



Executive Committee

Wednesday, March 4, 2026
9:00 AM

Henry Baker Hall, Main Floor, City Hall

Pursuant to *subsection 11.1 of The Procedure Bylaw, No. 9004*, no delegation registrations will be accepted for tabled item *EX25-114 Review of Nuisance and Derelict Properties*.



OFFICE OF THE CITY CLERK

**Public Agenda
Executive Committee
Wednesday, March 4, 2026**

Approval of Public Agenda**Adoption of Minutes**

Minutes of the public meeting held on February 11, 2026.

Tabled Report

EX25-114 Review of Nuisance and Derelict Properties

Recommendation

The Executive Committee recommends that City Council:

1. Direct Administration to continue addressing derelict properties through its proactive enforcement process and initiatives; and
2. Approve these recommendations at its December 3, 2025, meeting.

Administrative Reports

EX26-16 2026 Development Charges Rate Adjustment

Recommendation

The Executive Committee recommends that City Council:

1. Approve updating the current development charge rates effective January 1, 2026 to December 31, 2026 to \$385,585 per hectare for greenfield residential and commercial development and \$128,494 per hectare for greenfield industrial zoned development;
2. Instruct the City Solicitor to prepare the necessary amendments to *The Development Levy Bylaw, 2011* to give effect to Recommendation #1, to be brought forward to a meeting of City Council following approval of these recommendations and the required public notice; and
3. Approve these recommendations at its meeting on March 11, 2026.



OFFICE OF THE CITY CLERK

EX26-17 Donation of Park Assets for Eastview Park**Recommendation**

The Executive Committee recommends that City Council:

1. Approve acceptance of the donation of a neighbourhood accessible playground and basketball court upgrade in Eastview Park, totaling more than \$250,000, from the Queen City Eastview Community Association;
2. Delegate authority to the Deputy City Manager, City Planning & Community Services, or their designate, to negotiate and approve a Donation Agreement(s) between the City of Regina and the Queen City Eastview Community Association regarding the donation as described in this report, any amendments to the Agreement that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to the Agreement; and
3. Approve these recommendations at its meeting on March 11, 2026.

EX26-18 Southeast School Contribution Agreement**Recommendation**

The Executive Committee recommends that City Council:

1. Authorize the City of Regina to enter into a Contribution Agreement with the Ministry of Education to formally establish the respective roles, responsibilities, obligations and financial contributions of each party relating to the development of a new joint-use school in the Southeast Neighbourhood, all in accordance with the terms and conditions set out in the proposed Memorandum of Understanding and as further detailed in this report;
2. Authorize the City of Regina to enter into lease agreements with the Board of Education of the Regina Public School Division No. 4 of Saskatchewan and the Board of Education of the Regina Roman Catholic Separate School Division No. 81 for use of the Land for school purposes, consistent with the Memorandum of Understanding, Section 195 of *The Planning and Development Act, 2007*, and Section 5 of the *Dedicated Lands Regulations, 2009*;
3. Approve the designation of the Land as Municipal Reserve pursuant to



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Section 188 of *The Planning and Development Act, 2007*;

4. Authorize the City Clerk to execute the agreements upon review and approval by the City Solicitor; and
5. Approve this recommendation at its March 11, 2026 meeting.

EX26-19 Traffic Bylaw Amendments from the 2026 Budget Process

Recommendation

The Executive Committee recommends 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;
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; and
3. Approve these recommendations at its meeting on March 11, 2026.

EX26-20 Water & Wastewater Master Plans 5 Year Update

Recommendation

The Executive Committee recommends that City Council:

1. Delegate authority to the Deputy City Manager, City Planning & Community Services or designate, to initiate a public procurement process to engage consulting and professional services over \$750,000 for reviews of the Water Master Plan, Wastewater Master Plan and Drainage Master Plan;
2. Delegate authority to the Deputy City Manager, City Planning & Community Services or designate, to negotiate, award, enter into an agreement with the highest-ranking proponent(s), authorize any amendments to the agreement that do not substantially change what is described in this report and authorize any ancillary agreements or documents required to give effect to the consulting services agreement resulting from recommendation #1; and
3. Approve these recommendations at its meeting on March 11, 2026.



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EX26-21 2026 Budget - Regina's Warehouse Business Improvement District

Recommendation

The Executive Committee recommends that City Council:

1. Approve the Regina's Warehouse Business Improvement District (RWBID) 2026 Budget, attached as Appendix A to this report;
2. Approve the proposed 2026 mill rate for RWBID of 0.9325 mills. The RWBID's mill rate is only applicable to commercial properties within a specific defined boundary;
3. Instruct the City Solicitor to prepare the necessary property tax bylaws to implement the above approved mill rate, to be brought forward in spring of 2026, following the City of Regina's (City) receipt to the education mill rate from the Government of Saskatchewan; and
4. Approve these recommendations at its March 11, 2026 meeting.

EX26-22 2026 Budget - Regina Downtown Business Improvement District

Recommendation

The Executive Committee recommends that City Council:

1. Approve the Regina Downtown Business Improvement District's (RDBID) 2026 Budget attached as Appendix A to this report;
2. Approve the proposed 2026 mill rate for the RDBID of 0.9535 mills. The RDBID's mill rate is only applicable to commercial properties within a specified defined boundary;
3. Instruct the City Solicitor to prepare the necessary property tax bylaws to implement the above approved mill rate, to be brought forward in spring of 2026, following the City of Regina's (City) receipt to the education mill rate from the Government of Saskatchewan; and
4. Approve these recommendations at its March 11, 2026 meeting.

EX26-23 Amendments to the Public Notice Policy Bylaw

Recommendation

The Executive Committee recommends that City Council:



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1. Approve amendments to Bylaw No. 2020-28, *The Public Notice Policy Bylaw, 2020*, as outlined in this report to:
 - a. Remove newspaper advertising as a method of providing minimum public notice for matters pertaining to *The Planning and Development Act, 2007*;
 - b. Change the timeframes for providing public notice for planning matters, per *The Planning and Development Act, 2007*, from 14 days to seven days, with the exception of notices related to the adoption of any new official community plan or zoning bylaw which would remain at the current 28 days; and
 - c. Remove the requirement for written notice for zoning bylaw amendments.
2. Instruct the City Solicitor to prepare amendments to Bylaw No. 2020-28, *The Public Notice Policy Bylaw, 2020* to give effect to Recommendation 1 and as further described in this report to be brought forward to the meeting of City Council following approval of these recommendations by City Council.
3. Approve these recommendations at its meeting on March 11, 2026.

Resolution for Private Session

AT REGINA, SASKATCHEWAN, WEDNESDAY, FEBRUARY 11, 2026

AT A MEETING OF EXECUTIVE COMMITTEE
HELD IN PUBLIC SESSION

AT 9:00 AM

These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.

Present: Councillor Shobna Radons, in the Chair
Councillor Dan Rashovich (remote)
Mayor Chad Bachynski
Councillor Clark Bezo
Councillor Mark Burton
Councillor Victoria Flores
Councillor David Froh
Councillor Jason Mancinelli
Councillor George Tsiklis
Councillor Sarah Turnbull (remote)
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, Financial Strategy & Sustainability, 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, Planning & Development Services, Autumn Dawson
Director, Sustainable Infrastructure, Evan Guenther
Acting Director, Sustainable Infrastructure, Luke Grazier
Manager, Business Solutions, Geoff Chomos
Manager, Government Relations, Ryan Gray

(The meeting commenced in the absence of Councillor Sarah Turnbull.)

APPROVAL OF PUBLIC AGENDA

Councillor Jason Mancinelli moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, at the call of the Chair, with the addition of the registered list of delegations.

ADOPTION OF MINUTES

Councillor Victoria Flores moved, AND IT WAS RESOLVED, that the minutes for the meeting held on Nov 26, 2025 be adopted, as circulated.

TABLED REPORTS

EX25-114 Review of Nuisance and Derelict Properties

Recommendation

The Executive Committee recommends that City Council:

1. Direct Administration to continue addressing derelict properties through its proactive enforcement process and initiatives; and
2. Approve these recommendations at its December 3, 2025, meeting.

Tabling Motion

Councillor Victoria Flores moved that this item be tabled to the March 18, 2026, meeting of Executive Committee.

The tabling motion was put and declared CARRIED.

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

ADMINISTRATION REPORTS

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

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.

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

Councillor Clark Bezo moved that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

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

EX26-2 AI Ritchie Community Association Lease

Recommendation

Executive Committee recommends that City Council:

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;
3. Authorize the City Clerk to execute the Agreement upon review and approval by the City Solicitor; and
4. Approve these recommendations at its meeting on February 25, 2026, following the required public notice.

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

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

The motion was put and declared CARRIED.

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

EX26-3 Rider Foundation Lease

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.

Mayor Chad Bachynski moved that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

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

EX26-4 Professional Services City Council Approval

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.

Councillor George Tsiklis moved that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

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

(Councillor Jason Mancinelli temporarily left the meeting.)

EX26-5 Boundary Alteration - 2026 Property Tax Exemptions

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.

Councillor Mark Burton moved that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

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

AWAY: Councillor Mancinelli

EX26-6 Community & Social Impact Regina Inc. - Dissolution and 2025 Final Audited Financial Statements

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.

Councillor Shannon Zachidniak moved that the recommendations contained in the report be concurred in.

(Councillor Jason Mancinelli returned to the meeting.)

The motion was put and declared CARRIED.

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

EX26-7 Banking Service Agreement & Short-term Borrowing

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.

Councillor David Froh moved that the recommendations contained in the report be concurred in.

(Councillor Sarah Turnbull joined the meeting.)

(Councillor Sarah Turnbull temporarily left the meeting.)

Refer items #2 and #4 to next Audit and Finance meeting

Councillor George Tsiklis moved City Council refer items #2 and #4 of the motion to the February 26, 2026 Audit and Finance Committee meeting.

The motion was put and declared CARRIED.

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

Items #1, #3, #5, and #6

Items #1, #3, #5, and #6 of the motion were put and declared CARRIED.

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

RECESS

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

The Committee recessed at 10:32 a.m.

The Committee reconvened at 10:54 a.m. in the absence of Councillor Shanon Zachidniak.

(Councillor Sarah Turnbull returned to the meeting.)

EX26-8 Investment Manager Agreement

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.

Councillor Mark Burton moved that the recommendations contained in the report be concurred in.

(Councillor Shanon Zachidniak returned to the meeting.)

The motion was put and declared CARRIED.

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

(Councillor Dan Rashovich temporarily left the meeting.)

EX26-9 Wildlife Control Authorization

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.

Councillor Mark Burton moved that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

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

(Councillor Dan Rashovich returned to the meeting.)

EX26-10 2026 Playground Upgrades

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.

Councillor Sarah Turnbull moved that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

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

EX26-11 Official Community Plan Growth Plan Review

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.

The following addressed the Committee:

- Stu Niebergall, Regina & Region Homebuilders' Association
- Paul Moroz and Bob Linner, representing Long Lake Investments, Regina, SK
- Evan Hunchak, representing Bright Communities, and Mark Geiger, landowner for Skywood, Regina, SK

RECESS

Pursuant to the provisions of Section 33(2.1) of City Council's *Procedure Bylaw No. 9004*, a 45 minute lunch recess was called.

The Committee recessed at 12:08 p.m.

The Committee reconvened at 1:03 p.m. in the absence of Councillors Jason Mancinelli, Sarah Turnbull and Shanon Zachidniak.

(Councillor Shannon Zachidniak returned to the meeting.)

- Blair Forster, representing Forster Harvard Development Corporation, Regina, SK
- Diana Hawryluk, representing Dream Developments, Regina, SK

(Councillor Jason Mancinelli returned to the meeting.)

- William Wells, representing Albert Park Community Association, Regina, SK
- Carmelle Beaudry, representing Beaucorp Ventures, Regina, SK

Councillor Shanon Zachidniak moved, AND IT WAS RESOLVED, that communication EX26-15 Jenna Schroeder, Provincial Capital Commission, Regina, SK, be received and filed.

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

Mayor Chad Bachynski moved that the recommendations 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.

The Committee recessed at 2:39 p.m.

The Committee reconvened at 2:57 p.m. in the absence of Councillor Shanon Zachidniak.

(Councillor Shanon Zachidniak returned to the meeting.)

Amendment

Councillor Mark Burton moved, in amendment, that City Council direct Administration to, conditional on approval and receipt of provincial and federal funding, bring back the "Proposed Phasing Plan Neighbourhood Breakdown" to City Council to revisit phasing of greenfield lands in new neighbourhoods.

The amending motion was put and declared LOST due to a tie vote.

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

Councillor Jason Mancinelli indicated his vote on the amending motion was made in error and requested consent of the Committee to change his vote from 'in favour' to 'opposed', in accordance with Section 26(6) of The Procedure Bylaw, Bylaw No. 9004, which states "...no member shall change their vote without the unanimous consent of the other members present." As a result, the Chairperson called for the unanimous consent of the Committee to change Councillor Jason Mancinelli's vote to correct the voting error. There were no objections from the Committee members present, and Councillor Jason Mancinelli's vote was changed from 'in favour' to 'opposed'. The outcome of the vote on the amending motion was unchanged.

The amending motion was put and declared LOST.

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

The main motion was put and declared CARRIED.

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

ADJOURNMENT

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

Councillor George Tsiklis moved, AND IT WAS RESOLVED, that the Committee recess for 15 minutes.

The Committee recessed at 4:18 p.m.

Chairperson

Secretary



Review of Nuisance and Derelict Properties

Date	November 26, 2025 February 11, 2026
To	Executive Committee
From	City Operations
Service Area	Community Standards
Item No.	EX25-114

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Direct Administration to continue addressing derelict properties through its proactive enforcement process and initiatives; and
2. Approve these recommendations at its December 3, 2025, meeting.

ISSUE

In January 2025, Council approved *MN 24-12: Nuisance and Underutilized Properties*. The information in this report addresses the following points within MN 24-12:

- a) *Report back to council in Q4 of 2025 with recommendations on the following:*
 - iii. *Creation of a property subclass for nuisance and abandoned properties and buildings.*
 - iv. *Establishment of bylaws and bylaw enforcement processes and fines for repeat nuisance property offences.*
- b) *Where Administration is already advancing policies related to underutilized land, nuisance*

and abandoned properties, intensification and densification policies, that this work be incorporated into existing work plans.

The points within MN24-12 that relate to standalone surface parking lots will be addressed through an upcoming report in Q2 of 2026.

IMPACTS

Financial Impact

The cost implications with respect to the proposed recommendations are minimal and can be absorbed through existing budget.

Strategic Priority Impact

On October 22, 2025, City Council approved the City's 2026-2029 Strategic Plan, which includes the three principles of Reconciliation, Environmental Sustainability and Inclusion, Diversity, Equity and Accessibility (IDEA). The Strategic Plan is centered around four priorities: Infrastructure, Vibrancy, Livability, and Prosperity. The recommendations in this report advance Administration's efforts to address and remove derelict properties from neighbourhoods, in alignment with Council's priority of Vibrancy. Addressing derelict residential properties also supports Council's priority of Livability as it can encourage redevelopment opportunities that offer housing options for residents.

Policy Impact

The Review of Nuisance and Derelict Properties Report (Report) recommendations are well-aligned with the objectives of the Underutilized Land Improvement Strategy (ULIS), particularly its focus on encouraging reinvestment in underutilized sites and supporting neighbourhood revitalization. Furthermore, the updated ULIS, scheduled to be presented to City Council in November 2026, includes proposed strategic action that directly connects to the recommendations outlined in this report.

Indigenous Impact

It is acknowledged that nuisance and derelict properties are often located in neighbourhoods with higher Indigenous populations. Such properties contribute to unsafe conditions, reduced housing opportunities and diminished neighbourhood pride.

Addressing nuisance and derelict properties through a proactive enforcement approach supports the City of Regina's (City's) commitment to *kâ-nâsihcikêwin* (City of Regina Indigenous Framework), as this process is aligned with the Treaty Principle: *wihci-atoskêwin askîhk*, meaning living together on the land in harmony. To honour reconciliation efforts, the City has a responsibility to care for the environment and all the people and creatures that live on the land. Not only do these efforts to encourage better use of our land for the purpose of increased housing and community revitalization for future generations, but they honour the City's commitment to the overall health and wellbeing of

the neighbourhood and all residents.

Community Well-being Impact

The recommendation in this Report supports The Community Safety & Well-being (CSWB) Plan and its goal to create a healthier and more inclusive Regina. Nuisance and derelict properties often create unsafe conditions, including fire hazards, structural instability, and unwanted activity. They also perpetuate social stigma and create barriers to neighbourhood revitalization and resident well-being. By addressing such properties through a proactive approach, it provides the groundwork for redevelopment of the property for better uses within the community.

There are no legal, environmental, labour, or other impacts with respect to this report to be addressed.

OPTIONS

OPTION 1 – Continue with Proactive Enforcement Approach– Recommended

Administration's shift in approach to address nuisance and derelict properties in 2024 yielded an increase in demolitions and remediations. Administration recommends continuing with this approach while also supporting initiatives to increase housing, revitalization, and intensification within our core neighbourhoods.

OPTION 2 – Establish a property tax subclass for Nuisance and Derelict Residential Properties with an associated property tax increase for such properties – Not Recommended

Council can direct Administration to introduce a property tax subclass for nuisance and derelict properties and to apply a tax increase on such properties. This punitive tool, in addition to our current enforcement practices, would encourage property owners to act on their property.

Administration does not recommend this be implemented at this time due to:

- The need for additional assessment resources to implement and maintain the subclass. If this option is chosen, Administration will include a request for resources through the next budget.
- Administration has achieved outcomes through proactive engagement approach, without the need for a subclass.

COMMUNICATIONS & ENGAGEMENT

Administration engaged with several cities to gain a further understanding of derelict property subclass programs that may exist in Alberta, Saskatchewan, or Manitoba. Of the cities engaged, the city of Edmonton currently has an active property subclass program specific to derelict properties. Key learnings from Edmonton's program are provided in this report.

Information on the *Community Standards Bylaw*, the enforcement process, and how a resident can report a property is provided on Regina.ca.

DISCUSSION

Overview Nuisance Properties

The *Community Standards Bylaw* defines a nuisance as a condition of property, structure, thing, or activity that adversely affects the safety, health, or welfare of people in the neighbourhood, people's use and enjoyment of their property, or the amenity of the neighbourhood. The severity of a nuisance can range from overgrown vegetation to more severe cases of buildings that are boarded up, unsafe, or in a dilapidated state of repair. For consistency, Administration typically refers to severe cases of nuisances as "derelict properties". Such properties are typically unsafe, boarded up, and may be placarded or abandoned.

Derelict properties have a negative impact on the community. They can be structurally unsafe, increase likelihood of fire damage and are prone to crime and safety issues. Properties that sit for prolonged periods of time in a derelict state ultimately reduce housing opportunities and vibrancy within a community.

Proactive Approach to Identify Nuisance and Derelict Properties

A compliance order, notice of violation, or prosecution are some of the primary ways the City enforces against nuisance and derelict properties. Historically, Administration relied on public reporting or service requests to identify properties that may require enforcement action. Appendix A provides an overview of the different steps taken by Bylaw Enforcement to identify violations under the *Community Standards Bylaw* and enforcement stakeholders.

In 2024, Administration recognized an increase in nuisance and derelict properties and shifted to a more targeted and proactive approach. This work was coordinated to complement the North Central Revitalization Initiative ongoing at the time. As part of the shift to proactively focus on nuisance and derelict properties in January 2024, Administration:

- Conducted an initial City wide scan to map derelict property locations throughout the city.
- Refocused officer activities with a proactive enforcement approach in high concentration neighbourhoods.
- Increased demolition enforcement on derelict/nuisance properties.
- Increased coordination with internal Real Estate and Assessment and Property Revenue Services teams.

By proactively identifying nuisance and derelict properties, Administration can take action earlier. Since implementing this approach in 2024, there has been an increase in demolitions. Table 1 shows the year-over-year number of demolitions completed through the enforcement process.

Table 1: Demolitions Through Enforcement Process

Year	Demolitions Completed through Enforcement	Location of Demolitions (wards above 10% of total)
2022	14	Ward 3 – 64% Ward 6 – 14% Ward 7 – 11%
2023	25	Ward 3 – 69% Ward 6 – 19%
2024	44	Ward 3 – 60% Ward 6 – 30%
2025	45 as of end of Q3	TBD.

Repeat Offences and Escalating Fines

As part of MN24-12, Council directed Administration to establish an escalating fines system for repeated offences. A recommendation to establish such a system is not included in this report as there is already an existing structure established within Schedule “B” and “C” of the *Community Standards Bylaw* for notice of violations and fines on Conviction (Appendix B). Fine amounts listed in the Bylaw are collected by voluntary payment or through prosecution. Historically, voluntary payments have been rare, and the prosecution process is lengthy and resource intensive. Due to this, Administration has prioritized working with the property owner to remedy a violation as a more effective method of addressing the issue.

Property Tax Subclass for Nuisance and Derelict Properties

As directed by MN24-12, Administration researched establishing a property tax subclass for derelict properties. Administration engaged representatives from the City of Edmonton, who has established a subclass program in 2023, to learn more about their successes and lessons learned.

The key learnings from Edmonton’s program were:

- Assessment resources would be needed to identify, assess and communicate with property owners. The creation of the subclass resulted in an influx of inquiries and appeals by property owners. As the subclass is based on the condition of the property, it required more frequent inspections to ensure properties were assessed in the correct class. Administration expects up to two additional FTEs may be required to inspect and assess properties for property tax classification processes.
- Advance notice period and clear communication with property owners could reduce the number of appeals and reduce the number of property owners placed in the class.
- There may not be any increase in property taxes if a subclass is implemented. Upon

inspection of the property, assessed value is often reduced meaning the overall impact on property taxes is neutral.

- The tax subclass was considered effective, as it resulted in an increased number of nuisance properties being demolished in its first year.

Although Edmonton’s subclass was successful in achieving increased demolition of nuisance and derelict properties, Administration does not recommend property tax subclasses be implemented at this time. This is due to the recent shift in proactive enforcement practices implemented in 2024, which have yielded an increase in demolitions without the additional recourses needed to establish a property tax subclass.

City Initiatives & Programs

The City has launched additional initiatives that have in the last two years aimed to provide support in redevelopment and neighbourhood revitalization.

Ideally, a nuisance and derelict property is remediated and brought into compliance with the Bylaw through the enforcement process. However, even when a building that is beyond repair is demolished, lots can often remain vacant for a prolonged period. Given this limitation to the use of demolitions, the City assists property owners to advance housing and revitalization goals through several initiatives. Table 2 provides an overview.

Table 2: City Initiatives to Advance Housing and Development	
Action	Details
Community Land Trust	Funded by Housing Accelerator Fund (HAF). In October 2025, Council approved start up grants for the establishment of two Community Land trusts (North Central and Heritage Neighbourhoods).
Affordable Housing Lands Policy	Funded by HAF. This is a policy / program that outlines how the city can acquire land and make it available to public for a specific type of development.
Housing Incentive Program	The City offers grants and tax exemption opportunities for residential projects through the Housing Incentive Program. Eligible projects may receive capital grants or tax exemptions for the following streams: New Affordable Housing, New Marking Housing, Secondary/Backyard Suites, Acquisition & Repair of Rental Buildings, and Pre-development work.
City Centre Incentive Program	The City offers grants and tax exemption opportunities for <i>commercial</i> projects through the City Centre Incentive Program. Eligible projects may receive grant funding through the Storefront Improvement or Tenant Fit Up streams, or up to five years in property tax exemptions for the redevelopment of a vacant commercial property.

Underutilized Land Improvement Strategy Review	The City is currently reviewing and updating the Underutilized Land Improvement Strategy (ULIS). The strategy guides future work and actions in addressing barriers to investment on underutilized land. Further details of this strategy are expected to be presented to council on November 26, 2025.
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DECISION HISTORY & AUTHORITY

On January 29, 2025, City Council considered item *MN24-12: Nuisance and Underutilized Properties*, and adopted a resolution directing administration to:

- a) *Report back to Council in Q4 of 2025 with options and recommendations on the following:*
 - i. *Creation of a property subclass for standalone surface parking lots in established intensification incentive boundaries, with a focus on Warehouse, Downtown, and Centre Square should unique factors require consideration in these areas;*
 - ii. *Where surface parking lots are owned by the City of Regina, plans are considered to transition these properties into residential and commercial use;*
 - iii. *Creation of a property subclass for nuisance and abandoned properties and buildings;*
 - iv. *Establishment of bylaws and bylaw enforcement processes and fines for repeat nuisance property offences.*

- b) *Where Administration is already advancing policies related to underutilized land, nuisance and derelict properties, intensification and densification policies, that this work be incorporated into existing workplans*

Respectfully Submitted,



Faisal Kalim, Director,
Community Standards

Prepared by: Kevin Huynh, Manager, Divisional Business Support and Chad Freeland Manager, Bylaw Enforcement

Respectfully Submitted,



Kurtis Doney, Deputy City Manager,
City Operations

ATTACHMENTS

- Appendix A - Bylaw Enforcement Processes
- Appendix B - Repeat Payment and Fines within Community Standards Bylaw

Appendix A
Enforcement Processes for Nuisance and Abandoned Properties

Nuisance properties that are abandoned, boarded, or unsafe (also known as derelict properties) are addressed through the following steps:

1. **Identification/Investigation** – Properties are identified through a resident service request, or by the City through proactive scans. Bylaw Officers will inspect and investigate cases to determine if action is required. The initial inspection of the property can take up to a week. Further investigation can add several weeks depending on complexity.
2. **Notice of Violation and Compliance Orders Issued** – After a property is identified to be in contravention of the Bylaw, a Notice of Violation may be issued. Bylaw Officers will work with a property owner to achieve voluntary compliance with reasonable timeframes based on what is needed. An Order to Comply may also be issued, which is a requirement before the City intervenes to remedy a contravention. The Saskatchewan Health Authority may also “placard” a property, deeming it unfit for occupancy.
3. **Remediation by Property Owner** – A property owner remediates the property through repairs or demolition. A compliance check will be carried out to close the case. Generally, the City provides a 45-day compliance period for garages/sheds and a 90-day compliance period for dwelling units before action is taken. These periods may be extended depending on the circumstance.
4. **Appeal** – When required, the City will work with legal authorities to consider legal options when a property owner has filed an appeal.
5. **Demolition by City** – When the voluntary compliance process has been exhausted, the City will take over the process to remediate the property. The process to organize disconnects, contractors and complete a demolition typically takes 2 to 3 months. Related costs are applied to the property’s taxes.
6. **Assuming Property Title** – If a property owner fails to pay costs applied to a property, the City can take tax enforcement approach to assume title of a property through the provincial *Tax Enforcement Act*. This process may take 2 to 3 years to complete and requires consent from the Provincial Mediation Board.

Enforcement Stakeholders

Several key stakeholders play a role in addressing nuisance and abandoned properties in Regina:

Stakeholder	Description
Property Owner	Responsible for complying with orders and maintaining their property.
Residents	Affected by the risks posed by derelict properties and may submit concerns for investigation through Service Regina.
Saskatchewan Health Authority	Determines if a building is unfit for habitation and issues placards.
Regina Fire & Protective Services	Works with Bylaw Enforcement to identify burned properties so that enforcement cases can be created to repair or demolish as needed. In imminent risk cases, Bylaw Enforcement may assist Fire & Protective Services to immediately demolish buildings when appropriate.
Bylaw Enforcement Branch	Investigates properties, issues compliance orders, manages appeals and coordinates remediation.
Legal representation	May be involved in appeals, enforcement proceedings, and decisions on demolition.

