



CITY COUNCIL

**Wednesday, March 11, 2026
1:00 PM**

Henry Baker Hall, Main Floor, City Hall

Pursuant to subsection 11.1 of The Procedure Bylaw, No. 9004, no new delegations or written submissions will be accepted for tabled item: Bylaw No. 2026-12 The Regina Transit Fare Amendment Bylaw, 2026.



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**Agenda
City Council
Wednesday, March 11, 2026**

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

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

Citizens who wish to register to speak to an item on the meeting agenda may do so by visiting Regina.ca/register and submitting a completed registration form together with a written submission before the registration deadline of 12:00 p.m. on Monday, March 9, 2026. If you require assistance with the delegation registration form, please contact us at 306-777-7262 before the registration deadline.

Confirmation of Agenda

Adoption of Minutes

Minutes of the meeting held on February 25, 2026

Consent Agenda

TABLED BYLAW AND RELATED DELEGATIONS AND COMMUNICATIONS

TABLED DELEGATIONS

- DE26-7 Terri Sleeva, Regina Citizens Public Transit Coalition (RCPTC), Regina, SK
- DE26-8 Dylan Morin, Regina, SK
- DE26-9 Sheena Gordon, Regina, SK
- DE26-11 Florence Stratton, Regina, SK



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- DE26-12 Mandla Mthembu, Regina, SK
DE26-13 Thabang Mthembu, Regina, SK
DE26-14 Kelly Montgomery, Regina, SK
DE26-15 Ted Jaleta, Regina Public School Division, Regina, SK
DE26-16 Ellen McLaughlin, Regina, SK
DE26-17 Emily Eaton, Regina, SK
DE26-18 Vanessa Mathews, Regina, SK
DE26-19 Madi Massier, Regina SK
DE26-20 Rebecca Granovsky-Larsen, Regina SK

TABLED COMMUNICATIONS

- CP26-4 James Elliott, Regina, SK
CP26-5 Sukhwinder Gaianda, ATU588, Regina, SK
CP26-6 Cory Cesselli, Regina, SK
CP26-7 Ryan Bast, Regina Catholic School Division, Regina, SK
CP26-8 Shawn Koch, Regina, SK
CP26-9 Atticus Kolody-Watt, Better Bus Youth, Regina, SK
2026-12 The Regina Transit Fare Amendment Bylaw, 2026

PUBLIC NOTICE REPORTS AND RELATED BYLAW

- CR26-14 Zoning Bylaw Amendment – 1400 N Courtney Street

Recommendation

That City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:



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- a. Rezoning property located at 1400 N Courtney Street, and legally described as part of LSD 2 9-18-20-W2 Ext 19, to multiple zones, as shown in Appendix C – Proposed Zoning; and
 - b. Amending Zoning Maps 2094(A), 2093(A) and 2094(B) accordingly; and
2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following approval of the recommendations and the required public notice.

CR26-15 Zoning Bylaw Amendment – 2401 Woodland Grove Drive

Recommendation

That City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
 - a. Rezoning property located at 2401 Woodland Grove Drive, legally described as NW 14-17-19-2, Plan 102389788 Ext 2, from UH – Urban Holding Zone to I – Institutional Zone, as shown on Appendix A-2 – Zoning; and
 - b. Amending Zoning Map 3486(A) accordingly; and
2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following approval of the recommendations and the required public notice.

CR26-16 Debt Update Including Library Debt Options

Recommendation

That City Council refer this matter back to Administration to report back to the Audit and Finance Committee at its March meeting with a scenario where the CHIF funding is granted, for City Council's consideration in Q2 2026.

CR26-17 Banking Service Agreement & Short-term Borrowing

Recommendation

That City Council:

1. Approve the following, subject to the necessary borrowing bylaw to be passed by City Council:



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- 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; and
2. 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.

CM26-1 Indoor Aquatic Facility Debt

Recommendation

That City Council direct Administration to include an estimated 1.61 per cent mill rate in the 2027 Budget and an estimated 0.30 per cent mill rate in the 2028 Budget to fund the sinking fund (principal) and interest payments associated with the \$155 million of long-term debt acquired in 2026 for the Indoor Aquatic Facility (IAF) and Geothermal Heating Facility (GHF).

2016-16 The Indoor Aquatic Facility Project Sinking Fund Debenture Bylaw, 2026

COMMITTEE REPORTS

REGINA PLANNING COMMISSION

CR26-18 Park Naming - Coopertown MR1

Recommendation

That City Council approve Coopertown parcel MR1 to be named Thimbleberry Park.



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EXECUTIVE COMMITTEE

CR26-19 2026 Citizen Appointments to Board of Revision and Regina Appeal Board

Recommendation

That City Council:

1. Approve the following appointments to the Board of Revision for a term of office as indicated below:
 - Kwaku Ayisi March 11, 2026 to December 31, 2027
 - Derek Davidson March 11, 2026 to December 31, 2027
 - Raul Sahran March 11, 2026 to December 31, 2027

2. Approve the following appointment to the Regina Appeal Board for a term of office as indicated below:
 - Angi McGarry March 11, 2026 to December 31, 2027

CR26-20 Economic Development Regina Inc. - Appointment of Directors

Recommendation

That City Council:

1. Authorize the Corporate Controller, as the City of Regina's (City) proxy, to exercise the City's voting rights at the upcoming Economic Development Regina Inc. (EDR) membership meeting to elect the following individuals to the Board of Directors for the terms listed:

Reappointments:

- Darren Howden (Board Chair – May 1, 2026 to April 30, 2029).
- Thomas Benjoe (May 1, 2026 to April 30, 2029).
- Diana Leray (May 1, 2026 to April 30, 2029).
- Mitch Molnar (May 1, 2026 to April 30, 2029).

New Appointments:

- Derek Lothian (May 1, 2026 to April 30, 2029).
- Dave Pettigrew (May 1, 2026 to April 30, 2029).

Non-voting City Council Designate Appointments:

- Mayor Chad Bachynski (January 1, 2026 to December 31, 2026).



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- Councillor David Froh (January 1, 2026 to December 31, 2026).

CR26-21 Buffalo Pound Water Treatment Corporation - Appointment of Directors & Amendment to Buffalo Pound Water Treatment Corporation Bylaw & the Unanimous Membership Agreement

Recommendation

That City Council:

1. Authorize the Deputy City Manager, City Operations, as the City of Regina's (City) proxy, to exercise the City's voting rights at the upcoming Buffalo Pound Water Treatment Corporation (BPWTC) Annual General Meeting (AGM) to do the following:
 - a. Appoint the following individuals to the Board of Directors for a three-year term, ending April 30, 2029:

Reappointments:

 - Jessica Theriault (May 1, 2026 to April 30, 2029)
 - Patricia Warsaba (May 1, 2026 to April 30, 2029)
 - Patricia Wilson (May 1, 2026 to April 30, 2029)

Appointments:

 - Raman Mall (May 1, 2026 to April 30, 2029)
 - Sean McEachern (May 1, 2026 to April 30, 2029)
 - b. Approve an amendment to Bylaw No. 1 of the BPWTC so that there is a nine year limit on the term of Directors as outlined in this Report and Appendix B – Buffalo Pound Water Treatment Corporation Approval of Amendment to Bylaw No 1 and the Unanimous Membership Agreement;
2. Approve amendments to the Unanimous Membership Agreement (UMA) respecting BPWTC dated January 1, 2016, to amend section 4.6 (Maximum Term) by striking out the following: " after which they must vacate their office for at least one (1) year";
3. Instruct the City Solicitor to make the amendments to the UMA outlined in recommendation 2, effective May 1, 2026; and
4. Authorize the City Clerk to execute the amended UMA.



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CR26-22 Regina Exhibition Association Ltd. - Appointment of Directors

Recommendation

That City Council authorize the Chief Financial Officer & Deputy City Manager, as the City of Regina's (City) proxy, to exercise the City's voting rights at the upcoming Regina Exhibition Association Limited (REAL) Annual General Meeting to appoint the following individuals to the Board of Directors for a two-year term, ending May 31, 2028:

Reappointments:

- Jaime Boldt (June 1, 2026 to May 31, 2028)
- Sarah Fedirko (June 1, 2026 to May 31, 2028)
- Jonathan Hackshaw (June 1, 2026 to May 31, 2028)

CR26-23 2026 Budget - Regina's Warehouse Business Improvement District

Recommendation

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; and
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.

CR26-24 2026 Budget - Regina Downtown Business Improvement District

Recommendation

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; and



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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.

CR26-25 2026 Development Charges Rate Adjustment**Recommendation**

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; and
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.

CR26-26 Donation of Park Assets for Eastview Park**Recommendation**

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; and
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.

CR26-27 Southeast School Contribution Agreement**Recommendation**

That City Council:



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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; and
4. Authorize the City Clerk to execute the agreements upon review and approval by the City Solicitor.

CR26-28 Traffic Bylaw Amendments from the 2026 Budget Process

Recommendation

That City Council:

1. Approve the amendments to *The Regina Traffic Bylaw, 1997, Bylaw No. 9900* (Traffic Bylaw), as set out in Appendix A of this report;
2. Approve Option 2 as outlined in the report;
3. Approve an amendment to *The Regina Traffic Bylaw, 1997, Bylaw No. 9900* (Traffic Bylaw) to incorporate any and all necessary bylaw amendments required to allow for the implementation and enforcement of a Prepaid Parking Voucher system which includes the following features: delegated authority for the Manager, Parking Services to sell and issue a Prepaid Parking Voucher which allows holders to park in a paid parking zone for a period of one hour per voucher where the voucher is displayed in the vehicle, with vouchers being sold in batches of 5 vouchers for \$13.75 and includes a limitation that only allows the use of Prepaid Parking Vouchers for a maximum of 2 hours with a fine amount of \$75.00 for violations; and



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4. Direct the City Solicitor to prepare amendments to the Traffic Bylaw, as further described in Appendix A and these recommendations, to be brought forward to the meeting of City Council following approval of these recommendations by City Council.

CR26-29 Water & Wastewater Master Plans 5 Year Update

Recommendation

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; and
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.

CR26-30 Amendments to the Public Notice Policy Bylaw

Recommendation

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; and



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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.

MOTION

MN26-2 Continuous Improvement in Construction Practices

Recommendation

That City Council direct Administration to:

1. Report back to City Council by Q1 2027 on the following:
 - a) Detailing ongoing and planned continuous improvements in construction practices, specifically addressing:
 - i. Coordinating construction for all City projects and for projects led by other organizations operating within the city to ensure efficient planning, scheduling, and delivery;
 - ii. Procurement processes and opportunities for innovation;
 - iii. Hours of work, including potential for extended or 24-hour operations;
 - iv. Equipment and materials selection for efficiency and reduced impact;
 - v. Execution strategies to expedite project delivery;
 - vi. Resident and business engagement approaches to ensure effective communication and mitigation of concerns;
 - vii. Best practices based on comparisons with other municipalities across Canada; and
 - b) Identify any required adjustments to relevant bylaws, contracts, or operational policies that may be necessary to facilitate these improvements and further enhance Regina's ability to deliver construction projects with greater efficiency and community benefit; and
2. Identify any process improvements that may be required to support the



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evaluation of each construction project based on the balance between cost, speed of execution, and the impact to local residents and businesses.

NOTICE OF MOTION

MN26-3 Accessible Playground Guidelines Related to Grant Program

Recommendation

THEREFORE BE IT RESOLVED that City Council:

1. Direct Administration to consult with school boards, representatives of school community councils, community associations and the Accessibility Advisory Committee to investigate avenues to modify the Accessible Playground Design Standard to address concerns; and
2. Delegate authority to the Deputy City Manager, City Planning & Community Services or designate to approve future changes to the Accessible Playground Design Standard.

BYLAWS

- 2026-10 The Properties Exempt from Taxation as a Result of the 2014 Municipal Boundary Alternation Bylaw, 20
- 2026-11 The Heritage Maintenance Grant Agreement for the W.G. Downing and Company Building Located at 1150 R
- 2026-13 The Annual Low-Income Municipal Property Tax Deferral Program Bylaw, 2026
- 2026-15 The Committee Amendment Bylaw, 2026

Adjournment

AT REGINA, SASKATCHEWAN, WEDNESDAY, FEBRUARY 25, 2026

AT A MEETING OF CITY COUNCIL

AT 1:00 PM

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

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

Also in Attendance: Acting City Manager, Jim Nicol
Acting City Clerk, Amber Ackerman
Acting Deputy City Clerk, Martha Neovard
City Solicitor, Shannon Williams
Deputy City Manager, Communications, Service Regina & Tourism,
Jennifer Johnson
Deputy City Manager, City Operations, Kurtis Doney
Deputy City Manager, City Planning & Community Services,
Deborah Bryden
Chief Financial Officer/Deputy City Manager, Daren Anderson
Director, Planning & Development Services, Autumn Dawson
Director, Sustainable Infrastructure, Luke Grazier

(The meeting commenced in the absence of Councillor David Froh.)

CONFIRMATION OF AGENDA

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

- **Replace pages 110-114 of the published agenda with the correct appendices for report *CR26-2 Al Ritchie Community Association Lease*, as previously published on the February 11, 2026 Executive Committee agenda;**
- **Add the registered List of Delegations;**
- **Withdraw delegation DE26-10 Atticus Kolody-Watt, Better Bus Youth, Regina, SK, from item 2026-12 *The Regina Transit Fare Amendment Bylaw, 2026* and**

- add their written submission as communication CP26-9;
- Affirm that item *MN26-2 Continuous Improvement in Construction Practices* be deemed read into the record to give notice that it will be debated by Council at its March 11, 2026 meeting; and
- Table Bylaw No. 2026-12 *The Regina Transit Fare Amendment Bylaw, 2026*, and related delegations and communications, to the March 11, 2026 City Council meeting.

NOTICE OF MOTIONS

MN26-2 Continuous Improvement in Construction Practices

Mayor Chad Bachynski gave written notice that at the March 11, 2026 City Council meeting, he intends to make the following recommendations:

That City Council direct Administration to:

1. Report back to City Council by Q1 2027 on the following:
 - a) Detailing ongoing and planned continuous improvements in construction practices, specifically addressing:
 - i. Coordinating construction for all City projects and for projects led by other organizations operating within the city to ensure efficient planning, scheduling, and delivery;
 - ii. Procurement processes and opportunities for innovation;
 - iii. Hours of work, including potential for extended or 24-hour operations;
 - iv. Equipment and materials selection for efficiency and reduced impact;
 - v. Execution strategies to expedite project delivery;
 - vi. Resident and business engagement approaches to ensure effective communication and mitigation of concerns;
 - vii. Best practices based on comparisons with other municipalities across Canada; and
 - b) Identify any required adjustments to relevant bylaws, contracts, or operational policies that may be necessary to facilitate these improvements and further enhance Regina's ability to deliver construction projects with greater efficiency and community benefit; and
2. Identify any process improvements that may be required to support the evaluation of each construction project based on the balance between cost, speed of execution, and the impact to local residents and businesses.

(Councillor Shanon Zachidniak left the meeting temporarily.)

ADOPTION OF MINUTES

Councillor Victoria Flores moved, seconded by Councillor Dan Rashovich, AND IT WAS RESOLVED, that the minutes for the meetings held December 3, 2025 and January 22, 2026, be adopted as circulated; and the minutes for the meeting held December 15, 2025, be adopted with the following adjustments:

Page	Description
6	ADD: DE25-263 William Wells, representing Albert Park Community Association, Regina, SK to Item <i>CM25-20: 2026-2027 Budget Deliberations Supplemental Report</i>
18	CORRECT MOTION: "...that recommendations #4-10" read as "...that recommendations #1-10..."
21	ADD: Description to Amendment #1 - "Funding allocation to EDR"
44	CORRECT TEXT: Under motion for Amendment #31 - Dust Suppression "...items #1 and #2 of Amendment #25..." to read as "...items #1 and #2 of Amendment #31 "
53	CORRECT MOTION Item #28: "Review the items outlined in Appendix L..." to read as " Remove the items outlined in Appendix L..."

CONSENT AGENDA

Councillor George Tsiklis moved, seconded by Councillor Mark Burton, AND IT WAS RESOLVED, that the following items on the consent agenda be approved:

- **CR26-5 Professional Services City Council Approval**
- **CR26-6 Boundary Alteration - 2026 Property Tax Exemptions**
- **CR26-7 Community & Social Impact Regina Inc. - Dissolution and 2025 Final Audited Financial Statements**
- **CR26-8 Investment Manager Agreement**
- **CR26-10 2026 Playground Upgrades**
- **CR26-9 Wildlife Control Authorization**

CR26-5 Professional Services City Council Approval

Recommendation

That City Council:

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

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

CR26-6 Boundary Alteration - 2026 Property Tax Exemptions

Recommendation

That City Council:

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

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

Recommendation

That City Council:

1. Approve the Community and Social Impact Regina Inc. 2025 Final Audited Financial statements as outlined in Appendix A;

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

CR26-8 Investment Manager Agreement

Recommendation

That City Council:

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

CR26-10 2026 Playground Upgrades

Recommendation

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

CR26-9 Wildlife Control Authorization

Recommendation

That City Council:

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

(Councillor Shanon Zachidniak returned to the meeting.)

PUBLIC NOTICE BYLAWS

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

First Reading

Councillor Shobna Radons moved, seconded by Councillor Mark Burton that Bylaw No. 2026-3 be introduced and read a first time.

The motion was put and declared CARRIED.

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

The Bylaw was read a first time.

Second Reading

Councillor Shobna Radons moved, seconded by Councillor Sarah Turnbull that Bylaw No. 2026-3 be introduced and read a second time.

The motion was put and declared CARRIED.

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

The Bylaw was read a second time.

Third Reading Consent

Councillor Shobna Radons moved, seconded by Councillor Victoria Flores that City Council hereby consent to Bylaw No. 2026-3 going to third and final reading at this meeting.

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

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

Third Reading

Councillor Shobna Radons moved, seconded by Councillor Shanon Zachidniak that Bylaw No. 2026-3 be read a third time.

The motion was put and declared CARRIED.

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

The Bylaw was read a third and final time.

PUBLIC NOTICE REPORTS

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

Recommendation

That City Council:

1. Approve the City of Regina entering a lease agreement with Arcola East Community Association Inc. for the Lands on City of Regina owned property, located at 5500 Kennett Square as shown in Appendix A and B, also known as Maka Park, consistent with the terms and conditions stated in this report;
2. Delegate Authority to the Chief Financial Officer & Deputy City Manager or their designate to negotiate any other commercially relevant terms and conditions, as well as any amendments to the agreement that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to this agreement;
3. Authorize the City Clerk to execute the Lease Agreement upon review and approval by the City Solicitor;
4. Approve a three-year 100 per cent property tax exemption (for 2026, 2027 and 2028) for Arcola East Community Association Inc. for the property legally described as Blk/Par MR2-Plan 102463781 Ext 0,

pursuant to a tax exemption agreement under the *Community Non-Profit Tax Exemption Policy*, subject to the Government of Saskatchewan approving the exemption or partial exemption of the education portion of the property tax levies where required;

5. Authorize the annual cap on the tax exemptions under the *Community Non-Profit Tax Exemption Policy* to be exceeded by \$142 in 2026 to accommodate this tax exemption;
6. Authorize the Chief Financial Officer & Deputy City Manager or delegate to apply for the approval of the Government of Saskatchewan on behalf of the Arcola East Community Association Inc. for any exemption of the education portion of the property tax levies payable to the Government of Saskatchewan that is \$25,000 or greater on an annual basis; and
7. Instruct the City Solicitor to prepare the necessary Tax Exemption Agreement and Bylaw to give effect to the recommendations, to be brought forward to a future meeting of City Council.

Delegation DE26-1 Crystal Mitchell, representing Arcola East Community Association, Regina, SK, addressed City Council.

Councillor Sarah Turnbull moved, seconded by Councillor Mark Burton that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

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

CR26-2 AI Ritchie Community Association Lease

Recommendation

That City Council:

1. Approve the City of Regina entering into an agreement to amend the existing lease with the AI Ritchie Community Association to include the additional 950 square foot space referenced on Appendix A at the City of Regina owned property located at 2230 Lindsay Street for no additional rent, consistent with the terms and conditions stated in this report;
2. Delegate Authority to the Chief Financial Officer & Deputy City Manager or their designate, to negotiate any other commercially

relevant terms and conditions, as well as any amendments to the agreement that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to this agreement; and

3. Authorize the City Clerk to execute the Agreement upon review and approval by the City Solicitor.

Councillor Mark Burton moved, seconded by Councillor Victoria Flores that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

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

CR26-3 Rider Foundation Lease

Recommendation

That City Council:

1. Approve the City of Regina entering into an agreement for the lease of a portion of the property located at 1734 Elphinstone Street, commonly known as Mosaic Stadium, to Saskatchewan Roughrider Foundation Inc. consistent with the terms and conditions stated in this report;
2. Delegate authority to the Chief Financial Officer & Deputy City Manager or their designate, to negotiate any other commercially relevant terms and conditions, as well as any amendments to the lease agreement that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to the lease agreement; and
3. Authorize the City Clerk to execute the lease agreement upon review and approval by the City Solicitor.

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

The motion was put and declared CARRIED.

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

CR26-4 Banking Service Agreement & Short-term Borrowing

Recommendation

That City Council:

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

That City Council:

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

- iii. Authorize the CFO to negotiate, approve and enter into all necessary agreements to facilitate the line of credit of \$20 million and credit card limit of \$1.5 million plus any related interest or other costs of the debt resulting in this borrowing and return to City Council for final approval of the debt and terms in the borrowing bylaw.
- b. Instruct the City Solicitor to prepare a new borrowing bylaw or to amend the current *Short-Term Borrowing Bylaw*, Bylaw No. 2020-15, based on the terms and conditions negotiated by the CFO and return to City Council for approval.

Councillor Victoria Flores moved, seconded by Councillor George Tsiklis that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

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

COMMITTEE REPORTS
EXECUTIVE COMMITTEE

CR26-11 Official Community Plan Growth Plan Review

Recommendation

That City Council:

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

4. Instruct the City Solicitor to prepare the necessary bylaw amendment to give effect to the amendments, to be brought forward to a meeting of City Council following approval of the recommendations and the required public notice.

The following addressed City Council:

- DE26-2 Stu Niebergall, representing Regina & Region Home Builders' Association, Regina, SK
- DE26-3 Evan Hunchak, representing Bright Communities, Regina, SK and Mark Geiger, Skyview Developer & Owner of Skywood community lands, Regina, SK

RECESS

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

City Council recessed at 2:54 p.m.

City Council reconvened at 3:11 p.m. in the absence of Councillor Shanon Zachidniak.

(Councillor Shanon Zachidniak returned to the meeting.)

- DE26-4 Darryl Lucke and Troy Metz, representing Harbour Landing West Developments, Regina, SK
- DE26-5 Vanessa Mathews, Regina, SK

RECESS

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

City Council recessed at 4:41 p.m.

City Council reconvened at 4:58 p.m. in the absence of Councillor Victoria Flores.

(Councillor Victoria Flores returned to the meeting.)

- DE26-6 Blair Forster, representing Forster Harvard Development Corp., Regina, SK

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

- CP26-1 Jason Carlston, Dream, Regina, SK
- CP26-2 James Elliott, Regina, SK
- CP26-3 Carmelle Beaudry, Beaucorp Ventures Ltd., Regina, SK

Mayor Chad Bachynski moved, seconded by Councillor Sarah Turnbull that the recommendations contained in the report be concurred in.

Amendment #1

Councillor Sarah Turnbull moved, in amendment, seconded by Councillor Victoria Flores, that City Council pending approval of the Growth Plan as the guiding document; direct Administration to apply for Provincial and Federal funding that aligns with the plan; and in addition, explore all funding opportunities to expedite all growth-related projects as per the plan, allowing Regina to accelerate responsible growth as funding is secured.

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

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

RECESS

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

City Council recessed at 6:03 p.m.

City Council reconvened at 6:49 p.m.

