 1,016 |
| 4208 CAMPBELL STREET | 14.37 | 562 | 481 | 81 | 649 | 555 | 93 |
| 4213 FORT STREET | 86.25 | 725 | 100 | 626 | 837 | 115 | 722 |
| 4209 FORT STREET | 88.47 | 93 | 11 | 82 | 107 | 12 | 95 |
| 4161 FORT STREET | 88.56 | 469 | 54 | 415 | 541 | 62 | 479 |
| 4160 GARRY STREET | 88.59 | 469 | 54 | 415 | 541 | 62 | 479 |
| 4121 ELLICE STREET | 83.93 | 186 | 30 | 156 | 215 | 35 | 180 |
| 4129 ELLICE STREET | 83.93 | 186 | 30 | 156 | 215 | 35 | 180 |
| 4137 ELLICE STREET | 83.93 | 186 | 30 | 156 | 215 | 35 | 180 |
| 4145 ELLICE STREET | 83.93 | 186 | 30 | 156 | 215 | 35 | 180 |
| 4153 ELLICE STREET | 83.93 | 186 | 30 | 156 | 215 | 35 | 180 |
| 4161 ELLICE STREET | 83.82 | 93 | 15 | 78 | 107 | 17 | 90 |
| 4117 ELLICE STREET | 83.82 | 93 | 15 | 78 | 107 | 17 | 90 |
| 6437 PARLIAMENT AVENUE | 20.17 | 100 | 80 | 20 | 115 | 92 | 23 |
| 4113 ELLICE STREET | 83.81 | 93 | 15 | 78 | 107 | 17 | 90 |
| 4124 CARLTON STREET | 14.32 | 186 | 160 | 27 | 215 | 184 | 31 |
| 4116 CARLTON STREET | 14.32 | 186 | 160 | 27 | 215 | 184 | 31 |
| 4164 CARLTON STREET | 14.82 | 374 | 319 | 55 | 432 | 368 | 64 |
| 4148 CARLTON STREET | 14.19 | 186 | 160 | 26 | 215 | 184 | 31 |

2026 Estimated Levy

| CIVIC_ADDR | PERCENT EXEMPT | MUNICIPAL LEVY BEFORE MITIGATION (\$) | MUNICIPAL LEVY AFTER MITIGATION (\$) | MUNICIPAL LEVY MITIGATED (\$) | TOTAL LEVY BEFORE MITIGATION (\$) | TOTAL LEVY AFTER MITIGATION (\$) | TOTAL LEVY MITIGATED (\$) |
|---|----------------|---------------------------------------|--------------------------------------|-------------------------------|-----------------------------------|----------------------------------|---------------------------|
| PART A: Future Long-Term Growth | | | | | | | |
| 4156 CARLTON STREET | 14.19 | 186 | 160 | 26 | 215 | 184 | 31 |
| 6433 PARLIAMENT AVENUE | 21.32 | 101 | 80 | 22 | 117 | 92 | 25 |
| 4121 BELMONT STREET | 15.1 | 374 | 318 | 56 | 432 | 367 | 65 |
| 4131 BELMONT STREET | 15.1 | 186 | 158 | 28 | 215 | 183 | 32 |
| 4139 BELMONT STREET | 15.1 | 186 | 158 | 28 | 215 | 183 | 32 |
| 4147 BELMONT STREET | 15.1 | 186 | 158 | 28 | 215 | 183 | 32 |
| 4155 BELMONT STREET | 15.1 | 186 | 158 | 28 | 215 | 183 | 32 |
| 4068 CARLTON STREET | 14.95 | 186 | 158 | 28 | 215 | 183 | 32 |
| 4076 CARLTON STREET | 14.95 | 93 | 79 | 14 | 107 | 91 | 16 |
| 6401 PARLIAMENT AVENUE | 21.32 | 201 | 158 | 43 | 232 | 182 | 49 |
| 6121 PARLIAMENT AVENUE | 21.31 | 506 | 399 | 108 | 585 | 460 | 125 |
| 4064 CARLTON STREET | 14.95 | 186 | 158 | 28 | 215 | 183 | 32 |
| 4101 ABBOTT STREET | 14.74 | 374 | 319 | 55 | 432 | 368 | 64 |
| 3870 FORT STREET | 14.95 | 374 | 318 | 56 | 432 | 367 | 65 |
| PART A: Future Long-Term Growth Totals | | 282,313 | 150,738 | 131,575 | 359,547 | 189,710 | 169,837 |

| | | | | | | | |
|---|-------|----------------|---------------|----------------|----------------|----------------|----------------|
| PART B: Southeast Mitigation Area | | | | | | | |
| 4200 HIGHWAY 33 SERVICE ROAD N | 82.67 | 12,705 | 2,202 | 10,503 | 15,558 | 2,696 | 12,861 |
| 6201 E PRIMROSE GREEN DRIVE | 44.87 | 54,037 | 29,790 | 24,246 | 78,098 | 43,055 | 35,043 |
| 4300 HIGHWAY 33 SERVICE ROAD N | 83.83 | 15,002 | 2,426 | 12,576 | 19,643 | 3,176 | 16,467 |
| 6000 E PRIMROSE GREEN DRIVE | 99 | 9,290 | 93 | 9,197 | 13,735 | 137 | 13,597 |
| 2801 ANAQUOD ROAD | 65.61 | 5,347 | 1,839 | 3,508 | 6,171 | 2,122 | 4,049 |
| 2331 ANAQUOD ROAD | 70.38 | 5,067 | 1,501 | 3,566 | 7,521 | 2,228 | 5,293 |
| 2401 EAST BYPASS SERVICE ROAD | 17.94 | 703 | 576 | 126 | 811 | 665 | 145 |
| 2400 EAST BYPASS SERVICE ROAD | 17.94 | 539 | 442 | 97 | 622 | 511 | 112 |
| 4000 EAST BYPASS SERVICE ROAD | 85.76 | 2,972 | 423 | 2,549 | 3,430 | 488 | 2,941 |
| 2900 EAST BYPASS SERVICE ROAD | 74.75 | 1,662 | 420 | 1,242 | 1,918 | 484 | 1,433 |
| 6200 E PRIMROSE GREEN DRIVE * | 74.75 | 199,388 | 50,345 | 149,042 | 294,798 | 107,549 | 187,250 |
| PART B: Southeast Mitigation Area Totals | | 306,710 | 90,058 | 216,653 | 442,304 | 163,113 | 279,192 |

| | | | | | | | |
|--|-------|---------------|---------------|---------------|---------------|---------------|---------------|
| PART C: Agricultural Properties in New Neighbourhood | | | | | | | |
| 10600 DEWDNEY AVENUE | 65.18 | 5,174 | 1,802 | 3,372 | 5,972 | 2,079 | 3,892 |
| 4800 CAMPBELL STREET | 89.59 | 1,894 | 197 | 1,696 | 2,185 | 228 | 1,958 |
| 13000 DEWDNEY AVENUE | 56.72 | 10,747 | 4,651 | 6,096 | 12,780 | 5,531 | 7,249 |
| 7821 ARMOUR ROAD | 52.55 | 7,206 | 3,419 | 3,787 | 9,698 | 4,602 | 5,096 |
| 5800 ARMOUR ROAD | 63.42 | 6,362 | 2,327 | 4,035 | 7,342 | 2,686 | 4,657 |
| 5000 ARMOUR ROAD | 67.8 | 4,929 | 1,587 | 3,342 | 5,689 | 1,832 | 3,857 |
| 11400 DEWDNEY AVENUE | 66.26 | 5,365 | 1,810 | 3,555 | 6,192 | 2,089 | 4,103 |
| 600 PINKIE ROAD | 72.01 | 3,968 | 1,111 | 2,858 | 4,580 | 1,282 | 3,298 |
| PART C: Agricultural Properties in New Neighbourhood Totals | | 45,645 | 16,905 | 28,741 | 54,438 | 20,328 | 34,109 |

| | | | | | | | |
|------------------------|--|----------------|----------------|----------------|----------------|----------------|----------------|
| Total All Areas | | 634,668 | 257,700 | 376,969 | 856,289 | 373,151 | 483,138 |
|------------------------|--|----------------|----------------|----------------|----------------|----------------|----------------|

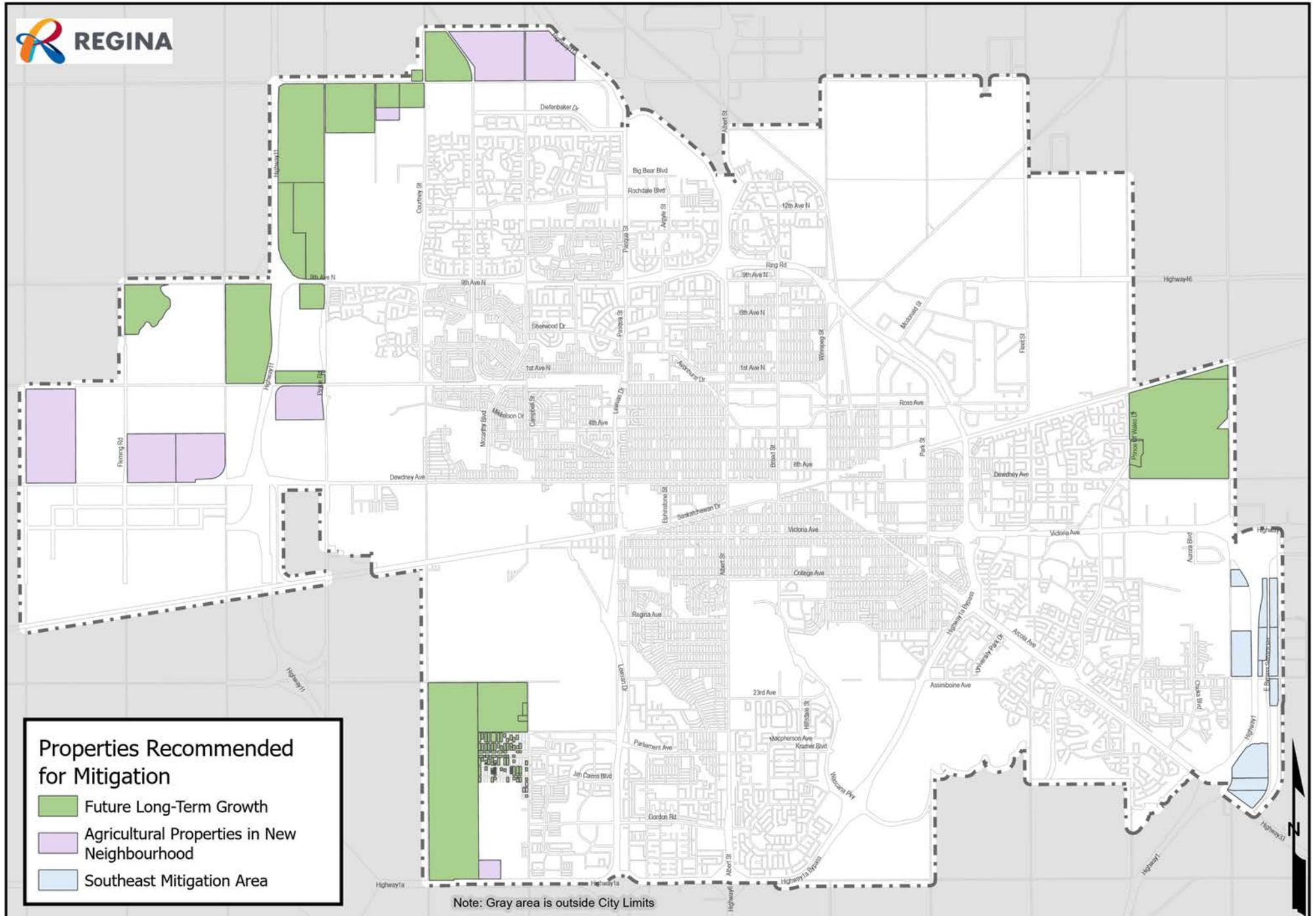
Notes:

Rates determined by:

Current 2026 assessment values and 2026 mill rate and mill rate factors for Municipal & Library.

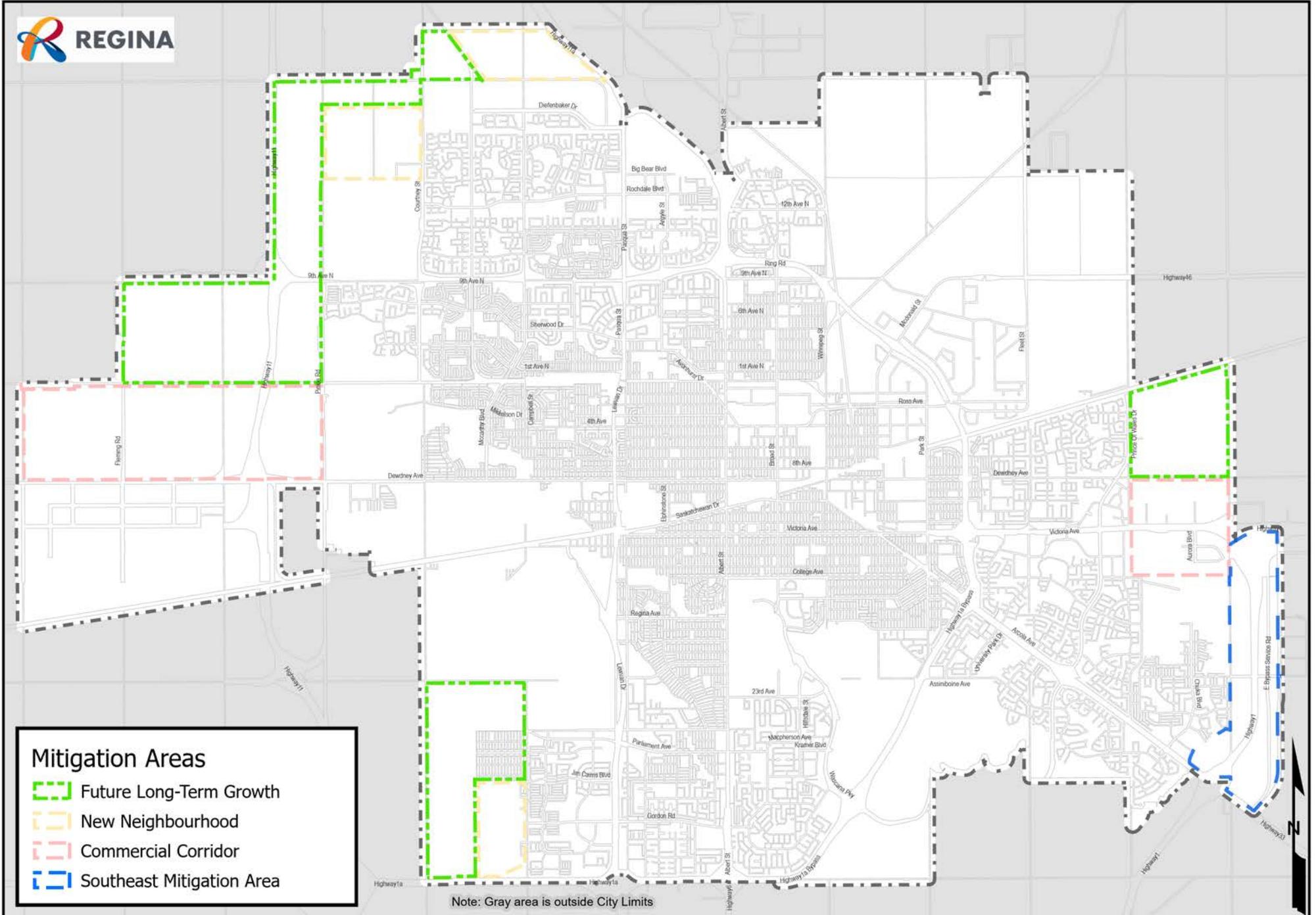
Education levies are using 2025 mill rates as the 2026 rates have not been set by the Provincial Government at this time.

*Education property taxes total \$77,741 of which \$24,999 is exempted.



All Mitigation Categories both Expired and in Effect

Appendix B: Part B



Note: Gray area is outside City Limits



Community & Social Impact Regina Inc. - Dissolution and 2025 Final Audited Financial Statements

| | |
|---------------------|--------------------------------------|
| Date | February 25, 2026 |
| To | Mayor Bachynski and City Councillors |
| From | Executive Committee |
| Service Area | Financial Strategy & Sustainability |
| Item # | CR26-7 |

RECOMMENDATION

That City Council:

1. Approve the Community and Social Impact Regina Inc. 2025 Final Audited Financial statements as outlined in Appendix A;
2. Approve the transfer of \$881,860.25 in unexpended surplus funds from Community and Social Impact Regina to the General Fund Reserve; to be used in the 2026 fiscal year to support initiatives approved in *CR25-144 City of Regina's Role in Well-Being and Homelessness* (CR25-144); and
3. Authorize a transfer from the general fund reserve of \$881,860.25 to be used in 2026 for initiatives as described and approved in CR25-144 and the 2026 Budget.

HISTORY

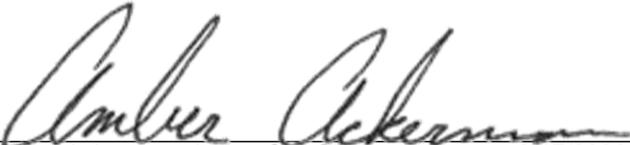
At its February 11, 2026, meeting, the Executive Committee considered the attached report *EX26-6 Community & Social Impact Regina Inc. - Dissolution and 2025 Final Audited Financial Statements* from the Financial Strategy & Sustainability division.

The Committee adopted a resolution to concur in the recommendation contained in the report.

Recommendation #4 of the attached report does not require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE



Amber Ackerman, Acting City Clerk 2/17/2026

ATTACHMENTS

EX26-6 CSIR Dissolution & 2025 Final Audited Sttmnts

Appendix A - Community & Social Impact Regina - 2025 Audited Financial Statements



Community & Social Impact Regina Inc. - Dissolution and 2025 Final Audited Financial Statements

| | |
|---------------------|-------------------------------------|
| Date | February 11, 2026 |
| To | Executive Committee |
| From | Financial Strategy & Sustainability |
| Service Area | Financial Strategy & Sustainability |
| Item No. | |

RECOMMENDATION

Executive Committee recommends that City Council:

1. Approve the Community and Social Impact Regina Inc. 2025 Final Audited Financial statements as outlined in Appendix A.
2. Approve the transfer of \$881,860.25 in unexpended surplus funds from Community and Social Impact Regina to the General Fund Reserve; to be used in the 2026 fiscal year to support initiatives approved in *CR25-144 City of Regina's Role in Well-Being and Homelessness (CR25-144)*.
3. Authorize a transfer from the general fund reserve of \$881,860.25 to be used in 2026 for initiatives as described and approved in CR25-144 and the 2026 Budget.
4. Approve these recommendations at its meeting on February 25, 2026.

ISSUE

The municipal corporation Community and Social Impact Regina Inc. (CSIR) was dissolved on June 27, 2025 as per the direction of City Council at its meeting on February 5, 2025. The purpose of this report is to approve the audited financial statements and approve the transfer of unexpended funds to the General Fund Reserve.

IMPACTS

Financial Impact

Upon dissolution the City of Regina (City), owner of all the issued Class A voting memberships, assumed all of the assets and liabilities of CSIR in the form of a dividend.

Strategic Priority Impact

The dissolution of CSIR aligns with the priority of Operational Excellence in looking to centralize work and have Administration lead rather than an additional external municipal corporation. Additionally, consolidating the coordination and implementation of the *Community Safety and Well-being Plan (CSWP)* enables a more focused and effective approach to advancing the Community Safety & Well-being strategic priority.

Community Well-being Impact

CSIR was formed to lead the implementation of the CSWP, while Administration also was advancing some work related to the CSWP. Having the work led by and centralized in Administration allows for better alignment of work, clarity with stakeholders and being more impactful when it comes to the advancement of the Plan's six priority areas:

- Domestic Violence and Intimate Partner Violence.
- Food Insecurity.
- Substance Use.
- Racism & Discrimination.
- Safety.
- Service System.

There are no legal, policy, labour, environmental or Indigenous impacts respecting this report.

OTHER OPTIONS

None with respect to this report.

COMMUNICATIONS & ENGAGEMENT

None with respect to this report.

DISCUSSION

In 2021, City Council approved the CSWP. At that time, Administration presented two governance structure options to support the successful implementation of the CSWP: a City-led structure and a

new external structure. City Council decided that a municipal corporation outside of the City would be best to advance the CSWP's priorities and coordinate an integrated funding model for enhanced social and collective impact.

Administration already currently works directly with the community to support the advancement of the CSWP's priority areas and has the expertise needed to further advance this work. In an effort to reduce redundancy and increase efficiency, City Council determined in February 2025 that Administration is best suited to lead this work and directed that CSIR be dissolved. At the time City Council directed dissolution, a motion was made to bring an update to City Council on the dissolution, the expenditure of CSIR's remaining funds and recommendations on how the City can advance the CSWP initiatives going forward. That update was brought forward in *CR25-144* that went before City Council on November 19, 2025. This report addresses only the final audited financial statements.

Audited Financial Statements

Highlights of the audited financial statements prepared in accordance with the Canadian Public Sector Accounting Standards for the year ended June 27, 2025 include:

- An operating deficit of \$0.829 million largely due to salaries and investment into Community projects.
- CSIR's capital structure consists of equity in the form of accumulated surplus. On June 27, 2025, in accordance with the City Council's February 5, 2025 special resolution, CSIR was dissolved and the accumulated surplus of \$0.886 million will be transferred to the City by way of a dividend, of the \$0.886 million dividend, \$0.811 million is in cash.

DECISION HISTORY & AUTHORITY

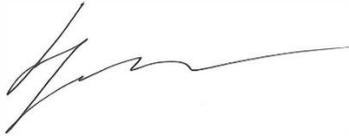
On August 17, 2022, City Council considered item *CR22-87 Community Safety & Well-Being Governance* and approved it to be incorporated as a non-profit corporation under *The Non-Profit Corporations Act, 1995* as a controlled corporation as defined in *The Cities Act*. The CSIR was officially incorporated on September 13, 2022.

On June 26, 2024, City Council considered item *CR24-89 Community & Social Impact Regina Inc. - Appointment of Directors and Bylaw Approval* and approved amendments to the *Unanimous Membership Agreement (UMA)*.

At its special meeting on February 5, 2025, City Council approved the dissolution of CSIR through report *CR25-11 – Community and Social Impact Regina Inc. (CSIR)*.

On November 19, 2025, City Council considered item *CR25-144 City of Regina's Role in Well-Being and Homelessness* and approved the permanent reallocation of \$1,655,000 from the Community and Social Impact Regina Inc. budget to the City of Regina, Community Well-being Branch through the 2026 Budget.

Respectfully Submitted,



Kim Krywulak
Corporate Controller

Respectfully Submitted,



Daren Anderson
Chief Financial Officer & Deputy City Manager

Prepared by: Juanita Pandya, Manager, Public Accounting and Reporting

ATTACHMENTS

Appendix A - Community & Social Impact Regina - 2025 Audited Financial Statements

COMMUNITY & SOCIAL IMPACT REGINA INC.

Management's Responsibility

To the Board of Community and Social Impact Regina Inc.:

Management is responsible for the preparation and presentation of the accompanying financial statements, including responsibility for significant accounting judgments and estimates in accordance with Canadian public sector accounting standards. This responsibility includes selecting appropriate accounting principles and methods, and making decisions affecting the measurement of transactions in which objective judgment is required.

In discharging its responsibilities for the integrity and fairness of the financial statements, management designs and maintains the necessary accounting systems and related internal controls to provide reasonable assurance that transactions are authorized, assets are safeguarded and financial records are properly maintained to provide reliable information for the preparation of financial statements.

The Board of Directors is composed primarily of Directors who are neither management nor employees of the Organization. The Board is responsible for overseeing management in the performance of its financial reporting responsibilities. The Board has the responsibility of meeting with management and external auditors to discuss the internal controls over the financial reporting process, auditing matters and financial reporting issues. The Board is also responsible for recommending the appointment of the Organization's external auditors.

MNP LLP is appointed by the Board to audit the financial statements and report directly to them; their report follows. The external auditors have full and free access to, and meet periodically and separately with, both the Board and management to discuss their audit findings.

November 18, 2025



Signature

To the Chairman and Members of the Board of Directors of Community and Social Impact Regina Inc.:

Opinion

We have audited the financial statements of Community and Social Impact Regina Inc. (the "Organization"), which comprise the statement of financial position as at June 27, 2025, and the statements of operations, changes in net financial assets and cash flows for the period then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Organization as at June 27, 2025, and the results of its operations net financial assets and its cash flows for the period then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Organization in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Material Uncertainty Related to Going Concern

We draw attention to Note 1 in the financial statements, which indicates that the City Council passed a resolution to dissolve the Organization by June 30, 2025. Community and Social Impact Regina Inc. was legally dissolved on June 27, 2025 in accordance with the resolution from City Council.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Organization's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Organization or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Organization's financial reporting process.

Independent Auditor's Report *(continued from previous page)*

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Organization's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Organization to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Regina, Saskatchewan

November 18, 2025

MNP LLP

Chartered Professional Accountants

Community & Social Impact Regina Inc.

STATEMENT OF FINANCIAL POSITION
(in dollars)

As at June 27, 2025

| | June 27, 2025 | December 31, 2024 |
|-------------------------------------|--------------------------|----------------------|
| FINANCIAL ASSETS | | |
| Cash (Note 4) | - | 805,353 |
| Accounts receivable | - | 420,938 |
| | - | 1,226,291 |
| FINANCIAL LIABILITIES | | |
| Accounts payable | - | 39,481 |
| NET FINANCIAL ASSETS | - | 1,186,810 |
| NON-FINANCIAL ASSETS | | |
| Tangible capital assets (Note 7) | - | 14,449 |
| Prepaid expense (Note 9) | - | 514,242 |
| | - | 528,691 |
| ACCUMULATED SURPLUS (Note 6) | - | 1,715,501 |

See accompanying notes.

SIGNED ON BEHALF OF THE BOARD

e-Signed by Shanon Zachidniak
2025-11-18 15:17:37:37 MST

Board Member

e-Signed by Victoria Flores
2025-11-18 18:51:55:55 MST

Board Member

SIGNED ON BEHALF OF THE CORPORATION

Community & Social Impact Regina Inc.
STATEMENT OF OPERATIONS
(in dollars)

For the Period Ended June 27, 2025

| | Budget 2025 | Actual 178 days ended June 27, 2025 | Actual 12 months ended December 31, 2024 |
|---|----------------|---|--|
| Revenue | | | |
| City of Regina Program Funds (Note 5) | - | - | 1,000,000 |
| City of Regina Funding (Note 5) | - | - | 655,000 |
| Building Safer Communities Funding | - | - | 80,000 |
| Sponsorship | - | - | 2,000 |
| | - | - | 1,737,000 |
| Expenses | | | |
| Operating expenses (Schedule 1) | - | 318,568 | 672,663 |
| Community engagement (Schedule 1) | - | 10,958 | 17,247 |
| Investing in social impact (Schedule 1) | - | 500,000 | 923,916 |
| | - | 829,526 | 1,613,826 |
| Annual (Deficit) Surplus | - | (829,526) | 123,174 |
| Accumulated Surplus, Beginning of the Year | | 1,715,501 | 1,592,327 |
| Dividend (Note 6) | | (885,975) | - |
| Accumulated , End of the Year | | - | 1,715,501 |

See accompanying notes.

Community & Social Impact Regina Inc.

STATEMENT OF CHANGES IN NET FINANCIAL ASSETS
(in dollars)

For the Period Ended June 27, 2025

| | Actual 178 days ended June 27, 2025 | Actual 12 months ended December 31, 2024 |
|--|--|---|
| Annual (Deficit) Surplus | (829,526) | 123,174 |
| Acquisition of tangible capital assets | - | (14,449) |
| Decrease (increase) in prepaid expenses | 514,242 | 286,458 |
| (Decrease) Increase in Net Financial Assets | (315,284) | 395,183 |
| Net Financial Assets, Beginning of the Year | 1,186,810 | 791,627 |
| Dividend (Note 6) | (871,526) | - |
| Net Financial Assets, End of the Year | - | 1,186,810 |

See accompanying notes.

Community & Social Impact Regina Inc.
STATEMENT OF CASH FLOWS
(in dollars)

For the Period Ended June 27, 2025

| | 178 days ended June 27, 2025 | 12 months ended December 31, 2024 |
|---|---|--|
| OPERATING ACTIVITIES | | |
| Annual (Deficit) Surplus | (829,526) | 123,174 |
| Add Back Non-Cash Items: | | |
| Amortization of tangible capital assets | - | 1,316 |
| Changes in Non-Cash Working Capital Items: | | |
| Decrease in accounts receivable | 419,857 | (417,995) |
| Decrease (increase) in prepaid expenses | 514,242 | 286,458 |
| (Decrease) increase in accounts payable | 413,832 | (16,744) |
| Cash Provided (Used) by Operating Activities | 518,405 | (23,791) |
| Tangible Capital Asset Additions | - | (15,765) |
| Cash Used in Capital Activities | - | (15,765) |
| Dividend to City of Regina (Note 6) | (1,323,758) | - |
| Cash Used in Financing Activities | (1,323,758) | - |
| Decrease in Cash | (805,353) | (39,556) |
| Cash, Beginning of the Year | 805,353 | 844,909 |
| Cash, End of the Year | - | 805,353 |

See accompanying notes.

NOTES TO THE FINANCIAL STATEMENTS

(in dollars)

For the Period Ended June 27, 2025

1. Dissolution of the Company

The Community & Social Impact Regina Inc. (CSIR) was incorporated on September 13, 2022 as a controlled corporation pursuant to the Cities Act and The Non-Profit Corporations Act, 1995, with the City of Regina as its sole voting member. A Board of Directors (The Board) was established for CSIR; directors were appointed by City of Regina.

At a meeting of City Council on February 5, 2025, the City Council passed the special resolution of dissolution of Community and Social Impact Regina Inc. The City Council authorized the City Clerk to sign the special resolution on behalf of the City, direct Administration to support the dissolution process by continuing to provide corporate services to CSIR during the dissolution consistent with the service levels provided in previous years. Administration worked with CSIR through the dissolution process to limit impacts on the community and will provide a report to City Council in the third quarter 2025. The dissolution was completed on June 27, 2025.

2. Basis of preparation

Going concern

CSIR was formally dissolved on June 27, 2025 following City Council's authorization to dissolve the Company. As such, CSIR was no longer considered a going concern and these financial statements reflect the liquidation of the CSIR's assets and the settlement of the CSIR's obligations.

3. Significant accounting policies

The financial statements of CSIR have been prepared in accordance with Canadian public sector accounting standards as recommended by the Chartered Professional Accountants of Canada (CPA Canada). These financial statements are included in the consolidated financial statements of the City of Regina. The significant accounting policies are as follows:

Revenue Recognition

Government transfers without eligibility criteria or stipulations are recognized as revenue when the transfer is authorized. Government transfers with eligibility criteria but without stipulations are recognized as revenue when the transfer is authorized and all eligibility criteria have been met. Government transfers with or without eligibility criteria but with stipulations are recognized as revenue in the period the transfer is authorized and all eligibility criteria have been met, except when and to the extent that the transfer gives rise to an obligation that meets the definition of a liability.

CSIR recognizes revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

Tangible Capital Assets

Tangible capital assets are recorded at cost which includes all amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital assets are amortized on a straight-line basis over their estimated useful lives as follows.

| | |
|---------------------------------|----------|
| Leasehold Improvements | 10 years |
| Vehicles & Equipment | 5 years |
| Office & Information Technology | 4 years |

NOTES TO THE FINANCIAL STATEMENTS
(in dollars)

For the Period Ended June 27, 2025

3. Significant accounting policies (continued)

Financial Instruments

The fair value of cash, accounts receivable, and accounts payable approximate the carrying value given their short term nature.

Credit Risk

Credit risk is the risk of financial loss to CSIR if a customer or counterparty to a financial instrument fails to meet its contractual obligations. The organization has minimal credit risk since its accounts receivable pertain to GST rebates collectible from the federal government.

Liquidity Risk

Liquidity risk is the risk that CSIR will not be able to meet its financial obligations as they become due. As of June 27, 2025, CSIR has been dissolved and liquidated by way of a payment of a dividend to the City of Regina.

Interest Rate Risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in the market interest rates. CSIR is not exposed to significant interest rate risk.

4. Cash

CSIR has a separate bank account that is maintained by the City of Regina. Following the June 27, 2025 dissolution, CSIR's cash balance will be transferred to the City of Regina.

5. Budget Information

The disclosed budget information was approved by the City of Regina Council in March 2024. Due to the dissolution motion made by City Council, there was no budget for the 178 day period ending June 27, 2025.

| | June 27, 2025 | December 31, 2024 |
|--------------------------------------|--------------------------|----------------------|
| Operational revenue - City of Regina | - | 655,000 |
| Program Funding | - | 1,000,000 |
| | - | 1,655,000 |

NOTES TO THE FINANCIAL STATEMENTS

(in dollars)

For the Period Ended June 27, 2025

6. Capital management

CSIR's capital structure consists of equity in the form of accumulated surplus. On June 27, 2025, in accordance with the City Council's February 5, 2025 special resolution, CSIR was dissolved and the accumulated surplus of \$885,975 was transferred to the City of Regina by way of a dividend. CSIR's dividend to the City of Regina is comprised of:

| | | June 27, 2025 |
|---------------------------------------|-----------|-----------------------|
| Financial Assets | | |
| Cash | \$ | 1,323,758 |
| Accounts receivable | | <u>1,081</u> |
| | | <u>1,324,839</u> |
| Financial Liabilities | | |
| Accounts payable | \$ | <u>453,313</u> |
| Net Financial Assets | \$ | <u>871,526</u> |
| Non-Financial Assets | | |
| Tangible Capital Assets | \$ | <u>14,449</u> |
| Dividend to the City of Regina | \$ | <u>885,975</u> |

7. Tangible Capital Assets

| | 2025 Net Book Value | 2024 Net Book Value |
|---------------------------------|--------------------------------|------------------------|
| General | | |
| Equipment | - | <u>1,658</u> |
| Office & Information Technology | - | <u>5,080</u> |
| Leasehold Improvements | - | <u>7,711</u> |
| | - | <u>14,449</u> |

City Council announced its plan for the dissolution of CSIR on February 5, 2025. As of June 27, 2025, the net book value of the tangible capital assets was included in a dividend to the City of Regina following CSIR's dissolution. See note 6 for further details.

NOTES TO THE FINANCIAL STATEMENTS

(in dollars)

For the Period Ended June 27, 2025

8. Related Party Transactions

CSIR's dissolution was completed on June 27, 2025; therefore, in accordance with the City Council's February 5, 2025 special resolution, CSIR was dissolved and the accumulated surplus of \$885,975 was transferred to the City of Regina by way of a dividend.

| | June 27, 2025 | December 31, 2024 |
|--|---------------|-------------------|
| Accounts Receivable from City of Regina | - | 413,750 |
| Grant Revenue from City of Regina | - | 1,655,000 |
| Prepaid expense to Regina Downtown | - | 500,000 |
| Community investment expense to Regina Downtown | 500,000 | 800,000 |
| Dividend to the City of Regina | 885,975 | |

9. Prepaid expense

CSIR and Regina Downtown Business Improvement District (RDBID), a separate fund within the City of Regina, signed an agreement on December 11th, 2024, whereby CSIR agreed to provide \$500,000 to support the Regina Street Team Pilot Program. The payment of \$500,000 was advanced to RDBID by CSIR at the end of 2024 and fully spent on the approved program to be recognized as expenses as of June 27, 2025.

Community & Social Impact Regina Inc.

SCHEDULE 1 - REVENUE AND EXPENSES

(in dollars)

For the Period Ended June 27, 2025

| | Budget 2025 | Actual 178 days ended June 27, 2025 | Actual 12 months ended December 31, 2024 |
|--|----------------|---|--|
| Revenue | | | |
| Operations | - | - | 655,000 |
| Grants | - | - | 1,000,000 |
| Building Safer Communities Funding | - | - | 80,000 |
| Sponsorship | - | - | 2,000 |
| | - | - | 1,737,000 |
| Operating expenses | | | |
| Operating expenses | - | 318,568 | 672,663 |
| Programs - community engagement | - | 10,958 | 17,247 |
| Programs - investing social impact | - | 500,000 | 923,916 |
| | - | 829,526 | 1,613,826 |
| Expenses | | | |
| Operations | | | |
| Salaries | - | 259,257 | 523,099 |
| Amortization | - | - | 1,316 |
| Tuition | - | - | 86 |
| Conference | - | 230 | 5,044 |
| Contract services | - | 6,656 | - |
| Legal services | - | 9,871 | 3,564 |
| Consulting | - | 14,069 | 88,651 |
| Telephone | - | - | 4,286 |
| Software | - | 2,802 | 7,397 |
| Website hosting/development | - | - | 4,717 |
| Insurance | - | - | 2,797 |
| Audit service | - | 26,083 | 17,772 |
| Professional fees | - | - | 3,524 |
| Board member expenses | - | 345 | 4,463 |
| Furniture, fixtures & office equipment | - | - | 196 |
| Stationery, office & printing | - | 100 | 2,569 |
| Printing & photocopying services | - | - | 1,940 |
| Postage | - | 4 | 256 |
| Receptions, meetings & forum | - | - | 323 |
| General supplies | - | 18 | 465 |
| Other expenses | - | (867) | 198 |
| | - | 318,568 | 672,663 |

Community & Social Impact Regina Inc.

SCHEDULE 1 - REVENUE AND EXPENSES

(in dollars)

Community engagement

For the Period Ended June 27, 2025

| | | | |
|-----------------------------------|---|----------------|---------|
| Community engagement | - | 10,958 | 17,247 |
| | - | 10,958 | 17,247 |
| Investing in social impact | | | |
| Investing in social impact | - | 500,000 | 923,916 |
| | - | 500,000 | 923,916 |

Community & Social Impact Regina Inc.

SCHEDULE 2 - TANGIBLE CAPITAL ASSETS

(in dollars)

For the Period Ended June 27, 2025

| | Leasehold Improvements | Vehicles & Equipment | Office & Information Technology | Totals 2025 | 2024 |
|---------------------------------------|---------------------------|-------------------------|---------------------------------------|----------------|--------|
| Cost | | | | | |
| Balance, beginning of year | 7,711 | 1,658 | 5,080 | 14,449 | 15,765 |
| Additions during the year | - | - | - | - | - |
| Less: | | | | | |
| Dividend to City of Regina (Note 6) | 7,711 | 1,658 | 5,080 | 14,449 | - |
| Balance, end of year | - | - | - | - | 15,765 |
| Accumulated amortization | | | | | |
| Balance, beginning of year | - | - | - | - | - |
| Add: | | | | | |
| Amortization | - | - | - | - | 1,316 |
| Less: | | | | | |
| Accumulated amortization on disposals | - | - | - | - | - |
| Balance, end of year | - | - | - | - | 1,316 |
| Net Book Value | - | - | - | - | 14,449 |



Investment Manager Agreement

| | |
|---------------------|--------------------------------------|
| Date | February 25, 2026 |
| To | Mayor Bachynski and City Councillors |
| From | Executive Committee |
| Service Area | Financial Services |
| Item # | CR26-8 |

RECOMMENDATION

That City Council:

1. Delegate authority to the Chief Financial Officer and Deputy City Manager (CFO) or designate to negotiate and approve at ten year extension (through a combination of renewal terms such as annual and/or bi-annual renewals) of the existing investment manager agreement with TD Asset Management Inc. (TDAM) that expires April 9, 2027 and any new agreement with TDAM during this term (if needed) as well as any amendments to the agreement during this time frame including any ancillary agreements or documents required to give effect to this agreement; and
2. Authorize the City of Regina (City) Clerk to execute the necessary agreements after review and approval by the City Solicitor.

HISTORY

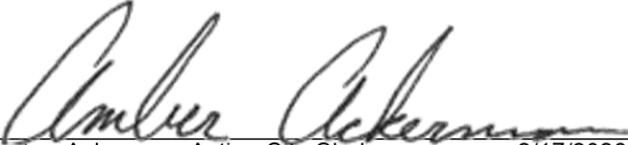
At its February 11, 2026, meeting, the Executive Committee considered the attached report *EX26-8 Investment Manager Agreement* from the Financial Services division.

The Committee adopted a resolution to concur in the recommendation contained in the report.

Recommendation #3 of the attached report does not require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE



Amber Ackerman, Acting City Clerk 2/17/2026

ATTACHMENTS

EX26-8 Investment Manager Agreement



Investment Manager Agreement

| | |
|---------------------|-------------------------------------|
| Date | February 11, 2026 |
| To | Executive Committee |
| From | Financial Strategy & Sustainability |
| Service Area | Financial Services |
| Item No. | |

RECOMMENDATION

Executive Committee recommends City Council:

1. Delegate authority to the Chief Financial Officer and Deputy City Manager (CFO) or designate to negotiate and approve at ten year extension (through a combination of renewal terms such as annual and/or bi-annual renewals) of the existing investment manager agreement with TD Asset Management Inc. (TDAM) that expires April 9, 2027 and any new agreement with TDAM during this term (if needed) as well as any amendments to the agreement during this time frame including any ancillary agreements or documents required to give effect to this agreement.
2. Authorize the City of Regina (City) Clerk to execute the necessary agreements after review and approval by the City Solicitor.
3. Approve these recommendations at its February 25, 2026 meeting.