Appendix B Schedule "B"
VOLUNTARY PAYMENT AMOUNTS
NOTICE OF VIOLATION

Bylaw section	Contravention	1 st Notice of Violation	2 nd Notice of Violation	3 rd and Subsequent Notices of Violation
7(1)	Unsecured Building	\$1,500	\$2,500	\$3,500
8(1)	Overgrown grass vegetation	\$100	\$150	\$200
9	Untidy and unsightly	\$500	\$1,000	\$1,500
11	Junked vehicle	\$200	\$300	\$600
11.1, 11.2, 11.3, 11.4, 11.5	Vehicles	\$250	\$350	\$650
12	Open excavation	\$200	\$500	\$750
13	Outdoor lighting	\$100	\$150	\$200
13.2	Fences	\$175	\$250	\$400
16 (1)(a)	Failure to comply with an order	\$1500	\$2,000	\$2,500
16(1)(d)	Deface, destroy or remove a posted order	\$100	\$150	\$200

(#2018-66, s. 5, 2018, #2019-6, s. 7, 2019, #2019-40, ss. 10 and 12, 2019, #2022-32, s. 14, 2022, #2022-35, s. 9, 2022, #2023-47, s.34, 2023)

**Appendix B Schedule “C”
FINES ON CONVICTION**

Bylaw section	Offence	Fine on 1 st Conviction	Fine on 2 nd Conviction	Fine on 3 rd Conviction	Fine on 4 th and Subsequent Convictions
7(1)	Unsecured Building	\$2,000	\$3,000	\$4,000	Established by the Court
8(1)	Overgrown grass vegetation	\$150	\$200	\$250	Established by the Court
9	Untidy and unsightly	\$500	\$1,000	\$1,500	Established by the Court
11	Junked vehicle	\$250	\$500	\$750	Established by the Court
11.1, 11.2, 11.3, 11.4, 11.5	Vehicles	\$300	\$550	\$800	Established by the Court
12	Open excavation	\$300	\$600	\$1,000	Established by the Court
13	Outdoor lighting	\$150	\$200	\$250	Established by the Court
13.2	Fences	\$225	\$300	\$500	Established by the Court
16(1)(a)	Failure to comply with an order	\$1,500	\$2,000	\$2,500	Established by the Court
16(1)(d)	Deface, destroy or remove a posted order	\$150	\$200	\$250	Established by the Court

(#2018-66, s. 5, 2018, #2019-6, s.8, 2019, #2019-40, s. 11 and 13, 2019, #2022-35, s. 10, 2022, #2023-47, s. 35, 2023)



2026 Development Charges Rate Adjustment

Date	March 4, 2026
To	Executive Committee
From	City Planning & Community Development
Service Area	City Planning & Community Services
Item No.	EX26-16

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Approve updating the current development charge rates effective January 1, 2026 to December 31, 2026 to \$385,585 per hectare for greenfield residential and commercial development and \$128,494 per hectare for greenfield industrial zoned development;
2. Instruct the City Solicitor to prepare the necessary amendments to *The Development Levy Bylaw, 2011* to give effect to Recommendation #1, to be brought forward to a meeting of City Council following approval of these recommendations and the required public notice; and
3. Approve these recommendations at its meeting on March 11, 2026.

ISSUE

Under *CR24-87 Development Charges Policy and Model Review*, City Council approved the 2025 development charge¹ (DC) rates. City Council also directed that the 2025 DC rates be indexed for

¹ Refer to Appendix A for background on the Development Charges Policy.

2026 using Statistics Canada's Saskatoon Non-Residential Building Construction Price Indexes² (NBCPI) to account for inflation as at the time of the review, Saskatoon's index was the most local. Since approval of CR24-87, a NBCPI has been established for Regina. This report recommends adjusting the 2026 DC rates to better reflect local inflationary conditions by applying inflationary changes from the Regina index.

IMPACTS

Financial Impact

The 2025 DC approved rates were \$373,000 per hectare (ha) for greenfield residential and commercial development and \$124,300 per ha for greenfield industrial-zoned development. The indexing produced the current 2026 DC rates of \$390,792 per ha for greenfield residential and commercial development and \$130,229 per ha for greenfield industrial development. Applying the adjusted 2026 DC rates outlined in Appendix B, instead of the current rates would result in the City of Regina (City) receiving 1.3 per cent less in DC revenue per ha of greenfield land subdivided.

Legal Impact

The *Planning and Development Act, 2007* (Act) authorizes municipalities to establish DC rates to fund costs required for growth. Any associated bylaws or policies must comply with the Act.

The Development Levy Bylaw, 2011 (Bylaw), Schedule B, sets out the current DC rates. Any changes to these rates require City Council approval through an amending bylaw and must follow the public notice requirements established in *The Public Notice Bylaw, 2020*.

Policy Impact

Design Regina: The Official Community Plan Bylaw No. 2013-48, Section B – Financial Policies, Goal 4: Revenue Sources, Policy 1.21, directs the City to collect development charges through development levies and servicing agreement fees in accordance with the Act.

Strategic Priority Impact

DCs collected by the City help fund new and upgraded infrastructure required to support growth. This aligns with the Infrastructure Strategic Priority, specifically the strategy to “modernize existing infrastructure with the capacity to support long-term needs and services to the community”.

There are no labour, environmental, Indigenous, or Includes, Diversity, Equity & Accessibility impacts respecting this report.

² The building construction price indexes are quarterly datasets that measure the change over time in the prices that contractors charge to construct a range of new commercial, institutional, industrial and residential buildings in 15 Census Metropolitan Areas.

OTHER OPTIONS

OPTION 1 – Approve the adjusted 2026 DC rates outlined in Appendix B – Recommended

- **Advantages:** The adjusted DC rates reflect Regina-specific price and inflation conditions, improving accuracy, fairness, defensibility and alignment with municipal best practices.
- **Considerations:** The adjusted 2026 rates will result in slightly lower DC revenues compared to the current rates.

OPTION 2 – Maintain the current 2026 DC rates – Not Recommended

- **Advantages:** Retaining the current DC rates would generate higher DC revenue when greenfield land is subdivided.
- **Considerations:** Maintaining rates based on Saskatoon inflationary data, despite Regina-specific data now being available, may pose a reputational risk and be viewed as inconsistent with municipal best practices.

COMMUNICATIONS & ENGAGEMENT

Development industry stakeholders were sent a notice in December 2025 advising that the 2025 DC rates would be increased for 2026 based on inflationary changes in the Saskatoon NBCPI. The communication also advised that a report would be brought forward to City Council in March 2026 to consider adjusting the 2026 DC rates using the Regina NBCPI instead. No concerns were raised by stakeholders in response to this communication.

DISCUSSION

In July 2024, City Council approved amendments to the Bylaw and the Development Charges Policy (DC Policy) recommended as part of the most recent DC Review, including the 2025 DC rates. These amendments also set forth that the 2025 DC rates would be indexed for 2026 based on the percentage change between the Quarter 3, 2024 and Quarter 3, 2025 Saskatoon NBCPIs.

The direction and methodology for indexing the 2026 DC rates were based on municipal best practices to ensure the rates captured inflationary impacts, as well as input from development industry stakeholders. This approach replaced the City's previous method of setting new DC rates annually through a comprehensive and resource-intensive rate review process. At the time this direction was approved, Regina did not have its own NBCPI. Therefore, the Saskatoon index was used as the closest available municipal comparator with an established index in alignment with jurisdictional standards of best practice.

In November 2024, Statistics Canada introduced the Regina NBCPI. While the Regina NBCPI best

reflects local price and inflation conditions, the current 2026 DC rates were set using the Saskatoon NBCPI because the July 2024 Bylaw amendment expressly directed that the rates be indexed in this manner. To address this, it is recommended that the adjusted 2026 DC rates outlined in Appendix B, be approved, effective until the end of 2026.

Recommended 2027 DC rates will be brought forward to City Council for consideration as part of the ongoing 2027 DC rate-setting process, conducted in collaboration with development industry stakeholders based on the rate review methodology prescribed in the DC Policy.

DECISION HISTORY & AUTHORITY

On July 9, 2024, City Council considered item *CR24-87 Development Charges Policy and Model Review* and approved the following:

1. Development charge rates of \$373,000 per hectare for greenfield residential and commercial development and \$124,300 per hectare for greenfield industrial-zoned development, effective January 1, 2025 to December 31, 2025.
2. Development charge rates effective January 1, 2026 to December 31, 2026 equivalent to those from Recommendation #1 indexed using the Statistics Canada Building Construction Price Indexes (non-residential, Saskatoon) by percentage change from the 3rd Quarter, 2024 indexes to the 3rd Quarter, 2025 indexes.

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 - Development Charges Policy Background

Appendix B - Recommended Adjusted 2026 Development Charge Rates

Appendix A – Development Charges Policy Background

Introduction

The Development Charges Policy (Policy) is a financial tool used to help new infrastructure and services required to support growth, such as wastewater treatment plant upgrades, major roads, parks and recreational facilities. It supports growth by managing and investing development charges to fund growth-enabling infrastructure.

The Policy aligns with legislation from *The Planning and Development Act, 2007* (Act) and enables the City to collect development charges, which include:

- Servicing Agreement Fees – applied when greenfield land is subdivided.
- Development Levies – applied when greenfield land is developed without subdivision.

Under the Policy, infrastructure required for greenfield growth is divided into two categories: Local (Direct) Costs and Offsite (Indirect) Costs.

- Local Costs – refer to infrastructure that benefits a specific new neighbourhood or development, such as local roads or water and sewer mains connecting homes and businesses to each system. These costs are generally borne by developers of neighbourhoods, as outlined in a servicing agreement between the developer and the City.
- Offsite Costs – refer to infrastructure providing a broader benefit to the city's growth, extending beyond the boundaries of a single new neighbourhood or development. These costs are financed by the City and recouped through development charges paid by developers when greenfield land is subdivided or developed.

Development Charge Rate (DC Rate) Calculation

The Policy outlines a structured process for calculating DC Rates. The process involves updating the Development Charges Financial Cash Flow Model (DC Model) and its associated project list, which includes infrastructure projects and costs required to support greenfield growth. To determine DC Rates, the total cost of projects benefitting greenfield development is divided by the total number of hectares of undeveloped land designated for future greenfield neighbourhoods and growth areas in *Design Regina: The Official Community Plan*.

DC Model

The DC Model is a detailed Excel-based tool that manages cashflow, projects development charge revenue, estimates debt requirements and calculates DC Rates. It's designed to follow the operational and procedural guidelines outlined in the Policy.

Projects and Cost Included in the DC Model

According to the Act, development charges can be used to fund:

- New, expanded or upgraded infrastructure and services.
- Repayment of debt from past growth-related projects, such as the Water Network Expansion.
- Administrative expenses, technical studies or land use planning documents.

The list of projects in the DC Model is segmented into the following categories:



Appendix B – Recommended Adjusted 2026 Development Charge (DC) Rates

The recommended adjusted 2026 DC rates, along with the calculation methodology, are summarized below. For comparison, the current 2026 DC rates are also provided.

Recommended Adjusted 2026 DC Rates

The 2025 DC rates are indexed using the Statistics Canada (SC) Regina Non-Residential Building Construction Price Indexes¹ (NBCPI) based on the percentage change from the Quarter 3, 2024 indexes to the Quarter 3, 2025 indexes.

Methodology and Calculation

Building Type	Quarter	Year	Index Value	Index% Change 2024 to 2025
Non-Residential	Q3	2024	106.7	
Non-Residential	Q3	2025	110.3	3.37%

DC Rate Type	(1) 2025 DC Rate	(2) Index % Change 2024 to 2025	(3) Increase Amount [(1) X (2)]	(4) 2026 DC Rate [(1) + (3)]
Residential and Commercial	\$373,000/hectare	3.37%	\$12,585	\$385,585/hectare
Industrial	\$124,300/hectare	3.37%	\$4,194	\$128,494/hectare

Current 2026 DC Rates (effective since January 1, 2026)

The 2025 DC rates are indexed using the SC Saskatoon NBCPI based on the percentage change from the Quarter 3, 2024 indexes to the Quarter 3, 2025 indexes.

Methodology and Calculation

Building Type	Quarter	Year	Index Value	Index% Change 2024 to 2025
Non-Residential	Q3	2024	107	
Non-Residential	Q3	2025	112.1	4.77%

DC Rate Type	(1) 2025 DC Rate	(2) Index % Change 2024 to 2025	(3) Increase Amount [(1) X (2)]	(4) 2026 DC Rate [(1) + (3)]
Residential and Commercial	\$373,000/hectare	4.77%	\$17,792	\$390,792/hectare
Industrial	\$124,300/hectare	4.77%	\$5,929	\$130,229/hectare

¹ The building construction price indexes are quarterly series that measure the change over time in the prices that contractors charge to construct a range of new commercial, institutional, industrial and residential buildings in 15 Census Metropolitan Areas.



Donation of Park Assets for Eastview Park

Date	March 4, 2026
To	Executive Committee
From	City Planning & Community Development
Service Area	Recreation & Cultural Services
Item No.	EX26-17

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Approve acceptance of the donation of a neighbourhood accessible playground and basketball court upgrade in Eastview Park, totaling more than \$250,000, from the Queen City Eastview Community Association;
2. Delegate authority to the Deputy City Manager, City Planning & Community Services, or their designate, to negotiate and approve a Donation Agreement(s) between the City of Regina and the Queen City Eastview Community Association regarding the donation as described in this report, any amendments to the Agreement that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to the Agreement; and
3. Approve these recommendations at its meeting on March 11, 2026.

ISSUE

The Queen City Eastview Community Association (QCECA) would like to implement the site plan for upgrades to Eastview Park, developed in consultation with the City of Regina (City) (see Appendix A). Council approval is required to accept this asset donation, per *The Regina Administration Bylaw No. 2003-69*, as it exceeds \$250,000.

IMPACTS

Financial Impact

All capital costs are funded by the QCECA and there are no substantial impacts operationally as these facilities are existing and being renewed through this project.

Policy Impact

Design Regina: The Official Community Plan Bylaw No 2013-48

The recommendations in this report align with *Design Regina: The Official Community Plan Bylaw No 2013-48* which notes that parks and open space in existing neighbourhoods should be retained and adapted to meet the needs of a growing and changing community.

Accessible Playground Design Standard

The recommendations in this report align with the Accessible Playground Design Standard (the Standard) by adhering to the seven principles of universal design and by meeting the requirements for a neighbourhood level playground with accessible components, which includes playground equipment, safety surfacing and gathering area.

Parks Master Plan

The recommendations in this report align with the Parks Master Plan by ensuring parks are inclusive, accessible and safe for all by applying universal design principles when designing park amenities such as pathways, seating and the playground and adjacent gathering space.

Strategic Priority Impact

The recommendations in this report align with the following 2026-29 Strategic priorities:

Infrastructure: Modernized, safe infrastructure supporting existing communities and future growth.

The recommendations in this report further the infrastructure outcomes, as they will see the replacement of aging City infrastructure saving the City in day-to-day operations and capital maintenance. In addition, construction will be coordinated with the City's sidewalk renewal program to ensure there is an accessible route from the proposed on-street accessible parking stall to the upgraded playground and basketball court. By completing this work at the same time, it ensures a better more consistent accessible route while limiting the effects and timelines construction projects can have on the nearby residents and users.

Vibrancy: Places, spaces and programs enabling community connection, city pride and well-being.

By providing a full court basketball court and new neighbourhood accessible playground, this project connects directly to the outcome of residents having access to year-round inclusive spaces and programs that support culture, sport, recreation and well-being.

Indigenous Impact

The development of this park and playground supports *miyowîcêhtowin* (good relations), *wihciatoskêwin askîhk* (living together on the land, in harmony), and *miskâsowin* (the process of finding one's sense of belonging) by creating a shared public space that reflects the City's commitment to respectful relationships, land stewardship, and community well-being. All parks become places that strengthen belonging, support healthy relationships among all residents, and uphold the City's broader reconciliation commitments.

Inclusion, Diversity, Equity & Accessibility (IDEA)

The recommendations in this report will see the replacement of a playground and seating area that is currently not accessible with one that meets the Standard. Additionally, the recommendation aligns with the City's Accessibility Plan by removing barriers and improving accessibility in City parks and playgrounds.

There are no legal, labour or environmental impacts respecting this report.

OTHER OPTIONS

Option 1: Accept the donation - RECOMMENDED

By partnering with the QCECA, the City is capitalizing on the collective strengths of the community and realizing shared outcomes.

Option 2: Reject donation – NOT RECOMMENDED

Council has the option of not accepting the donation from the QCECA. This option is not recommended as the project replaces aging City assets and provides an accessible play opportunity for the neighbourhood.

COMMUNICATIONS & ENGAGEMENT

QCECA engaged the community through a combination of direct and ongoing efforts. Local youth were included in the process, with their feedback helping to inform priorities and desired park features. Engagement also occurred through discussions at QCECA Board meetings and Eastview Housing Association meetings, the latter being a primary donor for the project. In addition, conversations with program participants, facility renters and informal feedback from families and residents were considered. QCECA will continue community engagement at their upcoming Winter Carnival, where the project will be shared and further feedback gathered. The QCECA will also communicate expected construction timelines to the community.

DISCUSSION

In September of 2025, the QCECA approached the City to discuss the potential to upgrade the playground and basketball halfcourt in Eastview Park. Administration has worked in collaboration with the QCECA and their playground supplier to provide design advice, to ensure that the plan meets City specifications and the Standard. If the donation of the playground and basketball court are approved, construction is planned to begin this summer.

Once complete the projects will result in:

- A new neighbourhood accessible playground;
- New benches;
- New dedicated on-street accessible parking stall;
- An upgraded asphalt pathway from the accessible parking lot to the playground area; and
- New asphalt basketball court.

DECISION HISTORY & AUTHORITY

The recommendation contained in this report requires City Council Approval as it is above the delegated authority limit of \$250,000 in *The Regina Administration Bylaw No. 2003-69*.

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

ATTACHMENTS

Appendix A - Eastview Park Map



Project Information:
 City of Regina
 Parks Recreation & Cultural Services
 Eastview Park
 945 Broder Street

Underground Utilities

Water	---
Water Replacement	---
Storm	---
Sanitary	---
Power	---
Gas	---
Fiber Optics	---
Cable	---
Irrigation Line	---
Irrigation Head	---
Cable	---

Context Map



Notice:
 • Utilities may not be as shown.
 • City of Regina must coordinate utility location for ALL utilities including utility locates through the City Dispatch Office.
 • All underground utilities must coordinate utility locates through their own office.
 • The City of Regina is NOT responsible for any damage related to any inaccuracies in this drawing or any third party contractor's failure to properly locate utilities.
 • Dimensions are in meters unless otherwise noted.
 • Elevations are metric grades.

Approval / Stamping:

Engineer

 Stamp

DRAFT

Revisions:

No.	yy-mm-dd	Description
0.	26-01-20	Issued for Review
1.		
2.		
3.		
4.		
5.		
6.		

File Information:

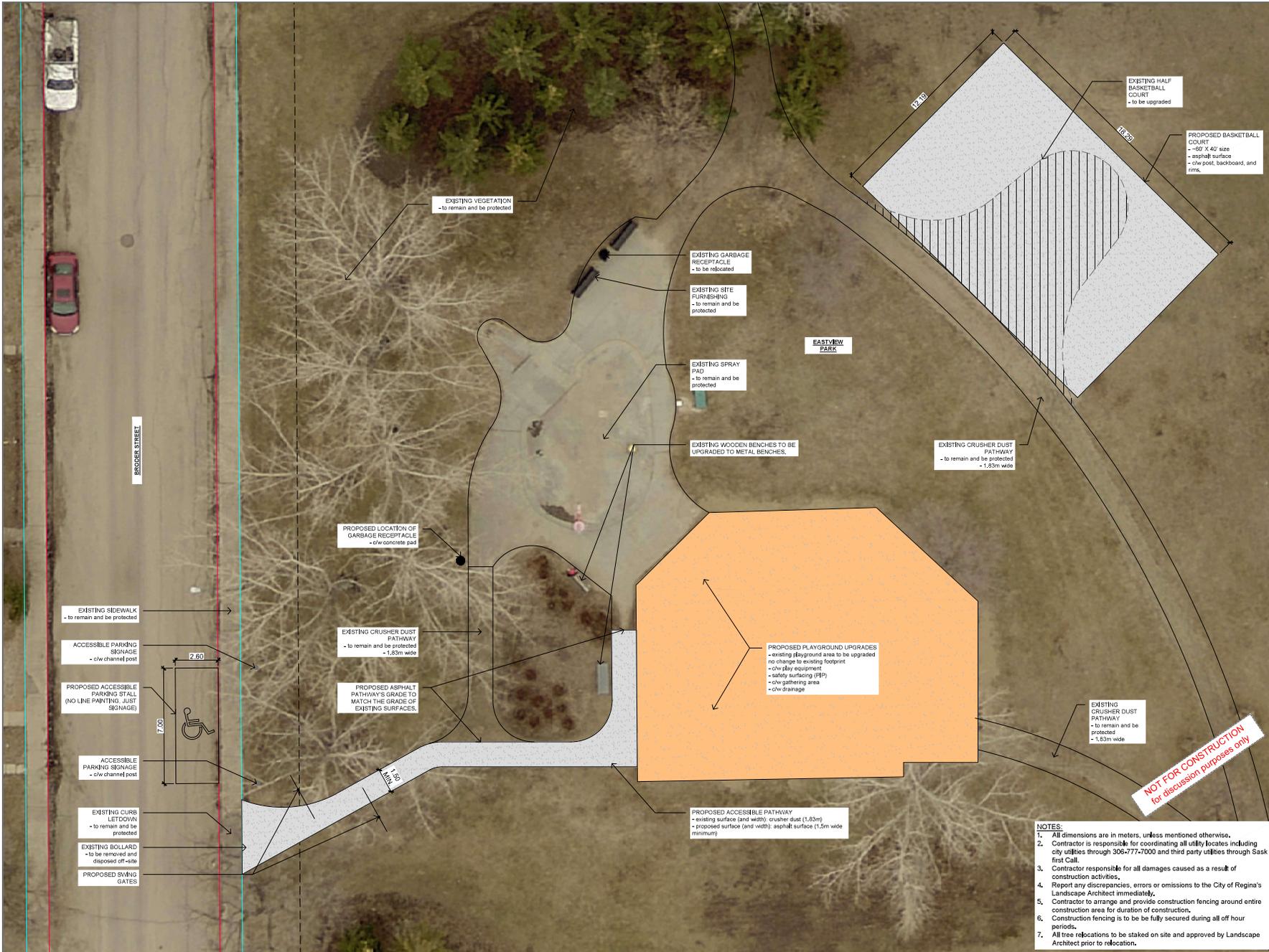
2026 EASTVIEW PARK SITE PLAN.DWG
 Designed / Drawn By:
JS

Sheet Information:

Eastview Park Upgrades
 Site Plan
 Scale: 1:100

Sheet Number: 1 of 1
Category: ---

LAST Pk Date: January 26, 2025



NOT FOR CONSTRUCTION
 for discussion purposes only

- NOTES:**
- All dimensions are in meters, unless mentioned otherwise.
 - Contractor is responsible for coordinating all utility locates including city utilities through 306-777-7000 and third party utilities through Sask first Call.
 - Contractor responsible for all damages caused as a result of construction activities.
 - Report any discrepancies, errors or omissions to the City of Regina's Landscape Architect immediately.
 - Contractor to arrange and provide construction fencing around entire construction area for duration of construction.
 - Construction fencing is to be fully secured during all off hour periods.
 - All tree relocations to be staked on site and approved by Landscape Architect prior to relocation.



Southeast School Contribution Agreement

Date	March 4, 2026
To	Executive Committee
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	EX26-18

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Authorize the City of Regina to enter into a Contribution Agreement with the Ministry of Education to formally establish the respective roles, responsibilities, obligations and financial contributions of each party relating to the development of a new joint-use school in the Southeast Neighbourhood, all in accordance with the terms and conditions set out in the proposed Memorandum of Understanding and as further detailed in this report;
2. Authorize the City of Regina to enter into lease agreements with the Board of Education of the Regina Public School Division No. 4 of Saskatchewan and the Board of Education of the Regina Roman Catholic Separate School Division No. 81 for use of the Land for school purposes, consistent with the Memorandum of Understanding, Section 195 of *The Planning and Development Act, 2007*, and Section 5 of the *Dedicated Lands Regulations, 2009*;
3. Approve the designation of the Land as Municipal Reserve pursuant to Section 188 of *The Planning and Development Act, 2007*;
4. Authorize the City Clerk to execute the agreements upon review and approval by the City Solicitor; and
5. Approve this recommendation at its March 11, 2026 meeting.

ISSUE

The Ministry of Education (Province), on behalf of the Government of Saskatchewan and the Board of Education's Regina Public School Division No. 4 of Saskatchewan and the Regina Roman Catholic Separate School Division No. 81 (Regina School Boards), requires a site in Regina's Southeast Neighbourhood for development of a new joint-use elementary school (the School). Administration and the Province have agreed to terms by which the City of Regina (City) would provide a site, currently owned by the City, for the School in exchange for a financial contribution towards the cost of servicing the site, as outlined in the proposed agreement (Appendix A – Memorandum of Understanding). The Province has confirmed its endorsement of the Memorandum of Understanding through the letter attached to this report as Appendix B.

IMPACTS

Financial Impact

The City, through the Land Development Branch, oversees development of the City's Towns development. The City is willing to provide a serviced 13-acre (5.26 hectare) parcel of land for development of the School to the Province in exchange for a financial contribution. The Province will contribute \$4.55 million towards the servicing of the parcel. This amount will be paid to the City's Land Development Reserve because costs to service the parcel will be paid out of that reserve. The City Land Development Branch will receive credit for dedicating two-thirds of the site as Municipal Reserve (MR), which will be considered during future subdivision applications.

The City will continue to own the Land and the Province will enter into a long-term lease agreement with the City for the use of the School site. The annual proposed lease rate for each school lease would be \$1, which is regulated by *The Dedicated Lands Regulations, 2009*.

Legal Impact

Section 32 of *The Planning and Development Act, 2007* (the Act), and Sections 14.37A.1 and 14.37A.2 of *Design Regina: Official Community Plan, Bylaw No. 2013-48* (OCP) require the City to consider the provision of municipal reserve for school purposes through planning processes (i.e. concept plan and subdivision) and to consult with the Province to identify and plan for school sites within neighbourhoods. In accordance with these requirements, the Southeast Neighbourhood Plan — adopted as Part B.16 of the OCP— identifies the need for at least one elementary school within the neighbourhood.

Section 5 of *The Dedicated Lands Regulations, 2009* provides that City Councils shall enter into lease agreements for MR land, including leases for school purposes at a prescribed annual lease rate of \$1.