Amendment #2

Councillor Clark Bezo moved, in amendment, seconded by Councillor Dan Rashovich, that City Council:

- 1. Refer this report to the Audit and Finance Committee for review by the City's external auditor and/or economic advisor with respect to public accountability that development decisions are prioritized in a fair and equitable manner consistent with the Strategic Plan. Funding requests shall not be delayed pending this review;**
- 2. Direct Administration to report back to City Council on the following:**
 - a) A prioritization matrix and grading framework for growth-related decision-making that includes the following criteria:**
 - i. Strategic Plan and Official Community Plan alignment,**
 - ii. water infrastructure capacity,**
 - iii. projected housing units**
 - iv. employment and economic development potential**

- v. partnership opportunities
 - vi. project readiness
 - vii. land monopoly risk; and
 - viii. grant opportunities;
- b) A recommendation for the matrix, upon approval, to be reviewed and adjusted as needed alongside Official Community Plan updates;
- c) A recommendation for performance review and key measurements to track success; and
- d) A recommendation for a process for developers to be able to present equitable appeals, sequence deviation, interim service solutions, private/developer funding opportunities that can demonstrate alignment with the growth plan to enable dexterity to respond to opportunities as they arise.

RECESS

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

City Council recessed at 8:12 p.m.

City Council reconvened at 8:29 p.m.

(Councillor David Froh joined the meeting.)

Councillor Clark Bezo and Councillor Dan Rashovich withdrew amendment #2.

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

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

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

Recommendation

That City Council receive and file this report.

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

The motion was put and declared CARRIED.

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

(Councillor Sarah Turnbull temporarily left the meeting.)

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

Recommendation

That City Council:

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

Mary Weimer February 25, 2026 to December 31, 2026

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

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

The motion was put and declared CARRIED.

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

(Councillor Sarah Turnbull returned to the meeting.)

BYLAWS

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

First Reading

Councillor Shobna Radons moved, seconded by Councillor Clark Bezo, that Bylaws No. 2026-8, No. 2026-1, No. 2026-2, and No. 2026-9 be introduced and read a first time.

The motion was put and declared CARRIED.

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

The Bylaws were read a first time.

(Councillor Jason Mancinelli left the meeting.)

Second Reading

Councillor Shobna Radons moved, seconded by Councillor Dan Rashovich, that Bylaws No. 2026-8, No. 2026-1, No. 2026-2, and No. 2026-9 be introduced and read a second time.

The motion was put and declared CARRIED.

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

The Bylaws were read a second time.

Third Reading Consent

Councillor Shobna Radons moved, seconded by Councillor George Tsiklis, that City Council hereby consent to Bylaws No. 2026-8, No. 2026-1, No. 2026-2, and No. 2026-9 going to third and final reading at this meeting.

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

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

Third Reading

Councillor Shobna Radons moved, seconded by Councillor Sarah Turnbull, that Bylaws No. 2026-8, No. 2026-1, No. 2026-2, and No. 2026-9 be read a third time.

The motion was put and declared **CARRIED**.

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

The Bylaws were read a third and final time.

ADJOURNMENT

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

The meeting adjourned at 8:45 p.m.

Chairperson

Secretary

Mayor Bachynski, Regina city Council & administration,

I love Regina transit and don't want to see it being diminished by budget cuts. Since **Regina Transit Services** operates within limits established by **Regina City Council**, it means constrained funding leading directly to reduced service, frequency and reliability. Stable or reduced fares encourage consistent ridership, support workforce mobility, and improve access to education and essential services, particularly for lower-income residents. **Affordable and well-funded transit systems strengthen economic participation, reduce environmental impact, and enhance overall community connectivity and quality of life.**

The major issue around us right now centres on this funding, so it is important to discuss why public transit — especially fare-free transit for students aged 13 to 18 — needs to be taken seriously in this budget. Teenagers already face significant daily pressures related to academics, social expectations, and part-time employment. **Getting to school during harsh winter conditions should not be an additional barrier.** Their primary focus should be on learning and personal development, not on whether they can safely and affordably reach their destination. Reliable, fare-free transit enables students to attend school consistently, participate in extracurricular activities, maintain part-time jobs, and engage in social and community events, all of which contribute to healthy development.

At the same time, raising fares for the general population can create unintended consequences. When transit costs increase, ridership often declines. This shift results in more private vehicles on the road since those who could afford vehicles, resort to using them. The outcome is increased traffic congestion, higher greenhouse-gas emissions, and greater infrastructure and maintenance expenses for municipalities. **Public transit functions as an essential public service rather than a discretionary luxury, and affordability is central to its effectiveness.** Regina City Council 's decision holds people's well-being in their hands, please do the right thing & eliminate the rise in transit fares. Thank you.

Submitted By
Terri Sleeva, RCPTC, Regina, SK

DE26-8

The increase would Not Be Following the Transit master plan and will be a step backwards I
Would like to encourage the councilors to take a look at the Trinsit Master plan! before
Wednesday!

Submitted By

Dylan Morin, Regina, SK

I would like to speak today as a citizen and a community member. Transit services are community services. Not only does transit provide a low barrier way for folks to access work, education, health and public services, and basic needs, but also provides safety and warmth for folks who may not have other options. Regina Transit services are already high cost- often as high of cost or costlier than much larger centers offering more services. Transit is a community service- it is not something that we can expect to make money or even break even. Transit helps people to escape unsafe situations, empower themselves to change their life situations and get from point A to point B. Clawing back services and adding charges to folks who already are at capacity is not leadership- it is predatory. We need this mayor and council to show up for All the citizens of this city. Please- do not increase the cost of transit.

Submitted By

Sheena Gordon, Regina, SK

REGINA CITY COUNCIL
FEBRUARY 25 2026
THE REGINA TRANSIT FARE AMEDNEMENT BYLAW, 2026
FLORENCE STRATTON

Please say “no” to the proposed 10% Transit fare increase. I have three main reasons for asking you to vote against it.

The first is the question of social equity. We all need to be able to get around the city.

This is as true for those of us who depend on public transit, as it is for those who own vehicles. We all have places to go, whether it be school or work or medical appointments, the gym, the grocery store or the foodbank. Mobility is a necessary attribute of the well-being of all of us. To live decent, independent lives, we need mobility.

The current fares of \$3.25 for adults and \$2.75 for youth are already a barrier to mobility for many people. A fare increase will make it difficult for even more of us to get around the city.

It should be noted that social equity is one of the guiding principles of Regina’s 2017 Transit Master Plan. As the TMP states: “Transportation strategies will aim to promote equitable access to mobility....and maximize opportunities for all residents in Regina” (7).

It is well past time for Regina to start living up to this principle—rather than retreating from it.

My second reason for asking you to vote against a 10% Transit fare increase is that Transit is the solution to many of our city’s problems. For example, more people using Transit will address the issues of downtown parking and rush-hour traffic congestion.

Transit is also a lot safer than driving. Transit drivers, unlike most of the rest of us, are professional drivers. Consequently, a City bus is rarely involved in an accident, while the number of private vehicle accidents in our city keeps growing.

Transit is even the solution to texting while driving. Regina Police Service issues over 500 distracted driving tickets annually. By contrast, you can text to your heart’s content on Transit with no worries.

If Transit is the solution to so many problems, why are more people not using Transit? A major reason is the cost of Transit—which makes it a less attractive alternative to driving. There is also the nuisance factor of acquiring a bus pass or having the right change.

My third reason for asking you to vote against a 10% Transit fare hike is related to the second. Public transit not only provides solutions to local problems. It is also part of the answer to a major global problem: the looming climate disaster. As the chair of the Intergovernmental Panel on Climate Change warned recently: “The voice of today’s science on climate change could not be sharper, stronger, and more sobering: we are not on track today to limit global warming by 1.5 degrees Celsius. The time for our collective action is now.”

- Transit cuts carbon emissions.
- One bus load of passengers takes the equivalent of 40 vehicles off the road, reducing emissions by more than 15,000 tons a year.

To help avoid climate disaster, we all need to get out of our cars and onto the bus! Again, Transit fares are an impediment.

For these three reasons I ask you to vote against the proposed 10% Transit fare increase.

I have one more request to make of you: that over the next 10 months City Council take this matter of Transit fares one step further and start working on making Regina Transit fare free.

Fare free transit would make transit as cost competitive as possible and is one of the most effective strategies to get people out of their cars and onto public transit. It would also increase cost efficiency. No need for all the paraphernalia of fare collection—fare cards, fare collection boxes, fare ticket agents and offices.

A number of European cities already offer free transit. These include the French city of Dunkirk, which has about the same population as Regina. Some small Canadian cities also offer free transit. One of these cities, Orangeville Ontario, saw its ridership more than double in the first year of no fare transit. And Calgary, a much bigger city than Regina, offers free service in its downtown area.

In fact, Regina has begun to move in the direction of fare free Transit. In 2022, City Council voted unanimously to provide free Transit for children 13 and under. Let's continue down this road, first by voting against the proposed fare increase today and then, over the course of the year, making Transit free for all Regina high school students. Next, in my view, would be people on income assistance, followed by seniors, and then **FARE FREE TRANSIT FOR ALL!**

A 10% transit fare increase is harmful to all Regina city residents. Public transit is an essential service that we as citizen and representatives of Regina should intrinsically value and adequately fund. For all those that currently rely on busses, for all those that prefer to travel on busses, and for all those that want to live in and represent a city that values and respects all citizens, access to and affordability for our public transit system must be expanded upon not restricted against!

Submitted By

Mandla Mthembu, Regina, SK

Public transit is a public service that makes Regina safer and more accessible for everyone. Regina becomes a better city when people can afford to get groceries, get to appointments, visit friends and family, etc. Public transit saves lives in more ways than one and makes Regina better. Please fight to make Regina better for everyone.

Submitted By

Thabang Mthembu, Regina, SK

I am against a 10% transit fare increase. I know many people that use the bus, and I don't think raising the fare helps our city and doesn't help the people that rely on our buses everyday in this city. I want to live in a city where essential services like public transit are as accessible and affordable as possible, and making buses more expensive only hurts those that need them the most.

Submitted By

Kelly Montgomery, Regina, SK

Speaking Notes – February 25, 2026

Opposition to Proposed 10% Transit Fare Increase

Regina Public School Division

Thank you, Mayor and Council, for the opportunity to speak today.

I am here on behalf of the Regina Public School Division to express serious concern about the proposed 10% transit fare increase and its direct impact on students, families, and our education budget.

For us, this issue is not abstract.

It is immediate. It is financial. And it directly affects student access to education.

Student Reliance on Transit

Approximately **50% of students at several of our high schools rely on public transit** as their primary way of getting to school, including:

- Adult Campus
- Thom Collegiate
- Campbell Collegiate
- Sheldon-Williams Collegiate
- Johnson Collegiate
- Scott Collegiate
- Winston Knoll Collegiate

Several schools also operate special transit charters.

For many students, transit is not a convenience — it is their only option.

When transportation becomes less affordable:

- Attendance declines
- Punctuality suffers
- Credit attainment is jeopardized
- Graduation timelines are affected

When fares increase, barriers to education increase.

School-Funded Ticket Support

Our schools already distribute hundreds of tickets each month to students facing financial hardship.

For example:

- Johnson and Scott each distribute approximately 300 tickets per month.
- Adult Campus distributes about 100 per month.

These tickets are funded through school and divisional budgets.

They are not optional supports — they are essential interventions that allow students to:

- Attend school consistently
- Write exams
- Participate in extracurricular activities
- Access work placements

Financial Impact on the Division

The division purchases approximately **10,000 to 12,000 tickets annually**, at a cost of about **\$40,000 per year**.

At the current price of \$3.85 per ticket:

- A 10% increase — about 39 cents per ticket — would cost an additional **\$4,000 to \$5,000 annually**.

While that may seem modest within a municipal budget, within a school division that represents:

- Educational assistant hours
- Mental health supports
- Literacy and numeracy interventions
- Classroom materials

Every additional dollar spent on transit is a dollar redirected away from direct student supports.

There is no surplus cushion in our budget to absorb new costs.

Broader Impact on Families and Equity

Many of the students who rely on transit already face financial hardship.

A fare increase would:

- Increase strain on families
- Increase demand for school-funded subsidies
- Risk higher absenteeism
- Intensify budget pressures

This proposal disproportionately affects:

- Low-income families
- Newcomer families
- Students working part-time
- Adult and alternative program students

Education is one of our most powerful poverty-reduction tools.
Transit is what allows students to access that opportunity.

Small financial barriers today can create long-term social costs tomorrow.

Closing

We respectfully ask Council to consider:

- The cumulative financial impact on school divisions
- Accessibility implications for students
- Broader social and economic consequences
- Possible mitigation strategies for students and low-income riders

Transit is not a luxury for our students.
It is a bridge to opportunity, graduation, and future employment.

A 10% increase may appear modest on paper.
For our students and schools, it represents a meaningful and avoidable burden.

We urge thoughtful reconsideration and collaborative solutions that protect access for those who depend on transit most.

Thank you for your time and consideration.

Submitted By
Ted Jaleta, Regina Public School Division, Regina, SK

City Council,

I oppose the proposed 10% increase in transit fare (and associated changes to the Transit Bylaw) as this disproportionately affects equity deserving groups and will result in reduced overall ridership. These impacts will further validate the logical fallacy that transit use is waning and not worth investing in service hour and route expansions. This proposed change does not align with our City's governing documents including the Official Community Plan, the Transportation Master Plan, the Transit Master Plan, or the Energy and Sustainability Framework.

Regards,

Ellen McLaughlin, P.Eng., RSP1

Dear Mayor Bachynski and City Councillors,

My name is Emily Eaton. I am a resident of ward 3, a transit user, and I am here representing myself. I am also a mother and a professor in Geography and Environmental Studies at the University of Regina. I am here to ask you to oppose the bylaw that would see a 10% hike to transit fares.

I have been part of a group that has been collecting petitions, letters and holding press conferences to bring awareness to the 10% transit fare hike.

I would like to report that as of 10am on February 23rd, there were more than 440 signatures to our petition. In addition, over 80 people sent letters to the mayor and councillors opposing the 10% transit hike. However, these emails, I am told, went to your spam folders.

In addition, we collected 20 handwritten love letters to transit that we asked a local artist to fashion into a visually appealing package that we delivered to each councillor and the mayor.

I am here to tell you that what we have heard from hundreds of regina residents is that they view public transit as essential infrastructure. They want public transit to become more affordable and abundant, not less. You will be doing something incredibly unpopular and damaging to the public trust if you approve this bylaw today. People are taking note of your votes and ready to continue mobilizing for affordable, accessible transit.

I mentioned I am also a professor. In 2019 I published a report

<https://davidsuzuki.org/science-learning-centre-article/renewable-regina-putting-equity-into-action/>

that summarized the research we did with a variety of organizations across the city that work with equity-deserving communities. In those consultations we asked “how could investments the city will make on their energy and sustainability framework benefit the people you work with”? These people are seniors, youth, the unhoused, people accessing various social services, newcomers and more. Overwhelming our participants reported that making transit free would result in an immediate and significant improvement to their clients’ lives.

I also teach young adults in my university classes. They are feeling very cynical about political power and the politicians who continue to promise nice things and support ground-breaking reports while their actions and decisions work against those very promises. I ask you to consider two incredibly important promises the city has made to its residents that fundamentally oppose a 10% transit hike: The Transit Master Plan and the Energy and Sustainability Framework. Both of these landmark planning documents make

promises that are defied by a 10% transit hike. You will be moving the city in the exact wrong direction should you approve this bylaw today.

Regina's transit system is beloved. Transit connects us to employment, education, groceries, health care and each other. Regina's transit system has been moving in the right direction – growing ridership and expanding service. Please do not threaten this progress with the wrong decision here today.

Yours truly,

A handwritten signature in blue ink, appearing to read "Emily Eaton". The signature is fluid and cursive, with the first name "Emily" and last name "Eaton" clearly distinguishable.

Dr. Emily Eaton

2026-12 The Regina Transit Fare Amendment Bylaw

Good afternoon, Mayor Bachynski and Members of Regina City Council,

I am writing to ask that you vote “no” to the proposed 10% transit fare hike. Not only would an increase of this kind have a significant effect on access to safe, affordable transportation for vulnerable and marginalized residents, it is out of alignment with our Official Community Plan, Regina Transit Master Plan, and the Energy & Sustainability Framework, all of which engage with transit as an investment to support sustainable and affordable growth and development for everyone.

Design Regina, our Official Community Plan (2013), indicates the important role that Transit Oriented Developments (TODs) will play in future intensification, fostering higher density development at key sites. Complete neighbourhoods are defined in this document as providing “safe, accessible and connected modes of transportation including roads, transit and cycling and pedestrian routes” (p. 93). The proposed changes to the OCP Growth Plan that Council will debate earlier today (CR26-11) indicate the need to plan for infrastructure and community investments to support intensification. Transit is listed as part of these investments. Ensuring that this investment remains affordable will allow the system to continue to grow.

One of seven big moves in the Energy & Sustainability Framework (ESF) (2022) is increasing active transportation and transit use (big move #6). The ESF includes a clear mandate to consider social equity in all actions and moves. Public transit, a form of shared transportation, is an important component of lowering emissions from private vehicle use (transportation accounts for almost a quarter of Regina’s total greenhouse gas emissions). I ask that you consider social equity in making your decision today about a transit fare increase. Does a fare increase allow all residents to have access to reliable, affordable and safe transportation? Who will this fare increase harm the most?

Our Regina Transit Master Plan (2022) underscores a commitment to providing an equitable transit fare structure, ensuring affordability for all residents. The City of Regina currently spends \$171 per capita on transit, which is far behind peer cities. The Regina Transit Master Plan (2022) indicates we are already operating at a high level of efficiency. If investment in public transit appears too high, please consider the hundreds of millions of dollars we spend every year as a city to support car culture through road maintenance and capital projects for roadway infrastructure.

Regina Transit experienced a record ridership year in 2025 with 9 million passenger trips. This should be celebrated. The free fare for under 13 led to increased trips for families, daycares, and

kids commuting to school. The eventual goal should be free transit beyond this demographic to support the goal of becoming a 100% renewable city by 2050. Instead, this motion to increase fares is a step backward, threatening to lose ridership by creating barriers to opportunities including job access, education, and service supports. Ridership loss would lead to lower revenue.

It is critical to understand the differential and complex relationships that the diverse population of Regina shares with transit. If we consider the most vulnerable members of our city, many struggle to even afford current transit rates as you will undoubtedly hear today, yet need to access medical appointments, work, and services and supplies throughout the city. We have food deserts in some of our lowest income areas due to decades of underinvestment in the core making it critical to offer accessible and affordable transit so that people can access basic supplies. Increased fares will force more people to walk long distances to reach their destination to avoid the fare. There are many residents who combine public transit with walking/biking and/or private vehicle use. Transit here is a choice. Dependable, accessible, affordable. Paratransit users depend on curb-to-curb transit service but are increasingly being denied trip requests; an increase in fare would further disadvantage this population. Young adults typically exhibit higher transit use across studies given their lower initial income level, delay in acquiring a driver's license, inability to access a private vehicle, and dependency on commuting for school and work. This is another demographic that can't afford this increase. The amazing thing about effective public transit is that it cuts across demographics and it is most successful when it offers reliable, affordable, accessible transportation for everyone.

I ask that you vote no to the proposed fare hike for two main reasons: 1) it runs against the commitments made in the Regina Transit Master Plan, the Official Community Plan, the Energy & Sustainability Framework, to provide affordable transit to encourage sustainable transportation choices, and 2) it stands to create the greatest harm to those that are vulnerable and marginalized which does not consider a social equity approach. While I understand that most of this council did not vote on these policies and frameworks directly, they are what guide us as a city to mitigate the dual crises of affordability and sustainability.

Thanks for your time and consideration,



Vanessa Mathews
Associate Professor
Geography & Environmental Studies
University of Regina
Resident of Ward 3

I am a resident of Regina, work at the downtown library and use the bus almost daily to get to work. I strongly oppose the transit increase for these reasons. 1) transportation is a human right in an urban centre and is crucial for most residents of Regina that either do not (or cannot) own vehicles in this car-orientated city. 2) reducing funding in public transit AND increasing the rates will result in less use of public transit. 3) compared to an average of 30 cents for the taxpayer to cover these costs or an increase on every bus rider, the answer seems clear to me what we should do.

And lastly... It's public transit. This is the cities responsibility to make it as accessible and amazing as it can be. We need more funding put into our buses - the electric buses, more routes, higher pay for drivers, etc. if y'all can find the money to give to police and frost festival every year, you can figure this one out.

Thanks. Don't increase it.

Submitted By

Madi Massier, Regina SK

I would like to add my voice to the hundreds of Regina residents who've written City Council in defence of accessible public transit.

Hiking bus fares functions like a regressive tax - placing the burden of balancing budgets on those with the least ability to pay. This will disproportionately impact the most marginalized communities and is a set-back to the City's Energy & Sustainability Framework.

As we heard from scores of residents at January's transit townhall, buses are an essential service that are imperative to building a vibrant, sustainable, and equitable city.

Hiking transit fees raises crucial questions about the type of city we would like to build:

Will this make it harder for those who are sick to be able to access critical medical care?

Do we want to make it less safe for those working nightshifts to commute to work?

Have we accounted for the sharp decline in ridership that accompanies fare hikes as was evidenced in 2017?

Given that transportation is a "hidden" driver in educational outcomes, are we willing to see an increase in absenteeism in schools?

Investing in transit increases employment opportunities, lowers the cost of commuting, reduces greenhouse emissions and pollution.

By collectively sharing the \$0.37 a month cost for the average household we would be investing in one of the city's most critical goods.

Submitted By

Rebecca Granovsky-Larsen, Regina SK

Dear Mayor Bachynski

I am writing with my concerns with the proposed transit pass increase as outlined in the budget book.

In what I heard was a thought that this increase would provide funds to help pay for transit. More recently I have been hearing about iatrogenesis, in the medical field doctor-created disease. My question to you is has the city fully documented or know of the cumulative harms put on the citizens of this community who will be harmed by such a limited cost of keeping the fare the same for another year or more. Having seen those that transit is an absolute necessity, how many will have to cut their food budget to cover this?

How many students will drop out
of school because of this additional burden?
How many minimum wage workers could
lose their job because of not having enough
cash to add a shift to their work OR have to
walk from their job home in weather like
today?

I look forward to seeing you vote
against the fare increase.

Respectfully submitted



Ward 6

Dear Honorable Mayor & City Councilors,

Re: Concerns about Proposed Transit Fare Increase

I'm writing to you as President of Local 588, representing transit workers who see firsthand the impact of fare increases on our community. Public transit isn't just a mode of transportation – it's a vital service that connects students to education, seniors to healthcare, and workers to their jobs.

Raising fares will disproportionately affect vulnerable populations who rely on transit the most. Instead of increasing costs, we urge the city to invest in better schedules, more frequent services, and improved reliability. This would not only benefit riders but also boost productivity and economic growth.

Some specific suggestions:

- Implement more evening and weekend services to support shift workers and students
- Increase bus frequency on key routes to reduce wait times
- Enhance accessibility features for seniors and people with disabilities
- Explore alternative funding models that don't burden low-income riders

Let's work together to make transit a more attractive option, not a financial burden. Our members are committed to providing excellent service – we need the city's support to make it sustainable.

Thank you for considering our perspective.

Sincerely,
Sukhwinder Gainda
President, Local 588

Regina City Council,

I am writing to express my deep disappointment at the proposed transit fare increase. Public transportation is a crucial public service that has been neglected in the city for far too long. Every year we see the ballooning cost of the Regina Police Service and REAL while critical infrastructure remains underfunded. We have now seen multiple budgets approved where crucial operating divisions including Transit have not received adequate funding to improve service levels. Raising transit fares will affect the working class population of the city that is already dealing with a cost of living crisis.

Councilors please reconsider this fare increase and continue to make transit a vital part of the future of Regina.

Thank you.

Submitted By

Cory Cesselli, Regina, SK



REGINA CATHOLIC SCHOOL DIVISION

THE BOARD OF EDUCATION OF THE REGINA ROMAN CATHOLIC SEPARATE SCHOOL DIVISION NO. 81
Kelley Ehman
Director of Education

Ryan Bast
Board Chair

February 24, 2026

Office of the City Clerk
City of Regina
2476 Victoria Avenue
Regina, SK S4P 3C8
[Email: delegations@regina.ca](mailto:delegations@regina.ca)

Subject: The Regina Transit Fare Amendment Bylaw, 2026-12

Dear members of Regina City Council,

Many of our students rely on public transit each day to attend school, access extracurricular activities, and participate fully in their education. This proposed increase will place an additional and significant financial burden on families who are already struggling with rising living costs and affordability challenges.

As a division, we are deeply concerned that increasing transit fares will create barriers for students, negatively affecting their ability to attend school consistently and fully engage in learning opportunities.

We strongly urge Regina City Council to reconsider this proposed increase and to engage meaningfully with education partners and community stakeholders to fully understand and mitigate the impacts on students and families before proceeding.

Student access to education must remain a priority, and decisions that may limit that access warrant careful reconsideration.