ISSUE

The City's agreement with its investment manager, TDAM, which was entered into in April 2022 expires on April 9, 2027. While this current agreement was awarded through a competitive procurement process, the City is not required to issue a request-for-proposal (RFP) for financial services. In addition, Administration remains satisfied with the quality of TDAM services and fees, and based on the good working relationship, financial considerations and operational impacts, the

analysis concludes that issuing an RFP is not necessary at this time. As such, Administration is requesting to extend the current agreement for 10 years to April 9, 2037, with terms such as annual and/or bi-annual renewal terms.

The Investment Committee recommended approval of the 10-year extension at its January 19, 2026 meeting.

IMPACTS

Financial Impact

The Canadian institutional investment market for municipal portfolios is small and highly standardized, limiting the likelihood of securing better value through competition. Current arrangements with TDAM fully align with procurement policy, applicable legislation, and best practices for public-sector investment governance. Maintaining the existing provider supports financial stability, continuity of service, the City's financial perspective to be financially responsible and prudent stewards of public resources, and its service promise to be efficient.

In addition to the authority to extend the existing investment manager agreement or enter into a new agreement with TDAM (if required), Administration is seeking authority for the CFO to negotiate and approve any amendments to the investment manager agreement during its term. This would include amendments to the fees under the agreement.

Legal Impact

Clause 50(h) of Schedule D to *The Regina Administration Bylaw*, being Bylaw No. 2003-69, allows for non-standard procurement for categories that are identified in the trade treaties but not otherwise articulated in section 50 of Schedule D. Clauses 11(g) and (h) of Article 504 of the *Canada Free Trade Agreement* states that government procurement does not apply to procurement or acquisition of fiscal agency or depository services; nor to procurement of financial services respecting the management of government financial assets and liabilities (i.e. treasury operations), including ancillary advisory and information services, whether or not delivered by a financial institution.

As such the CFO can approve a non-standard procurement over \$75,000 allowing the City to extend or enter into a new contract with TDAM without following the usual competitive procurement processes requiring the issuing of RFP. However, City Council approval is required if these agreements go beyond 10 years or if the amount of the contract exceeds \$750,000 for consulting and professional services. As the current agreement and the proposed extension in the recommendations go beyond 10 years and the amount exceeds \$750,000, City Council approval is being requested through this report.

The extension of the term of the investment manager agreement would be done through a series of

annual renewals (until 2037) at the City's option to ensure that the City could terminate the agreement if the City was unhappy with the service. In addition, the current agreement allows for termination for any reason upon 30 days' notice so that also provides an ability to terminate if the City is unhappy with the service. Despite this, there are some investments that cannot be liquidated quickly so even if the City wanted to move to a different provider during the extended term, there would be an 18 to 24 months transition for some investments.

Strategic Priority Impact

Extending the current investment manager agreement for 10 years with TDAM aligns to the Financial Perspective of Sustain in the City's 2026-29 Strategic Plan as it represents a financially responsible and prudent stewardship of resources. This allows for an uninterrupted investment strategy, avoids unnecessary financial risk and ensures efficient use of staff resources.

There are no policy, labour, environmental, Indigenous, or community well-being impacts respecting this report.

OTHER OPTIONS

- 1. Delegate authority to the CFO or designate to negotiate and approve an extension of the existing investment manager agreement with TDAM to April 9, 2037 and any new agreement with TDAM during this term (if needed) as well as any amendments to the agreement during this time frame including any ancillary agreements or documents required to give effect to this agreement. (RECOMMENDED)**

Pros: Remaining with the current investment manager provides high stability, low operational risk, strong value for money, and alignment with financial perspective and service promise, particularly since the incumbent is performing well and current fees are competitive.

Cons: Choosing not to run an RFP may create perception risks and potentially limit negotiating leverage.

2. Delegate authority to the CFO or designate to use an Advance Contract Award Notice to advise of the intention to award TDAM unless other financial institutions respond that they can provide the services for significantly less fees than the current agreement, for a 10-year term. If there are financial institutions that respond, an RFP would be conducted but if there are no financial institutions that respond then TDAM would be extended until April 9, 2037 subject to the negotiation of and entering into the extensions of the banking agreements identified in these recommendations

Pros: Issuing an RFP may offer benefits in transparency and possible competitive rates.

Cons: Issuing an RFP introduces significant operational risks, resource demands, and potential disruption to a stable investment environment. It is also expected to be 18 to 24 months for a complete transition of assets.

COMMUNICATIONS & ENGAGEMENT

None with respect to this report.

DISCUSSION

The City has utilized TDAM for the past five years and remains satisfied with the quality of its services and associated fees. The purpose of the following discussion is to further evaluate whether the City should initiate an RFP for investment management services. The City's current investment manager provides competitive fees, strong performance, reliable compliance, and a good understanding of the City's liquidity needs and *Investment Policy*. Transitioning to a new investment manager would introduce market timing risk, administrative burden and operational disruptions with no evidence that an RFP would generate meaningful improvements in pricing or service quality.

1. Alignment With Policy and Legislation

City procurement policies and relevant legislation allow exceptions to the competitive processes. There is no legislative requirement for municipalities to competitively tender investment management services. Clause 50(h) of Schedule D to *The Regina Administration Bylaw*, being Bylaw No. 2003-69, allows for non-standard procurement for categories that are identified in the trade treaties but not otherwise articulated in section 50 of Schedule D. Clauses 11(g) and (h) of Article 504 of the *Canada Free Trade Agreement* states that government procurement does not apply to procurement or acquisition of fiscal agency or depository services; nor to procurement of financial services respecting the management of government financial assets and liabilities (i.e. treasury operations), including ancillary advisory and information services, whether or not delivered by a financial institution.

As such, the CFO can approve a non-standard procurement over \$75,000 allowing the City to enter into a new contract with TDAM without following the usual competitive procurement processes requiring the issuing of RFP. City Council's approval is required if these agreements go beyond 10 years or if the amount of the contract exceeds \$750,000 for consulting and professional services.

Investment management services fall within a specialized category where providers must meet strict regulatory and professional requirements, and where service quality is often more important than marginal fee differences.

Maintaining the current investment manager remains fully compliant with internal procurement rules, the City's *Investment Policy*, and external regulatory expectations.

2. Financial Impact and Value for Money

Institutional investment management fees are generally standardized across the Canadian market and are largely driven by portfolio size and asset mix. The City's current fee schedule is competitive. Transitioning to a new investment manager would require transaction costs, portfolio turnover, and administrative effort, with minimal likelihood of achieving meaningful fee reductions.

3. Risk Management

Changing investment managers introduces several risks:

- market timing risk during sale and repurchase of securities;
- transition risk including potential temporary loss of yield;
- operational risk from changing custodial instructions and remapping reporting processes; and
- compliance risk as a new manager adapts to the City's *Investment Policy* and liquidity needs.

Maintaining the current provider avoids these risks and preserves continuity in the management of the City's investments.

4. Transparency and Accountability

The decision not to proceed with an RFP aligns with the City's *Procurement Policy*. Transparency is maintained through:

- regular reporting to the Investment Committee;
- annual public financial disclosures through the *Annual Investment Report*, and
- external audit oversight.

5. Expertise and Capacity Considerations

Investment management requires professional accreditation, regulatory compliance, market knowledge, and experience with municipal investment constraints. The City's current provider has:

- a proven track record managing municipal funds;
- extensive familiarity with the City's risk tolerance, liquidity requirements, and policy constraints; and
- service continuity that reduces staff workload.

Transitioning to a new manager would require significant internal capacity to develop, issue and review the RFP, onboard new investment manager and reporting systems, verify compliance of the new management portfolio to the City's investment policies.

6. Alignment With Strategic Priorities

Maintaining the current manager supports Council's strategic priorities through its Financial Perspective, by:

- long-term financial sustainability;
- ensuring the City maintains the best possible predictability of investment income;
- stable risk management practices; and
- ongoing treasury modernization initiatives.

Launching an RFP would divert Treasury staff time from strategic projects such as debt management, reserve strategy improvements, capital governance improvements and cash-flow forecasting enhancements.

7. Operational Practicality

Transitioning investment management services is a complex undertaking that is expected to take 18 to 24 months and involve:

- rebalancing or liquidating portions of the portfolio;
- issuing new custodial and settlement instructions;
- rebuilding reporting templates and performance tracking; and
- aligning a new manager with the *Investment Policy* and liquidity schedule.

This transition would place a substantial burden on Treasury staff and introduce operational risk. Maintaining the current provider is the most practical and least disruptive option.

8. Market Conditions and Supplier Availability

The Canadian institutional investment market is relatively concentrated, with a small number of firms specializing in public-sector fixed-income and money-market mandates. Competitive differentiation is limited, especially for conservative municipal portfolios governed by strict policy constraints. Given the restricted supplier pool and the similarity of available products, an RFP is unlikely to produce material improvements in pricing, performance, or service.

9. Past Performance and Evidence-Based Evaluation

The City's current investment manager has demonstrated:

- consistent performance relative to benchmarks;
- strong compliance with the City's *Investment Policy*;
- timely and accurate reporting; and
- support for Treasury staff through market analysis and policy recommendations.

There are no service concerns, compliance issues, or performance deficiencies that would necessitate a competitive process.

10. Stakeholder Impacts

Transitioning managers could result in:

- temporary loss of investment income;
- increased volatility;
- administrative delays in reporting; and
- reduced clarity for City Council and the public during the transition period.

Maintaining the current arrangement avoids these disruptions and supports stakeholder confidence.

11. Urgency or Timing Requirements

There is no urgent operational, financial, or regulatory trigger requiring an immediate RFP.

Conversely, an RFP at this time would compete with several initiatives, including debt management, reserve strategy improvements, capital governance improvements and cash-flow forecasting enhancements. Given current timing and workload, deferring an RFP is the most responsible and efficient option.

DECISION HISTORY & AUTHORITY

The current agreement with TDAM was awarded through a competitive procurement process, as that was the first time the City began investing through an investment manager. The City entered into an agreement with TDAM in April 2022 and it expires on April 9, 2027.

Respectfully Submitted,



Charlene Callander
Director, Treasury

Respectfully Submitted,



Daren Anderson
Chief Financial Officer and Deputy City Manager

Prepared by: Charlene Callander, Director, Treasury



2026 Playground Upgrades

| | |
|---------------------|--------------------------------------|
| Date | February 25, 2026 |
| To | Mayor Bachynski and City Councillors |
| From | Executive Committee |
| Service Area | Recreation & Cultural Services |
| Item # | CR26-10 |

RECOMMENDATION

That City Council remove item *CR25-136 (1) Prioritization of 2026 Playgrounds Funding* from its list of outstanding items.

HISTORY

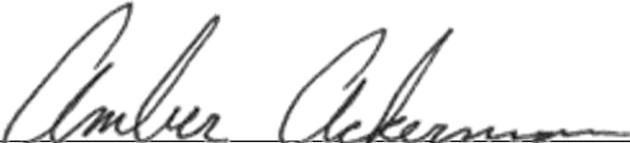
At its February 11, 2026, meeting, the Executive Committee considered the attached report *EX26-10 2026 Playground Upgrades* from the Recreation & Cultural Services division.

The Committee adopted a resolution to concur in the recommendation contained in the report.

Recommendation #2 of the attached report does not require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE



Amber Ackerman, Acting City Clerk 2/17/2026

ATTACHMENTS

EX26-10 2026 Playground Upgrades



2026 Playground Upgrades

| | |
|---------------------|---------------------------------------|
| Date | February 11, 2026 |
| To | Executive Committee |
| From | City Planning & Community Development |
| Service Area | Recreation & Cultural Services |
| Item No. | EX26-10 |

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Remove item *CR25-136 (1) Prioritization of 2026 Playgrounds Funding* from its list of outstanding items; and
2. Approve this recommendation at its February 25, 2026, meeting.

ISSUE

In response to the Council motion when considering item *CR25-136 Prioritization of 2026 Playgrounds Funding*, Administration is reporting on the planned 2026 improvements to playgrounds in City of Regina (City) owned parks.

IMPACTS

There are no financial, legal, policy, strategic priority, labour, environmental, Indigenous or community well-being impacts respecting this report.

OTHER OPTIONS

None with respect to this report.

COMMUNICATIONS & ENGAGEMENT

Prior to moving forward with construction, the affected community associations and public will be notified.

DISCUSSION

In 2025, the City collected condition assessment and accessibility data on all City-owned playgrounds. Preliminary results show that none of the existing playgrounds currently meet the Destination Accessible Playground requirements within the City's Accessible Playground Design Standard (the Standard).

Further analysis is required on the data collected. A Playground Asset Management Plan will come forward in Q4 of 2026 with more detailed analysis of how the City will approach upgrading playgrounds moving forward.

While the Playground Asset Management Plan is being developed, the approved 2026 Playground Renewal and Refurbishment budget of \$460,000 will be utilized for the refurbishment of the Rick Hansen Optimist Playground and gathering space. If funding allows, then upgrades to the gathering space amenities at the Glencairn Park Playground (Jumpstart) will also be completed. These improvements will bring both playgrounds up to the Destination Accessible Playground requirements in the Standard.

The Rick Hansen Optimist Playground is a popular spot for events, field trips and daily use by residents year-round. The playground requires several upgrades, due to its age, heavy use and its popularity. The upgrades required include replacing the existing poured-in-place surfacing, as recommended by surfacing experts. As well, nine out of 24 of its existing play components are either not fully functioning or degraded beyond repair. Further to these repairs, fencing and an additional six accessible play elements are needed to bring the playground to the current Standard for a Destination Accessible Playground.

The Jumpstart playground requires considerably fewer upgrades to meet the Standard. They consist of additional fencing and accessible site furnishings for the gathering area adjacent to the playground (the playground itself does not require improvements).

The improvements as described in this report and the completion of the Kinsmen Park South will result in three Destination Accessible Playgrounds in strategic locations throughout Regina by the end of 2026.

DECISION HISTORY & AUTHORITY

On November 5, 2025, City Council considered item *CR25-136 Prioritization of 2026 Playgrounds Funding* and directed Administration to report back on what playgrounds would be updated as a result of the approved 2026 Playground Upgrade and Refurbishment budget. Authority was also delegated to the Deputy City Manager, City Planning & Community Services to establish a new Community Investment Grant Program stream for community-led accessible playground upgrades and to approve donation agreements for playgrounds and gathering spaces exceeding \$100,000.

On November 5, 2025, City Council considered a matter from the City Clerk arising from the March 26, 2025, meeting minutes. Due to an administrative typographical error pertaining to the resolution that was captured in relation to item *MN25-5 Playground Accessibility*, that the meeting minutes be corrected to read as follows:

That the following wording from Point 1 be removed and placed under a new Point 4:

“Direct Administration to report back to the Executive Committee in Q4 2026, prior to the 2027/2028 budget deliberations on the following:”; and

That the new Point 4 read as follows:

4. Direct Administration to report back to the Executive Committee in Q4 2026, prior to the 2027/2028 budget deliberations on the following:

- a. Current pathways or playgrounds constructed with Engineered Wood Fiber be tested to meet ASTM1951 levels with a Rotational Penetrometer, with a subsequent recommendation to outline maintenance or replacement solutions to keep surfaces maintained to an ASTM1951 level.
- b. Investigation of a central indoor location for the creation of an indoor all year-round destination playground, minimum 300m² in size. Include City of Regina properties, REAL properties and possible private partnerships. Include within recreational master plan.
- c. Develop a strategic playground plan to develop access to a destination playground for all residents within a maximum travel time of 25 mins on a transit route or 8 mins by car. Prioritize locations with adjacencies to schools, child-care centers, community centers, group homes, senior centers and health centers. Include possible partnerships, timelines and cost options to achieve full community coverage. Include strategic playground plan within the recreational master plan, with a minimum recommendation of renewing a playground annually.
- d. Investigate options to create or utilize an existing grant program for community groups who are upgrading or creating new playgrounds to meet the Regina Accessible Playground Standard. Include stakeholder engagement to understand effective financial incentives and groups.

- e. Present proposed new playground design to accessibility committee for review prior to final decisions and purchase.

On March 26, 2025, City Council considered item *MN25-5 Playground Accessibility* and adopted a resolution that Administration:

1. Report back to the Executive Committee in Q4 2026, prior to the 2027/2028 budget deliberations [*various items re: Accessible Playground Design Standard and long-term playground replacement and upgrade planning*];
2. Work with the Accessibility Advisory Committee to prioritize the planned playground upgrades for 2026 and report back to Executive Committee in Q4 2025, prior to the 2026/2027 budget deliberations; and
3. Include an option for consideration as part of the 2026 proposed budget to allocate \$1 million toward a refurbishment fund for playgrounds (City owned playgrounds, Parent Associations and Community Associations) related to design, construction and related equipment.

Respectfully Submitted,



Diana Burton, Director
Recreation & Cultural Services

Respectfully Submitted,



Deborah Bryden, Deputy City Manager
City Planning & Community Services

Prepared by: Janine Daradich, Manager, Planning & Partnerships



Official Community Plan Growth Plan Review

| | |
|---------------------|--------------------------------------|
| Date | February 25, 2026 |
| To | Mayor Bachynski and City Councillors |
| From | Executive Committee |
| Service Area | City Planning & Community Services |
| Item # | CR26-11 |

RECOMMENDATION

That City Council:

1. Approve the amendments to *Design Regina: The Official Community Plan Bylaw No. 2013-48* to reflect the changes in Appendix A – Recommended Official Community Plan Policy, Definition and Map Amendments;
2. Direct Administration to engage the RM of Sherwood No. 159 to review *Design Regina: The Official Community Plan Bylaw No. 2013-48* Map 1a: RM of Sherwood – City of Regina Growth Intentions and related polices as outlined in this report, and bring forth a report to City Council following this review with recommended updates;
3. Direct Administration to consider, on an ongoing basis, the infrastructure investments required to support growth through future City of Regina budget processes, beginning with those needed to enable development in the Medium-Term, Tier 1 New Neighbourhoods identified in Appendix A, Section 4 of this report; and
4. Instruct the City Solicitor to prepare the necessary bylaw amendment to give effect to the amendments, to be brought forward to a meeting of City Council following approval of the recommendations and the required public notice.

HISTORY

At its February 11, 2026, meeting, the Executive Committee considered the attached report *EX26-11 Official Community Plan Growth Plan Review* from City Planning & Community Services division.

The following addressed the Committee:

- Stu Niebergall, Regina & Region Homebuilders' Association, Regina, SK
- Paul Moroz and Bob Linner, representing Long Lake Investments, Regina, SK
- Evan Hunchak, representing Bright Communities, and Mark Geiger, landowner for Skywood, Regina, SK
- Blair Forster, representing Forster Harvard Development Corporation, Regina, SK
- Diana Hawryluk, representing Dream Developments, Regina, SK
- William Wells, representing Albert Park Community Association, Regina, SK
- Carmelle Beaudry, representing Beaucorp Ventures, Regina, SK

The Committee received and filed communication EX26-15 Jenna Schroeder, Provincial Capital Commission, Regina, SK.

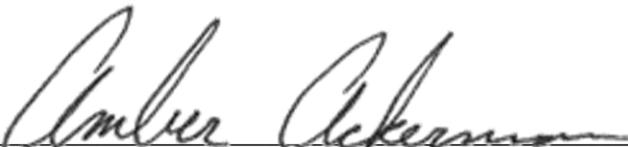
Members of Administration gave a PowerPoint presentation, a copy of which is on file with the Office of the City Clerk.

The Committee adopted a resolution to concur in the recommendation contained in the report.

Recommendation #5 of the attached report does not require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE


Amber Ackerman, Acting City Clerk 2/17/2026

ATTACHMENTS

EX26-11 Official Community Plan Growth Plan Review

Appendix A - Recommended OCP Policy, Definition and Map Amendments

Appendix B - Current Growth Plan

Appendix C - Current Phasing of New Neighbourhoods Plan

Appendix D - What we Heard Report - Growth Plan Review

Appendix E - Proposed Phasing Plan Neighbourhood Breakdown

Appendix F - RM of Sherwood - City of Regina Growth Intentions Map

Appendix G - Hierarchy of Plans



Official Community Plan Growth Plan Review

| | |
|---------------------|---------------------------------------|
| Date | February 11, 2026 |
| To | Executive Committee |
| From | City Planning & Community Development |
| Service Area | City Planning & Community Services |
| Item No. | |

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Approve the amendments to *Design Regina: The Official Community Plan Bylaw No. 2013-48* to reflect the changes in Appendix A – Recommended Official Community Plan Policy, Definition and Map Amendments;
2. Direct Administration to engage the RM of Sherwood No. 159 to review *Design Regina: The Official Community Plan Bylaw No. 2013-48* Map 1a: RM of Sherwood – City of Regina Growth Intentions and related polices as outlined in this report, and bring forth a report to City Council following this review with recommended updates;
3. Direct Administration to consider, on an ongoing basis, the infrastructure investments required to support growth through future City of Regina budget processes, beginning with those needed to enable development in the Medium-Term, Tier 1 New Neighbourhoods identified in Appendix A, Section 4 of this report;
4. Instruct the City Solicitor to prepare the necessary bylaw amendment to give effect to the amendments, to be brought forward to a meeting of City Council following approval of the recommendations and the required public notice; and
5. Approve these recommendations at its meeting on February 25, 2026.

ISSUE

Design Regina: The Official Community Plan, Bylaw No. 2013-48 (OCP), provides the policy framework to guide long-term growth and development of the city, including the coordination of municipal services. To ensure the OCP remains aligned with the city's evolving needs, it is periodically reviewed and updated. This report presents the findings and recommendations from the most recent review, focusing on updates to the OCP Growth Plan, the Phasing of New Neighbourhoods Plan (Phasing Plan), and related supporting policies.

IMPACTS

Legal Impact

The recommended OCP policy, definition, and map amendments (Appendix A) require City Council approval through an amending bylaw, in accordance with the public notice requirements set out in the *Public Notice Bylaw*. Pursuant to *The Planning and Development Act, 2007*, the amending bylaw also requires ministerial approval from the Government of Saskatchewan.

Policy Impact

The Growth Plan Review was conducted in accordance with OCP Policy 14.15, which recommends a review be conducted every five years. The recommended amendments outlined in Appendix A align with the following Community Priorities¹:

- Develop complete neighbourhoods.
- Support the availability of diverse housing options.
- Promote conservation, stewardship and environmental sustainability.
- Achieve long-term financial viability.
- Foster economic prosperity.

Strategic Priority Impact

The recommended updates to the Growth and Phasing Plans outlined in Appendix A, designate sufficient land to accommodate the housing needs of anticipated population growth over the next 25 years, balancing the development of new neighbourhoods with intensification in established areas. This approach supports the Livability Strategic Priority, specifically the strategy “new residential and commercial developments enhance our city, serve the diverse needs of residents and build safe communities.” Similarly, the recommended Growth Plan designates lands across the city to accommodate future industrial and employment-generating developments that provide job opportunities for a growing population. This supports the Prosperity Strategic Priority, aligning with

¹ The OCP Community Priorities were developed through community-wide consultation during the preparation of the OCP. They are intended to provide direction for the development of goals, objectives, and policies within the plan.

the strategy “industrial lands attract key sectors and promote sustainable growth and investment.”

Recommended Policy 2.9 in Appendix A, Section 1 (Change #9), aligns with the Vibrancy Strategic Priority by advancing the strategy that “the City Centre thrives as a vibrant, inclusive destination that attracts residents, visitors and investment.” This policy embeds that direction into the OCP, reinforcing the City Centre as Regina’s primary hub of economic and cultural activity and affirming its role as a focal point for community vibrancy and investment.

The recommended approach to phasing new neighbourhoods, as outlined in Appendix A, Section 1 (Change #19) and Section 2 (Change #3), is consistent with the Infrastructure Strategic Priority, particularly the strategy of modernizing existing infrastructure with the capacity to support long-term growth and community services. This consistency is reinforced by the approach’s focus on prioritizing infrastructure investments that not only enable greenfield development, but also support intensification and address level-of-service challenges for existing properties.

Environmental Impact

Several of the recommended OCP updates promote intensification and renewal, which can generate environmental benefits such as reducing vehicle travel distances, supporting the remediation of contaminated sites, encouraging active transportation and transit use and enabling more efficient use of land and infrastructure.

Intensification is key to reaching Regina’s energy and emissions reduction goal by 2050. Actions 8.5 and 8.6 from the Energy & Sustainability Framework (ESF) direct 65 per cent of population and commercial growth to established areas. These actions were considered when reviewing the OCP intensification target. However, as outlined in Appendix A, Section 1 (Change #6), increasing the intensification target to align with the ESF is not recommended. Engagement and analysis suggest that, while intensification remains an important community priority, increasing the intensification target to 65 per cent at this time may not be appropriate given the additional infrastructure and service investments required in certain established areas to achieve it, as well as current market conditions.

In recognition of the inherent community and environmental benefits of a higher intensification target, proposed Policy 2.3A described in Appendix A, Section 1 (Change #7) establishes a five-year review cycle to reassess the target. This will allow for a better understanding of the infrastructure and community service improvements needed to sustain higher levels of intensification in established neighbourhoods, through upcoming reviews of the City’s infrastructure master plans and related initiatives.

Indigenous Impact

Engagement with Indigenous Rightsholders was undertaken through respectful, collaborative dialogue in alignment with kâ-nâsihcikêwin (Indigenous Framework), specifically by the Treaty Principles of miyo-wîcêhtowin (“getting along well with others, good relations, expanding the circle”) and pimâcihowin (“making a living”). These principles informed an engagement approach centered on inclusivity, meaningful relationship-building and providing opportunities to discuss economic development aspirations.

Appendix A includes several recommended OCP updates that reflect the City’s commitment to reconciliation by embedding Indigenous voices in the OCP. For instance, the proposed “Inclusion of Indigenous Rightsholders” goal and policies (Section 1, Change #14) require the consideration of Indigenous development aspirations in shaping Regina’s future growth, consistent with the Good Relations, Land Reconciliation, and Economic Development commitments outlined in kâ-nâsihcikêwin. In alignment with this goal, the recommended Growth Plan (Appendix A, Section #3) identifies potential development opportunities on lands stewarded by Indigenous Rightsholders, increasing Indigenous visibility in the OCP and affirming them as key partners in the city’s long-term growth and development.

There are no financial, labour or community well-being impacts associated with this report.

OTHER OPTIONS

OPTION 1 – Approve recommended OCP updates detailed in Appendix A – Recommended

- **Advantages:** Enables immediate planning, scoping, and implementation of the updated OCP policies and plans, advancing Community and Strategic Priorities and establishing clearer timelines and processes for neighbourhood development. This provides greater certainty to the community and stakeholders regarding the City’s long-term growth framework and neighbourhood phasing approach.
- **Considerations:** To support the recommended Growth and Phasing Plans, the City will need to begin planning for the scoping and delivery of infrastructure investments required to accommodate intensification and enable the development of the new neighbourhoods identified in the plans.

OPTION 2 – Do not approve the recommended OCP updates and direct Administration to explore and conduct additional engagement on alternative approaches – NOT RECOMMENDED

- **Advantages:** Provides additional time to explore alternative approaches to the OCP policy updates under review and to undertake further engagement.
- **Considerations:** The current Growth Plan (Appendix B) and Phasing Plan (Appendix C) would remain in effect until a subsequent report is brought forward for City Council’s consideration. Significant engagement has already occurred throughout the development of the recommended OCP updates, including an in-depth review and assessment of alternative

options. Further engagement is unlikely to generate new or substantively different feedback. Deferring approval may also introduce uncertainty for stakeholders preparing near-term development applications.

COMMUNICATIONS & ENGAGEMENT

Engagement with residents, Indigenous Rightsholders, community groups, land developers and other stakeholders was a central focus of the Growth Plan Review. Over the course of 2025, extensive engagement was carried out using a range of methods tailored to the needs of each participant group to share information, collaborate on proposed recommendations and understand perspectives on the long-term growth and development of the city. Engagement touchpoints included presentations, a series of workshops, a public survey, and several one-on-one and small-group discussions. These activities, along with the key themes from each engagement touchpoint, are summarized in Appendix D. The findings, results, and feedback gathered through this process played a critical role in shaping the recommendations in this report, ensuring they are responsive to the community's needs and priorities.

DISCUSSION

Background

Following two years of extensive public and community consultation, the OCP was introduced in 2013 to manage Regina's growth to a population of 300,000. The OCP includes a growth management strategy, enabling the City to set goals, objectives and policies for managing land uses, new development, municipal utilities and services. This includes the Growth Plan², Phasing Plan³ and supporting OCP policies.

Growth Plan Review

To ensure the OCP remains current and relevant, policy directs that the plan be reviewed every five years, with the last review completed in 2020. While that review was broad in scope, the review advanced through this report is focused on updating the Growth and Phasing Plans and associated policies, as the city is on track to reach the current Growth Plan's 300,000 population horizon sooner than previously anticipated. This focus is emphasized by conditions that have evolved since the introduction of these plans in 2013, including housing supply and affordability challenges,

² The Growth Plan serves as a key policy tool for guiding future development, identifying areas for new neighbourhoods, industrial employment areas and opportunities for intensification and redevelopment within established areas of the city.

³ The Phasing Plan sequences the development of the new neighbourhoods identified in the Growth Plan into three phases. This phasing is guided by a policy requiring that 75 per cent of the land designated for new neighbourhoods within a given phase must be developed before neighbourhoods in the next phase can proceed.

demographic trends, and rising infrastructure costs. Collectively, these factors underscore the need for the strategic planning and prioritization of investments required to enable and sustain growth, particularly given the City's fiscal capacity to fund such projects.

Considering the factors noted above, the City completed a Population, Housing, and Employment Forecast and Urban Land Needs Study (Growth Study) in 2024 projecting Regina would reach a population of 370,000 by 2051. The Growth Study forecast approximately 68,000 new jobs and 57,000 housing units would be required by 2051 to support this population growth.

Outcomes and Inputs

The Growth Plan Review explored several potential OCP updates to proactively facilitate and prepare for growth of the city to a population of 370,000. Importantly, the review embedded long-term infrastructure and servicing needs into policies guiding growth over the next 25 years.

The Growth Plan Review took into consideration several key inputs, such as the evolving conditions mentioned above, the Growth Study and the recent Water and Wastewater Serviceability Study (Serviceability Study). The Serviceability Study was instrumental in informing recommended updates to two core components of the OCP growth management strategy: the Growth Plan and the Phasing Plan. The following sections provide an overview of key recommended updates to each. The full scope of OCP policies, definitions, and plans reviewed, along with the detailed recommended updates, is provided in Appendix A.

Growth Plan Updates

The Growth Study included an analysis to determine the amount of greenfield land required to be designated as new neighbourhoods to support anticipated population growth over the next 25 years. This analysis indicated that the current Growth Plan has a shortfall of lands identified for new neighbourhoods to meet forecasted housing demands. To address this, the recommended Growth Plan designates additional greenfield lands⁴ as new neighbourhoods to ensure enough land is identified to support the city's long-term housing needs.

The remainder of the recommended Growth Plan updates described in Appendix A are intended to support intensification and community renewal, address identified house-keeping issues and reflect land use conditions that have evolved since the plan was first introduced in 2013.

Phasing Plan

Development industry stakeholders have indicated that the current Phasing Plan and associated policies for sequencing new neighbourhood development have been problematic, particularly the

⁴ These lands are described in Appendix A, Section 3 (Change #3 and #6) and depicted on the proposed Growth Plan (page 19).

requirement that 75 per cent of lands within a given phase be developed before the next phase can proceed. This requirement may create barriers to advancing new neighbourhoods, as developers wishing to move forward are constrained by the pace of development on lands they do not own. Additionally, stakeholders expressed a need for infrastructure capacity considerations to be integrated into the Phasing Plan and associated policies to provide greater clarity on development timelines for new neighbourhoods.

In response to these concerns, the City undertook consultations and collaborative discussions with stakeholders to assess potential OCP updates that would reduce this barrier. As a result of this work, recommended updates to neighbourhood phasing policies and the Phasing Plan were developed, as described in Appendix A, Section 1 (Change #19) and Section 4, respectively. These updates sequence the development of new neighbourhoods based on available infrastructure, specifically wastewater capacity, which the Serviceability Study identified as the primary servicing constraint for new neighbourhoods. Conceptually, this approach allows new neighbourhoods to proceed where it can be demonstrated that sufficient wastewater capacity exists and that all related development requirements stipulated in the OCP are satisfied.

As shown in Appendix E, the recommended approach organized new neighbourhoods into three phases. Within these phases, further categorization into development tiers provides additional clarity on the anticipated timing for when neighbourhoods without current wastewater capacity may advance, following the completion of the required infrastructure investments identified in the Serviceability Study. The prioritization of required investments to service areas without capacity is based on the “financially sustainable infrastructure approach” defined in Appendix A, Section 2 (Change #3). This method prioritizes infrastructure investments that deliver broader benefits to the city beyond supporting greenfield growth alone, including investments that enable intensification opportunities and address level-of-service challenges for existing properties.

Next Steps

The following initiatives are planned to follow the Growth Plan Review. This work will ensure that City plans, projects, and policies are updated to reflect the recommended OCP amendments described in this report and will support long-term growth in alignment with the OCP and City Strategic Priorities.

Embedding an Indigenous Worldview into the OCP

As noted in the Indigenous Impacts section of this report, several updates to growth and development related OCP policies are being recommended to integrate an Indigenous Worldview into the plan. While these amendments form an important foundation, it is acknowledged that further work will be required to embed an Indigenous Worldview across other sections of the OCP that were not within the scope of the Growth Plan Review. Building on this foundation, this work will be advanced through future OCP updates, undertaken collaboratively with Indigenous Rights holders

and Indigenous community members, in alignment with kâ-nâsihcikêwin and the Truth and Reconciliation Commission of Canada's Calls to Action.

OCP Map 1a: RM of Sherwood – City of Regina Growth Intentions Update

OCP Section D1: Regional Context, Goal 3 – Joint Planning Area includes policies that guide complementary growth between the City and the RM of Sherwood No. 159 (RM) on undeveloped lands adjacent to the city's boundary. These policies direct both municipalities to engage in collaborative planning to avoid land use conflicts and to support each municipality's long-term growth objectives. Map 1a (Appendix F) illustrates each municipality's growth intentions and serves as a tool to manage development in a coordinated and mutually respectful manner.

With the exception of minor updates reflecting boundary changes, Map 1a has not undergone a comprehensive review since 2013. During engagement with the RM, it was discussed that a collaborative review of Map 1a is a logical next step to ensure it remains an effective tool for guiding regional growth. Based on this, it is recommended that a joint review of Map 1a and its associated policies begin immediately following the Growth Plan Review. This may result in each municipality bringing forward complementary updates to each respective Council for consideration. Land annexation is not included in this review, as the Growth Study indicates that, under current assumptions and conditions, the existing city boundary contains sufficient land to accommodate long-term growth.

Master Plan Review

As illustrated in Appendix G, the OCP provides high-level direction for managing growth and change across the city. It also provides guidance for other City initiatives, policies, and plans to ensure they align with and implement the OCP's vision, Community Priorities, goals, and objectives.

Following the approval of the recommended Growth and Phasing Plans, which are designed to support growth to a population of 370,000 over the next 25 years, complementary updates to the City's infrastructure master plans⁵ are planned over the next five years. These updates will ensure the master plans align with the new 370,000-population horizon, replacing the previous 300,000-population horizon currently embedded within them.

Supporting the Next 10-Years of Housing Supply in New Neighbourhoods

Current housing supply conditions were a key consideration in the Growth Plan Review, reinforcing the importance of proactive infrastructure planning to enable new neighbourhoods and support the

⁵ Infrastructure master plans are long-term planning documents of up to 25 years that describe citywide outcomes for an infrastructure or service group in alignment with the OCP. Typically, these plans provide details on infrastructure improvements required to support growth and the renewal of assets to maintain or improve level of service to residents.

creation of additional housing stock. The ongoing construction of the Northwest Regional Wastewater Lift Station (NRWLS), anticipated to be completed near the end of 2028, will provide capacity for several new neighbourhoods in northwest Regina. As a result, new housing stock is expected to become available in emerging communities across the west and north quadrants of the city.

During engagement, many participants highlighted the need for additional new housing options on the east side of the city, particularly as the remaining lot inventory in both The Towns and Eastbrook is anticipated to be fully absorbed over the next one to two years. In response, a feasibility study on the wastewater solution required to support the remaining southeast greenfield lands identified in the Southeast Neighbourhood Plan will be submitted for consideration as part of the 2027 Budget. This investment will also provide wastewater capacity to support intensification opportunities.

Overall, this feasibility study is expected to provide greater certainty to both the City and development industry stakeholders regarding the construction timeline for the required solution. This clarity will help developers better understand when they may begin the neighbourhood development process for the greenfield lands in the southeast. From a housing supply standpoint, this is especially significant, given that regulatory approvals, detailed planning, and servicing for a new neighbourhood typically require several years to complete before homes may be constructed.

Looking more broadly, to provide additional certainty for development industry stakeholders, this report includes a recommendation that future City budget processes consider the investments required to support the Growth and Phasing Plans and enable new neighbourhoods. While such investments have historically been considered through City budget deliberations, this recommendation is intended to enhance transparency and provide greater clarity for stakeholders and the public.

DECISION HISTORY & AUTHORITY

On December 16, 2013, City Council considered item *CR13-112 Proposed Official Community Plan (OCP)* and adopted the following resolution:

1. That a new official community plan, known as “Design Regina” and attached as Appendix A to this report be adopted pursuant to Part IV of *The Planning and Development Act, 2007*.
2. That the Administration be directed to return to Council with a phasing and financing plan for the Growth Plan by December 2013.
3. That the Administration be directed to return to Council with recommendations on the Office Policies in Q1 of 2014.

On January 29, 2020, City Council considered item *CR20-2 Priorities and Planning Committee: Official Community Plan Five-Year Review* and adopted the following resolution:

1. That Part A – Citywide Plan of *Design Regina: The Official Community Plan Bylaw No. 2013-48* be amended as set out in Appendices A and B to this report.
2. That the City Solicitor be directed to prepare the necessary bylaw to amend *Design Regina: The Official Community Plan Bylaw No. 2013-48* to reflect the changes set out in Appendices A and B to this report.
3. With the amendment that places of worship and recreation facilities be added to the land uses and the grandfathering provision be removed.

On June 25, 2025, City Council considered item *CR25-76 Municipal Front-ending Lift Stations* and approved the design, engineering and construction of the Northwest Regional Wastewater Lift Station.

Respectfully Submitted,



Luke Grazier, Acting Director
Sustainable Infrastructure

Respectfully Submitted,



Deborah Bryden, Deputy City Manager
City Planning & Community Services

Prepared by: Luke Grazier, A/Director, Sustainable Infrastructure

ATTACHMENTS

- Appendix A - Recommended OCP Policy, Definition and Map Amendments
- Appendix B - Current Growth Plan
- Appendix C - Current Phasing of New Neighbourhoods Plan
- Appendix D - What we Heard Report - Growth Plan Review
- Appendix E - Proposed Phasing Plan Neighbourhood Breakdown
- Appendix F - RM of Sherwood - City of Regina Growth Intentions Map
- Appendix G - Hierarchy of Plans

Appendix A – Recommended Official Community Plan Policy, Definition and Map Amendments

Below are recommended policy, definition and map amendments to *Design Regina: The Official Community Plan* (OCP) resulting from the OCP Growth Plan Review.