Policy Impact

The proposed site is located in the neighbourhood called “the Towns North”, which is directly north of the existing Towns Concept Plan area. The Towns North is not currently phased for neighbourhood development, but the OCP allows for development of the school site prior to neighbourhood development.

Strategic Priority Impact

This recommendation aligns with the City’s 2026 to 2029 Strategic Plan, specifically the Livability Priority. By enabling development of this key community asset, the new school will help address current and future overcrowding in nearby schools and provide residents of the Southeast Neighbourhood with improved access to education that is close to home. Also, through intentional planning and development, this project also supports the creation of a complete community, and it helps enable thriving communities.

Environmental Impact

The development of a new joint-use school will likely reduce the number of trips made by students living in the Southeast Neighbourhood, as they will be able to attend a school closer to home rather than travelling to schools in other parts of the city. This may also encourage greater use of active transportation modes. As a result, overall greenhouse gas (GHG) emissions are expected to decrease due to fewer vehicle trips and shorter commuting distances.

Additional measures to minimize environmental impact include incorporating energy-efficient construction, supported in part by the requirements of the National Building Code, as well as various incentive and subsidy programs.

Indigenous Impact

The development of a school can have significant Indigenous impacts because land use decisions intersect with history, rights, culture, and community wellbeing. This proposed school supports key objectives of *kâ-nâsihcikêwin* (the City’s Indigenous Framework) relating to *wihci-atoskêwin askîhk* (WEE-chey-ah-toe-skay-win ahs-keek) – living together on the land, in harmony – because schools support the health and wellbeing of children and individuals who utilize the facilities. It also supports *miyo-wîcêhtowin*, good relations, among community members around the school and in the neighbourhood and between the City and the school board as they enter into agreement.

Inclusion, Diversity, Equity & Accessibility (IDEA)

The development of the School supports the City’s Strategic Priority principle relating to IDEA — “Fostering an equitable environment and removing barriers to promote inclusive participation and success for all.”

There are no labour impacts respecting this report; however we do note that Administration has spent a significant amount of time consulting, reviewing and collaborating with the Regina School Boards and the Ministries of Education and SaskBuilds on the proposed the School site and MOU.

OTHER OPTIONS

OPTION 1 – Authorize the City to enter into a Contribution Agreement and Lease Agreement with the Province, and approve the designation of the land as MR — Recommended

Advantage: Ensures the School can proceed without delay, enabling continued progress on a critical community asset that will address overcrowding in nearby schools and improve access to education for residents in the Southeast Neighbourhood.

Consideration: Formalizing the use of MR land, for the School use only, may limit recreational or park spaces for the general public in the Towns North area as it is developing.

OPTION 2 – Deny the City permission to enter into a Contribution Agreement and Lease Agreement, and deny the designation of the land as MR — Not Recommended

Consideration: The Province has already publicly announced the new school, and halting or reversing negotiations at this stage would stop progress on the Southeast joint-use school project and could create significant planning, partnership, and community-expectation challenges.

COMMUNICATIONS & ENGAGEMENT

The Province and the Regina School Boards will be informed of any decision by City Council.

DISCUSSION

The City has been working with the Province to identify a suitable location for the School and the financial contribution to be made by the Province for the development of the site. The location at the northwest corner of Arens Road and Green Stone Road has been mutually agreed upon by both the City's Land Development Branch and Planning & Development Services Department, the Regina School Boards, and the Province.

The City and the Province have negotiated the MOU, attached as Appendix A, that outlines the respective responsibilities and obligations of each party that will form the basis for the recommended Contribution Agreement.

Should City Council approve the recommendations, the City will enter into a Contribution Agreement with the Province and a long-term lease agreement with the Regina School Boards, with terms consistent with the MOU framework and the requirements of the Act and *The Dedicated Lands Regulations, 2009*.

DECISION HISTORY & AUTHORITY

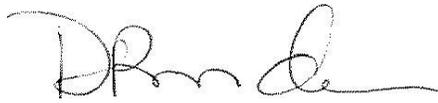
The recommendation contained within this report requires City Council approval.

Respectfully Submitted,



Autumn Dawson, Director
Planning & Development Services

Respectfully Submitted,



Deborah Bryden, Executive Director
City Planning & Community Development

Prepared by: Pamela Ewanishin, City Planner II

ATTACHMENTS

Appendix A - Memorandum of Understanding

Appendix B - Ministry of SaskBuilds and Procurement letter

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (the “**MOU**”) dated the 30 day of January, 2026.

BETWEEN:

**HIS MAJESTY THE KING,
in right of the Province of Saskatchewan,
as represented by the Minister of Education**

(hereinafter referred to as the “**Ministry**”)

and

THE CITY OF REGINA

(hereinafter referred to as the “**City**”)

- A. WHEREAS the Ministry wishes to provide for the development and construction of a new joint-use elementary school in the southeast part of Regina, within The Towns neighbourhood;
- B. AND WHEREAS the Ministry has identified a site, comprising approximately 13.0 acres located along Arens Road (the location of which is generally as identified on the attached Schedule “A”), as the most appropriate site to accommodate the new joint-use elementary school (the “**School Site**”);
- C. AND WHEREAS the City is the registered owner of the School Site which is presently part of larger, unsubdivided parcel intended for future development;
- D. AND WHEREAS the City and the Ministry intend to negotiate one or more definitive agreements, including a contribution agreement (the “**Contribution Agreement**”) which shall provide for the roles, responsibilities and contributions of the parties in relation to subdivision, leasing, site development and planning applications for a new joint-use elementary school;

THEREFORE, this MOU sets out the common understanding and preliminary intentions of the parties and provides a framework for future, binding agreements in relation to the School Site as follows:

1. **MOU Non-Binding.**

- a. This MOU is expressly non-binding on the parties. With restricting the generality of the foregoing, no party shall have any liability to the other, whether arising under contract or otherwise under common law, in connection with the contents of the MOU until one or more binding definitive agreements, including but not necessarily limited to the Contribution Agreement and the

Lease Agreement are negotiated and duly executed by the parties with the respect to the subject matter herein.

- b. This MOU and the commitments of the City made herein and under any binding definitive agreements are all subject to the City obtaining the approval of City Council.
- c. This MOU and the commitments of the Ministry and under any binding definitive agreements are subject to the Ministry obtaining all necessary Ministry approvals and the parties acknowledge that any payment by the Ministry will be subject to appropriation of funds by the Legislative Assembly of Saskatchewan in accordance with *The Financial Administration Act, 1993*.

2. City Obligations. The City shall:

- a. subdivide a 13.0 acre parcel of land located on Arens Road as shown on Appendix A - Plan of Proposed Subdivision for School Site for the School Site and shall designate the School Site as municipal reserve pursuant to section 188 of *The Planning and Development Act, 2007*;
- b. apply for rezoning of the School Site from Urban Holding Zone to Institutional Zone to allow for development of the proposed school use;
- c. construct or be responsible for delivery of the following municipal infrastructure services for the School Site to the City's prevailing development standards and specifications for the proposed use:
 - i. a stormwater main in Arens Road to accommodate a minor stormwater system service connection;
 - ii. a sanitary main with one service connection stubbed into the School Site;
 - iii. a potable water main with one water service connection stubbed into the School Site;
 - iv. identify service locations for power, telecommunications, and natural gas to the School Site;
 - v. rough grade the School Site to elevations agreed to between the City and the Ministry;
 - vi. removal of all debris from the School Site;
 - vii. an overland stormwater outlet for the School Site to release stormwater at a controlled rate;

- viii. design and construct Arens Road south of the School Site to the City's prevailing development standards and specifications;
- ix. subdivide a road right of way on the west side of the School Site as shown on Appendix B – Green Stone Road (“Green Stone Road”) and design and construct Green Stone Road to the City's prevailing development standards and specifications including a temporary turnaround at the north end of the road; and
- x. construct or require the construction of the roads on the north and east sides of the School Site in the future when the lands known as the Towns North are developed, with such obligation transferring to any future owner should the City sell the Towns North lands.
- xi. provide to the Ministry all municipal infrastructure design plans, as well as environmental, geotechnical and servicing reports relevant to the use of the School Site;
- xii. install pedestrian control signals at the intersection of Arens Road and Green Stone Road; and;
- xiii. install “School Zone” signage.

For greater certainty, except for those specific on site items identified in clauses i-x, the City shall not bear any responsibility for any onsite development costs related to the School Site unless otherwise agreed to in writing;

- d. lease the School Site to the Ministry (or if directed by the Ministry, to the appropriate boards of education) for school purposes on terms and conditions to be mutually agreed to in a separate agreement (the “Lease Agreement”) and entered into pursuant to section 195 of *The Planning and Development Act, 2007* and section 5 of *The Dedicated Lands Regulations, 2009*; and
- e. grant a license to the Ministry and its respect employees, agents, contractors and authorized persons to access, enter up the School Site in connection with property development of the Site, including to conduct such inspections, testing, design, development, construction and other work as may be reasonably required until such time as the City has entered into the Lease Agreement as contemplated herein.

3. Ministry Obligations. The Ministry shall:

- a. pay to the City through grant funding provided by the School Divisions:

- i. \$2,550,000.00 upon receipt of confirmation of title being raised for the School Site; and
 - ii. an additional \$2,000,000 upon receipt of confirmation of title being raised for the road right of way on the west side of the parcel (Green Stone Road);
- b. construct or be responsible for delivery of the following:
- i. coordinate and install shallow utilities including power, gas, telephone and fiber optics to the School Site;
 - ii. a joint use school on the School Site, including all related design, project management and construction supervision and obtaining all necessary development and building permits, and payment of all associated charges and fees;
 - iii. perimeter fencing on the School Site, if required;
 - iv. landscaping of the School Site;
 - v. construction and exclusive programming control over all play fields and play structures on the School Site, subject only to such joint-use arrangements as may be agreed to in the Lease Agreement or otherwise between the City and the Ministry (or the school boards, as the case may be);
 - vi. completion and delivery to the City of a site-specific traffic impact assessment and implementation or installation of any traffic safety measures not specifically listed above as required by the City;
 - vii. stormwater engineering and management within the School Site as required by the development permit;
 - viii. any additional service connections for water, sanitary or stormwater that is required above what the City of Regina has provided in paragraph 2.c.
 - ix. any additional fire hydrants and internal water mains to comply with National Fire Code and City of Regina Design Standards; and
 - x. repair of any public infrastructure damaged during development on the School Site including but not limited to sidewalks, curbs and road surfaces.

For further clarity and notwithstanding the foregoing it is the intention of the parties that, other than those items expressly identified in paragraph 2, the Ministry shall be solely responsible for all other matters and costs of undertaking and completing the development of the joint-use elementary school on the School Site.

4. Deferral of Infrastructure to Development Permit. The parties understand and acknowledge that to expedite subdivision of and the raising of title for the School Site, the approving authority has agreed to defer some servicing requirements to the development and/or building permit application stage. Unless otherwise set out as a City obligation in accordance with paragraph 2 herein, it is the intention of the parties that the provision of such infrastructure shall be the responsibility of the Ministry. The Ministry further acknowledges that future development approval may be conditional on such work being completed.

5. Confidentiality and Public Communications:

- a. The parties will keep confidential and not disclose the existence or contents of this document or that discussions or negotiations are taking place between the parties and the results of such discussions, negotiations or due diligence.
- b. Notwithstanding paragraph a., the Ministry acknowledges that the City is a municipal corporation and, as such, is subject to *The Cities Act and The Local Authority Freedom of Information and Protection of Privacy Act* which may restrict its ability to withhold public disclosure of certain information related to the transaction and any agreements arising therefrom. The Ministry agrees that the City may disclose such matters to the extent which it determines disclosure is reasonably necessary in connection with obtaining requisite public approvals for the contemplated transaction, and to the extent which it determines disclosure is required by applicable laws.
- c. The parties will agree on content and timing of any press release or other public announcement (excluding publication of statutory notices or reports required for the purposes of obtaining approvals contemplated in paragraph b.) with respect to the execution of the definitive agreements or closing of the contemplated transactions.

MINISTRY OF EDUCATION

Per: _____

Title: _____

Date: _____

CITY OF REGINA

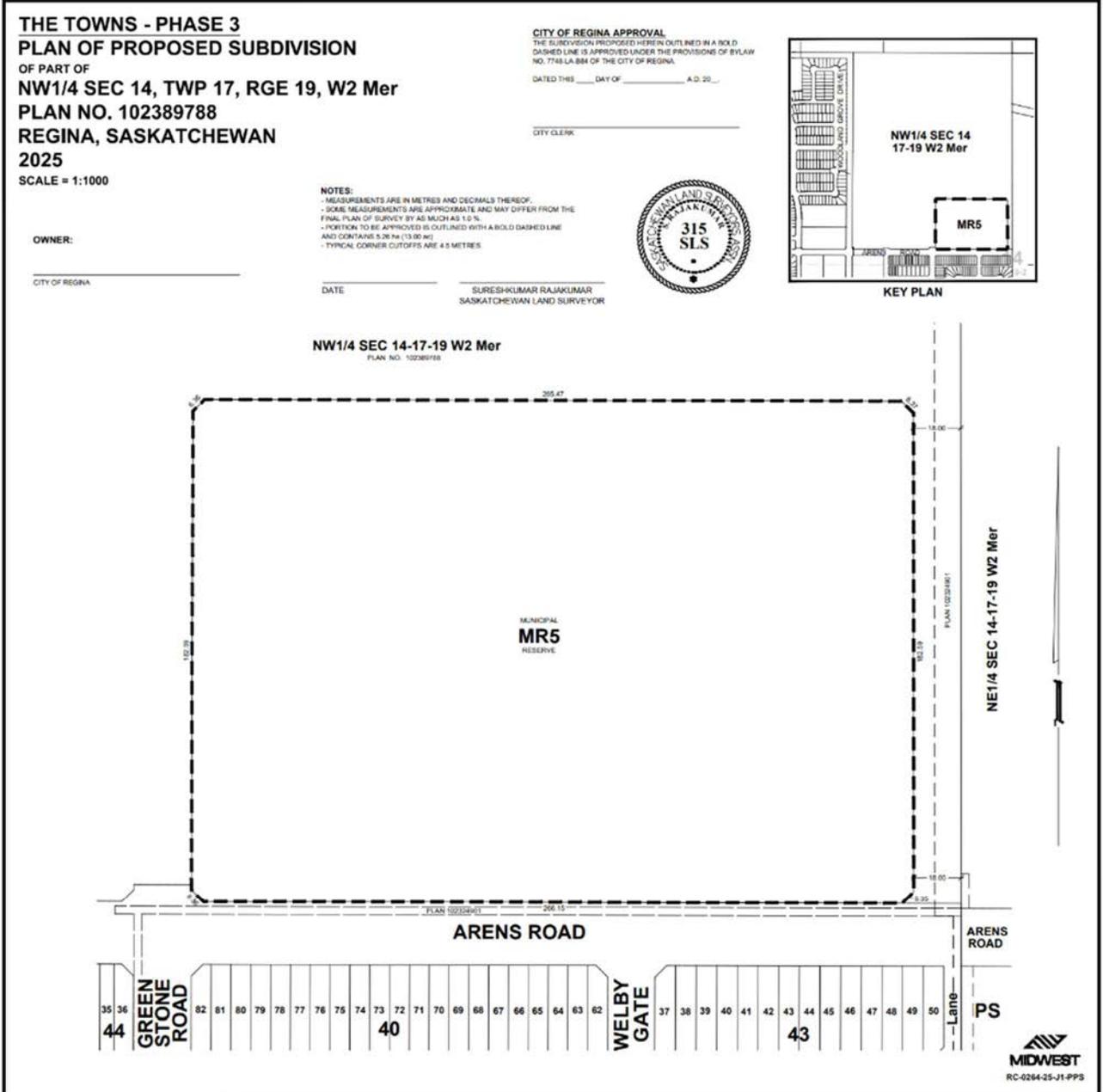
Per: _____

Title: _____

Date: _____

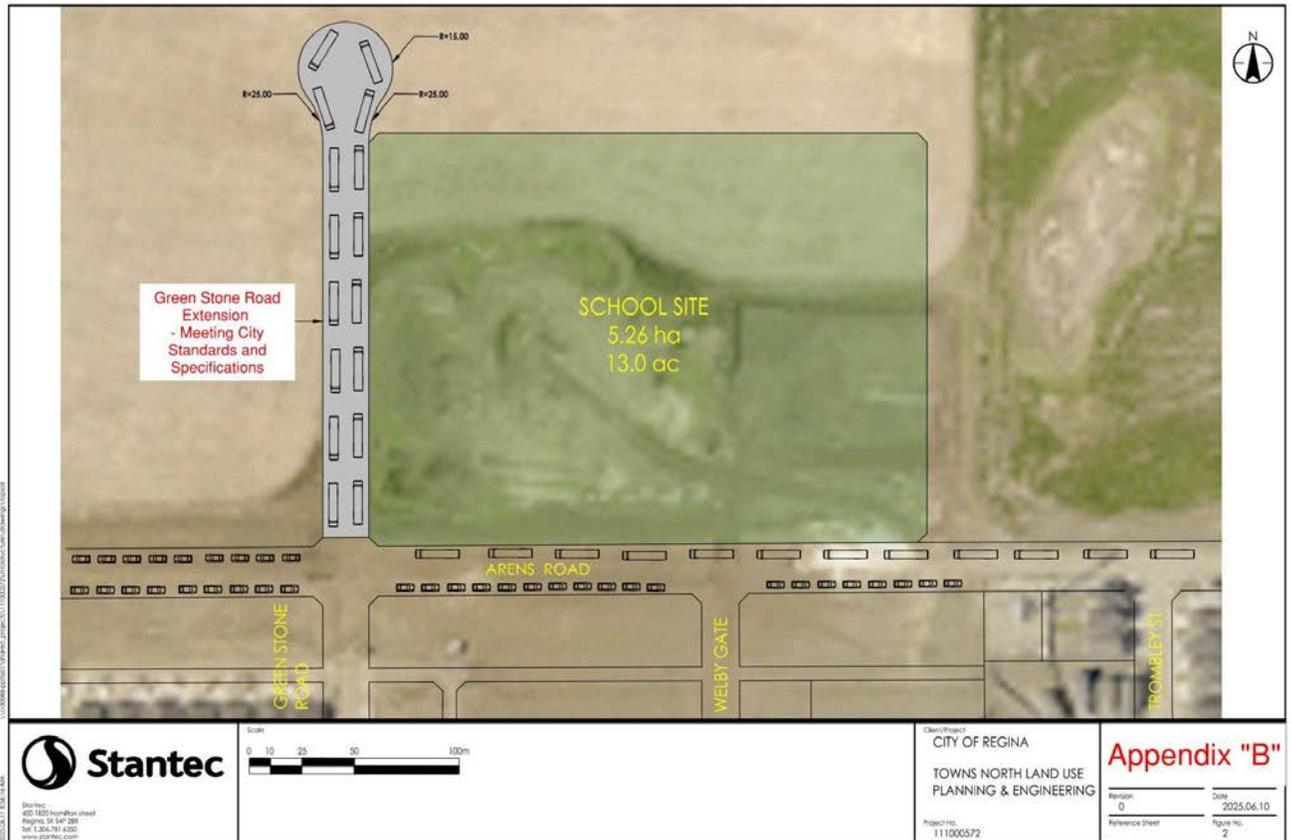
Appendix A

Plan of Proposed Subdivision for School Site



Appendix B

Green Stone Road



C:\Users\p10017\OneDrive\Documents\111000572\TownsNorth\Appendix B\Appendix B.dwg



Stantec
400 1820 Innovation Street
Regina, SK S4P 0B1
Tel: 1.204.761.4320
www.stantec.com



Client/Project
CITY OF REGINA
TOWNS NORTH LAND USE
PLANNING & ENGINEERING
Project No.
111000572

Appendix "B"

Revision 0	Date 2025.04.10
Reference Sheet	Figure No. 2



Ministry of SaskBuilds and Procurement

1920 Rose Street
Regina, Canada S4P 0A9

February 25, 2026

Autum Dawson, Director
City of Regina
2476 Victoria Ave
REGINA SK S4P 3C8
adawsonregina.ca

Re: Southeast Joint-Use Elementary School Memorandum Of Understanding

Dear Autum Dawson:

The Ministry of SaskBuilds & Procurement and the Ministry of Education (collectively known as 'The Ministries') would like to acknowledge the tremendous work all organizations have put into the land identification and finalization for the new Southeast Joint-Use Elementary School.

The ministries agree in principle to the terms outlined in the draft Memorandum of Understanding (MOU) for the 13.0-acre site in the Towns neighbourhood and subsequent road work. The Ministry of SaskBuilds and Procurement will work to review the draft and send for execution once both parties agree to final revisions.

Director of Capital Projects, Kayla Braun, will provide the Ministries' suggested revisions upon completion for your review. We anticipate final execution of the MOU by end of March 2026.

Sincerely,

Kayla Braun
acting on behalf

Sean Burnett
Executive Director
Education Infrastructure, Ministry of SaskBuilds and Procurement

cc: Hazel Phillips, Executive Director, Ministry of Education
Kayla Braun, Director, Ministry of SaskBuilds and Procurement
Pamela Ewanishin, Development Coordinator, City of Regina





Traffic Bylaw Amendments from the 2026 Budget Process

Date	March 4, 2026
To	Executive Committee
From	City Operations
Service Area	Community Standards
Item No.	EX26-19

RECOMMENDATION

The Executive Committee recommends 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;
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; and
3. Approve these recommendations at its meeting on March 11, 2026.

ISSUE

During its deliberation of the 2026-2027 General Operating and Capital Budget, City Council adopted resolutions that requires changes to the Traffic Bylaw.

IMPACTS

Financial Impact

Through the 2026 Budget process, the following amendments were made to the budget:

- Temporary Street Use Permit Fee Increase – \$80,000

- Parking Ticket Fine Increase – \$400,000
- Parking Meter Fee Increase – \$175,000
- Removal of coin deposit for paid parking savings – \$220,000

The recommended option anticipates meeting the budget targets, however changing or amending the recommendations in this report that result in less revenue for the City of Regina (City) would create operational deficits in 2026 and the 2027 Budget would need to be rightsized.

Legal Impact

These proposed changes require amendments to the Traffic Bylaw, and section 101 of *The Cities Act* does not permit City Council to delegate bylaw-making powers.

Policy Impact

The recommended Traffic Bylaw amendments align with *Design Regina: The Official Community Plan, Bylaw No. 2013-48* (OCP), which guides transportation, financial sustainability, and citywide infrastructure decisions. The proposed updates to parking rates, fines, and payment systems support OCP transportation objectives by improving the efficiency and management of the downtown parking network.

The fee and fine changes also support OCP financial policies by strengthening sustainable revenue tools and cost-effective service delivery. Removing coin meters modernizes the parking system and reflects the OCP's direction to maintain and update municipal assets efficiently.

Overall, the amendments are consistent with OCP policies on transportation, financial sustainability, and infrastructure management, reinforcing the City's long-term strategic direction.

Strategic Priority Impact

The recommended amendments reflect a Council-approved change in service levels and ensure the Traffic Bylaw remains aligned with budget decisions in a fiscally responsible way. They also support the City of Regina's Infrastructure strategic priority by phasing out outdated assets, such as coin-operated meters, to reduce dependence on legacy infrastructure.

While the changes may reduce convenience for some users and lead to staffing impacts, they remain consistent with the City's commitment to safe, modern, and financially sustainable infrastructure within limited budgets. Overall, these amendments help maintain a functional and enforceable parking system that aligns with the City's long-term strategic direction and its focus on coordinated, sustainable infrastructure management.

Labour Impact

Removal of the parking meters downtown will yield a decrease of 2.5 full-time equivalent positions

(FTEs). This change affects three positions, and these employees have been given notice as per *The Saskatchewan Employment Act* and the Local 21 Collective Bargaining Agreement.

Inclusion, Diversity, Equity & Accessibility (IDEA)

The recommended amendments are expected to have minimal impacts on Inclusion, Diversity, Equity and Accessibility. The transition away from coin-operated meters may affect individuals who prefer or rely on cash-based payment methods; however, this report recommends continuing the exemption for accessible parking stalls within paid parking zones which maintains existing accommodations for persons with disabilities.

There are no environmental or Indigenous impacts with respect to this report.

OTHER OPTIONS

OPTION 1-Revise the Traffic Bylaw as per Councils resolutions from the 2026-2027 Budget Deliberations held on the December 15, 2025 budget meeting (as outlined in Appendix A, Proposed Changes, Schedules J and K)

This option recommends revising the language of the Traffic Bylaw as outlined in the Report. Amendments to the Traffic Bylaw are required to realize the budgeted amounts passed in the December budget meetings.

OPTION 2-Revise the Traffic Bylaw as per Councils resolutions from the 2026-2027 Budget deliberations on December 15, 2025 budget meeting (as outlined in Appendix A, Proposed Changes, Schedules J and K) and increase these paid parking rates with a differing paid parking rate for the downtown border (as outlined in Appendix A, Amendment 3, Schedule U)

This option is supplemental to Option 1. These changes would establish zones downtown for different parking rates for the border of the downtown area. The goal is to increase parking utilization and usability for visitors downtown. Due to the low utilization rates in these areas this option is not anticipated to have a difference in revenue.

OPTION 3-Do Not Revise the Traffic Bylaw (Maintain Status Quo) – NOT RECOMMENDED

If City Council elects not to amend sections of the Traffic Bylaw, there will be a variance forecasted in 2026 as per the financial impacts section, and a subsequent mill rate increase in 2027 to right size the budget. Increased costs would be faced as well as operational costs have been incurred with respect to the parking meter infrastructure.

COMMUNICATIONS & ENGAGEMENT

The City is undertaking an educational campaign which will include a news release, organic and paid social media, billboards and updates on the website to notify residents of the changes to paid parking downtown. Other recommendations from this report will be communicated directly to

stakeholders once approved.

DISCUSSION

The Traffic Bylaw Working Group (TBWG), comprised of representatives from City Administration and the Regina Police Service, have reviewed the amendments contained within this report and support the proposed changes.

Amendment 1: Temporary Street Use Permit Fee Increase

City Council has approved a 50 per cent increase to the rates for Temporary Street Use Permits. This adjustment was endorsed during the budget process to generate approximately an additional \$80,000 in annual revenue. Permits listed under the “Temporary Street Use Permit (miscellaneous)” section of Schedule “J” – Fees and Charges are not subject to this increase.

Additional minor housekeeping amendments are also needed related to Temporary Street Use Permits to improve clarity.

Amendment 2: Parking Ticket Fine Increase

City Council approved increasing the parking ticket fines by \$10 per ticket. This change was approved by City Council as a part of the budget process and to realize the additional \$400,000 in revenue, the fine amounts will need to be amended.

Amendment 3: Parking Meter Fee Increase

City Council approved increased parking rates by \$0.50 per hour to increase revenue as a part of the 2026 budget process. Amending the bylaw to increase the parking rate to \$2.50 per hour for all paid parking zones is required to realize the \$175,000 in increased revenue.

This change would make highly utilized blocks have the same price as lower-utilized locations. Parking utilization may decrease, which could reduce both the parking meter revenue and the vibrancy of downtown.

Option 2 – Create two different paid parking zones in the city.

This option would create two different parking rates in the city. Having different parking rates will help optimize the use of on-street parking zones, improving the experience for downtown visitors while maintaining revenue.