Thank you for your attention to this important matter.

Sincerely,

Ryan Bast, RCSD Board Chair

Cc: Kelley Ehman, Director of Education
Josh Kramer, Chief Financial Officer

Dear Mayor and Councillors,

A 10% transit hike would be detrimental to the well being of our city.

If you choose to raise the transit rates, you will be telling the people that use these services, that they don't matter.

Ridership is at an all-time high. Yet the services are still lacking. There have been security issues. The people who use transit are already BEYOND financially tapped. And now you expect them to pay more? Shame.

You could make the argument that this is just a continuation of the 'War on the Poor'. Students, seniors, people with disabilities and low-income workers...these are not the people who should be asked to pay more.

Raising transit rates on an already subpar system will only help to expedite this process. Are those the values you are really going to align yourself with?!?

If we want Regina to be a beautiful and accessible city for ALL, then a robust and economical transit system is a MUST. In fact, we should be figuring out ways to DECREASE fares.

Transit should be FREE!

But I guess we have to pay for the police budget somehow.

Thank you for your time on this matter.

Sincerely,
Shawn Koch

I am submitting this statement to strongly oppose the proposed 10% transit fare hike in Regina.

Transit riders are frustrated and angry. Council continues to take steps backward by raising costs on people who already have no other option, while prioritizing expensive projects over basic mobility. Youth in this city are losing opportunities because transit is becoming unaffordable.

Regina already faces a \$217 million transit investment gap, yet instead of closing that gap through long-term funding, riders are being asked to pay more for reduced and unreliable service. Regina also receives less long-term transit funding than comparable cities, reinforcing the pattern that transit and its users are not being prioritized.

Youth are telling us clearly:

- “If my bus pass costs more, I just won’t go.”
- “That extra money is food money.”
- “I had to quit activities because I couldn’t afford transit.”

A 10% fare increase may look small, but it actively limits access to school, work, and community. This decision hurts youth, low-income residents, and the city as a whole.

Council must cancel the fare hike, commit to fare stability, and treat public transit as essential infrastructure — not a budget-balancing tool.

Transit should create opportunity, not take it away.

Thank you.

Submitted By

Atticus Kolody-Watt, Better Bus Youth, Regina, SK

BYLAW NO. 2026-12

THE REGINA TRANSIT FARE AMENDMENT BYLAW, 2026

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 The purpose of this Bylaw is to increase transit fares and eliminate paper transfers.
- 2 The authority for this Bylaw is subsection 8(1) of *The Cities Act*.
- 3 Bylaw 2009-22 being *The Regina Transit Fare Bylaw, 2009* is amended in the manner set forth in this Bylaw.
- 4 Section 5.1 is added after section 5:

 “5.1 A passenger who uses an Adult or Youth Ride purchased with an electronic payment as listed in Schedule B may transfer their Ride by boarding another bus without paying an additional fare up to three times within 90 minutes. Cash Fares shall not be eligible for transfers.”
- 5 The Transit Fare Table in Schedule “B” is repealed and the attached Transit Fare Table is substituted.
- 6 This Bylaw comes into force on April 1, 2026.

READ A FIRST TIME THIS 11th DAY OF March 2026.

READ A SECOND TIME THIS 11th DAY OF March 2026.

READ A THIRD TIME AND PASSED THIS 11th DAY OF March 2026.

Mayor

City Clerk (SEAL)

CERTIFIED A TRUE COPY

City Clerk

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

City Solicitor

**Schedule B
Transit Fares**

Fare Type	Fares		
	Adult	Youth	Senior
<i>Single Ride Cash</i>	\$3.50	\$3.50	\$3.50
<i>Electronic Payments**</i>			
Single Ride	\$3.20		
Daily Cap	\$9.60		
Monthly Cap	\$97		
<i>Rides</i>			
10 Rides	\$32	\$27	\$32
20 Rides	\$61	\$51	\$61
<i>Bus Passes</i>			
31 Day Pass	\$97	\$66	\$33
31 Day Post Secondary Pass	\$86		
Four-Month Post Secondary Pass	\$286		
Discount Bus Pass	\$28	\$28	\$28
Semi-Annual Pass	\$488	\$330	\$175
Annual Pass	N/A	N/A	\$297
Affordable Bus Pass	\$78	\$53	\$78
Employer Pass - Annual	\$970	\$660	N/A
Child Pass	\$0		
Lost Card Fee	\$5		
New Card Fee	\$5		

****Electronic Payments can include debit, credit, Google Pay, Apple Pay or stored value.**

ABSTRACT

BYLAW NO. 2026-12

THE REGINA TRANSIT FARE AMENDMENT BYLAW, 2026

PURPOSE: The purpose of this Bylaw is to increase transit fares and eliminate paper transfers.

ABSTRACT: This Bylaw increases transit fares.

STATUTORY AUTHORITY: Subsection 8(1) of *The Cities Act*

MINISTER’S APPROVAL: N/A

PUBLIC HEARING: N/A

PUBLIC NOTICE: N/A

REFERENCE: City Council, December 15-19, 2025, CM25-19

AMENDS/REPEALS: Amends Bylaw 2009-22

CLASSIFICATION: Administrative

INITIATING DIVISION: City Operations
INITIATING DEPARTMENT: Transit



Zoning Bylaw Amendment – 1400 N Courtney Street

Date	March 11, 2026
To	Mayor Bachynski and City Councillors
From	Regina Planning Commission
Service Area	Planning & Development Services
Item #	CR26-14

RECOMMENDATION

That City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
 - a. Rezoning property located at 1400 N Courtney Street, and legally described as part of LSD 2 9-18-20-W2 Ext 19, to multiple zones, as shown in Appendix C – Proposed Zoning; and
 - b. Amending Zoning Maps 2094(A), 2093(A) and 2094(B) accordingly; and
2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following approval of the recommendations and the required public notice.

HISTORY

At its meeting held on February 24, 2026, the Regina Planning Commission considered the attached report *RPC26-1 Zoning Bylaw Amendment – 1400 N Courtney Street* from the City Planning & Community Services division.

Daniel Briscoe, representing Troika Management Corporation, Kelowna, B.C., addressed the Commission.

The Commission adopted a resolution to concur in the recommendations contained in the report.

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

Respectfully submitted,



Jennifer Gentile, Council Officer

3/5/2026

ATTACHMENTS

rpc26-1 Zoning Bylaw Amendment – 1400 N Courtney Street

Appendix A-1 - Location

Appendix A-2 - Existing Zoning

Appendix B - Public Feedback

Appendix C - Proposed Zoning

Appendix D - Rosewood Park Concept Plan

Appendix E - Proposed Second Access



Zoning Bylaw Amendment – 1400 N Courtney Street

Date	February 24, 2026
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC26-1

RECOMMENDATION

The Regina Planning Commission recommends that City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
 - a. Rezoning property located at 1400 N Courtney Street, and legally described as part of LSD 2 9-18-20-W2 Ext 19, to multiple zones, as shown in Appendix C – Proposed Zoning; and
 - b. Amending Zoning Maps 2094(A), 2093(A) and 2094(B) accordingly.
2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following approval of the recommendations and the required public notice.
3. Approve these recommendations at its meeting on March 11, 2026.

ISSUE

This report responds to an application to amend *The Regina Zoning Bylaw, 2019* (Zoning Bylaw) by rezoning property located at 1400 N Courtney Street (Subject Property) from UH – Urban Holding Zone to multiple zones, to support residential development, as shown in Appendices A-1 – Location and Appendix C – Proposed Zoning.

IMPACTS

Policy Impact

The proposed rezoning supports key objectives of the City of Regina (City), as set forth in *Design Regina: The Official Community Plan, Bylaw No. 2013-48* (OCP), relating to “complete neighbourhoods” and housing supply and diversity.

Strategic Priority Impact

By enabling housing supply and diversity, the proposed Zoning Bylaw amendment supports the City’s Strategic Priority relating to *Livability* – specifically, the outcome: “Neighbourhoods offer more diverse housing options and balanced population density”.

Environmental Impact

Reducing greenhouse gas (GHG) emissions and supporting renewability are key objectives of the City, as set forth in the OCP and the *Energy & Sustainability Framework*.

The development of new neighbourhoods results in GHG production associated with construction (buildings and infrastructure), as well as motor vehicle traffic associated with eventual occupation. These impacts are partially offset through investment towards alternate modes of transportation (active and transit) and through the City’s commitment towards infill and intensification. Further measures include energy efficient construction, which is partly achieved through requirements of the National Building Code, as well as various incentive and subsidization programs.

Indigenous Impact

The proposed rezoning supports key objectives of *kâ-nâsihcikêwin* (Indigenous Framework) relating to *wihci-atoskêwin askîhk – living together on the land, in harmony* – by expanding housing opportunities and diversity.

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

OTHER OPTIONS

OPTION 1 – Approve the application to amend the Zoning Bylaw – Recommended

Advantage: The proposed zoning supports a range of low to medium density residential units; therefore, supports City objectives relating to density and efficient servicing, “complete neighbourhoods”, housing supply and diversity.

Consideration: Traffic is an issue within the neighbourhood due to the current single access; however, this issue will be mitigated through the construction of a second access, which will be required as part of the corresponding subdivision phase.

OPTION 2 – Refer the report back to Administration for revisions or additional information and direct

that it be resubmitted to the Regina Planning Commission or returned directly to City Council – Not Recommended

Advantage: Ensures that all information requested by Regina Planning Commission or City Council is provided to support a decision.

Consideration: Extends the decision and development timeline for the Applicant.

OPTION 3 – Deny the application to amend the Zoning Bylaw – Not Recommended

Advantage: There is no advantage to the City associated with this option.

Consideration: An opportunity to construct a second access into the neighbourhood, which will help mitigate current traffic related challenges, will be lost.

COMMUNICATIONS & ENGAGEMENT

Public and stakeholder engagement is summarized in Appendix B – Public Feedback. The Twin Lakes Community Association was consulted; however, did not provide comments.

Public notice of City Council’s consideration of this application and of the public hearing conducted in relation to the proposed amending bylaw will be given in accordance with *The Public Notice Policy Bylaw, 2020*. Additionally, the Applicant and other interested parties will receive a copy of the report and notification of their right to appear as a delegation at the City Council meeting when the application will be considered.

DISCUSSION

Overview

Troika Management Corporation (Applicant), on behalf of 101259367 Saskatchewan Ltd. (Landowner) is requesting, through an amendment to the Zoning Bylaw, that the Subject Property be rezoned from primarily UH – Urban Holding Zone to:

- RU – Residential Urban Zone (e.g. single-detached and duplex dwellings).
- RL – Residential Low-Rise Zone (e.g. triplex, townhomes, and low-rise multi-unit buildings).
- PS – Public Service Zone to accommodate a stormwater management facility.
- LA – Lane Access Overlay Zone.

The Subject Property forms part of an undeveloped area within the Rosewood Park Neighbourhood, which is currently the subject of a subdivision application and review:

- Lands directly east are subdivided and partially developed (residential).

- Lands to the north, south and west are undeveloped, reserved for neighbourhood development, and currently used for agricultural purposes (*Agriculture, Outdoor*).

Assessment

Per Section E, Policy 14.40 of the OCP – Part A, the proposed rezoning has been reviewed from the perspective of OCP conformity, land use compatibility, transportation and community services.

The *Coopertown Neighbourhood Plan* (OCP – Part B.17) policy framework and the *Rosewood Park Concept Plan* land use framework apply; therefore, development must conform with these plans.

Within the *Coopertown Neighbourhood Plan*, the Subject Property forms part of a “Neighbourhood Area”, supporting a “...diversity of residential types, parks and open space, local commercial and appropriate civic, recreation and institutional uses” (Section 4.2.1). The proposed rezoning aligns with this plan as it supports a range of housing types.

Within Appendix D – Rosewood Park Concept Plan, the Subject Property forms part of an area intended for a mix of residential densities, stormwater management facility and a potential mixed-use node. The proposed rezoning aligns with this plan as it accommodates the relocation of a storm water management facility and a mix of housing types.

The proposed rezoning is also deemed to be compatible with the zoning and land use of the adjacent developed properties, which accommodate a mix of duplex and townhouse building types.

The Applicant is also requesting that the LA – Lane Access Overlay Zone (LA Zone) be applied to blocks along Walsh Avenue (Appendix C – Proposed Zoning) to pursue front (street-oriented) driveways as:

- The *Rosewood Park Concept Plan* requires that the blocks include laneways.
- Lane-oriented garages and driveways would otherwise be required per the Zoning Bylaw.
- The Applicant is seeking a building type similar to developed properties east of the Subject Property, which the Applicant is suggesting reflects a significant market demand.

Administration considers requests for the LA Zone on a case-by-case basis. As it relates to the proposed scenario, no significant implications are expected with the use of the LA Zone as the blocks are interior within the neighbourhood and the properties are on local streets where traffic is generally less intense. It is acknowledged that:

- Front driveways do result in less on-street parking.
- Front driveways diminish full capitalization of the laneway infrastructure and the 18-metre local street infrastructure, which includes a parking lane.
- The LA Zone is recommended not to apply to corner lots, which otherwise would allow for front access driveways conflicting with pedestrian ramps and sight line requirements.

Traffic circulation is currently an issue within the Rosewood Park Neighbourhood as there is, currently, only a single access into the neighbourhood due to the planned (permanent) second access forming part of a future phase to the north. Considering this situation, the Applicant was required to submit a Traffic Impact Assessment, which concluded that, until the permanent second access is constructed an interim second access is required. This second access, as shown on Appendix E – Proposed Second Access, will be:

- Located on private property; however, fully accessible to the public.
- Paved and allow for two-way motor vehicle traffic and transit service.
- Decommissioned once the permanent second access is constructed.

This interim second access will relieve current traffic issues, including access and safety concerns associated with the Plainsview – St. Nicholas Joint-Use School. Transit service can also be accommodated with the interim second access and will be introduced following further build-out and approval of the requisite budget.

Regarding water and wastewater, the City has worked with the Applicant to identify measures to increase wastewater capacity through upgrades to the Maple Ridge Lift Station. These upgrades are currently underway, at the cost of the developer, with completion expected later this year. Upon connection to the North West Regional Lift Station the Maple Ridge Lift Station will be decommissioned. There are no water servicing issues.

DECISION HISTORY & AUTHORITY

On December 18, 2017, City Council considered item *CR17-132 Proposed Rosewood Park Concept Plan* and adopted a resolution to approve the *Rosewood Park Concept Plan*.

On November 5, 2025, City Council considered item *CR25-133 Concept Plan Amendment & Zoning Bylaw Amendment 1458 & 1462 N Courtney Street*. and adopted a resolution to approve the *Rosewood Park Concept Plan*.

Respectfully Submitted,



Autumn Dawson, Director
Planning & Development Services

Respectfully Submitted,



Deborah Bryden, Deputy City Manager
City Planning & Community Services

Prepared by: Zoey Drimmie, City Planner II

ATTACHMENTS

Appendix A-1 - Location

Appendix A-2 - Existing Zoning

Appendix B - Public Feedback

Appendix C - Proposed Zoning

Appendix D - Rosewood Park Concept Plan

Appendix E - Proposed Second Access



Date of Photography: 2024

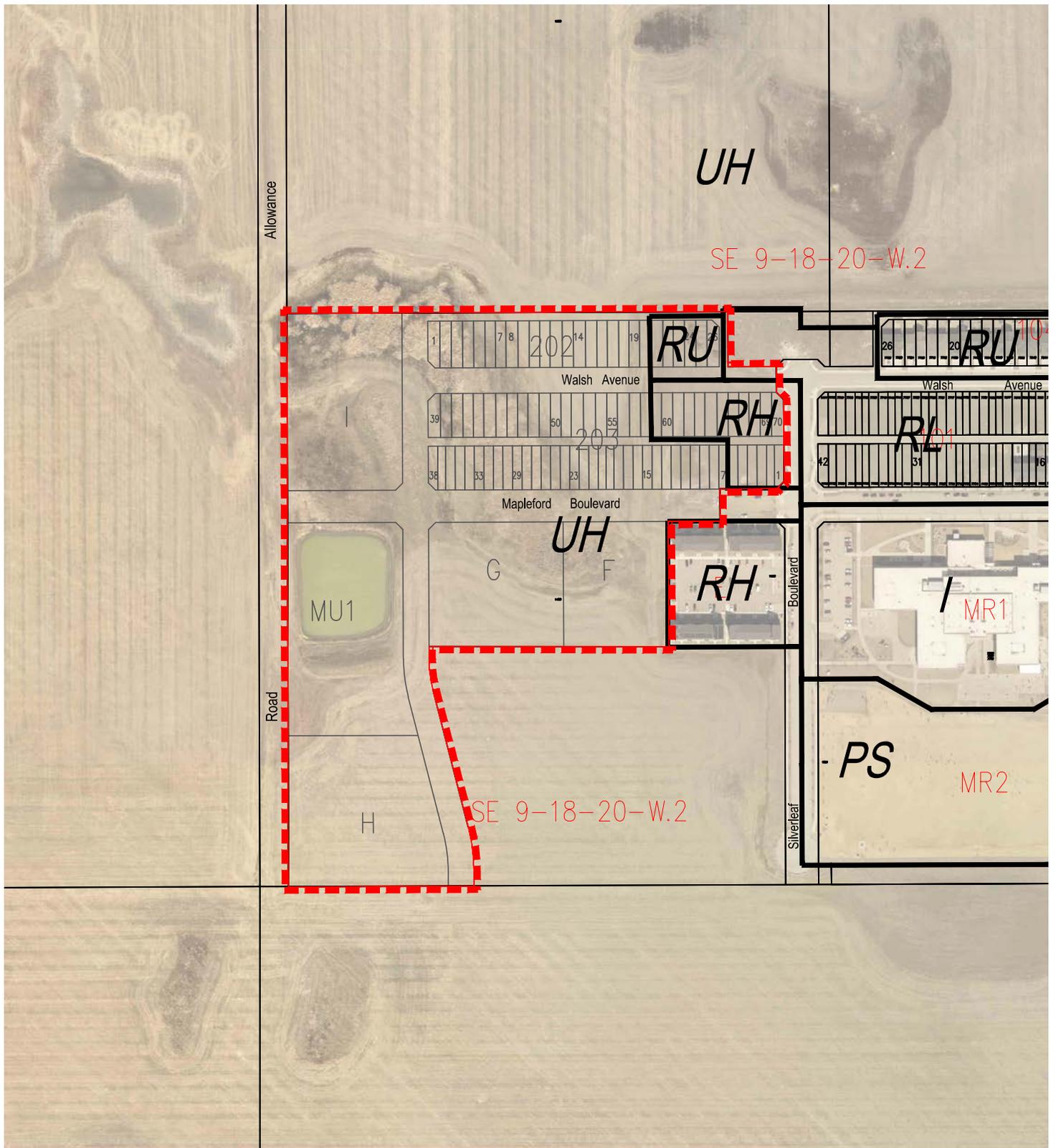


Subject Property (Subdivision under review)

Project PL202500369

Civic Address/Subdivision

1400 N Courtney Street



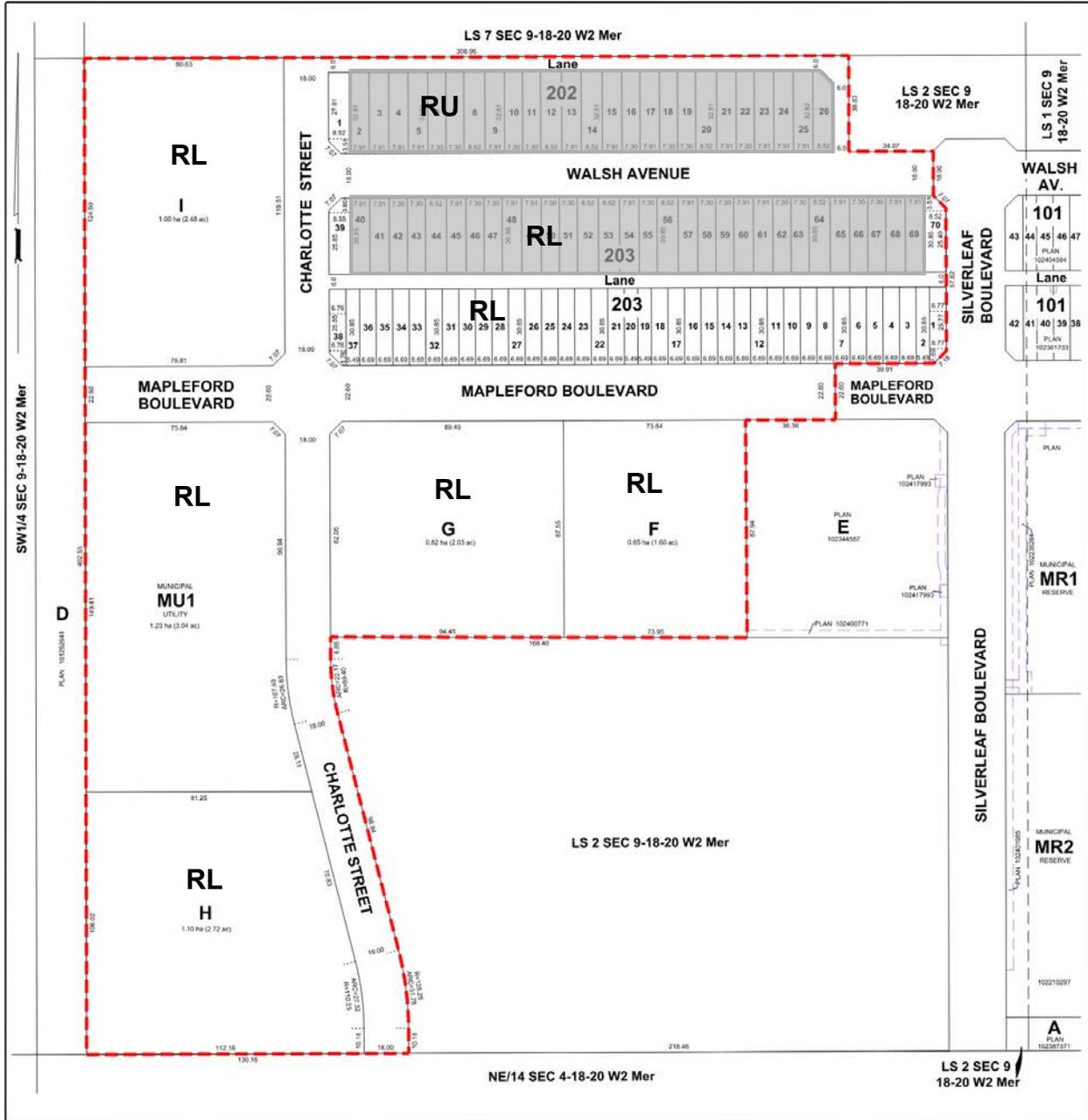
Community Contact and Feedback Summary
Communications

Public Notice Sign November 18, 2025	<ul style="list-style-type: none"> One Public Notice sign posted at Subject Property
Public Notice Letter November 5, 2025	<ul style="list-style-type: none"> Mailed (Canada Post) to 84 addresses Customized notification radius
Website Information November 5, 2025	<ul style="list-style-type: none"> Information Notice posted on the City of Regina website Online comment portal open

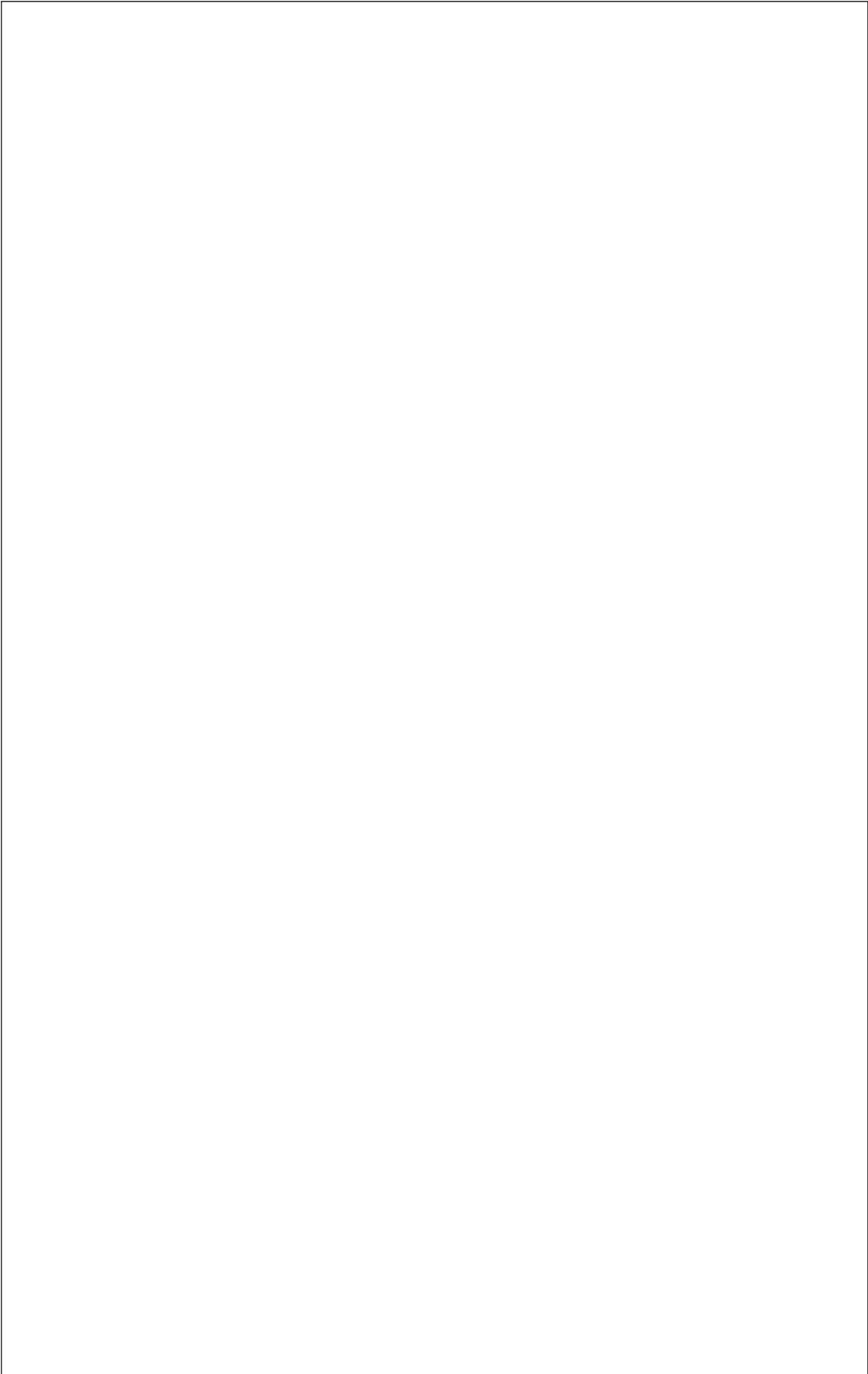
Comments/ Feedback

Response	#	Comments
Completely opposed		
Accept if different		
Support proposal	1	<ul style="list-style-type: none"> Rezoning as a measure to support new housing
Total	1	

Appendix C – Proposed Zoning



-  Subject Property (Subdivision under review)
- RU** Residential Urban Zone
- RL** Residential Low-Rise Zone
-  LA – Lane Access Overlay





Zoning Bylaw Amendment – 2401 Woodland Grove Drive

Date	March 11, 2026
To	Mayor Bachynski and City Councillors
From	Regina Planning Commission
Service Area	Planning & Development Services
Item #	CR26-15

RECOMMENDATION

That City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
 - a. Rezoning property located at 2401 Woodland Grove Drive, legally described as NW 14-17-19-2, Plan 102389788 Ext 2, from UH – Urban Holding Zone to I – Institutional Zone, as shown on Appendix A-2 – Zoning; and
 - b. Amending Zoning Map 3486(A) accordingly; and
2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following approval of the recommendations and the required public notice.