Section 1: Proposed OCP Policy Changes

| # | OCP Reference | Existing Policy | Proposed Policy Change | Rationale for Change |
|---|--|---|--|---|
| 1 | Section A: Introduction to Design Regina (page 3) | <p>Introduction to Design Regina The City of Regina's OCP, entitled Design Regina, will manage the city's growth to 300,000 people and set the stage for its longer-term development. To be sustainable, a municipality must be forward-thinking, responsibly planning for the long-term. For Regina, this means looking ahead by protecting land for growth to a population of 500,000. It also means planning for an appropriate balance of employment and residential growth to ensure that overall growth can be paid for over the long-term to foster municipal financial sustainability.</p> | <p>Introduction to Design Regina The City of Regina's OCP, entitled Design Regina, was approved by City Council in 2013 to guide growth to a population of 300,000 and establish a foundation for long-term growth.</p> <p>In 2026, City Council approved a major review of the OCP Growth Plan, resulting in updates to the plan and related policies to reflect evolving conditions and growth patterns since its original adoption. This review extended the Growth Plan's planning horizon to a 25-year timeframe, from 2026 to 2051, accommodating growth to a population of 370,000. The review provided an important opportunity to advance land reconciliation by recognizing and supporting potential economic development opportunities for Indigenous Rightsholders. Overall, the updates continue to emphasize the importance of protecting land for long-term growth, prioritizing infrastructure and community investments, maintaining community well-being and ensuring the OCP remains responsive to current and future needs.</p> | The proposed changes extend the OCP's planning horizon from 300,000 to 370,000, aligning with the population, housing, and employment projections outlined in the 2024 Population, Housing, and Employment Forecast and Urban Land Needs Study (Growth Study) to ensure the OCP remains responsive to anticipated growth. |
| 2 | Section A: Introduction to Design Regina (page 4) | <p>First Steps Within a Broader Plan Design Regina directs growth and change in the city for a population of up to 300,000 people. This initial growth is rooted in a greater context that anticipates the city's population growth up to 500,000 people. Growth of the city from 300,000 to 500,000 will create new opportunities and challenges, so it is vital that the City's policies and decisions be forward-looking and plan for the long-term.</p> | <p>First Steps Within a Broader Plan Design Regina is the City's long-term plan to guide Regina's growth over a 25-year timeframe, from 2026 to 2051, toward a population of 370,000. It forms part of a broader vision that looks ahead to a long-term population of 500,000. As the city expands, new opportunities and challenges will emerge, making it essential for the City to make thoughtful, forward-looking decisions today that will continue to serve all residents well into the future.</p> | Same rationale as Section 1, Change #1. |

| # | OCP Reference | Existing Policy | Proposed Policy Change | Rationale for Change |
|---|--|---|--|---|
| 3 | Section B: Financial Policies, Goal 3 – Financial Planning, Policy 1.8 | <p>1.8 Consider the following prioritization in developing capital investment plans:</p> <p>1.8.1 Supporting INTENSIFICATION AREAS¹;</p> <p>1.8.2 Completing BUILT OR APPROVED NEIGHBOURHOODS; and</p> <p>1.8.3 Developing NEW NEIGHBOURHOODS;</p> | <p>1.8 Consider the following prioritization in developing capital investment plans:</p> <p>1.8.1 Supporting <i>intensification</i> with emphasis on the CITY CENTRE, URBAN CORRIDORS and CENTRES, PRIMARY and SECONDARY INTENSIFICATION AREAS; and</p> <p>1.8.2 Developing NEW NEIGHBOURHOODS and EMPLOYMENT AREAS.</p> | The revised policy reflects a more strategic and targeted approach to capital investment planning by prioritizing infrastructure and community investments in key locations where upgrades are needed to support growth and development. |
| 4 | Section B: Financial Policies, Goal 4 – Revenue Sources, Policy 1.16 | <p>1.16 Ensure that growth pays for growth by:</p> <p>1.16.1 Ensuring Servicing Agreement Fees charges are based on <i>full capital cost</i>;</p> <p>1.16.2 Regularly reviewing the rate and rate structure for Servicing Agreement Fees;</p> <p>1.16.3 Reviewing the areas to which Service Agreement Fees apply, including the possibility of fees varying with location, density and use as necessary, except where specific and deliberate subsidies are approved to support public benefits;</p> <p>1.16.4 Aligning the City’s development fees, property taxes and other charges with the policies and intent of this Plan; and</p> | <p>1.16 Ensure that growth is supported by financially sustainable capital infrastructure by recovering the City’s cost of servicing development, as authorized through provincial legislation, through a mix of funding sources, while balancing cost recovery, competitiveness, affordability and transparency by:</p> <p>1.16.1 Ensuring the <i>full capital cost</i> of servicing NEW NEIGHBOURHOODS and EMPLOYMENT AREAS, after accounting for contributions from the City and other levels of government, shall be proportionately borne by developers as part of the land development process, including:</p> <p>1.16.1.1 As determined by the City, on-site servicing costs which directly</p> | <p>The proposed revision aims to strengthen, clarify and entrench flexibility in policy intended to capture and share the cost of servicing new development. This includes distinguishing between on-site and off-site servicing costs, providing a more precise understanding of the funding of growth-related costs.</p> <p>It is proposed that Policy 1.16.5 be removed from <i>Section B – Financial Policies</i>, as its content may be misaligned with the intent and scope of Section B. It is recommended that the policy be relocated to <i>Section C – Growth Plan</i>. The revised policy is presented in Section 1, Change #11.</p> |

¹ OCP map features associated with policies are shown in CAPITAL LETTERS and defined in Appendix C: Definitions. Terms in italics indicate key terminology, also defined in Appendix C.

| # | OCP Reference | Existing Policy | Proposed Policy Change | Rationale for Change |
|---|---|---|--|---|
| | | <p>1.16.5 Achieving a balance of employment and residential lands.</p> | <p>benefit the subject property; and</p> <p>1.16.1.2 Off-site servicing costs which indirectly benefit the subject property and are included in development charge rates;</p> <p>1.16.2 Regularly reviewing development charge rates to ensure they reflect and acknowledge the timing of offsite servicing costs, while also accounting for the impacts of growth not directly tied to new development;</p> <p>1.16.3 Regularly exploring updates to the Development Charges Policy, such the potential for rates to vary by location and land use; and</p> <p>1.16.4 Aligning development charge rates, property taxes and other fees with the policies and intent of this Plan.</p> | |
| 5 | Section C: Growth Plan, Goal 1 – Long-Term Growth, Policy 2.2 | 2.2 Direct future growth as either <i>intensification</i> on or <i>expansion</i> into lands designated to accommodate a population of approximately 300,000 in accordance with Map 1 – Growth Plan. | 2.2 Direct future growth as either <i>intensification</i> on or <i>expansion</i> into lands designated to accommodate a population of approximately 370,000, over a 25-year growth horizon, from 2026 to 2051, in accordance with Map 1 – Growth Plan. | Same rationale as Section 1, Change #1. |

| # | OCP Reference | Existing Policy | Proposed Policy Change | Rationale for Change |
|---|---|---|--|---|
| 6 | Section C: Growth Plan, Goal 1 – Long-Term Growth, Policy 2.3 | <p>2.3 Direct at least 30% of new population to existing urban areas as the City’s <i>intensification</i> target:</p> <p>2.3.1 Review the <i>intensification</i> target every five years.</p> <p>2.3.2 Monitor <i>intensification</i> based on Map 1c – Intensification Boundary and Areas.</p> | <p>2.3 Set a City <i>intensification</i> target of at least 40% of new housing units (equivalent to 30% of new population) to be located in existing areas within the Intensification Boundary shown in Map 1 – Growth Plan.</p> <p>2.3.1 Plan for infrastructure and community investments needed to support the <i>intensification</i> target.</p> | <p>The change shifts the basis of the intensification target from new population to new housing units. This adjustment reflects a more stable and measurable indicator of growth, as housing units are less affected by fluctuations in household sizes and other demographic factors.</p> <p>Engagement and analysis suggest that while intensification continues to be important for community growth, vibrancy and financial considerations, increasing the intensification target now may not be appropriate, given the additional investments required to accommodate new development in established neighbourhoods and current market conditions. However, proposed Policy 2.3A below signals an intent to consider a higher target in future OCP reviews.</p> <p>The word “direct” has been removed from the policy because a municipality cannot practically direct growth to specific areas. However, it can set and support a target through policies and initiatives.</p> <p>To provide a more comprehensive overview of the City’s long-term growth framework, it is proposed that Map 1c be repealed and its features, including the “Intensification Boundary”, be integrated into Map 1. This is reflected on proposed Map 1 – Growth Plan (Section 3).</p> <p>Proposed Policy 2.3.1 emphasizes the need to plan for investments in existing neighbourhoods that support the intensification target, such as road network, transit, utility, park and community service infrastructure improvements.</p> |

| # | OCP Reference | Existing Policy | Proposed Policy Change | Rationale for Change |
|---|---|----------------------|--|--|
| 7 | Section C: Growth Plan, Goal 1 – Long-Term Growth, Policy 2.3A and 2.3B | Not applicable (New) | <p>2.3A Review increases to the <i>intensification</i> target and options to expand the Intensification Boundary² shown in Map 1 – Growth Plan every five years through community engagement, while considering the following:</p> <p>2.3A.1 Current and projected demographic, economic and environmental conditions;</p> <p>2.3A.2 Development activity trends, including the rate, typology and location of new housing starts;</p> <p>2.3A.3 The capacity of infrastructure and community services in existing areas to support additional growth;</p> <p>2.3A.4 Market dynamics, affordability and consumer preferences; and</p> <p>2.3A.5 The financial benefits of intensification supported by a cost analysis on different types of growth.</p> <p>2.3B Monitor <i>intensification</i> based on Map 1 – Growth Plan.</p> | <p>The new policy establishes a five-year review cycle to reassess the intensification target in consideration of evolving community conditions and priorities, ensuring the target remains actionable, relevant and effective.</p> <p>The Growth Plan Review explored the merits of expanding the current “Intensification Boundary”. Based on this analysis, it is recommended that the current boundary be maintained to avoid diluting efforts to support and measure intensification in more mature neighbourhoods that have ample opportunities for intensification on underutilized lands (e.g. Heritage).</p> <p>The proposed policy direction to review the “Intensification Boundary” every five years allows the City to assess whether newer neighbourhoods (e.g. Harbour Landing) have reached full build-out and matured sufficiently for inclusion within the boundary.</p> |
| 8 | Section C: Growth Plan, Goal 3 – Intensification, Policy 2.8.1 | Not applicable (NEW) | <p>2.8.1 Monitor infrastructure and services in established areas and incorporate revitalization strategies into City investment plans to address gaps, support complete neighbourhoods, enable <i>intensification</i>, and enhance residents’ quality of life.</p> | <p>The proposed policy underscores a commitment to support intensification in a manner that is sustainable and responsive to neighbourhood conditions by investing in existing neighbourhoods to both address current challenges while also facilitating redevelopment opportunities.</p> |

² The “Intensification Boundary” reflects Regina’s built-up area as of 2013, when the OCP was adopted. As a result, it excludes newer neighbourhoods that were still under development and not fully built at that time, such as Harbour Landing and Fairways West.

| # | OCP Reference | Existing Policy | Proposed Policy Change | Rationale for Change |
|----|--|--|---|--|
| 9 | Section C: Growth Plan, Goal 3 – Intensification, Policy 2.9 | 2.9 Direct at least 10,000 new residents to the CITY CENTRE, which will accommodate the city's highest population and employment densities. | 2.9 Support the CITY CENTRE in achieving and sustaining the highest employment and population densities in Regina, to align with and support its role as the city's hub of economic and cultural activity. | As stated in the rationale for Section 1, Change #6, tracking population involves nuances that fall outside the City's direct control, which makes it challenging to monitor progress effectively. However, the proposed change reaffirms the intent for the City Centre to have the highest concentration of employment and population density in Regina. |
| 10 | Section C: Growth Plan, Goal 4 – New Neighbourhoods and Employment Areas, Policy 2.11A | 2.11A City Council may, at its discretion, waive any or all of the requirements of Policy 2.11 ³ where it can be demonstrated through a secondary plan or concept plan that achieving the density target and <i>complete neighbourhoods</i> ' policies would be challenging due to unique circumstances (i.e. smaller scale development areas that lack connection to transit and other local services or amenities). | 2.11A City Council may waive any or all requirements of Policy 2.11 if a secondary or concept plan demonstrates that meeting the density and <i>complete neighbourhoods</i> policies is impractical due to unique circumstances (e.g. small-scale areas lacking access to transit and local services or amenities); however, the proposal must still align with applicable Community Priorities and other goals of this Plan. | The proposed revision provides clearer guidance on when City Council may consider waiving the requirements of Policy 2.11, while reaffirming that any such decisions must align with the core principles of the OCP. |
| 11 | Section C: Growth Plan, Goal 4 – New Neighbourhoods and Employment Areas, Policy 2.12A | Not applicable (NEW) | 2.12A Ensure a balanced and flexible supply of employment and residential lands to support a growing population by designating enough NEW AND EXISTING APPROVED EMPLOYMENT AREAS on Map 1 – Growth Plan to generate sufficient job opportunities to meet the demands of anticipated population growth and support long-term economic sustainability. | The update is intended to convey the importance of identifying sufficient lands in the Growth Plan for new industrial and employment-generating uses to ensure job availability for new residents. Overall, the policy aims to affirm the linkage between industrial and residential growth. |
| 12 | Section C: Growth Plan, Goal 4 – New Neighbourhoods and Employment Areas, Policy 2.13 | 2.13 Amend Map 1 – Growth Plan and related policies if necessary to correspond to the final alignment of the provincial highway bypass to comprehensively plan development in the southeast. | Delete Policy 2.13. | The action directed by this policy has been completed. No further action is needed, and the policy is no longer required. |

³ Policy 2.11 requires that new neighbourhoods be designed and planned as complete communities, with a minimum gross population density of 50 persons per hectare.

| # | OCP Reference | Existing Policy | Proposed Policy Change | Rationale for Change |
|----|--|--|--|---|
| 13 | Multiple | Policies 2.14, 2.15, 14.20D.3, Map 1 – Growth Plan, Map 1b – Phasing of New Neighbourhoods and Appendix C: Definitions provide direction on Special Study Areas ⁴ (SSAs). | Remove policies 2.14, 2.15, 14.20D.3, the SSA definition from Appendix C: Definitions and the SSA designations on Map 1 – Growth Plan and Map 1b – Phasing of New Neighbourhoods. | The 2024 Water & Wastewater Serviceability Study assessed the infrastructure needed to support growth and reduced the uncertainty that previously justified SSA designations. As a result, the Harbour Landing West and North greenfield growth areas are proposed to be reclassified from SSAs to “New Neighbourhood” and “New Employment Area” on Map 1 and Map 1b ⁵ . |
| 14 | Section C: Growth Plan, Goal 5 – Inclusion of Indigenous Rightsholders | Not applicable (NEW) | <p>Goal 5 – Inclusion of Indigenous Rightsholders Ensure the development aspirations of Indigenous Rightsholders are meaningfully considered in shaping Regina’s future growth, consistent with the economic development and land reconciliation commitments in <i>kâ-nâsihcikêwin</i>, the City’s Indigenous Framework.</p> <p>2.13 Designate large-scale lands within or adjacent to the periphery of the city stewarded by Indigenous Rightsholders on Map 1 – Growth Plan as INDIGENOUS RIGHTSHOLDER LANDS; and</p> <p>2.14 Ensure the planning of NEW NEIGHBOURHOODS and NEW EMPLOYMENT AREAS adjacent to INDIGENOUS RIGHTSHOLDER LANDS or <i>urban reserves</i> considers the development aspirations of Indigenous Rightsholders, while fostering open and trust-based ongoing dialogue.</p> | The proposed goal and policies reflect the City’s commitment to reconciliation by ensuring that Indigenous voices and development aspirations are embedded in the OCP. This approach affirms the role of Indigenous Rightsholders as key partners in shaping Regina’s growth and further supports inclusive and collaborative planning. |

⁴ Special Study Areas were originally included in the OCP to identify greenfield lands requiring further analysis to determine appropriate land uses and servicing feasibility before assigning them a “New Neighbourhood” or “New Employment Area” designation on Map 1 – Growth Plan and Map 1b – Phasing of New Neighbourhoods.

⁵ Refer to proposed Map 1 – Growth Plan and Map 1b – Phasing of New Neighbourhoods in Sections 3 and 4 of this document, respectively.

| # | OCP Reference | Existing Policy | Proposed Policy Change | Rationale for Change |
|----|--|---|--|---|
| 15 | Section D1: Regional Context, Goal 3 – Joint Planning Area, Policy 3.17.6 (NEW) | Not applicable (NEW) | 3.17.6 The RM and City agree that the requirements of 3.17.1 and 3.17.2 may be waived for unique circumstances or for a singular development that provides broader economic benefits. | <p>Policies 3.17.1 and 3.17.2 require a secondary or concept plan be prepared for the Collaborative Planning Area⁶ outlined in Map 1a – RM of Sherwood – City of Regina Growth Intentions. This policy requirement was envisioned as a mechanism for both municipalities to foster inter-municipal collaboration on large scale development proposals in the area, such as a major mixed-use, commercial or residential subdivision.</p> <p>The proposed policy grants authority to waive the requirements of these policies to allow for singular development proposals not part of a major multi-lot subdivision, such as an employment generating development, that would not typically require a secondary or concept plan in either municipality.</p> |
| 16 | Section D6: Housing (page 45) | <p>Introductory Paragraph As Regina grows to accommodate 300,000 residents, significant changes will be required in the city’s housing stock to ensure every person in Regina has the opportunity to live in a home that is attainable, well-maintained, suitable, and located in an inclusive community that allows its residents to meet their daily and lifetime needs.</p> | <p>Introductory Paragraph As Regina grows to accommodate 370,000 residents over the next 25 years, significant changes will be required in the city’s housing stock to ensure every person in Regina has the opportunity to live in a home that is attainable, well-maintained, suitable, and located in an inclusive community that allows its residents to meet their daily and lifetime needs.</p> | Same rationale as Section 1, Change #1. |
| 17 | Section D9: Health and Safety, Goal 2 – Health and Environmental Impacts, Policy 11.7 | 11.7 Employ appropriate setback standards to ensure compatible development adjacent to the following: railway, pipeline, and other utility corridors, energy-generation facilities and other features, where required. | 11.7 Employ appropriate setback standards, including those defined in provincial legislation, to ensure compatible development adjacent to the following: railway, pipeline, and other utility corridors, energy-generation facilities and other features, where required. | The proposed change clarifies that any applicable provincially mandated development setback requirements apply within the city, such as the requirement from <i>The Subdivision Regulations, 2014</i> for residential development to be setback 457 metres from a sewage treatment plant or sewage lagoon. |

⁶ The Collaborative Planning Area is depicted on proposed Map 1 – Growth Plan (Section 3 of this document) near the southeast boundary of the city. As outlined in the OCP, this area represents unique challenges and opportunities that would best be met with innovative approaches that could serve as a model for future inter-municipal collaboration. The intent of the land use planning collaboration in this area is to achieve the highest and best use of land over the long-term that mutually benefits both municipalities and the region.

| # | OCP Reference | Existing Policy | Proposed Policy Change | Rationale for Change |
|----|--|---|---|--|
| 18 | Section D10: Economic Development, Goal 2 – Economic Growth, Policies 12.6.3 and 12.6.5 | <p>12.6 Collaborate with community economic development stakeholders across the region to leverage shared economic advantages and tourism opportunities, including but not limited to:</p> <p>12.6.3 Collaborating with surrounding First Nations, Métis and Inuit communities to promote share prosperity;</p> <p>12.6.5 Support urban reserves that are in keeping with overall land use and growth policies.</p> | <p>12.6 Collaborate with community economic development stakeholders and Indigenous Rightsholders across the region to leverage shared economic advantages and tourism opportunities, including but not limited to:</p> <p>12.6.3 Collaborating on land use and infrastructure planning initiatives involving INDIGENOUS RIGHTSHOLDER LANDS and <i>urban reserves</i> to support well-being, economic development, jobs and affordable housing for Indigenous peoples;</p> <p>12.6.5 Where land has been selected for an <i>urban reserve</i>, support the development of municipal servicing and land use compatibility agreements in alignment with overall land use and growth policies.</p> | The proposed updates are intended to support inclusive and equitable development by facilitating land reconciliation, supporting economic development opportunities and improving health and well-being for Indigenous peoples in alignment with the commitments outlined in <i>kā-nāsihcikēwin</i> . |
| 19 | Section E: Realizing the Plan, Goal 5 – Phasing and Financing of Growth, Policy 14.20D, 14.20E | <p>14.20D As identified on Map 1b - Phasing of New Neighbourhoods, Phase 1 (i.e. the combination of Phase 1a, Phase 1b, and Phase 1c) shall be developed first, followed by Phase 2, which is followed by Phase 3.</p> <p>14.20D.1 A succeeding phase may be approved for development when 75% of the preceding phase, as determined by the City, has been developed;</p> <p>14.20D.2 Notwithstanding Policy 14.20D.1, a succeeding phase may be developed when 75%</p> | <p>14.20D Sequence the development and investment of growth-enabling infrastructure required to advance NEW NEIGHBOURHOODS based on the <i>financially sustainable infrastructure approach</i>, with the following prioritization depicted on Map 1b – Phasing of New Neighbourhoods:</p> <p>1. SHORT-TERM</p> <p>a. Tier 1: Areas with existing wastewater capacity.</p> <p>b. Tier 2: Areas that will have wastewater capacity following the completion of the Northwest Regional Wastewater Lift Station</p> | <p>Engagement feedback indicated a desire to shift the City’s current approach to phasing new neighbourhoods to be based on infrastructure capacity and readiness. This would allow new neighbourhoods to move forward as long as there is wastewater capacity, without the restrictions embedded in the current policy. Based on this feedback and infrastructure analysis, it is recommended that the City update its approach to phasing new neighbourhoods by aligning it with available wastewater servicing capacity, as this is currently a major barrier to the development of several new neighbourhoods.</p> <p>Under this approach:</p> |

| # | OCP Reference | Existing Policy | Proposed Policy Change | Rationale for Change |
|---|---------------|---|---|---|
| | | <p>of the preceding phase has been subdivided, recognizing that areas within a given phase may be removed from the calculation at the City's discretion;</p> <p>14.20E Notwithstanding Policy 14.20 and Policy 14.20D.3, the City may, at its discretion, waive the phasing requirements of Policy 14.20 and Policy 14.20D.3 of this Plan where it is demonstrated that the proposed development:</p> <p>14.20E.1 Provides a demonstrable service or benefit, which is not already being sufficiently provided by an existing development/use;</p> <p>14.20E.2 Relates to one of the following land use categories: public/civic; Institutional (i.e. research, education, medical) recreation (i.e. sports, athletics);</p> <p>14.20E.3 Is limited to one principal use;</p> <p>14.20E.4 Is contiguous to a fully developed and service area or an area that is in the process of being developed; and</p> <p>14.20E.5 Is compatible with existing adjacent development or planned future development.</p> | <p>and the trunkline to the Rosewood Neighbourhood.</p> <p>c. Tier 3: Areas that will have wastewater capacity after completion of the Northwest Regional Wastewater Lift Station and the trunkline to the Rosewood Neighbourhood, but will still require further trunkline extensions to service new development.</p> <p>2. MEDIUM TERM</p> <p>a. Tier 1: Areas requiring infrastructure upgrades to provide wastewater capacity for new development, while also supporting intensification opportunities and addressing level-of-service challenges for existing properties.</p> <p>b. Tier 2: Areas requiring larger-scale infrastructure upgrades to provide wastewater capacity for new development, while also supporting intensification opportunities and addressing level-of-service challenges for existing properties.</p> <p>3. LONG-TERM</p> <p>14.20E Policy 14.20D shall not be used to limit the development of NEW NEIGHBOURHOODS if it can be demonstrated to the satisfaction of the City that there are no planning constraints and growth-enabling infrastructure investments are in place to support development.</p> | <ul style="list-style-type: none"> - A "Short-Term" designation is applied to areas with existing wastewater capacity or that will have capacity following the completion of the Northwest Regional Wastewater Lift Station. - New neighbourhoods currently without capacity are assigned a "Medium-Term" or "Long-Term" designation based on the prioritization of required investments in alignment with the proposed "financially sustainable infrastructure approach" defined in Section 2, Change #3. <p>In general, "Medium-Term" new neighbourhoods require wastewater investments that provide broader citywide benefits, such as enabling greenfield growth, supporting intensification, and addressing servicing challenges in existing areas, while "Long-Term" new neighbourhoods require major investments that primarily benefit greenfield growth.</p> <p>To provide further clarity, the "Short-Term" and "Medium-Term" designations are further segmented into tiers based on wastewater capacity availability, as well as the expected timing and scale of investments required to support development.</p> |

| # | OCP Reference | Existing Policy | Proposed Policy Change | Rationale for Change |
|----|---|---|---|--|
| 20 | Section E: Realizing the Plan, Goal 5 – Phasing and Financing of Growth, Policy 14.20F | Not applicable (NEW) | 14.20F Plan and invest strategically to enable diverse and affordable housing supply in NEW NEIGHBOURHOODS across multiple areas of the city, as practical given servicing availability and the City’s fiscal capacity to deliver growth-enabling infrastructure investments. | Informed by stakeholder feedback, the proposed policy recognizes the community’s desire for housing options in multiple new and developing neighbourhoods. By supporting development across a range of locations, the City aims to facilitate consumer choice, respond to market demand, and promote balanced growth, affordability, and equitable access to amenities. |
| 21 | Section E: Realizing the Plan, Goal 6 – Relationship Between the Plans, Policy 14.29.1 | 14.29 Ensure that secondary plans and concept plans address the following, unless waived by the City: 14.29.1 Overall conformity with this Plan and any applicable secondary plan ⁷ or other applicable instrument (e.g. Transportation Master Plan); | 14.29 Ensure that secondary plans and concept plans address the following, unless waived by the City: 14.29.1 Overall conformity with this Plan, any applicable secondary plan, infrastructure master plan and other relevant planning instruments or servicing studies that inform infrastructure master plans; | The revised policy provides clearer direction on the requirement for these plans to align with infrastructure master plans and servicing studies. This clarification is particularly important for guiding the preparation of these plans for “New Employment Areas,” which, under OCP policy, are considered by City Council on a case-by-case basis and are not subject to phasing policies like “New Neighbourhoods”. |

⁷ “Secondary Plans” and “Concept Plans” are used by the City of Regina to guide the development of “New Neighbourhoods” and “New Employment Areas”. They provide direction for land-use (zoning) and the provision of community service (e.g. parks, schools), utility and transportation infrastructure servicing. These plans must be approved by City Council before a developer can submit rezoning or subdivision applications.

Section 2: Proposed Changes to OCP Appendix C: Definitions

| # | Existing Definition | Proposed Change | Rationale for Change |
|---|--|--|--|
| 1 | <p>BUILT OR APPROVED NEIGHBOURHOODS: Comprise lands that are predominantly built or approved residential areas that will be subject to additional change through limited intensification in accordance with this Plan.</p> | <p><u>Definition Change:</u> built neighbourhoods: Established residential areas that are predominantly developed. These neighbourhoods may experience additional change through intensification, in accordance with this Plan.</p> <p><u>Complementary Changes to Other Sections of the OCP:</u> Change the term “BUILT or APPROVED NEIGHBOURHOODS” to “<i>built neighbourhoods</i>” in the following OCP policies:</p> <ul style="list-style-type: none"> • Section C, Goal 3, Policy 2.8 • Section D5, Goal 1, Policy 7.1 and Policy 7.2 • Appendix A Guidelines for Complete Neighbourhoods | <p>Within the context of the OCP, the word ‘approved’ typically refers to newer greenfield neighbourhoods that are either actively developing or have not yet begun development. These areas may not accurately reflect the nature of intensification, which generally occurs in long-established or already built-up neighbourhoods. Removing the word ‘approved’ ensures policies more accurately target areas where intensification is most relevant.</p> <p>The proposed definition is no longer capitalized, as the term is recommended for removal as a map feature on Map 1 – Growth Plan. See Section 3, Change #10 for further details.</p> |
| 2 | <p>INTENSIFICATION AREA: A specific area in proximity to transit where the creation of new development is accommodated within new buildings on undeveloped land or existing or new buildings on previously developed land through standard practices of building conversions, infill within vacant or underutilized lots and redevelopment of existing built areas.</p> | <p><u>Definition Change:</u> Remove the definition for “INTENSIFICATION AREA”.</p> <p><u>Complementary Changes to Other Sections of the OCP:</u></p> <ul style="list-style-type: none"> • Section C, Goal 3, Policy 2.7 – remove the words “and adjacent INTENSIFICATION AREAS”. • Section D5, Goal 1, Policy 7.1 and Policy 7.2 – replace the term “INTENSIFICATION AREAS” with “PRIMARY INTENSIFICATION AREAS and SECONDARY INTENSIFICATION AREAS”. • Appendix A Guidelines for Complete Neighbourhoods – replace the term “INTENSIFICATION AREAS” with “PRIMARY INTENSIFICATION AREAS and SECONDARY INTENSIFICATION AREAS”. | <p>The term “Intensification Area” was originally intended to broadly identify locations suitable for gradual intensification near primary transit routes and select urban corridors. With the introduction of the more specific designations “Primary Intensification Areas” and “Secondary Intensification Areas” in the OCP, the broader term is no longer required.</p> |

| # | Existing Definition | Proposed Change | Rationale for Change |
|---|----------------------|---|---|
| 3 | Not applicable (NEW) | financially sustainable infrastructure approach: A strategic method for prioritizing growth-enabling infrastructure investments, particularly water and wastewater services, needed to support NEW NEIGHBOURHOODS, as outlined in City servicing strategies and infrastructure master plans. Under this approach, greater priority is given to investments that deliver benefits beyond NEW NEIGHBOURHOODS alone, such as projects that also support intensification and improve infrastructure level-of-service challenges for existing properties. | This term is referenced in the recommended revised policies for phasing new neighbourhoods described in Section 1, Change #19. Specifically, the definition provides context on the proposed approach to prioritizing growth-enabling infrastructure investments required for new neighbourhoods. |
| 4 | Not applicable (NEW) | INDIGENOUS RIGHTSHOLDER LANDS: Larger-scale lands near the city periphery held by an Indigenous group or community with inherent rights recognized under Section 35 of <i>The Constitution Act, 1982</i> , which affirms and protects the existing Indigenous and treaty rights of Indigenous peoples in Canada. | This term provides context to the “Indigenous Rightsholder Lands” map feature on proposed Map 1 – Growth Plan (Section 3). |
| 5 | Not applicable (NEW) | LONG-TERM: NEW NEIGHBOURHOODS identified on Map 1b – Phasing of New Neighbourhoods as LONG-TERM growth areas, as further described under Section E, Goal 5, Policy 14.20D. These are areas where infrastructure is not currently in place to support greenfield development and will require future City investments to enable development based on City infrastructure studies, plans and analysis. | This term is proposed to be added because it appears as a map feature on proposed Map 1b – Phasing of New Neighbourhoods (Section 4). |
| 6 | Not applicable (NEW) | MEDIUM-TERM: NEW NEIGHBOURHOODS identified on Map 1b – Phasing of New Neighbourhoods as MEDIUM-TERM growth areas, as further described under Section E, Goal 5, Policy 14.20D. These are areas where additional infrastructure investment is required to service greenfield development and may also support intensification opportunities and address level-of-service challenges for existing properties based on City infrastructure studies, plans and analysis. | Same rationale as Section 2, Change #5. |

| # | Existing Definition | Proposed Change | Rationale for Change |
|---|---|---|--|
| 7 | <p>PRIMARY INTENSIFICATION AREA: A geographical area, conceptually identified in Map 1c - Intensification Boundary and Areas, where residential or mixed-use buildings up to 20 metres (six-storey) in height may be permitted as-of-right. A parcel may be designated a primary intensification area if it is:</p> <ul style="list-style-type: none"> • generally located within 200 metres of walking distance from the nearest stop along a main transit route, as identified in the Regina Transit Master Plan; • zoned or deemed suitable for residential or mixed-use zoning; and • part of a blockface that predominantly consists of parcels deemed suitable for primary intensification area designation or abuts a parcel designated as a primary intensification area. | <p>PRIMARY INTENSIFICATION AREA: A geographical area, conceptually identified on Map 1 – Growth Plan where residential or mixed-use buildings up to 20 metres (six-storeys) in height may be permitted.</p> | <p>When the “Primary and Secondary Intensification Areas” were added to the OCP in 2024, they were defined solely through OCP Appendix C: Definitions and Map 1c – Intensification Boundary and Areas. In 2025, OCP amendments incorporated these definitions directly into OCP policies. As a result, the original definitions became redundant. To improve clarity and reduce duplication, the definitions have now been simplified, as readers can refer to the relevant policies for further detail.</p> |
| 8 | <p>SECONDARY INTENSIFICATION AREA: A geographical area, conceptually identified in Map 1c - Intensification Boundary and Areas, where residential or mixed-use buildings up to 15 metres (four-storey) in height may be permitted as-of-right. A parcel may be designated a secondary intensification area if it is:</p> <ul style="list-style-type: none"> • generally located within 800 metres of walking distance from the nearest transit hub, as identified in the Regina Transit Master Plan; • zoned or deemed suitable for residential or mixed-use zoning; and • part of a blockface that predominantly consists of parcels deemed suitable for secondary intensification area designation or abuts a parcel designated as a primary or secondary intensification area. | <p>SECONDARY INTENSIFICATION AREA: A geographical area, conceptually identified on Map 1 – Growth Plan where residential or mixed-use buildings up to 15 metres (four-storeys) in height may be permitted.</p> | <p>Same rationale as Section 2, Change #7.</p> |

| # | Existing Definition | Proposed Change | Rationale for Change |
|----|--|--|---|
| 9 | Not applicable (NEW) | SHORT-TERM: NEW NEIGHBOURHOODS identified on Map 1b – Phasing of New Neighbourhoods as SHORT-TERM growth areas, as further described under Section E, Goal 5, Policy 14.20D. These are areas where infrastructure to support greenfield development already exists or is planned in the near-term based on City infrastructure studies, plans and analysis. | Same rationale as Section 2, Change #5. |
| 10 | URBAN CORRIDOR: The lands along an established or new major road, urban arterial or transit corridor that have the potential to provide a focus for higher density or midrise, mixed-use development that facilitate active transportation modes. Urban corridors link NEW NEIGHBOURHOODS with the City Centre and with each other. | URBAN CORRIDOR: Lands located along established roads, new major roads or transit corridors that have the potential for higher density or mixed-use development that are supportive of active transportation modes. | This minor amendment to the definition reflects that not all urban corridors directly connect to the City Centre or “New Neighbourhoods.” The change ensures the term more accurately describes the function and potential of these corridors without implying fixed locations. |
| 11 | Not applicable (NEW) | urban reserve: Designated Indigenous reserve land that is located within or adjacent to a municipality, often created as a result of a specific claim and Treaty Land Entitlement settlements. | This term provides context to the “Urban Reserve” designations on proposed Map 1 – Growth Plan Map (Section 3). |

Section 3: Proposed Map 1 – Growth Plan

The [current Growth Plan](#) is based on a population horizon of 300,000, established in 2013 when the OCP was first approved. The proposed changes to Map 1 – Growth Plan, detailed below and depicted on the updated version of the plan on page 19, reflect a shift to a 25-year planning horizon from 2026 to 2051. This aligns with recent population, housing, and employment forecasts and accommodates growth to a future population of approximately 370,000. Collectively, these updates ensure the Growth Plan remains a clear, actionable tool for guiding long-range development, infrastructure investment and land use planning.

| # | Existing Depiction on Map 1 | Proposed Change to Map 1 | Rationale for Change |
|---|--|---|---|
| 1 | Map 1 is currently based on the city population growing from 235,000 to 300,000, which is reflected under the map title, along with a breakdown of where this growth will occur. | Remove the reference to a population of 300,000 and the figures breaking down this population growth. | The changes reflect an extended OCP planning horizon of a population of 370,000 in alignment with the growth projections outlined in the 2024 Growth Study. |
| 2 | NE 25-17-21-W2 is designated “Wastewater Treatment Plant Area”. | Change designation of NE 25-17-21-W2 to “Future Long-Term Growth (500K)”. | It’s been confirmed that the “Wastewater Treatment Plant Area” designation is not required on this parcel. |
| 3 | The following areas are currently designated as “Future Long-Term Growth (~500K)” lands: <ul style="list-style-type: none"> • Tower Crossing Phase 2 – Residential: located in the northeast adjacent to the Tower Crossing industrial development area. • Foxtail Grove: located in the northeast adjacent the existing Parkridge, Creekside and Eastgate neighbourhoods. | Change the designation of these areas to “New Neighbourhoods”. | Designating these areas as “New Neighbourhoods” ensures the Growth Plan identifies sufficient land to accommodate forecasted population growth and housing needs through to 2051, as outlined in the 2024 Growth Study. The selection of these specific lands was informed by the City’s Water & Wastewater Serviceability Study, which provided clarity on the infrastructure investments required to support development. This evidence-based approach strengthens the rationale for their inclusion and aligns with long-term servicing and growth objectives. |
| 4 | The following areas are identified on Map 1b – Phasing of “New Neighbourhoods”, however, are not currently designated as “New Neighbourhoods” on Map 1: Riverside, Somerset, and the Growth Area North of Maple Ridge. | Designate these areas as “New Neighbourhoods”. | This change is intended to provide alignment and consistency between Map 1 and Map 1b. |
| 5 | The following areas are designated as either “Future Long-Term Growth (~500K)” or “New Employment Areas ⁸ ”: Fleet Street Business Park, Chuka Creek Business Park and Tower Crossing Phase 1. | Designate these areas as “Existing Approved Employment Areas”. | Since these areas have already received secondary plan approvals from City Council, designating them as “Existing Approved Employment Area” better reflects their regulatory status, development readiness, and alignment with the OCP definition of that term. |

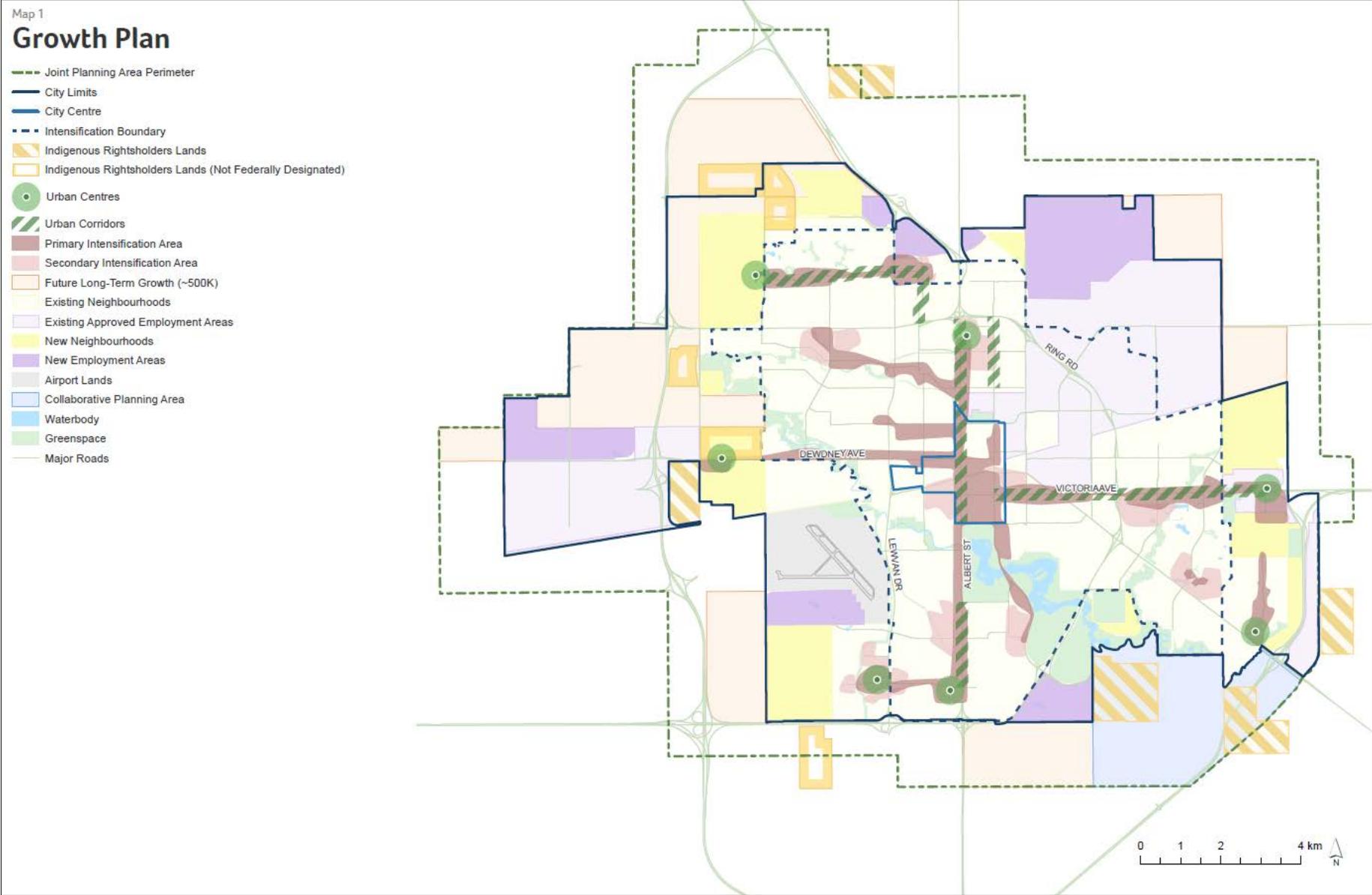
⁸ New Employment Areas are defined as: “Lands that will accommodate a full range of employment-generating uses primarily industrial or industrial-commercial in nature.” While, Existing Approved Employment Areas are defined as “Comprise commercial or industrial lands that are either built or approved to accommodate a full range of employment-related land uses.”