Currently paid parking is solely in the City Centre vicinity. This option recommends increasing the parking rate to \$2.50 per hour except for the areas East of Broad Street and South of Victoria Avenue. In those areas the rate would be \$1.50 per hour. The loading zone rates would be double the per-hour rate, respectively meaning either \$3.00 per hour or \$5.00 per hour.

An increase in the per-hour parking rate was approved at City Council, and this option is different from that resolution. This option is designed to balance any revenue loss due to the lower rate with an increase in utilization in underperforming zones in the periphery of the downtown core.

Amendment 4: Removal of coin deposit for paid parking

As part of the 2026 budget process, Council approved “Remove parking meters in the downtown for cash paid on-street parking (Non-cash options will stay)”. All sections referring to paid parking in the bylaw are recommended to be amended to remove references to parking meters. Sections limiting parking in these zones are recommended to be repealed, as these restrictions can be managed with the electronic payment system. These provisions include:

- Time limits
- Weekend parking limits
- Parking on the same side of the street in the same block in the previous hour

These rules can be enforced with a combination of the payment requirements in the electronic payment system and posted signage.

Administration recommends parking zones for the purpose of payment to span the entire blocks (apart from loading zones), which eliminates the need for the infraction of parking too far from a meter pole. Administration will assess the impact of this change and, if needed, recommend further changes to the bylaw in the future.

Parking permits will be exempt from paying for parking as noted in the bylaw. A new fine amount is recommended to be added to Schedule “K” of the bylaw to allow for enforcement of vehicles with City parking permits parking longer than two hours. Further an exception for persons with disability stalls will be added within the paid parking zones.

This change will mean that every transaction made by a parking customer would be subject to a convenience fee which is currently set at \$0.25 per transaction. This cost is borne by the customer which would effectively increase the parking rate independent of the rates that are otherwise set out in this report.

Amendment 5: Minor housekeeping amendments

The report recommends other small housekeeping amendments that do not change the intent of the bylaw sections, as detailed in Appendix A attached to this report.

DECISION HISTORY & AUTHORITY

At its meeting on December 15, 2025, City Council considered reports *CM25-19 2026-2027 Budget Deliberations* and *CM25-20 2026-2027 Budget Deliberations Supplemental Report*, and adopted in part, a resolution that City Council:

1. Approve the 2026 General Operating budget as follows:

d. 2026 mill rate increase representing a 10.90 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)
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The approved mill rate increases included amending motions adopted by resolution of City Council directing that Administration:

Make the following reduction:

Amendment #20 - List of Reductions from Appendix M13

12. Street use permit revenue increase, \$80,000 (Line 88); and

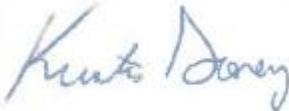
Amendment #22 - Parking & Transit Transportation

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; and
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.

Respectfully Submitted,



Respectfully Submitted,



Faisal Kalim, Director,
Community Standards

Kurtis Doney, Deputy City Manager,
City Operations

Prepared by: Faisal Kalim, Director

ATTACHMENTS

Appendix A - Traffic Bylaw Amendment Language

Appendix A – Traffic Bylaw Amendments

Amendment 1: Temporary Street Use Permit Fee Increase

Changes to Schedule “J”

Existing

Section	Description	Fee
65	<i>Temporary Street Use Permits:</i>	
	Minimum Rate	\$24.00/permit
	Metered Parking	\$1.08/m ² /day
	Parking Lane, Sidewalk or Boulevard	\$0.12/m ² /day
	Traffic Lane or Alley	\$0.18/m ² /day
	<i>Temporary Street Use Permit (miscellaneous)</i>	
	Mobile Vending Unit- Meter Bag add-on	\$250/year/bag

Proposed Changes

Section	Description	Fee
65	<i>Temporary Street Use Permits:</i>	
	Minimum Rate	\$36.00/permit
	Paid Parking	\$1.62/m ² /day
	Parking Lane, Sidewalk or Boulevard	\$0.18/m ² /day
	Traffic Lane or Alley	\$0.27/m ² /day
	<i>Temporary Street Use Permit (miscellaneous)</i>	
	Mobile Vending Unit- Paid Parking add-on	\$250/year/stall

Section	Existing	Proposed Changes
65(4)(d)	with the exception of permits issued to charitable organizations for fundraising, receipt of a fee prescribed in Schedule “J”; and	with the exception of permits issued to charitable organizations or non-profit corporations for fundraising, receipt of a fee prescribed in Schedule “J”; and

Amendment 2: Parking Ticket Fine Increase

Changes to Schedule “K”

Existing

Section	Amount	Description
9(4)	\$80.00	Stopped in a bus lane.
32(1)	\$70.00	Failing to park at curb in the direction of traffic.
33(1)(a)	\$70.00	Parked more than 0.6 metres away from the curb.
33(1)(b)	\$70.00	Parked at a curb within 0.6 metres in front or behind any vehicle.
33(1)(c)	\$70.00	Parked more than 0.3 metres away from a bicycle lane buffer
33(2)	\$70.00	Improperly parked motorcycle.
34(1)(a)	\$70.00	Improperly parked in an angle parking stall.
34(1)(b)	\$70.00	Parked in angle parking stall with the leading edge of vehicle more than 0.3 metres away from curb.
34(1)(c)	\$70.00	Parked a vehicle exceeding 6.0 metres where angle parking is provided.
34(2)	\$70.00	Backing a vehicle into a parking stall that is less than 90 degrees.
35(1)(a)	\$70.00	Parked where prohibited.

35(1)(b)	\$70.00	Over parked in limited parking area
35(1)(c)	\$70.00	Parked on the same side of the street on the same block where the vehicle was parked previously to the maximum time allowed.
35(2)	\$80.00	Parked on an alley.
35(3)	\$80.00	Parked in a school zone.
35(4)(a)	\$70.00	Parked on any sidewalk.
35(4)(b)	\$70.00	Parked on a boulevard or other place not accessible to a public highway by a curb crossing.
35(4)(c)	\$70.00	Parked upon an area adjacent to a centre median or island.
35(4)(d)	\$70.00	Parked on a shoulder or curb lane where speed limit exceeds 50 km/h.
35(4)(e)	\$70.00	Parked in a traffic lane of any street.
35(5)(a)	\$70.00	Parked on any public highway signed as "Temporary No Parking".
35(5)(b)	\$70.00	Parked on any public highway which has been temporarily closed.
35(5)(c)	\$70.00	Parked on any street longer than 24 hours.
35(6)	\$70.00	Parked on a bicycles only lane or bicycle lane buffer
36(1)(a)	\$70.00	Stopped where prohibited.
36(1)(b)	\$80.00	Stopped in a bus stop.
36(1)(c)	\$70.00	Stopped in a traffic lane.
36(1)(d)	\$70.00	Stopped in an alley within 2.0 metres of a property access.
36(1)(e)	\$70.00	Stopped within 10.0 metres of a street intersection.
36(1)(f)	\$110.00	Stopped within 2.0 metres of a fire hydrant.
36(1)(g)	\$70.00	Stopped within 5.0 metres of a railway track.
36(1)(h)	\$70.00	Stopped within 10.0 metres of a pedestrian crosswalk
36(1)(i)	\$70.00	Stopped within 3.0 metres of an alley intersection.
36(1)(j)	\$70.00	Stopped within 2.0 metres of a curb crossing.
36(1)(k)	\$70.00	Stopped in a bicycles only lane or bicycle lane buffer
36(1)(l)	\$70.00	Parked within 10 metres of a pedestrian ramp at a T intersection.
36(3)	\$120.00	Stopped in a school zone where prohibited.
38(1)(a)	\$65.00	Parked in a metered stall where meter showed violation or time expired.
38(1)(b)	\$65.00	Parked in a metered stall for a period exceeding the maximum time of the meter.
38(1)(c)	\$65.00	Parked in a metered stall for longer than two hours on a Saturday.
38(1)(d)	\$65.00	Failed to move vehicle to a new location on opposite side of street or other block.
38(1)(e)	\$65.00	Parked a vehicle in a metered stall for longer than 2 hours.
38(1)(f)	\$65.00	Parked where a meter is covered by a white meter bag (Permit parking only).
38(1)(g)	\$65.00	Parked except wholly within a metered stall.
38(1)(h)	\$65.00	Parked more than 2.0 metres from the nearest meter pole.
38(2)	\$80.00	Parked where a meter is covered by an orange bag.
42	\$65.00	Enter, leave or park in an off-street parking area in contravention of direction signs posted.
43(1)	\$60.00	Parked on private property in a zone marked as "no parking" or "no stopping".
43(2)	\$200.00	Parked on private property in a stall marked by signs as reserved for persons with disabilities.
43(3)	\$70.00	Stopped or parked on private property without consent of owner.
44(1)	\$70.00	Parked on public property other than a public highway.
45(1)	\$70.00	Oversized vehicle parked longer than 2 hours.
47	\$80.00	Restricted parking in Stadium area.
48(1)	\$80.00	Parked in a loading zone for longer than maximum time permitted.
49(1)	\$80.00	Parked or stopped in a Taxicab Parking Zone.
50(1)	\$210.00	Parked in a stall or zone marked by signs as reserved for persons with disabilities.
50(2)	\$70.00	Parked at a parking stall for persons with disabilities for longer than the time specified.
51	\$70.00	Engine running without operator present.
52(1)	\$70.00	Vehicle backed up to curb obstructing more than 3.0 meters of roadway.
53(1)	\$180.00	Opening door of vehicle before safe to do so.
53(2)	\$70.00	Leave door of vehicle open longer than necessary to load or unload passengers.
64.1	\$120.00	Parking or stopping on a snow route while a declaration is in effect
64(2)	\$120.00	Parked within a temporarily closed or restricted public highway.
65(1)	\$180.00	Failing to obtain a temporary street use permit.

65(5), 65(5.1), 65(5.2), 65(6)	\$50.00	Failing to comply with vending conditions.
67(2)	\$80.00	Leave vehicle on jack or block or blocks longer than 3 hours.
69(3)(c)	\$70.00	Recreational vehicle parked on a driveway 2.0 meters from any curb or sidewalk
70(1)	\$70.00	Parked on street without a valid license plate.
83(1)	\$65.00	Secured bicycle to any structure on public right of way other than a bicycle stand.
83(2)	\$65.00	Failed to leave bicycle in an upright position.
84.1	\$65.00	Parking an electric kick scooter in contravention to section 84.1 of this Bylaw.
92(1)	\$50.00	No person shall place, leave or operate any temporary structure, furniture, newspaper vending unit, mobile vending unit or sidewalk vending unit, create an obstruction, encumbrance or encroachment on any part of a public highway, pedestrian mall, sidewalk, boulevard, Pat Fiacco Plaza, Frederick W. Hill Mall, or public right-of-way.

Proposed Changes

Section	Amount	Description
9(4)	\$90.00	Stopped in a bus lane.
32(1)	\$80.00	Failing to park at curb in the direction of traffic.
33(1)(a)	\$80.00	Parked more than 0.6 metres away from the curb.
33(1)(b)	\$80.00	Parked at a curb within 0.6 metres in front or behind any vehicle.
33(1)(c)	\$80.00	Parked more than 0.3 metres away from a bicycle lane buffer
33(2)	\$80.00	Improperly parked motorcycle.
34(1)(a)	\$80.00	Improperly parked in an angle parking stall.
34(1)(b)	\$80.00	Parked in angle parking stall with the leading edge of vehicle more than 0.3 metres away from curb.
34(1)(c)	\$80.00	Parked a vehicle exceeding 6.0 metres where angle parking is provided.
34(2)	\$80.00	Backing a vehicle into a parking stall that is less than 90 degrees.
35(1)(a)	\$80.00	Parked where prohibited.
35(1)(b)	\$80.00	Over parked in limited parking area
35(1)(c)	\$80.00	Parked on the same side of the street on the same block where the vehicle was parked previously to the maximum time allowed.
35(2)	\$90.00	Parked on an alley.
35(3)	\$90.00	Parked in a school zone.
35(4)(a)	\$80.00	Parked on any sidewalk.
35(4)(b)	\$80.00	Parked on a boulevard or other place not accessible to a public highway by a curb crossing.
35(4)(c)	\$80.00	Parked upon an area adjacent to a centre median or island.
35(4)(d)	\$80.00	Parked on a shoulder or curb lane where speed limit exceeds 50 km/h.
35(4)(e)	\$80.00	Parked in a traffic lane of any street.
35(5)(a)	\$80.00	Parked on any public highway signed as "Temporary No Parking".
35(5)(b)	\$80.00	Parked on any public highway which has been temporarily closed.
35(5)(c)	\$80.00	Parked on any street longer than 24 hours.
35(6)	\$80.00	Parked on a bicycles only lane or bicycle lane buffer
36(1)(a)	\$80.00	Stopped where prohibited.
36(1)(b)	\$90.00	Stopped in a bus stop.
36(1)(c)	\$80.00	Stopped in a traffic lane.
36(1)(d)	\$80.00	Stopped in an alley within 2.0 metres of a property access.
36(1)(e)	\$80.00	Stopped within 10.0 metres of a street intersection.
36(1)(f)	\$120.00	Stopped within 2.0 metres of a fire hydrant.
36(1)(g)	\$80.00	Stopped within 5.0 metres of a railway track.
36(1)(h)	\$80.00	Stopped within 10.0 metres of a pedestrian crosswalk
36(1)(i)	\$80.00	Stopped within 3.0 metres of an alley intersection.
36(1)(j)	\$80.00	Stopped within 2.0 metres of a curb crossing.
36(1)(k)	\$80.00	Stopped in a bicycles only lane or bicycle lane buffer
36(1)(l)	\$80.00	Parked within 10 metres of a pedestrian ramp at a T intersection.

36(3)	\$130.00	Stopped in a school zone where prohibited.
38(1)(a)	\$75.00	Parked in a paid stall where electronic means application showed violation or time expired.
38(1)(f)	\$75.00	Parked where prohibited by a traffic control device (Permit parking only).
38(1)(g)	\$75.00	Parked except wholly within a paid parking stall.
42	\$65.00	Enter, leave or park in an off-street parking area in contravention of direction signs posted.
43(1)	\$70.00	Parked on private property in a zone marked as “no parking” or “no stopping”.
43(2)	\$210.00	Parked on private property in a stall marked by signs as reserved for persons with disabilities.
43(3)	\$80.00	Stopped or parked on private property without consent of owner.
44(1)	\$80.00	Parked on public property other than a public highway.
45(1)	\$80.00	Oversized vehicle parked longer than 2 hours.
47	\$90.00	Restricted parking in Stadium area.
48(1)	\$90.00	Parked in a loading zone for longer than maximum time permitted.
49(1)	\$90.00	Parked or stopped in a Taxicab Parking Zone.
50(1)	\$220.00	Parked in a stall or zone marked by signs as reserved for persons with disabilities.
50(2)	\$80.00	Parked at a parking stall for persons with disabilities for longer than the time specified.
51	\$80.00	Engine running without operator present.
52(1)	\$80.00	Vehicle backed up to curb obstructing more than 3.0 metres of roadway.
53(1)	\$190.00	Opening door of vehicle before safe to do so.
53(2)	\$80.00	Leave door of vehicle open longer than necessary to load or unload passengers.
58(2)(a)	\$75.00	Parked a vehicle with a City Parking permit in a paid stall for longer than 2 hours.
64.1	\$130.00	Parking or stopping on a snow route while a declaration is in effect
64(2)	\$130.00	Parked within a temporarily closed or restricted public highway.
65(1)	\$180.00	Failing to obtain a temporary street use permit.
65(5), 65(5.1), 65(5.2), 65(6)	\$50.00	Failing to comply with vending conditions.
67(2)	\$90.00	Leave vehicle on jack or block or blocks longer than 3 hours.
69(3)(c)	\$80.00	Recreational vehicle parked on a driveway 2.0 metres from any curb or sidewalk
70(1)	\$80.00	Parked on street without a valid license plate.
83(1)	\$65.00	Secured bicycle to any structure on public right of way other than a bicycle stand.
83(2)	\$65.00	Failed to leave bicycle in an upright position.
84.1	\$65.00	Parking an electric kick scooter in contravention to section 84.1 of this Bylaw.
92(1)	\$50.00	No person shall place, leave or operate any temporary structure, furniture, newspaper vending unit, mobile vending unit or sidewalk vending unit, create an obstruction, encumbrance or encroachment on any part of a public highway, pedestrian mall, sidewalk, boulevard, Pat Fiacco Plaza, Frederick W. Hill Mall, or public right-of-way.

Amendment 3: Parking Meter Fee Increase

Changes to Schedule “J”

Existing

Section	Description	Fee
37	Loading Zone Parking Meters	\$1.00/15 minutes
	All Other Parking Meters	\$2.00/hour

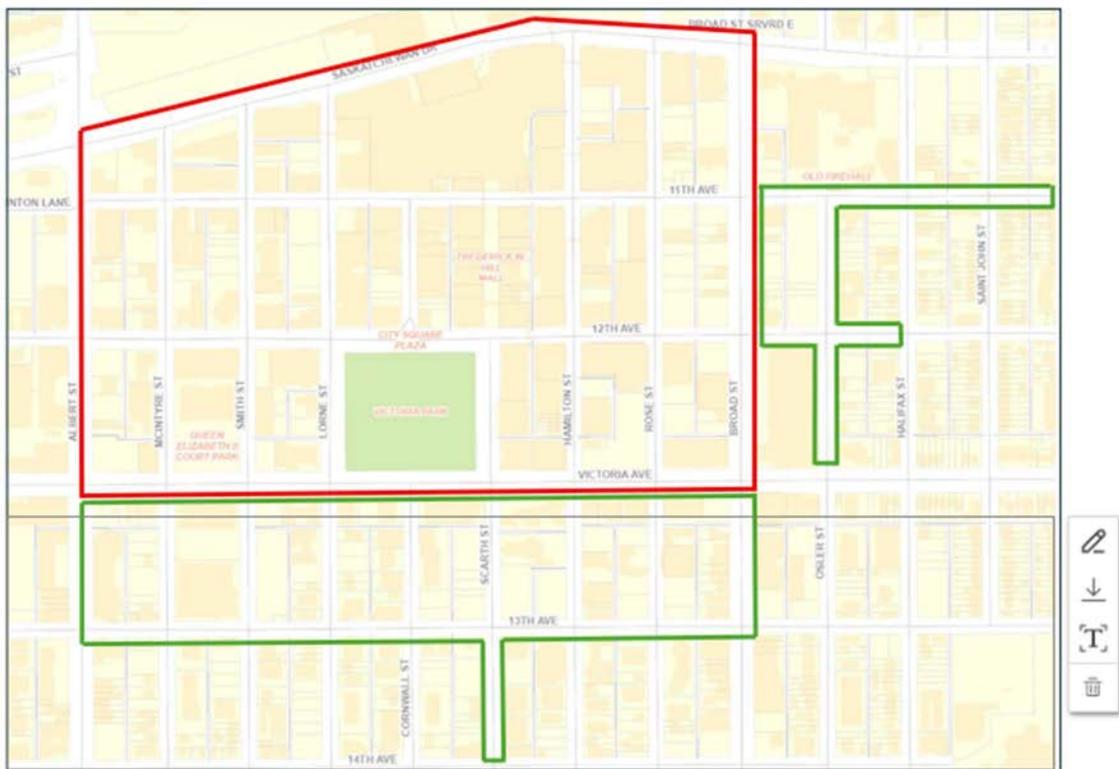
Proposed Changes

Section	Description	Fee
37	Loading Zone Paid Parking Zones	\$1.25/15 minutes
	All Other Parking Zones	\$2.50/hour

Option 2 - If Council passes Option 2 then there would be the Proposed Changes to allow for Differing paid parking rates on the periphery of downtown through adding a new map and the alternative Proposed Changes to section 37 in Schedule “J” below:

Section	Existing	Proposed Changes
Schedule “U”		Add new Schedule “U” to Traffic Bylaw. This map shows the parking zones as outlined in the report.

Schedule “U”



- Zone A
- Zone B

Changes to Schedule "J"

Proposed Changes

Section	Description	Fee
37	Paid Parking in Loading Zone in Zone A as shown in the map in Schedule U	\$1.25/15 minutes
	Paid Parking in Loading Zone in Zone B as shown in the map in Schedule U	\$0.75/15 minutes
	Paid Parking in Zone A as shown in the map in Schedule U	\$2.50/hour
	Paid Parking in Zone B as shown in the map in Schedule U	\$1.50/hour

Amendment 4: Removal of coin deposit for paid parking

Section	Existing	Proposed Changes
1, 37(5), 48(1), 54(1), 55(1), 55(2), 63.1(1), 63.1(3), Schedule "J"84.2(2)	Reference to parking meters	Removed
61(1), 63.1(1), 63.1(3)	Reference to "depositing coins"	Change to "payment"
1	"parking stall" means a portion of a public highway or an area indicated by signs, markings, meters or physical barriers as a parking space for a single vehicle;	"parking stall" means a portion of a public highway or an area indicated by traffic control devices, signs, markings or physical barriers as a parking space for a single vehicle;
Heading above section 37	Metered Parking	Paid Parking
37(1)	The Director is hereby authorized to install and maintain parking meters in conformity with this Bylaw as otherwise approved by Council	Repeal
37(3)	Each parking stall in a metered zone shall have a parking meter. Where two parking meters are attached to a single pole, the parking meter mechanism on the side toward each parking stall shall be the parking meter for that particular stall.	Repeal
37(4)	Every person, on placing a vehicle in a metered parking stall, shall forthwith pay the amount as indicated on the meter, either by the deposit of coins of Canadian or US currency; or if permitted as indicated on the meter of sign by electronic means or by credit card. Payment by electronic means is subject to the following: <ul style="list-style-type: none"> a) the person placing the vehicle in a metered parking stall shall forthwith enter the stall number in which the vehicle is parked and the license plate number as instructed by electronic payment system; and b) payment to use the metered parking stall shall be deemed to have not been made where the information required in clause (4)(a) is not entered correctly into the electronic payment system." 	Every person, on placing a vehicle in a paid parking stall, shall forthwith pay the amount as indicated by the online payment application used for payment by electronic means. Payment by online payment application used for payment by electronic means is subject to the following: <ul style="list-style-type: none"> a) the person placing the vehicle in a paid parking stall shall forthwith enter the block number in which the vehicle is parked and the license plate number as instructed by the online payment application used for payment by electronic means; and b) payment to use the paid parking stall shall be deemed to have not been made where the information required in clause (4)(a) is not entered correctly

		into the online payment application used for payment by electronic means
37(6)	In addition to any parking meter rates established pursuant to Schedule “J” a convenience fee may be charged in any amount per transaction provided that the fee amount is identified by the electronic means prior to purchaser completion of the payment transaction.	In addition to any parking rates established pursuant to Schedule “J” a convenience fee may be charged in any amount per transaction provided that the fee amount is identified by the online payment application used for payment by electronic means prior to purchaser completion of the payment transaction.
Heading above Section 38	Metered Paid Parking Restrictions	Paid Parking Restrictions
38	<p>(1) No person shall park a vehicle in a metered parking stall:</p> <ul style="list-style-type: none"> (a) subject to section 39, for any period of time while the parking meter for that parking stall shows “violation” or “time expired”, “out of order” or “failed”; (b) subject to section 40, for a period of time exceeding the maximum time allowed on the meter; (c) for longer than two hours on any Saturday; (d) on the same side of the street in the same block where the vehicle was parked at a metered parking stall in the previous hour; (e) for a period of time exceeding two hours unless otherwise limited by a sign; (f) where a white City parking meter bag has been placed over the parking meter for that parking stall; (g) except wholly within the metered parking stall; or (h) more than two metres from the nearest meter pole. <p>(2) No person shall stop a vehicle in a metered parking stall where an orange City parking meter bag has been placed over the parking meter.</p>	<p>(1) No person shall park a vehicle in a paid parking stall located within the zones shown in the map in Schedule “U” to this bylaw:</p> <ul style="list-style-type: none"> (a) subject to section 39, for any period of time that signs governing the stalls or the online payment application used for payment by electronic means shows “violation” or “time expired”, “out of order” or “failed”; (b) repealed ; (c) repealed; (d) repealed; (e) repealed; (f) where a traffic control device has been placed that parking is prohibited or restricted; and (g) except wholly within the paid parking stall. (h) repeal. <p>(2) repeal</p>
39(1)	<p>Clause 38(1)(a) shall not apply:</p> <ul style="list-style-type: none"> (a) between the hours of 17:00 hours and 08:00 hours; (b) on Saturdays and holidays; 	<p>Clause 38(1)(a) shall not apply:</p> <ul style="list-style-type: none"> (a) repeal; (b) repeal;

	<p>(b.1) where payment has been made as permitted by this bylaw by electronic means;</p> <p>(c) To any vehicle displaying a City Parking Permit, Municipal Parking Permit, Parking Permit for Persons with Disabilities, Convention Parking Permit, Daily Parking Permit or Special Occasion Permit issued to that vehicle by the Manager, Parking Services.</p> <p>(d) to service vehicles owned by, marked as and in the service of SaskPower, SaskEnergy, SaskTel or Canada Post;</p> <p>(e) to vehicles owned by, marked as and in the service of the City, including Fire and Police vehicles;</p> <p>(f) to vehicles operated by members of the Regina Police Service or the Royal Canadian Mounted Police while the member is attending Court as a witness, provided that the duplicate Court Attendance Notice is prominently displayed in the front window of the vehicle;</p> <p>(g) at 10 minute and 15 minute parking meters, for vehicles which display on the front windshield a current Business Motor Vehicle Parking Permit; or”</p> <p>(h) at 10 minute and 15 minute parking meters, for vehicles which display on the rear window of the vehicle a current taxicab Owner’s License Decal issued for that vehicle by the License Inspector of the City.</p>	<p>(b.1) where payment has been made as permitted by this bylaw by electronic means;</p> <p>(c) to any vehicle displaying a City Parking Permit, Municipal Parking Permit, Parking Permit for Persons with Disabilities, Convention Parking Permit, Daily Parking Permit or Special Occasion Permit issued to that vehicle by the Manager, Parking Services.</p> <p>(d) to service vehicles owned by, marked as and in the service of SaskPower, SaskEnergy, SaskTel or Canada Post;</p> <p>(e) to vehicles owned by, marked as and in the service of the City, including Fire and Police vehicles;</p> <p>(f) to vehicles operated by members of the Regina Police Service or the Royal Canadian Mounted Police while the member is attending Court as a witness, provided that the duplicate Court Attendance Notice is prominently displayed in the front window of the vehicle;</p> <p>(g) at 10 minute and 15 minute parking stalls, for vehicles which display on the front windshield a current Business Motor Vehicle Parking Permit;”</p> <p>(h) at 10 minute and 15 minute parking stalls, for vehicles which display on the rear window of the vehicle a current taxicab Owner’s License Decal issued for that vehicle by the License Inspector of the City;</p> <p>(i) to any vehicle displaying a disability parking permit or a placard issued for a person with a disability.</p>
40	<p>Clauses 38(1)(b), (d) and (e) do not apply:</p> <p>(a) between 17:00 hours and 08:00 hours;</p> <p>(b) on holidays; or</p> <p>(c) To any vehicle displaying a Privilege Parking Permit, a Daily Parking Permit, Convention Parking Permit or Special Occasion Parking Permit issued to that vehicle by the Manager, Parking Services, provided that the time limit on the meter is one hour or more;</p>	Repeal