HISTORY

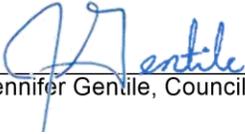
At its meeting held on February 24, 2026, the Regina Planning Commission considered the attached report *RPC26-2 Zoning Bylaw Amendment – 2401 Woodland Grove Drive* from the City Planning & Community Services division.

Cathy Lawrence, representing Terra Developments, Regina, SK, addressed the Commission.

The Commission adopted a resolution to concur in the recommendations contained in the report.

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

Respectfully submitted,



Jennifer Gentile, Council Officer

3/5/2026

ATTACHMENTS

RPC26-2 Zoning Bylaw Amendment – 2401 Woodland Grove Drive

Appendix A-1 – Location

Appendix A-2 – Zoning

Appendix B - Public Feedback

Appendix C - Zoning Comparison



Zoning Bylaw Amendment – 2401 Woodland Grove Drive

Date	February 24, 2026
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC26-2

RECOMMENDATION

The Regina Planning Commission recommends that City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
 - a. Rezoning property located at 2401 Woodland Grove Drive, legally described as NW 14-17-19-2, Plan 102389788 Ext 2, from UH – Urban Holding Zone to I – Institutional Zone, as shown on Appendix A-2 – Zoning; and
 - b. Amending Zoning Map 3486(A) accordingly.
2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following approval of the recommendations and the required public notice.
3. Approve these recommendations at its meeting on March 11, 2026.

ISSUE

This report responds to an application to amend *The Regina Zoning Bylaw, 2019* (Zoning Bylaw) by rezoning property located at 2401 Woodland Grove Drive (Subject Property), as shown on Appendix A-1 – Location, from UH – Urban Holding Zone to I – Institutional Zone to accommodate the development of an *Institution, Education* land use (joint-use elementary school).

IMPACTS

Policy Impact

The proposed rezoning supports key objectives of the City of Regina (City), as set forth in *Design Regina: The Official Community Plan, Bylaw No. 2013-48* (OCP), relating to “complete neighbourhoods” and the provision of strategically located school sites.

Strategic Priority Impact

By enabling the development of a key community asset (joint-use elementary school), the proposed rezoning supports the City’s Strategic Priority relating to *Vibrancy* – specifically, the outcome: “Residents have access to year-round inclusive spaces and programs that support culture, sport, recreation and well-being.”

Environmental Impact

Reducing greenhouse gas (GHG) emissions and supporting renewability are key objectives of the City, as set forth in the OCP, the Strategic Priorities and the *Energy & Sustainability Framework*.

The intended land use (joint-use elementary school), accommodated by the rezoning, will result in GHG production associated with construction (buildings and infrastructure), as well as motor vehicle traffic associated with everyday utilization. These impacts are partially offset through:

- Investment towards alternate modes of transportation (active and transit).
- Utilization of shared vehicles (e.g. school busses).
- The potential for energy efficient construction.

Indigenous Impact

Rezoning land can have Indigenous impacts because land use decisions intersect with history, rights, culture and community well-being. This proposed rezoning for a new school site supports key objectives of *kâ-nâsihcikêwin* (the City’s Indigenous Framework) relating to *wihci-atoskêwin askîhk – living together on the land, in harmony* – as schools support health and wellbeing of children and individuals who utilize the facilities and it also support community interaction and gathering spaces.

Inclusion, Diversity, Equity & Accessibility (IDEA)

By enabling the development of a key community asset, the proposed rezoning 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 financial, legal or labour impacts respecting this report.

OTHER OPTIONS

OPTION 1 – Approve the application to amend the Zoning Bylaw – Recommended

Advantage: Rezoning the Subject Property advances key City policy and strategic priority objectives, as it will facilitate the development of a key community asset.

Consideration: There are capacity issues in the existing southeast elementary schools which will be addressed with the new school.

OPTION 2 – Refer the report back to Administration for revisions or additional information and direct that it be resubmitted to the Regina Planning Commission or returned directly to City Council – Not Recommended.

Advantage: Ensures that all information requested by Regina Planning Commission or City Council is provided to support a decision.

Consideration: Extends the decision and development timeline for the new school.

OPTION 3 – Deny the application amend the Zoning Bylaw – Not Recommended

Advantage: There is no advantage to the City associated with this option.

Consideration: Issues associated with existing school capacity in the southeast will continue.

COMMUNICATIONS & ENGAGEMENT

Public and stakeholder engagement is summarized in Appendix B – Public Feedback. The Arcola East Community Association was consulted; however, did not provide comments.

The Regina Public School Board, Regina Catholic School Board and Saskatchewan Ministry of Education were consulted and are supportive of this application.

Public notice of City Council’s consideration of this application and of the public hearing conducted in relation to the proposed amending bylaw will be given in accordance with *The Public Notice Policy Bylaw, 2020*. Additionally, the Applicant and other interested parties will receive a copy of the report and notification of their right to appear as a delegation at the City Council meeting when the application will be considered.

DISCUSSION

Overview

Terra Developments Inc. (Applicant), on behalf of the City of Regina (Landowner), is applying to amend the Zoning Bylaw by rezoning the Subject Property from UH – Urban Holding Zone to I – Institutional Zone to accommodate an *Institution, Education* land use (joint-use elementary school).

The Subject Property forms part of an undeveloped area within the southeast neighbourhood (Towns North):

- Lands to the west and south constitute the Windsor Park and The Towns/Eastbrook neighbourhoods.
- Lands to the north and east are undeveloped; reserved for neighbourhood development; currently used for agricultural purposes (*Agriculture, Outdoor*).

Although the City is not reviewing a development application at this time, the intent of the rezoning is to accommodate a joint-use elementary school, which can accommodate 1,400 students.

This school is required to address existing school capacity issues in the southeast; therefore, it is preceding the Towns North neighbourhood approval and development.

Assessment

Per Section E, Policy 14.40 of the OCP – Part A, the proposed rezoning has been reviewed from the perspective of OCP conformity, land use compatibility, transportation and community services.

The *Southeast Regina Neighbourhood Plan* (OCP – Part B.16 [“SENP”]) applies – specifically:

- The Subject Property is identified as forming part of a future neighbourhood unit (Fig.12), a future phase (Fig. 25), and is intended to accommodate an elementary school (Fig. 14).
- The “Neighbourhood Area” (Section 4.2) policies apply, which require that development contribute towards a “complete neighbourhood”, as defined by OCP Part A.

Although it is a typical prerequisite for rezoning and development applications that a concept plan be prepared and phasing compliance apply, school sites are exempt from these requirements, recognizing timing considerations. Regarding the proposed rezoning, an approved concept plan and phasing is deemed not required:

- The area subject to rezoning (school site) will not obstruct the implementation of a typical street and block layout for the Towns North neighbourhood.
- The Subject Property is contiguous to a collector roadway (Arens Road) and will connect to existing utilities within the Arens Road right-of-way.

The location aligns with the OCP – Part A school site guidelines (Policy 14.37B) – specifically, the Subject Property will:

- Front a collector roadway (Arens Road) and be flanked by two local streets, which is the optimal configuration; however, it is noted that:
 - Only Green Stone Road (west of the site) will be constructed as part of the school development and will include an interim turn-around area.
 - Timing for the construction of the other flanking street(s) will be informed by future reviews.
- Be surrounded by an appropriate mix of land uses, including:
 - Existing low to medium-density residential within the Eastbrook and Towns neighbourhoods, which is optimal.
 - Future land use to the north, east and west, which will be determined through a future neighbourhood planning (concept plan) process, considering school proximity.
- Integrate with the Eastbrook and Towns neighbourhoods through street connections along Arens Road, which will include a multi-use pathway and allow for multiple intersections.

Arens Road will be constructed to a collector standard prior to the school opening; it will include a multi-use pathway and parking lanes and will serve as the primary transportation route for school-related traffic.

The proposed rezoning fully aligns with the SENP and supports key City policy and strategic priority objectives regarding “complete”, “vibrant” and “livable” neighbourhoods.

DECISION HISTORY & AUTHORITY

City Council’s approval is required pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully Submitted,



Autumn Dawson, Director
Planning & Development Services

Respectfully Submitted,



Deborah Bryden, Deputy City Manager
City Planning & Community Services

Prepared by: Tyson Selinger, City Planner I

ATTACHMENTS

- Appendix A-1 – Location
- Appendix A-2 – Zoning
- Appendix B - Public Feedback
- Appendix C - Zoning Comparison



NW 14-17-19-W.2

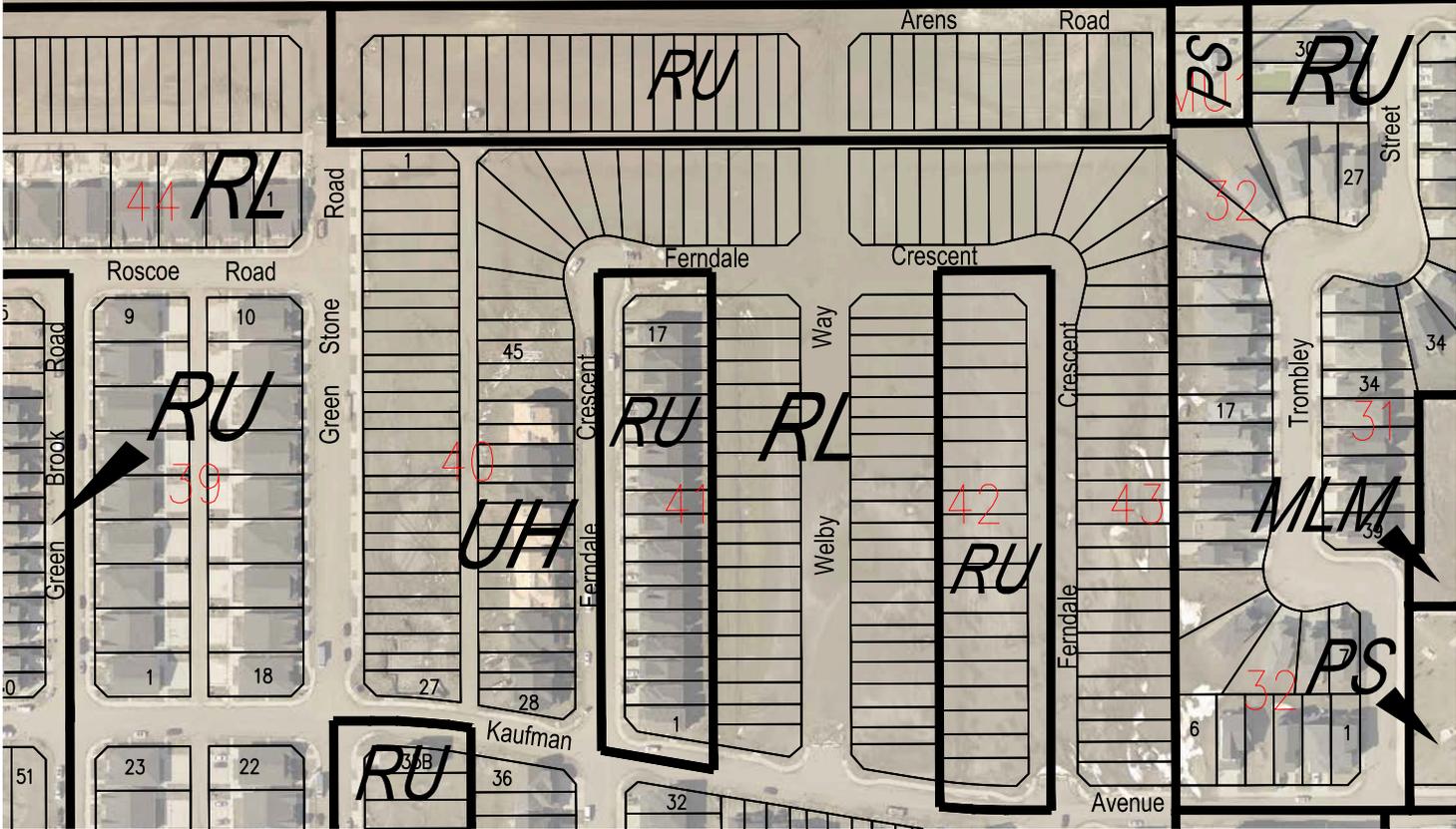
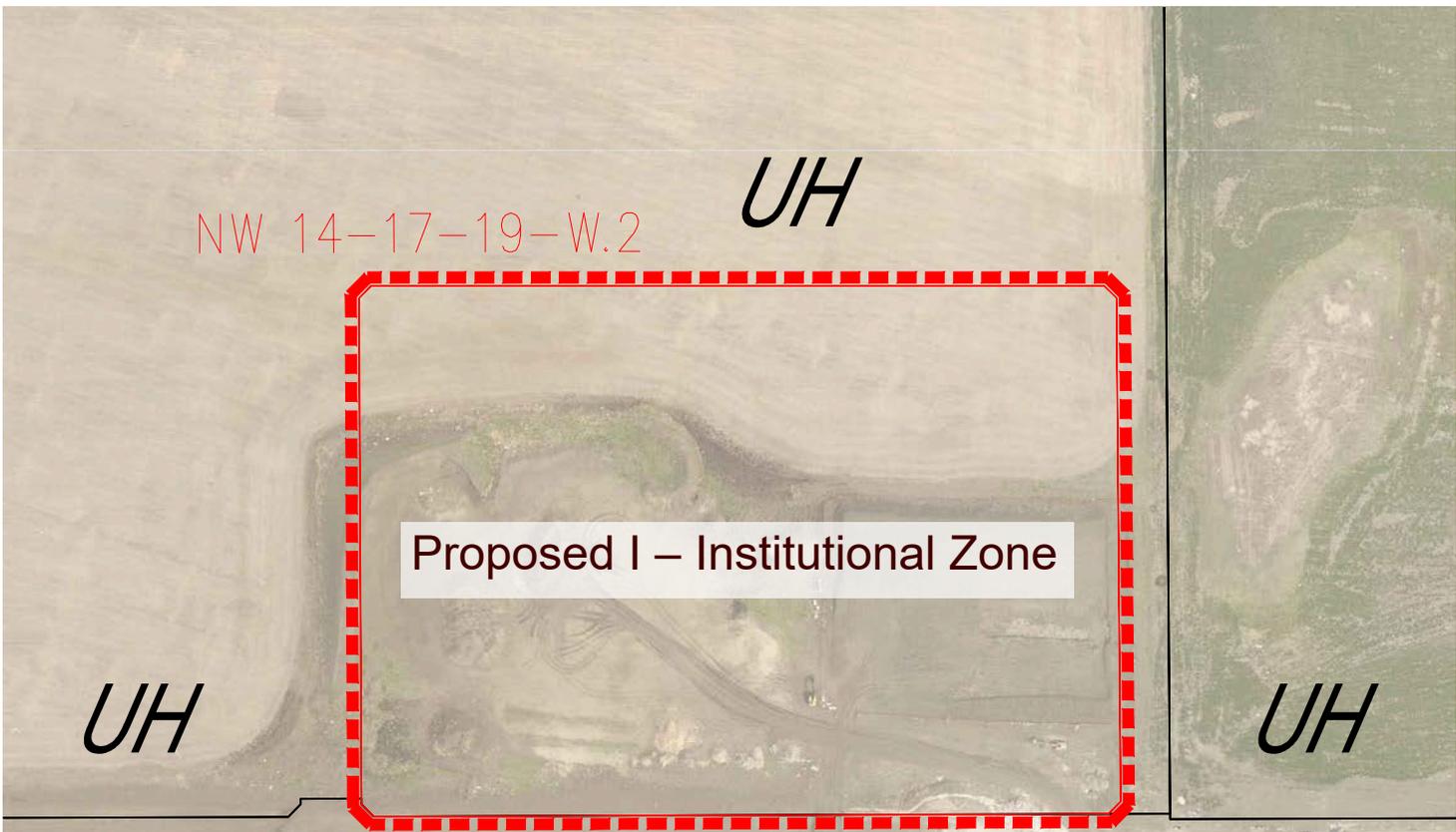
Arens Road



Subject Property

Date of Photography: 2024





Date of Photography : 2024



Subject Property



Community Contact and Feedback Summary
Communications

Public Notice Sign November 25, 2025	<ul style="list-style-type: none"> One Public Notice sign posted at Subject Property
Public Notice Letter November 18, 2025	<ul style="list-style-type: none"> Mailed (Canada Post) to 91 addresses Standard notification radius (75 metres)
Website Information November 17, 2025	<ul style="list-style-type: none"> Information Notice posted on City website Online comment portal open

Comments/ Feedback

Response	#	Comments
Completely opposed	0	
Accept if different	2	<ul style="list-style-type: none"> Development of access should be made from adjacent local streets and not Arens Road due to traffic. Potential for noise generated by proposed development to impact surrounding residential; can be mitigated by sound barrier along Woodland Grove Drive
Support proposal	6	
Total	8	

City Administration Response
1. Issue: Access to development from Arens Road
Administration's Response:

Design stage of the school has not been completed; however, a Traffic Impact Assessment must be completed and approved by the City of Regina before development.

1. Issue: Noise
Administration's Response:

The Subject Property is approximately 315 metres from Woodland Grove Drive with other forms of development. Noise mitigation within the Southeast Regina Neighbourhood Plan is limited to the Bypass.

Appendix C

Comparison of Existing and Proposed Zoning for 2401 Woodland Grove Dr UH – Urban Holding Zone vs. I – Institutional Zone

		UH Zone (Existing)	I Zone (Proposed)
Summary	Intent	Provide for orderly transition of agricultural land to other uses in areas planned for eventual urban development.	Accommodate facilities of an institutional, community or public service nature.
	Location	Agricultural or open spaces.	Lands intended to be used for institutional or community service purpose.

		UH Zone (Existing)	I Zone (Proposed)	
Land Use	Dwelling	Dwelling Unit Discretionary, if: • Accessory	Discretionary, if: • Accessory	
	Institution	Day Care	Not allowed	Permitted
		Education	Not allowed	Permitted
		Health Care	Not allowed	Permitted
	Assembly	Recreation	Not allowed	Discretionary
		Religious	Discretionary	Discretionary
		Community	Discretionary	Permitted, if: • Not a former school site, or • Redevelopment includes school
	Food & Beverage	Restaurant	Not allowed	Discretionary
	Retail Trade	Shop	Not allowed	Not allowed
	Service Trade	Any	Not allowed	Not allowed
Transport	Parking Lot	Not allowed	Not allowed	
Open Space	Active	Permitted	Permitted	

The intent of this land use comparison is to show how typical classes of land use may apply to the zone using examples – this list is not exhaustive and does not include all the land uses that may be allowed in the zones.

		UH Zone (Existing)	I Zone (Proposed)
Standards	Max Lot Area	3500 m ²	500 m ²
	Max Height	15 m	30 m
	Max Lot Coverage	17%	75%
	Max Floor Area Ratio	0.25	1.5



Debt Update Including Library Debt Options

Date	March 11, 2026
To	Mayor Bachynski and City Councillors
From	Audit and Finance Committee
Service Area	Financial Services
Item #	CR26-16

RECOMMENDATION

That City Council refer this matter back to Administration to report back to the Audit and Finance Committee at its March meeting with a scenario where the CHIF funding is granted, for City Council's consideration in Q2 2026.

HISTORY

At its February 26, 2026, meeting the Audit and Finance Committee considered the attached report *AFC26-1 Debt Update Including Library Debt Options* from the Financial Strategy & Sustainability Division.

The Committee adopted a resolution that the Audit and Finance Committee recommend that City Council:

1. Refer this matter back to Administration to report back to the Audit and Finance Committee at its March meeting with a scenario where the CHIF funding is granted, for City Council's consideration in Q2 2026; and
2. Approve this recommendation at its March 11, 2026 meeting.

Recommendation #2 above does not require City Council approval.

Respectfully submitted,

AUDIT AND FINANCE COMMITTEE


Janice Hudson, Council Officer

3/3/2026

ATTACHMENTS

AFC26-1 Debt Update Including Library Debt Options



Debt Update Including Library Debt Options

Date	February 26, 2026
To	Audit and Finance Committee
From	Financial Strategy & Sustainability
Service Area	Financial Services
Item No.	AFC26-1

RECOMMENDATION

The Audit and Finance Committee recommends City Council:

1. Request the Regina Public Library (RPL) continue to collect, invest, accumulate and request budget approval for a 5.5 per cent dedicated mill rate annually, until it has accumulated sufficient funds for the Central Library Renewal Project (CLRP) and/or debt limit room becomes available;
2. Remove Items CM25-19(A6)(3) and CM25-19(A6)(4) from the List of Outstanding Items; and
3. Approve these recommendations at its March 11, 2026 meeting.