| # | Existing Depiction on Map 1 | Proposed Change to Map 1 | Rationale for Change |
|----|--|--|---|
| 6 | The entirety of Harbour Landing West (HLW) and a portion of Harbour Landing North (HLN) are designated as “Special Study Areas”. | <ul style="list-style-type: none"> Designate the portion of HLW bounded by Parliament Avenue, the City Boundary, Highway #1A and Campbell Street as a “New Neighbourhood”. Designate the lands bounded by Parliament Avenue, Campbell Street, the Regina International Airport and the City Boundary (comprising of a portion of HLW and the entirety of HLN) as a “New Employment Area”. | These updates align each area’s land use designation with the framework established in the Regina International Airport Area Land Use Planning Collaboration Study. In addition, designating a portion of HLW as a “New Neighbourhood” is recommended to ensure the Growth Plan identifies sufficient land to accommodate forecasted housing growth over the next 25 years, consistent with the rationale outlined under Section 3, Change #3. |
| 7 | Lands in the northwest, adjacent to the proposed Skywood Neighbourhood, and lands in the northeast near the Co-op Refinery are designated as “Existing Approved Employment Areas”. | Change the designation of these areas to “New Employment Areas”. | These lands lack approved secondary plans and do not have existing established industrial development. Reclassifying them as “New Employment Areas” more accurately reflects their current development status and aligns with the OCP’s definition of the term “New Employment Area”. |
| 8 | The City Centre boundary currently includes lands south of College Avenue that fall under the jurisdiction of the Wascana Centre. | Remove any lands within the City Centre that are under the jurisdiction of the Wascana Centre by extending the southmost portion of the City Centre boundary to align with the centerline of College Avenue. | This change will ensure the City Centre boundary only includes land under the City’s jurisdiction. |
| 9 | Not applicable (NEW) | Add designations for “Indigenous Rightsholders Lands” to reflect existing and anticipated Indigenous development opportunities, including both federally designated lands and those without formal designations. | Same rationale as Section 1, Change #14. |
| 10 | Map 1 currently includes legend entries and corresponding depictions for “Intensification Areas” and “Built or Approved Neighbourhoods”. | <p>Remove the legend entry and map depiction for “Intensification Areas” and “Built or Approved Neighbourhoods”. Integrate the legend entries and map features from the current Map 1c – Intensification Boundary and Areas into Map 1, with the “Intensification Boundary” being adjusted to exclude property owned by the Regina Airport Authority (RAA).</p> <p>Repeal Map 1c – Intensification Boundary and Areas.</p> | <p>In alignment with the proposed OCP policy change detailed in Section 1, Change #6, this update integrates Map 1c, which includes the “Intensification Boundary” into Map 1 to reduce complexity and eliminate overlapping terminology. As a result, Map 1c is considered redundant and is recommended for repeal.</p> <p>The revised Map 1 realigns the “Intensification Boundary” to follow Lewvan Drive, directly east of the RAA lands boundary since the RAA lands are intended to support the long-term operation of the airport.</p> |

| # | Existing Depiction on Map 1 | Proposed Change to Map 1 | Rationale for Change |
|----|---|--|---|
| 11 | Map 1 currently shows the “Main Transit Corridor” identified in Map 5 – Transportation. | Remove the existing legend entry and map depiction for “Main Transit Corridor”. | Since the “Main Transit Corridor” is already shown on Map 5, including it as a feature on Map 1 may not be necessary and could create visual clutter, especially given the proposed additional map features described above. |
| 12 | Map 1 currently identifies areas for “Future Long-Term Growth (~500K)”. | Adjust the boundaries and extent of areas designated as “Future Long-Term-Growth (~500K)” to align with the City’s long-term growth areas shown on Map 1a – RM of Sherwood - City of Regina Growth Intentions. | These changes are intended to address discrepancies between the current Map 1 and Map 1a. |
| 13 | Map 1 identifies an “Urban Centre ⁹ ” near the University of Regina main campus. | Remove the “Urban Centre” adjacent to the University of Regina main campus. | This “Urban Centre” is located on lands under the jurisdiction and planning authority of the Wascana Centre, specifically within Area: 8 The University Precinct in the Wascana Centre Master Plan. As a result, it is recommended that the “Urban Centre” designation be removed. |
| 14 | Not applicable (NEW) | Add an “Urban Centre” near the intersection of Chuka Drive and Arcola Avenue. | Mixed-use and commercial areas within The Greens Neighbourhood, near the intersection of Chuka Boulevard and Arcola Avenue, were undeveloped when the OCP was approved in 2013. With the neighbourhood now nearly built out, it has been determined that the characteristics and built form of lands near this intersection align with the OCP’s definition of an “Urban Centre.” |
| 15 | The “Airport Areas” map feature reflects the fenceline of the Regina International Airport. | Update the “Airport Areas” map feature to include all property owned by the RAA. | This change will ensure the “Airport Areas” map feature contains all lands owned by the RAA, which extend beyond the airport’s fenceline. |

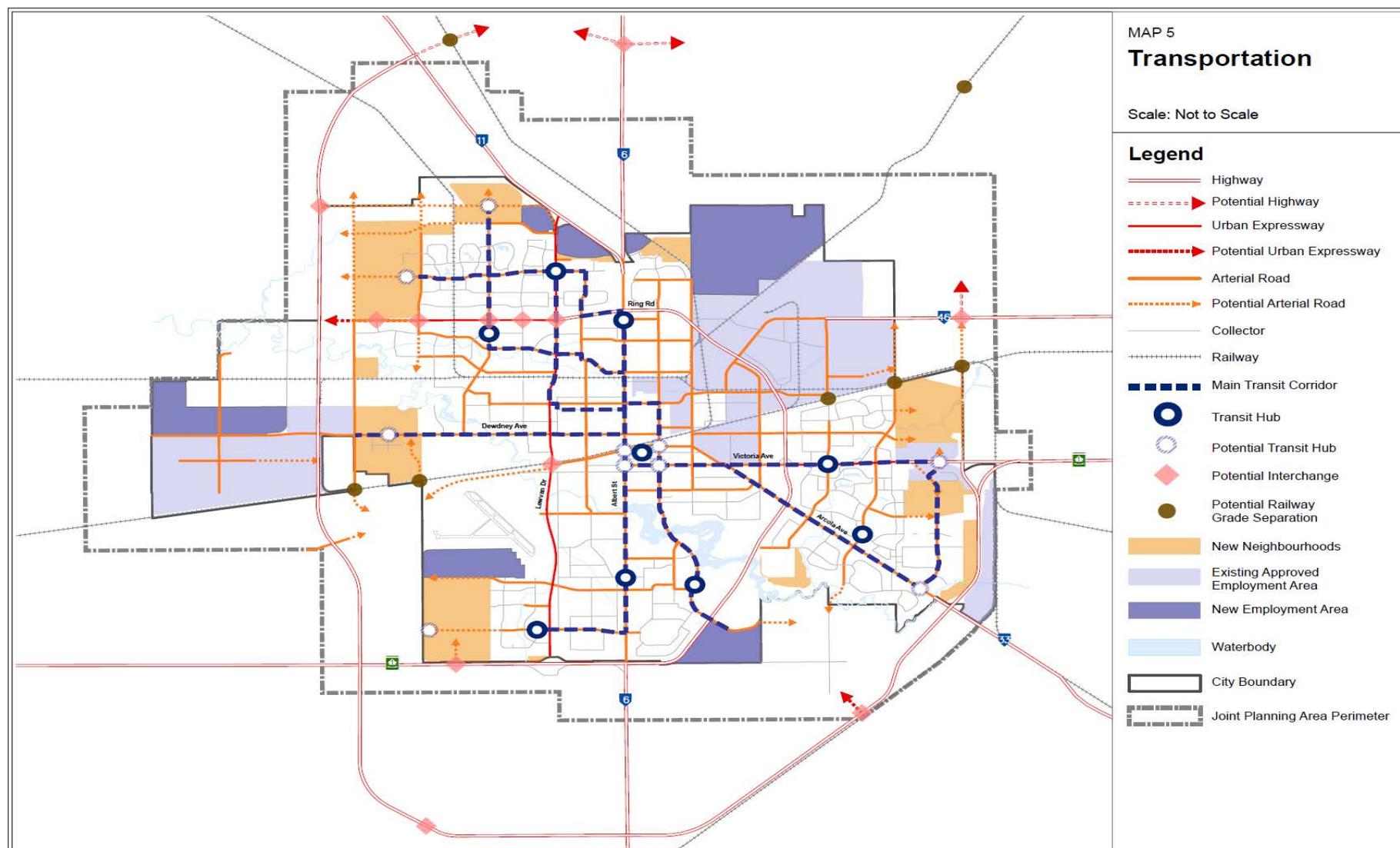
⁹ Urban Centres are defined as “Major focal points for the City, larger in scale than neighbourhood hubs, located surrounding or around established or new intersections of an urban corridor with major and arterial roads and/or major transit hub, and may contain but are not limited to high density, mixed-use/commercial hubs, transit-orientated development, preferably adjacent to or near a transit hub.”

Proposed Map 1 – Growth Plan



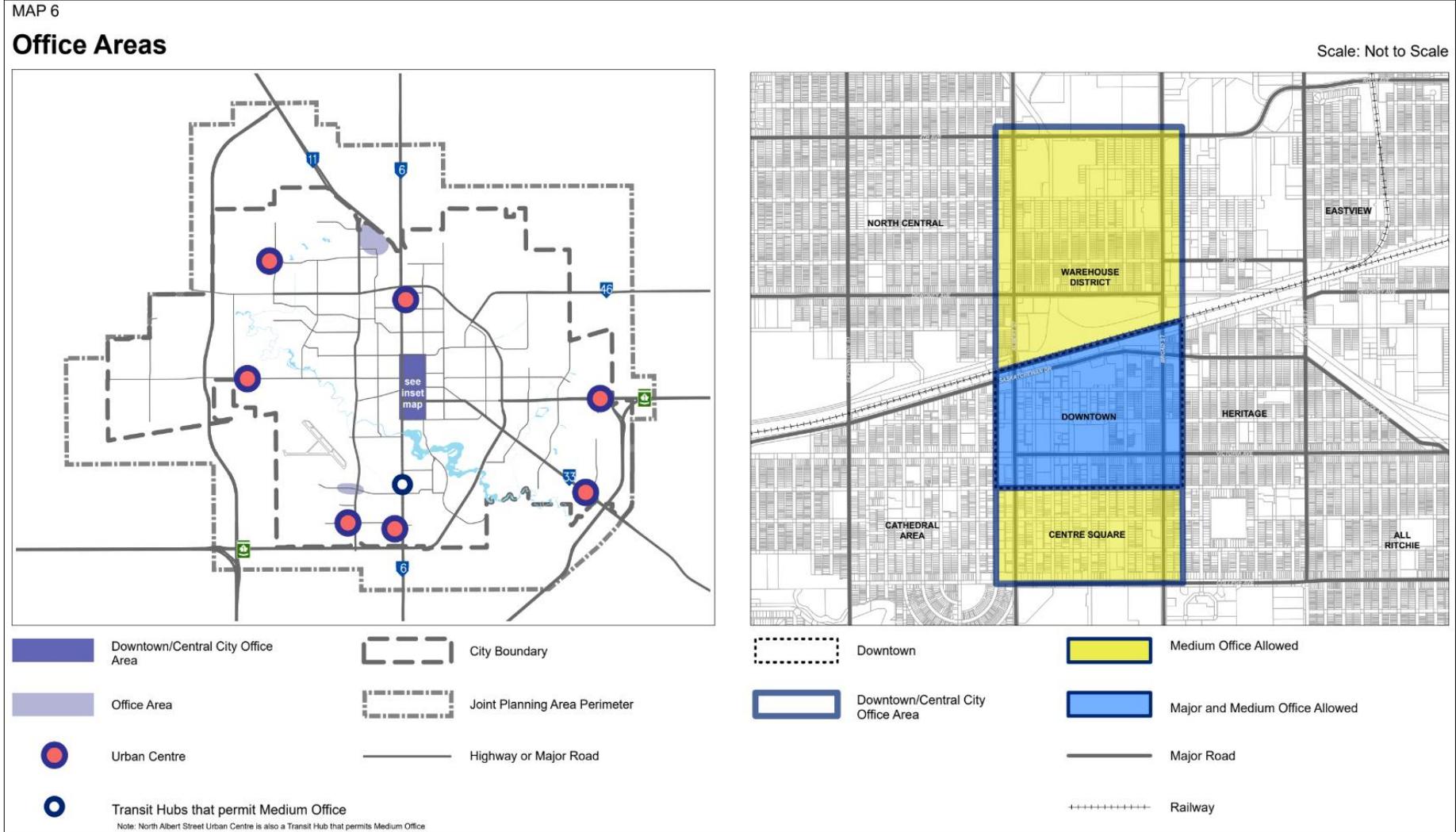
Proposed Changes to Map 5 – Transportation to Align with Updates to Map 1 – Growth Plan

Map 5 illustrates key elements of the transportation network. It references the “New Neighbourhoods,” New Employment Areas”, and “Existing Approved Employment Area” designations from Map 1. To ensure consistency with the updated designations on proposed Map 1, it is recommended that Map 5 be revised as shown below.



Proposed Changes to Map 6 – Office Areas to Align with Updates to Map 1 – Growth Plan

Map 6 identifies “Office Areas” to support the implementation of policies under OCP Goal 5 – Office. The map shows the “Urban Centres” and “City Centre” map features from Map 1 – Growth Plan. Based on the proposed changes¹⁰ to these features on Map 1, it is recommended that Map 6 be updated with version illustrated below.



¹⁰ See Section 3, Change #13 and #14 for further details.

Section 4: Proposed Map 1b – Phasing of New Neighbourhoods

The proposed changes to [Map 1b – Phasing of New Neighbourhoods](#), shown on the next page, align with the proposed OCP policy changes detailed in Section 1, Change #19. The revised map and associated policies sequence the “New Neighbourhoods” identified on proposed Map 1 – Growth Plan (Section 3) and include the remaining portions of the developing Hawkstone, Kensington Greens, and Harbour Landing neighbourhoods, which were approved under the previous OCP, *The Regina Development Plan, Bylaw No. 7877*.

Proposed Map 1b and its associated policies sequence the development of new neighbourhoods based on available wastewater servicing capacity and the “financially sustainable infrastructure approach¹¹” to prioritizing growth-enabling infrastructure investments required for the development of new neighbourhoods currently lacking capacity. Key benefits of this approach include:



Improved Cost Efficiency: Infrastructure investments are targeted to areas with development interest and readiness, optimizing the use of public funds. It ensures investments provide the maximum benefit to new greenfield growth, intensification and in some cases, to address current servicing challenges to existing properties.



Greater Certainty and Reduced Risk: Targeted capital infrastructure investment may help developers plan confidently, reducing risk and improving cost expectations and development timelines.



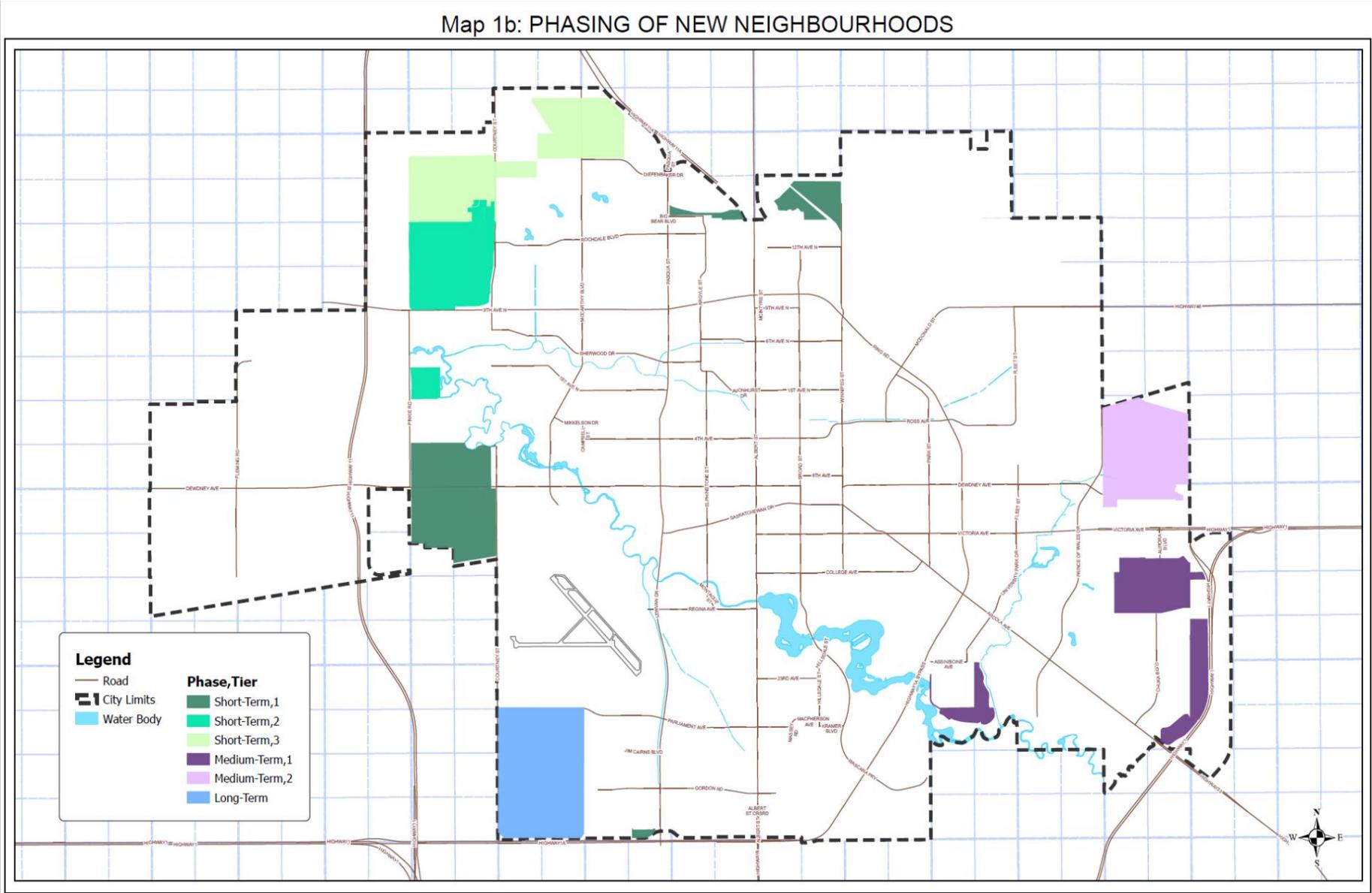
Better Growth Management: Supports orderly and sustainable development by aligning infrastructure delivery with long-term planning goals. This helps to mitigate potential City service gaps and avoid inefficient operational costs associated with simultaneously servicing multiple developing neighbourhoods in different areas of the city.



Shared Benefits: Prioritizes citywide infrastructure projects that benefit both new and existing neighbourhoods, promoting equity and maximizing return on investments.

¹¹ See Section 2, Change #3 for a definition of this term.

Proposed Map 1b – Phasing of New Neighbourhoods



Appendix B – Current Growth Plan

Map 1

GROWTH PLAN

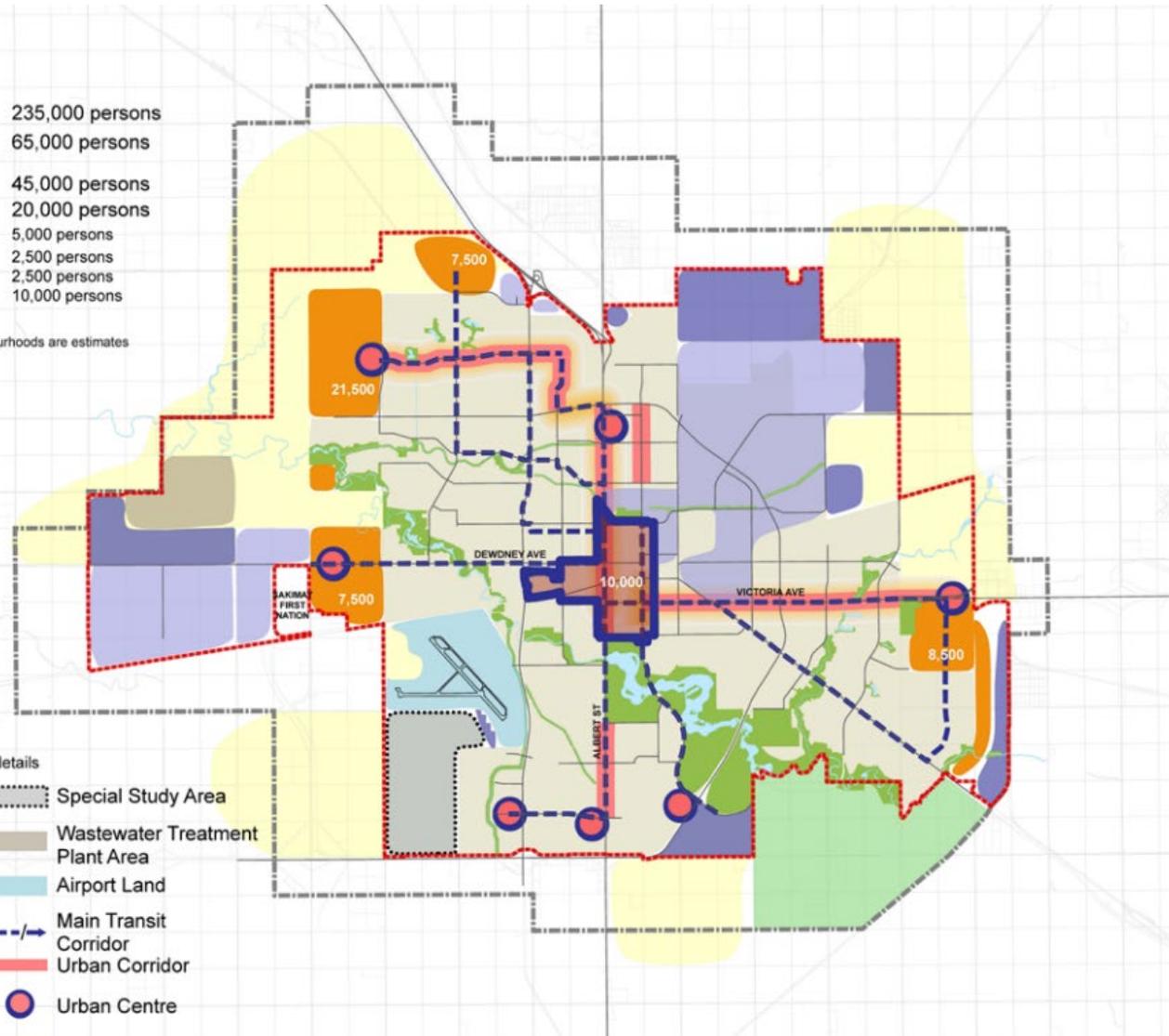
WITHIN BUILT OR APPROVED NEIGHBOURHOODS: 235,000 persons
TO REACH 300,000: 65,000 persons

New Neighbourhoods: 45,000 persons
Intensification: 20,000 persons
 City Centre - Downtown: 5,000 persons
 City Centre - RRI: 2,500 persons
 City Centre - Elsewhere: 2,500 persons
 Other Parts of the City: 10,000 persons

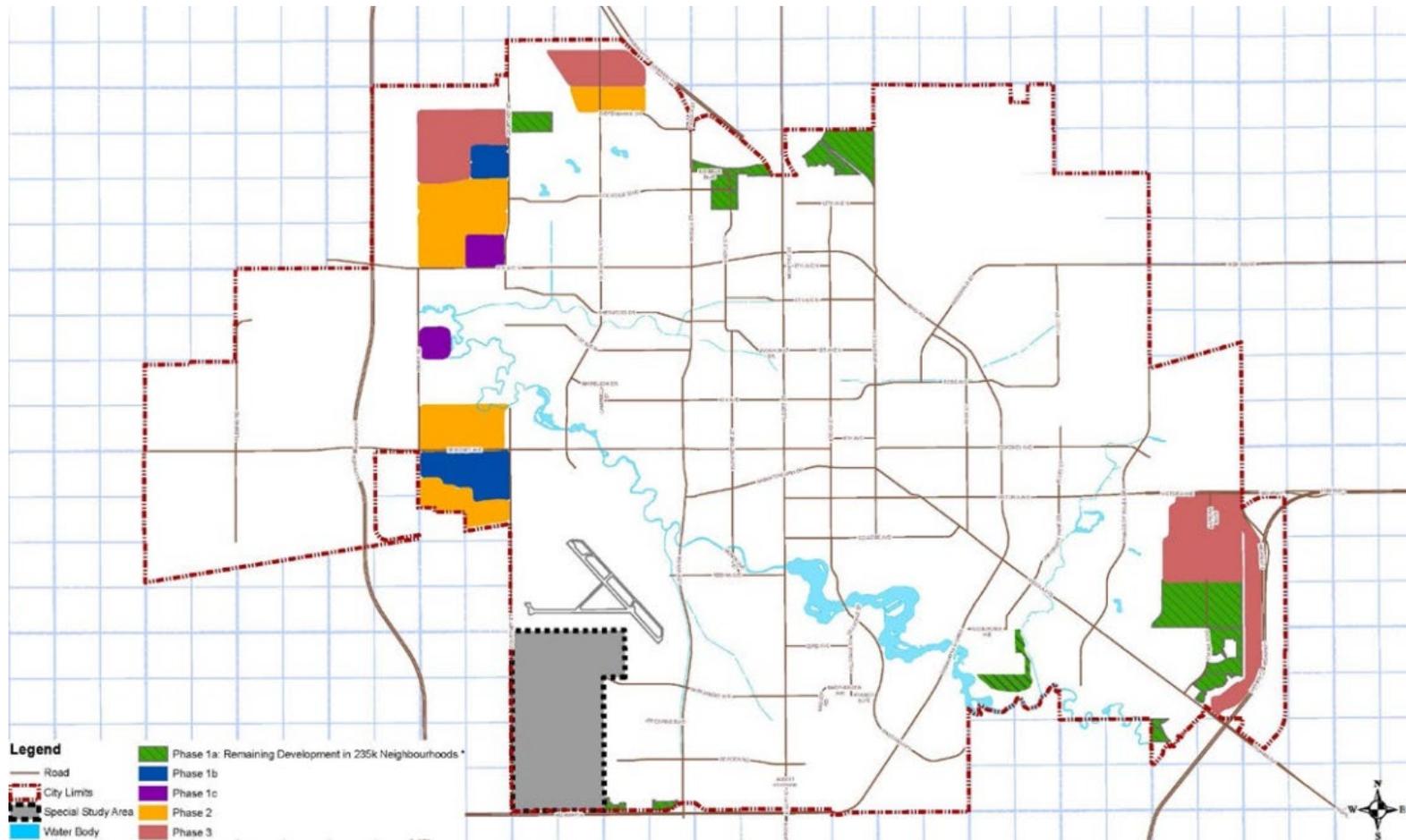
Note: Populations indicated for new neighbourhoods are estimates

LEGEND

- Joint Planning Area Perimeter
- City Boundary
- Major Road
- Built or Approved Neighbourhoods
- New Neighbourhoods (300k)
- Intensification Area (300k)*Refer to Map 1c for details
- Future Long-Term Growth (~500k)
- City Centre
- Existing Approved Employment Area
- New Employment Area
- Collaborative Planning Area
- Special Study Area
- Wastewater Treatment Plant Area
- Airport Land
- Main Transit Corridor
- Urban Corridor
- Urban Centre



Appendix C – Current Phasing of New Neighbourhoods Plan



Appendix D – What We Heard Report: Growth Plan Review



February 2026

Engagement Objective

Design Regina: The Official Community Plan (OCP) was introduced in 2013 to manage Regina's growth to a population of 300,000 and set the stage for long-term growth, development and change.

The OCP includes a growth management strategy, enabling the City to set development goals, objectives and policies for managing land use, new development and services. This includes the [Growth Plan](#) and [Phasing of New Neighbourhoods Plan](#) (Phasing Plan).

The Growth Plan Review includes updates to both plans, along with complementary policies to guide Regina's growth over the next 25 years (2026 to 2051), ensuring the OCP remains responsive to community conditions and priorities.

Residents, Indigenous Rightsholders, community groups, business, developers and other stakeholders were engaged on the Growth Plan Review to help inform recommended changes and updates to the OCP. As summarized on the next page, its acknowledged each of these groups may have different interests and perspectives on Regina's growth.



| | Example | Their potential interest in the Growth Plan Review |
|---|---|---|
| Developers |  <ul style="list-style-type: none"> • A developer of new neighbourhoods. • A developer who redevelops or renews existing lots in a city's core area for new residential, commercial or cultural developments. | <ul style="list-style-type: none"> • The Growth Plan includes policies that sequence the order in which new neighbourhoods may proceed and identifies target areas where the City is focusing efforts on encouraging and supporting redevelopment opportunities. • These policies are intended to provide certainty to developers when considering future development and investment decisions. |
| Builders |  <ul style="list-style-type: none"> • Homebuilding company. • Commercial construction company. | <ul style="list-style-type: none"> • The Growth Plan identifies lands intended to accommodate projected population, housing and employment growth. • Having plans to accommodate such growth may support continued and future activity for residential and commercial builders, including jobs for residents employed in each sector. |
| Industrial Business and Employers |  <ul style="list-style-type: none"> • Agricultural-processing business. • A steel manufacturing company. | <ul style="list-style-type: none"> • The Growth Plan identifies existing and new "employment areas" intended to accommodate a range of employment-generating land uses primarily industrial or commercial-industrial nature. • Including these areas in the Growth Plan may assure businesses that the City has designated lands to support a current business wanting to expand their operation or a future business looking to locate in Regina. |
| Commercial Businesses and Employers |  <ul style="list-style-type: none"> • Restaurant and smaller-scale retail businesses in the Downtown area. • Larger-scale wholesale retailer stores. | <ul style="list-style-type: none"> • Targeting areas to encourage the redevelopment of lots and buildings may increase activity for existing businesses in established areas, as redevelopments may add more population and vibrancy to the area. • Having lands designated to accommodate new neighbourhoods, including lots for retailers, may help attract businesses and stores, many which only choose to locate in cities of a certain population threshold. |
| Other levels of government and external partners |  <ul style="list-style-type: none"> • Government of Saskatchewan ministries (or 'branches') responsible for new schools and health care facilities or providing power and energy services. | <ul style="list-style-type: none"> • The Growth Plan may help partners from other levels of government with their own long-term planning for new facilities and services. |
| Current and future residents |  <ul style="list-style-type: none"> • Aging residents planning to downsize their homes in preparation for the next stages of their lives. • Newcomers and residents looking to enter the job and housing markets. • Children and teenagers. | <ul style="list-style-type: none"> • Planning to accommodate projected growth may help facilitate some the broader benefits inherent with the healthy growth of a community: <ul style="list-style-type: none"> • Added employment opportunities from new or expanded industries, which can attract new amenities and commercial businesses. • Increased economic activity in the city and region. • New cultural and social opportunities. • Sustaining and potentially expanding City services such recreational facilities, transit and roadways. • New tax revenue for the City to help share the costs of City projects, services and operations with existing residents and businesses. • Contributes to a healthy housing supply, helping to moderate housing prices, potentially making homeownership and rental more attainable for residents. |

Getting the Word Out

The following summary outlines how outreach efforts were tailored to reach as many people as possible.



A broad range of groups were notified about the Growth Plan Review and engagement opportunities through targeted communications:

- **Letters** sent to over 30 Indigenous Rightsholders.
- **Emails** sent to more than 200 stakeholders, including community service organizations, members of the development industry, other levels of government, municipalities adjacent to Regina, advocacy groups and building industry representatives.



In April 2025, a **dedicated webpage** was launched on Regina.ca, offering an overview of the Growth Plan Review. It featured:

- Informational **videos**.
- Direct **links** to key background studies.
- A suite of **engagement materials**.
- A **dedicated email address** for project inquiries and a link to subscribe to newsletter updates.

As of January 2026, the webpage had **1,125 visits** and the videos were viewed over **144 times**.



Administration participated in two media opportunities:

- The **Saskatchewan Real Estate Podcast** in September 2025.
- **Access Now Radio's Toast n Coffee** in November 2025.



In October 2025, a **Be Heard project page** was launched to provide additional information. The page featured news releases, background materials and a Q&A section where residents could submit questions. The Be Heard page also hosted a resident survey.

Engagement Summary

In tandem with the communications outlined in the previous section, a series of engagement touchpoints were strategically designed and implemented to inform, consult and collaborate with interested and affected parties on the Growth Plan Review.

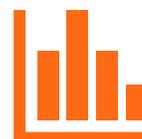
The following subsections provide an overview of engagement touchpoints and a summary of key themes that emerged. In addition to these touchpoints, more than 42 small group sessions and one-on-one meetings were held between June 2024 and February 2026, involving 98 stakeholders and nine Indigenous Rightsholder representatives.

Engagement Phase 1: Informing and Gathering Initial Feedback



Objective

To introduce and provide an overview of the Growth Plan Review project answer questions and gather initial feedback to inform the development of draft proposed recommendations.



Statistics

A total of five touchpoints were held, attended by a total of 129 participants.

Phase 1 Engagement Touchpoints – Summary:

| Touchpoint: | Description: | Date: | Participation: |
|--|---|-----------------------|--------------------------|
| Overview Presentation – Development Community | In-person presentation to representatives from the development industry and Indigenous Rightsholders. | 1/23/2025 | 31 invited, 21 attended |
| Overview Presentation – RM of Sherwood No. 159 | In-person presentation to RM Administration. | 4/23/2025 | 2 invited, 2 attended |
| Overview and Intensification Target Workshop | Virtual workshop with stakeholders and Indigenous Rightsholders. | 5/29/2025 | 200 invited, 72 attended |
| Overview Presentation – Development Industry Group | In-person presentation to the Development Industry Group | 6/17/2025 | 30 invited, 18 attended |
| Intensification Target Technical Workshops – Development Industry Stakeholders | In-person workshops (July 7 & 25) with development industry stakeholders. | 7/7/2025 7/25/2025 | 37 invited, 16 attended |

Phase 1 Engagement Touchpoints – Key Themes:

- Market, infrastructure and regulatory barriers were identified as key challenges to achieving the current intensification target. As a result, it may be difficult for the City to achieve a higher target. A realistic and market-based intensification target is preferred.
- The City's intensification goals need to be supported by investments in infrastructure, services and amenities in established neighbourhoods to accommodate both current challenges and future growth. The City focus on policies that enhance livability and attract investment in established neighbourhoods.
- The OCP's current approach to the phasing of new neighbourhoods is considered too restrictive and may no longer be needed. A simplified approach based on servicing capacity is preferred.
- There is a need for clarity around wastewater servicing for Kensington Greens, Hawkstone, Skywood and Somerset.
- Engagement for this project should be tailored to the diverse audiences being engaged.

Engagement Phase 2: Reviewing and Collaborating on Draft Proposed OCP Updates



Objective

Based on the feedback received during Phase 1, a package of draft proposed OCP updates was created. This package served as a starting point for further targeted engagement with several distinct participant groups to help refine the proposed OCP updates. This phase of engagement was undertaken through a series of smaller workshops tailored to the participating groups. Following this round of engagement, the package was refined based on feedback. This revised package was distributed to workshop participants to provide additional comments.



Statistics

A total of seven touchpoints were held, attended by a total of 57 participants.

Participants:

| | |
|---|--|
| Indigenous Rightsholders | Engaged in accordance with kâ-nâsihcikêwin (City of Regina Indigenous Framework), specifically miyo-wîcêhtowin: the Treaty Principle of “getting along well with others, good relations and expanding the circle.” |
| Community Service Organizations | Community associations and similar civic/community groups. |
| Government-Related Representatives | School boards, Crown corporations, adjacent municipalities and provincial ministries. |
| Building Industry & Professional Services | Builders, real estate industry representatives and architects. |
| Development Industry Representatives | Residential, commercial and industrial land developers and consulting engineers. |

Phase 2 Engagement Touchpoints – Summary:

| Touchpoint: | Description: | Date: | Participation: |
|--|---|--------------------------|-------------------------|
| Workshop – Development Industry Stakeholders Workshop | In-person workshop to present key draft OCP updates and seek feedback. | 11/6/2025 | 44 invited, 23 attended |
| Workshop – Community Service Groups | In-person workshop to present key draft OCP updates and seek feedback. | 11/13/2025 | 55 invited, 8 attended |
| Workshop – Government-Related Representatives | Virtual workshop to present key draft OCP updates and seek feedback. | 11/18/2025 | 47 invited, 18 attended |
| Workshop – Building Industry and Professional Services | In-person workshop to present key draft OCP updates and seek feedback. | 11/20/2025 | 67 invited, 2 attended |
| Workshop – Indigenous Rightsholders | In-person and virtual workshops to present key OCP draft updates and seek feedback. | 11/19/2025 11/26/2025 | 64 invited, 4 attended |
| Presentation – Provincial Capital Commission (PCC) | In-person presentation to present draft updates and seek feedback. | 11/21/2025 | 1 invited, 1 attended |
| Presentation – Global Transportation Hub (GTH) | In-person presentation to present draft updates and seek feedback. | 12/2/2025 | 1 invited, 1 attended |

Phase 2 Engagement Touchpoints – Key Themes:

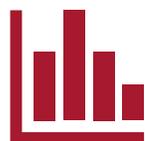
- Review the land use framework from the Regina International Airport Area Land Use Planning Collaboration Study to ensure the OCP aligns with recommendations.
- Identify specific infrastructure investment required for growth on the Phasing Plan.
- Designate Hawkstone and Kensington Greens as “Short-Term New Neighbourhoods” on the Phasing Plan as growth-enabling infrastructure is already in place.
- Prioritize specific areas for intensification instead of applying it across all established neighbourhoods.
- Support for removing the target of 10,000 new residents in the City Centre from OCP Policy 2.9.
- Support for changes to OCP Policy 2.3 regarding the City’s intensification target.
- The Growth Plan reflects a broad and ambitious vision. Interest was expressed on how Indigenous Rightsholders and Nations fit within the plan.

Engagement Phase 3: Resident Survey



Objective

In October 2025, Be Heard project page was launched to share information about the Growth Plan Review. The page included news releases, background material, and a Q&A section where residents could submit questions. The Be Heard page hosted a resident survey from November 19 to December 10. Insights from the survey helped shape the final proposed OCP changes and will also be useful to inform future City initiatives related to growth, housing, community-building, and development. Survey results are outlined in Schedule A of this document.



Statistics

To promote the survey, emails were sent to **786 contacts** on the OCP subscriber list. The survey was promoted through social media with five posts on City of Regina Facebook, Instagram and LinkedIn pages. Collectively, social media resulted in approximately 104,800 impressions and 10,600 interactions. **524 surveys** were completed by residents.

Engagement Phase 4: Review of Draft Proposed OCP Changes



Objective

The draft package of proposed OCP updates reviewed with workshop participants during Engagement Phase 2 was revised based on feedback. In December 2025, the revised package was shared with workshop attendees, seeking additional input. That feedback helped shape the final proposed OCP updates outlined in Appendix A of the Growth Plan Review Council report.



Statistics

11 parties submitted correspondence with questions and comments on the revised package.

Engagement Phase 4: Key Themes:

- The City should retain the current OCP intensification target.
- Clarity is needed on how “Medium-Term New Neighbourhoods” can be advanced for development.
- The OCP should include a policy stating “Medium- and Long-Term New Neighbourhoods” in the Phasing Plan may advance if infrastructure investments to support development are in place earlier than anticipated.
- The northwest and west seem to be positioned as primary areas for new neighbourhoods and housing, which does not fully align with current market preferences across the city and could limit flexibility in growth.
- Proposed updates to the OCP’s introductory section should reference the importance of maintaining community well-being and diversity.
- OCP Policy 1.8 should include the consideration of new employment areas in developing capital investment plans.

Schedule A – Be Heard Resident Survey Results



Methodology



In September 2025, Praxis Consulting assisted City of Regina with the development of an online survey. The survey development phase was informed by a review of previous focus group findings, the City of Regina Draft Growth Plan Review Report, and discussions with City staff and Stantec Consulting Ltd. The initial survey was intended to establish an understanding of the following:

- neighbourhood satisfaction, including most valued features and most desired improvements;
- current and preferred home types, including reasons for choice of home type;
- public awareness of the Regina Growth Plan; and
- public perceptions and opinions regarding intensification methods and boundaries.

Praxis programmed and hosted the survey using Qualtrics. The City of Regina posted the survey link on the BeHeard Regina website and promoted it through social media channels.

Data collection began on November 19, 2025. The survey closed on December 10, 2025, and at the time of close, the survey had yielded 524 completed responses plus another 107 partially completed responses. Filtering for key factors including residence in Regina and survey completion resulted in a base sample size of 470. Data was then weighted to correspond to Regina's population in gender, age group, and area of residence.

The following draft report summarizes the main findings from the survey.

Slide 2

Survey Results

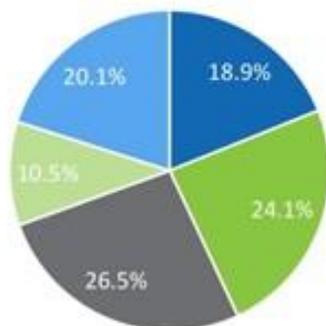
The image features a complex abstract graphic design. The background is primarily a dark blue color. Overlaid on this are several geometric shapes: a large, semi-transparent light blue triangle pointing downwards, a solid green vertical rectangle on the right side, and various grey and white shapes at the bottom. A thin white vertical line is positioned to the right of the 'Survey Results' text.