58(2)	<p>A City Parking Permit:</p> <p>(a) allows the permit holder to park the specified vehicle in a metered parking space without depositing coins for the period of time allowed by the meter;</p>	<p>A City Parking Permit:</p> <p>(a) allows the permit holder to park the specified vehicle in a paid parking stall without payment for a maximum of two (2) hours;</p>
59	<p>(1) The Manager, Parking Services, is hereby authorized to issue Daily Parking Permits allowing the holder to park in metered parking spaces with time limits of one hour or more without deposit of coins for up to 9 hours on the date specified.</p> <p>(1.1) No holder of a Daily Parking Permit shall park in metered parking spaces with time limits of less than one hour without the deposit of coins.</p>	<p>(1) The Manager, Parking Services, is hereby authorized to issue Daily Parking Permits allowing the holder to park in paid parking stalls with time limits of one hour or more without payment for up to 9 hours on the date specified.</p> <p>(1.1) No holder of a Daily Parking Permit shall park in a paid parking stall with time limits of less than one hour without payment as required by signage governing that parking stall.</p>
60(1)	<p>The Manager, Parking Services, is hereby authorized to issue annual Municipal Parking Permits to park at metered parking spaces with time limits of one hour or more without payment for up to 24 hours and non-metered, limited time parking zones for up to four hours.</p>	<p>The Manager, Parking Services, is hereby authorized to issue annual Municipal Parking Permits to park at paid parking stalls with time limits of one hour or more without payment for up to 24 hours and non-paid, limited time parking zones for up to four hours.</p>
60(2.1)	<p>On an exceptional basis, the City Manager, is hereby authorized to issue Municipal Parking Permits for designated periods of time to a maximum of one year to park at metered parking spaces with time limits of one hour or more without coin deposit for up to 24 hours and non-metered, limited time parking zones for up to four hours for the following eligible people on payment of the fee set out in Schedule "J":</p>	<p>On an exceptional basis, the City Manager, is hereby authorized to issue Municipal Parking Permits for designated periods of time to a maximum of one year to park at paid parking stalls with time limits of one hour or more without payment for up to 24 hours and non-paid, limited time parking zones for up to four hours for the following eligible people on payment of the fee set out in Schedule "J":</p>
61(1)	<p>The Manager, Parking Services, is hereby authorized to issue Convention Parking Permits to convention organizers or officials to park in metered parking spaces with time limits of one hour or more without depositing coins or in non-metered, limited time parking zones for up to 24 hours, on receipt of:</p>	<p>The Manager, Parking Services, is hereby authorized to issue Convention Parking Permits to convention organizers or officials to park in paid parking stalls with time limits of one hour or more without payment or in non-paid, limited time parking zones for up to 24 hours, on receipt of:</p>
62	<p>(1) The Manager, Parking Services, is hereby authorized to issue monthly or annual parking permits to any person who has been issued a Disability Permit.</p> <p>(2) Any vehicle prominently displaying, in the front windshield, a Disability Parking Permit and a valid City of Regina Parking Permit for Persons with Disabilities issued for that vehicle by the Manager, Parking Services, pursuant to subsection (1), may park for up to three hours in a metered parking stall with a time limit of one</p>	<p>(1) The Manager, Parking Services, is hereby authorized to issue monthly or annual parking permits for Parking Permits for Persons with Disabilities to any person who has been issued a disability parking permit.</p> <p>(2) Any vehicle prominently displaying, in the front windshield, a disability parking permit and a valid City of Regina Parking Permit for Persons with Disabilities issued for that vehicle by the Manager, Parking Services, pursuant to subsection (1), may park for up to three hours in a paid parking stall with a time limit of one hour or more, on payment of a fee set forth in Schedule "J".</p>

	hour or more, on payment of a fee set forth in Schedule "J".	
Heading above section 63	Reserved Parking Meter Permit	Reserved Parking Permit
63	<p>(1) The Director is hereby authorized to reserve parking meters for the exclusive use of any person on issuance of a Reserved Parking Meter Permit and receipt of a fee in the amount established by Schedule "J".</p> <p>(2) Only vehicles displaying the following may park or stop in a metered stall with a white City bag covering the meter:</p> <ul style="list-style-type: none"> (a) a valid Temporary Street Use Permit placed on the front dash of the vehicle in a manner that can be read; or (b) a valid Reserved Meter Permit sticker affixed to the front windshield of the vehicle. 	<p>(1) The Director is hereby authorized to reserve parking permits for the exclusive use of any person on issuance of a Reserved Parking Permit and receipt of a fee in the amount established by Schedule "J".</p> <p>(2) Only vehicles displaying the following may park or stop in a reserved parking stall, which is marked as a reserved parking stall using a traffic control device:</p> <ul style="list-style-type: none"> (a) a valid Temporary Street Use Permit placed on the front dash of the vehicle in a manner that can be read; or (b) a valid Reserved Parking Permit sticker affixed to the front windshield of the vehicle.

Changes to Schedule "J"

Existing

Section	Description	Fee
63	Reserved Parking Meter Permit	\$40.00/meter/day + \$5.00/meter bagging fee

Proposed Changes

Section	Description	Fee
63	Reserved Parking Permit	\$40.00/meter/day + \$5.00/stall setup fee

Section	Existing	Proposed Change
9 Schedule P	If a seasonal boardwalk is installed at a parking meter location, then the vendor shall obtain a parking meter bag and pay an additional parking fee, in addition to the temporary street use permit fee.	If a seasonal boardwalk is installed at a paid parking location, then the vendor shall pay the additional parking fee, identified in Schedule "J" relating to temporary street use permits, in addition to the temporary street use permit fee.

Section	Existing	Proposed Change
Heading	Parking Meter Bag	Repeal

<p>9, 10, 11, and 12 of Schedule Q</p>	<p>PARKING METER BAG</p> <p>9. In addition to a temporary street use permit a vendor may be required to apply for a permit that includes a parking meter bag by submitting a written application to the Director. If approved, the vendor shall bag any available meter that meets the criteria set out in this Schedule and operate its mobile vending unit or sidewalk vending unit from that location.</p> <p>10. If a vendor also obtains the permit for a parking meter bag, then vendor shall ensure that:</p> <ul style="list-style-type: none"> (a) the parking meter bag is securely affixed to the meter once the vendor is in place; (b) the parking meter bag remains securely affixed to the meter the whole time the vendor is in attendance; (c) the mobile vending unit is not left unattended at a bagged parking meter for more than 15 minutes; and (d) the parking meter bags is removed at the end of each day; <p>11. The City or its agents may remove parking meter bags left in place while the vendor is absent from the mobile vending unit for more than 15 minutes.</p> <p>12. The vendor shall pay to the City the cost of replacing a lost parking meter bag.</p>	<p>Repeal</p>
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Amendment 5: Minor housekeeping amendments

Section	Existing	Proposed Changes
9.1(2)(a) and 8 of Schedule Q	accessing a parking space...	accessing a parking stall...
49(3)	...install signs to mark the parking spaces...	...install signs to mark the parking stalls...



Water & Wastewater Master Plans 5 Year Update

Date	March 4, 2026
To	Executive Committee
From	City Planning & Community Development
Service Area	City Planning & Community Services
Item No.	EX26-20

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Delegate authority to the Deputy City Manager, City Planning & Community Services or designate, to initiate a public procurement process to engage consulting and professional services over \$750,000 for reviews of the Water Master Plan, Wastewater Master Plan and Drainage Master Plan;
2. Delegate authority to the Deputy City Manager, City Planning & Community Services or designate, to negotiate, award, enter into an agreement with the highest-ranking proponent(s), authorize any amendments to the agreement that do not substantially change what is described in this report and authorize any ancillary agreements or documents required to give effect to the consulting services agreement resulting from recommendation #1; and
3. Approve these recommendations at its meeting on March 11, 2026.

ISSUE

This report provides policy-directed progress updates on the implementation of the Water Master Plan (WMP) and Wastewater Master Plan (WWMP) and seeks approval to enter into a consulting contract exceeding \$750,000 for an integrated mid-term review of the City of Regina's (City) utility master plans to ensure that policies and actions support growth over the next 25 years.

IMPACTS

Financial Impact

City Council approval is required to initiate the public procurement process for the utility master plan reviews described in this report, as the total cost is anticipated to exceed \$750,000. Approved funding from past City budgets will support project expenditures in 2026.

Policy Impact

Policies and actions from the WMP and WMMP align with the *Design Regina: The Official Community Plan, Bylaw No. 2013-48* (OCP) Community Priorities of “achieve long-term financial viability”, “promote conservation, stewardship and environmental sustainability” and “foster economic prosperity.”

Strategic Priority Impact

The master plans guide the strategic investment and delivery of utility infrastructure, aligning with the Infrastructure Strategic Priority, specifically the strategy of “modernizing existing infrastructure, with the capacity to support long-term growth and services to the community.”

Environmental Impact

Implementing the master plans is essential to advancing the City’s sustainability objectives. They support reductions in energy use and greenhouse gas (GHG) emissions across major service facilities, including the Buffalo Pound Water Treatment Plant and the Wastewater Treatment Plant. The plans also provide strategic direction on environmental conservation, sustainable water management, and hazardous waste management, while embedding environmental design standards into water and wastewater projects and operations.

Indigenous Impact

Guided by the *kâ-nâsihikêwin* (Indigenous Framework) Treaty Principle of *miyo-wîcêhtowin* (“getting along well with others, good relations, expanding the circle”), the City affirms water as a living relative that sustains all beings. The City commits to honour Indigenous teachings about water by strengthening respectful, reciprocal relationships with Indigenous Nations, Elders, Knowledge Keepers and community partners.

Additionally, grounded in the *wîci-atoskêwin askîhk* Treaty Principle (“living and working together on the land, in harmony”), the City recognizes its responsibility to care for the land and all those who live on it. Through shared stewardship, culturally informed decision-making and ongoing collaboration, the City is committed to protecting water, land and community wellbeing for current and future generations, while advancing reconciliation across our municipal water systems.

There are no legal, labour or Inclusion, Diversity, Equity & Accessibility (IDEA) impacts respecting this report.

OTHER OPTIONS

Option 1 – Approve the recommendations outlined in this report – Recommended

- **Advantages:** Allows for a consultant to complete all three master plan reviews under one contract, which is expected to improve cost efficiency and streamline project management by reducing the number of contracts and procurement processes. This approach is expected to provide for greater consistency across servicing strategies, resulting in a more cohesive and coordinated long-term vision for utility infrastructure.
- **Considerations:** A single multi-year contract may exceed the capacity of some consulting firms, potentially limiting the number of qualified bidders.

Option 2 – Do not approve the recommendations outlined in this report – NOT RECOMMENDED

- **Advantages:** Each master plan would proceed as originally scoped, with three separate contracts. This may allow smaller firms to compete for work that aligns with their capacity.
- **Considerations:** May lead to inefficiencies, such as the duplication of work and increased staff resources, particularly in procurement, technical review and project management. Additionally, having three separate consultants may make it more challenging to ensure alignment across the plans, potentially resulting in less coordinated long-term infrastructure strategies.

COMMUNICATIONS & ENGAGEMENT

This report provides a status update on the actions identified in the master plans. It does not propose any revisions or amendments to the plans themselves. No public engagement or advertising activities were undertaken as part of this report.

DISCUSSION

The WMP and WWMP, adopted in 2018 and 2019, respectively, provide long-term strategic guidance for how the City plans, designs, constructs, operates and maintains its water and wastewater utility systems. The plans identify actions and investments to support growth and sustain reliable service over a 25-year period. These plans do not represent commitments for future investment, rather, they serve as guiding documents that inform City Council's decision-making during the budget process. All infrastructure investments are considered and approved through the City's annual budget cycle.

An update on the implementation of each master plan is provided below.

Implementation Update

The WMP outlines 11 goals and 64 actions to achieve its intended water service delivery outcomes, while the WWMP sets out 13 goals and 79 actions to support sustainable wastewater service delivery. These actions, together with each master plan's 25-year capital upgrade plan, provide a framework to maintain or improve levels of service (LOS), reduce system risks and vulnerabilities, and accommodate long-term growth.

Many master plan actions have been achieved through the completion of major projects. The key accomplishments for each master plan, summarized below, demonstrate progress toward their respective goals and actions. Appendix A and Appendix B provide a full list of major accomplishments for each master plan.

Key WMP Accomplishments

- Recently completed construction and commissioning of the Water Network Expansion Project, including two water storage reservoirs and new water supply mains. This project improves water pressure and increases storage in the City's water network from approximately 1.6 days to 2.5 days of average daily demand capacity. This project will accommodate growth while maintaining a reliable water service for residents, businesses and fire services.
- 1,035 residential lead connections were replaced between 2020 and 2024 as part of a City Council directive to replace all lead service connections through a 15-year plan ending in 2036.
- Replacement of water metering equipment with Advanced Metering Infrastructure (AMI) technology. This included the installation of 150 pressure-sensing AMI units that provide real-time data. The project concluded with the launch of the eWater customer portal in June of 2024, providing customers with the ability to view water consumption data, sign-up for water consumption alerts and receive water outage updates from the City.
- Leak Detection Program and Pipe Rehabilitation programs were key initiatives to increase infrastructure life cycles and reduce water loss (unbilled water). Water loss decreased from 28 per cent in 2019 to 19 per cent in 2024, a reduction of 3,300,000 cubic metres (about 872,000 gallons), despite population increases during that same period.

Key WWMP Accomplishments

- Upgrades to the McCarthy Boulevard Pumping Station were completed in 2021. This work included the construction of a third large-diameter sewage force main in 2018, along with the replacement and renewal of existing pumps and suction lines. These upgrades increased the system's wastewater capacity and reduced the risk of basement flooding and sewage

discharges to the environment. Such discharges can occur when inflow and infiltration from major rainfall events exceed the system's capacity.

- Several projects identified in the WWMP have been implemented to reduce the risk of raw sewage bypasses to the environment, supporting the goal of eliminating discharges during storm events equal to or smaller than a 1-in-25-year event. No sewage discharges have occurred since 2023 and more than 150 million litres of wastewater have been prevented from entering Wascana Creek. The Southwest Sewer Upgrades project is a multi-year initiative aimed at reducing bypasses to the environment, minimizing basement flooding and supporting future growth. This project involves the installation of approximately 4.5 kilometres (km) of large-diameter sewer pipes, with overall completion expected by 2030. Approximately 1.4 km of large-diameter sewer pipes have been installed to date.
- Between 2019 and 2024, the City increased existing wastewater network capacity by cleaning and inspecting 370 km of sewer pipes and relining 85 km of sewer pipes. These programs increased network capacity, reduced the inflow and infiltration of stormwater into the wastewater system and helped inform the City's long-range capital planning.

Master Plan Reviews

Reviews of the WMP, WWMP and Drainage Master Plan (DMP) are scheduled for completion in 2028 and 2029. These reviews will provide an opportunity to reassess and update the master plans to ensure alignment with the updated OCP Growth Plan, Water & Wastewater Serviceability Study, kâ-nâsihcikêwin (Indigenous Framework), Energy & Sustainability Framework and other City policies, strategies and plans completed since the master plans were first approved. The reviews will consider updates to operational and customer-focused performance measures, ensuring consistency with the City's Strategic Priorities.

Importantly, the reviews will result in an updated list of capital investments for each master plan, aligned with the updated Growth Plan's 25-year planning horizon (2026–2051). This will include considerations on the scoping, timing and high-level cost estimates for the infrastructure investments needed to support new neighbourhoods, industrial growth, intensification opportunities and maintain LOS as the city grows.

Master plan reviews are supported by consulting services due to the significant resources and technical analysis that must be undertaken. Previously, each review was expected to proceed as a separate project with its own consulting contract; however, given the strong interrelationship between the plans, it is now recommended that the reviews be undertaken through a single consultant contract. This approach will ensure better integration, improved cost efficiency and greater consistency across all servicing strategies, supporting a cohesive and coordinated vision for the long-term delivery of utility infrastructure. Since the combined value of these reviews is over \$750,000, City Council approval is being sought to proceed with issuing a tender for this work.

DECISION HISTORY & AUTHORITY

On October 29, 2018, City Council considered item *CR18-100 Public Works & Infrastructure Committee: Water Master Plan*. City Council approved the use of the WMP as a guide for future water-related decisions and actions and directed Administration to provide a progress report regarding implementation of the WMP to the Public Works and Infrastructure Committee in 2021.

On December 3, 2019, City Council considered item *CR19-106 Public Works & Infrastructure Committee: Wastewater Master Plan*. City Council approved the use of the WWMP as a guide for future wastewater-related decisions and actions and directed Administration to provide a progress report regarding implementation of the WWMP to the Public Works and Infrastructure Committee in 2022.

Respectfully Submitted,



Luke Grazier, Acting Director
Sustainable Infrastructure

Respectfully Submitted,



Deborah Bryden, Deputy City Manager
City Planning & Community Services

Prepared by: Kelten Comrie, Manager, Building Standards & Inspections

ATTACHMENTS

- Appendix A - WMP Project and Program Updates
- Appendix B - WWMP Project and Program Updates
- Appendix C -Service Categories Summary

Appendix A – WMP Project & Program Updates

Table 1 – Key Projects

Projects	Description	Service Category ¹	Status	Estimated Cost
Water Network Expansion	<p>Construction of the Redbear Avenue Pumping Station, two water storage reservoirs and new water supply mains to improve water pressure and accommodate growth while maintaining a reliable water service for residents, businesses and fire services.</p> <p>The reservoirs are designed to support a population of up to 300,000, with future expansion capacity to support a population of 500,000. In addition, the facility will incorporate a 100-kilowatt solar generation system.</p>	1 6	Completed in 2025	\$200 million
Water Meter and Automated Meter Read Replacement	<p>The replacement of water meters in all homes and businesses. The new meters are more efficient, provide improved metering accuracy and are equipped with Advanced Metering Infrastructure (AMI), which enhances system performance and customer service. AMI technology enables the City to remotely collect and analyze water-use data with near real-time monitoring, supporting proactive system management and improved customer service responsiveness. Since October of 2022, 77,569 water meters have been replaced with new AMI-enabled units.</p> <p>Improved utility billing and an upgraded online utility customer portal to eWater were also launched in 2024.</p>	4 5	98% complete	\$7.8 million

¹ See Appendix C – Service Category Summary of the council report for a description of each service category.

Appendix A – WMP Project & Program Updates

Projects	Description	Service Category ¹	Status	Estimated Cost
Buffalo Pound Water Treatment Plant (WTP) Renewal	Renewal and upgrades of the WTP focused on treatment processes, including the modernization of technology and improvement of outstanding water management practices. The upgrades will also modernize the facility and increase its capacity, enabling the plant to operate for another 25 years.	1 2	To be completed in 2026	\$326 million ²
11th Avenue Revitalization Project	Renewal and upgrades of aging water, wastewater and stormwater infrastructure as part of the revitalization project (Albert Street to Broad Street) to improve levels of service (LOS) and expand system capacity to support intensification.	1	To be completed in 2026	\$10.8 million (utility portion)
Dewdney Avenue Corridor Revitalization Project	Renewal and upgrades of aging water, wastewater and stormwater infrastructure as part of the revitalization project (Albert Street to Broad Street) to improve LOS and expand system capacity to support intensification and the development of The Yards.	1 6	Completed	\$7.2 million (utility portion)
Saskatchewan Drive Corridor Revitalization Project	Renewal and upgrades of aging water, wastewater and stormwater infrastructure as part of Phase 1 of the revitalization project (Broad Street to Winnipeg Street) to improve LOS and expand system capacity to support intensification.	1 6	Design underway, construction planned for 2027	\$10 million (utility portion)
Chlorine Booster Stations	Installation of a chlorine boosting system to disinfect water from well sources and ensure compliance with water quality standards before supplementary water distribution. The system applies to well sources used during disruptions in potable water supply from the WTP.	2 3	To be completed in 2027	\$4 million

² The Governments of Canada and Saskatchewan have contributed approximately \$162 million towards the project.

Appendix A – WMP Project & Program Updates

Projects	Description	Service Category ¹	Status	Estimated Cost
Tower Crossing Water Connections	Reestablishment of water connections to existing properties in Tower Crossing, as directed under <i>CR22-17 Tower Crossing Financial Options for Servicing</i> .	1 6	To be completed in 2026	\$1.5 million
Serviceability Studies	Studies to review and assess servicing options to support long-term growth. This work evaluates whether future development can be supported based on current servicing conditions or whether investments are required to enable growth and maintain LOS standards.	1 2 6	Multi-year project	\$3 million
Northeast Economic Development	Water and wastewater expansion to service future industrial developments in northeast Regina. A serviceability study and preliminary design were completed in 2023 to determine water and wastewater servicing needed to support economic development opportunities in northeast Regina. Detailed design was completed in January of 2026.	1 6	Construction timing is based on the pace of pending industrial development.	\$14 million

Appendix A – WMP Project & Program Updates

Table 2 – Key Programs

Programs	Description	Service Category ³	Status	Total Accumulated Program Cost
Water Reservoir Upgrade & Rehabilitation	Funds the inspection, repair and rehabilitation of water reservoirs. As these facilities age, such activities become essential to maintaining the long-term reliability of the City's water supply system and minimizing the likelihood of emergency repairs.	1	Ongoing capital program	\$4.6 million
Water Supply Modification (assessment & rehabilitation)	Funds the assessment and rehabilitation of water supply and trunk mains.	1	Ongoing capital program	\$8.2 million
Water Infrastructure Renewal	Supports the ongoing renewal of underground water infrastructure to maintain the reliability and safety of the water system through studies, inspections and condition assessments. It also funds replacement, rehabilitation and upgrades of key system components, including water mains, fire hydrants, service connections and valves. Key projects completed under this program include: <ul style="list-style-type: none"> • Relining and renewal of 40 kilometres (km) of pipe less than 400 millimetres (mm) in diameter (Figure 1). • Renewal and installation of 13.3 km of pipe greater than 400 mm in diameter. 	1	Ongoing capital program	\$95.7 million
Water Pumping Station	Funds the rehabilitation and renewal of existing water pumping stations to ensure reliable water service delivery.	1	Ongoing capital program	\$6.1 million

³ See Appendix C – Service Category Summary of the council report for a description of each service category.

Appendix A – WMP Project & Program Updates

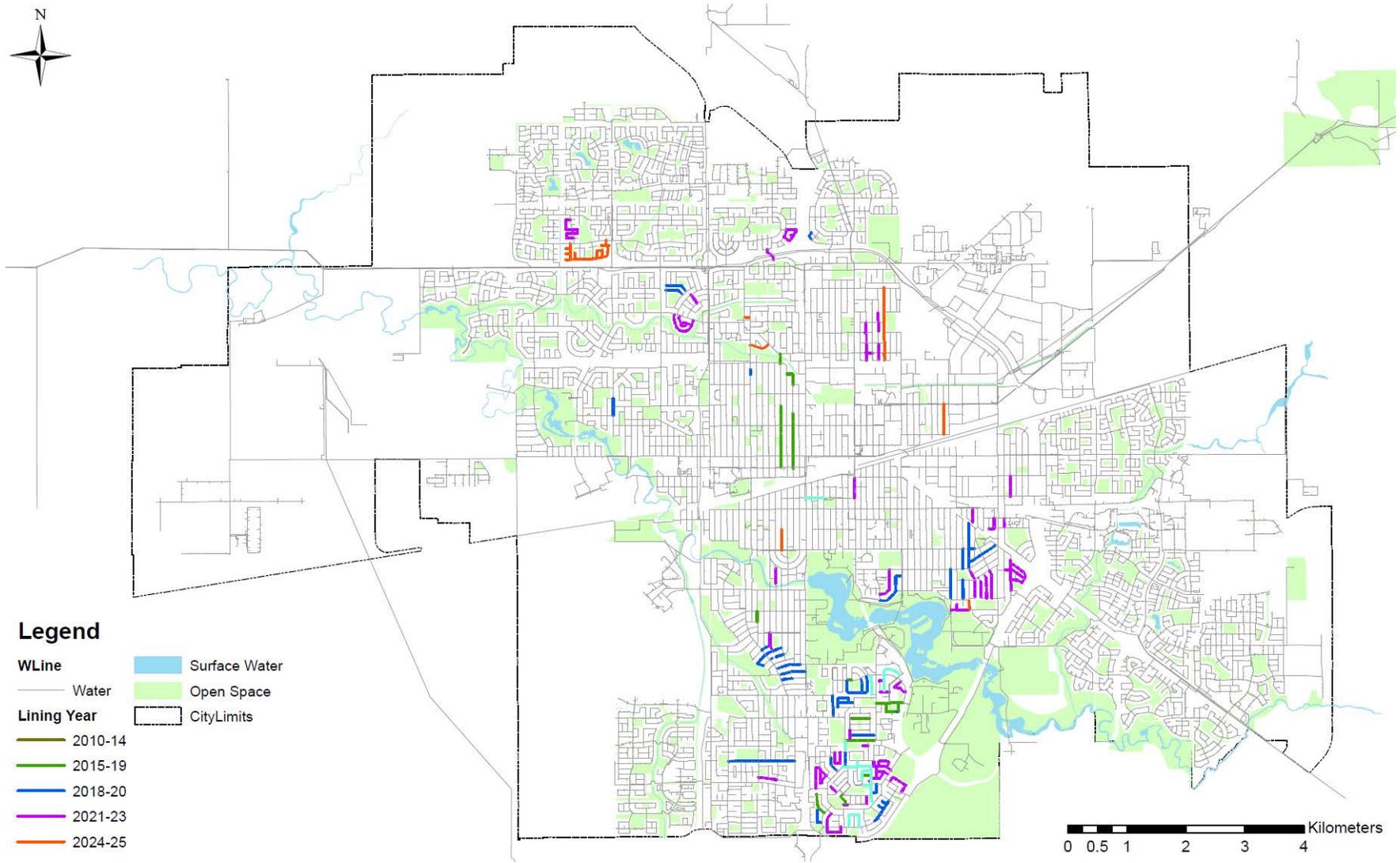
Programs	Description	Service Category ³	Status	Total Accumulated Program Cost
Groundwater Well Renewals	Funds maintenance of the City's backup wells. In 2025, four groundwater wells were replaced under the Emergency Groundwater Improvements Program. Additional wells are planned for replacement in the future.	1 2 3	Ongoing capital program	\$1.02 million
Hydrant Installation and Replacement	Funds the renewal of fire hydrants to ensure reliability and safety.	1	Ongoing capital program	\$8.5 million
Water Service Line and Connection Replacement	Supports replacement of water service connections.	1	Ongoing capital program	\$43.9 million
Water Valve Replacement	Funds to assess and replace valves.	1	Ongoing capital program	\$7.5 million
Lead Service Connection (LSC) Management	Supports the replacement of lead water service connections (City side of property line). Between 2020 and 2025, the program replaced 1,145 residential lead connections. During the same period, an additional 250 locations were confirmed to have no LSC through exploratory hydro-vacuum excavation. In total, the program removed 1,395 lead service connections.	2 3	Ongoing capital program	\$6.4 million
Lead Connection Management – Private Side Replacement	Supports the replacement of privately owned lead service connections. The City's share of the replacement cost is recovered from homeowners, who may choose to pay at the time of replacement or through five- or 10-year interest-free equalized payment plans collected via property taxes.	2 3 5	Ongoing capital program, expected to end by 2036	\$280,000
Leak Detection	Support leak detection in the water network.	2 3	Ongoing capital program	\$100,000

Appendix A – WMP Project & Program Updates

Programs	Description	Service Category ³	Status	Total Accumulated Program Cost
Meter Installation Program	Funds the purchase and installation of new water meters for new homes and non-residential buildings.	4 5	Ongoing capital program	\$7.2 million
Flow Meter Chambers for Transmission Piping	Improves water supply monitoring and provides a better understanding of flows within the system.	1 4	Ongoing capital program	\$2.0 million
Information Technology Infrastructure (Utility)	This program is for funding the upkeep and replacement of aging and end-of-life of technology infrastructure components. This includes hardware, software, storage and network equipment.	4 7	Ongoing capital program	\$2.3 million
Customer Information System - Utility Billing System Upgrade	This funding ensures the Utility Billing system is maintained and supported to allow for ongoing maintenance, functionality improvements and system architecture updates.	4 5	Ongoing capital program Current upgrade to be completed in 2025	\$2.3 million

Appendix A – WMP Project & Program Updates

Figure 1 – Completed Water Pipe Relining



Appendix B – WWMP Project & Program Updates

Table 1 – Key Projects

Projects	Description	Service Category ¹	Status	Estimated Cost
Southwest Sewer Upgrade	A multi-year initiative aimed at reducing bypasses to the environment, minimizing basement flooding and supporting future growth. This project involves the installation of approximately 4.5 kilometres (km) of large-diameter sewer pipes, with overall completion expected by 2030. Approximately 1.4 km of large-diameter sewer pipes have been installed to date.	2 3 6	Expected completion by 2030	\$100 million
Trunk Relief Initiative – McCarthy Boulevard Pumping Station Upgrades Project	The construction of a third large-diameter sewage forcemain in 2018, along with the replacement and renewal of existing pumps and suction lines. These upgrades increased the system’s wastewater capacity and reduced the risk of basement flooding and sewage discharges to the environment. Additionally, upgrades to the pump station provide added pumping capacity to support future growth. The project also includes the construction of a new generator building and installation of a 1,500-kilowatt generator to provide additional pumping redundancy and increased capacity during power outages.	1 2 3 6	Completed in 2021	\$11.1 million
Maintenance of Lagoon Four Berm at Wastewater Treatment Plant	Addressed identified structural issues to prevent structural failures and potential effluent release.	3	Completed in 2025	\$700,000

¹ See Appendix C – Service Category Summary of the council report for a description of each service category.