ISSUE

This report addresses the following direction Administration received from City Council on December 15, 2025 in *CM25-19 2026-2027 Budget Deliberations* (CM25-19):

1. Remove from the City of Regina's (City) debt forecast those Capital Projects currently identified as "requiring future debt", but not yet approved for funding by City Council through a budget approval process;
 2. Identify in debt limit forecasts as "Requiring debt" those future capital projects with project plans and funding sources that have received City Council approval;
-

3. Prepare a report for the February 2026 Audit and Finance Committee meeting that includes the following information:
 - a. the updated list of capital projects that have received City Council approval and the corresponding amount of debt borrowing that has been secured through a debt borrowing bylaw;
 - b. the updated list of approved capital projects requiring debt that have not yet been funded; and
 - c. an analysis of the debt room available within the current debt limit over the next five years, given expected timelines of approved capital projects; and
 4. Report back to City Council in first quarter of 2026 on the following:
 - a. information respecting available debt limit to be allocated towards the Central Library Renewal capital project; and
 - b. recommendations to City Council with options to vote on City Council approval or denial of debt allocation towards the Central Library Renewal Project.
-

IMPACTS

Financial Impact

The City's current debt limit is \$890 million. Debt room available on December 31, 2030 is estimated to be \$39.63 million after issuing debt for approved capital projects.

In addition, there are over \$764 million of water, wastewater and transportation capital projects beyond the five-year capital plan that could require some level of City debt. There are also catalyst and other projects estimated at \$330 million that could require debt.

The 5.5 per cent annual Library mill rate could generate approximately \$39 million by 2031.

Legal Impact

The long-term debt of the City is subject to the provisions of *The Cities Act* and the debt limit as authorized by the Saskatchewan Municipal Board (SMB). An increase in the City's debt will require a City Council approved bylaw prior to acquiring the debt.

Per *The Public Libraries 1996 Act*, RPL does not have authority to borrow for capital projects. As such, the City is required to borrow on RPL's behalf.

Strategic Priority Impact

The recommendation supports the 2026-29 Strategic Priorities and its Sustain Financial Perspective by ensuring RPL is financially prudent by collecting, investing, and building adequate reserves to fund CLRP. It also specifically supports the Infrastructure strategic priority through the consideration of future water and wastewater long-term growth and services to the community.

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

OTHER OPTIONS

OPTION 1 - Request that RPL continue to collect, invest, accumulate and request budget approval for a 5.5 per cent dedicated mill rate annually, until it has accumulated sufficient funds for the CLRP and/or debt limit room becomes available. (Recommended)

Advantages:

- RPL will accumulate additional mill rate overtime to fund CLRP.

Considerations:

- Other projects that require debt funding may be approved prior to CLRP.
- This will possibly delay CLRP and increase the total cost due to inflation.

OPTION 2 - Request RPL proceed with renovations of its existing main library building using current reserve and the funds generated from the dedicated 5.5 per cent mill rate.

Advantages:

- Eliminates the need for City debt.

Considerations:

- RPL has completed a request for qualifications for CLRP.
- Likely requires an updated engineer report regarding the feasibility of renovations and estimated costs.
- Will create service disruptions due to possible need to relocate services during renovations

OPTION 3 - Request RPL include a limit of \$96 million total project costs (estimated cash savings through dedicated mill rates plus estimated debt room available in 2030) in its request for proposal and return to City Council for up to \$39 million debt funding approval, to be acquired no earlier than 2030, prior to awarding the contract.

Advantages:

- This will give RFP respondents clear guidance on the maximum cost of CLRP.
- This follows City Council's direction during the 2026 Budget deliberations that only approved projects receive approved debt funding.

Considerations:

- The City will fully utilize its available debt limit.
- The total cost of CLRP and related debt funding is lower than originally requested by RPL.

COMMUNICATIONS & ENGAGEMENT

Discussion of debt for CLRP requires public notice. Pursuant to section 101 and 102 of *The Cities Act* and *The Public Notice Policy Bylaw*, Bylaw No. 2020-28, public notice on the City’s public notice board and the City’s website was provided on February 18, 2026.

DISCUSSION

Existing Debt

As directed by City Council in *CM25-19*, Table 1 below lists the capital projects that have received City Council’s approval and the corresponding amount of debt borrowing that has been secured through a debt borrowing bylaw.

Table 1: Capital Projects with Borrowing Bylaws

	Bylaw	Total Debt Acquired	Dec 31, 2025 Balance	Year Debt Maturing
Mosaic Stadium	2014-09	\$100.00	\$75.45	2045
Waste Water Treatment Plant	2014-48	\$78.725	\$65.76	2043
Mosaic Stadium	2014-51	\$100.40	\$75.30	2044
Water Network Expansion	2024-99	\$100.00	\$100.00	2054
Water Network Expansion	2025-55	\$70.00	\$70.00	2055
Indoor Aquatic Facility ¹	2025-55	\$15.00	\$15.00	2055
Unfunded Development Charges Projects	2025-55	\$30.00	\$30.00	2055
		\$494.125	\$431.51	

Note 1: An amendment bylaw is scheduled for February 25, 2026 to reallocate \$15 million of debt in Bylaw 2025-55 from the Water Network Expansion to the Indoor Aquatic Facility.

Debt Compared to Debt Limit

As outlined in Table 2 below there is a difference between the City’s \$431.51 million of actual outstanding debt, as outlined in Table 1, and the \$565.14 million of debt compared to the debt limit, as outlined in Table 3. In addition to the City’s existing debt, the debt compared to the debt limit also includes:

- maximum debt allowed for the City’s line of credit and credit cards;
- debt limit for Regina Exhibition Association Limited (REAL); and

- 76 per cent of Buffalo Pound Water Treatment Corporation’s (BPWTC) debt that is guaranteed by the City.

Table 2: Debt Compared to Debt Limit

City's Existing Debt December 31, 2025 (see Table 1)	\$431.51
City's Line of Credit and Credit Card Limits	\$10.00
REAL	\$21.00
BPWTC	\$102.63
Debt compared to Debt Limit December 31, 2025 (see Table 3)	\$565.14

Debt Room Available

As directed by City Council in *CM25-19*, Table 3 below:

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

Based on the current approved projects in the *2026-2027 Budget* requiring debt there is an estimated \$39.63 million debt room available in 2030.

Table 3: Estimated Debt Room Available

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

Note: The figures in the table above are provided for discussion purposes and are subject to changes due to finalization of costs, inflationary adjustments and potential grants the City might receive.

Future Capital Projects

Table 4 below lists an estimated \$1.094 billion of City capital projects, beyond the five-year capital plan, that could require some level of City debt including an estimated \$764 million of water, wastewater and transportation projects, and an estimated \$330 million for catalyst and other projects.

Table 4: Capital Projects Beyond Five-Year Capital Plan

Projects	Estimated Cost (in millions)	Description
1 Wastewater Treatment Plant	\$30	Cost beyond five years of the capital plan. Expanding the capacity of the wastewater treatment plant to accommodate long-term growth.
2 Wastewater Capacity Upgrades – Interconnector Trunk	\$7	Enhances wastewater system capacity by upgrading the Interconnector Trunk between the Wascana Trunk and South Trunk to support intensification in core areas and greenfield growth in the southeast. Specific to greenfield growth, the project will eliminate the need for additional wastewater storage facilities within greenfield neighbourhoods in the southeast.
3 Wastewater Capacity Upgrades – Linear Relief Trunk	\$172	Upgrades to the 7th Avenue Trunk to service industrial and residential greenfield areas in the northeast part of the city. The project also will resolve existing capacity issues in core areas, which will support intensification, improve existing levels of service and avoid overflows at the Garnet Street Lift Station.
4 Transportation Projects to Support Growth	\$148	Several transportation projects are required to support growth and maintain transportation service levels as development occurs. This includes projects identified in the Arcola Avenue Corridor Study supporting growth in the southeast and future transportation network improvements in the northwest.
5 Harbour Landing Wastewater Lift Station and Trunk to the Wastewater Treatment Plant	\$142	A new lift station adjacent to the existing Harbour Landing neighbourhood, along with a trunk line directing wastewater flows to the wastewater treatment plant, bypassing the at-capacity McCarthy Boulevard Pump Station (MBPS) to support the build-out of the proposed Harbour Landing West and North Neighbourhoods. This investment will also support future development opportunities at Regina International Airport. This project is the initial phase of a longer-term South Wastewater Bypass project, involving the extension of the trunk line to the southeast of the city to service lands held by George Gordon and Muskowekwan First Nations, as well as future industrial development opportunities east of the city.
6 Wastewater Capacity Upgrades – South Trunk	\$120	Expansion of the wastewater network via a 4.5 km large-diameter sewer line from the MBPS to Regina Avenue. The project will improve the City's regulatory compliance for wastewater discharge and reduce the risk of basement flooding.
7 Replacement of Farrell Pump Station and Downtown Water System Improvements	\$70	The water pump station and reservoir servicing the City Centre and core neighbourhoods are at end-of-life. Upgrades are required to maintain service levels and support intensification.
8 Rochdale Trunk Wastewater Trunk Upgrade	\$45	Upgrades to the existing Rochdale Boulevard Trunk to service future industrial development opportunities in the northeast adjacent to the existing Co-op Refinery and the proposed Somerset Neighbourhood.
9 East Bypass Loop	\$30	A new bypass loop from the Red Bear Pump Station to Arcola Avenue is required to maintain water distribution pressure on the east side of the city as growth continues to occur.
Subtotal	\$764	
Other Projects	Estimated Cost (in millions)	
10 Ball Park	\$10	This contemplates the replacement of Currie Field.
11 Multi-purpose Event Centre	\$70	This contemplates the replacement of the Brandt Centre with a multi-purpose facility.
12 Ring Road Railroad Relocation	\$150	The Ring Road Rail Relocation Project proposes to remove the at-grade rail crossings from the North East portion of the Ring Road to eliminate the conflict between vehicle and rail traffic, both of which are forecasted to grow with the City. A feasibility study along with preliminary design work has been completed. The relocation project has not been approved by Council.
13 Two Commercially Sensitive Projects	\$100	
Subtotal	\$330	
Total	\$1,094	

Central Library Renewal Project

On July 9, 2024, City Council approved, in principle, a dedicated Library mill rate increase of 5.5 per cent each year for five years starting in 2025 to allow RPL to accumulate funds in a reserve account until such time as they can be used for the construction of the new library, the additional annual operating costs, and annual debt servicing costs. RPL received City Council approval for a 5.5 per cent dedicated library mill rate for 2025 and 2026.

On July 9, 2024, City Council also commit \$92 million to \$119 million in debt financing for CLRP. However, there is only \$39.63 million debt room available in 2030. Over the past two years, the following factors have contributed to less debt room being available for CLRP.

- Recent updates to Federal Government programs aimed at addressing the national shortage of affordable housing have required the City to prioritize housing-related infrastructure.
- The City is preserving debt capacity for eligible housing initiatives, to leverage federal grant programs that typically require a municipal funding contribution financed through debt.
- According to the City's *2025 Growth Monitoring Report*, Regina's population grew four per cent between 2022 and 2024, significantly exceeding the projected 1.5 per cent. This accelerated growth has intensified housing pressures and increased the need to focus on infill/intensification projects that maximize existing infrastructure. The higher-than-anticipated growth has also necessitated advancing the Wastewater Treatment Plant upgrade to ensure the City can support future demand.
- Over the same period, the City has experienced cost escalations on existing capital projects, along with the addition of a new project requiring debt financing. These pressures have further constrained the City's available debt room.

Table 5 below is provided for discussion purposes and illustrates one potential scenario for how funds may be accumulated to support CLRP. Based on the assumptions applied in this example, the maximum cost of CLRP would be approximately \$57.9 million without debt and \$96.9 million funded through a combination of RPL reserves, future library mill rate contributions, and debt financing.

Table 5 below includes the following assumptions:

- The 5.5 per cent dedicated Library mill rate will accumulate to approximately \$10.5 million annually by 2031 and fund the estimated annual debt servicing costs of \$2.7 million (estimated based on \$39 million debt in 2030) and the remaining \$7.8 million available to fund additional CLRP costs.
- The total cumulative mill rate in the reserve account in 2031 is estimated to be \$39.3 million.
- The \$39.3 million plus the December 31, 2024 RPL reserve balance of \$18.6 million totals an estimated \$57.9 million available to fund CLRP without debt.
- The \$57.9 million plus the City's remaining debt room of \$39 million would allow a maximum cost for CLRP of approximately \$96.9 million.

Table 5: Library Mill Rate, Reserve and Debt

	2025	2026	2027	2028	2029	2030	2031
2025 5.5% Library Mill Rate	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500
2026 5.5% Library Mill Rate		\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500
2027 5.5% Library Mill Rate			\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500
2028 5.5% Library Mill Rate				\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500
2029 5.5% Library Mill Rate					\$1,501,500	\$1,501,500	\$1,501,500
2030 5.5% Library Mill Rate						\$1,501,500	\$1,501,500
2031 5.5% Library Mill Rate							\$1,501,500
Annual Mill Rate Total	\$1,501,500	\$3,003,000	\$4,504,500	\$6,006,000	\$7,507,500	\$9,009,000	\$10,510,500
Annual Debt Servicing Cost							\$2,700,000
Available for Additional Construction							\$7,810,500
Cumulative Mill Rate Total	\$1,501,500	\$4,504,500	\$9,009,000	\$15,015,000	\$22,522,500	\$31,531,500	\$39,342,000
December 31, 2024 Library Reserve							\$18,600,000
Available for CLRP							\$57,942,000
Debt							\$39,000,000
Total for CLRP							\$96,942,000

DECISION HISTORY & AUTHORITY

On July 9, 2024, City Council considered item *CR24-74 Central Library Renewal Project Debt Financing Report (CR24-74)* and adopted a resolution to:

1. Commit \$92 million to \$119 million in debt financing for the Central Library Renewal Project (CLRP); and
2. Approve, in principle, a dedicated Library mill rate increase of 5.5 per cent each year for five years starting in 2025 to allow RPL to accumulate funds in a reserve account until such time as they can be used for the CLRP.

On October 1, 2024, City Council considered *MN24-15 Reconsideration of Motion adopted on July 9, 2024 Respecting the Renewal of the Central Library* and adopted a resolution to not reconsider its July 9, 2024 decision on item *CR24-74*.

On December 15, 2025 City Council considered *CM25-19 2026-2027 Budget Deliberations* and adopted a resolution to direct Administration to:

1. Remove from the City’s debt forecast those Capital Projects currently identified as “requiring future debt”, but not yet approved for funding by City Council through a budget approval process;
2. Identify in debt limit forecasts as “Requiring debt” those future capital projects with project plans and funding sources that have received City Council approval;
3. Prepare a report for the February 2026 Audit and Finance Committee meeting that includes the following information:

- a. the updated list of capital projects which have received City Council approval and the corresponding amount of debt borrowing that has been secured through a debt borrowing bylaw;
 - b. the updated list of approved capital projects requiring debt that have not yet been funded; and
 - c. an analysis of the debt room available within the current debt limit over the next five years, given expected timelines of approved capital projects; and
4. Report back to City Council in Q1 of 2026 on the following:
- a. information respecting available debt limit to be allocated towards the Central Library Renewal capital project; and
 - b. recommendations to City Council with options to vote on Council approval or denial of debt allocation towards the Central Library Renewal Project.

Respectfully Submitted,



Charlene Callander
Director, Treasury

Respectfully Submitted,



Daren Anderson
Chief Financial Officer and Deputy City Manager

Prepared by: Charlene Callander, Director, Treasury



Banking Service Agreement & Short-term Borrowing

Date	March 11, 2026
To	Mayor Bachynski and City Councillors
From	Audit and Finance Committee
Service Area	Financial Services
Item #	CR26-17

RECOMMENDATION

That City Council:

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

HISTORY

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

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

At its February 25, 2026 meeting, City Council considered report *CR26-4 Banking Agreement & Short-term Borrowing* from the Executive Committee and adopted the following resolution:

That City Council:

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

That City Council:

- a. Approve the following, subject to the necessary borrowing bylaw to be passed by City Council:
 - i. Approve new short-term borrowing by an increase of the City's line of credit from \$9 million to \$20 million and an increase of the City's corporate credit card

program limit from \$1 million to \$1.5 million.

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

At its February 26, 2026, meeting the Audit and Finance Committee considered City Council's recommendation #4 above (*AFC26-2 Banking Agreement & Short-term Borrowing*) and adopted the following resolution:

That City Council:

1. 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.
2. 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; and

3. Approve these recommendations at its March 11, 2026 meeting.

The Audit and Finance Committee's recommendation #3 above does not require City Council approval.

Respectfully submitted,

AUDIT AND FINANCE COMMITTEE



Janice Hudson, Council Officer 3/3/2026

ATTACHMENTS

EX26-7 Banking Service Agreement and Short Term Borrowing



Banking Service Agreement & Short-term Borrowing

Date	February 11, 2026
To	Executive Committee
From	Financial Strategy & Sustainability
Service Area	Financial Services
Item No.	EX26-7

RECOMMENDATION

The Executive Committee recommends City Council:

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

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

ISSUE

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

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

IMPACTS

Financial Impact

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

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

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

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

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

Legal Impact

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

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

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

Strategic Priority Impact

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

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

OTHER OPTIONS

Recommendation 1 – Banking Service Agreements

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

Pros:

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

Cons:

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

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

Pros:

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

Cons:

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

Recommendation 2 – Short-term Borrowing

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

Pros:

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

Cons:

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

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

Pros:

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

Cons:

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

COMMUNICATIONS & ENGAGEMENT

None with respect to this report.

DISCUSSION

Banking Service Agreements

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

1. Treasury Services

- a. Accounting Information Solutions
 - i. Online Banking for Business
 - ii. Cheque Image Service
 - iii. Currency IVR (Interactive Voice Response)
- b. Receivable Solutions
 - i. Electronic Funds Transfer Services
 - ii. Financial Electronic Data Interchange (EDI) Service – Receivable
 - iii. FirstBank Deposit Service
 - iv. Bill Payment Service
 - v. BMO DepositEdge Service
- c. Payment Solutions
 - i. Digital Cheque Service (Positive Pay)
 - ii. Electronic Funds Transfer (EFT) Services – EFT Credit
 - iii. Wire Payment Service
 - iv. Financial Electronic Data Interchange (EDI) Service – Account Payable

2. Credit Card

3. Line of Credit (LOC)

4. Merchant Services

- a. In Person Terminals
- b. Online eCommerce
- c. Pre-Authorized Debt (PAD)

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

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

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

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

Short-term Borrowing

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

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

Debt Room Available

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

Deliberations:

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

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

Table 1: Estimated Debt Room Available

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

*Regina Exhibition Association Limited (REAL)

DECISION HISTORY & AUTHORITY

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

1. Delegate the authority to the Executive Director, Financial Strategy & Sustainability, to designate and appoint the City’s financial institution based on the results of the negotiated Request for Proposals (RFP) process outlined in this report;
2. Delegate the authority to the Executive Director, Financial Strategy & Sustainability to negotiate, approve, award and enter into all professional banking and related contracts with

the highest ranked proponent selected through the negotiated RFP process for a five-year term. The contracts include, but are not limited to, an agreement for business banking, treasury services master agreement, purchasing card program agreement and additional auxiliary banking service agreements and schedules;

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

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

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

Respectfully Submitted,



Charlene Callander
Director, Treasury
Prepared by: Charlene Callander, Director, Treasury

Respectfully Submitted,



Daren Anderson
Chief Financial Officer and Deputy City Manager



Indoor Aquatic Facility Debt

Date	March 11, 2026
To	City Council
From	Financial Strategy & Sustainability
Service Area	Financial Strategy & Sustainability
Item No.	CM26-1

RECOMMENDATION

That City Council direct Administration to include an estimated 1.61 per cent mill rate in the 2027 Budget and an estimated 0.30 per cent mill rate in the 2028 Budget to fund the sinking fund (principal) and interest payments associated with the \$155 million of long-term debt acquired in 2026 for the Indoor Aquatic Facility (IAF) and Geothermal Heating Facility (GHF).

ISSUE

On December 15, 2025 in *CM25-19 2026-2027 Budget Deliberations* (CM25-19) City Council authorized the Chief Financial Officer and Deputy City Manager (CFO), subject to the necessary borrowing bylaw being passed by City Council, to obtain long-term financing in a maximum principal amount of \$156¹ million to fund the IAF and \$13.8 million to fund the GHF, for total debt of \$169.8 million, over the course of two to three years when it is most advantageous for the City of Regina (City). In CM25-19, City Council also approved the reallocation of \$15 million of debt from the Water Network Expansion (WNE) to the IAF, resulting in a total debt requirement for the IAF and GHF of \$154.8 million. Given current market dynamics, it was financially advantageous for the City to proceed with issuing \$155 million in 2026 for IAF and GHF.

RBC Capital Markets has priced the 30-year \$155 million bullet debenture in the Canadian capital markets. The purpose of this report is to facilitate the passing of a borrowing bylaw, so that

¹ Note that in CM25-19 the maximum principal amount was incorrectly stated as \$156.4 million.

Administration can execute the borrowing. This report outlines the type of debenture, the terms of repayment, the interest rate and the amounts to be deposited into a sinking fund. These amounts are included in the corresponding borrowing bylaw, *Bylaw No. 2026-16, The Indoor Aquatic Facility Project Sinking Fund Debenture Bylaw, 2026*.

It is critical that the borrowing bylaw be passed at the March 11, 2026 City Council meeting as the transaction has been priced in the market and will be settled on March 18, 2026. There will be irreparable harm done to the City of Regina's (City) reputation and its future ability to borrow externally should City Council not pass the necessary bylaw on March 11, 2026.

IMPACTS

Financial Impact

On February 25, 2026, City Council approved amendments to *Bylaw 2025-55 The Water Network Expansion Project and Unfunded Development Charge Projects Sinking Fund Debenture Amendment Bylaw, 2025*. The bylaw was amended to authorize the use of excess debenture proceeds for IAF. It is estimated that \$15 million of debt will be reallocated from the WNE to the IAF. Therefore, the remaining \$141 million (\$156 million less \$15 million) of debt is required for the IAF. The remaining IAF debt of \$141 million and \$13.8 million for GHF results in total new debt to be acquired of \$154.8 million (rounded up to \$155 million).

The 2026 Budget contemplated issuing \$100 million in new debt during the year. Given current market dynamics, it is now financially advantageous for the City to proceed with issuing the full \$155 million in 2026 for IAF and GHF. Market liquidity has tightened as several provincial governments have signaled increased borrowing requirements, and geopolitical instability in the Middle East has contributed to heightened volatility across fixed income markets. Despite these pressures, the long end of the yield curve, particularly the 30-year segment, has declined, creating a favorable window for cost-effective long-term financing. As a result, the City was able to secure borrowing at rates below its previous issuance (\$115 million in 2025 at 4.95 per cent), reducing overall debt service costs and strengthening the City's long-term financial position.

The pricing for the \$155 million bullet debenture for 30 years is 4.7 per cent resulting in annual debt serving (sinking fund and interest payments) totaling \$9,935,228.20. This requires an estimated 1.61 per cent mill rate in the 2027 Budget and an estimated 0.30 per cent mill rate in the 2028 Budget to fund the sinking fund (principal) and interest.

Legal Impact

The long-term debt of the City is subject to section 133 of *The Cities Act* and the debt limit as authorized by the Saskatchewan Municipal Board (SMB). The proposed borrowing of \$155 million is within the City's authorized debt limit of \$890 million which was approved on June 12, 2025.

As per section 134 of *The Cities Act* the borrowing bylaw must identify one or more funding sources to pay the sinking fund and interest payments. As such, it is recommended a mill rate of 1.61 per cent be included in the 2027 Budget and 0.30 per cent in 2028 Budget to fund the annual debt servicing costs (the sinking fund and interest payments).

Strategic Priority Impact

The IAF project aligns with the Strategic Priorities of Infrastructure and Vibrancy as the new facility will modernize existing infrastructure and ensure residents have access to year-round inclusive spaces and programs that support sport, culture, recreation and well-being.

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

OTHER OPTIONS

Option 1 - That City Council direct Administration to include an estimated 1.61 per cent mill rate in the 2027 Budget and 0.30 per cent mill rate in the 2028 Budget to fund the sinking fund (principal) and interest payments associated with the \$155 million of long-term debt acquired in 2026 for the IAF and GHF. (RECOMMENDED)

Advantages

- Mill rate increases match the amounts required to fund the debt servicing costs in each year.

Disadvantages

- Mill rate increase in 2027 is higher than the previously approved-in-principal 0.50 per cent dedicated mill rate.

Option 2 - That City Council direct Administration to include a 1.92 per cent mill rate in the 2027 Budget to fund the sinking fund (principal) and interest payments associated with the \$155 million of long-term debt acquired in 2026 for IAF and GHF.

Advantages

- Avoids increasing the mill rate again in 2028.

Disadvantages

- Increases the 2027 mill rate more than required.