Neighbourhood

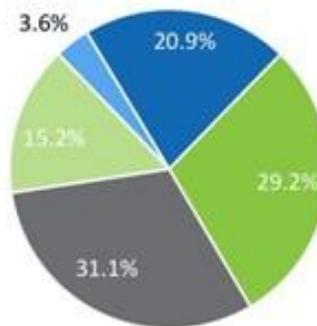
Distribution and Weighting

All Survey Respondents



- Southwest (Eg: Harbour Landing, Albert Park)
- Southeast (Eg: Greens on Gardiner, Arcola East, Windsor Park)
- Northwest (Eg: Walsh Acres, Lakeridge, Normanview West)
- Northeast (Eg: Uplands, Parkridge, Glencairn)
- In or near City Centre (Eg: Downtown, Cathedral area)

City of Regina Population

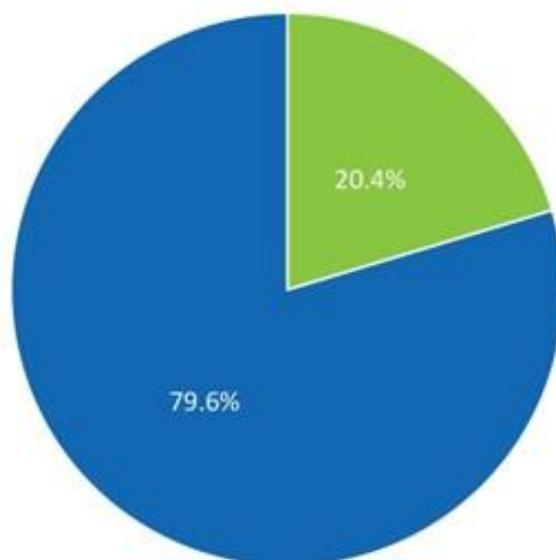


The distribution of survey respondents across the City's five neighbourhoods was largely aligned with the actual distribution of Regina's population, with one exception: disproportionately strong representation from respondents self-identifying as residing "in or near City Centre."

Results were accordingly weighted to align with the actual distribution of the City of Regina's population across five key geographic areas in the City. Weighting was also conducted to align results with the City's population in terms of age and gender.

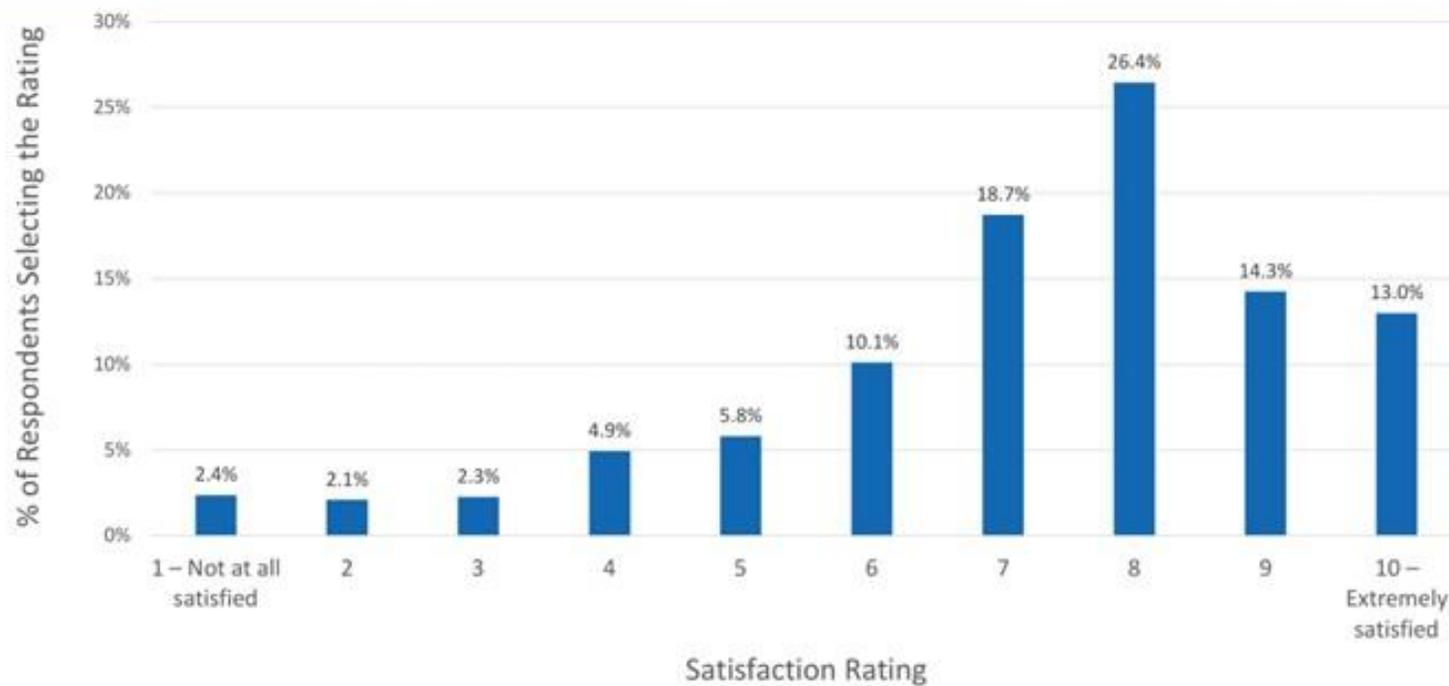
This report summarizes those weighted results.

Neighbourhood Age



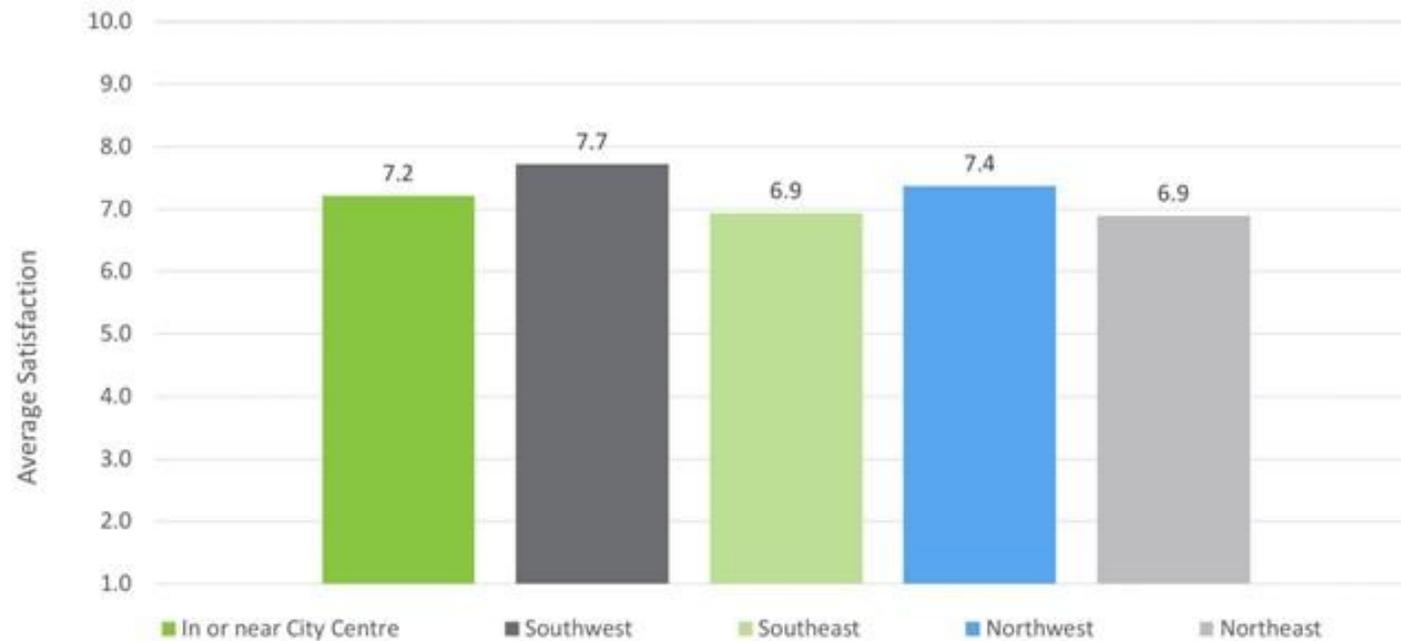
- New: Currently being developed (Eg: Greens on Gardiner, Westerra)
- Established: Already built (Eg. Hillsdale, Heritage, Cathedral)

Overall Neighbourhood Satisfaction



Slide 7

Satisfaction by Neighbourhood



1 = Not at all satisfied; 10 = Extremely satisfied

Slide 8

Most Valued Features



Participants were given a list of neighbourhood features and asked to choose the three features they valued most, then rank those three from most to least valued.

The diagram to the left offers a visual depiction of the results. A high placement on the line indicates that the feature was highly valued by respondents. The distance between items on the line visually conveys the degree of distance between rankings.

As the diagram demonstrates, “parks and green spaces” were a clear winner, ranking high among respondents from all neighbourhoods. Shopping and retail, neighbourhood walkability, and roads and sidewalks followed, in that order.

Note that parks, shopping, and walkability were consistently the top three features in all neighbourhoods except the Southeast, where roads and sidewalks ranked third and displaced neighbourhood walkability from the top three.

Slide 9

Most Desired Improvements



Participants were given a list of neighbourhood features and asked to choose the three features they most wanted to see improved, then rank them in order, with their first choice being the item most in need of improvement.

The diagram to the left offers a visual depiction of the results. The higher the item ranked (in this case, the more in need of improvement respondents considered it to be), the closer its placement will be to the top. The distance between items on the line visually conveys the degree of distance between rankings.

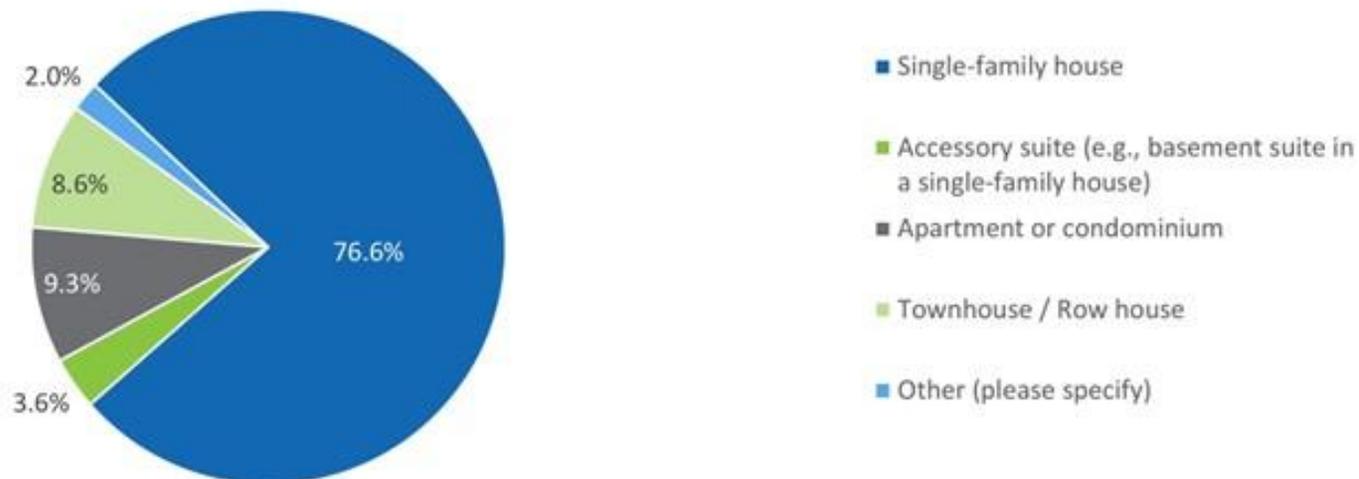
Roads and sidewalks are a clear winner, indicating a strong public desire for improvement of those features. The significant gap between roads/sidewalks and the second-ranked item, parks and green spaces, reinforces that clear message. In third place, recreation facilities are followed very closely by active transportation infrastructure.



Home Types

Current Home Types

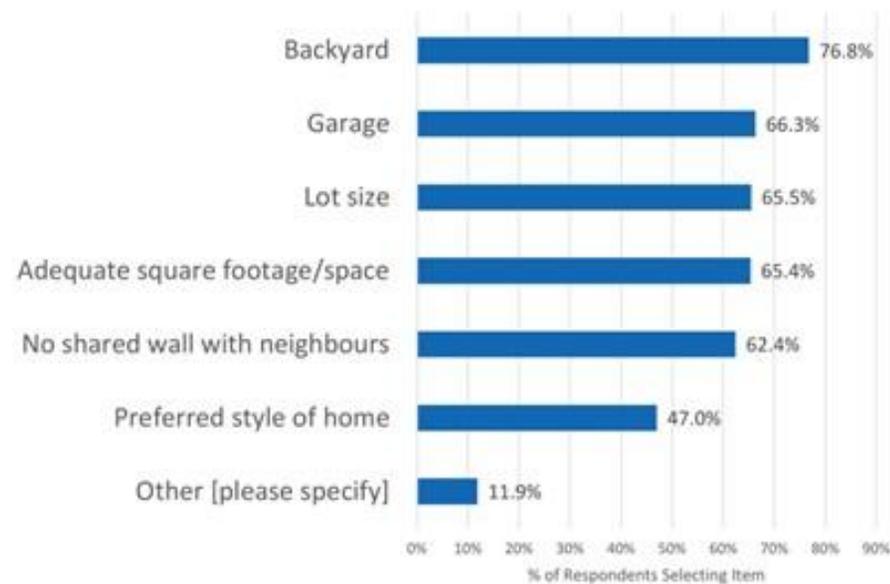
Which of the following best describes your home?



Slide 12

Reasons for Choosing Single-Family Home

Individuals living in a single family home were asked to indicate what factors are “very important” to their choice of that home type. Their responses were as follows:

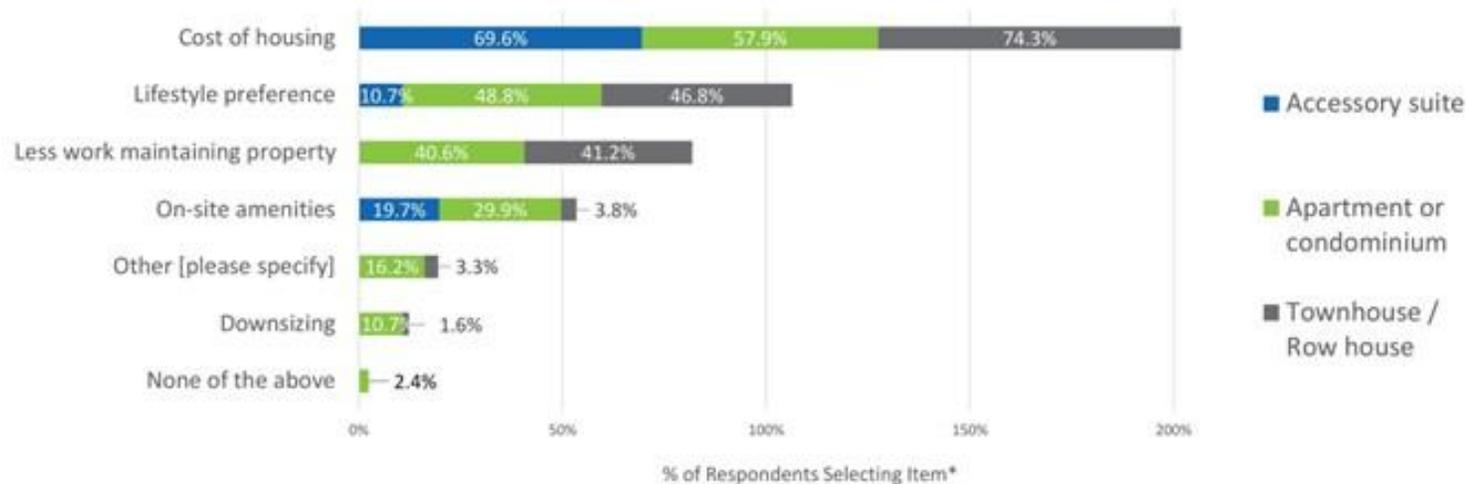


Details provided in the text field for the “Other” response included the following:

- Good neighbours
- Beautiful neighbourhood
- Low density/space/privacy
- Quiet neighbourhood
- Lack of rental units nearby
- Aesthetics/architectural control
- Garden
- Affordable (no condo fees, relatively low taxes)

Reasons for Choosing Multi-Unit Home

Individuals living in apartments/condos, townhouses/row houses, and accessory suites were also asked to indicate what factors are “very important” to their choice of that home type. Their responses were as follows:



* NB: As this table represents the combined responses from three respondent categories (Accessory Suite, Apartment or Condominium, and Townhouse/Row house), the maximum possible quantity of responses that could be represented along the bottom axis is 300%.

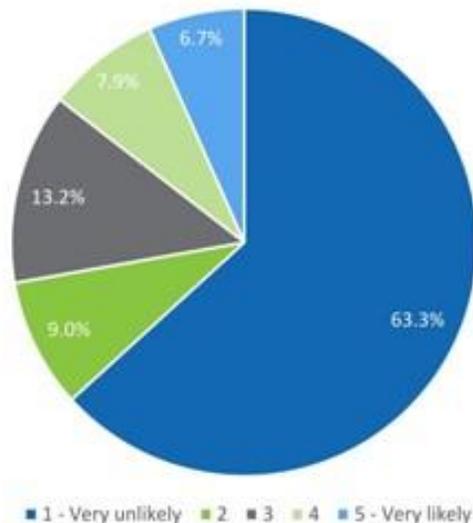
Slide 14

Willingness to Move to a Multi-Unit Home

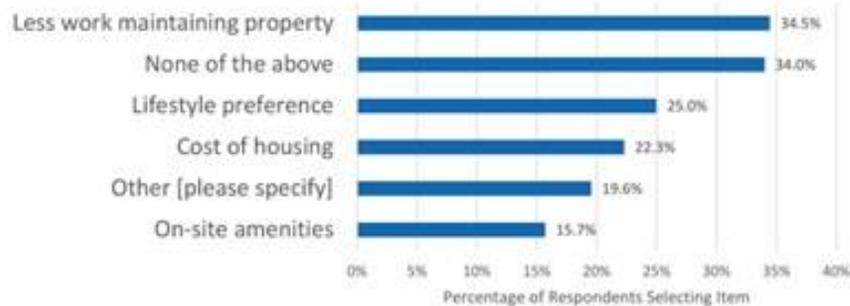


Residents of single-family and "Other" home types were asked the following questions:

How likely are you to consider moving into an apartment, condo, or townhouse in the future?



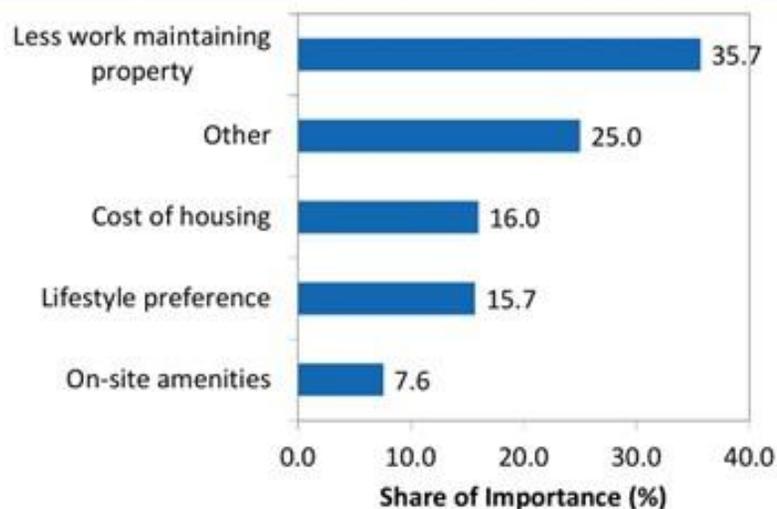
Which of the following factors would make you more likely to choose an apartment, condo, or townhouse in the future? [Choose all that apply]



Motivations identified in the open-ended "Other" response field included: aging, health, and accessibility; maintenance burden; downsizing considerations; affordability; location, walkability, and proximity to services; and safety and neighbourhood quality.

Slide 15

Drivers of Likelihood to Move into Multi-Unit Dwelling



Drivers analysis identifies factors that impact a specific outcome.

This drivers analysis assesses the relationship between the two questions addressed on the previous slide, i.e.:

- Which of the following factors would make you more likely to choose an apartment, condo, or townhouse in the future?
- How likely are you to consider moving into an apartment, condo, or townhouse in the future?

A high “Share of Importance” means that a respondent’s selection of the factor on the left is a strong indicator of increased likelihood to move into a multi-unit dwelling.

The results show that **respondents who value a reduced property maintenance workload are more likely to move into a multi-unit dwelling** than those motivated only by cost of housing, lifestyle preference, or on-site amenities. Reduced maintenance workload is more than **twice as impactful as the other specified factors** in motivating individuals to move to a multi-unit dwelling

Factor Correspondence with Type of Multi-Unit Home

This correspondence analysis demonstrates the relationship between responses to two survey questions:

- **Q8 (Green):** Which of the following best describes your home?
- **Q12 (Blue):** Which of the following factors were very important in your choice to live in an apartment, condo, or townhouse?

In the correspondence map, the degree of correspondence between two factors is illustrated visually by their proximity on the map. The nearer a blue and green factor are located to one another, the greater the correspondence between them. The further they are from one another, the less correspondence there is between them.



Correspondence Analysis Total Inertia = 0.134 (First two dimensions explain 100.0% of total inertia)

For example, the correspondence map shows that individuals who live in accessory suites are more likely to indicate that their choice was influenced by the cost of housing than by the need to downsize.

As a second example, the need to downsize is more likely to influence those who move into an apartment or condominium than those who move into either an accessory suite or a townhouse.

Note on Single-Family Home Preference

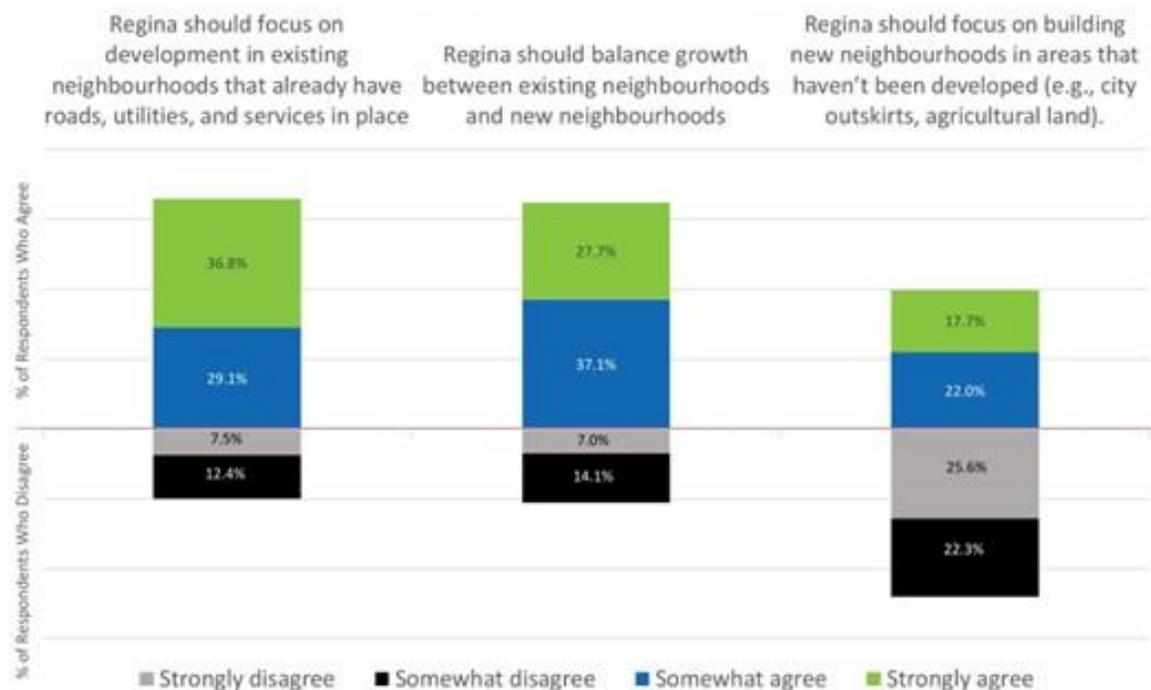


- Respondents showed a very strong preference for single-family homes, both in their current home choice and in the opinions expressed about home types and the possibility of a future move.
- More than 75% of respondents currently live in a single-family home, and over 60% stated that they were very unlikely to move into a multi-unit dwelling in the future.
- Many respondents used the open-ended “Other” field to explicitly state they would never choose to move into a condo, apartment, or townhouse.
- Respondents flagged various concerns about multi-unit housing including construction quality, financial implications of renting, and the challenges of living in close proximity to neighbours.
- Several respondents also expressed negative perceptions regarding the impact of multi-unit dwellings on neighbourhoods.
- The factor most likely to influence individuals to choose a multi-unit dwelling is the reduced effort involved in property maintenance.



Views on Growth

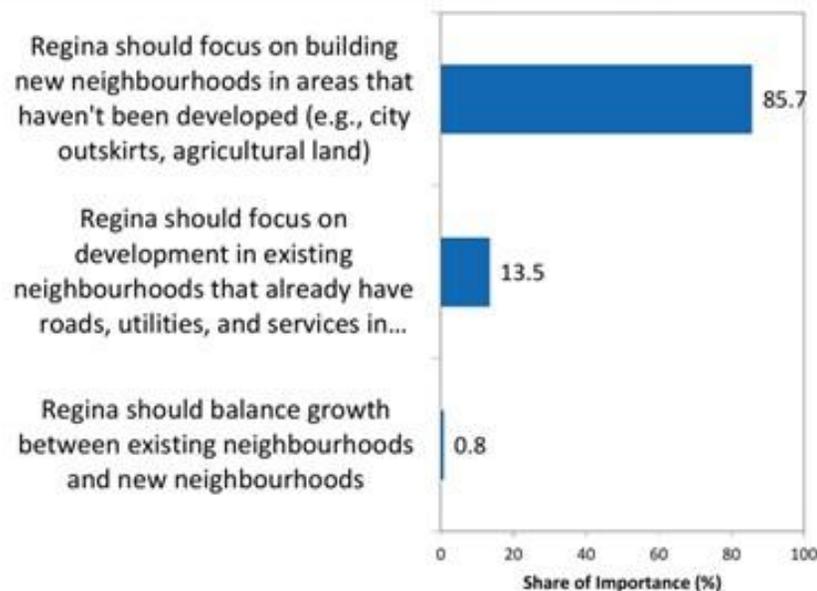
Views on Growth



Responses **above** the red line indicate **agreement** with the relevant statement. Responses **below** the red line indicate **disagreement**. Where numbers do not add up to 100%, the remainder of respondents indicated "Neither agree nor disagree."

As the chart demonstrates, respondents were significantly more likely to **agree** with the statements that Regina should focus development on existing neighbourhoods and that Regina should focus on balanced growth. Respondents were significantly more likely to **disagree** with the statement that Regina should focus on building new neighbourhoods in areas that haven't been developed.

Growth Views as Drivers of Satisfaction



Drivers analysis identifies factors that impact a specific outcome.

This drivers analysis assesses the relationship between the following questions:

- **Q16:** *How much do you agree or disagree with each of the following?*
- **Q5:** *Overall, how satisfied are you with the neighbourhood you currently live in?*

A **high** "Share of Importance" means that a respondent's **agreement** with the statement to the left is a strong indicator that they will also report **satisfaction** with their current neighbourhood.

The results suggest that respondents who support development of new neighbourhoods in undeveloped areas are very likely to be satisfied with their current neighbourhood. A preference for development in existing neighbourhoods is a slight driver of satisfaction, but much less significant. A preference for balanced growth, on the other hand, is not a significant driver of satisfaction – i.e., it is not a useful indicator.

Slide 21

Growth Views and Location

This correspondence analysis demonstrates the relationship between responses to two survey questions:

- **Q2 (Green):** *To the best of your ability, please indicate where you currently live in Regina*
- **Q16 (Blue):** *How much do you agree or disagree with each of the following?*

In the correspondence map, the degree of correspondence between two factors is illustrated visually by their proximity on the map. The nearer a blue and green factor are located to one another, the greater the correspondence between them. The further they are from one another, the less correspondence there is between them.



Correspondence Analysis Total Inertia = 0.037 (First two dimensions explain 100.0% of total inertia)

Key takeaways:

- Balanced growth is most likely to be favoured by respondents in the Southeast, and least likely to be favoured by those in the Northeast.
- Respondents living in or near City Centre have a notable preference for development in existing neighbourhoods.

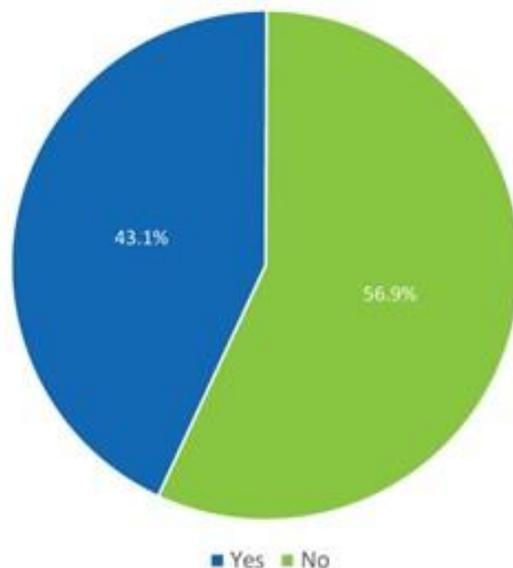
Slide 22



Growth Plan Awareness

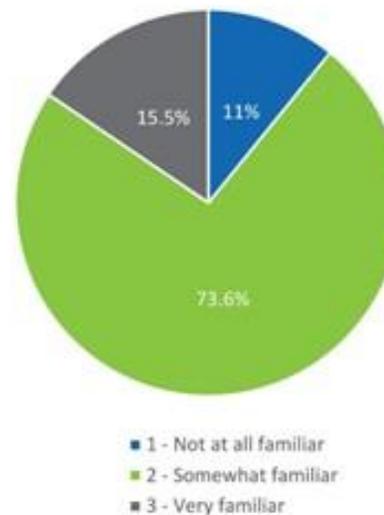
Growth Plan Awareness

Before receiving this survey, had you heard of the Regina Growth Plan?



(If yes:)

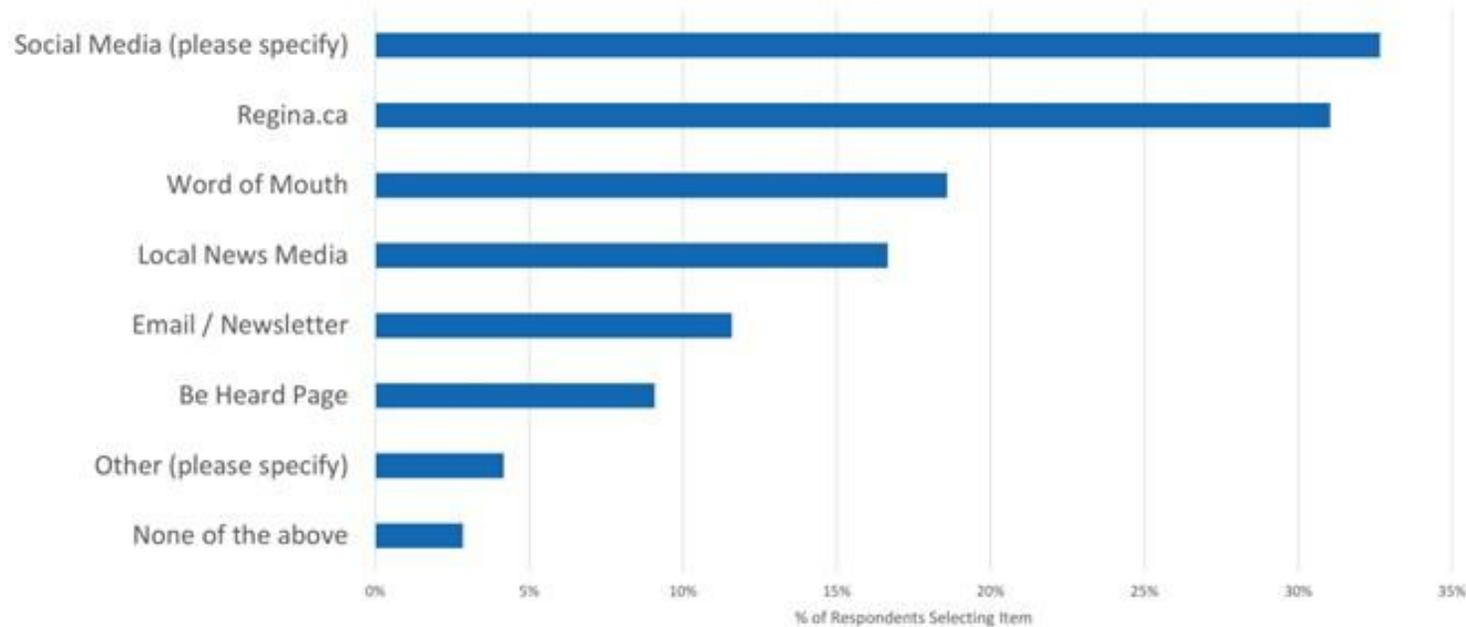
How familiar are you with Regina's Growth Plan?



Communication Channels



How did you hear about [the Regina Growth Plan]? [Choose all that apply]

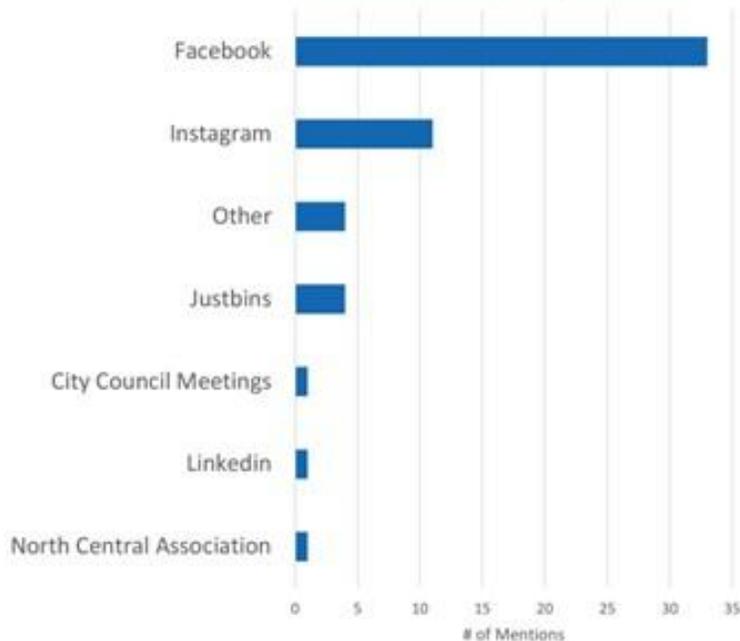


Slide 25

Growth Plan Awareness



Social Media Channels Identified by Respondents



Note: The City of Regina posted communications about the Growth Plan on Facebook, Instagram, and LinkedIn. Other social media channels by respondents may indicate that members of the public shared information regarding the Growth Plan across a variety of channels.

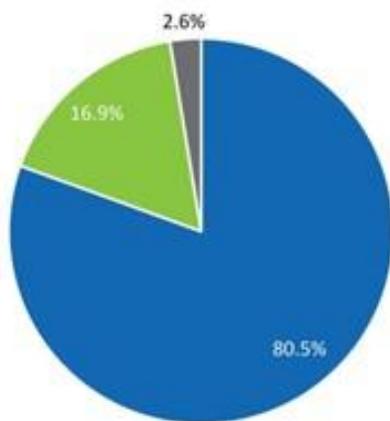
Additional sources identified in the open-ended “Other” response field included: friend, Google, community association’s community consultant, work, radio, news, City Council meetings on Youtube, and workshops.



Respondent Demographics

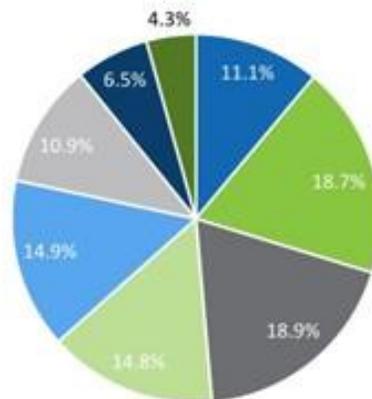
Respondent Demographics

Current Living Situation



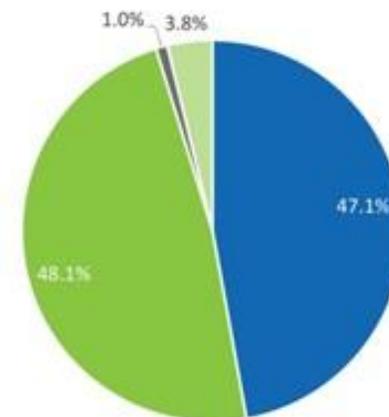
- Own
- Rent
- Other (please specify)

Age Group



- 18 to 24
- 25 to 34
- 35 to 44
- 45 to 54
- 55 to 64
- 65 to 74
- 75+
- Prefer not to answer

Gender Identity

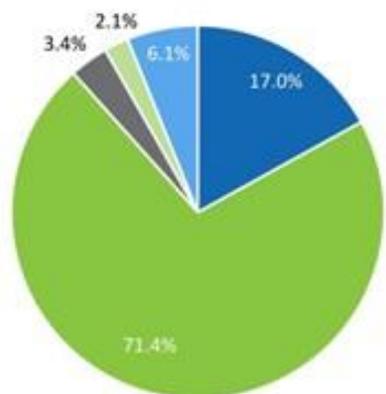


- Male
- Female
- Gender diverse
- Prefer not to answer

Slide 28

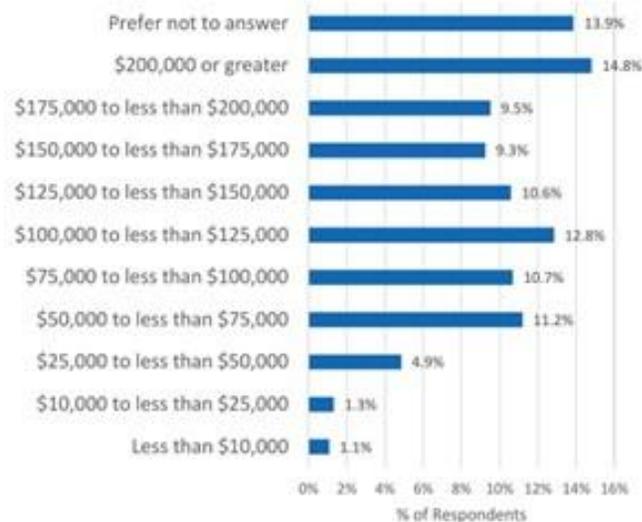
Household

Marital Status

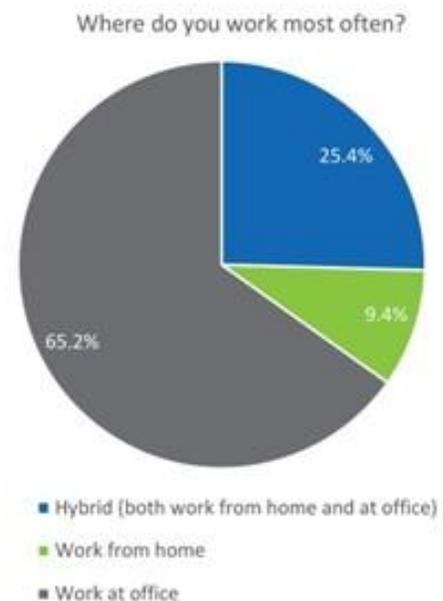
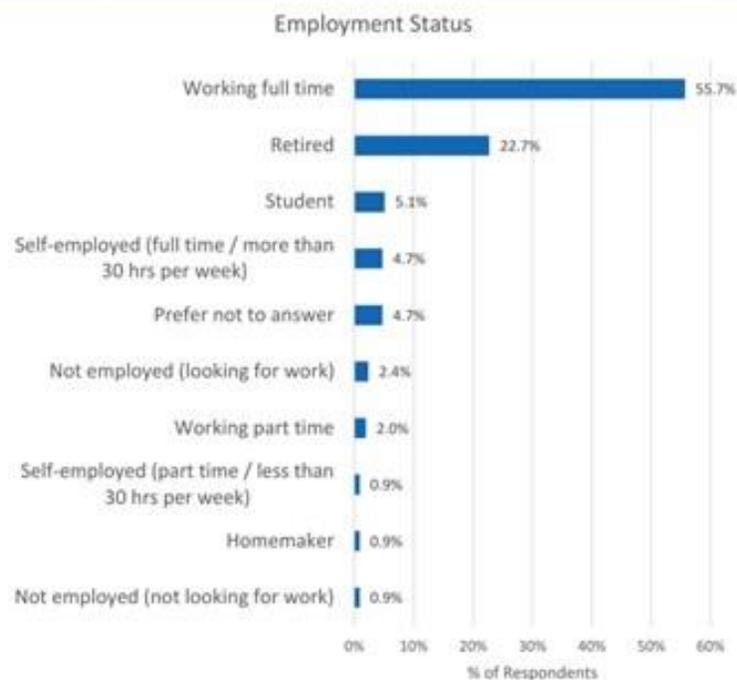


- Single
- Married or living with a significant other
- Divorced or separated
- Widowed
- Prefer not to answer

Household Income

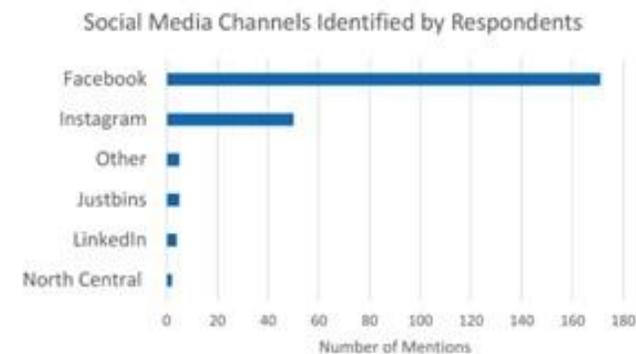
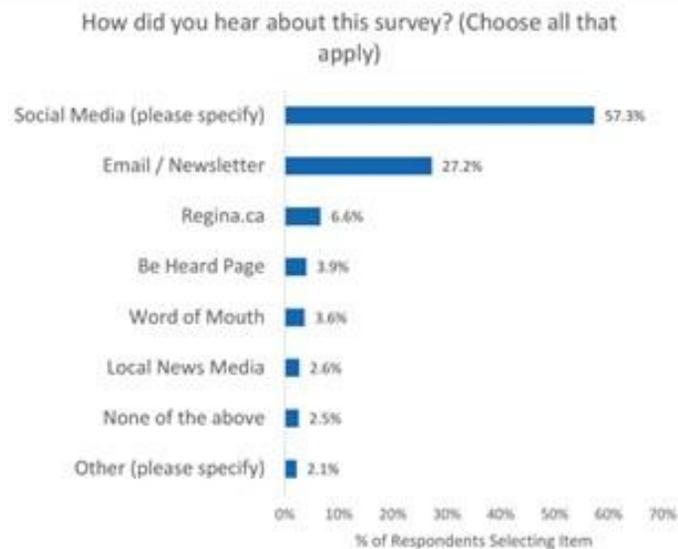


Employment Status and Workplace



Slide 30

Survey Communication



The City of Regina posted communications about the survey on Facebook, Instagram, and LinkedIn. Respondents identified a number of other social media channels in the open-ended response field, possibly indicating that members of the public shared the survey across a variety of channels.