Appendix B – WWMP Project & Program Updates

Projects	Description	Service Category ¹	Status	Estimated Cost
Wastewater Infrastructure – Design and Construction	Pre-design, detailed design and construction of wastewater projects identified in recent servicing studies.	6	Projects were identified and design work started in 2025	\$6.6 million
Wastewater Treatment Plant Expansion	Expansion of the wastewater treatment plant to accommodate long-term growth. This is a multi-year project that will be implemented in phases. Conceptual design is anticipated to be completed in 2026, with detailed design occurring afterward.	1 2 6	Construction is expected to start in 2028/2029.	\$153 million
The Creeks Wastewater Pumping Station Expansion	Expansion of the lift station’s capacity by twinning the force main, installing two additional pumps and increasing offsite storage with a new offline storage tank to reduce the risk of wastewater bypasses. The project serviced The Towns, The Greens, Eastbrook and The Creeks.	1 6	Completed in 2020	\$12.3 million
11th Avenue Revitalization Project	Renewal and upgrades of aging water, wastewater and stormwater infrastructure as part of the revitalization project (Albert Street to Broad Street) to improve levels of service (LOS) and expand system capacity to support intensification.	1	To be completed in 2026	\$10.8 million (utility portion)
Dewdney Avenue Corridor Revitalization Project	Renewal and upgrades of aging water, wastewater and stormwater infrastructure as part of the revitalization project (Albert Street to Broad Street) to improve LOS and expand system capacity to support intensification and the development of The Yards.	1 6	Completed	\$7.2 million (utility portion)

Appendix B – WWMP Project & Program Updates

Projects	Description	Service Category ¹	Status	Estimated Cost
Saskatchewan Drive Corridor Revitalization Project	Renewal and upgrades of aging water, wastewater and stormwater infrastructure as part of Phase 1 of the revitalization project (Broad Street to Winnipeg Street) to improve LOS and expand system capacity to support intensification.	1 6	Design underway, construction planned for 2027	\$10 million (utility portion)
Serviceability Studies	Studies to review and assess servicing options to support long-term growth. This work evaluates whether future development can be supported based on current servicing conditions or whether investments are required to enable growth and maintain LOS standards.	1 2 6	Multi-year project	\$3 million
Northeast Economic Development	Water and wastewater expansion to service future industrial developments in northeast Regina. A serviceability study and preliminary design were completed in 2023 to determine water and wastewater servicing needed to support economic development opportunities in northeast Regina. Detailed design was completed in January of 2026.	1 6	Construction timing is based on the pace of pending industrial development.	\$14 million
Research Study	This project involves conducting research through the University of Regina to analyze downstream impacts of our wastewater effluent.	2 3	Ongoing, started in 2025	\$500,000

Appendix B – WWMP Project & Program Updates

Projects	Description	Service Category	Status	Estimated Cost
Northwest Regional Wastewater Lift Station (NRWLS)	In June of 2025, City Council approved <i>CR25-76 - Municipal Front-Ending Lift Stations</i> , authorizing the construction of the NRWLS. This project will address LOS issues for over 2,000 existing properties currently serviced by aging infrastructure, while also supporting long-term greenfield growth in northwest Regina. A portion of the project's cost is recovered through the payment of area-specific development charges by benefitting landowners, inclusive of interest.	1 6	Project Initiation in 2025	\$67 million

Appendix B – WWMP Project & Program Updates

Table 2 – Key Programs

Programs	Description	Service Category ²	Status	Total Accumulated Program Cost
Wastewater Collection Renewal – Integrated Works	Funding to renew underground wastewater infrastructure to ensure the reliability and safety of the wastewater system. It includes studies, inspection, assessment and rehabilitation of mains, service connections and manholes. Key projects completed under this program include: <ul style="list-style-type: none"> • Cleaning and inspection of 370 km of sewer pipes to assess conditions and inform rehabilitation plans (2019 to 2024), as shown in Figure 1 (page 6). • Since 2019, 85 km of sewer pipes have been renewed through relining (Figure 2, page 7). 	1	Ongoing capital program	\$73.3 million
Wastewater Connections – Replacement	Funds the replacement of aging sanitary sewer service connections.	1	Ongoing capital program	\$21.2 million
Wastewater Lift Station Upgrade - Rehabilitation	Assessment, pre-design, rehab and upgrades to aging lift stations to restore or improve LOS and reduce emergency repair costs.	1	Ongoing capital program	\$4.5 million
Information Technology Infrastructure (utility)	Funds the upkeep and replacement of aging infrastructure technologies, including hardware, software and network equipment.	4 7	Ongoing capital program	\$470,000

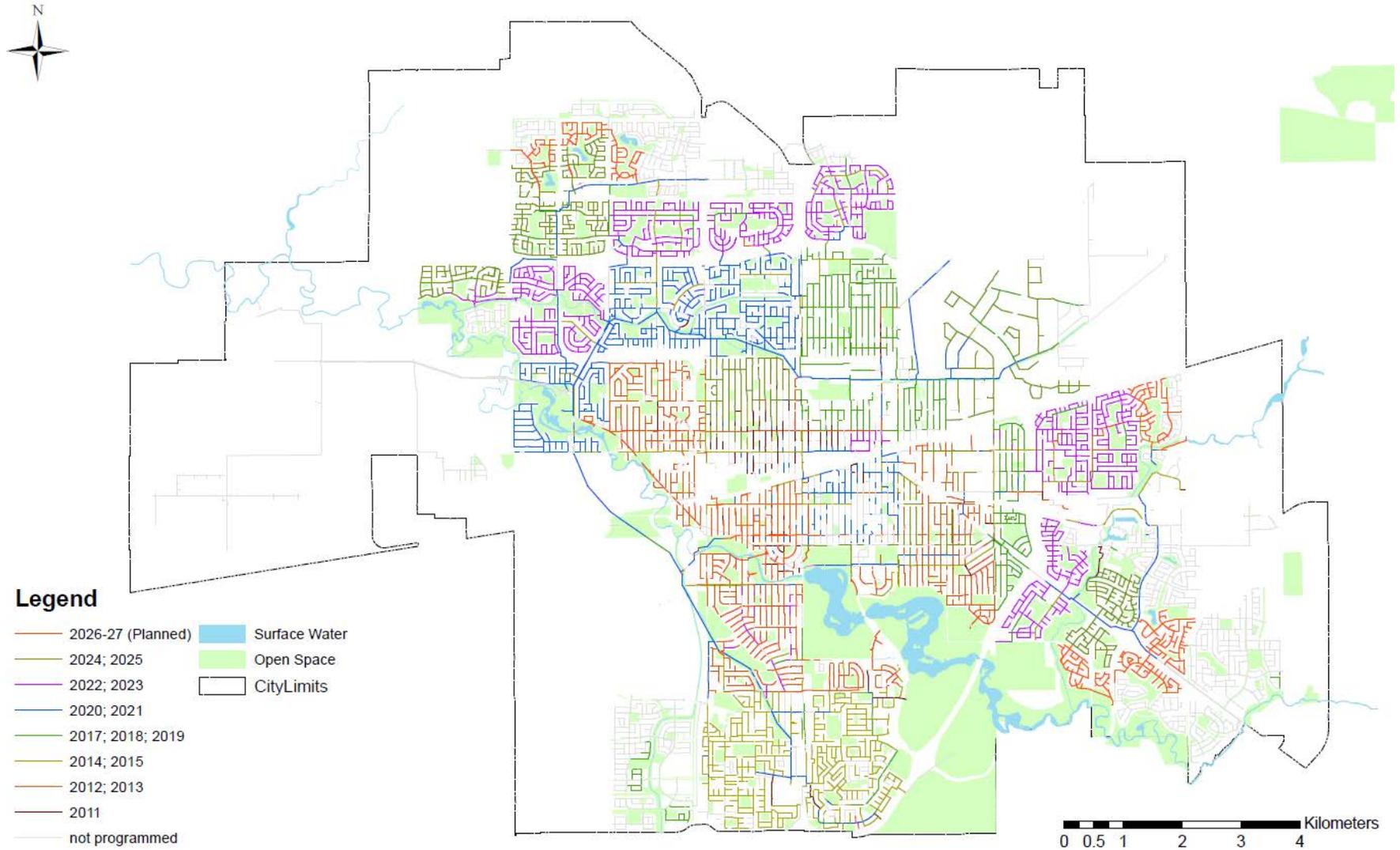
² See Appendix C – Service Category Summary of the council report for a description of each service category.

Appendix B – WWMP Project & Program Updates

Programs	Description	Service Category ²	Status	Total Accumulated Program Cost
Customer Information System - Utility Billing System Upgrade	Funds maintenance, functionality improvements and system updates to the utility billing system.	4 5	Ongoing capital program	\$2.3 million

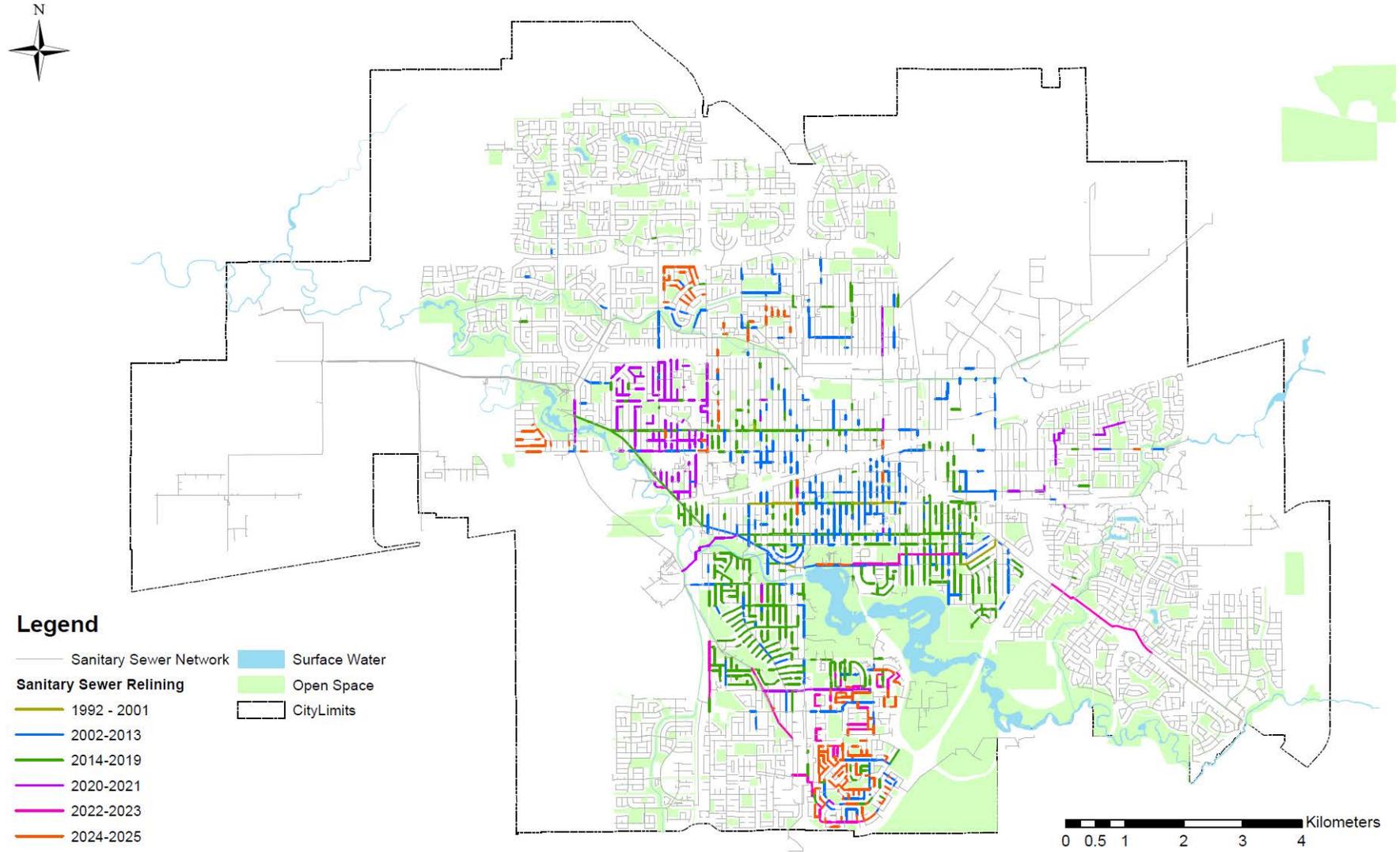
Appendix B – WWMP Project & Program Updates

Figure 1 – Completed Wastewater Cleaning and CCTV Inspections



Appendix B – WWMP Project & Program Updates

Figure 2 – Completed Wastewater Pipe Relining



Appendix C – Service Categories Summary

WMP SERVICE CATEGORIES

Service Categories	Goals
1 – Reliable Service	Goal 1: Provide water at adequate pressure and in sufficient quality and quantity to satisfy the requirements for domestic and commercial use and for fire protection.
	Goal 2: Ensure water will be available with only minimal local disruptions for system maintenance and rare large-scale disruptions due to unforeseen catastrophes.
2 – Regulatory Compliance	Goal 3: Provide water that meets Provincial water quality standards and objectives.
3 – Environmental Stewardship	Goal 4: Enhance water efficiency.
	Goal 5: Support environmental conservation and sustainable water management.
4 – Service Delivery Support	Goal 6: Be responsive to service requests.
	Goal 7: Minimize the length of service disruption.
5 – Customer Service	Goal 8: Be responsive to customer inquiries and needs.
	Goal 9: Produce and collect on utility bills in an efficient, accurate and timely manner.
6 – Servicing Development	Goal 10: Accommodate growth and redevelopment within planning policy by providing water service.
7 – Financial Sustainability	Goal 11: Ensure the water service is financially sustainable.

Appendix C – Service Categories Summary

WWMP SERVICE CATEGORIES

Service Categories	Goals
1 – Reliable Service	Goal 1: Collect and deliver residential, commercial and industrial wastewater with minimal public impact.
2 – Regulatory Compliance	Goal 2: Collect and deliver wastewater for treatment in compliance with the operating permit.
	Goal 3: Treat wastewater to a standard that meets the requirements of the operating permit.
3 – Environmental Stewardship	Goal 4: Ensure that constituents (byproducts, such as biosolids, effluent water and biogas) are removed from wastewater and treated and disposed of in an appropriate manner.
	Goal 5: Minimize the discharge of industrial pollution and hazardous waste to the sewer system.
	Goal 6: Enhance wastewater system efficiency.
	Goal 7: Support environmental conservation and sustainable wastewater management.
4 – Service Delivery Support	Goal 8: Be responsive to service requests.
	Goal 9: Minimize the length of service disruption.
5 – Customer Service	Goal 10: Be responsive to customer inquiries and needs.
	Goal 11: Produce and collect on utility bills in an efficient, accurate and timely manner.
6 – Servicing Development	Goal 12: Accommodate growth and redevelopment within planning policy by providing wastewater service.
7 – Financial Sustainability	Goal 13: Ensure the wastewater service is financially sustainable.



2026 Budget - Regina's Warehouse Business Improvement District

Date	March 4, 2026
To	Executive Committee
From	Financial Strategy & Sustainability
Service Area	Financial Strategy & Sustainability
Item No.	EX26-21

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Approve the Regina's Warehouse Business Improvement District (RWBID) 2026 Budget, attached as Appendix A to this report;
2. Approve the proposed 2026 mill rate for RWBID of 0.9325 mills. The RWBID's mill rate is only applicable to commercial properties within a specific defined boundary;
3. Instruct the City Solicitor to prepare the necessary property tax bylaws to implement the above approved mill rate, to be brought forward in spring of 2026, following the City of Regina's (City) receipt to the education mill rate from the Government of Saskatchewan; and
4. Approve these recommendations at its March 11, 2026 meeting.

ISSUE

The purpose of this report is to submit the RWBID's 2026 Budget and proposed levy for approval. A copy of the proposed budget for 2026 is included in Appendix A.

Under *The Cities Act*, City Council is required to approve the proposed budget for the RWBID and the associated levy. The RWBID has submitted a balance operating budget.

Section 26 of *The Cities Act* requires that the RWBID submit to City Council for approval the estimated revenues and expenditures for the current year.

IMPACTS

Financial Impact

The proposed 2026 Budget expenditures of \$571,400 is funded through the RWBID levy, grants and revenue from special projects and sponsorships. The proposed 2026 mill rate increases to 0.9325 (0.8881 in 2025), a five per cent increase from the prior year, and creates revenues of \$384,499. The RWBID is taking a conservative approach to predicting revenue and as such any additional tax revenue generated or other changes will be allocated to reserve funds to enhance future financial stability.

The RWBID assessment levy is billed and collected by the City. Amounts collected are disbursed to the RWBID.

Strategic Priority Impact

Approving the RWBID's 2026 Budget aligns with the City's strategic priority of having a city centre that thrives as a vibrant, inclusive destination that attracts residents, visitors, and investment.

There are no legal, policy, labour, environmental, Indigenous or Inclusion, Diversity, Equity & Accessibility (IDEA) impacts respecting this report.

OTHER OPTIONS

None with respect to this report.

COMMUNICATIONS & ENGAGEMENT

A copy of this report has been provided to RWBID. The RWBID's 2026 Budget is posted to the Regina.ca website as part of the regular process for posting materials prior to a public meeting.

DISCUSSION

In 2003, City Council passed *Bylaw No. 2003-15 Regina's Old Warehouse Business Improvement District Bylaw* (Bylaw No. 2003-15) to create Regina's Old Warehouse Business Improvement District. Effective January 28, 2007, City Council approved the change of the District's name to Regina's Warehouse Business Improvement District. The RWBID's activities are guided by a Board of Directors according to the responsibilities and obligations in Section 25 and 26 of *The Cities Act* and Bylaw No. 2003-15.

In 2021, RWBID increased support to the businesses within the district and this work will continue in 2026 to support economic recovery. The proposed 2026 Budget is attached as Appendix A and is aligned with the City's 2026-2029 Strategic Plan and reflects:

- Revenues of \$572,354 with 67.18 per cent, or \$384,499, from levy.
- Expenses that reflect the anticipated revenues.
- The levy for RWBID is applied to the assessment of commercial property within the business improvement district area.

The Board of Directors approved budget is balanced with a surplus of \$954 to be set aside to begin regrowing the operational surplus. Within the projected expenditures, there is a \$3,845 provision for estimated appeal assessments. This estimate is based on information provided by the City.

DECISION HISTORY & AUTHORITY

In 2003, City Council adopted Bylaw No. 2003-15 to create Regina's Old Warehouse Business Improvement District. Effective January 28, 2007, City Council approved the change of the District's name to RWBID. The RWBID activities are guided by a Board of Directors according to the responsibilities and obligations in Section 25 and 26 of *The Cities Act* and *Bylaw No. 2003-15*.

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 - 2026 Budget - Regina's Warehouse Business Improvement District



SOUL

OF THE

CITY

240-2300 Dewdney Ave
Regina, SK, S4R 1H5

January 30, 2026

Mayor and Members of City Council,

On behalf of the Board of Directors of the Regina Warehouse Business Improvement District (RWBID), I am pleased to submit the attached 2026 RWBID Budget for consideration and approval.

The 2026 RWBID Budget reflects a prudent and balanced approach to advancing the District's mandate to support economic development, and foster investment and community activation within the Warehouse District. It is designed to maintain core operational capacity while advancing priority initiatives.

The RWBID Board also wishes to flag, for 2027 budget planning purposes, the anticipated need for increased investment to maintain the momentum and growth occurring in the District. This outlook reflects the completion of Dewdney Avenue, the expected conclusion of The Yards RFP process, and the accelerating work required to move the RWBID Vision Plan into implementation.

We appreciate the continued partnership with the City of Regina and looks forward to ongoing collaboration to advance the Warehouse District as a vibrant and economically resilient part of the City.

Respectfully submitted,

Lance Donison
Executive Director
Regina Warehouse Business Improvement District

#YQRWD

@WAREHOUSEYQR



Regina's Warehouse Business Improvement District



2026 Budget

2026 Budget TABLE OF CONTENTS

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EXECUTIVE SUMMARY

Since its designation as a Business Improvement District in 2003, Regina’s Old Warehouse District has evolved into one of the city’s most dynamic urban neighbourhoods — a hub where heritage architecture, creative enterprise, and contemporary living converge. Over two decades later, the District continues to experience sustained investment and transformation, welcoming new developments, innovative businesses, and an ever-growing public interest in the area’s potential. Adaptive reuse projects such as the Weston Bakery Building, the former Cloud Ryder Building, and the Dewdney Avenue Project have reignited awareness and strengthened the District’s identity as an 80-block canvas for culture, commerce, and community.

Our core services — branding, membership engagement, fostering investment, and advocacy — remain central to our mission. Each plays a critical role in shaping the Warehouse District as a vibrant destination to live, work, invest, and explore. In 2026, the Regina Warehouse Business Improvement District (RWBID) will continue to build on this momentum. Key priorities for 2026 include:

- The Grand Reopening of Dewdney Avenue, celebrating the completion of major infrastructure and streetscape renewal that will anchor the District’s next chapter of growth.
- Supporting and advocating for The Yards Redevelopment RFP, ensuring the District’s voice and vision are represented as this transformative downtown-edge project moves forward.
- Activating The Yards for Interim Use, including the installation of six sand courts for beach volleyball and community programming that attract residents and visitors to experience the site ahead of redevelopment.
- Advancing the Warehouse District Vision Plan, through collaboration with the City of Regina on rezoning and planning alignment.
- Investing in placemaking projects with space enhancements that strengthen the District’s brand and street-level experience.

Funding sources include:

- Annual Warehouse District levy: \$384,500, based on a mill rate of 0.9325. This represents a 5% increase from the 2025 mill rate of 0.8881, generating approximately \$20,000 in additional revenue year over year. This equates to approximately \$35 annually, or \$2.92 per month per property owner.
- Interim Use of The Yards Agreement: \$83,000 (received, in grant holding account).
- City of Regina Capital Placemaking Contribution: \$85,000 (received \$100,000 – less 2025 expenditures, in grant holding account).
- City of Regina Frost Festival Contribution: \$16,500 (agreed to for 2026).

Expenditures include:

- Core administration is budgeted at \$253,400 to support executive leadership, contracted services, and mandatory corporate functions that ensure operational continuity.
- Advocacy and investment initiatives are budgeted at \$205,000 to advance placemaking, Interim Use of the Yards, and data collection supporting Vision Plan-aligned rezoning.



- District branding and marketing is funded at \$60,000 through an outsourced model focused on profile, business attraction, and placemaking.
- Community development is budgeted at \$48,000 to deliver Frost, the Dewdney Grand Re-Opening, and the Hop Circuit, driving foot traffic and economic activity.

Collectively, these investments will strengthen the District's role as a cornerstone of Regina's downtown economy, celebrating its heritage while advancing a bold, coordinated vision for the future.



RWBID OVERVIEW

Background

Regina's Old Warehouse Business Improvement District (BID) was formed by City Council (Bylaw No. 2003-15) on March 10, 2003. The former community association, Regina's Old Warehouse District Association (ROWDA), was dissolved as a non-profit corporation. The BID is commonly referred to as the *Warehouse District* and in April of 2007, the Board approved a motion for a rebranding, changing the name to Regina's Warehouse Business Improvement District. On December 18, 2007, the Board approved an additional motion changing the formal name of the BID to Regina's Warehouse Business Improvement District. City Council approved the official name change on January 28, 2008.

The Warehouse District boundaries are: west to east, Albert Street to Winnipeg Street; north to south, 4th Avenue to the CPR tracks and includes approximately 80 blocks of both modern and historic 1920s Chicago-style buildings. The bylaw includes a provision for a levy on commercial property within the District.



Vision, Mission & Guiding Principles

Warehouse District Vision

Regina's Warehouse District is a vibrant, growing and welcoming community where people live, work in and experience an attractive and distinct setting where design matters.

Warehouse District Mission

The mission of the BID is to enhance and showcase, to promote and market, and to facilitate and rejuvenate the Warehouse District.