COMMUNICATIONS & ENGAGEMENT

Pursuant to sections 101 and 102 of *The Cities Act* and *The Public Notice Policy Bylaw, Bylaw No. 2020-28*, Public Notice of the debt was provided in the City's public notice board and the City's website on February 25, 2026.

DISCUSSION

If City Council does not pass the debenture bylaw, it will do irreparable harm to the City’s ability to access the Debt Capital Markets (DCM) in the future and will result in significant reputational damage amongst municipalities and investors.

- When a transaction is priced in the market, its details are considered agreed upon by market participants. No other municipality has failed to pass its debenture bylaw with the pricing terms. An inability to pass this bylaw would mark a significant break from precedents in the municipal market and would draw negative attention from the investor community.
- Failure to pass the debenture bylaw would result in substantial uncertainty for investors on any future City transactions. This uncertainty would severely limit investors’ appetite going forward. Limited demand would then mean the City would be required to pay a higher credit premium to complete future transactions, which may ultimately make DCM an impractical option.
- A DCM program is a financing tool that provides the City with considerable flexibility for raising large sums of money. Therefore, it is a critical part of the City’s financial repertoire. The vast majority of large municipalities in Canada (Vancouver, Calgary, Saskatoon, Winnipeg, Toronto, etc.) maintain a DCM presence given the value of this kind of program. The City has also used this form of financing in the past.
- It is critical that the debenture bylaw is passed ahead of settlement, so that the City can retain the option to use DCM financing going forward. Failure to do so would be considered a major event in Capital Markets, which can potentially negatively impact other municipal issuers trying to access debt markets and is certain to be viewed negatively in the news media.

Indoor Aquatic Facility

In 2019, City Council approved the Recreation Master Plan (RMP), which identified the IAF as the RMPs top priority. The IAF will be Regina’s first public year-round pool to include waterslides, a wave pool and a lazy river. These features are integrated with state-of-the-art dedicated pools for water sports with the capacity to host national athletic competitions. Site preparation and early construction on the IAF began in the fall of 2025 and it is set to open in 2029.

As outlined in Table 1 below, the total debt required for IAF and GHF in 2026 is \$154.8 million. As such, the City went to the market on March 4, 2026 to acquire the \$155 million in debt.

Table 1: Debt for IAF and GHF

DEBT	2025	2026	2027	2028	Total
IAF	\$15,000,000	\$141,000,000	\$0	\$0	\$156,000,000
GHF	\$0	\$13,800,000	\$0	\$0	\$13,800,000
	\$15,000,000	\$154,800,000	\$0	\$0	\$169,800,000

Table 2 below shows how the 0.50 per cent dedicated mill rate collected in 2025 (\$1.55 million) will be used to partially fund the debt servicing costs in 2026 and 2027. The table also shows the corresponding mill rate required in the 2027 (1.61 per cent) and 2028 (0.30 per cent) to fund debt servicing costs (\$9,935,228).

Table 2: Debt Funding, Debt Servicing and Mill Rate Requirements

Debt Funding Source	Estimated Equivalent to 1% Mill Rate	%	2025	2026	2027	2028	2029
2025 0.5% Dedicated Mill Rate	\$3,100,000	0.5%	\$1,550,000	\$1,550,000	\$1,550,000	\$1,550,000	\$1,550,000
2026 0.5% Dedicated Mill Rate	\$3,300,000	0.5%	\$0	\$1,650,000	\$1,650,000	\$1,650,000	\$1,650,000
2027 0.5% Dedicated Mill Rate	\$3,500,000	0.5%	\$0	\$0	\$1,750,000	\$1,750,000	\$1,750,000
2027 Additional Mill Rate	\$3,500,000	1.11%	\$0	\$0	\$0	\$3,877,728	\$3,877,728
2028 Mill Rate	\$3,700,000	0.30%	\$0	\$0	\$0	\$0	\$1,107,500
			\$1,550,000	\$3,200,000	\$4,950,000	\$8,827,728	\$9,935,228
Debt Servicing							
Debt Servicing			\$0	(3,642,500)	(9,935,228)	(\$9,935,228)	(\$9,935,228)
Total Debt Servicing			\$0	(\$3,642,500)	(\$9,935,228)	(\$9,935,228)	(\$9,935,228)
Mill Rate							
Lack of Mill Rate in the Year to Fund Debt Servicing			\$0	(\$442,500)	(\$4,985,228)	(\$1,107,500)	\$0
2025 Mill Rate to Fund Debt Servicing			\$0	\$442,500	\$1,107,500	\$0	\$0
Additional Mill Rate Required (\$)			\$0	\$0	(\$3,877,728)	(\$1,107,500)	\$0
Additional Mill Rate Required (%)			0.00%	0.00%	1.11%	0.30%	0.00%
Total Mill Rate Required			0.50%	0.50%	1.61%	0.30%	0.00%
2025 Dedicated Mill Rate Funds Remaining			\$1,550,000	\$1,107,500	\$0	\$0	\$0

The above amounts are estimates based on the estimated equivalent 1 per cent mill rate and will be updated during the 2027 and 2028 Budget preparations.

The mill rate could be increased to 1.92 per cent in 2027 to fully fund the debt servicing costs in 2027 onward and avoid the 0.30 per cent mill rate increase in 2028.

Borrowing Bylaw Details

The borrowing bylaw that will be presented for approval at the City Council meeting on March 11, 2026 (*Bylaw No. 2026-16*) and will include the following details as outlined in Table 3:

- Offer from RBC Capital Markets to purchase a 30-year \$155 million bullet debenture² to fund the capital costs associated with the construction of the IAF, including GHF with any excess loan proceeds to be used for any other capital projects approved in the City’s capital budget that are identified as projects to be funded by debt.
- The debenture will be issued on March 18, 2026 and mature on March 18, 2056.

² A bullet debenture is a type of bond with a specific repayment structure where the entire principal amount is repaid in a single lump sum payment at the maturity date of the bond. This type of offering is heavily utilized by provincial and municipal issuers for financing of large long-term projects. These types of debentures are issued in 20 to 30 year terms and typically not issued for under \$100 million.

- The coupon rate of 4.7 per cent with interest payments of \$3,642,500 to be made semi-annually on March 18 and September 18 commencing September 18, 2026.
- Due to the nature of the bullet debenture where the entire principal amount is repaid in a single lump sum payment at the maturity date of the bond, Administration will establish a sinking fund³ to collect funds in a distinct account, invest those funds, and retain interest earned in the fund to ensure funds are available at the end of the term to repay the \$155 million principal. A sinking fund will be established with an annual deposit of \$2,650,228.20. These deposits, together with accumulated interest estimated at 4.25 per cent, are expected to be sufficient to pay the full amount of the debenture principal maturing on March 18, 2056.
- The primary source for payment of the principal and interest is taxes but a general clause that allows other sources to be used will be included in the bylaw. This provides flexibility for the future if there is another source available.
- Table 3 below outlines the payment schedule for the \$155 million bullet debenture.

³ A sinking fund is like a savings account where funds are deposited, invested and set aside, to be used to repay the principal when the debt matures.

Table 3: Payment Schedule

Year	Interest Rate %	Interest		Annual Sinking Fund Deposit (18 Mar)	Total Annual Payment	Principal Balance Outstanding
		18-Mar	18-Sep			
		\$	\$	\$	\$	\$
2026	4.70	0	3,642,500.00	0	3,642,500.00	155,000,000.00
2027	4.70	3,642,500.00	3,642,500.00	2,650,228.20	9,935,228.20	155,000,000.00
2028	4.70	3,642,500.00	3,642,500.00	2,650,228.20	9,935,228.20	155,000,000.00
2029	4.70	3,642,500.00	3,642,500.00	2,650,228.20	9,935,228.20	155,000,000.00
2030	4.70	3,642,500.00	3,642,500.00	2,650,228.20	9,935,228.20	155,000,000.00
2031	4.70	3,642,500.00	3,642,500.00	2,650,228.20	9,935,228.20	155,000,000.00
2032	4.70	3,642,500.00	3,642,500.00	2,650,228.20	9,935,228.20	155,000,000.00
2033	4.70	3,642,500.00	3,642,500.00	2,650,228.20	9,935,228.20	155,000,000.00
2034	4.70	3,642,500.00	3,642,500.00	2,650,228.20	9,935,228.20	155,000,000.00
2035	4.70	3,642,500.00	3,642,500.00	2,650,228.20	9,935,228.20	155,000,000.00
2036	4.70	3,642,500.00	3,642,500.00	2,650,228.20	9,935,228.20	155,000,000.00
2037	4.70	3,642,500.00	3,642,500.00	2,650,228.20	9,935,228.20	155,000,000.00
2038	4.70	3,642,500.00	3,642,500.00	2,650,228.20	9,935,228.20	155,000,000.00
2039	4.70	3,642,500.00	3,642,500.00	2,650,228.20	9,935,228.20	155,000,000.00
2040	4.70	3,642,500.00	3,642,500.00	2,650,228.20	9,935,228.20	155,000,000.00
2041	4.70	3,642,500.00	3,642,500.00	2,650,228.20	9,935,228.20	155,000,000.00
2042	4.70	3,642,500.00	3,642,500.00	2,650,228.20	9,935,228.20	155,000,000.00
2043	4.70	3,642,500.00	3,642,500.00	2,650,228.20	9,935,228.20	155,000,000.00
2044	4.70	3,642,500.00	3,642,500.00	2,650,228.20	9,935,228.20	155,000,000.00
2045	4.70	3,642,500.00	3,642,500.00	2,650,228.20	9,935,228.20	155,000,000.00
2046	4.70	3,642,500.00	3,642,500.00	2,650,228.20	9,935,228.20	155,000,000.00
2047	4.70	3,642,500.00	3,642,500.00	2,650,228.20	9,935,228.20	155,000,000.00
2048	4.70	3,642,500.00	3,642,500.00	2,650,228.20	9,935,228.20	155,000,000.00
2049	4.70	3,642,500.00	3,642,500.00	2,650,228.20	9,935,228.20	155,000,000.00
2050	4.70	3,642,500.00	3,642,500.00	2,650,228.20	9,935,228.20	155,000,000.00
2051	4.70	3,642,500.00	3,642,500.00	2,650,228.20	9,935,228.20	155,000,000.00
2052	4.70	3,642,500.00	3,642,500.00	2,650,228.20	9,935,228.20	155,000,000.00
2053	4.70	3,642,500.00	3,642,500.00	2,650,228.20	9,935,228.20	155,000,000.00
2054	4.70	3,642,500.00	3,642,500.00	2,650,228.20	9,935,228.20	155,000,000.00
2055	4.70	3,642,500.00	3,642,500.00	2,650,228.20	9,935,228.20	155,000,000.00
2056	4.70	3,642,500.00		2,650,228.20	6,292,728.20	-
		109,275,000.00	109,275,000.00	79,506,846.00	298,056,846.00	

DECISION HISTORY & AUTHORITY

On March 17, 2025, City Council considered item *CM25-3 2025 Proposed Budget* and adopted a resolution to approve the collection of the Indoor Aquatics Facility dedicated mill rate increase of 0.50 per cent starting in 2025. City Council also delegated authority to the Deputy City Manager, Communications, Service Regina & Tourism or delegate to negotiate and approve revenue agreements for sponsorship or naming rights up to a total of \$250,000 in relation to the Indoor

Aquatics Facility.

On July 30, 2025, City Council considered item *CR25-90 Indoor Aquatic Facility - Design and Cost Option* and adopted a resolution to:

1. Approve a total project cost of \$285.1 million for the new Indoor Aquatics Facility (IAF) project;
2. Approve Administration's plan to fund the additional \$40 million in costs by:
 - a. Reprioritization of projects in the 10-year Recreation/Culture Capital Plan, as outlined in the body of this report, so that funding totaling \$30 million can be re-directed to the construction of the IAF from 2026 to 2031.
 - b. Allocation of an additional \$10 million of the City's available debt room to the IAF, such that the total debt funding for the IAF increases from \$146 million to \$156 million:
3. Delegate authority to the City Manager (or designate) to revise project elements, if required to maintain project budget, while maintaining alignment with project intent;
4. Delegate authority to the City Manager (or designate) to utilize the Sponsorship and Naming rights revenue for the IAF for capital project costs;
5. Direct the Mayor, on behalf of City Council, to lobby the Provincial government to exempt the PST on the Indoor Aquatic Facility project; and
6. Direct Administration to collect statistical data on the geothermal facility through the development and operational phases and once sufficient data is available, report back to City Council on the full potential of the geothermal facility, with the report to include, but not be limited to:
 - a. How this technology can be used as a strategic tool to advance, support, and incentivize development in the community at large, such as the former Taylor Field lands; and
 - b. Opportunities for generating revenue for the City through the sale of thermal energy

On December 15, 2025 City Council considered item *CM25-19 2026-2027 Budget Deliberation* and adopted a resolution to:

21. Authorize the CFO, subject to the necessary borrowing bylaw to be passed by City Council, to engage with one or more financial institutions to obtain long-term financing in a maximum principal amount of:
 - a. \$156.4 million to fund the Indoor Aquatic Facility (if the reallocation of debt in Bylaw 2025-55 is approved the debt to be acquired will be reduced by \$15 million to \$141.4 million).
 - b. \$13.8 million to fund the Geothermal Heating Facility.

- c. \$60 million for the Northwest Regional Wastewater Lift Station and the Westerra Wastewater Lift Station.
- d. Plus, any related interest or other costs of the debt.

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

Respectfully Submitted,



Charlene Callander
Director, Treasury

Respectfully Submitted,



Daren Anderson
Chief Financial Officer and Deputy City Manager

Prepared by: Charlene Callander, Director, Treasury

BYLAW NO. 2026-16

THE INDOOR AQUATIC FACILITY PROJECT SINKING FUND DEBENTURE
BYLAW, 2026

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 The purpose of this Bylaw is to authorize the borrowing of \$155,000,000 through the issuance of sinking fund debentures and to establish a corresponding sinking fund.
- 2 The authority for this Bylaw is *The Cities Act* and in particular Part IX, Divisions 6 and 7 of the Act.
- 3 In this Bylaw:

“**Aggregate Principal Amount**” means \$155,000,000 in lawful money of Canada;

“**CDS**” means CDS Clearing and Depository Services Inc.;

“**City**” means the City of Regina;

“**Debenture**” and “**Debentures**” means the debentures authorized to be created and issued pursuant to this Bylaw, which may be issued hereunder in an amount not exceeding the Aggregate Principal Amount;

“**Definitive Debenture**” means a Debenture in fully registered form in an amount specified on the face of the Debenture;

“**Chief Financial Officer**” means the person appointed from time to time as Chief Financial Officer and Deputy City Manager for the City by the City Manager and includes a person appointed as Acting Chief Financial Officer and Deputy City Manager;

“**Global Debenture**” means the Debenture issued in fully registered global form in the name of CDS & CO., being the nominee of CDS;

“**Indoor Aquatic Facility Project**” means the capital project to construct a new facility to replace and enhance the amenities offered at the City’s aging Lawson Aquatics Centre and includes the geothermal heating facility;

“**Participants**” means the persons who purchase a beneficial interest in the Global Debenture;

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

City Solicitor

“**Sinking Fund**” means a fund into which the City makes regular deposits over time to retire, on maturity of the Debentures, the full principal amount of the Debentures authorized to be created and issued pursuant to this Bylaw.

Authorization to Issue

- 4(1) The City received approval of the re-establishment of its debt limit of \$890,000,000 which approval was granted by the Saskatchewan Municipal Board on June 12, 2025.
- (2) The City’s total outstanding debt (including available debt authorized by City Council as of March 11, 2026) totals \$563,878,655.
- (3) Given that the City’s total outstanding and available debt as of March 11, 2026 and the debt authorized pursuant to this Bylaw results in debt that is below the debt limit established by the Saskatchewan Municipal Board, the City shall borrow the sum of \$155,000,000 (Canadian funds) for the purpose of paying for a portion of the cost of the Indoor Aquatic Facility Project.

Details of the Debenture

- 5(1) The City shall create and issue the Debentures which shall be direct obligations of the City.
- (2) The Debentures:
 - (a) shall mature on and be repayable in full on March 18, 2056 and shall bear interest at the rate provided in section 9;
 - (b) will not be redeemable prior to maturity; and
 - (c) shall initially be represented by the Global Debenture.

Purpose of the Debenture

- 6(1) The proceeds of the sale of the Debentures, after providing for the discount, if any, and the expenses of negotiation and sale, shall be apportioned and applied to pay a portion of the cost of the Indoor Aquatic Facility Project.
- (2) If there are any proceeds of the sale of the Debentures that are not required for the Indoor Aquatic Facility Project in accordance with subsection 6(1), the excess proceeds from the sale of the Debentures may be used for any capital project approved by Regina City Council in the City’s capital budget as a project to be funded by debt.

Issuance

- 7(1) The Chief Financial Officer or their designate is authorized to:

- (a) cause any number of Debentures, initially represented by the Global Debenture, to be issued in such principal amounts as may be required from time to time, but not less than \$1,000 and not at any time exceeding in the aggregate the Aggregate Principal Amount;
 - (b) cause the Debentures to be sold at such price or prices as he or she may determine; and
 - (c) enter into all necessary agreements with fiscal agents and with CDS, and generally to do all things and to execute all documents and other papers in the name of the City, in order to carry out the creation, issuance and sale of the Debentures as provided in this Bylaw.
- (2) The Chief Financial Officer or their designate is authorized to affix the City's seal to all documents and papers required by clause 7(1)(c).

Form of Debentures

8(1) The Debentures shall be in the form set out in Schedule "B" of this Bylaw.

- (2) The Debentures shall be sealed with the City's seal and signed by:
- (a) the Mayor or Deputy Mayor if the Mayor is away or unable to act; and
 - (b) the Chief Financial Officer or their designate,

and such individuals are duly authorized hereby to sign and seal the Debentures.

- (3) Except for the signature of the Chief Financial Officer or their designate certifying the registration of the Debentures in the Securities Register of the City, the signatures in subsection (2) may be reproduced by lithographing or printing or any other method of mechanical reproduction.
- (4) The Debentures shall initially be issued in fully registered global form (represented by the Global Debenture) in the name of the nominee of CDS, being CDS & CO., with provision for the payment of the principal and interest by cheque sent by post to the registered address of the registered holder or, if authorized in writing, by electronic transfer.
- (5) The Debentures may contain any provision for their registration authorized by law.

Payment of Principal and Interest

9(1) The Debentures shall be dated March 18, 2026, and shall be expressed as payable, as to both principal and interest, in Canadian dollars.

- (2) The Debentures shall be issued for a term of thirty (30) years, bearing interest at a rate of 4.70% per annum, and shall be payable as to principal on March 18, 2056.
- (3) The Chief Financial Officer or designate shall deposit the amount of \$2,650,228.20 annually into the Sinking Fund on or before March 18th of each year that the Debentures are outstanding, commencing on the 18th day of March, 2027, whereby all such annual amounts deposited, with interest compounded annually, will be sufficient to pay the principal of the Debentures at maturity (March 18, 2056) as required by this Bylaw.
- (4) Interest on the Debentures shall be payable semi-annually on September 18th and March 18th in each of the years of the term of the Debentures as shown in Schedule "A", with payments commencing September 18, 2026 and in each case, to the date of maturity of the respective Debentures and shall be payable both before and after default.
- (5) Any amounts payable by the City as interest on overdue principal or interest in respect of the Debentures shall be paid out of current revenue.
- (6) Payments of principal and interest in respect of the Global Debenture will be made by cheque mailed to the registered address of the registered holder of the Global Debenture, or if authorized in writing, by electronic transfer.
- (7) If payment of principal or interest is payable on a date that is not a business day in the City of Toronto, Ontario, such payment shall be made on the next following business day in the City of Toronto, Ontario and no further interest shall be paid in respect of the delay in such payment.
- (8) The total annual interest payable pursuant to subsection (4) above and annual Sinking Fund deposit payable pursuant to subsection (3) above as set out in Schedule "A" and required to be paid under this Bylaw, as and when the payments become due, shall be levied and raised as part of the general municipal property tax levy for the years 2027 to 2056 inclusive, by a rate sufficient therefor, over and above all other rates, upon the taxable property in the City at the same time and in the same manner as other rates. Notwithstanding the foregoing, the amount for interest payments and the amount to be deposited into the Sinking Fund shall only be raised as part of the general municipal property tax levy to the extent that the amounts have not been provided for by any other available sources of funding including without limitation, previous property taxes collected in 2025 and 2026 to pay for the Indoor Aquatic Facility Project, federal or provincial grants, development charges, reserves, other taxes or fees or charges imposed on persons or property by the City.

Securities Register

- 10 The Chief Financial Officer or their designate shall keep a Securities Register in which shall be entered:
- (a) the names and addresses of the holders of the Debentures;
 - (b) the particulars of the Debentures held by the holders;
 - (c) the transfers of Definitive Debentures; and
 - (d) particulars of this Bylaw.

Exchange of Global Debenture

- 11(1) The City shall enter into an Agreement with CDS to provide for the exchange of the Global Debenture.
- (2) The Global Debenture shall be exchangeable for Definitive Debentures in denominations of \$1,000 and multiples thereof, upon surrender of the Global Debenture to the Chief Financial Officer and in accordance with the terms and conditions of the Agreement with CDS.
 - (3) The Definitive Debentures in subsection (2) shall, with respect to the Global Debenture:
 - (a) aggregate the same principal amount as the principal outstanding balance, as at the date of exchange;
 - (b) bear the same interest rate, interest payment dates and maturity date;
 - (c) bear all unmatured interest obligations; and
 - (d) be substantially the same in every respect, other than as to form.
 - (4) In issuing Definitive Debentures, no change shall be made in the amount which would otherwise be payable in each year under the Global Debenture.
 - (5) The Definitive Debentures shall be payable as to principal upon surrender thereof in Canadian dollars at any branch of a bank authorized under Schedule 1 to the *Bank Act* (Canada) to do business in Canada as may be directed by the City from time to time, and semi-annual interest shall be paid by cheque sent through the post to the registered address of the registered holders or if authorized in writing, by electronic transfer.

Exchange of Definitive Debentures

- 12(1) Definitive Debentures will be issued only in denominations of \$1,000 or authorized multiples thereof.
- (2) The holder of any Definitive Debenture issued pursuant to this Bylaw, may exchange such Definitive Debentures for other fully registered Definitive Debentures at any time prior to maturity.
- (3) All applications for an exchange of Definitive Debentures in subsection (2) shall be accompanied by a written instrument in a form approved by the City, which form shall be executed by the lawful owner of the Definitive Debenture or authorized agent.
- (4) Definitive Debentures issued in substitution for any Definitive Debenture surrendered shall, with respect to the Definitive Debenture surrendered:
- (a) bear the same interest rate;
 - (b) bear the same maturity date;
 - (c) bear all unmatured interest obligations; and
 - (d) be the same in every respect except in denomination.
- (5) No charges will be imposed by the City for exchanges or registrations.
- (6) Exchanges of Definitive Debentures will be permitted subject to the provision that the sum of the face value of the Definitive Debentures being surrendered is equal to the sum of the face value of the replacement Definitive Debentures requested.

Termination of Book Entry Only Issue

- 13(1) In the event that CDS is unable to continue to hold the Debentures as "Book Entry Only" issue, or in the event that the City desires to issue the Debentures in definitive form to replace the Global Debenture, the City shall:
- (a) prepare Debentures in definitive form;
 - (b) obtain the Global Debenture from CDS;
 - (c) amend the Securities Register to show that CDS & CO. holdings are nil; and

- (d) issue or cause to be issued, Definitive Debentures in an aggregate principal amount equal to the then outstanding principal amount of the Global Debenture.
- (2) The Definitive Debentures issued in exchange for the Global Debenture shall be registered in the names of the Participants in accordance with their proportional interest in the Global Debenture as recorded in the book entries maintained by CDS & CO. as at the date of the issuance of the Definitive Debentures.
- (3) The City shall deliver the Definitive Debentures in subsection (2) to the Participants.
- (4) Payments made with respect to the Definitive Debentures shall be made to the registered holders in accordance with the terms of the Definitive Debentures.