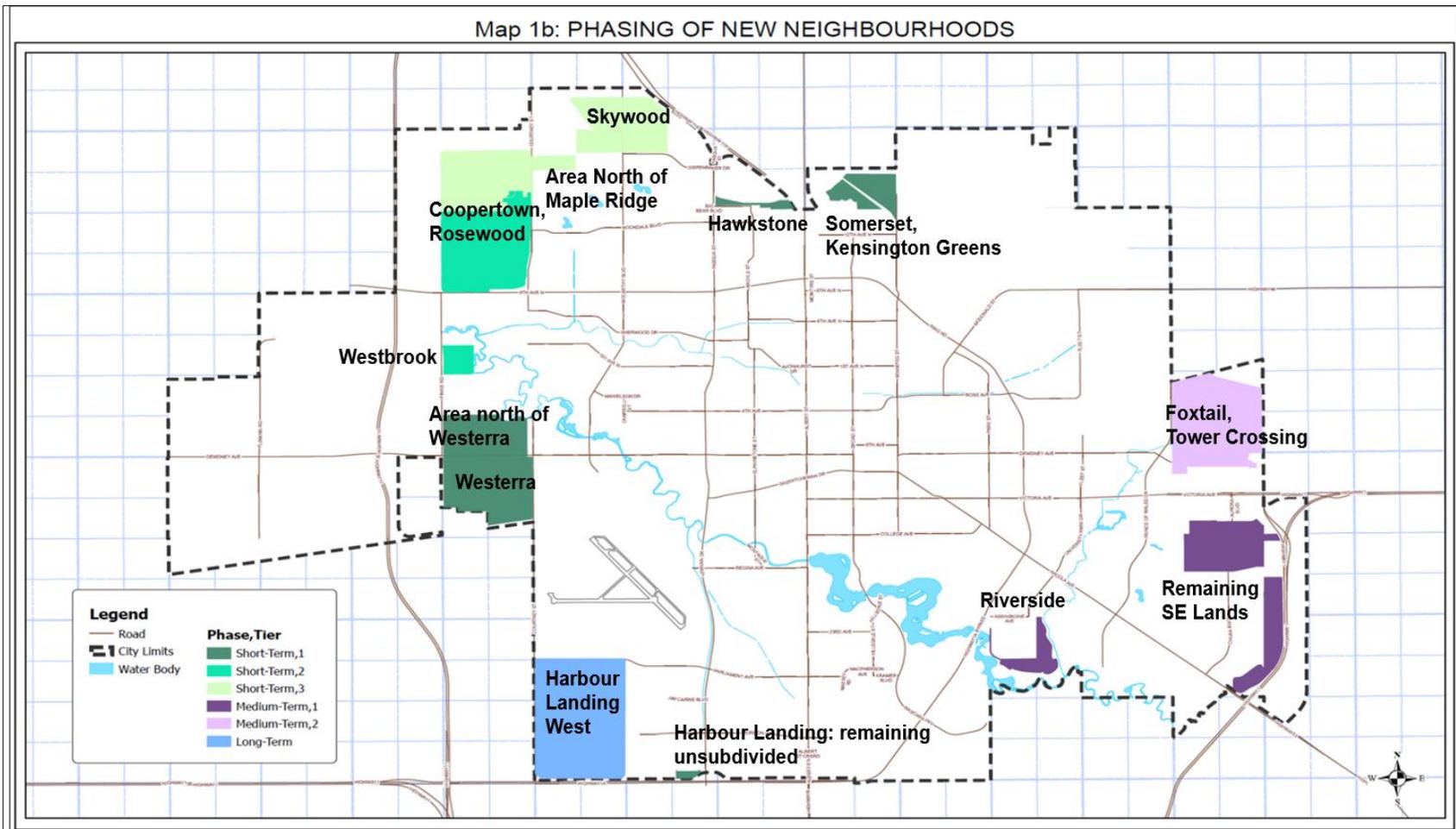
Appendix E – Proposed Phasing Plan Neighbourhood Breakdown

Below is a summary of new neighbourhoods in the proposed Phasing of New Neighbourhoods Plan shown on the next page.

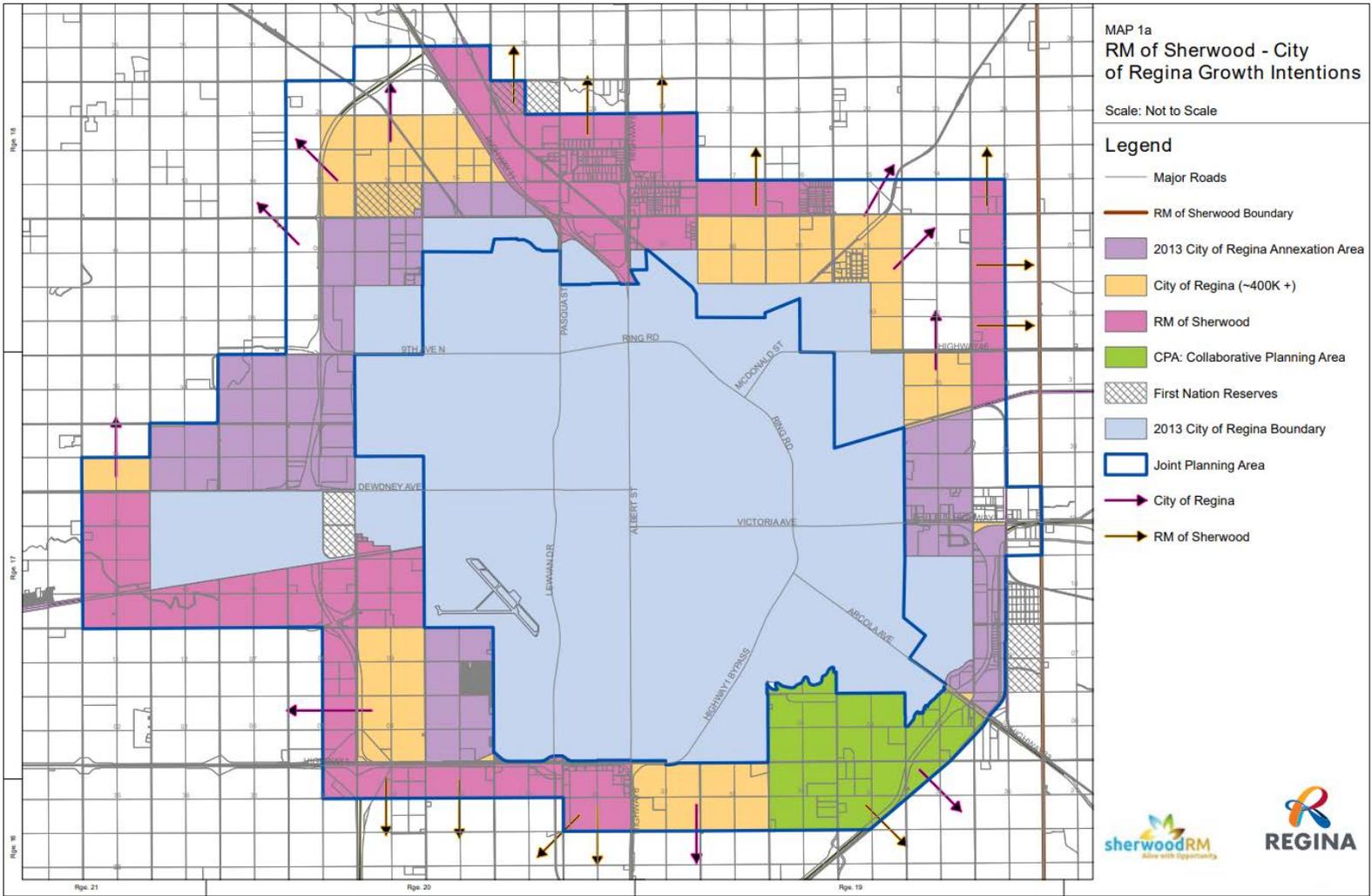
| Neighbourhood Phase: | Phase Tier: | Description: | Neighbourhood: |
|----------------------|-------------|---|--|
| Short-Term | | Areas where infrastructure to support growth already exists or is planned in the short-term based on City infrastructure studies, plans and analysis. | |
| | Tier 1 | Areas with existing wastewater capacity. | <ul style="list-style-type: none"> • Westerra • Growth Area North of Westerra • Hawkstone • Somerset • Kensington Greens • Harbour Landing: remaining unsubdivided |
| | Tier 2 | Areas that will have wastewater capacity following the anticipated 2028 completion of the Northwest Regional Wastewater Lift Station (NRWLS) and the trunkline to the Rosewood Neighbourhood. | <ul style="list-style-type: none"> • Rosewood (unsubdivided)¹ • Westbrook • Coopertown: portion south of Rosewood |
| | Tier 3 | Areas that will have wastewater capacity after completion of the NRWLS and the trunkline to the Rosewood Neighbourhood but will still require further trunkline extensions to service new development. | <ul style="list-style-type: none"> • Skywood • Growth Area North of Maple Ridge • Coopertown: portion north of Rosewood |
| Medium-Term | | Areas where additional infrastructure investment is required to service greenfield development, as well as support intensification opportunities and address level-of-service challenges for existing properties. | |
| | Tier 1 | Areas requiring infrastructure upgrades to provide wastewater capacity for new development. | <ul style="list-style-type: none"> • Remaining Southeast Neighbourhood Plan lands • Riverside |
| | Tier 2 | Areas requiring larger-scale infrastructure upgrades to provide wastewater capacity for new development; however, at a greater scope and cost compared to Medium-Term, Tier 1. | <ul style="list-style-type: none"> • Foxtail • Tower Crossing: Residential |
| Long-Term | N/A | Areas where infrastructure is not currently in place to service greenfield development. | <ul style="list-style-type: none"> • Harbour Landing West |

¹ Wastewater from the Rosewood Neighbourhood is currently routed to the Maple Ridge Lift Station (MRLS). This is a temporary arrangement, as the MRLS is planned to be decommissioned in the future, with flows ultimately redirected to the NRWLS.

Map 1b: PHASING OF NEW NEIGHBOURHOODS



Appendix F – RM of Sherwood – City of Regina Growth Intentions Map



Appendix G - Hierarchy of Plans



- Long term plans of up to 25 years that describe citywide outcomes for a service or group of services.
- Some plans are more interconnected than others (e.g. Transportation and Transit Master Plans).
- Plans are all responsive, changes in any plans could inform changes in other plans. Review process will address these changes and implications.
- Plans identify a number of goals and actions that are intended to guide and inform decisions related to the outcomes in our plans.
- Not all projects/initiatives will respond to the goals/priorities in all plans, but each plan needs to be considered.

NOTICE OF MOTION

February 25, 2026

City Clerk
City Hall
Regina, Saskatchewan

Please be advised that I will submit the following NOTICE of MOTION at the February 25, 2026 meeting of City Council:

Re: Continuous Improvement in Construction Practices

WHEREAS the City of Regina is committed to delivering efficient, cost-effective construction projects that minimize disruption to residents and businesses, and has demonstrated ongoing dedication to improvement through the successful implementation of innovative practices and continuous enhancements in construction operations; and

WHEREAS there are existing barriers to extended and continuous construction hours, including noise bylaws and contractual limitations, yet City Administration and project teams have worked to address these challenges and pursue practical solutions;

THEREFORE BE IT RESOLVED that City Council direct Administration to:

1. Report back to City Council by Q1 2027 on the following:
 - a) Detailing ongoing and planned continuous improvements in construction practices, specifically addressing:
 - i. Coordinating construction for all City projects and for projects led by other organizations operating within the city to ensure efficient planning, scheduling, and delivery;
 - ii. Procurement processes and opportunities for innovation;
 - iii. Hours of work, including potential for extended or 24-hour operations;
 - iv. Equipment and materials selection for efficiency and reduced impact;
 - v. Execution strategies to expedite project delivery;
 - vi. Resident and business engagement approaches to ensure effective communication and mitigation of concerns;
 - vii. Best practices based on comparisons with other municipalities across Canada; and

- b) Identify any required adjustments to relevant bylaws, contracts, or operational policies that may be necessary to facilitate these improvements and further enhance Regina's ability to deliver construction projects with greater efficiency and community benefit; and
2. Identify any process improvements that may be required to support the evaluation of each construction project based on the balance between cost, speed of execution, and the impact to local residents and businesses.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Chad Bachynski', is written over a light gray rectangular background.

Chad Bachynski
Mayor



Wildlife Control Authorization

| | |
|---------------------|--------------------------------------|
| Date | February 25, 2026 |
| To | Mayor Bachynski and City Councillors |
| From | Executive Committee |
| Service Area | Parks & Open Space Services |
| Item # | CR26-9 |

RECOMMENDATION

That City Council:

1. Authorize City employees who are assigned the duties of wildlife control to carry out specific activities as further described in this report, pursuant to *The Wildlife Act, 1998* and *The Wildlife Regulations, 1981*; and
2. Instruct the City Solicitor to prepare the necessary bylaw to amend *Bylaw No. 2009-71*, being *The Appointment and Authorization of City Officials Bylaw, 2009* to give effect to the recommendation in this report and to make a housekeeping change as further described in this report.

HISTORY

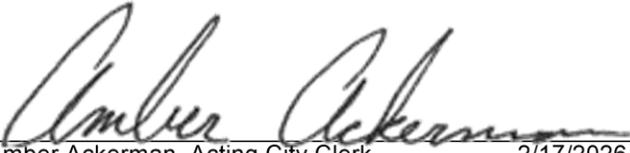
At its February 11, 2026, meeting, the Executive Committee considered the attached report *EX26-9 Wildlife Control Authorization* from the Parks & Open Space Services division.

The Committee adopted a resolution to concur in the recommendation contained in the report.

Recommendation #3 of the attached report does not require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE



Amber Ackerman, Acting City Clerk 2/17/2026

ATTACHMENTS

EX26-9 Wildlife Control Authorization



Wildlife Control Authorization

| | |
|---------------------|---------------------------------------|
| Date | February 11, 2026 |
| To | Executive Committee |
| From | City Planning & Community Development |
| Service Area | Parks & Open Space Services |
| Item No. | |

RECOMMENDATION

Executive Committee recommends that City Council:

1. Authorize City employees who are assigned the duties of wildlife control to carry out specific activities as further described in this report, pursuant to *The Wildlife Act, 1998* and *The Wildlife Regulations, 1981*;
2. Instruct the City Solicitor to prepare the necessary bylaw to amend *Bylaw No. 2009-71*, being *The Appointment and Authorization of City Officials Bylaw, 2009* to give effect to the recommendation in this report and to make a housekeeping change as further described in this report.
3. Approve these recommendations at its meeting on February 18, 2026.

ISSUE

The Government of Saskatchewan (Province) recently identified that the City of Regina (City) is required to pass a bylaw to authorize certain municipal officials to apply for a license and carry out the otherwise prohibited activities for wildlife control as required by *The Wildlife Regulations, 1981*. The proposed Bylaw amendment ensures the City's ongoing ability to respond to nuisance or hazardous wildlife situations and satisfy the Province's requirement.

IMPACTS

Legal Impact

Passage of a bylaw is required to comply with *The Wildlife Act, 1998* and *The Wildlife Regulations, 1981*, which prohibits hunting within 500 metres of a building, stockade, or corral unless authorized by a municipal bylaw.

Although the City has historically applied for and obtained a wildlife control license each year, the Province has now identified that the City must have its own authorizing bylaw to enable staff to carry out the conditions of that license.

This Bylaw ensures the City meets the regulatory requirements and maintains lawful authority for designated staff to undertake wildlife control activities.

Strategic Priority Impact

The recommendation supports the 2026-29 Strategic Priority of Vibrancy, which focuses on public safety and ensuring community well-being. The proposed amendment supports this priority by enabling timely and appropriate response to nuisance or dangerous wildlife situations, reducing risks to residents.

Environmental Impact

The Bylaw enables regulated wildlife control activities, which can help:

- Protect local ecosystems by controlling problematic or invasive wildlife.
- Minimize ecological harm by ensuring that wildlife management activities are conducted only by trained and authorized personnel.

No significant negative environmental impacts are anticipated, as all activities must comply with provincial licensing requirements and ethical wildlife management practices.

Indigenous Impact

While this Bylaw is administrative and compliance-focused, it can support broader reconciliation goals by:

- Ensuring wildlife management practices are respectful of ecological systems, which aligns with Indigenous environmental stewardship values.
- Supporting transparent, regulated processes that can facilitate future engagement or collaboration with Indigenous communities if wildlife management intersects with traditional knowledge or land use.

Community Well-being Impact

The recommendation positively contributes to community well-being by:

- Enhancing public safety through effective management of nuisance or hazardous wildlife.

- Maintaining equitable and consistent service delivery, benefiting all residents across Regina.
- Supporting accessibility and inclusion, as regulated wildlife control helps ensure parks, pathways, and outdoor spaces remain safe and usable for everyone.

There are no financial, policy or labour impacts.

OTHER OPTIONS

Option 1: Pass the Bylaw amendment – RECOMMENDED

Advantages:

- Ensures the City is legally compliant with *The Wildlife Regulations, 1981*, which requires a municipal bylaw to authorize licensed wildlife control activities within 500 metres of buildings, stockades, or corrals.
- Allows the City to continue obtaining and acting under the provincial wildlife control license.
- Maintains public safety by ensuring trained, designated staff have the authority needed to address wildlife risks in parks, neighbourhoods, and public spaces.
- Provides clarity and transparency regarding delegated authority under both provincial and municipal frameworks.
- No new financial or staffing impacts; activities are carried out by existing employees who already perform this work as part of their regular duties.

Disadvantages / Risks:

- No disadvantages identified

Option 2: Do not pass the Bylaw amendment – NOT RECOMMENDED

Advantages:

- There are no advantages to not passing the Bylaw amendment. Limited wildlife control would still be required, it would be restricted and ineffective. .

Disadvantages / Risks:

- The City would have restricted and ineffective ability to control wildlife activities, potentially resulting in public safety risks for residents, visitors, pets, and property, as well as damage to our ecosystem.
- Increased likelihood of wildlife related incidents in parks, open spaces, transportation corridors, and neighbourhoods.
- The City may face reputational risk for not providing a basic public safety function typically performed by municipalities.
- Emergency services (e.g., police, fire, protective services) may experience increased call

- volumes if City staff are unable to respond.
- May conflict with community expectations related to park safety, environmental stewardship, urban wildlife management, and accessibility of public spaces.

COMMUNICATIONS & ENGAGEMENT

Not required for this administrative compliance bylaw. This is an administrative authority bylaw to align with provincial requirements and does not introduce new or expanded practices beyond those already carried out under the provincial license.

DISCUSSION

The City has previously obtained a provincial wildlife control license to address situations that pose risks to public safety, property, or ecological balance. The Province recently identified that, under *The Wildlife Regulations, 1981*, the City must have a municipal bylaw authorizing designated officials to hunt within 500 metres of buildings, a condition directly linked to the license. Without this amendment, the City's ability to respond to hazardous wildlife situations is constrained.

The purpose of the Bylaw amendment is to authorize:

- (a) specific municipal officials to apply for a license authorizing wildlife control;
- (b) hunt animals as specified in *The Wildlife Regulations, 1981* within 500 metres of a building, stockade or corral without the consent of the owner; and
- (c) to apply to the director to hunt animals requiring provincial approval as specified by *The Wildlife Regulations, 1981*.

Activities remain subject to safety protocols, record-keeping, and reporting. Firearms or other methods are used only by trained, authorized personnel under applicable laws. Operational demand is typically driven by seasonal wildlife behavior (e.g., denning, nesting, drought), public complaints and incident reports (e.g., aggressive animals, property damage) or need to protect public spaces, parks, and infrastructure.

The authority described in this report will be added to *The Appointment and Authorization of City Official Bylaw, 2009* which contains various appointments required to be made by provincial statute. Along with this amendment, Administration is also recommending an additional housekeeping change to the Bylaw to remove an outdated appointment of pest control officers by repealing Section 5 of the Bylaw.

DECISION HISTORY & AUTHORITY

The recommendation in this report requires City Council approval per *The Cities Act*.

Respectfully Submitted,

Handwritten signature of Russell Eirich in blue ink.

Russell Eirich, Director
Parks & Open Space Services

Respectfully Submitted,

Handwritten signature of Deborah Bryden in blue ink.

Deborah Bryden, Deputy City Manager
City Planning & Community Services

Prepared by: Russell Eirich, Director, Parks & Open Space Services

BYLAW NO. 2026-8

THE APPOINTMENT AND AUTHORIZATION OF CITY OFFICIALS AMENDMENT
BYLAW, 2026

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 The purpose of this Bylaw is to authorize appointed municipal officials to apply for a license authorizing wildlife control and to hunt within 500 metres of any building, stockade or corral in the municipality without consent of owner as authorized by *The Wildlife Regulations, 1981*, which is required by *The Wildlife Regulations, 1981* to be authorized by bylaw.
- 2 The authority for this Bylaw is section 8 of *The Cities Act*, section 12 of *The Wildlife Act, 1998* and section 13 of *The Wildlife Regulations, 1981*.
- 3 Bylaw 2009-71, being *The Appointment and Authorization of City Officials Bylaw, 2009*, is hereby amended in the manner set forth in this Bylaw.
- 4 The following section is added after section 4.1:
 - “4.2. For the purposes of *The Wildlife Act, 1998* and *The Wildlife Regulations, 1981* any person employed by the City of Regina in the Parks and Open Space Services Division that is assigned the duties of wildlife control for the City of Regina is, subject to the requirements of *The Wildlife Act, 1998* and *The Wildlife Regulations, 1981*, authorized to:
 - (a) apply for a license authorizing wildlife control on behalf of the City of Regina as issued under *The Wildlife Act, 1998* or any other license required to carry out their duties as a municipal wildlife control officer or pest control officer;
 - (b) hunt animals authorized by subsection 13(3) of *The Wildlife Regulations, 1981*, within 500 metres of a building, stockade or corral without the consent of the owner;
 - (c) for animals other than those listed in clauses 4(1)(e) to (l) of *The Wildlife Regulations, 1981*, request approval of the director to hunt any other wildlife within the City of Regina, and if approved, hunt the approved animals, within 500 metres of any building, stockade or corral.”
- 5 Section 5 is repealed.

Approved as to form this _____ day of _____, 20____.

City Solicitor

6 This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 25th DAY OF February 2026.

READ A SECOND TIME THIS 25th DAY OF February 2026.

READ A THIRD TIME AND PASSED THIS 25th DAY OF February 2026.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

BYLAW NO. 2026-8

THE APPOINTMENT AND AUTHORIZATION OF CITY OFFICIALS AMENDMENT
BYLAW, 2026

| | |
|-------------------------|---|
| PURPOSE: | The purpose of this Bylaw is to authorize appointed municipal officials to apply for a license authorizing wildlife control and to hunt within 500 metres of any building, stockade or corral in the municipality without consent of owner as authorized by <i>The Wildlife Regulations, 1981</i> . |
| ABSTRACT: | <i>The Wildlife Regulations, 1981</i> require any hunting within 500 metres of any building to be authorized by bylaw. This bylaw provides this authorization in relation to the control of wildlife by appointed City employees. |
| STATUTORY AUTHORITY: | Section 8 of <i>The Cities Act</i> , section 12 of <i>The Wildlife Act, 1998</i> and section 13 of <i>The Wildlife Regulations, 1981</i> . |
| MINISTER'S APPROVAL: | N/A |
| PUBLIC HEARING: | N/A |
| PUBLIC NOTICE: | N/A |
| REFERENCE: | Executive Committee, February 11, 2026, EX26-9 |
| AMENDS/REPEALS: | Amends Bylaw 2009-71, <i>The Appointment and Authorization of City Officials Bylaw, 2009</i> |
| CLASSIFICATION: | Regulatory, Administrative |
| INITIATING DIVISION: | City Planning and Community Development |
| INITIATING DEPARTMENT: | Parks and Open Space |

BYLAW NO. 2026-2

THE LICENSED NON-PROFIT CHILDCARE CENTRE
TAX EXEMPTION BYLAW, 2026

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Purpose

- 1 The purpose of this Bylaw is to provide a tax exemption to the portion of the property outlined in this Bylaw that is used as a licensed childcare centre and that is owned or leased and operated by a licensed non-profit childcare centre.

Authority

- 2 The authority for this Bylaw is pursuant to section 262(4) of *The Cities Act*.

Definitions

- 3 In this Bylaw:

“education portion of the property taxes” means the property taxes levied by the City pursuant to *The Education Property Tax Act* on behalf of the Government of Saskatchewan for the benefit of the Board of Education of the Regina School Division No. 4 or for the property taxes levied by the City on behalf of and for the benefit of the Board of Education of the Regina Roman Catholic Separate School Division No. 81 of Saskatchewan;

“licensed non-profit childcare centre” means the following types of entities that are licensed by the Province of Saskatchewan as childcare centres as defined by *The Child Care Act, 2014*:

- (a) a charitable or membership non-profit corporation incorporated or registered pursuant to *The Non-profit Corporations Act, 2022* or the *Canada Not-for-profit Corporations Act*; or
- (b) a non-profit co-operative incorporated or registered pursuant to *The Co-operatives Act, 1996* or the *Canada Co-operatives Act*.

Exemption

- 4(1) The following portion of the property that is used as a licensed childcare centre and is owned or leased and operated by a licensed non-profit childcare centre is exempt from taxation equal to 40 percent of the property taxes otherwise payable on the portion of the property used as a licensed childcare centre, commencing January 1, 2026 and concluding December 31, 2030, unless sooner ended pursuant to the provisions of the Tax Exemption Agreement for:

- (a) the property located at 1610 Angus Street and legally described as:

Approved as to form this _____ day of _____, 20____.

City Solicitor

Surface Parcel 165145114
Lot 31A
Block 252
Plan 102049208, Extension 0

- (b) the property located at 15 Birchwood Road and legally described as:

Surface Parcel 111483233
Lot C
Block 15
Plan 88R55380, Extension 1

- (c) the property located at 545 Broad Street and legally described as:

Surface Parcel 165025830
Lot 36
Block 1
Plan 102037564, Extension 0

- (d) the property located at 2051 Cameron Street and legally described as:

Surface Parcel 110991304
Lot 56
Block 376
Plan 99RA05074, Extension 0

- (e) the property located at 1308 College Avenue and legally described as:

Surface Parcel 112052944
Lot 11
Block 468
Plan OLD33, Extension 65

Surface Parcel 112052966
Lot 32
Block 468
Plan 101189695, Extension 66

- (f) the property located at 101 E College Avenue and legally described as:

Surface Parcel 107200921
Lot 8
Block 7
Plan U2439, Extension 0

Surface Parcel 107200910

Lot 9
Block 7
Plan U2439, Extension 0

Surface Parcel 107304522
Lot 10
Block 7
Plan U2439, Extension 0

- (g) the property located at 9 Coventry Road and legally described as:

Surface Parcel 111856170
Lot 6
Block C
Plan 101207887, Extension 1

- (h) the property located at 1730 Cowan Crescent and legally described as:

Surface Parcel 107261681
Lot 40
Block 33
Plan GE191, Extension 0

- (i) the property located at 78 Dempsey Avenue and legally described as:

Surface Parcel 109474409
Lot 3
Block 15
Plan 75R36090, Extension 0

- (j) the property located at 4401 Dewdney Avenue and legally described as:

Surface Parcel 109524393
Lot 7
Block 1
Plan I5211, Extension 0

Surface Parcel 109524416
Lot 8
Block 1
Plan I5211, Extension 0

- (k) the property located at 4834 Dewdney Avenue and legally described as:

Surface Parcel 109544924
Lot 17

Block 74
Plan OLD218, Extension 0

- (l) the property located at 1561 Elphinstone Street and legally described as:

Surface Parcel 109469289
Lot 30
Block 230
Plan OLD33, Extension 0

Surface Parcel 109469290
Lot 31
Block 230
Plan OLD33, Extension 0

Surface Parcel 109469302
Lot 32
Block 230
Plan OLD33, Extension 0

Surface Parcel 109469313
Lot 33
Block 230
Plan OLD33, Extension 0

- (m) the property located at 380 Gardiner Park Court and legally described as:

Surface Parcel 107170477
Lot D
Block J
Plan 85R53952, Extension 0

- (n) the property located at 3913 Hillsdale Street and legally described as:

Surface Parcel 111768251
Lot 4
Block 25
Plan 59R02162, Extension 1

- (o) the property located at 3615 Kings Road and legally described as:

Surface Parcel 109654702
Lot A
Block 68
Plan 78R15074, Extension 0

- (p) the property located at 7451 Mapleford Boulevard and legally described as:
- Surface Parcel 203816796
Block 130A
Plan 102343878, Extension 0
- (q) the property located at 97 and 99 McMurchy Avenue and legally described as:
- Surface Parcel 109629838
Lot E
Block 25
Plan 70R18765, Extension 0
- Surface Parcel 109629849
Lot F
Block 25
Plan 70R18765, Extension 0
- (r) the property located at 1115 Pasqua Street and legally described as:
- Surface Parcel 109527688
Lot 1
Block B
Plan FD5230, Extension 0
- (s) the property located at 3515 Pasqua Street and legally described as:
- Surface Parcel 164768642
Lot E
Block 5
Plan 102017832, Extension 0
- (t) the property located at 587 Rink Avenue and legally described as:
- Surface Parcel 110511683
Lot 3
Block 23
Plan 78R28046, Extension 0
- Surface Parcel 110511694
Lot 4
Block 23
Plan 78R28046, Extension 0
- (u) the property located at 1501 Robinson Street and legally described as:

Surface Parcel 111974722
 Lot 1
 Block 235
 Plan OLD33, Extension 32

Surface Parcel 111974744
 Lot 2
 Block 235
 Plan OLD33, Extension 45

- (v) the property located at 1847 Smith Street and legally described as:

Surface Parcel 107281043
 Lot 45
 Block 309
 Plan 00RA12095, Extension 0

- (w) the property located at 2 Turgeon Crescent and legally described as:

Surface Parcel 107261692
 Lot 41
 Block 33
 Plan GE191, Extension 0

- (x) the property located at 1575 West Market Street and legally described as:

Surface Parcel 204035396
 Block 2
 Plan 102412033, Extension 0

- 4(2) The following portion of the property that is used as a licensed childcare centre and is owned or leased and operated by a licensed non-profit childcare centre is exempt from taxation equal to 40 percent of the property taxes otherwise payable on the portion of the property used as a licensed childcare centre, commencing January 1, 2026 and concluding December 31, 2030, unless sooner ended pursuant to the provisions of the Tax Exemption Agreement for:

- (a) the property located at 128 6th Avenue East and legally described as:

Surface Parcel 106983119
 Lot 9
 Block 4A
 Plan 62R23031, Extension 0

- (b) the property located at 1325 23rd Avenue and legally described as:

Surface Parcel 111750768
Lot G
Block 14
Plan GH157, Extension 2

Surface Parcel 111750779
Lot H
Block 14
Plan GH157, Extension 3

- (c) the property located at 2200 25th Avenue and legally described as:

Surface Parcel 202997560
Block BB
Plan 102164992, Extension 0

- (d) the property located at 88 Cavendish Street and legally described as:

Surface Parcel 107268341
Block Y
Plan 99RA05111, Extension 0

- (e) the property located at 747 Forget Street and legally described as:

Surface Parcel 153200180
Block 14A
Plan GB419, Extension 1

- (f) the property located at 4002 Montague Street and legally described as:

Surface Parcel 109694032
Lot 2
Block 928
Plan 96R66081, Extension 0

- (g) the property located at 1909B Ottawa Street and legally described as:

Surface Parcel 204108690
Lot A
Block 352
Plan 59R25100, Extension 2

- (h) the property located at 1875 Victoria Avenue East and legally described as:

Surface Parcel 107254571
Block C1

Plan 97R21698, Extension 0

- (i) the property located at 3125 Woodhams Drive East and legally described as:

Surface Parcel 111405147
Block A1
Plan 88R48217, Extension 3

Scope of Exemption

5(1) The exemption in section 4 shall:

- (a) apply to taxes assessed from 2026 to 2030 for the timeframes indicated;
 - (b) only apply where the properties are occupied and used by a licensed childcare centre; and
 - (c) not include penalties, local improvement levies, utility charges, special taxes, development fees or other such charges or fees properly imposed by the City or other taxing authority.
- (2) Notwithstanding section 4, where the amount of the education portion of the taxes being exempted for the Property requires the approval of the Government of Saskatchewan (because it would be equal to \$25,000 or more) and the amount of the education portion of the property taxes is not approved, the City may reduce the amount of the exemption for the education portion of the taxes to less than \$25,000.
- (3) Notwithstanding section 4, where the education portion of the property taxes is payable to the Regina Roman Catholic Separate School Division No. 81 and there is no agreement with the school division on tax exemptions, the exemption of the education portion of the property taxes is subject to the approval of the Regina Roman Catholic Separate School Division No. 81.
- (4) Where the exemption of the education portion of the property taxes is not approved by the Regina Roman Catholic Separate School Division No. 81 or is reduced, the City shall not provide the exemption of the education portion or shall reduce the exemption of the education portion of the property taxes in accordance with the Regina Roman Catholic Separate School Division's decision
- (5) Where the exemption of the education portion of the property taxes is not approved or the exemption is reduced, the Childcare Centre or Owner (in the case where the Property is leased by the Childcare Centre) will be required to pay the balance of the education portion of the property taxes, and the City shall

not be liable to the Childcare Centre or Owner for any amount of the tax exemption which would have otherwise been granted.

- (6) If for any reason, the exemption of the education portion of the taxes for the Property is found to be invalid or unauthorized, any agreement with a taxing authority that provides approval of the City’s exemptions is terminated or legislation is changed that would not allow for an exemption of the education portion of the taxes to be exempted, the Childcare Centre or the Owner of the Property (in the case where the Childcare Centre is leasing the property) will be required to pay the education portion of the property taxes, and the City shall not be liable to the Childcare Centre or Owner of the Property for any amount of the tax exemption which would have otherwise been granted.

Agreement

- 6 The exemption in subsection 4(1) shall be governed by the form of Tax Exemption Agreement attached hereto as Schedule “A”.
- 7 The exemption in subsection 4(2) shall be governed by the form of Tax Exemption Agreement attached hereto as Schedule “B”.
- 8 The City Clerk is authorized to sign and seal the Agreement in sections 6 and 7 on behalf of the City of Regina.

Coming Into Force

- 9 This Bylaw comes into force on January 1, 2026.

READ A FIRST TIME THIS 25th DAY OF February 2026.

READ A SECOND TIME THIS 25th DAY OF February 2026.

READ A THIRD TIME AND PASSED THIS 25th DAY OF February 2026.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

Schedule "A"

TAX EXEMPTION AGREEMENT
Non-profit Childcare Exemption for Properties
"Civic Address of Childcare Centre – Account #"

Agreement dated _____, 20__ (City Clerk to fill in)

Between:

THE CITY OF REGINA
(the "City")

- and -

"Name of Childcare Centre"
(the "Childcare Centre")

The Parties agree as follows:

Definitions

1 In this Agreement:

"City Assessor" means the City of Regina City Assessor or his or her designate;

"education portion of the property taxes" means the property taxes levied by the City pursuant to *The Education Property Tax Act* on behalf of the Government of Saskatchewan for the benefit of the Board of Education of the Regina School Division No. 4 or for the property taxes levied by the City on behalf of and for the benefit of the Board of Education of the Regina Roman Catholic Separate School Division No. 81 of Saskatchewan;

"licensed non-profit childcare centre" means the following types of entities that are licensed by the Province of Saskatchewan as childcare centres as defined by *The Child Care Act, 2014*:

- (a) a charitable or membership non-profit corporation incorporated or registered pursuant to *The Non-profit Corporations Act, 2022* or the *Canada Not-for-profit Corporations Act*; or
- (b) a non-profit co-operative incorporated or registered pursuant to *The Co-operatives Act, 1996* or the *Canada Co-operatives Act*;

“**Property**” means the portion of the real property owned or leased by the Childcare Centre and occupied by the Childcare Centre and used for or in conjunction with a licensed non-profit childcare centre which Land is civically known “Civic Address of Childcare Centre”, Regina, Saskatchewan and legally described as “Surface Parcel #” with a Reference Land Description of:

“Legal Description”

City’s Covenants

Tax Exemption

- 2(1) Pursuant to subsection 262(4) of *The Cities Act*, and subject to the terms of this Agreement, the City grants an exemption from taxation on the Property equal to 40% of the property taxes levied with respect to the portion of the Property used as a licensed non-profit childcare centre commencing **January 1, 2026**, and concluding **December 31, 2030** on the condition that the Property is leased or owned by a licensed non-profit childcare centre and used by the Childcare Centre as a licensed non-profit childcare centre.
- (2) Notwithstanding subsection (1), where the amount of the education portion of the taxes being exempted for the Property requires the approval of the Government of Saskatchewan (because it would be equal to \$25,000 or more) and the amount of the exemption of the education portion of the property taxes is not approved, the City may reduce the amount of the exemption for the education portion of the taxes to less than \$25,000.
- (3) Notwithstanding subsection (1), where the education portion of the property taxes is payable to the Regina Roman Catholic Separate School Division No. 81 and there is no agreement with the school division on tax exemptions, the exemption of the education portion of the property taxes is subject to the approval of the Regina Roman Catholic Separate School Division No. 81.
- (4) Where the exemption of the education portion of the property taxes is not approved by the Regina Roman Catholic Separate School Division No. 81 or is reduced, the City shall not provide the exemption of the education portion or shall reduce the exemption of the education portion of the property taxes in accordance with the Regina Roman Catholic Separate School Division’s decision.
- (5) Where the exemption of the education portion of the property taxes is not approved or the exemption is reduced, the Childcare Centre or Owner (in the case where the Property is leased by the Childcare Centre) will be required to pay the balance of the education portion of the property taxes, and the City shall not be liable to the Childcare Centre or the Owner for any amount of the tax exemption which would have otherwise been granted.

- (6) If for any reason, the exemption of the education portion of the taxes for the Property is found to be invalid or unauthorized, any agreement with a taxing authority that provides approval of the City's exemptions is terminated or legislation is changed that would not allow for an exemption of the education portion of the taxes to be exempted, the Childcare Centre or the owner of the Property (in the case where the Childcare Centre is leasing the property) will be required to pay the education portion of the property taxes, and the City shall not be liable to the Childcare Centre or Owner of the Property for any amount of the tax exemption which would have otherwise been granted.

Terms and Conditions of Exemption

- 3(1) The exemption does not apply to portions of the Property that are not used for or in conjunction with a non-profit licensed childcare centre.
- (2) The exemption only applies where the following terms and conditions are met:
- (a) the Property is owned or leased by the Childcare Centre;
 - (b) the Property is occupied by the Childcare Centre;
 - (c) the Childcare Centre is a licensed non-profit childcare centre; and
 - (d) where the Childcare Centre leases the Property, the Owner provides the Childcare Centre with the benefit of the tax exemption.