Guiding Principles

- 1. Cooperate and collaborate with neighbouring communities while seeking and respecting the opinions of stakeholders.*
- 2. Promote a diversity of uses that support and encourage sustainable development and stewardship of community resources and assets.*



BUDGET DETAILS

Budget Summary

RWBID BUDGET SUMMARY						
2026	0.5457	0.7364	0.77358	0.8214	0.8881	0.9325
	2021	2022	2023	2024	2025	2026
	Actual	Actual	Actual	Audited	Unaudited	Proposed
REVENUE						
Property Tax Levy (net)	258,041	340,791	355,333	375,136	368,634	384,499
Less: Allowance for property appeals	(4,443)	(2,917)	1,072	(1,518)	0	(3,845)
Special Projects / Grants / Sponsorships	61,812	47,024	149,970	110,168	16,046	191,700
TOTAL REVENUE	315,410	390,732	506,375	483,786	384,680	572,354
EXPENDITURES						
Administration	222,757	271,978	277,149	237,409	276,704	253,400
Branding the District	26,986	78,123	54,585	19,404	13,363	60,000
Amortization	22,060	24,880	23,337	20,396	20,396	
Advocacy & Fostering Investment	3,458	12,026	8,065	45,423	8,873	205,000
Community Development	47,659	161,766	107,148	148,499	16,476	48,000
TOTAL EXPENDITURES	332,239	549,726	471,505	471,724	341,811	571,400
SURPLUS (DEFICIT)	(16,829)	(158,994)	34,870	12,062	42,869	954
ACCUMULATED SURPLUS (DEFICIT), BEGINNING OF YEAR		136,901	(5,486)	29,384	41,446	84,315
ACCUMULATED SURPLUS, END OF YEAR		(22,093)	29,384	41,446	84,315	85,269

2026 BUDGET REVENUES

The property levy continues to represent the District’s primary source of revenue. However, the Board remains committed to leveraging those funds through grants, partnerships, and other revenue-generating opportunities as may be available to the District.

For 2026, the Board recommends increasing the Business Improvement District levy to 0.9325 (an increase of 5% on the 2025 mill rate 0.8881), reflective of the fact that the property levies have been held relatively unchanged for the last several years. Overlooking mill rate increases in an inflationary environment will place increasing financial pressure on RWBID. This increase equates to approximately an average \$35 for the year (or \$2.92 per month) for each of the 560 property owners in the District.

In addition, key financial contributions from the City of Regina, specifically the Placemaking Capital and Interim Use of The Yards agreements, will play an essential role in advancing District initiatives.



2026 BUDGET EXPENSES

A significant cost driver in the 2026 budget is Administration, totaling \$253,400. This reflects core operational capacity: the Executive Director, contracted operational services (Director of Operations, information technology services) and mandatory corporate functions such as audit services, rent and insurance. These foundational expenses ensure continuity of district operations, governance, stakeholder engagement, and delivery of programs throughout the year.

A second major expenditure block is Advocacy & Fostering Investment, budgeted at \$205,000. This category drives tangible impact across the District. These projects are aligned with long-term strategic goals to unlock economic growth, improve the public realm, and foster city-building momentum by supporting activation and business development opportunities with focus on the Interim Use of the Yards and Placemaking initiatives. While no Vision Plan Implementation funding from the City is anticipated within this budget, a portion of the Warehouse levy funds will be dedicated to gathering essential business and property owner data across the Warehouse District, ensuring we have a reliable foundation for engagement and decision-making, particularly as we advance rezoning as contemplated under the Vision Plan.

Marketing the District is captured through Branding, set at \$60,000 under the current model of outsourcing. This reflects our ongoing commitment to raising the profile of the Warehouse District, supporting new business attraction, and reinforcing our identity as a destination for residents, visitors, and investors. Strategic promotion will help amplify our investments in placemaking and programming.

Finally, the Community Development portfolio is budgeted at \$48,000, supporting flagship annual initiatives that drive foot traffic, community pride, and economic lift: Frost, Grand Re-Opening of Dewdney and the Hop Circuit. These touchpoints enable active collaboration with partners, broaden District visibility, and reinforce the narrative that the Warehouse is a vibrant anchor for Regina's cultural and commercial life.



2026 BUDGET

RWBID BUDGET SUMMARY						
2026	0.5457	0.7364	0.77358	0.8214	0.8881	0.9325
	2021	2022	2023	2024	2025 Prelim	2026
	Actual	Actual	Actual	Actual	Unaudited	Proposed
REVENUE						
Property Tax Levy (net)	258,041	340,791	355,333	375,136	368,634	384,499
Less: Allowance for property appeals	(4,443)	(2,917)	1,072	(1,518)	0	(3,845)
Special Projects / Grants / Sponsorships	61,812	47,024	149,970	110,168	16,046	191,700
TOTAL REVENUE	315,410	390,732	506,375	483,786	384,680	572,354
EXPENDITURES						
Administration						
Administration Expenses	193,504	248,071	265,808	211,977	136,058	116,400
Admin Expenses (Discretionary)					0	5,000
Audit Services	16,210	23,907	10,125	25,432	9,696	10,000
Management Services	13,043					
Rent					25,005	28,800
Conferences, Meetings & Training					33	4,000
Receptions, Meetings & Food					400	500
Memberships					2,330	2,500
Insurance					6,823	8,000
Office Supplies					1,222	1,500
Telephone & Internet					3,213	3,600
Office Expenses General					7,670	1,500
Office Furniture (Capital Expense)			1,216		0	3,000
Contracted Services					84,254	68,600
Administration	222,757	271,978	277,149	237,409	276,704	253,400
Branding The District						
Social Media/Communication	375	323				
Web Hosting & Development	617	908	13	76		
Christmas Promotion						
Advertising and Promotion	22,380	22,018	26,115	19,328	13,363	60,000
Audio Walking Tour		1,442				
Graphic Design Consultant	3,296	53,432	28,457			
Events						
Annual Report	318					
Branding the District	26,986	78,123	54,585	19,404	13,363	60,000
Development						
Amortization	22,060	24,880	23,337	20,396	20,396	0
Planning and Feasibility Studies						
Membership Reception						
Member Events	532	202	1,221	593	3,000	5,000
Business Research & Initiatives	8,787	751				
Development	31,379	25,833	24,558	20,989	23,396	5,000
Advocacy & Fostering Investment						
Special Projects	3,458	12,026	8,065	45,423		85,000
Warehouse Vision Plan Implementation					0	30,000
Interim Use of The Yards Implementation					4,972	83,000
Meetings, Receptions & Food					3,900	5,000
Stakeholder Meetings					0	2,000
Advocacy & Fostering Investment	3,458	12,026	8,065	45,423	8,873	205,000
Community Development						
Festivals & Events	5,100	121,297	99,218	98,820	16,476	48,000
Clean-up Crew	4,269	2,881	2,298	2,976		
Summer Students HR	35,276	37,588	5,632			
Summer Students						
Wages and Benefits				46,703		
Streetscape	3,014					
Community Development	47,659	161,766	107,148	148,499	16,476	48,000
TOTAL EXPENDITURES	332,239	549,726	471,505	471,724	338,811	571,400
SURPLUS (DEFICIT)	(16,829)	(158,994)	34,870	12,062	45,869	954



2026 AREAS OF FOCUS

The Grand Reopening of Dewdney Avenue

The Grand Reopening of Dewdney Avenue will celebrate the completion of extensive infrastructure and streetscape renewal, marking a pivotal milestone for the Warehouse District. This revitalized corridor will not only enhance accessibility and pedestrian safety but also serve as a vibrant showcase of the District's evolving identity. The reopening event will highlight local businesses, feature community programming, and anchor the next chapter of growth for this historic area.

Supporting and Advocating for The Yards Redevelopment RFP

The Warehouse District will continue to actively support and advocate for The Yards Redevelopment RFP, ensuring the District's priorities are reflected as this transformative downtown-edge project advances. By engaging with the City of Regina and potential developers, the Board will promote a vision that aligns with the District's long-term goals for connectivity, mixed-use development, and a thriving urban environment that bridges the city centre and the Warehouse District.

Activating The Yards for Interim Use

The Yards is a 26-hectare former CP Rail site identified in the City's Yards Neighbourhood Plan for future mixed-use redevelopment. Through a Contribution Agreement with the City of Regina (COR), the Regina Warehouse Business Improvement District (RWBID) is implementing an interim use and activation strategy to animate the site in advance of permanent development. The City has provided \$100,000 to support this work.

The interim use strategy is intended to support Warehouse District businesses, activate underutilized land using low-cost and non-permanent infrastructure, pilot placemaking and programming concepts, and reinforce the District's identity and vibrancy.

The primary activation proposed is a temporary, fenced sand-court facility capable of supporting both informal use and organized programming. Anticipated uses include beach volleyball (six courts suitable for tournament play), beach wrestling, sand soccer, fitness programming, and small-scale community or event uses. The site will continue to function as free public parking in alignment with City requirements. RWBID has coordinated planning with Sask Volleyball and VOGO to confirm court standards, orientation, and programming demand, with partners expected to bring organized adult recreation programming to the site. All interim uses are non-permanent, avoid soil disturbance, and remain compatible with City construction staging and long-term redevelopment plans

As of December 31, 2025, RWBID has expended \$16,820 of the \$100,000 on eligible interim planning and activation activities.



2026 expenditures anticipated under this program include:

- Sand \$35,000
- Fencing \$45,000
- Equipment/Landscaping \$3000

Investing in Placemaking Projects

The District will invest in placemaking projects that enhance public spaces and strengthen the overall street-level experience. The City of Regina has provided a \$100,000 grant to support capital investment to advance heritage-based public realm improvements aligned with the Warehouse District Vision Plan, the Yards Neighbourhood Plan, and the City Centre Core Framework.

The program consists of three complementary initiatives.

- **Strathdee Alley Placemaking** to enhance the alley between The Break and the Strathdee Building into a pedestrian-oriented space through heritage lighting, murals, planters, and boardwalk, improving safety and creating a distinctive destination. Total expected expenditure is \$27,500. Some work was completed in 2025 with \$11,500 for work to be completed in 2026.
- **Heritage-Style Building Signage** to recreate historic painted signage on select warehouse buildings, delivering high-visibility heritage interpretation through a scalable and cost-effective model delivered through vinyl wrap rather than the historic approach using painted stencils. Total expected expenditure is \$47,500, across six properties.
- **The Warehouse District Mural Program** would support contribution to a large-scale mural installation on an underutilized warehouse wall, with discussions underway for a collaborative project celebrating the Regina Pats and local cultural heritage. Total expected expenditure is \$25,000 across six properties.

Advancing the Warehouse District Vision Plan

In May 2023, Scatliff + Miller + Murray, in collaboration with the City of Regina, initiated development of the Warehouse District Vision Plan through extensive stakeholder engagement, review of prior studies, and community consultation. The Vision Plan was presented to the City Centre Core Development Advisory Committee in June 2024 and subsequently approved by City Council.

Warehouse levy resources will be directed toward strengthening our business and property owner data. This work is foundational to informed engagement and will directly support future rezoning efforts aligned with the Vision Plan.





2026 Budget - Regina Downtown Business Improvement District

Date	March 4, 2026
To	Executive Committee
From	Financial Strategy & Sustainability
Service Area	Financial Strategy & Sustainability
Item No.	EX26-22

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Approve the Regina Downtown Business Improvement District's (RDBID) 2026 Budget attached as Appendix A to this report;
2. Approve the proposed 2026 mill rate for the RDBID of 0.9535 mills. The RDBID's mill rate is only applicable to commercial properties within a specified defined boundary;
3. Instruct the City Solicitor to prepare the necessary property tax bylaws to implement the above approved mill rate, to be brought forward in spring of 2026, following the City of Regina's (City) receipt to the education mill rate from the Government of Saskatchewan; and
4. Approve these recommendations at its March 11, 2026 meeting.

ISSUE

The purpose of this report is to submit the RDBID's 2026 Budget and proposed levy for approval. A copy of the proposed budget for 2026 is included in Appendix A.

Under *The Cities Act*, City Council is required to approve the proposed budget for the RDBID and the associated levy. The RDBID has submitted a balanced operating budget.

Section 26 of *The Cities Act* requires that the RDBID submit to City Council for approval the estimated revenues and expenditures for the current year.

IMPACTS

Financial Impact

The proposed 2026 Budget expenditures of \$2.9 million is funded through RDBID levy, grants and revenue from special projects and sponsorship. The proposed 2026 mill rate increases to 0.9535 (0.9258 in 2025), a three per cent increase from prior year, and creates revenues of \$1.35 million. The RDBID is taking a conservative approach to predicting revenue and as such any additional tax revenue generated or other changes will be allocated to reserve funds to enhance future financial stability.

The RDBID assessment levy is billed and collected by the City. Amounts collected are disbursed to the RDBID.

Strategic Priority Impact

Approving the RDBID's 2026 Budget aligns with the City's strategic priority to thrive as a vibrant, inclusive destination that attracts residents, visitors, and investment.

There are no legal, policy, labour, environmental, Indigenous or Inclusion, Diversity, Equity & Accessibility (IDEA) impacts respecting this report.

OTHER OPTIONS

None with respect to this report.

COMMUNICATIONS & ENGAGEMENT

A copy of this report has been provided to the RDBID. The RDBID 2026 Budget is posted to the Regina.ca website as part of the regular process for posting material prior to a public meeting.

DISCUSSION

In 1981, City Council created what is now called the *Regina Downtown Business Improvement District* pursuant to *Bylaw No. 2003-80* (Bylaw 2003-80). The purpose is to promote and enhance the City's downtown for businesses operating in the district and improve the quality of life for those who use and visit downtown. The RDBID's activities are guided by a Board of Directors according to the responsibilities and obligations in Section 25 and 26 of *The Cities Act* and *Bylaw No. 2003-80*.

Appendix A provides the proposed 2026 Budget for RDBID as well as an overview of their Strategic

Plan and summary of initiatives for the upcoming year.

The RDBID's 2026 Budget is attached as Appendix A and is aligned with the City's 2026-2029 Strategic Plan and reflects:

- Revenues of \$2.9 million with 46 per cent or \$1.35 million from the levy.
- Expenses that reflect the anticipated revenues.
- The levy for the RDBID is applied to the assessment of commercial property within the business improvement district area.

The Board of Directors approved the budget is balanced with a surplus of \$136. Assessment appeals continue to pose uncertainty for the RDBID. Within the projected expenditures, there is a \$30,000 provision for estimated appeal assessments. This estimate is based on information provided by the City.

DECISION HISTORY & AUTHORITY

In 1981, City Council created what is now called the *Regina Downtown Business Improvement District* pursuant to Bylaw No. 2003-80. The purpose is to promote and enhance the City's downtown for businesses operating in the district and improve the quality of life for those who use and visit downtown. The RDBID's activities are guided by a Board of Directors according to the responsibilities and obligations in Section 25 and 26 of *The Cities Act* and Bylaw 2003-80.

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 - 2026 Budget - Regina Downtown Business Improvement District

Regina Downtown Business Improvement District

2026 Budget

Presented to City Council
March 11, 2026

400 – 2201 11th Ave
Regina, Saskatchewan
S4P 0J8

www.reginadowntown.ca

*Downtown Regina is located on Treaty 4 lands.
Treaty 4 is home to the Cree, Ojibwe, Saulteaux, Dakota, Nakota,
and Lakota peoples, as well as, the homeland of the Metis Nation.*



OUR MISSION

Act on behalf of our members to favorably position Regina's downtown as a unique, attractive and desirable neighbourhood for businesses, residents and visitors.

OUR VISION FOR DOWNTOWN

Regina's Downtown
A place where people want to be and businesses want to invest.



2026 BUDGET RECOMMENDATIONS

1. That the RDBID mill rate be set at 0.9535 for 2026
2. A provision for estimated 2026 assessment appeals in the amount of \$30,000



EXECUTIVE SUMMARY BUDGET 2026

The Regina Downtown Business Improvement District (RDBID) 2022 - 2025 Strategic Plan and the 2023 Downtown Regina Vision Plan constitutes the basis for expenditures outlined in the 2026 budget. The budget also reflects the programs and initiatives to continue to support economic recovery. Full budget details are included in Attachment 2.

2026 BUDGET SUMMARY

	0.7975	0.8214	0.9258	0.9535
	2023	2024	2025	2026
	Actual	Actual	Forecast	Proposed
REVENUE				
Bid Levy	1,255,785	1,296,986	1,386,070	1,350,800
Recovery of Assessment Appeals	57,719	(22,659)	-	-
Other Funding Sources	14,343	72,287	2,506	13,000
Special Projects / Grants / Sponsorship	853,686	1,753,400	2,656,612	1,534,250
Allocation From Unrestricted Fund Balance	-	-	-	-
Allocation From Contingency Reserve	-	-	-	-
Allocation From Capital Reserve	-	-	-	-
Total Revenue	2,181,533	3,100,014	4,045,187	2,898,050
EXPENDITURES				
Organization Management	740,960	1,172,081	724,748	767,864
Member Engagement and Services	242,801	383,570	540,263	492,800
Place Making	961,538	1,494,737	2,607,115	1,504,750
Business & Residential Attraction/Retention	54,946	60,623	67,852	62,500
Transformational Projects	45,914	24,311	27,615	40,000
Allocation To Unrestricted Fund Balance	-	-	-	-
Allocation To Contingency Reserve	-	-	-	-
Allocation To Capital Reserve	-	-	-	-
Provision for Assessment Appeals	-	52,866	56,150	30,000
Total Expenditures	2,046,159	3,188,188	4,023,742	2,897,914
Surplus (Deficit)	135,374	(35,309)	21,445	136



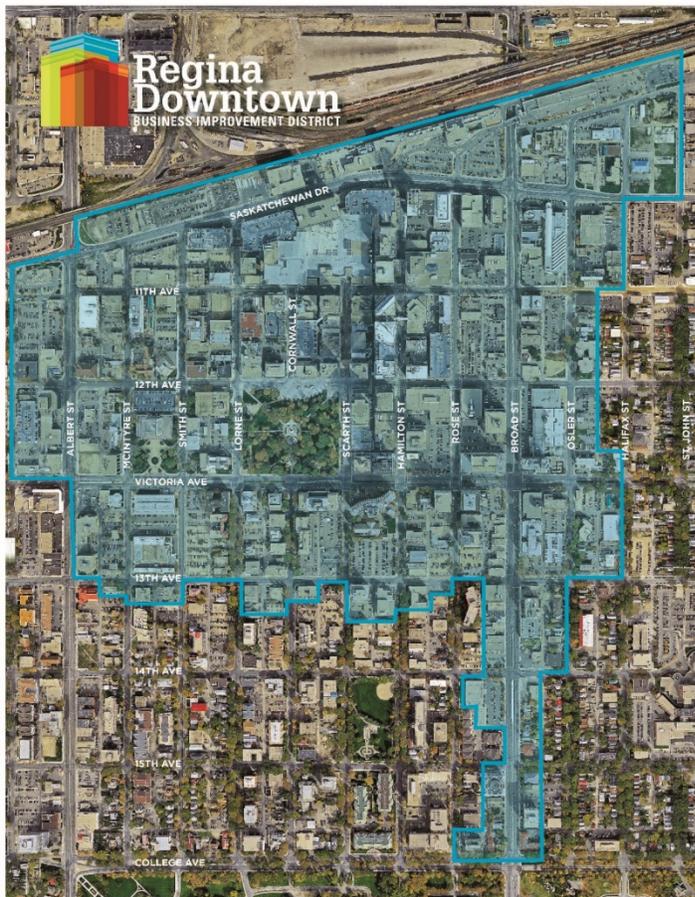
OVERVIEW OF REGINA DOWNTOWN

What is Regina Downtown?

Regina Downtown is a Business Improvement District that has been in operation for over 40 years. It was created in April 1981 as an organizing and financing mechanism used by property owners to work together to promote and enhance Downtown's unique assets, improve conditions for businesses operating in the district, and improve the quality of life for those who use and visit Downtown.

Today, Regina Downtown fulfills its original purpose while continuously improving and enhancing member services. Whether it is through the research and development, such as the streetscape enhancement installations completed in 2008, replacement of holiday decorations in 2011, or through attracting and facilitating new events Downtown such as Frost, Regina Downtown Concert Series, the Cinema Under the Stars Series and Hockey Week Downtown, RDBID strives to make Downtown the best place to live, work, shop and play in Regina.

Regina Downtown Business Improvement District operations are funded primarily through a levy on the taxable assessment of all commercial properties located within the district boundaries. These boundaries encompass 55 blocks defined by Angus Street to the west, 13th Avenue to the south, Halifax Street to the east, and Saskatchewan Drive to the north. RDBID also extends along Broad Street south to College Avenue.



**Regina Downtown
Business Improvement District Map**



Legislation

Authorized under Section 25 & 26 of *The Cities Act* and *City of Regina Bylaw No 2007 – 85*, Regina Downtown programs and services are financed by a special assessment collected from commercial property owners located in the defined boundaries of the Downtown District. The assessment is billed and collected by the City of Regina annually and then disbursed to Regina Downtown, where it is used to supplement the services already provided by the City of Regina.

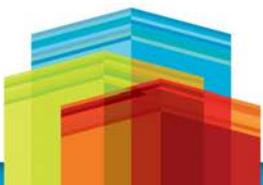
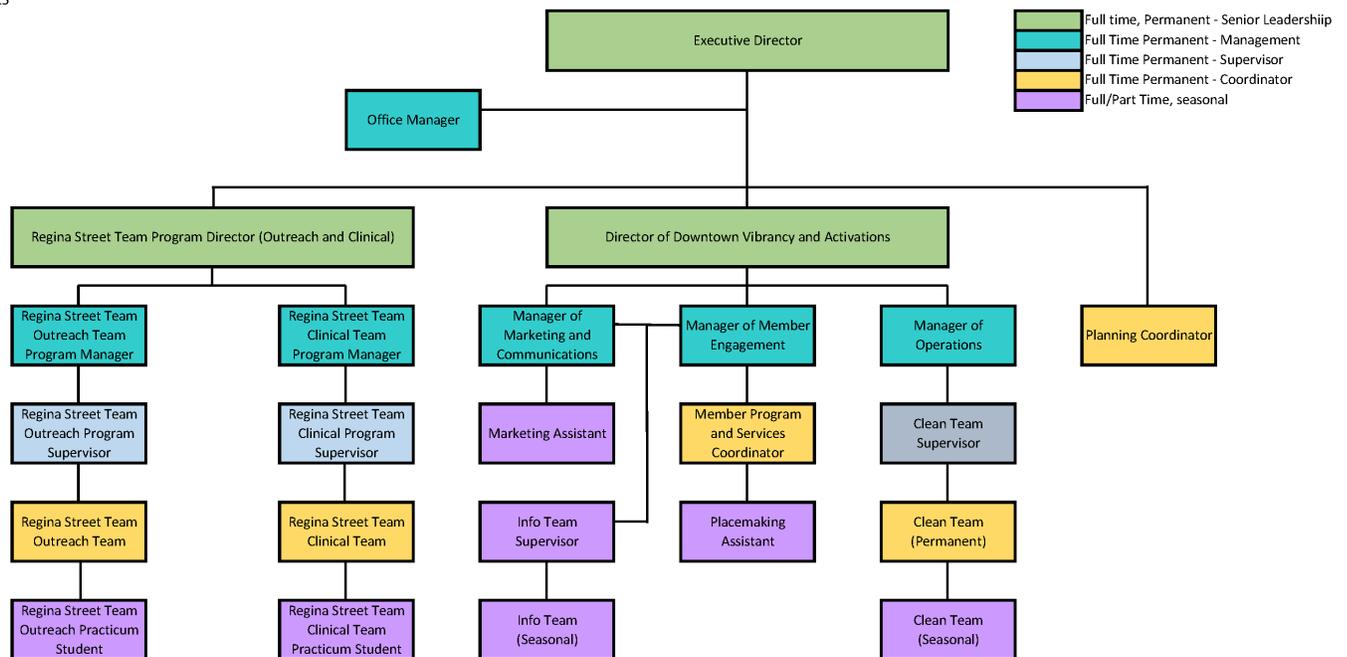
Governance

The Board of Directors consists of fifteen persons (one member of City Council and fourteen members who have a vested interest in the district) appointed by resolution of City Council. In addition, one senior City of Regina official and the Executive Director of Regina Downtown hold advisory roles on the Board and are non-voting members.

Organizational Structure (2026)

2025 Organization Chart

Regina Downtown Business Improvement District
31-May-25



SUMMARY OF STRATEGIC PLAN 2022 - 2025

Since 1981, the Regina Downtown Business Improvement District (RDBID) has served the downtown community. Offering a range of business and community services to promote and enhance downtown Regina, the organization plays a critical role in improving the quality of the community as a place to live, work, and play.

RDBID is currently updating the RDBID Strategic Plan. Despite its long-standing status as a major contributor to the City's economy and property tax base, the downtown community has long faced challenges attracting the necessary investment, development, and infrastructure renewal necessary to support its importance as a vibrant city centre. Significant emphasis has been placed on addressing these gaps across previous iterations of the BID's strategic plan, and important progress has been made. Despite these efforts, however, the BID's resources have been limited, relative to the scope of the challenge represented by the greater macroeconomic forces affecting the downtown. A weakening resource sector, ongoing changes in the behaviour of retail consumers, policy-driven barriers to investment and development, and ongoing perceptions concerning access and safety, have all contributed to a perceived decline in the vitality of the community that stood in contrast to a more optimistic tone offered by stakeholders during the formulation of the 2018 – 2021 strategic plan.

The COVID-19 pandemic in early 2020, dealt an unprecedented blow to the downtown community, which rapidly observed a virtual exodus of the over 25,000 people that work downtown and major restrictions on the economic activity of many downtown businesses. The challenges of navigating the pandemic persist, and the BID's role in driving a 'return to downtown' as the world cautiously recovers from what is hoped to be the worst of the crisis is more important than ever. While the downtown community is likely to face major challenges addressing the impact of the pandemic for years to come, it has also created a rare opportunity to re-examine the role of the downtown in Regina and how changes in how people choose to live and work will shape our future. The strategic plan presented in this document is the result of the BID's desire to emerge stronger, and with a clear vision for the downtown community we are working to build for the generations that follow.

The process of revisiting the BID's strategy has revealed a renewed sense of optimism and urgency amongst stakeholders to take on the 'big challenges and opportunities' of the downtown. A series of significant, generational investments are being considered in the community that could dramatically reshape the downtown landscape, and the office towers left empty during the worst days of the pandemic are increasingly occupied. The hospitality industry is once again welcoming guests, and retailers are enjoying a busy holiday shopping season. There is once again hope and energy in the downtown.

Over the next three years, RDBID will lead the creation of a bold vision for the downtown community while creating meaningful value for its members.

Critical outcomes of this strategy include:

- Drive the creation of a clear and compelling vision for the future of Regina's downtown
- Refocus organization around high-impact, longer-term objectives
- Prioritize the identification, pursuit, and support of major projects and investments in the downtown community
- Support the vibrancy of the downtown community through increased and focused core activation strategy for street-level activation and position the organization to more effectively support other organizations that aim to activate the downtown.