Transfer of Definitive Debentures

- 14(1) The Definitive Debentures shall be transferable only on presentation for such purpose and accompanied by a written instrument of transfer in a form approved by the Chief Financial Officer which instrument shall be executed by the registered holder of the Definitive Debenture or by the holder's authorized agent.
- (2) Upon receipt of a Definitive Debenture accompanied by a transfer purporting to be signed by the owner, and which signature is guaranteed by:
 - (a) a bank or credit union;
 - (b) a member of the Investment Dealer's Association of Canada, or successor organization; or
 - (c) a notary public;the Chief Financial Officer shall register the transfer in accordance with the transfer request.
- (3) Once a transfer has been requested and registered in accordance with this section, neither the City, nor the Chief Financial Officer, shall incur any liability to the true owner for any loss caused by the transfer if the transfer was not signed by the owner.
- (4) The Chief Financial Officer shall not be required to make any transfers of registrations of any Definitive Debentures for a period of 30 days preceding an interest payment date.
- 15 The Definitive Debentures issued pursuant to section 11 may be exchanged in the same manner as set out in section 12 of this Bylaw.

Replacement of Definitive Debentures

- 16 A Definitive Debenture that is defaced, lost, or destroyed may be replaced by the City on the following grounds:
- (a) the Chief Financial Officer receives a sworn affidavit from the Definitive Debenture holder attesting to the defacement, loss or destruction of the Debenture and describing the circumstances under which the Debenture was defaced, lost or destroyed;
 - (b) all costs of the replacement of the Debenture, including the printing of the Debenture(s), be borne by the holder;
 - (c) if the lost Debenture to be replaced is found, it shall be returned by the holder to the Chief Financial Officer; and
 - (d) the defaced Debenture to be replaced is provided to the Chief Financial Officer.

Nature of Obligation

- 17 The Debentures shall rank concurrently and proportionately, except as to sinking funds, with all other general unsecured obligations of the City, without preference one above the other by reason of priority of date of issue, currency of payment, or otherwise.

Additional Debentures

- 18 Without limiting the City's ability to borrow, including but not limited to the issuance of debentures on such terms as the City may determine, the City reserves the right to issue additional debentures of the same maturity, interest rate, and terms and conditions.

Coming into Force

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

READ A FIRST TIME THIS 11th DAY OF March 2026.

READ A SECOND TIME THIS 11th DAY OF March 2026.

READ A THIRD TIME AND PASSED THIS 11th DAY OF March 2026.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

Schedule "A"
Payment Schedule

Year	Interest Rate	Interest Payments		Annual Sinking Fund Deposit March 18*	Total Annual Interest and Sinking Fund Deposit	Principal Balance Outstanding
		March 18 Interest Payment	September 18 Interest Payment			
2026	4.70%	0	\$3,642,500.00	0	\$3,642,500.00	\$155,000,000.00
2027	4.70%	\$3,642,500.00	\$3,642,500.00	\$2,650,228.20	\$9,935,228.20	\$155,000,000.00
2028	4.70%	\$3,642,500.00	\$3,642,500.00	\$2,650,228.20	\$9,935,228.20	\$155,000,000.00
2029	4.70%	\$3,642,500.00	\$3,642,500.00	\$2,650,228.20	\$9,935,228.20	\$155,000,000.00
2030	4.70%	\$3,642,500.00	\$3,642,500.00	\$2,650,228.20	\$9,935,228.20	\$155,000,000.00
2031	4.70%	\$3,642,500.00	\$3,642,500.00	\$2,650,228.20	\$9,935,228.20	\$155,000,000.00
2032	4.70%	\$3,642,500.00	\$3,642,500.00	\$2,650,228.20	\$9,935,228.20	\$155,000,000.00
2033	4.70%	\$3,642,500.00	\$3,642,500.00	\$2,650,228.20	\$9,935,228.20	\$155,000,000.00
2034	4.70%	\$3,642,500.00	\$3,642,500.00	\$2,650,228.20	\$9,935,228.20	\$155,000,000.00
2035	4.70%	\$3,642,500.00	\$3,642,500.00	\$2,650,228.20	\$9,935,228.20	\$155,000,000.00
2036	4.70%	\$3,642,500.00	\$3,642,500.00	\$2,650,228.20	\$9,935,228.20	\$155,000,000.00
2037	4.70%	\$3,642,500.00	\$3,642,500.00	\$2,650,228.20	\$9,935,228.20	\$155,000,000.00
2038	4.70%	\$3,642,500.00	\$3,642,500.00	\$2,650,228.20	\$9,935,228.20	\$155,000,000.00
2039	4.70%	\$3,642,500.00	\$3,642,500.00	\$2,650,228.20	\$9,935,228.20	\$155,000,000.00
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2042	4.70%	\$3,642,500.00	\$3,642,500.00	\$2,650,228.20	\$9,935,228.20	\$155,000,000.00
2043	4.70%	\$3,642,500.00	\$3,642,500.00	\$2,650,228.20	\$9,935,228.20	\$155,000,000.00
2044	4.70%	\$3,642,500.00	\$3,642,500.00	\$2,650,228.20	\$9,935,228.20	\$155,000,000.00
2045	4.70%	\$3,642,500.00	\$3,642,500.00	\$2,650,228.20	\$9,935,228.20	\$155,000,000.00
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2055	4.70%	\$3,642,500.00	\$3,642,500.00	\$2,650,228.20	\$9,935,228.20	\$155,000,000.00
2056	4.70%	\$3,642,500.00	0	\$2,650,228.20	\$6,292,728.20	0.00**
Totals		\$109,275,000.00	\$109,275,000.00	\$79,506,846.00	\$298,056,846.00	

* commencing March 18, 2027, this deposit is to be made on or before March 18 of each year that the Debentures are outstanding

** after payment of principal on the maturity date (March 18, 2056).

Schedule B”

Unless this certificate is presented by an authorized representative of CDS Clearing and Depository Services Inc. ("CDS") to the City of Regina (the "Issuer") or its agent for registration of transfer, exchange or payment, and any certificate issued in respect thereof is registered in the name of CDS & CO., or in such other name as is requested by an authorized representative of CDS (and any payment is made to CDS & CO. or to such other entity as is requested by an authorized representative of CDS), ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL since the registered holder hereof, CDS & CO., has a property interest in the securities represented by this certificate herein and it is a violation of its rights for another person to hold, transfer or deal with this certificate.

\$155,000,000

C A N A D A



Bylaw No. 2026-16

Province of Saskatchewan

The City of Regina

FULLY REGISTERED GLOBAL SINKING FUND DEBENTURE

THE CITY OF REGINA (the "City"), for value received, hereby promises to pay to

CDS & CO.

or its registered transferees or assignees, upon presentation and surrender of this Debenture the sum of

ONE HUNDRED AND FIFTY-FIVE MILLION DOLLARS

-----(\$155,000,000)-----

to be dated March 18, 2026 and to mature on March 18, 2056 in lawful money of Canada, and to pay interest semiannually on September 18th and March 18th in each of the years of the term of the Debentures at the rates of interest and on the dates shown in the Schedule, both before and after default, on the balance of principal remaining from time to time outstanding.

The Debentures shall rank concurrently and proportionately, except as to sinking funds, with all other general unsecured obligations of the City, without preference one above the other by reason of priority of date of issue, currency of payment, or otherwise.

This Debenture is subject to the following conditions:

1. Payment of principal and of semi-annual interest in respect of this Debenture will be made in lawful money of Canada by cheque mailed to the registered address of the registered holder of this Debenture or, if authorized in writing, by electronic transfer.
2. The City will cause to be kept at its office in the City of Regina in the Province of Saskatchewan, Canada, a Securities Register in which shall be entered the names and addresses of the holders of fully registered Debentures, particulars of the Debentures held by the holders, and transfers of the fully registered Debentures.
3. In limited circumstances, at the City's expense, this Debenture may be exchanged for Debentures in definitive fully registered form in denominations of \$1,000 and any multiples thereof. The definitive Debentures shall: aggregate the same principal amount as the principal outstanding balance as at the date of exchange; bear the same interest rates, interest payment dates and maturity dates; bear all unmatured interest obligations; and be substantially the same in every respect other than as to form. Interest in respect of the definitive Debentures will be payable by cheque sent by post to the registered addresses of the registered holders thereof. Principal in respect of the definitive Debentures will be payable upon presentation and surrender of the definitive Debentures at any branch of a bank authorized under Schedule 1 to the *Bank Act* (Canada) to do business in Canada as may be directed by the City from time to time.
4. The Debenture is transferable upon presentation for such purpose accompanied by a written instrument of transfer in a form approved by the Chief Financial Officer and Deputy City Manager, executed by the registered holder hereof or by the duly authorized attorney of such registered holder.
5. The City shall not be required to make any transfers or registrations of any Debentures for a period of thirty (30) days preceding any interest payment date.

DATED at Regina, Saskatchewan, on March 18, 2026

IN TESTIMONY WHEREOF and under the authority of *The Cities Act*, and Bylaw No. 2026-16 of the City duly passed on March __, 2026, this Debenture is sealed with the seal of the City and signed by the Mayor and by the Chief Financial Officer and Deputy City Manager or their designate.

Date of Registration: March 18, 2026

Mayor or Deputy Mayor

Chief Financial Officer and Deputy City Manager

As designated officer, I certify that I have registered this Debenture in the Securities Register that the City keeps at its office in the City of Regina, in the Province of Saskatchewan.

Chief Financial Officer and Deputy City Manager

Interest and Principal Payment Schedule

Year	Interest Rate	March 18 Interest	September 18 Interest	Annual Sinking Fund Deposit March 18	Total Annual Interest and Annual Sinking Fund Deposit	Principal Balance Outstanding (to be paid March 18, 2056)
2026	4.70%	0	\$3,642,500.00	0	\$3,642,500.00	\$155,000,000.00
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2056	4.70%	\$3,642,500.00	0	\$2,650,228.20	\$6,292,728.20	**-
		\$109,275,000.00	\$109,275,000.00	\$79,506,846.00	\$298,056,846.00	

** after payment of principal on the maturity date (March 18, 2056).

No. 2026-16

CANADA

Province of Saskatchewan

THE CITY OF REGINA

\$155,000,000

Fully Registered Global Sinking Fund Debenture

CUSIP: 759005HM6
ISIN: CA759005HM62

Bylaw No. 2026-16

Maturing on March 18, 2056

Interest Payable
March 18 and September 18

NO WRITING, IMPRESSIONS OR MARKS MUST APPEAR ON THIS DEBENTURE, OTHER THAN THAT PLACED HEREON WITH THE AUTHORITY OF THE OFFICERS OF THE CITY.

LEGAL OPINION

We have examined Bylaw No. 2026-16 (the "Bylaw") of the Corporation of the City of Regina (the "City") dated March __, 2026 authorizing the issue of debentures for a term of thirty (30) years in the amount of \$155,000,000 (the "Debentures") and maturing on March 18, 2056, which Debentures have been initially issued in global fully registered form.

In our opinion, the Bylaw has been properly passed and is within the legal powers of the City. The Debentures issued under the Bylaw in the within form are the direct, unsecured obligations of the City, which rank concurrently and proportionally except as to sinking funds, with all other general unsecured obligations of the City, without preference one above the other by reason of priority of date of issue, currency of payment, or otherwise. This opinion is subject to and incorporates all the assumptions, qualifications and limitations set out in our opinion letter delivered on the date of the Debentures.

Regina, _____(date)

McDougall Gauley LLP

ABSTRACT

BYLAW NO. 2026-16

THE INDOOR AQUATIC FACILITY PROJECT SINKING FUND DEBENTURE
BYLAW, 2026

- PURPOSE:** The purpose of this Bylaw is to authorize the City to issue sinking fund debentures in the amount of \$155,000,000 and to establish the corresponding sinking fund in which to deposit payments to ensure the principal amount upon maturity. The Debentures shall be issued for a term of thirty (30) years, bearing interest at a rate of 4.70% per annum, and shall be payable as to principal on March 18, 2056.
- ABSTRACT:** This Bylaw authorizes the City to issue sinking fund debentures in an amount of \$155,000,000 for the purpose of paying for a portion of the Indoor Aquatic Facility Project which includes the Geothermal Heating Facility for that Project. The debentures are for a term of thirty years with the full amount of the principal payable on March 18, 2056. Interest payments are due on March 18th and September 18th of each year of the term and sinking fund payments are required annually on March 18th for each year of the term until maturity. The City has a debt limit of \$890,000,000. The issuance of these debentures does not exceed this limit.
- STATUTORY
AUTHORITY:** *The Cities Act* and in particular Part IX, Divisions 6 and 7 of *The Cities Act*.
- MINISTER’S APPROVAL:** N/A
- PUBLIC HEARING:** N/A
- PUBLIC NOTICE:** Public notice is required pursuant to sections 101 and 102 of *The Cities Act* and the City’s *Public Notice Policy Bylaw*, Bylaw 2020-28. Public Notice was provided in the Leader Post, the City’s public notice board and City’s website on November 29, 2025 and then again on the City’s public notice board and the City’s website on February 25, 2026.
- REFERENCE:** City Council, December 15-19, 2025, CM25-19 and City Council, March 11, 2026, _____

AMENDS/REPEALS: New Bylaw

CLASSIFICATION: Administrative and Execution

INITIATING DIVISION: Financial Strategy and Sustainability

INITIATING DEPARTMENT: Financial Services



Park Naming - Coopertown MR1

Date	March 11, 2026
To	Mayor Bachynski and City Councillors
From	Regina Planning Commission
Service Area	Recreation & Cultural Services
Item #	CR26-18

RECOMMENDATION

That City Council approve Coopertown parcel MR1 to be named Thimbleberry Park.

HISTORY

At its meeting held on February 24, 2026, the Regina Planning Commission considered the attached report *RPC26-3 Park Naming – Coopertown MR1* from the City Planning & Community Services division.

Diana Hawryluk, representing Dream, Regina, SK, addressed the Commission.

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

Recommendation #2 of the attached report does not require City Council approval.

Respectfully submitted,



Jennifer Gentile, Council Officer

3/5/2026

ATTACHMENTS

RPC26-3 Park Naming - Coopertown MR1

Appendix A - Coopertown MR1 Map



Park Naming - Coopertown MR1

Date	February 24, 2026
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Recreation & Cultural Services
Item No.	RPC26-3

RECOMMENDATION

The Regina Planning Commission recommends that City Council:

1. Approve Coopertown parcel MR1 to be named Thimbleberry Park.
2. Approve this recommendation at its meeting on March 11, 2026.

ISSUE

Dream Developments (Dream) has submitted a request to the City of Regina (City) for the name Thimbleberry Park to be assigned to Coopertown parcel MR1 (Appendix A).

IMPACTS

Financial Impact

There are no financial implications for the City related to the naming of this park. All park signage will be installed within the park at the expense of Dream.

Policy Impact

Civic Naming Committee Guideline

Thimbleberry meets the criteria in the Civic Naming Guideline for flora or fauna native to Saskatchewan, which in accordance with 4.8.5.1 of the Civic Naming Committee Guideline, can be flora or fauna names derived from a living or an extinct species.

Cultural Plan

The Civic Naming Guideline contributes to the vibrancy of Regina by providing an opportunity for Community Associations as well as other public groups to participate in public process, allowing them to be informed and engaged in what is happening within their community. Park naming also supports the objectives of the Regina Cultural Plan, to “ensure that the naming of streets, parks and other civic assets is done to celebrate Regina’s unique history and cultural diversity and that it tells the whole story of Regina.”

Strategic Priority Impact

The proposed name for Coopertown MR1 is focused on advancing the City’s Strategic Priority of Vibrancy. Vibrancy is about creating spaces and programs that enable community connection, city pride and well-being. Naming the park after a native prairie plant connects this space to the land that the neighbourhood and the city were built on. Dream also plans to use naming to help create a sense of place for residents and those that visit the neighbourhood.

Indigenous Impact

The Civic Naming Committee Guideline 4.9.1 Developers collaborate with the Civic Naming Committee to work toward achieving a target of 25 per cent of street and 50 per cent of park names within a concept plan bearing a name with an Indigenous connection. Thimbleberry is a fruiting shrub native to Saskatchewan and may have been used by Indigenous people, but this has not been substantiated by Elders in Treaty 4 Territory. Dream has indicated to Administration that the next park constructed in Coopertown will be given a name with an Indigenous connection. As such, it is not recommended that Thimbleberry be connected as Indigenous.

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

OTHER OPTIONS

Option 1: That the name Thimbleberry be assigned to Coopertown MR1 – RECOMMENDED

This option is recommended, as the name was approved by the Civic Naming Committee and is supported by the Prairieview Community Association and West Zone Board.

Option 2: Refer the report back to Administration to bring forward another name – NOT RECOMMENDED

If the Regina Planning Commission chooses, they can deny the name and refer the report back to Administration to work with the developer and community to bring forward another name.

This option is not recommended as the name was approved by the Civic Naming Committee for use as a park name in Coopertown and it is supported by the adjacent community association and zone board.

COMMUNICATIONS & ENGAGEMENT

The name Thimbleberry was submitted to the Civic Naming Committee and approved for use. Once approved for use by the Civic Naming Committee, in accordance with park naming procedures, the name was shared with the Prairieview Community Association and West Zone Board, as representatives of their residents and recreation zone. Both were supportive of the name.

If the name is approved by Council, the park will contain a sign with a decal that explains the significance of the name for those that visit the space.

DISCUSSION

In accordance with the Civic Naming Guidelines, the name Thimbleberry was approved by the Civic Naming Committee for use as a park name on April 10, 2014. Dream reached out to the Recreation & Cultural Services Department in November 2025, formally requesting that Thimbleberry Park be assigned to parcel MR1 in Coopertown's first phase of development.

Thimbleberry, also known as red cap, is a native plant to Saskatchewan and other regions of North America. It is a shrub that produces red, cup shaped berries that resemble raspberries. Thimbleberry is known for its sweet, tart flavour and is often consumed fresh or used to make jams. The fruit is also consumed by birds and bears, while deer graze on the young leaves and stems.

Thimbleberry thrives in a variety of soil conditions and can grow in both damp and dry environments. It is self-pollinating and is known for its hardiness, making it suitable for a variety of landscapes. The plant's large, maple-like leaves and fragrant flowers make it an attractive ornamental plant.

DECISION HISTORY & AUTHORITY

On April 10, 2014, the Civic Naming Committee considered item *CNC14-6 Street Name Application – Coopertown subdivision* and adopted resolution approving the name "Thimbleberry" for use as street, subdivision or park name on the grounds that it complies with the criteria under Guideline 4, namely:

- i. Significant historic events in the history of the area covered by the present province of Saskatchewan. Terms which arise from the distinctive prairie landscape and the ecological and ethnological habitats found in Saskatchewan. Names can therefore be derived from landforms, flora, fauna, agricultural, aboriginal and other ethnic communities of Saskatchewan.

Respectfully Submitted,

Handwritten signature of Diana Burton in blue ink.

Diana Burton, Director
Recreation & Cultural Services

Respectfully Submitted,

Handwritten signature of Deborah Bryden in black ink.

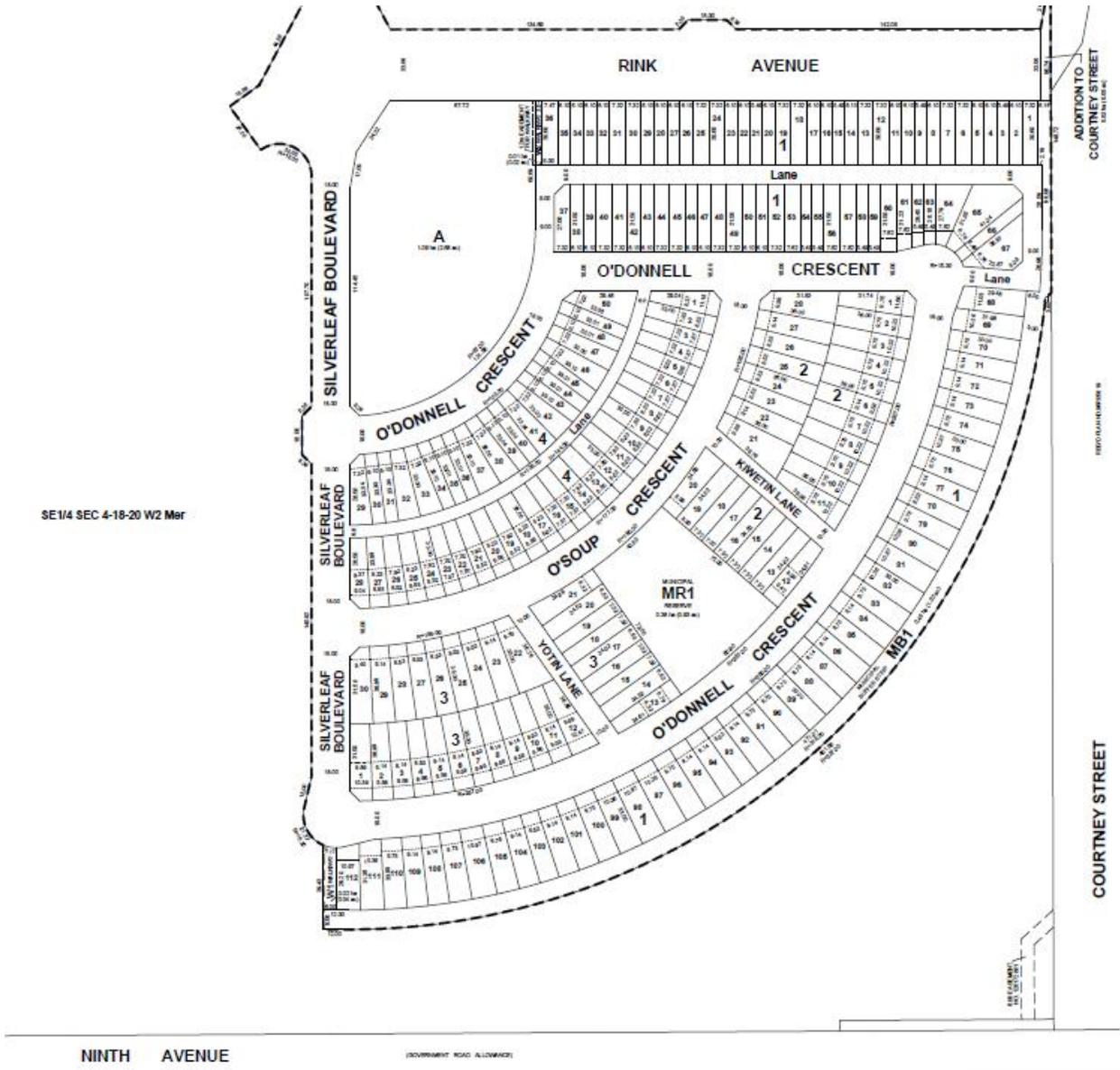
Deborah Bryden, Deputy City Manager
City Planning & Community Services

Prepared by: Janine Daradich, Manager, Planning & Partnerships

ATTACHMENTS

Appendix A - Coopertown MR1 Map

Appendix A – Coopertown MR1 Map





2026 Citizen Appointments to Board of Revision and Regina Appeal Board

Date	March 11, 2026
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	Office of the City Clerk
Item #	CR26-19

RECOMMENDATION

That City Council:

1. Approve the following appointments to the Board of Revision for a term of office as indicated below:
 - Kwaku Ayisi March 11, 2026 to December 31, 2027
 - Derek Davidson March 11, 2026 to December 31, 2027
 - Raul Sahran March 11, 2026 to December 31, 2027
2. Approve the following appointment to the Regina Appeal Board for a term of office as indicated below:
 - Angi McGarry March 11, 2026 to December 31, 2027

HISTORY

At its March 4, 2026, meeting, the Executive Committee considered in **private** session the attached report *E26-8 2026 Citizen Appointments to Board of Revision and Regina Appeal Board* from the Office of the City Clerk.

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

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

Respectfully submitted,

EXECUTIVE COMMITTEE

A handwritten signature in cursive script, appearing to read "Amber Ackerman".

Amber Ackerman, Acting City Clerk

ATTACHMENTS

E26-8 2026 Citizen Appointments to Board of Revision and Regina Appeal Board



2026 Citizen Appointments to Board of Revision and Regina Appeal Board

Date	March 4, 2026
To	Executive Committee
From	City Clerk's Office
Service Area	Office of the City Clerk
Item No.	E26-8

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Approve the following appointments to the Board of Revision for a term of office as indicated below:

Kwaku Ayisi	March 11, 2026 to December 31, 2027
Derek Davidson	March 11, 2026 to December 31, 2027
Raul Sahran	March 11, 2026 to December 31, 2027

2. Approve the following appointments to the Regina Appeal Board for a term of office as indicated below:

Angi McGarry	March 11, 2026 to December 31, 2027
--------------	-------------------------------------

3. Approve this report at its meeting on March 11, 2026.

ISSUE

The purpose of this report is to facilitate the appointments to the Board of Revision and Regina Appeal Board.