Scope

- 4 The scope of the tax exemption, including calculation of any percentage or proportion and the determination of any use or cost, shall be conclusively determined by the City Assessor, subject to any statutory right of appeal against the assessment of the Property.
- 5 The exemption from taxation granted pursuant to this Agreement does not include penalties, local improvement levies, utility charges, special taxes, development fees or other such charges or fees properly imposed by the City or other taxing authority.

Childcare Centre's Covenants

- 6 The Childcare Centre or the Owner (where the Property is leased by the Childcare Centre) shall:
- (a) not sell or agree to sell the Property during the term of this Agreement;
 - (b) notify the City of any occurrences which would, pursuant to the Agreement, discontinue or terminate the tax exemption; and
 - (c) provide the City Assessor with any information or documents requested by the City Assessor for the purpose of assessing the Property.

Continuation

- 7 The tax exemption will continue only for so long as the Childcare Centre and Owner (where the Property is leased by the Childcare Centre) complies with the terms of this Agreement.
- 8 The tax exemption will cease if any of the following occurs:
- (a) the Childcare Centre no longer owns or leases the Property;
 - (b) the Childcare Centre becomes bankrupt or insolvent or is so adjudged;
 - (c) the Childcare Centre makes a general assignment for the benefit of creditors;
 - (d) the Childcare Centre substantially changes its operations such that the Property is no longer being used for a non-profit licensed childcare centre, unless such change has been expressly approved in writing by the City;
 - (e) the Childcare Centre ceases to operate entirely;
 - (f) the Childcare Centre fails to maintain or loses its licence as a childcare centre;
 - (g) the Childcare Centre or Owner (where the Property is leased by the Childcare Centre) fails to pay any taxes levied on behalf of the City, the Regina Public Library Board, the Government of Saskatchewan on behalf of the Board of Education of the Regina School Division No. 4 and the Board of Education of the Regina Roman Catholic Separate School Division No. 81 of Saskatchewan or any other penalties, local improvement levies, utility charges, special taxes, development fees or other such charges or fees properly imposed by the City or other taxing authority;
 - (h) the Childcare Centre or Owner (where the Property is leased by the Childcare Centre) sells or agrees to sell the Property;
 - (i) the improvements on the Property do not conform to all civic and provincial laws governing the construction and use of the improvements, including any zoning bylaws and *The Construction Codes Act*.
- 9(1) If the tax exemption ceases by reason of an event in section 8, the following will occur:
- (a) if the event occurred in the current tax year, the Property will be taxable on a pro-rated basis for the portion of the year during which the exemption granted no longer continues and the Property will be taxable for any subsequent years; and

- (b) if the event occurred in a previous tax year, in addition to the Property becoming taxable as of the date of the event occurring, the Childcare Centre or Owner (where the Property is leased by the Childcare Centre) may be required to pay all or a portion of the taxes, including penalties owing from the date of the event in section 8.
- (2) Any amounts owed to the City under this Agreement will constitute a debt due to the City payable on demand, to the City.
- (3) Any requirement to pay taxes that arises because of the exemption ceasing by reason of an event in section 8, including the ability to enforce payment, survives the expiry or termination of this Agreement.

Notices

- 10(1) Any notice required or permitted to be given to either Party pursuant to this Agreement shall be in writing and may be delivered to the Party in person, or to its authorized agent, or by sending it by prepaid mail, addressed:

To the City at:

Attention: City Clerk
 City of Regina
 2476 Victoria Avenue
 P.O. Box 1790
 Regina, Saskatchewan
 S4P 3C8

To the Childcare Centre at:

“Name of the Childcare Centre”
“Civic Address of the Childcare Centre”

or to such alternate address as either Party may, from time to time, by notice advise.

- (2) If a notice is mailed pursuant to subsection (1), it is deemed to be given on the third business day after the date of such mailing.
- (3) If postal service is interrupted or substantially delayed, any notice shall be hand-delivered or via e-mail.

Amendments

- 11(1) The Agreement may be amended by written agreement between the Parties.

- (2) For the purposes of subsection (1), the City Assessor may authorize any amendments to the Agreement.

General

- 12 This Agreement is not assignable without the prior written consent of the City, which will only be granted where the new owner leasing the Property leases it to a different eligible “licensed non-profit childcare centre” or where the new owner of the Property is a “licensed non-profit childcare centre” and occupies and uses the Property as a licensed non-profit childcare centre.
- 13 In the event that this Agreement or any part of it is found to be invalid or ultra vires of Council, then the City shall not be liable to the Childcare Centre or the Owner (where the Property is leased by the Childcare Centre) for any amount of the tax exemption which would otherwise have been granted.
- 14 The City may register this Agreement at the Land Titles Registry, Saskatchewan Land Registration District, with respect to the Property.
- 15 This Agreement may be executed in multiple counterparts, each of which shall be deemed an original agreement and shall constitute one and the same agreement. The counterparts of this Agreement may be executed and delivered by facsimile or other electronic signature (including portable document format) by any of the parties and the other parties may rely on the receipt of such document so executed and delivered electronically or by facsimile as if the original had been received.
- 16 This Agreement will not become effective until adopted by bylaw of the Council of the City and fully executed by both parties to the Agreement.

In witness whereof, the Parties have executed the Agreement on the date first written above.

THE CITY OF REGINA

“CHILDCARE CENTRE”.

City Clerk

“Authorized Signing Officer”

“Authorized Signing Officer”

The corporate seal should be affixed. If the corporate seal is not affixed the attached affidavit of corporate signing authority must be filled out for each signing officer.

“Authorized Signing Officer”

The corporate seal should be affixed. If the corporate seal is not affixed the attached affidavit of corporate signing authority must be filled out for each signing officer.

AFFIDAVIT OF CORPORATE SIGNING AUTHORITY

CANADA)

PROVINCE OF SASKATCHEWAN)

I, _____, of _____, _____,
(Print Full Name of Signing Authority) (City) (Province)

MAKE OATH/AFFIRM AS FOLLOWS:

- 1 I am a _____ (insert position) of the _____ named in the Tax Exemption Agreement to which this Affidavit is attached.
- 2 I am authorized by the _____ to execute the Tax Exemption Agreement without affixing the Corporate Seal of the _____.

SWORN BEFORE ME at _____)
_____, Saskatchewan,)
on _____ 2026)
)
)
)
)
)

Signature of Signing Authority

A Commissioner for Oaths or a Notary Public
in and for the Province of _____
My Commission/Appointment expires _____
Or Being a solicitor

Schedule "B"

TAX EXEMPTION AGREEMENT
Non-profit Childcare Exemption for Properties
"Civic Address of Childcare Centre – Account #"

Agreement dated _____, 20__ (City Clerk to fill in)

Between:

THE CITY OF REGINA
 (the "City")

- and -

"Name of Childcare Centre"
 (the "Childcare Centre")

- and -

"Name of Owner"
 (the "Owner")

The Parties agree as follows:

Definitions

1 In this Agreement:

"City Assessor" means the City of Regina City Assessor or his or her designate;

"education portion of the property taxes" means the property taxes levied by the City pursuant to *The Education Property Tax Act* on behalf of the Government of Saskatchewan for the benefit of the Board of Education of the Regina School Division No. 4 or for the property taxes levied by the City on behalf of and for the benefit of the Board of Education of the Regina Roman Catholic Separate School Division No. 81 of Saskatchewan;

"licensed non-profit childcare centre" means the following types of entities that are licensed by the Province of Saskatchewan as childcare centres as defined by *The Child Care Act, 2014*:

- (a) a charitable or membership non-profit corporation incorporated or registered pursuant to *The Non-profit Corporations Act, 2022* or the *Canada Not-for-profit Corporations Act*; or

- (b) a non-profit co-operative incorporated or registered pursuant to *The Co-operatives Act, 1996* or the *Canada Co-operatives Act*;

“**Property**” means the portion of the real property owned or leased by the Childcare Centre and occupied by the Childcare Centre and used for or in conjunction with a licensed non-profit childcare centre which Land is civically known “Civic Address of Childcare Centre”, Regina, Saskatchewan and legally described as “Surface Parcel #” with a Reference Land Description of:

“Legal Description”

City’s Covenants

Tax Exemption

- 2(1) Pursuant to subsection 262(4) of *The Cities Act*, and subject to the terms of this Agreement, the City grants an exemption from taxation on the Property equal to 40% of the property taxes levied with respect to the portion of the Property used as a licensed non-profit childcare centre commencing **January 1, 2026**, and concluding **December 31, 2030** on the condition that the Property is leased or owned by a licensed non-profit childcare centre and used by the Childcare Centre as a licensed non-profit childcare centre.
- (2) Notwithstanding subsection (1), where the amount of the education portion of the taxes being exempted for the Property requires the approval of the Government of Saskatchewan (because it would be equal to \$25,000 or more) and the amount of the exemption of the education portion of the property taxes is not approved, the City may reduce the amount of the exemption for the education portion of the taxes to less than \$25,000.
- (3) Notwithstanding subsection (1), where the education portion of the property taxes is payable to the Regina Roman Catholic Separate School Division No. 81 and there is no agreement with the school division on tax exemptions, the exemption of the education portion of the property taxes is subject to the approval of the Regina Roman Catholic Separate School Division No. 81.
- (4) Where the exemption of the education portion of the property taxes is not approved by the Regina Roman Catholic Separate School Division No. 81 or is reduced, the City shall not provide the exemption of the education portion or shall reduce the exemption of the education portion of the property taxes in accordance with the Regina Roman Catholic Separate School Division’s decision.
- (5) Where the exemption of the education portion of the property taxes is not approved or the exemption is reduced, the Childcare Centre or Owner (in the case where the Property is leased by the Childcare Centre) will be required to pay the balance of the education portion of the property taxes, and the City shall not be liable to the Childcare Centre or

the Owner for any amount of the tax exemption which would have otherwise been granted.

- (6) If for any reason, the exemption of the education portion of the taxes for the Property is found to be invalid or unauthorized, any agreement with a taxing authority that provides approval of the City's exemptions is terminated or legislation is changed that would not allow for an exemption of the education portion of the taxes to be exempted, the Childcare Centre or the Owner of the Property (in the case where the Childcare Centre is leasing the property) will be required to pay the education portion of the property taxes, and the City shall not be liable to the Childcare Centre or Owner of the Property for any amount of the tax exemption which would have otherwise been granted.

Terms and Conditions of Exemption

- 3(1) The exemption does not apply to portions of the Property that are not used for or in conjunction with a non-profit licensed childcare centre.
- (2) The exemption only applies where the following terms and conditions are met:
- (a) the Property is owned or leased by the Childcare Centre;
 - (b) the Property is occupied by the Childcare Centre;
 - (c) the Childcare Centre is a licensed non-profit childcare centre; and
 - (d) where the Childcare Centre leases the Property, the Owner provides the Childcare Centre with the benefit of the tax exemption.

Scope

- 4 The scope of the tax exemption, including calculation of any percentage or proportion and the determination of any use or cost, shall be conclusively determined by the City Assessor, subject to any statutory right of appeal against the assessment of the Property.
- 5 The exemption from taxation granted pursuant to this Agreement does not include penalties, local improvement levies, utility charges, special taxes, development fees or other such charges or fees properly imposed by the City or other taxing authority.

Childcare Centre's Covenants

- 6 The Childcare Centre or the Owner (where the Property is leased by the Childcare Centre) shall:
- (a) not sell or agree to sell the Property during the term of this Agreement;
 - (b) notify the City of any occurrences which would, pursuant to the Agreement, discontinue or terminate the tax exemption; and

- (c) provide the City Assessor with any information or documents requested by the City Assessor for the purpose of assessing the Property.

Continuation

- 7 The tax exemption will continue only for so long as the Childcare Centre and Owner (where the Property is leased by the Childcare Centre) complies with the terms of this Agreement.
- 8 The tax exemption will cease if any of the following occurs:
 - (a) the Childcare Centre no longer owns or leases the Property;
 - (b) the Childcare Centre becomes bankrupt or insolvent or is so adjudged;
 - (c) the Childcare Centre makes a general assignment for the benefit of creditors;
 - (d) the Childcare Centre substantially changes its operations such that the Property is no longer being used for a non-profit licensed childcare centre, unless such change has been expressly approved in writing by the City;
 - (e) the Childcare Centre ceases to operate entirely;
 - (f) the Childcare Centre fails to maintain or loses its licence as a childcare centre;
 - (g) the Childcare Centre or Owner (where the Property is leased by the Childcare Centre) fails to pay any taxes levied on behalf of the City, the Regina Public Library Board, the Government of Saskatchewan on behalf of the Board of Education of the Regina School Division No. 4 and the Board of Education of the Regina Roman Catholic Separate School Division No. 81 of Saskatchewan or any other penalties, local improvement levies, utility charges, special taxes, development fees or other such charges or fees properly imposed by the City or other taxing authority;
 - (h) the Childcare Centre or Owner (where the Property is leased by the Childcare Centre) sells or agrees to sell the Property;
 - (i) the improvements on the Property do not conform to all civic and provincial laws governing the construction and use of the improvements, including any zoning bylaws and *The Construction Codes Act*.
- 9(1) If the tax exemption ceases by reason of an event in section 8, the following will occur:

- (a) if the event occurred in the current tax year, the Property will be taxable on a pro-rated basis for the portion of the year during which the exemption granted no longer continues and the Property will be taxable for any subsequent years; and
 - (b) if the event occurred in a previous tax year, in addition to the Property becoming taxable as of the date of the event occurring, the Childcare Centre or Owner (where the Property is leased by the Childcare Centre) may be required to pay all or a portion of the taxes, including penalties owing from the date of the event in section 8.
- (2) Any amounts owed to the City under this Agreement will constitute a debt due to the City payable on demand, to the City.
 - (3) Any requirement to pay taxes that arises because of the exemption ceasing by reason of an event in section 8, including the ability to enforce payment, survives the expiry or termination of this Agreement.

Notices

- 10(1) Any notice required or permitted to be given to either Party pursuant to this Agreement shall be in writing and may be delivered to the Party in person, or to its authorized agent, or by sending it by prepaid mail, addressed:

To the City at:

Attention: City Clerk
 City of Regina
 2476 Victoria Avenue
 P.O. Box 1790
 Regina, Saskatchewan
 S4P 3C8

To the Childcare Centre at:

"Name of the Childcare Centre"
"Civic Address of the Childcare Centre"

To the Owner at:

"Name of the Owner"
"Civic Address of the Owner"

or to such alternate address as either Party may, from time to time, by notice advise.

- (2) If a notice is mailed pursuant to subsection (1), it is deemed to be given on the third business day after the date of such mailing.
- (3) If postal service is interrupted or substantially delayed, any notice shall be hand-delivered or via e-mail.

Amendments

- 11(1) The Agreement may be amended by written agreement between the Parties.
- (2) For the purposes of subsection (1), the City Assessor may authorize any amendments to the Agreement.

General

- 12 This Agreement is not assignable without the prior written consent of the City, which will only be granted where the new owner leasing the Property leases it to a different eligible “licensed non-profit childcare centre” or where the new owner of the Property is a “licensed non-profit childcare centre” and occupies and uses the Property as a licensed non-profit childcare centre.
- 13 In the event that this Agreement or any part of it is found to be invalid or ultra vires of Council, then the City shall not be liable to the Childcare Centre or the Owner (where the Property is leased by the Childcare Centre) for any amount of the tax exemption which would otherwise have been granted.
- 14 The City may register this Agreement at the Land Titles Registry, Saskatchewan Land Registration District, with respect to the Property.
- 15 This Agreement may be executed in multiple counterparts, each of which shall be deemed an original agreement and shall constitute one and the same agreement. The counterparts of this Agreement may be executed and delivered by facsimile or other electronic signature (including portable document format) by any of the parties and the other parties may rely on the receipt of such document so executed and delivered electronically or by facsimile as if the original had been received.
- 16 This Agreement will not become effective until adopted by bylaw of the Council of the City and fully executed by both parties to the Agreement.

In witness whereof, the Parties have executed the Agreement on the date first written above.

THE CITY OF REGINA

“CHILDCARE CENTRE”

City Clerk

“Authorized Signing Officer”

“Authorized Signing Officer”

The corporate seal should be affixed. If the corporate seal is not affixed the attached affidavit of corporate signing authority must be filled out for each signing officer.

“Authorized Signing Officer”

The corporate seal should be affixed. If the corporate seal is not affixed the attached affidavit of corporate signing authority must be filled out for each signing officer.

“OWNER”.

“Authorized Signing Officer”

“Authorized Signing Officer”

The corporate seal should be affixed. If the corporate seal is not affixed the attached affidavit of corporate signing authority must be filled out for each signing officer.

“Authorized Signing Officer”

The corporate seal should be affixed. If the corporate seal is not affixed the attached affidavit of corporate signing authority must be filled out for each signing officer.

ABSTRACT

BYLAW NO. 2026-2

THE LICENSED NON-PROFIT CHILDCARE CENTRE
TAX EXEMPTION BYLAW, 2026

PURPOSE: To provide a tax exemption to property that is used as a licensed childcare centre and that is owned or leased and occupied by a licensed non-profit childcare centre.

ABSTRACT: Property that is used as a licensed childcare centre and owned or leased and occupied by a licensed non-profit childcare centre will receive a tax exemption which is governed by a tax exemption agreement between the parties.

STATUTORY AUTHORITY: Clause 262(4) of *The Cities Act*.

MINISTER'S APPROVAL: N/A

PUBLIC HEARING: N/A

PUBLIC NOTICE: N/A

REFERENCE: Executive Committee, December 9, 2020, EX20-34, City Council, December 16, 2020, CR20-102, Executive Committee, November 30, 2022, EX22-130 and City Council, December 7, 2022, CR22-134, Executive Committee, October 1, 2025, EX25-90 and City Council, October 8, 2025, CR25-126

AMENDS/REPEALS: N/A

CLASSIFICATION: Executory

INITIATING DIVISION: Financial Strategy & Sustainability

INITIATING DEPARTMENT: Assessment & Property Revenue Services

BYLAW NO. 2026-9

THE HOUSING INCENTIVE PROGRAM TAX EXEMPTION BYLAW, 2026

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Purpose

- 1 The purpose of this Bylaw is to provide a Housing Incentive Tax Exemption to the owners of properties that qualify under the City of Regina's Housing Incentives Policy.

Authority

- 2 The authority for this Bylaw is subsection 262(4) of *The Cities Act*, section 21 of *The Education Property Tax Act* and sections 9 and 11 of *The Education Property Tax Regulations*.

Exemption

- 3 The following properties are exempt from taxation equal to 100 percent of the property taxes otherwise payable on each property, commencing January 1, 2026 and concluding December 31, 2030, unless sooner ended pursuant to the provisions of the Tax Exemption Agreement for:

- (a) the property located at 627 Campbell Street and legally described as:

Lot 34
Block 31
Plan 102248827, Extension 0

- (b) the property located at 631 Campbell Street and legally described as:

Lot 35
Block 31
Plan 102248827, Extension 0

- (c) the property located at 635 Campbell Street and legally described as:

Lot 36
Block 31
Plan 102248827, Extension 0

- (d) the property located at 639 Campbell Street and legally described as:

Lot 37
Block 31
Plan 102248827, Extension 0

Approved as to form this _____ day of _____, 20____.

City Solicitor

- 4 The property located at 1750 Wallace Street is exempt from taxation equal to 25 percent of the property taxes otherwise payable on the property, commencing January 1, 2026 and concluding December 31, 2030, unless sooner ended pursuant to the provisions of the Tax Exemption Agreement and legally described as:

Lot 26
Block 2
Plan G384, Extension 0

- 5 The property located at 1866 Atkinson Street is exempt from taxation equal to 50 percent of the property taxes otherwise payable on the property, commencing January 1, 2026 and concluding December 31, 2030, unless sooner ended pursuant to the provisions of the Tax Exemption Agreement and legally described as:

Lot 24
Block 5
Plan G384, Extension 0

- 6 The property located at 239 Habkirk Drive is exempt from taxation equal to 44.16 percent of the property taxes otherwise payable on the property, commencing January 1, 2026 and concluding December 31, 2030, unless sooner ended pursuant to the provisions of the Tax Exemption Agreement and legally described as:

Lot 26
Block 20
Plan 69R25849, Extension 0

- 7 The following properties are exempt from taxation equal to 47.77 percent of the property taxes otherwise payable on each property, commencing January 1, 2026 and concluding December 31, 2030, unless sooner ended pursuant to the provisions of the Tax Exemption Agreement for:

- (a) the property located at 2479 Swayze Crescent and legally described as:

Lot 2
Block 18
Plan 81R45533, Extension 0

- (b) the property located at 3039 Whitmore Avenue and legally described as:

Lot 16
Block 66
Plan FL2604, Extension 0

- 8 The property located at 2151 Anaquod Road is exempt from taxation equal to 8.77 percent of the property taxes otherwise payable on the property, commencing

January 1, 2026 and concluding December 31, 2030, unless sooner ended pursuant to the provisions of the Tax Exemption Agreement and legally described as:

Block A
Plan 102410413, Extension 0

- 9 The property located at 1151 N Argyle Street is exempt from taxation equal to 47.18 percent of the property taxes otherwise payable on the property, commencing January 1, 2026 and concluding December 31, 2030, unless sooner ended pursuant to the provisions of the Tax Exemption Agreement and legally described as:

Block 8
Plan 102254891, Extension 0

- 10 The property located at 1701 Barley Street is exempt from taxation equal to 9.04 percent of the property taxes otherwise payable on the property, commencing January 1, 2026 and concluding December 31, 2030, unless sooner ended pursuant to the provisions of the Tax Exemption Agreement and legally described as:

Block F
Plan 102224393, Extension 0

- 11 The property located at 1510 College Avenue is exempt from taxation equal to 23.02 percent of the property taxes otherwise payable on the property, commencing January 1, 2026 and concluding December 31, 2030, unless sooner ended pursuant to the provisions of the Tax Exemption Agreement and legally described as:

Lot 46
Block 466
Plan 102376144, Extension 0

- 12 The property located at 2326 Quebec Street is exempt from taxation equal to 100 percent of the property taxes otherwise payable on the property, commencing January 1, 2026 and concluding December 31, 2030, unless sooner ended pursuant to the provisions of the Tax Exemption Agreement and legally described as:

Lot 16
Block 470
Plan OLD33, Extension 64

- 13 The property located at 2339 Willow Road is exempt from taxation equal to 9.05 percent of the property taxes otherwise payable on the property, commencing January 1, 2026 and concluding December 31, 2030, unless sooner ended pursuant to the provisions of the Tax Exemption Agreement and legally described as:

Block J
Plan 101946281, Extension 0

- 14 The property located at 1510 College Avenue is exempt from taxation equal to 76.98 percent of the property taxes otherwise payable on the property, commencing January 1, 2026 and concluding December 31, 2030, unless sooner ended pursuant to the provisions of the Tax Exemption Agreement and legally described as:
- Lot 46
Block 466
Plan 102376144, Extension 0
- 15 The exemptions in section 3 shall be governed by the form of Tax Exemption Agreement attached hereto as Schedule "A".
- 16 The exemption in section 4 shall be governed by the form of Tax Exemption Agreement attached hereto as Schedule "B".
- 17 The exemptions in sections 5, 6 and 7 shall be governed by the form of Tax Exemption Agreement attached hereto as Schedule "C".
- 18 The exemptions in sections 8, 9, 10, 11, 12 and 13 shall be governed by the form of Tax Exemption Agreement attached hereto as Schedule "D".
- 19 The exemption in section 14 shall be governed by the form of Tax Exemption Agreement attached hereto as Schedule "E".
- 20 The exemptions in sections 3 to 14 shall apply to a subsequent owner of an exempt property if the new owner is eligible under the Housing Incentives Policy and complies with the terms of the applicable Tax Exemption Agreement.
- 21 The City Clerk is authorized to sign and seal the Agreements referred to in sections 3 to 14 on behalf of the City of Regina.

Coming Into Force

22 This Bylaw comes into force on January 1, 2026.

READ A FIRST TIME THIS 25th DAY OF February 2026.

READ A SECOND TIME THIS 25th DAY OF February 2026.

READ A THIRD TIME AND PASSED THIS 25th DAY OF February 2026.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

Schedule "A"

**TAX EXEMPTION AGREEMENT
HOUSING INCENTIVES PROGRAM
INCOME ELIGIBLE HOUSEHOLDS
2025 Housing Incentives Policy
"Street Address", Regina, Saskatchewan**

Agreement dated _____, 20____
(City Clerk to put in date)

Between:

**CITY OF REGINA
(the "City")**

- and -

**"Full Name of Owner"
(the "Owner")**

The Parties agree as follows:

Definitions

1 In this Agreement:

- (a) **"City Assessor"** means the City of Regina City Assessor or his or her designate;
- (b) **"education portion of the property taxes"** means the property taxes levied by the City pursuant to *The Education Property Tax Act* for the benefit of the Board of Education of the Regina School Division No. 4 and the Board of Education of the Regina Roman Catholic Separate School Division No. 81 of Saskatchewan;
- (c) **"Housing Incentives Policy"** means the City's Housing Incentives Policy that was approved by City Council on January 29, 2025, or, if specified in this Agreement, the most recent version of the City's Housing Incentives Policy;
- (d) **"Property"** means the real property located at "Street Address" and legally described as:

"Insert Legal Description"

- 1.1 Where no definition is provided for in this Agreement, the words shall be given their ordinary meaning, except as they may be defined in the Capital Contribution Agreement that applies to the Property or the Housing Incentives Policy that applies to the Property.

Tax Exemption

- 2(1) Upon the Owner having met all of the qualifications as an eligible purchaser of a property which has received a grant under the City's Housing Incentives Policy including that the Owner meets the income eligibility requirements set out in Appendix A of the Capital Contribution Agreement applicable to the Property and pursuant to subsection 262(4) of *The Cities Act*, and subject to the terms of this Agreement, the City grants an exemption from taxation on the Property equal to 100% of the property taxes levied with respect to the Property, commencing January 1, 2026, and concluding December 31, 2030.
- (1.1) Notwithstanding subsection (1), where the amount of the education portion of the taxes being exempted for the Property requires the approval of the Government of Saskatchewan of the Regina Roman Catholic Separate School Division No. 81, and the amount of the education portion being exempted is not approved by these entities (where required), the City may reduce the amount of the exemption for the education portion of the taxes to less than \$25,000.
- (1.2) Where the exemption of the education portion of the property taxes is not approved and is reduced, the Owner will be required to pay the balance of the education portion of the property taxes, and the City shall not be liable to the Owner for any amount of the tax exemption which would have otherwise been granted to the Owner.
- (1.3) If for any reason, the exemption of the education portion of the taxes for the Property is found to be invalid or unauthorized or legislation is changed that would not allow for an exemption of the education portion of the taxes to be exempted, the Owner will be required to pay the education portion of the property taxes, and the City shall not be liable to the Owner for any amount of the tax exemption which would have otherwise been granted to the Owner.
- (2) The City will conclusively determine whether or not the Owner has adhered to the requirements set out in this Agreement.

Terms and Conditions of Exemption

- 3(1) The exemption does not apply to portions of the Property used or intended to be used for non-residential purposes.
- (2) The exemption shall apply only to new Owner-occupied residential development constructed on the Property.
- (3) The exemption only applies where the Property is the Owner's only residence.
- (4) If the Property is used as a group care facility, personal care home, emergency shelter space or offered for short-term accommodation, as defined in the City's Housing Incentives Policy, it is not eligible for a tax exemption.
- 4 The exemption from taxation does not include special taxes, local improvement levies, utility charges, development fees or other such charges or fees properly imposed by the City or other taxing authority.

- 5 The scope of the tax exemption, including calculation of any percentage or proportion and the determination of any use or cost, shall be conclusively determined by the City Assessor.

Owners' Covenants

- 6 The Owner shall promptly:
- (a) notify the City of any occurrences which would discontinue or terminate the tax exemption;
 - (b) provide the City Assessor with any information or documents requested by the City Assessor to complete and check the assessment of the Property; and
 - (c) provide the City with any information, documentation, or access to the Property requested by the City to check the progress or status of the performance of the Owner's obligations as outlined in this Agreement and any problems requiring resolution.

Continuation

- 7 The tax exemption will continue only for so long as the Owner complies with the terms of this Agreement.

Termination, Reduction of Tax Exemption and Payment of Taxes

- 8(1) The tax exemption may be terminated, and the Owner may be required to pay all or a portion of taxes to the City if any of the following occurs:
- (a) the Owner becomes bankrupt or insolvent or is so adjudged;
 - (b) the Owner makes a general assignment for the benefit of creditors;
 - (c) the Owner no longer owns the Property;
 - (d) it becomes apparent that the Owner made a material misrepresentation as to his or her income eligibility as set out in the Capital Contribution Agreement between the City and the vendor of the Property;
 - (d.1) the Owner owns another property at the time of purchasing the Property or buys another property during the tax exemption period;
 - (e) the Property is no longer occupied exclusively by the Owner and his or her immediate family as a residential dwelling unit, unless such change has been expressly approved in writing by the City;
 - (e.1) the Property is rented at any point during the tax exemption period;
 - (e.2) the Property is used as a group care facility, personal care home, or emergency shelter space or offered for short-term accommodation;

- (f) the improvements on the Property do not conform to all civic and provincial laws governing the construction and use of the improvements, including any zoning bylaws and The Construction Codes Act;
 - (g) the Owner does not keep the taxes current on portions of the Property which are not exempt;
 - (h) the Owner violates any provision of the City's Housing Incentive Policy under which this exemption was approved; or
 - (i) the Owner fails to meet any obligation under this Agreement or violates any provision under this Agreement.
- (2) If the tax exemption is terminated by reason of an event in subsection (1) that occurs in the current tax year, the Owner will be liable to pay the taxes on the Property beginning from the date of termination until the end of the calendar year, including any penalties incurred and the property will become fully taxable for any subsequent years.
- (3) If the tax exemption is terminated by reason of an event in subsection (1) that occurs in a previous tax year, in addition to the property becoming taxable as of the date of termination, the Owner may be required to pay all or a portion of the taxes including any penalties owing from the date of default.
- (4) Any amounts owed to the City under this Agreement will constitute a debt due to the City which the Owner will pay, on demand, to the City.
- (5) In addition to any other right or remedy at law, the City shall have the right of setoff to recover any payment of taxes.
- (6) Where the tax exemption is being terminated, the City will provide written notice to the Owner.
- (7) Any requirement to repay any amounts owing by the Owner to the City under this Agreement survives the expiry or termination of this Agreement.

Notices

- 9(1) Any notice or other formal communication given to one Party by another according to this Agreement must be in writing and must be delivered in person, send by prepaid registered or certified mail or e-mail addressed as follows or to any alternate address of which a Party may advise another Party by notice:

To the City:

Director, Planning & Development Services
2476 Victoria Avenue
PO Box 1790

Regina, Saskatchewan S4P 3C8

Email: CHS@regina.ca

To the Owner:

“Name of Owner”
“Address of Owner”

Email: *“Email address of Owner”*

- (2) If a notice is mailed pursuant to subsection (1), it is deemed to be given on the third business day after the date of such mailing.
- (3) If postal service is interrupted or substantially delayed, any notice shall be delivered in person or via e-mail.

Notification of Sale of Property

- 10(1) The Owner will notify the City in writing within 15 days prior to the transfer of the title in the event that the Property is sold.
- (2) The City may assign this Agreement to a new Owner who satisfies the criteria established in this Agreement and the most recent version of the City’s Housing Incentives Policy.
- (3) Where a Property is transferred or sold to a purchaser who would not be eligible to receive a tax exemption under the most recent version of the City’s Housing Incentives Policy, or to a purchaser who does not enter into an assignment agreement to assume the rights and responsibilities of this Agreement, all or a portion of the taxes owing on the Property may become due and owing from the date of the transfer of title as may be determined by the City.

Amendments

- 11 The Agreement may be amended by written agreement between the Parties.

General

- 12 In the event that this Agreement or any part of it is found to be invalid or ultra vires of Council, then the City shall not be liable to the Owner for any amount of the tax exemption which would have otherwise been granted to the Owner.
- 13 This Agreement may be executed in multiple counterparts, each of which shall be deemed an original agreement and shall constitute one and the same agreement. The counterparts of this Agreement may be executed and delivered by facsimile or other electronic signature (including portable document format) by any of the parties and the other parties may rely on the receipt of such document so executed and delivered electronically or by facsimile as if the original had been received.

14 This Agreement shall not become effective until adopted by bylaw of the Council of the City and fully executed by all parties to the Agreement.

IN WITNESS WHEREOF, each Party has executed this Agreement on the date indicated below.

CITY OF REGINA

{seal}

City Clerk

Witness

"Full Name of Owner"

Witness

"Full Name of Owner"

AFFIDAVIT OF EXECUTION

CANADA)
PROVINCE OF SASKATCHEWAN)

I, "Full Name of Witness", of Regina, Saskatchewan, MAKE OATH AND SAY THAT:

- 1 I was personally present and did see "Full Name of Owner" named in the within instrument, who is personally known to me to be the person named therein, duly sign and execute the same for the purpose named therein;
- 2 The same was executed at Regina, Saskatchewan, on _____, 20__, (date) and that I am the subscribing witness thereto;
- 3 I know "Full Name of Owner", and he/she is in my belief the full age of eighteen years.

SWORN BEFORE ME at)
Regina, Saskatchewan,)
on _____20__.)
)
)
_____)

Signature of Witness

A COMMISSIONER FOR OATHS in
and for the Province of Saskatchewan OR
Being a Solicitor.
My Commission expires _____

NOTE – City employees should not sign this document as either the witness or the Commissioner for Oaths

Schedule "B"

**TAX EXEMPTION AGREEMENT
HOUSING INCENTIVE PROGRAM
2024 Housing Incentive Policy
Secondary Suites and Laneway Dwelling Unit
Street Address, Regina, Saskatchewan**

Agreement dated _____, 20____
(City Clerk to put in date)

Between:

**CITY OF REGINA
(the "City")**

- and -

**"Full Name of Owner"
(the "Owner")**

The Parties agree as follows:

Definitions

1 "City Assessor" means the City of Regina City Assessor or their designate;

"City Manager" means the City of Regina City Manager or their designate;

"Director" means the director of department primarily responsible for administration of this policy, or their designate;

"education portion of the property taxes" means the property taxes levied by the City pursuant to *The Education Property Tax Act* for the benefit of the Board of Education of the Regina School Division No. 4 and the Board of Education of the Regina Roman Catholic Separate School Division No. 81 of Saskatchewan;

"Property" means the real property located at "Street Address" and legally described as:

"Insert Legal Description"

and includes any units established through a subsequent re-division of the Property;

"Unit" means the suite to be constructed on behalf of the Owner in the Property.

Tax Exemption

2(1) Pursuant to subsection 262(4) of *The Cities Act*, and subject to the terms of this Agreement, the City grants an exemption from taxation on the Property equal to 25% of the property

taxes levied with respect to the Property, commencing January 1, 2026, and concluding December 31, 2030, on the condition that the Owner obtain a Final Occupancy Permit or Letter of Completion (in the case of a suite added to an existing dwelling) issued by the Building Branch for the Property by October 31, 2025.

- (1.1) Notwithstanding subsection (1), where the education portion of the taxes is payable to the Government of Saskatchewan and the amount of the exemption of the education portion of the property taxes would be equal to \$25,000 or more, the exemption of the education portion of the property taxes is subject to the approval of the Government of Saskatchewan.
- (1.2) Notwithstanding subsection (1), where the education portion of the property taxes is payable to the Regina Roman Catholic Separate School Division No. 81, the exemption of the education portion of the property taxes is subject to the approval of the Regina Roman Catholic Separate School Division No. 81.
- (1.3) Where the Government of Saskatchewan or the Regina Roman Catholic Separate School Division No. 81 does not approve of the exemption of the education portion of the property taxes or reduces the amount of the proposed exemption, the City shall reduce the exemption of the education portion of the property taxes in accordance with the Government of Saskatchewan's decision or the Regina Roman Catholic Separate School Division's decision.
- (1.4) Where the exemption of the education portion of the property taxes is not approved or the exemption is reduced, the Owner will be required to pay the balance of the education portion of the property taxes, and the City shall not be liable to the Owner for any amount of the tax exemption which would have otherwise been granted to the Owner.
- (2) If the Owner fails to obtain the Final Occupancy Permit or Letter of Completion by October 31, 2025, the City may terminate the tax exemption under this Agreement by written notice to the Owner, and the taxes on the Property for the year 2026 will become due and owing as of the date of the termination, including any penalties incurred.
- (3) The City Manager will conclusively determine whether or not the Owner has adhered to the deadline for obtaining a Final Occupancy Permit or Letter of Completion as well as any of the other requirements set out in this Agreement.
- (4) The City Manager has the sole discretion and authority to allow extensions of the deadline outlined in this section if the Owner makes a written request for an extension addressed to the City Manager.
- (5) Where the City Manager allows for an extension, the extension and the terms of conditions of this extension must be set out in writing.
- (6) Where an extension of the deadlines had been allowed by the City Manager and the Owner has failed to comply with the deadline set out in the extension, the City may terminate the

tax exemption under this Agreement by written notice to the Owner, and the taxes on the Property for the year 2026 and any subsequent years will become due and owing.

Terms and Conditions of Exemption

- 3(1) The exemption does not apply to portions of the Property used or intended to be used for non-residential purposes.
- (2) The exemption shall apply only to a Secondary Suite as defined in *Zoning Bylaw No. 2019-19* and the City's Housing Incentive Policy or a Laneway Dwelling Unit approved by Council.
 - (2.1) The exemption shall only apply to units that are used as a residence with each unit having sleeping, cooking and toilet facilities.
 - (2.2) A unit that is offered for short-term accommodation, as defined in the City's Housing Incentive Policy, is not eligible for a tax exemption.
- (3) The exemption provided for under this agreement is being provided on the basis that the unit will be rented to individuals for no less than 10 years from the date of the Occupancy Permit.
- (4) By agreeing to maintain the property as rental for no less than 10 years, the parties acknowledge and agree that the property will not be eligible for condominium conversion for 10 years from the date of the Occupancy Permit.
- (5) This section survives the termination or expiration of this agreement.
- 4 The exemption from taxation does not include special taxes, local improvement levies, utility charges, development fees or other such charges or fees properly imposed by the City or other taxing authority.
- 5 The scope of the tax exemption, including calculation of any percentage or proportion and the determination of any use or cost, shall be conclusively determined by the City Assessor.

Owners' Covenants

- 6 The Owner shall promptly:
 - (a) notify the City of the date of occupancy of the Property and of any occurrences which would discontinue or terminate the tax exemption;
 - (b) provide the City Assessor with any information or documents requested by the City Assessor to complete and check the assessment of the Property; and
 - (c) provide the City Manager with any information, documentation, or access to the Property requested by the City Manager to check the progress of construction for the purposes of this Agreement;

- 7 The Owner shall obtain a Final Occupancy Permit or Letter of Completion by the deadline set out in this agreement unless this deadline has been extended in accordance with this Agreement.

Continuation

- 8 The tax exemption will continue only for so long as the Owner complies with the terms of this Agreement.

Cessation or termination

- 9(1) The tax exemption will cease if:
- (a) the Owner becomes bankrupt or insolvent or is so adjudged;
 - (b) the Owner makes a general assignment for the benefit of creditors;
 - (c) the unit in the Property is no longer rented;
 - (c.1) the unit in the Property is offered for short-term accommodation as defined in the City's Housing Incentive Policy;
 - (d) the improvements on the Property do not conform to all municipal and provincial laws governing the construction and use of the improvements, including any zoning bylaws and *The Uniform Building and Accessibility Standards Act*;
 - (e) the Owner does not keep the taxes current on portions of the Property which are not exempt; or
 - (f) the Owner violates any provision of the City's Housing Incentive Policy under which this exemption was approved.
- (2) If the tax exemption ceases by reason of an event in subsection (1), the full amount of the taxes on the Property for the year in which the event occurred will become due and owing as of the date of termination, including any penalties incurred and the property will become fully taxable for any subsequent years.
- (3) The City Manager may terminate this Agreement by written notice to the Owner, if the Owner fails to meet any obligation under this Agreement or violates any provision under this Agreement.

Notices

- 10(1) Any notice required or permitted to be given to either Party pursuant to this Agreement shall be in writing and may be delivered to the Party in person, or to its authorized agent, or by sending it by prepaid registered mail, addressed:

To the City:

Director, Indigenous Relations & Community Development
 2476 Victoria Avenue
 PO Box 1790
 Regina, Saskatchewan S4P 3C8

To the Owner:

"Name of Owner"
"Address of Owner"

Email: "Email of the Owner"

or to such alternate address as either Party may, from time to time, by notice advise.

- (2) If a notice is mailed pursuant to the subsection (1), it is deemed to be given on the third business day after the date of such mailing.
- (3) If postal service is interrupted or substantially delayed, any notice shall be hand-delivered.

Notification of Sale of Property

- 11(1) The Owner shall notify the City Manager in writing within 15 days prior to the transfer of the title in the event that the Property is sold.
- (2) This Agreement is not assignable without prior written consent of the City.