Priorities

The organization will focus its efforts on four strategic priorities:

Building a Vision	The BID recognizes that, absent a vision, it is challenging to marshal the organization’s resources effectively and focus its priorities. Similarly, it is difficult to engage and focus the support of the City and other key partners in support of a common dream. This strategic priority, which is expected to be the dominant focus of the organization in the first year of the strategy, will see the BID leading a city-wide effort to build a vision for the downtown’s long-term future.
Investment Growth	There are unique challenges to investing in the downtown, and unique opportunities. With several major opportunities on the horizon that might find a home in our community, the BID will work to secure large projects and investments by making the case for why investors should choose the downtown. The BID will also work to identify and remedy barriers that hinder our competitiveness relative to other districts.
Advocacy	Downtown members and stakeholders have a wide range of priorities, and often engage the BID for support and advocacy. Going forward, the BID will focus its advocacy efforts primarily in support of its vision for downtown, and on building a stronger and more productive relationship with the City and other partners. As ever, the fundamental priority of advocacy efforts is to deliver real positive changes for the membership.
Placemaking	<p>The BID has long been the primary driver of activations in the downtown to draw visitors and improve the liveliness and vibrancy of the community. These efforts have made an impact but are a significant draw on the organization’s resources and capacity. Consequently, the organization’s emphasis on activations and programming have drawn focus away from more strategic initiatives with greater potential impact.</p> <p>The BID will continue to execute a core suite of activations that ensure the downtown community comes alive in support of key events in the City and will position itself to support and encourage other organizations to take the lead on new activations in the community. Efforts to ensure a clean, safe, and inviting downtown will continue.</p>

The balance of the organization’s effort and resources to be directed in support of each strategic priority will change from year-to-year as the focus of the strategy evolves.



RDBID Strategy Map 2022-2025

The RDBID Strategy Map explains how RDBID will achieve its vision of being a place where people want to be and businesses want to invest. This will happen by relying on its operating principles to execute its organizational capabilities and key pillars so that its outcomes and objectives are realized.

RDBID is currently updating the RDBID Strategic Plan in 2026.

	Building the Vision	Investment Growth	Advocacy	Placemaking
Purpose	We will construct a bold vision for the future of our downtown, supported by our members, partners, and stakeholders, that will focus our collective action and investment in support of a common dream.	We will make the case for investment growth in the downtown, support the attraction of major projects, and improve our competitiveness as a City.	We will advocate our vision for downtown, strengthen relationships with the City and our partners, provide informed support on issues, investments, and projects, and deliver positive changes for our membership.	We will foster a vibrant and inviting downtown through our core activations and support our partners' efforts to do the same. A lively, clean, safe, and well-maintained community will support positive experiences in the downtown.
Outcomes	<ol style="list-style-type: none"> 1. Bold vision for the downtown 2. Strong City, partner, and stakeholder support 3. Engaged and excited public 4. Evidence of alignment of City and partner priorities and investments 	<ol style="list-style-type: none"> 1. Increased level of investment 2. Increased occupancy rates 3. Attraction of a major project(s) to the downtown 4. Shape investments of the City and our partners in the downtown 	<ol style="list-style-type: none"> 1. Broad support for the downtown vision 2. Stronger relationship with the City 3. Stronger relationships with key partners 4. Impact on City policy decisions favourable to downtown growth and development 	<ol style="list-style-type: none"> 1. Improved public perception and visitation intentions 2. Positive business impacts and downtown experience during core activations 3. Increased activity in the downtown driven by partner-led program and activations 4. Clean, safe, and inviting downtown community
Priorities	<ul style="list-style-type: none"> ▪ City-wide initiative to create downtown vision ▪ An engaging visual and narrative communication strategy for the vision ▪ Active and vocal support from City and partners ▪ Strong public interest and support ▪ Direct, formal link to City strategic planning cycle 	<ul style="list-style-type: none"> ▪ Investment strategy for the downtown ▪ Articulate the case for investing in the downtown ▪ Identification and mitigation of barriers to investment ▪ Aggressive pursuit of proposed arena ▪ Aggressive pursuit of major projects ▪ Creation of deal flow model to assess emergent opportunities 	<ul style="list-style-type: none"> ▪ Secure broad support for the downtown vision ▪ Hold City accountable for investing in restoring the downtown and realizing the vision ▪ Direct, formal link to shaping City's planned \$40m investment in downtown ▪ Permanent funding model for downtown ▪ Policy positions consistent with downtown vision 	<ul style="list-style-type: none"> ▪ Core activation strategy built around key events ▪ Engage downtown partners to take leadership role in creating new programs and activations ▪ Routinely assess member, public, and stakeholder perspectives on the downtown experience ▪ Invest in maintenance and beautification of downtown
Foundation	Membership Services Support our members' business success in the dynamic downtown environment			
	Operational Effectiveness Develop the organizational capacity and capability necessary to deliver strategic outcomes			
	Financial Management Effectively deploy our financial resources, seek opportunities to magnify our investments, and shape the investments of others			



SUMMARY OF 2026 INITIATIVES

P1 Member Engagement and Services

Goal:

To provide key services for members related to maintaining the look and feel of downtown, marketing and promotions, public safety and business support. To do so, Regina Downtown will focus on providing core member services that have been provided in the past, and greater emphasis will be placed on ensuring that members utilize these services.

Objective:

To ensure Downtown is a place where people feel safe and welcome and to enhance the appearance and identity of Downtown.

2026 Initiatives:

- Facilitate cleaning and maintenance of the pedestrian environment with support from the City of Regina
- Facilitate removal of downtown graffiti
- Conduct regular amenity checks
- Advocate for repair and enhancement of downtown amenities
- Continue to operate the Info on the Go visitor services program
- Support the Regina Street Team until the program is transferred to a new organization



Objective:

To continue to play a key role in marketing and promoting Downtown Regina to the greater community.

2026 Initiatives:

- Continue to maintain and update the RDBID website and member database
- Continued member outreach through the member reception, member visits and social media efforts
- Produce and distribute promotional materials including RDBID maps, dining guide, annual report, strategic plan, downtown report and business recruitment material
- Develop a communications strategy to support parking in Downtown Regina



P2 Place-making

Goal:

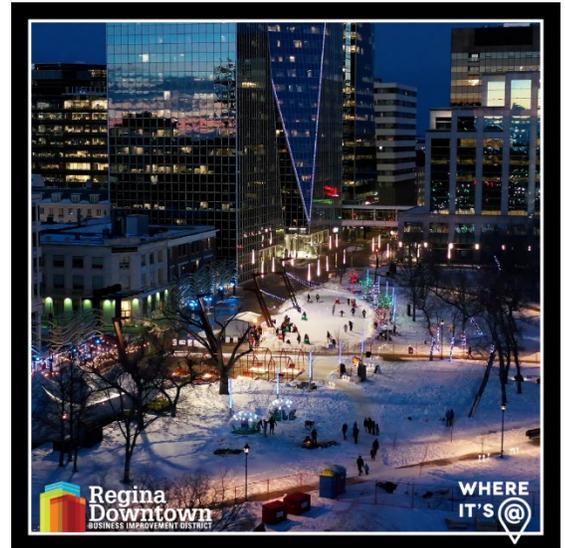
To support the flourishing of Downtown Regina through the promotion, facilitation, and development of events and special initiatives in Downtown. The BID will play a strategic role focusing on the support of key initiatives being produced by others through the dissemination of knowledge and information, and acting as a resource.

Objective:

To organize signature Regina Downtown events.

2026 Initiatives:

- Produce signature events - Frost @ Downtown and YQR Food Truck Wars
- Offer programming in Pat Fiacco Plaza and Victoria Park year round through partnerships with local organizations
- Facilitate opportunities for new events and promotions that support Downtown's role as the heart of the community
- Advocate for growth of new festivals
- Develop and operate The Skuare interim use site

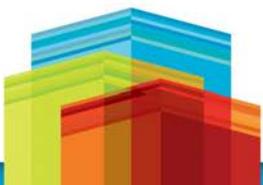


Objective:

To facilitate capital improvements within the Downtown neighbourhood that enhance the public realm.

2026 Initiatives:

- Ongoing replacement of seasonal lights
- Maintain and manage the Downtown Regina Chalet
- Continued implementation and expansion of the Urban Canvas Program, including murals, traffic control boxes, alley doors, street painting, etc.



P3 Investment Growth

Goal:

To establish Downtown as a highly desirable, unique neighbourhood within Regina where residents, businesses, niche retail, and entrepreneurship thrive.

Objective:

To build public and private sector perceptions of Downtown as more than just a location for conventional retail and offices.

2026 Initiatives:

- Continue to gather and share relevant statistics and indicators that support investment growth
- Continue to be the information gathering and distribution centre for Downtown businesses, property owners, and residents
- Support the creation of a mix of uses and amenities necessary to create a complete community Downtown
- Explore opportunities for business attraction and retention programs
- Build partnerships with peer organizations with aligned goals



P4 Downtown Advocacy

Goal:

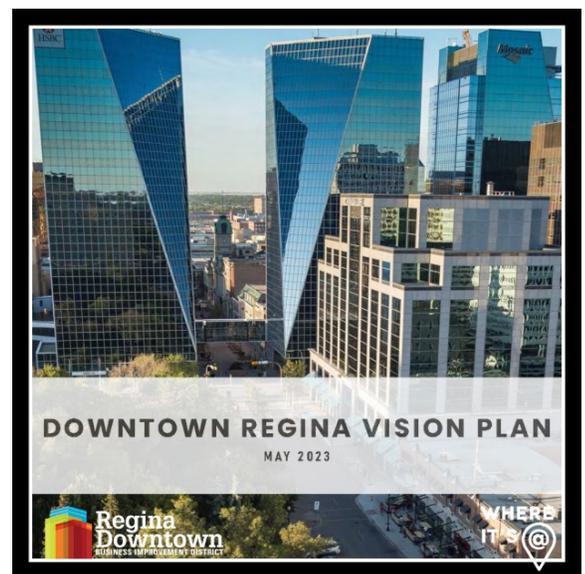
To position Regina Downtown as the advocate for downtown interests and to disseminate its positions in a manner that shapes public dialogue and decision-making, and inspires investment in Downtown.

Objective:

Develop timely consensus on key issues, rooted in concrete research and analysis in relation to current and upcoming projects and larger trends in city-wide planning.

2026 Initiatives:

- Continue the implementation of the Downtown Regina Vision Plan
- Ensure timely consensus on responses to key issues
- Continue to develop and disseminate official policy positions on a variety of identified issues
- Continue to advocate for downtown interests in key community projects, including the 11th Avenue Revitalization project, the Saskatchewan Drive Corridor project, and the Scarth Street Rehabilitation project
- Produce the City Building Speaker Series



2026 BUDGET

Assessment

Regina Downtown Business Improvement District operations are funded primarily through a levy on the taxable assessment of all commercial properties located within the district boundaries. These boundaries encompass 55 blocks defined by Angus Street to the west, 13th Avenue to the south, Halifax Street to the east, and Saskatchewan Drive to the north. RDBID also extends along Broad Street south to College Avenue. For 2026, it is recommended that the mill rate of 0.9535 is applied to the current commercial property assessment. This will provide sufficient revenue to fund all planned operating expenditures in 2026. Total revenue generated from the levy is estimated to be \$1,350,800.

Outstanding assessment appeals and property assessment adjustments continue to result in an uncertain revenue base each year. Regina Downtown will continue to carefully manage expenses and set aside allowances annually to cover any potential losses from economic instability or outstanding assessment appeals.

While the outcomes of these appeals and Regina Downtown's resulting obligations are uncertain, a provision representing the potential repayment of a portion of the levies on properties under appeal has been recorded and set aside. Based on information received from the City of Regina, an assessment appeal provision of \$30,000 is recommended in 2026.

Other Funding

RDBID is anticipating revenue of \$13,000 from other funding sources (e.g. Mobile food vendors, asset rental fees, etc.) in 2026.

Grants, Sponsorship and Advertising

Revenue generated from sponsorship, grants, and advertising sales over the past few years have provided Regina Downtown with opportunities to expand and enhance existing services with minimal impact to its operating budget.

In 2026, our goal is to secure grants and sponsorship in the amount of \$1,534,250. This revenue will be used to sustain and enhance a number of projects including The Skuare Interim Use project and the production of Frost @ Downtown.

Transfers

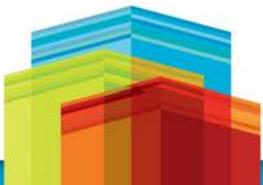
As a result of an uncertain revenue base each year, we have carefully managed expenditures and set aside allowances to cover potential losses from outstanding assessment appeals, as well as an uncertain economy. Unanticipated recoveries from this allowance over the past few years have contributed, in part, to operating surpluses. We do not anticipate any reserve transfers in 2026.

To ensure the future financial stability of Regina Downtown, the Board of Directors implemented a policy in March 2005 to allocate any surpluses to a Contingency Reserve and Capital Reserve. The purpose of the Contingency Reserve is to cover any substantial and unexpected one-time assessment appeal expenditures and to support three months of operations to wind-down the Business Improvement District in the event of its dissolution. The Capital Reserve will be used to invest in our property, equipment and to leverage additional funds to improve infrastructure and streetscape.



In March 2016, the Board of Directors adopted the following reserve policy:

- That any 2015 and future operating surpluses be allocated 85% to the Capital Reserve and 15% to the Unrestricted Reserve.
- That the Unrestricted Reserve be capped at \$150,000.
- That upon reaching the Unrestricted Reserve cap, all future surpluses will be directed to the Capital Reserve.
- That the Capital Reserve target remain \$500,000.
- That the Contingency Reserve cap remain \$215,000.



2026 BUDGET - Revenue Projections

2026 BUDGET - REVENUE

	2023 Actual	2024 Actual	2025 Forecast	2026 Budget
ASSESSMENT				
Bid Levy	1,255,785	1,296,986	1,386,070	1,350,800
Adjustments (Board of Revision, etc.)	-	-	-	-
Recovery of Assessment Appeals	57,719	(22,659)	-	-
Sub-total	1,313,504	1,274,327	1,311,456	1,350,800
OTHER FUNDING				
Contributing Assets	-	62,354	-	-
Special Membership Fees	-	-	-	-
Office and Equipment Rental	-	-	-	-
Other	14,343	9,933	2,506	13,000
Sub-total	14,343	72,287	2,506	13,000
SPECIAL PROJECTS				
Sponsorship & Advertising Sales	-	111,227	-	-
Grants	853,686	1,642,173	2,656,612	1,534,250
Sub-total	853,686	1,753,400	2,656,612	1,534,250
TRANSFERS				
Allocation from the Unappropriated Surplus	-	-	-	-
Allocation from the Capital Reserve	-	-	-	-
Sub-total	-	-	-	-
REVENUE TOTAL	2,181,533	3,100,014	4,045,187	2,898,050



2026 BUDGET - Expense Overview

2026 BUDGET - EXPENSES

	2023	2024	2025	2026
	Actual	Actual	Forecast	Budget
ORGANIZATION MANAGEMENT				
General Operating and Personnel	597,014	756,664	717,268	761,864
Investment in Equipment	-	-	7,480	6,000
Amortization	133,094	167,888	-	-
Capital Contribution to City of Regina	-	-	-	-
Loss on Disposal	10,851	-	-	-
Restructuring Transaction – Skate Shack	-	247,529	-	-
Sub-total	740,960	1,172,081	724,748	767,864
MEMBER ENGAGEMENT AND SERVICES				
Communications	112,974	143,459	128,038	67,050
Advertising	24,155	26,444	29,343	51,500
Publications	633	1,685	3,893	1,500
Downtown Maintenance	82,659	182,459	298,343	293,400
Downtown Ambassador Services	22,380	29,523	80,646	79,400
Sub-total	242,801	383,570	540,263	492,800
PLACE-MAKING				
Events and Programming	237,830	214,534	292,059	247,000
Neighbourhood Enhancements	168,039	176,673	184,989	858,000
Special Projects	555,669	1,103,530	671,208	115,000
Regina Street Team (RST)	-	-	1,458,859	284,750
Sub-total	961,538	1,494,737	2,607,115	1,504,750
BUSINESS & RESIDENTIAL ATTRACTION & RETENTION				
Business Research and Initiatives	54,946	60,623	67,852	62,500
Residential Research and Initiatives	-	-	-	-
Sub-total	54,946	60,623	67,852	62,500
TRANSFORMATIONAL PROJECTS				
Project Support	45,914	24,311	27,615	40,000
Sub-total	45,914	24,311	27,615	40,000
PROVISION FOR ASSESSMENT APPEALS	-	52,866	56,150	30,000
EXPENSE TOTAL	2,046,159	3,188,188	4,023,742	2,897,914







Amendments to the Public Notice Policy Bylaw

Date	March 4, 2026
To	Executive Committee
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	EX26-23

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Approve amendments to Bylaw No. 2020-28, *The Public Notice Policy Bylaw, 2020*, as outlined in this report to:
 - a. Remove newspaper advertising as a method of providing minimum public notice for matters pertaining to *The Planning and Development Act, 2007*;
 - b. Change the timeframes for providing public notice for planning matters, per *The Planning and Development Act, 2007*, from 14 days to seven days, with the exception of notices related to the adoption of any new official community plan or zoning bylaw which would remain at the current 28 days; and
 - c. Remove the requirement for written notice for zoning bylaw amendments.
2. Instruct the City Solicitor to prepare amendments to Bylaw No. 2020-28, *The Public Notice Policy Bylaw, 2020* to give effect to Recommendation 1 and as further described in this report to be brought forward to the meeting of City Council following approval of these recommendations by City Council.
3. Approve these recommendations at its meeting on March 11, 2026.

ISSUE

The Public Notice Policy Bylaw, 2020 (Public Notice Policy Bylaw) is proposed to be amended for matters pertaining to *The Planning and Development Act, 2007* (Act). Amendments would remove requirements to advertise in the newspaper, standardize minimum timeframes for formal notifications and remove written notice requirements for zoning bylaw amendments.

As these amendments to the Public Notice Policy Bylaw only deal with the minimum mandatory requirements, the City of Regina (City) can continue to provide notice and communication more than that required, depending on the situation and interest of the community.

IMPACTS

Financial Impact

Removal of newspaper advertising requirements would result in a small reduction in costs for City-led bylaw amendments. The cost is not possible to quantify as it would depend on the number of such changes per year. The typical cost of a newspaper advertisement is approximately \$750.

Legal Impact

Section 24 of the Act allows the City to adopt its own public notice policy. As an approving authority under the Act, City Council has broad discretion to set its own minimum public notice policy for matters pertaining to legislation, provided that the notice period specified is at least seven days. Approving the changes proposed in this report will require the Bylaw amendments set out in the Recommendation Section for this report.

Policy Impact

Design Regina: The Official Community Plan Bylaw No. 2013-48 (OCP) gives general direction for community engagement to build ownership of the plan in the community. The proposed amendments to the Public Notice Policy Bylaw do not interfere with communication and engagement strategies, which are typically much broader and customized than the minimum legal notification requirements.

Strategic Priority Impact

The proposed amendments relate to the Stewardship & Operations section within the Strategic Plan, specifically the Operations imperative by contributing to organizational efficiency of administrative procedures.

Indigenous Impact

It is acknowledged that individuals who currently rely solely on newspaper advertisements to keep informed about planning matters to be discussed at City Council will no longer have access to this information. As print media continues to decline in favour of online sources, this factor will impact fewer individuals. As a practice, planning applications are circulated by mail to neighbouring

properties early in the review process, which provides an opportunity for individuals without access to a computer to comment and be engaged in the process. This practice is not proposed to be changed, but the Bylaw amendment will allow Administration to have the flexibility to decide if this practice makes sense in all circumstances. We note that only a small percentage of the total number of comments received in response are submitted by mail.

Online information is generally more accessible to people with disabilities, allowing font sizes to be adjusted to meet the needs of people with low vision or text to be read aloud by programs for people with hearing loss.

There are no labour, environmental or Indigenous impacts respecting this report.

OTHER OPTIONS

OPTION 1 – Approve the proposed amendments to the Public Notice Policy Bylaw – Recommended

Advantage: The proposed changes will update notice requirements, adjusting for how people interact with media and standardize public notice requirements pertaining to minimum requirements for planning and development matters.

Consideration: Administration will continue to summarize public notice techniques and consultation response in reports and exceed minimum legal notice requirements, where appropriate.

OPTION 2 – Deny the proposed amendments to the Public Notice Policy Bylaw – Not Recommended

Advantage: This maintains the status quo and no further action will be taken.

Consideration: The cost benefit of newspaper advertising, by the City or applicant, will continue to become less effective as fewer people rely on print media for information. In some situations, the minimum legal notification may be ineffective or unnecessary.

COMMUNICATIONS & ENGAGEMENT

No formal public notice is required before amending the Public Notice Policy Bylaw. A notice of the proposed changes to the Public Notice Policy Bylaw was posted in *The Leader-Post* on February 13, 2026, inviting comments from the public.

DISCUSSION

Background

Part IV of The Public Notice Policy Bylaw establishes the minimum legal requirements for public notice for matters pertaining to the Act, 2007.

The minimum requirements may vary slightly, depending on the application type, but generally require one or any of the following notification methods:

- Advertising in the newspaper.
- Posting of physical signage on the property.
- Written notice to 75 metres surrounding subject property.
- Posting at City Hall and on the City's website.

Whether mandatory per the Public Notice Policy Bylaw or otherwise, planning applications generally follow a standardized public process consisting of circulation by mail to the surrounding community and notification to community associations or business improvement districts. Planning applications are posted online with an option to submit comments electronically by a deadline, usually within three weeks. The public may also be made aware of an application through a mandatory sign posting of the public property. Recently, notice signs have been improved to be more visually engaging with clearer information, graphics and a QR code that links to the City's 'Proposed Development' webpage.

In some cases, such as for more complex proposed developments, there may be a benefit to exceed the minimum requirements or typical standard process to ensure that the public is well-informed. Options to exceed the minimum requirements are determined on a case-by-case basis, using best practise and experience, and reported to City Council when the matter is brought forward. Additional public engagement may include circulation by mail when not required or to a wider geographical area, hosting a public information session, posting supplementary information on the website, or use of social media or extending typical timeframes for comment. Registered Professional Planners, including those within Administration, are required to ensure the public interest is identified throughout the planning process as part of their professional obligations.

The typical planning application review process occurs within 90 to 120 days before submission to City Council's decision. If additional engagement is required, the duration of the review process may extend weeks or months from typical timelines.

Upon conclusion of the public review process, comments are then considered by Administration and summarized in a report and used to inform the recommendation to City Council. The required newspaper advertisement only occurs at the end of the process (14 days before City Council), and

is generally considered to be a legal formality, with engagement having already taken place and the public being informed of the matter months before City Council's consideration. The intent of the statutory notice is specifically to advise the public as to the date of the City Council meeting at which the matter is to be considered or, in many cases, when the formal public hearing will be held (which must occur between first and second reading of a proposed bylaw).

Proposed Changes

Proposed changes to The Public Notice Policy Bylaw are summarized below and are shown in table format in Appendix A

1. Removal of Required Advertising in the Newspaper

As newspaper continues to decline in importance as a source of information, the costs of advertising are increasingly becoming greater than the benefits of continuing this service for planning matters. This change would remove cost for the applicant, either a private landowner, or in some cases the City, and would focus formal public notice efforts towards the City's website. If approved, the reduction will be considered during upcoming fee reviews.

Jurisdictional research has found that it is common for smaller municipalities, typically without a regular circulating newspaper, not to require advertisements. In recent years larger cities have either reduced or entirely removed newspaper advertising requirements. Toronto, Coquitlam, Burnaby, Hamilton and Saskatoon no longer require newspaper advertising for planning matters.

On December 3, 2025, City Council removed newspaper advertising for financial matters within The Public Notice Policy Bylaw, pertaining to *The Cities Act*. The same information currently posted in the newspaper for planning matters would continue to be posted on the City's website on the City Page.

2. Requiring Advertising (i.e. website posting) Seven Days Before City Council

For consistency with *The Cities Act* matters, the timeframes for providing public notice would also be changed from 14 days to seven days prior to the City Council or public hearing date. This better aligns with Committee and City Council scheduled dates, allowing for matters at Regina Planning Commission to be dealt with at the subsequent City Council meeting.

3. Removing Written Notice Requirements for Zoning Bylaw Amendments

The proposed amendment would remove required written notice for zoning amendments. Currently, The Public Notice Policy Bylaw requires that all property owners within 75 metres, and property owners, must be notified by mail for zoning bylaw amendments. Other common application types, such as concept plan amendments, Official Community Plan amendments or right-of-way (street) closures do not require written notice.

In some cases, written notice of the zoning bylaw amendments is an effective and practical notification method, while in others it is less so. For example, notifying the public within 75 metres of a proposed rezoning for an infill housing development helps to directly engage the public of a proposed development. A written notice is less practical when it is required to be sent to all owners of surrounding properties where an entire neighbourhood or an expansive area is being rezoned following a strategy involving extensive public engagement, perhaps leading to a neighbourhood plan adoption or other planning study. Removing the written notice for the public within 75 metres for zoning bylaw amendments is in alignment with the Act.

Removal of the mandatory written notice requirement gives the Development Officer flexibility to determine if written notice of a proposed zoning bylaw amendment is appropriate, as it currently is permitted to do for concept plans or Official City Plan amendments.

Written notice will continue to be required for discretionary use applications, which are by nature, localized in impact. Keeping the written notice for the public within 75 metres for discretionary use applications is in alignment with the Act.

DECISION HISTORY & AUTHORITY

On January 27, 2003, City Council approved *CR03-15 Public Notice Policy* and enacted the City's first *Public Notice Bylaw*, Bylaw No. 2003-8, which only dealt with public notice items under *The Cities Act*.

On June 30, 2020, City Council approved *CR20-62 Proposed Amendment to the Public Notice Bylaw 2003-8, the subdivision Bylaw No. 7748, and The Zoning Bylaw, 2019-19* which resulted in City Council repealing Bylaw No. 2003-8 and replacing it with Bylaw No. 2020-28 on July 29, 2020. Bylaw No. 2020-28 covers both *The Cities Act* and *The Planning and Development Act, 2007* public notice items.

On March 8, 2023, City Council considered item *2023-30 The Public Notice Policy Amendment Bylaw, 2023* to amend *The Public Notice Policy Bylaw, 2020, Bylaw No. 2020-28* to clarify the notice required for removal of a holding overlay zone and discretionary use applications.

On December 3, 2025, City Council approved Bylaw 2025-86, amendments to *The Public Notice Policy Bylaw 2020-28*, removing required newspaper advertising for financial matters.

Respectfully Submitted,



Autumn Dawson, Director
Planning & Development Services

Respectfully Submitted,



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City Planning & Community Services

Prepared by: Ben Mario, Manager, City Planning

ATTACHMENTS

Appendix A - Summary of Proposed Changes to Notifications

Appendix A – Summary of Changes to Notification

Matters Requiring Public Notice	Notification Tactics				
	Site Sign Posting	Newspaper Advertising	Mail Notice (within 75m min)	Regina.ca Posting	City Hall Public Notice Board
Permanent Street Closure	-	1 ad	-	yes	yes
Zoning Bylaw Amendments	yes	1 ad	yes	yes*	yes
OCP Amendments	-	1 ad	-	yes*	yes
OCP and Zoning Bylaw Adoption and Repeal	-	2 ads	-	yes	yes
Development Levy Bylaw	-	1 ad	-	yes*	yes
Discretionary Use	yes	-	yes	yes*	Yes (Council) No (Dev. Officer)
Sale of Buffer Strip or Municipal Reserve	yes	1 ad	-	yes*	yes
Voiding Contract Zone	-	1 ad	-	yes*	yes
Interim Development Bylaw	-	1 ad	-	yes	yes
Concept Plan Adoptions or Amendments	yes	1 ad	-	yes*	yes

The proposed changes are in blue font.

*Regina.ca posting would be required minimum 7 days before Council. Current requirement is 14 days.