Amendments

- 12(1) The Agreement may be amended by written agreement between the Parties.
- (2) For the purposes of subsection (1), the City Manager may authorize any amendments to the Agreement.

General

- 13 In the event that this Agreement or any part of it is found to be invalid or ultra vires of Council, then the City shall not be liable to the Owner for any amount of the tax exemption which would have otherwise been granted to the Owner.
- 14 This Agreement may be executed in multiple counterparts, each of which shall be deemed an original agreement and shall constitute one and the same agreement. The counterparts of this Agreement may be executed and delivered by facsimile or other electronic signature (including portable document format) by any of the parties and the other parties may rely on the receipt of such document so executed and delivered electronically or by facsimile as if the original had been received.
- 15 This Agreement shall not become effective until adopted by bylaw of the Council of the City and fully executed by all parties to the Agreement.

IN WITNESS WHEREOF, each Party has executed this Agreement on the date indicated below.

CITY OF REGINA

{seal}

City Clerk

Witness

“Full name of Owner”

Witness

“Full name of Owner”

AFFIDAVIT OF EXECUTION

CANADA)
PROVINCE OF SASKATCHEWAN)

I, "Full Name of Witness", of Regina, Saskatchewan, MAKE OATH AND SAY THAT:

- 1 I was personally present and did see "Full Name of Owner" named in the within instrument, who is personally known to me to be the person named therein, duly sign and execute the same for the purpose named therein;
- 2 The same was executed at Regina, Saskatchewan, on _____, 20__, and that I am the subscribing witness thereto;
- 3 I know "Full Name of Owner", and he/she is in my belief the full age of eighteen years.

SWORN BEFORE ME at)
Regina, Saskatchewan,)
on _____20__.)
)
)
_____)

Signature of Witness

A COMMISSIONER FOR OATHS in
and for the Province of Saskatchewan OR
Being a Solicitor.
My Commission expires _____

NOTE – City employees should not sign this document as either the witness or the Commissioner for Oaths

Schedule "C"

**TAX EXEMPTION AGREEMENT
HOUSING INCENTIVES PROGRAM
2025 Housing Incentives Policy
Secondary Suites and Laneway Dwelling Unit
Street Address, Regina, Saskatchewan**

Agreement dated _____, 20____
(City Clerk to put in date)

Between:

**CITY OF REGINA
(the "City")**

- and -

**"Full Name of Owner"
(the "Owner")**

The Parties agree as follows:

Definitions

1 In this Agreement:

- (a) **"City Assessor"** means the City of Regina City Assessor or their designate;
- (b) **"education portion of the property taxes"** means the property taxes levied by the City pursuant to *The Education Property Tax Act* for the benefit of the Board of Education of the Regina School Division No. 4 and the Board of Education of the Regina Roman Catholic Separate School Division No. 81 of Saskatchewan;
- (c) **"Housing Incentives Policy"** means the City's Housing Incentives Policy that was approved by City Council on January 29, 2025, or, if specified in this Agreement, the most recent version of the City's Housing Incentives Policy;
- (d) **"Letter of Completion"** means a letter issued by the City for the Unit or Units and indicating the work described in the building permit is complete. Where this Agreement references the date a Letter of Completion was issued, the date of the Letter of Completion for the last Unit to receive a Letter of Completion will be used as the reference;
- (e) **"Occupancy Permit"** means an occupancy permit issued by the City for the Unit or Units and may include a temporary, conditional or partial occupancy permit. Where this Agreement references the date an Occupancy Permit was issued, the

date of the Occupancy Permit for the last Unit to receive an Occupancy Permit will be used as the reference;

- (f) **“Property”** means the real property located at “Street Address” and legally described as:

“Insert Legal Description”

and includes any units established through a subsequent re-division of the Property;

- (g) **“Unit”** means the suite to be constructed on behalf of the Owner in the Property.

- 1.1 Where no definition is provided for in this Agreement, the words shall be given their ordinary meaning, except as they may be defined in the Housing Incentive Policy.

Authority

- 1.2 Where the City may take action or exercise discretion under this Agreement, the authority to authorize the action or discretion shall be as indicated in the most recent version of the City’s Housing Incentives Policy.

Tax Exemption

- 2(1) Pursuant to subsection 262(4) of *The Cities Act*, and subject to the terms of this Agreement, the City grants an exemption from taxation on the Property equal to “amount of percentage” % of the property taxes levied with respect to the Property, commencing January 1, 2026, and concluding December 31, 2030.
- (1.1) Notwithstanding subsection (1), where the amount of the education portion of the taxes being exempted from the Property requires the approval of the Government of Saskatchewan or the Regina Roman Catholic Separate School Division No. 81, and the amount of the education portion being exempted is not approved by these entities (where required), the City may reduce the amount of the exemption for the education portion of the taxes to less than \$25,000.
- (1.2) Where the exemption of the education portion of the property taxes is not approved and is reduced, the Owner will be required to pay the balance of the education portion of the property taxes, and the City shall not be liable to the Owner for any amount of the tax exemption which would have otherwise been granted to the Owner.
- (1.3) If for any reason, the exemption of the education portion of the taxes for the Property is found to be invalid or unauthorized or legislation is changed that would not allow for an exemption of the education portion of the taxes to be exempted, the Owner will be required to pay the education portion of the property taxes, and the City shall not be liable to the Owner for any amount of the tax exemption which would have otherwise been granted to the Owner.
- (1.4) Under no circumstances will the tax exemption percentage in subsection (1) be increased.

- (2) The City will conclusively determine whether or not the Owner has adhered to the requirements set out in this Agreement.

Terms and Conditions of Exemption

- 3(1) The exemption does not apply to portions of the Property used or intended to be used for non-residential purposes.
- (2) The exemption shall apply only to a Secondary Suite as defined in *Zoning Bylaw No. 2019-19* and the City's Housing Incentive Policy or a Laneway Dwelling Unit approved by Council.
- (2.1) The exemption shall only apply to units that are used as a residence with each unit having sleeping, cooking and toilet facilities.
- (2.2) A unit that is offered for short-term accommodation, as defined in the City's Housing Incentive Policy, is not eligible for a tax exemption.
- (3) The exemption provided for under this agreement is being provided on the basis that the unit will be rented to individuals for no less than 10 years from the date of the Occupancy Permit.
- (4) By agreeing to maintain the property as rental for no less than 10 years, the parties acknowledge and agree that the property will not be eligible for condominium conversion for 10 years from the date of the Occupancy Permit or Letter of Completion.
- (5) This section survives the termination or expiration of this agreement.
- 4 The exemption from taxation does not include special taxes, local improvement levies, utility charges, development fees or other such charges or fees properly imposed by the City or other taxing authority.
- 5 The scope of the tax exemption, including calculation of any percentage or proportion and the determination of any use or cost, shall be conclusively determined by the City Assessor.

Owners' Covenants

- 6 The Owner shall promptly:
- (a) notify the City of any occurrences which would discontinue or terminate the tax exemption;
- (b) provide the City Assessor with any information or documents requested by the City Assessor to complete and check the assessment of the Property; and
- (c) provide the City with any information, documentation, or access to the Property requested by the City to check the progress or status of the performance of the

Owner's obligations as outlined in this Agreement and any problems requiring resolution.

Continuation

7 The tax exemption will continue only for so long as the Owner complies with the terms of this Agreement.

Termination, Reduction of Tax Exemption and Payment of Taxes

8(1) The tax exemption may be terminated, and the Owner may be required to pay all or a portion of taxes to the City if:

- (a) the Owner becomes bankrupt or insolvent or is so adjudged;
 - (b) the Owner makes a general assignment for the benefit of creditors;
 - (c) the unit in the Property is no longer rented;
 - (c.1) the unit in the Property is offered for short-term accommodation as defined in the City's Housing Incentives Policy;
 - (d) the improvements on the Property do not conform to all municipal and provincial laws governing the construction and use of the improvements, including any zoning bylaws and *The Uniform Building and Accessibility Standards Act*;
 - (e) the Owner does not keep the taxes current on portions of the Property which are not exempt or owes the City any other outstanding charges;
 - (f) the Owner violates any provision of the City's Housing Incentives Policy under which this exemption was approved;
 - (g) the Owner fails to meet any obligation under this Agreement or violates any provision under this Agreement; or
 - (h) the Owner sells the Property and the new owner does not agree to an assignment of the Agreement or the City does not consent to an assignment of the Agreement to a new owner.
- (2) If the tax exemption ceases by reason of an event in subsection (1) that occurs in the current tax year, the Owner will be liable to pay the taxes on the Property beginning from the date of termination until the end of the calendar year, including any penalties incurred and the property will become fully taxable for any subsequent years.
- (3) If the tax exemption is terminated by reason of an event in subsection (1) that occurs in a previous tax year, in addition to the property becoming taxable as of the date of termination, the Owner may be required to pay all or a portion of the taxes including any penalties owing from the date of default.

- (4) Any amounts owed to the City under this Agreement will constitute a debt due to the City which the Owner will pay, on demand, to the City.
- (5) In addition to any other right or remedy at law, the City shall have the right of setoff to recover any payment of taxes.
- (6) Where the tax exemption is being terminated, the City will provide written notice to the Owner.

Notices

- 9(1) Any notice required or permitted to be given to either Party pursuant to this Agreement shall be in writing and may be delivered to the Party in person, or to its authorized agent, or by sending it by prepaid registered mail, addressed:

To the City:

Director, Planning & Development Services
 2476 Victoria Avenue
 PO Box 1790
 Regina, Saskatchewan S4P 3C8
 Email: CHS@regina.ca

To the Owner:

"Name of Owner"
"Address of Owner"

Email: "Email of the Owner"

or to such alternate address as either Party may, from time to time, by notice advise.

- (2) If a notice is mailed pursuant to the subsection (1), it is deemed to be given on the third business day after the date of such mailing.
- (3) If postal service is interrupted or substantially delayed, any notice shall be delivered in person or via e-mail.

Notification of Sale of Property

- 10(1) The Owner shall notify the City in writing within 15 days prior to the transfer of the title in the event that the Property is sold.
- (2) This Agreement is not assignable without prior written consent of the City.
- (3) The City may assign this Agreement to a new Owner who satisfies the criteria established in this Agreement and the most recent version of the City's Housing Incentives Policy.

- (4) Where a Property is transferred or sold to a purchaser who would not be eligible to receive a tax exemption under the most recent version of the City’s Housing Incentives Policy, or to a purchaser who does not enter into an assignment agreement to assume the rights and responsibilities of this Agreement, all or a portion of the taxes owing on the Property may become due and owing from the date of the transfer of title as may be determined by the City.

Amendments

- 11) The Agreement may be amended by written agreement between the Parties.

General

- 12 In the event that this Agreement or any part of it is found to be invalid or ultra vires of Council, then the City shall not be liable to the Owner for any amount of the tax exemption which would have otherwise been granted to the Owner.
- 13 This Agreement may be executed in multiple counterparts, each of which shall be deemed an original agreement and shall constitute one and the same agreement. The counterparts of this Agreement may be executed and delivered by facsimile or other electronic signature (including portable document format) by any of the parties and the other parties may rely on the receipt of such document so executed and delivered electronically or by facsimile as if the original had been received.
- 15 This Agreement shall not become effective until adopted by bylaw of the Council of the City and fully executed by all parties to the Agreement.

IN WITNESS WHEREOF, each Party has executed this Agreement on the date indicated below.

CITY OF REGINA

{seal}

City Clerk

Witness

“Full name of Owner”

Witness

“Full name of Owner”

AFFIDAVIT OF EXECUTION

CANADA)
PROVINCE OF SASKATCHEWAN)

I, "Full Name of Witness", of Regina, Saskatchewan, MAKE OATH AND SAY THAT:

- 1 I was personally present and did see "Full Name of Owner" named in the within instrument, who is personally known to me to be the person named therein, duly sign and execute the same for the purpose named therein;
- 2 The same was executed at Regina, Saskatchewan, on _____, 20__, and that I am the subscribing witness thereto;
- 3 I know "Full Name of Owner", and he/she is in my belief the full age of eighteen years.

SWORN BEFORE ME at)
Regina, Saskatchewan,)
on _____20__.)
)
)
_____)

Signature of Witness

A COMMISSIONER FOR OATHS in
and for the Province of Saskatchewan OR
Being a Solicitor.
My Commission expires _____

NOTE – City employees should not sign this document as either the witness or the Commissioner for Oaths

Schedule "D"

**TAX EXEMPTION AGREEMENT
HOUSING INCENTIVES PROGRAM – 2 OR MORE RENTAL UNITS
BELOW MARKET/AFFORDABLE RENTAL DEVELOPMENT
2025 Housing Incentives Policy
"Street Address", Regina, Saskatchewan**

Agreement dated _____, 20____
(City Clerk to put in date)

Between:

**CITY OF REGINA
(the "City")**

- and -

**"Full Name of Owner"
(the "Owner")**

The Parties agree as follows:

Definitions

1 In this Agreement:

- (a) **"Capital Contribution Agreement"** means the Capital Contribution Agreement under the City's Housing Incentive Policy that the Owner has entered into with the City in relation to the Property;
- (b) **"City Assessor"** means the City of Regina City Assessor or his or her designate;
- (c) **"education portion of the property taxes"** means the property taxes levied by the City pursuant to *The Education Property Tax Act* for the benefit of the Board of Education of the Regina School Division No. 4 and the Board of Education of the Regina Roman Catholic Separate School Division No. 81 of Saskatchewan;
- (d) **"Housing Incentive Policy"** means the City's Housing Incentives Policy that was approved by City Council on January 29, 2025, or, if specified in this Agreement, the most recent version of the City's Housing Incentives Policy;
- (e) **"Occupancy Permit"** means an occupancy permit issued by the City for the Unit or Units and may include a temporary, conditional or partial occupancy permit. Where this Agreement references the date an Occupancy Permit was issued, the date of the Occupancy Permit for the last Unit to receive an Occupancy Permit will be issued as the reference;

(f) **“On-Site Support Suite”** means an On-Site Support Suite as defined in the City’s Housing Incentives Policy;

(g) **“Property”** means the real property located at “Street Address” and legally described as:

“Insert Legal Description”

(h) **“Unit”** means the Unit or Units as defined in the Capital Contribution Agreement related to the Property.

1.1 Where no definition is provided for in this Agreement, the words shall be given their ordinary meaning, except as they may be defined in the Capital Contribution Agreement that applies to the Property or the Housing Incentives Policy that applies to the Property.

Authority

1.2 Where the City may take action or exercise discretion under this Agreement, the authority to authorize the action or discretion shall as indicated in the most recent version of the City’s Housing Incentives Policy.

Tax Exemption

2(1) Pursuant to subsection 262(4) of *The Cities Act*, and subject to the terms of this Agreement, the City grants an exemption from taxation on the Property equal to “amount of percentage” % of the property taxes levied with respect to the Property, commencing January 1, 2026, and concluding December 31, 2030.

(1.1) Notwithstanding subsection (1), where the amount of the education portion of the taxes being exempted for the Property requires the approval of the Government of Saskatchewan or the Regina Roman Catholic Separate School Division No. 81, and the amount of the education portion being exempted is not approved by these entities (where required), the City may reduce the amount of the exemption for the education portion of the taxes to less than \$25,000.

(1.2) Where the exemption of the education portion of the property taxes is not approved and is reduced, the Owner will be required to pay the balance of the education portion of the property taxes, and the City shall not be liable to the Owner for any amount of the tax exemption which would have otherwise been granted to the Owner.

(1.3) If for any reason, the exemption of the education portion of the taxes for the Property is found to be invalid or unauthorized or legislation is changed that would not allow for an exemption of the education portion of the taxes to be exempted, the Owner will be required to pay the education portion of the property taxes, and the City shall not be liable to the Owner for any amount of the tax exemption which would have otherwise been granted to the Owner.

(1.4) Under no circumstances will the tax exemption percentage in subsection (1) be increased.

- (2) The City will conclusively determine whether or not the Owner has adhered to the requirements set out in this Agreement.

Terms and Conditions of Exemption

- 3(1) The exemption does not apply to portions of the Property used or intended to be used for non residential purposes.
 - (2) The exemption only applies where the Owner:
 - (a) has received a capital grant under the City's Housing Incentives Policy for the Property;
 - (b) has entered into a Capital Contribution Agreement with the City under that program; and
 - (c) is in compliance with the Capital Contribution Agreement.
 - (3) The exemption shall apply only to new residential development that has two or more residential units where the number and type of Units identified in the Capital Contribution Agreement as it relates to the Property in this Agreement will be maintained as an On-Site Support Suite or rental units for no less than 10 years from the date of Occupancy Permit:
 - (a) to individuals or families whose incomes are at or below the Maximum Income Threshold as described in the Capital Contribution Agreement entered into for the Property or to On-Site Support Suite Providers (where applicable), as provided for in the Capital Contribution Agreement entered into for the Property; and
 - (b) at rental rates that are at or below the Maximum Rental Rate as set out in the Capital Contribution Agreement for the Property.
 - (3.1) Units in other properties identified in the Capital Contribution Agreement may be used to meet requirements related to the number and type of Units in this Agreement so long as the total number and type of Units provided are sufficient to meet the requirements and the other properties are owned by the Owner.
 - (4) The exemption provided for under this agreement is being provided on the basis that the number and type of Units identified in the Capital Contribution Agreement as it relates to the Property in this Agreement will be available to be rented to any tenant that meets the income requirements in subsection (3).
 - (5) The exemption provided for under this agreement is being provided on the basis that the Property is not a Group Care Facility, Personal Care Home, Emergency Shelter Space or that the number and type of Units identified in the Capital Contribution Agreement as it relates to the Property in this Agreement are not being used as Short-term Accommodation for a period of no less than 15 years from the date of the Occupancy Permit.

- (6) The exemption provided for under this agreement is being provided on the basis that the number and type of Units identified in the Capital Contribution Agreement as it relates to the Property in this Agreement, whether On-Site Support Suite or rental units, will be rented for no less than 15 years from the date of the Occupancy Permit.
 - (7) By agreeing to maintain the property as rental for no less than 15 years, the parties acknowledge and agree that the property will not be eligible for condominium conversion for 15 years from the date of the Occupancy Permit.
 - (8) This section survives the termination or expiration of this agreement.
- 4 The exemption from taxation does not include special taxes, local improvement levies, utility charges, development fees or other such charges or fees properly imposed by the City or other taxing authority.
- 5 The scope of the tax exemption, including calculation of any percentage or proportion and the determination of any use or cost, shall be conclusively determined by the City Assessor.

Owners' Covenants

- 6 The Owner shall promptly:
- (a) notify the City of any occurrences which would discontinue or terminate the tax exemption;
 - (b) provide the City Assessor with any information or documents requested by the City Assessor to complete and check the assessment of the Property; and
 - (c) provide the City with any information, documentation, or access to the Property requested by the City to check the progress or status of the performance of the Owner's obligations as outlined in this Agreement and any problems requiring resolution.

Continuation

- 7 The tax exemption will continue only for so long as the Owner complies with the terms of this Agreement.

Termination, Reduction of Tax Exemption and Payment of Taxes

- 8(1) The tax exemption may be terminated, and the Owner may be required to pay all or a portion of taxes to the City if:
- (a) the Owner becomes bankrupt or insolvent or is so adjudged;
 - (b) the Owner makes a general assignment for the benefit of creditors;
 - (c) the required number and type of Units at the Property identified in the Capital Contribution Agreement are no longer rented to individuals or families whose

- income are at or below the Maximum Income Threshold in accordance with the Capital Contribution Agreement entered into with respect to the Property;
- (d) the required number and type of Units at the Property identified in the Capital Contribution Agreement are no longer rented at rental rates that are at or below the Maximum Rental Rate in accordance with the Capital Contribution Agreement entered into with respect to the Property;
 - (e) the Owner violates any provision of any Capital Contribution Agreement the Owner has entered into with the City in relation to the Property;
 - (f) the improvements on the Property do not conform to all municipal and provincial laws governing the construction and use of the improvements, including any zoning bylaws and *The Uniform Building and Accessibility Standards Act*;
 - (f.1) any Units in the Property are offered for short-term accommodation, as defined in the City's Housing Incentive Policy;
 - (f.2) the Owner is no longer using the On-Site Support Suite identified in the Capital Contribution Agreement that is applicable to this Property as an On-Site Support Suite or as an Affordable Rental Unit;
 - (g) the Owner does not keep the taxes current on portions of the Property which are not exempt or owes the City any other outstanding charges;
 - (h) the Owner violates any provision of the City's Housing Incentive Policy under which this exemption was approved;
 - (i) the Owner fails to meet any obligations under this Agreement or violates any provision under this Agreement;
 - (j) the Owner sells the Property and the new owner does not agree to an assignment of the Agreement or the City does not consent to an assignment of the Agreement to a new owner.
- (2) Notwithstanding subsection (1), where an event of default occurs but some Units still meet the affordability requirements or On-Site Support Suite requirements in the Capital Contribution Agreement that applies to the Property, the City may, subject to the following conditions, reduce the percentage of the tax exemption for the current and subsequent years of the exemption period based on the number and type of compliant Units under the approach specified in the Housing Incentives Policy:
- (a) the tax exemption percentage shall not be increased;
 - (b) where the event of default occurs in a previous tax year, the Owner must pay the City property taxes for the Property for previous years from the date of default in

an amount based on the number and type of compliant Units under the approach specified in the Housing Incentives Policy;

- (c) the City shall determine the amount of the reduction of the tax exemption and required payment of past taxes based on the approach specified in the Housing Incentives Policy.
- (3) If the tax exemption is terminated by reason of an event in subsection (1) that occurs in the current tax year, the Owner will be liable to pay the taxes on the Property beginning from the date of termination until the end of the calendar year, including any penalties incurred and the property will become fully taxable for any subsequent years.
- (4) If the tax exemption is terminated by reason of an event in subsection (1) that occurs in a previous tax year, in addition to the property becoming taxable as of the date of termination, the Owner may be required to pay all of a portion of the taxes including any penalties owing from the date of default.
- (5) Any amounts owed to the City under this Agreement will constitute a debt due to the City which the Owner will pay, on demand, to the City.
- (6) In addition to any other right or remedy at law, the City shall have the right of setoff to recover any payment of taxes.
- (7) Where the tax exemption is being terminate, the City will provide written notice to the Owner.

Notices

- 9(1) Any notice or other formal communication given to one Party by another according to this Agreement must be in writing and must be delivered in person, send by prepaid registered or certified mail or e-mail addressed as follows or to any alternate address of which a Party may advise another Party by notice or to such alternate address as either Party may, from time to time, by notice advise:

To the City:

Director, Planning & Development Services
 2476 Victoria Avenue
 PO Box 1790
 Regina, Saskatchewan S4P 3C8

Email: CHS@regina.ca

To the Owner:

"Name of Owner"
"Address of Owner"

Email: “Email of Owner”

- (2) If a notice is mailed pursuant to the subsection (1), it is deemed to be given on the third business day after the date of such mailing.
- (3) If postal service is interrupted or substantially delayed, any notice shall be delivered in person or via e-mail.

Notification of Sale of Property

- 10(1) The Owner shall notify the City in writing within 15 days prior to the transfer of the title in the event that the Property is sold.
- (2) This agreement is not assignable without prior written consent of the City.
- (3) The City may assign this Agreement to a new Owner who satisfies the criteria established in this Agreement and the most recent version of the City’s Housing Incentive Policy.
- (4) Where a Property is transferred or sold to a purchaser who would not be eligible to receive a tax exemption under the most recent version of the City’s Housing Incentives Policy, or to a purchaser who does not enter into an assignment agreement to assume the rights and responsibilities of this Agreement, all or a portion of the taxes owing on the Property may become due and owing from the date of the transfer of title as may be determined by the City.

Amendments

- 11 The Agreement may be amended by written agreement between the Parties.

General

- 12 In the event that this Agreement or any part of it is found to be invalid or ultra vires of Council, then the City shall not be liable to the Owner for any amount of the tax exemption which would have otherwise been granted to the Owner.
- 13 This Agreement may be executed in multiple counterparts, each of which shall be deemed an original agreement and shall constitute one and the same agreement. The counterparts of this Agreement may be executed and delivered by facsimile or other electronic signature (including portable document format) by any of the parties and the other parties may rely on the receipt of such document so executed and delivered electronically or by facsimile as if the original had been received.
- 14 This Agreement shall not become effective until adopted by bylaw of the Council of the City and fully executed by all parties to the Agreement.

In witness whereof the Parties have executed the Agreement on the date first written above.

CITY OF REGINA

Per: _____ {seal}
City Clerk

Date: _____
DD-MMM-YYYY

“NAME OF THE OWNER”

Per: _____ {seal}
Authorized Signing Officer

Date: _____
DD-MMMM-YYYY

Per: _____ {seal}
Authorized Signing Officer

Date: _____
DD-MMMM-YYYY

* If the corporate seal of the corporation is not affixed, then each Authorized signing Officer must fill out and execute an Affidavit of Corporate Signing Authority in the form attached to this Agreement. If there is more than one Authorized Signing Officer who must execute this Agreement, then make copies of the attached form.

AFFIDAVIT OF CORPORATE SIGNING AUTHORITY

CANADA
SASKATCHEWAN

I, _____ of Regina, Saskatchewan,
Print Full Name of Signing Authority

MAKE OATH/AFFIRM AS FOLLOWS:

1. I am a Director or Officer of _____ named in the Tax Exemption Agreement to which this Affidavit is attached.

2. I am authorized by _____ to execute the Tax Exemption Agreement without affixing the Corporate Seal of the Corporation.

Sworn/Affirmed before me at _____, _____
on _____, 20____
Month Date

A Commissioner for Oaths in and for the Province of
Saskatchewan.
Being a lawyer —or—
My commission expires:

Signature of Signing Authority

NOTE – City employees should not sign this document as the Commissioner for Oaths

Schedule "E"

**TAX EXEMPTION AGREEMENT
HOUSING INCENTIVES PROGRAM
Market Rental Dwelling Units
2024 Housing Incentives Policy
"Street Address", Regina, Saskatchewan**

Agreement dated _____, 20____
(City Clerk to put in date)

Between:

**CITY OF REGINA
(the "City")**

- and -

**"Full Name of Owner"
(the "Owner")**

The Parties agree as follows:

Definitions

- 1 (a) **"City Assessor"** means the City of Regina City Assessor or their designate;
- (b) **"education portion of the property taxes"** means the property taxes levied by the City pursuant to *The Education Property Tax Act* for the benefit of the Board of Education of the Regina School Division No. 4 and the Board of Education of the Regina Roman Catholic Separate School Division No. 81 of Saskatchewan;
- (c) **"Housing Incentives Policy"** means the City's Housing Incentives Policy that was approved by City Council on January 1, 2024, or, if specified in this Agreement, the most recent version of the City's Housing Incentives Policy;
- (d) **"Occupancy Permit"** means an occupancy permit issued by the City for the Unit or Units and may include a temporary, conditional or partial occupancy permit. Where this Agreement references the date an Occupancy Permit was issued, the date of the Occupancy Permit for the last Unit to receive an Occupancy Permit will be used as the reference;
- (e) **"Property"** means the real property located at "Street Address" and legally described as:

"Insert Legal Description"

and includes any units established through a subsequent re-division of the Property;

(f) “Unit” means one of the dwelling units to be constructed on behalf of the Owner in the Property.

1.1 Where no definition is provided for in this Agreement, the words shall be given their ordinary meaning, except as they may be defined in the Housing Incentives Policy.

Authority

1.2 Where the City may take action or exercise discretion under this Agreement, the authority to authorize the action or discretion shall be as indicated in the most recent version of the City’s Housing Incentives Policy.

Tax Exemption

2(1) Pursuant to subsection 262(4) of *The Cities Act*, and subject to the terms of this Agreement, the City grants an exemption from taxation on the Property equal to “amount of percentage” % of the property taxes levied with respect to the Property, commencing January 1, 2026, and concluding December 31, 2030.

(1.1) Notwithstanding subsection (1), where the amount of the education portion of the taxes being exempted for the Property requires the approval of the Government of Saskatchewan or the Regina Roman Catholic Separate School Division No. 81, and the amount of the education portion being exempted is not approved by these entities (where required), the City may reduce the amount of the exemption for the education portion of the taxes to less than \$25,000.

(1.2) Where the exemption of the education portion of the property taxes is not approved and is reduced, the Owner will be required to pay the balance of the education portion of the property taxes, and the City shall not be liable to the Owner for any amount of the tax exemption which would have otherwise been granted to the Owner.

(1.3) If for any reason, the exemption of the education portion of the taxes for the Property is found to be invalid or unauthorized or legislation is changed that would not allow for an exemption of the education portion of the taxes to be exempted, the Owner will be required to pay the education portion of the property taxes, and the City shall not be liable to the Owner for any amount of the tax exemption which would have otherwise been granted to the Owner.

(1.4) Under no circumstances will the tax exemption percentage in subsection (1) be increased.

(2) The City will conclusively determine whether or not the Owner has adhered to the requirements set out in this Agreement.

Terms and Conditions of Exemption

3(1) The exemption does not apply to portions of the Property used or intended to be used for non-residential purposes.

- (2) The exemption shall apply only to new residential development that has two or more residential units or the redevelopment of an existing property into two or more residential units where all the units are rented.
- (2.1) The exemption provided for under this agreement is being provided on the basis that all the units in the Property will be available to be rented to any tenant and will not be limited to specific types of tenants or tenants with specific characteristics.
- (2.2) The exemption provided for under this agreement is being provided on the basis that the Property is not a group care facility or personal care home.
- (2.3) The exemption shall only apply to units that are used as a residence with each unit having sleeping, cooking and toilet facilities.
- (2.4) A unit that is offered for short-term accommodation, as defined in the City's Housing Incentives Policy, is not eligible for a tax exemption.
- (3) The exemption provided for under this agreement is being provided on the basis that all the units in the Property will be rented to individuals for no less than 10 years from the date of the commencement of the exemption.
- (4) By agreeing to maintain the property as rental for no less than 15 years, the parties acknowledge and agree that the property will not be eligible for condominium conversion for 15 years from the date of commencement of the exemption.
- (5) This section survives the termination or expiration of this agreement.
- 4 The exemption from taxation does not include special taxes, local improvement levies, utility charges, development fees or other such charges or fees properly imposed by the City or other taxing authority.
- 5 The scope of the tax exemption, including calculation of any percentage or proportion and the determination of any use or cost, shall be conclusively determined by the City Assessor.

Owners' Covenants

- 6 The Owner shall promptly:
 - (a) notify the City of any occurrences which would discontinue or terminate the tax exemption;
 - (b) provide the City Assessor with any information or documents requested by the City Assessor to complete and check the assessment of the Property; and
 - (c) provide the City with any information, documentation, or access to the Property requested by the City to check the progress or status of the performance of the

Owner's obligations as outlined in this Agreement and any problems requiring resolution.

Continuation

7 The tax exemption will continue only for so long as the Owner complies with the terms of this Agreement.

Termination, Reduction of Tax Exemption and Payment of Taxes

8(1) The tax exemption may be terminated, and the Owner may be required to pay all or a portion of the taxes to the City if:

- (a) the Owner becomes bankrupt or insolvent or is so adjudged;
 - (b) the Owner makes a general assignment for the benefit of creditors;
 - (c) the Property is no longer rented;
 - (c.1) rental of the units in the Property is restricted to specific types of tenants or tenants with specific characteristics;
 - (c.2) any unit in the Property is offered for short-term accommodation;
 - (d) the improvements on the Property do not conform to all municipal and provincial laws governing the construction and use of the improvements, including any zoning bylaws and *The Construction Codes Act*;
 - (e) the Owner does not keep the taxes current on portions of the Property which are not exempt or owes the City any other outstanding charges;
 - (f) the Owner violates any provision of the City's Housing Incentives Policy under which this exemption was approved;
 - (g) the Owner fails to meet any obligations under this Agreement or violates any provision under this Agreement; or
 - (h) the Owner sells the Property, and the new owner does not agree to an assignment of the Agreement or the City does not consent to an assignment of the Agreement to a new owner.
- (2) If the tax exemption is terminated by reason of an event in subsection (1) that occurs in the current tax year, the Owner will be liable to pay the taxes on the Property beginning from the date of termination until the end of the calendar year, including any penalties incurred and the property will become fully taxable for any subsequent years.
- (3) If the tax exemption is terminated by reason of an event in subsection (1) that occurs in a previous tax year, in addition to the property becoming taxable as of the date of

termination, the Owner may be required to pay all or a portion of the taxes including any penalties owing from the date of default.

- (4) Any amounts owed to the City under this Agreement will constitute a debt due to the City which the Owner will pay, on demand, to the City.
- (5) In addition to any other right or remedy at law, the City shall have the right of setoff to recover any payments of taxes.
- (6) Where the tax exemption is being terminated, the City will provide written notice to the Owner.

Notices

- 9(1) Any notice required or permitted to be given to either Party pursuant to this Agreement shall be in writing and may be delivered to the Party in person, or to its authorized agent, or by sending it by prepaid registered mail, addressed:

To the City:

Director, Planning & Development Services
2476 Victoria Avenue
PO Box 1790
Regina, Saskatchewan S4P 3C8

Email: CHS@regina.ca

To the Owner:

"Name of Owner"
"Address of Owner"

Email: *"Email Address of Owner"*

or to such alternate address as either Party may, from time to time, by notice advise.

- (2) If a notice is mailed pursuant to the subsection (1), it is deemed to be given on the third business day after the date of such mailing.
- (3) If postal service is interrupted or substantially delayed, any notice shall be delivered in person or via email.

Notification of Sale of Property

- 10(1) The Owner shall notify the City in writing within 15 days prior to the transfer of the title in the event that the Property is sold.
- (2) This Agreement is not assignable without prior written consent of the City.

- (3) The City may assign this Agreement to a new Owner who satisfies the criteria established in this Agreement and the most recent version of the City’s Housing Incentives Policy.
- (4) Where a Property is transferred or sold to a purchaser who would not be eligible to receive a tax exemption under the most recent version of the City’s Housing Incentives Policy, or to a purchaser who does not enter into an assignment agreement to assume the rights and responsibilities of this Agreement, all or a portion of the taxes owing on the Property may become due and owing from the date of the transfer of title as may be determined by the City.

Amendments

11 The Agreement may be amended by written agreement between the Parties.

General

12 In the event that this Agreement or any part of it is found to be invalid or ultra vires of Council, then the City shall not be liable to the Owner for any amount of the tax exemption which would have otherwise been granted to the Owner.

13 This Agreement may be executed in multiple counterparts, each of which shall be deemed an original agreement and shall constitute one and the same agreement. The counterparts of this Agreement may be executed and delivered by facsimile or other electronic signature (including portable document format) by any of the parties and the other parties may rely on the receipt of such document so executed and delivered electronically or by facsimile as if the original had been received.

15 This Agreement shall not become effective until adopted by bylaw of the Council of the City and fully executed by all parties to the Agreement.

In witness whereof the Parties have executed the Agreement on the date first written above.

CITY OF REGINA

Per: _____ {seal}
City Clerk

Date: _____
DD-MMM-YYYY

“NAME OF OWNER”

Per: _____ {seal}
Authorized Signing Officer

Date: _____
DD-MMMM-YYYY

Per: _____ {seal}
Authorized Signing Officer

Date: _____
DD-MMMM-YYYY

* If the corporate seal of the corporation is not affixed, then each Authorized signing Officer must fill out and execute an Affidavit of Corporate Signing Authority in the form attached to this Agreement. If there is more than one Authorized Signing Officer who must execute this Agreement, then make copies of the attached form.

AFFIDAVIT OF CORPORATE SIGNING AUTHORITY

CANADA
SASKATCHEWAN

I, _____ of Regina, Saskatchewan,
Print Full Name of Signing Authority

MAKE OATH/AFFIRM AS FOLLOWS:

1. I am a Director or Officer of Avana Holdings Inc. named in the Tax Exemption Agreement to which this Affidavit is attached.
2. I am authorized by Avana Holdings Inc. to execute the Tax Exemption Agreement without affixing the Corporate Seal of the Corporation.

Sworn/Affirmed before me at _____, _____
on _____, 20____
Month Date

A Commissioner for Oaths in and for the Province of
Saskatchewan.
Being a lawyer —or—
My commission expires:

Signature of Signing Authority

NOTE – City employees should not sign this document as the Commissioner for Oaths

ABSTRACT

BYLAW NO. 2026-9

THE HOUSING INCENTIVE PROGRAM TAX EXEMPTION BYLAW, 2026

PURPOSE: To provide a Housing Incentive Tax Exemption to the owners of properties that qualify under the City of Regina’s Housing Incentives Policy.

ABSTRACT: The Bylaw provides a tax exemption for the years 2026 to 2030 for the properties located at 627 Campbell Street, 631 Campbell Street, 635 Campbell Street, 639 Campbell Street, 1750 Wallace Street, 1866 Atkinson Street, 239 Habkirk Drive, 2479 Swayze Crescent, 3039 Whitmore Avenue, 2151 Anaquod Road, 1151 N Argyle Street, 1701 Barley Street, 1510 College Avenue, 2326 Quebec Street and 2339 Willow Road.

STATUTORY AUTHORITY: Section 262(4) of *The Cities Act*, Section 21 of *The Education Property Tax Act* and Sections 9 and 11 of *The Education Property Tax Regulations*

MINISTER’S APPROVAL: N/A

PUBLIC HEARING: N/A

PUBLIC NOTICE: N/A

REFERENCE: Housing Incentives Tax Exemption Policy (CR09-122), (CR11-163), (CR13-110), (CR14-111), (CR15-125), (CR17-59), (CR20-11), (CM20-8), (CWC21-3), (RPC22-20), (CR22-107) (CR25-6)

AMENDS/REPEALS: N/A

CLASSIFICATION: Administrative

INITIATING DIVISION: Financial Strategy & Sustainability

INITIATING DEPARTMENT: Assessment & Property Revenue Services

BYLAW NO. 2026-12

THE REGINA TRANSIT FARE AMENDMENT BYLAW, 2026

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 The purpose of this Bylaw is to increase transit fares and eliminate paper transfers.
- 2 The authority for this Bylaw is subsection 8(1) of *The Cities Act*.
- 3 Bylaw 2009-22 being *The Regina Transit Fare Bylaw, 2009* is amended in the manner set forth in this Bylaw.
- 4 Section 5.1 is added after section 5:
 - “5.1 A passenger who uses an Adult or Youth Ride purchased with an electronic payment as listed in Schedule B may transfer their Ride by boarding another bus without paying an additional fare up to three times within 90 minutes. Cash Fares shall not be eligible for transfers.”
- 5 The Transit Fare Table in Schedule “B” is repealed and the attached Transit Fare Table is substituted.
- 6 This Bylaw comes into force on April 1, 2026.

READ A FIRST TIME THIS 25th DAY OF February 2026.

READ A SECOND TIME THIS 25th DAY OF February 2026.

READ A THIRD TIME AND PASSED THIS 25th DAY OF February 2026.

Mayor

City Clerk (SEAL)

CERTIFIED A TRUE COPY

City Clerk

Approved as to form this _____ day of _____, 20_____.

City Solicitor

**Schedule B
Transit Fares**

| Fare Type | Fares | | |
|-------------------------------------|--------|--------|--------|
| | Adult | Youth | Senior |
| <i>Single Ride Cash</i> | \$3.50 | \$3.50 | \$3.50 |
| <i>Electronic Payments**</i> | | | |
| Single Ride | \$3.20 | | |
| Daily Cap | \$9.60 | | |
| Monthly Cap | \$97 | | |
| <i>Rides</i> | | | |
| 10 Rides | \$32 | \$27 | \$32 |
| 20 Rides | \$61 | \$51 | \$61 |
| <i>Bus Passes</i> | | | |
| 31 Day Pass | \$97 | \$66 | \$33 |
| 31 Day Post Secondary Pass | \$86 | | |
| Four-Month Post Secondary Pass | \$286 | | |
| Discount Bus Pass | \$28 | \$28 | \$28 |
| Semi-Annual Pass | \$488 | \$330 | \$175 |
| Annual Pass | N/A | N/A | \$297 |
| Affordable Bus Pass | \$78 | \$53 | \$78 |
| Employer Pass - Annual | \$970 | \$660 | N/A |
| Child Pass | \$0 | | |
| Lost Card Fee | \$5 | | |
| New Card Fee | \$5 | | |

****Electronic Payments can include debit, credit, Google Pay, Apple Pay or stored value.**

ABSTRACT

BYLAW NO. 2026-12

THE REGINA TRANSIT FARE AMENDMENT BYLAW, 2026

PURPOSE: The purpose of this Bylaw is to increase transit fares and eliminate paper transfers.

ABSTRACT: This Bylaw increases transit fares.

STATUTORY AUTHORITY: Subsection 8(1) of *The Cities Act*

MINISTER'S APPROVAL: N/A

PUBLIC HEARING: N/A

PUBLIC NOTICE: N/A

REFERENCE: City Council, December 15-19, 2025, CM25-19

AMENDS/REPEALS: Amends Bylaw 2009-22

CLASSIFICATION: Administrative

INITIATING DIVISION: City Operations
INITIATING DEPARTMENT: Transit