IMPACTS

Policy Impact

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

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

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

The advertisement placed on City communication channels, highlighted the policy statement to strengthen eligibility and diversity representation on all Boards, Commissions and Committees.

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

There are no financial, legal, labour, environmental, strategic priority, Indigenous or inclusion, diversity, equity and accessibility impacts with respect to this report.

OTHER OPTIONS

None with respect to this report.

COMMUNICATIONS & ENGAGEMENT

Advertisements inviting interested citizens to apply for positions on the Board of Revision and Regina Appeal Board were posted on Meta, Regina.ca and LinkedIn for an initial four consecutive weeks. The deadline for applications was January 29, 2026. The advertisements were placed for vacancies on the following boards:

- Board of Revision
- Regina Appeal Board

The application deadline was further extended to February 12, 2026, due to low application submissions from applicants with the specific skillsets for these boards that is required to fulfil the needs of each board. During the extension period, additional advertisements calling for applications were posted to the Law Society of Saskatchewan's Career and Volunteer Opportunities board.

After City Council has finalized the appointments, the following communications will take place:

1. All applicants will be notified in writing of the outcome of their applications.
2. Any new Board of Revision citizen members will be asked to complete Board of Revision Fundamentals training through the Johnson Shoyama Graduate School of Public Policy.

DISCUSSION

Executive Committee is required to nominate individuals for City Council consideration on all committees presented in this report. The following information is provided on activities that have been carried out in preparation for the appointments:

Process for Determining Appointments:

Executive Committee is required to nominate individuals for City Council consideration on all boards presented in this report.

In accordance with Council's previous direction, nominating committees were established consisting of representatives from the Office of the City Clerk and the Chairperson of the Board for the following boards:

- Board of Revision
- Regina Appeal Board

No Chairperson or member of a board with an expiring term is eligible to participate in the nomination process. In these instances, the Vice-Chairperson for the Board or an alternate Board member is appointed by the Board at its AGM to sit on the nominating committee.

DECISION HISTORY & AUTHORITY

On August 26, 2019, Council considered item *CM19-12 Strengthening Eligibility and Diversity* and approved an amendment to City Council's Policy Statement to enhance the gender and diversity representation of appointments to Municipal Boards, Commissions, Authorities, Committees and external agencies, along with the requirement that all advertising for these appointments includes specific reference to the amended Policy Statement.

On November 19, 2025, City Council considered item *CR25-142 2026 Appointments to Boards and Committees* and adopted a resolution directing the City Clerk to re-advertise to fill vacant positions on the Board of Revision and one vacant position on the Regina Appeal Board.

Respectfully Submitted,

Respectfully Submitted,



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

Amber Ackerman, Acting City Clerk
Office of the City Clerk

Prepared by: Martha Neovard, Acting Deputy City Clerk

ATTACHMENTS



Economic Development Regina Inc. - Appointment of Directors

Date	March 11, 2026
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	Financial Strategy & Sustainability
Item #	CR26-20

RECOMMENDATION

That City Council:

1. Authorize the Corporate Controller, as the City of Regina's (City) proxy, to exercise the City's voting rights at the upcoming Economic Development Regina Inc. (EDR) membership meeting to elect the following individuals to the Board of Directors for the terms listed:

Reappointments:

- Darren Howden (Board Chair – May 1, 2026 to April 30, 2029).
- Thomas Benjoe (May 1, 2026 to April 30, 2029).
- Diana Leray (May 1, 2026 to April 30, 2029).
- Mitch Molnar (May 1, 2026 to April 30, 2029).

New Appointments:

- Derek Lothian (May 1, 2026 to April 30, 2029).
- Dave Pettigrew (May 1, 2026 to April 30, 2029).

Non-voting City Council Designate Appointments:

- Mayor Chad Bachynski (January 1, 2026 to December 31, 2026).
- Councillor David Froh (January 1, 2026 to December 31, 2026).

HISTORY

At its March 4, 2026, meeting, the Executive Committee considered in **private** session the attached report *E26-9 Economic Development Regina Inc. - Appointment of Directors* from the Financial Strategy & Sustainability division.

Darren Howden, Jen Pilsner and John Bailey representing Economic Development Regina, Regina, SK made a presentation to the Committee, a copy of which is on file with the Office of the City Clerk.

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

Recommendation #2 in the attached report does not require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE

A handwritten signature in cursive script that reads "Amber Ackerman".

Amber Ackerman, Acting City Clerk

ATTACHMENTS

E26-9 Economic Development Regina Inc. - Appointment of Directors



Economic Development Regina Inc. - Appointment of Directors

Date	March 4, 2026
To	Executive Committee
From	Financial Strategy & Sustainability
Service Area	Financial Strategy & Sustainability
Item No.	E26-9

RECOMMENDATION

Executive Committee recommends that City Council:

1. Authorize the Corporate Controller, as the City of Regina's (City) proxy, to exercise the City's voting rights at the upcoming Economic Development Regina Inc. (EDR) membership meeting to elect the following individuals to the Board of Directors for the terms listed:

Reappointments:

- Darren Howden (Board Chair – May 1, 2026 to April 30, 2029).
- Thomas Benjoe (May 1, 2026 to April 30, 2029).
- Diana Leray (May 1, 2026 to April 30, 2029).
- Mitch Molnar (May 1, 2026 to April 30, 2029).

New Appointments:

- Derek Lothian (May 1, 2026 to April 30, 2029).
- Dave Pettigrew (May 1, 2026 to April 30, 2029).

Non-voting City Council Designate Appointments:

- Mayor Chad Bachynski (January 1, 2026 to December 31, 2026).
- Councillor David Froh (January 1, 2026 to December 31, 2026).

2. Approve this report at its March 11, 2026 meeting.

ISSUE

Administration requires delegated authority from City Council to exercise the City voting rights at EDR's Annual General Meeting on the proposed slate of Directors, in accordance with the direction provided by City Council.

IMPACTS

The Governance and Human Resource Committee of EDR's Board of Directors has identified two individuals whom they are recommending as new appointments to the Board as well as the reappointment of four members. Two non-voting City Council designates are required to be appointed. Based on the Board Competency and Skills Matrix, the Governance and Human Resource Committee noted areas that need more representation on the Board Branding & Communications, Education & Labour Readiness, Investment Attraction.

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

OTHER OPTIONS

None with respect to this report.

COMMUNICATIONS & ENGAGEMENT

After all Board appointments are finalized, EDR will notify the successful appointees.

DISCUSSION

Effective January 1, 2016, EDR was continued under *The Non-profit Corporations Act, 1995* (Saskatchewan), with the City becoming its sole voting member. This change in structure made EDR a "municipal corporation" of the City. As the sole voting member of EDR, the City must exercise its voting rights at the EDR Annual General Meeting.

Pursuant to the Unanimous Membership Agreement (UMA) between the City and EDR, specifically sections 4.3 and 6.2.b.i, appointments of the EDR Board of Directors require the approval of City Council. The appointment process set out in section 4.3 of the UMA works as follows:

- The Governance and Nominating Committee assess the potential candidates for the Board.

- The Governance and Nominating Committee recommends those successful candidates as a slate to City Council for appointment.
- City Council approves the slate of candidates or requests that the Governance and Nominating Committee bring forward an alternate slate of candidates.

Under EDR’s governance structure, the Board shall consist of a minimum size of nine and a maximum size of 14, including the City’s two non-voting City Council Director appointments. The City is the sole member of EDR, which operates independently but collaboratively with the City in accordance with a UMA established between the parties.

In December 2025, EDR’s Governance and Human Resource Committee went through a process of identifying potential new Directors. This process includes recruiting and selecting appropriate and contributing members to the Board who collectively have the knowledge, skills and experience needed to ensure the Board’s composition aligns with EDR’s Diversity Policy. EDR seeks to achieve continuity through a smooth succession of Directors that balances new ideas and energy with experience and institutional memory.

The Governance and Human Resources Committee has identified the two individuals listed below as desirable new appointees to the Board of Directors.

EDR Board of Directors	Term of Office Expires
Derek Lothian	April 30, 2029
Dave Pettigrew	April 30, 2029

The Board also approved the reappointments of the following members for a three-year term.

EDR Board of Directors	Term of Office Expires
Darren Howden	Board Chair - April 30, 2029
Thomas Benjoe	April 30, 2029
Diana Leray	April 30, 2029
Mitch Molnar	April 30, 2029

The complete Board of Directors for 2026 consists of:

EDR Board of Directors	Term of Office Expires
Derek Lothian	April 30, 2029
Dave Pettigrew	April 30, 2029
Darren Howden – President	April 30, 2029
Thomas Benjoe	April 30, 2029
Diana Leray	April 30, 2029
Mitch Molnar	April 30, 2029
Lori Ireland	April 30, 2028
Allan Wiens	April 30, 2028
Samer Awadh	April 30, 2028
Claire Belanger - Parker	April 30, 2028
Michelle Brooks	April 20, 2027
Phoebe De Ciman	April 20, 2027

The Governance and Human Resources Committee has accepted the resignation of one Board of Director, who has reached the maximum term limit.

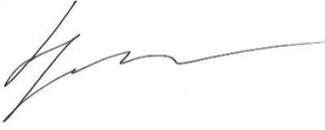
EDR Board of Directors	Term of Office Expires
Kyle Jeworski	Steps down from Board April 30, 2026, term expires April 30, 2028
Celina Philpot	April 30, 2026, term expires

For the non-voting City Council designates, the UMA allows for City Council to appoint members of City Council, the City’s Administration, or members of the public, but these appointments have historically been City Council members. Mayor Chad Bachynski and Councillor David Froh are appointed to also sit on the Board of Directors as non-voting members designates.

DECISION HISTORY & AUTHORITY

Administration requires delegated authority from City Council to exercise the City voting rights at EDR’s Annual General Meeting on the proposed slate of Directors, in accordance with the direction provided by City Council.

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



Buffalo Pound Water Treatment Corporation - Appointment of Directors & Amendment to Buffalo Pound Water Treatment Corporation Bylaw & the Unanimous Membership Agreement

Date	March 11, 2026
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	Financial Strategy & Sustainability
Item #	CR26-21

RECOMMENDATION

That City Council:

1. Authorize the Deputy City Manager, City Operations, as the City of Regina's (City) proxy, to exercise the City's voting rights at the upcoming Buffalo Pound Water Treatment Corporation (BPWTC) Annual General Meeting (AGM) to do the following:
 - a. Appoint the following individuals to the Board of Directors for a three-year term, ending April 30, 2029:

Reappointments:

 - Jessica Theriault (May 1, 2026 to April 30, 2029)
 - Patricia Warsaba (May 1, 2026 to April 30, 2029)
 - Patricia Wilson (May 1, 2026 to April 30, 2029)

Appointments:

 - Raman Mall (May 1, 2026 to April 30, 2029)
 - Sean McEachern (May 1, 2026 to April 30, 2029)
 - b. Approve an amendment to Bylaw No. 1 of the BPWTC so that there is a nine year limit on the term of Directors as outlined in this Report and Appendix B – Buffalo Pound

Water Treatment Corporation Approval of Amendment to Bylaw No 1 and the Unanimous Membership Agreement;

2. Approve amendments to the Unanimous Membership Agreement (UMA) respecting BPWTC dated January 1, 2016, to amend section 4.6 (Maximum Term) by striking out the following: "after which they must vacate their office for at least one (1) year";
3. Instruct the City Solicitor to make the amendments to the UMA outlined in recommendation 2, effective May 1, 2026; and
4. Authorize the City Clerk to execute the amended UMA.

HISTORY

At its March 4, 2026, meeting, the Executive Committee considered in **private** session the attached report *E26-10 Buffalo Pound Water Treatment Corporation - Appointment of Directors & Amendment to Buffalo Pound Water Treatment Corporation Bylaw & the Unanimous Membership Agreement* from the Financial Strategy & Sustainability division.

Grant Ring, representing Buffalo Pound Water Treatment Corporation, addressed the Committee.

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

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

Respectfully submitted,

EXECUTIVE COMMITTEE



Amber Ackerman, Acting City Clerk

ATTACHMENTS

Appendix A - BPWTC Approval - Amendment to Bylaw No 1 & UMA Letter to Cities
E26-10 Buffalo Pound Water Treatment Corp - Appointment of Directors

▼
February 17, 2026

CITY OF REGINA
PO Box 1790
Regina, SK
S4P 3C8

CITY OF MOOSE JAW
228 Main Street N.
Moose Jaw, SK
S6H 2J8

Your Worship and Members of City Council:

Re: Approval of Amendment to Bylaw No. 1

The purpose of this letter is to have the Cities of Regina and Moose Jaw approve an amendment to By-Law No. 1 of Buffalo Pound Water Treatment Corporation (“**BPWTC**”).

The Board of Directors of BPWTC recognize the importance of governance renewal and the need to maintain effective oversight and strategic direction. To promote diversity of thought, encourage fresh perspectives to manage changes, ensure ongoing accountability and to streamline succession planning, the Board has determined that Bylaw No. 1 should be amended to establish a limitation on the number of terms a director may serve.

Paragraph 34(b) of By-Law No. 1 currently states that it is the intention that Directors would serve a maximum term of nine (9) years but that the restriction does not apply to Directors who have served previous terms on the Board but have been absent from the Board for a minimum period of one (1) year. It is proposed that the last sentence of paragraph 34(b) be deleted so that there is a nine (9) year limitation for all directors.

The Board hereby requests approval from the Councils of the City of Regina and the City of Moose Jaw to the following bylaw amendment to Bylaw No. 1 of BPWTC:

WHEREAS the Board of Directors seek to strengthen governance practices by implementing term limits for directors to a maximum term of nine (9) years:

BE IT RESOLVED THAT the following sentence of paragraph 34(b) of Bylaw No. 1 be deleted:

“This restriction does not apply to Directors who have served previous terms on the Board but have been absent from the Board for a minimum period of one (1) year.”

To ensure consistency between Bylaw No. 1 of BPWTC and the Unanimous Membership Agreement, it is hereby also requested that section 4.6 of the Unanimous Membership Agreement, which currently reads as follows:

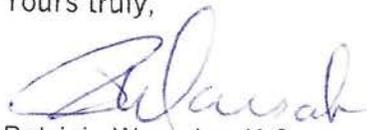
4.6 *Maximum Term.* All directors may be re-elected for a maximum term of up to nine (9) consecutive years, after which they must vacate their office for at least one (1) year.

also be amended by deleting the words “after which they must vacate their office for at least one (1) year”. This will ensure continuity with the proposed amendment to the Corporation Bylaw.

Please let us know if there are any questions regarding these administrative amendments.

We look forward to approval of these amendments so they may be confirmed at the upcoming annual general meeting of BPWTC.

Yours truly,



Patricia Warsaba, K.C.
Board Chair
Buffalo Pound Water Treatment Corporation



Buffalo Pound Water Treatment Corporation - Appointment of Directors & Amendment to Buffalo Pound Water Treatment Corporation Bylaw & the Unanimous Membership Agreement

Date	March 4, 2026
To	Executive Committee
From	Financial Strategy & Sustainability
Service Area	Financial Strategy & Sustainability
Item No.	E26-10

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Authorize the Deputy City Manager, City Operations, as the City of Regina's (City) proxy, to exercise the City's voting rights at the upcoming Buffalo Pound Water Treatment Corporation (BPWTC) Annual General Meeting (AGM) to do the following:

- a) Appoint the following individuals to the Board of Directors for a three-year term, ending April 30, 2029:

Reappointments:

- Jessica Theriault (May 1, 2026 to April 30, 2029)
- Patricia Warsaba (May 1, 2026 to April 30, 2029)
- Patricia Wilson (May 1, 2026 to April 30, 2029)

New Appointments:

- Raman Mall (May 1, 2026 to April 30, 2029)
- Sean McEachern (May 1, 2026 to April 30, 2029)

- b) Approve an amendment to Bylaw No. 1 of the BPWTC so that there is a nine year limit on the term of Directors as outlined in this Report and Appendix A – Buffalo Pound Water Treatment Corporation Approval of Amendment to Bylaw No 1 and the Unanimous Membership Agreement;
- 2. Approve amendments to the Unanimous Membership Agreement (UMA) respecting BPWTC dated January 1, 2016, to amend section 4.6 (Maximum Term) by striking out the following: "after which they must vacate their office for at least one (1) year";
- 3. Instruct the City Solicitor to make the amendments to the UMA outlined in recommendation 2, effective May 1, 2026;
- 4. Authorize the City Clerk to execute the amended UMA.; and
- 5. Approve an edited version of this report at its March 11, 2026 meeting.

ISSUE

New appointments to the Board of Directors for BPWTC are required. The Administration requires delegated authority from City Council to exercise the City's rights at the BPWTC's Annual General Meeting to appoint new Board members. This report sets out the Governance and Nominating Committee's recommendations for appointments.

In addition, this report responds to a request from the BPWTC Board for changes to its corporate bylaw and the UMA between the City and City of Moose Jaw. The changes would limit Board members to a maximum term of nine years. The current corporate bylaw and UMA allow for a person who has served on the Board to be reappointed on the Board where they have been absent for a year. The letter outlining this request is attached as Appendix A. Both the approvals of the City and Moose Jaw Councils are required to change the bylaw and UMA.

IMPACTS

In order to maintain board continuity and skills sets, the Governance and Nominating Committee has identified the individuals listed below as desirable for appointment to the Board of Directors.

BPWTC Board of Directors	Term of Office Expires	Appointment Type
Raman Mall	April 30, 2029	New appointment
Sean McEachern	April 30, 2029	New appointment

The Board terms for the following individuals expire April 30, 2026:

BPWTC Board of Directors	Term of Office Expires
Ben Boots	April 30, 2026
Daryl Posehn	April 30, 2026

Based on these new appointments, the Board of Directors will comprise of the following individuals:

BPWTC Board of Directors	Term of Office Expires
James (Jim) Dundas	April 30, 2028
Raman Mall	April 30, 2029
Sean McEachern	April 30, 2029
Greg McIntyre	April 30, 2028
Grant Ring	April 30, 2027
Jessica Theriault	April 30, 2029
Patricia Warsaba	April 30, 2029
Pat Wilson	April 30, 2029
Vacant – not to be filled at this time	

In order to recognize the importance of governance renewal and promote diversity of thought and encourage fresh perspectives, the Board of BPWTC would like to amend their corporate bylaw and the UMA to limit board appointments to a maximum nine-year term.

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

OTHER OPTIONS

Option 1

Approve the appointments as recommended and approve the corporate bylaw and UMA changes as requested by the BPWTC board (Appendix A).

Option 2

In terms of appointments, direct that the Governance and Nominating Committee bring forward an alternative slate of candidates. If the Cities cannot agree to appoint the slate of candidates being proposed after two attempts, then a final slate of candidates will be brought forward to each City Council, but only the approval of the City of Regina will be required, as the City is the majority membership owner.

In terms of corporate bylaw and UMA changes, City Council could choose to not approve the changes requested. If not approved, then there would continue to be an option to have a former

board member come back on the board if they were absent for at least a year.

COMMUNICATIONS & ENGAGEMENT

None with respect to this report.

DISCUSSION

Appointments to BPWTC Board

Effective January 1, 2016, BPWTC was incorporated under *The Non-profit Corporations Act, 1995* (Saskatchewan), with the City and City of Moose Jaw being the voting members. The Articles of Incorporation and UMA provide for a BPWTC Board of Directors between five to nine voting Directors. The Board of BPWTC is currently comprised of the following eight Directors:

BPWTC Board of Directors	Term of Office Expires
Ben Boots	April 30, 2026
James (Jim) Dundas	April 30, 2028
Greg McIntyre	April 30, 2028
Daryl Posehn	April 30, 2026
Grant Ring	April 30, 2027
Patricia Warsaba	April 30, 2026
Pat Wilson	April 30, 2026
Jessica Theriault	April 30, 2026

Pursuant to the UMA, the Directors of the BPWTC are to be nominated by a Governance and Nominating Committee, which consists of two members of the current Board and the City Managers from each City or their respective delegates. The Chief Financial Officer & Deputy City Manager serves as the City's member on the Committee.

In accordance with the BPWTC's Board Diversity and Recruitment Policy, a Nominating Committee, which is a separate committee of board members that makes recommendations to the Board of Directors, was established consisting of the Board Chair, the Vice-Chair and the Chair of the Governance Committee. A board skills matrix was completed to assess the Board's skills, experience, expertise and personal qualifications. It was recognized that it would be desirable to have additional engineering expertise on the Board in light of the two retiring members being engineers and identified a desire to have an additional Board member from Moose Jaw. However, Mr. McEachern brings a skill set of governance experience and Mr. Mall brings a skill set of engineering experience and expertise. Both skill sets will enhance the current Board complement.

There are two Directors whose terms are expiring in April 2026, Ben Boots and Daryl Posehn, both of whom have served the BPWTC for the maximum allowable terms of nine years.

With the appointment of two Directors in 2026, the Board will continue to operate within the parameters of the UMA, with eight members.

Nominations will be formally considered at regular meetings of both Regina City Council on Wednesday, March 11, 2026, and Moose Jaw City Council in March 2026.

Changes to Corporate Bylaw and UMA

Clause 5.2(n) of the UMA requires Council approvals for both Regina and Moose Jaw to amend or repeal any of BPWTC's bylaws. The BPWTC Board Chair has written to request changes to the corporate bylaw and the UMA to set a nine-year maximum limit on the terms for directors. This request is attached as Appendix A. In summary, they are requesting that Bylaw paragraph 34(b) of Bylaw No. 1 of BPWTC be amended to remove the following sentence:

“This restriction does not apply to Directors who have served previous terms on the Board but have been absent from the Board for a minimum period of one (1) year.”

Further, to ensure consistency between Bylaw No. 1 of BPWTC and the UMA, they have requested an amendment to section 4.6 of the UMA, which currently reads as follows:

4.6 Maximum Term. All directors may be re-elected for a maximum term of up to nine (9) consecutive years, after which they must vacate their office for at least one (1) year.

They have requested that this section be amended by deleting the words “after which they must vacate their office for at least one (1) year.” Changes to the UMA require approval of both Regina and Moose Jaw Councils.

DECISION HISTORY & AUTHORITY

Administration requires delegated authority from City Council to exercise the City's voting rights at a BPWTC membership meeting in accordance with the direction provided by City Council. Council approval is required for corporate bylaw changes and changes to the UMA.

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

Attachment

Appendix A - BPWTC Approval - Amendment to Bylaw No 1 & UMA Letter to Cities



Regina Exhibition Association Ltd. - Appointment of Directors

Date	March 11, 2026
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	Financial Strategy & Sustainability
Item #	CR26-22

RECOMMENDATION

That City Council authorize the Chief Financial Officer & Deputy City Manager, as the City of Regina's (City) proxy, to exercise the City's voting rights at the upcoming Regina Exhibition Association Limited (REAL) Annual General Meeting to appoint the following individuals to the Board of Directors for a two-year term, ending May 31, 2028:

Reappointments:

- Jaime Boldt (June 1, 2026 to May 31, 2028)
- Sarah Fedirko (June 1, 2026 to May 31, 2028)
- Jonathan Hackshaw (June 1, 2026 to May 31, 2028)

HISTORY

At its March 4, 2026, meeting, the Executive Committee considered in **private** session the attached report *E26-11 Regina Exhibition Association Ltd. - Appointment of Directors* from the Financial Strategy & Sustainability division.

Michael MacNaughton representing Regina Exhibition Association Ltd, Regina, SK addressed the Committee.

The Committee adopted a resolution to concur in the recommendation contained in the report with an amendment to change the term tenure for each reappointment to a two-year term as follows:

- Jaime Boldt (June 1, 2026 to May 31, 2028)
- Sarah Fedirko (June 1, 2026 to May 31, 2028)
- Jonathan Hackshaw (June 1, 2026 to May 31, 2028)

Recommendation #2 in the attached report does not require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE

A handwritten signature in cursive script, appearing to read "Amber Ackerman".

Amber Ackerman, Acting City Clerk

ATTACHMENTS

E26-11 Regina Exhibition Association Ltd - Appointment of Directors



Regina Exhibition Association Ltd. - Appointment of Directors

Date	March 4, 2026
To	Executive Committee
From	Financial Strategy & Sustainability
Service Area	Financial Strategy & Sustainability
Item No.	E26-11

RECOMMENDATION

Executive Committee recommends that City Council:

1. Authorize the Chief Financial Officer & Deputy City Manager, as the City of Regina's (City) proxy, to exercise the City's voting rights at the upcoming Regina Exhibition Association Limited (REAL) Annual General Meeting to appoint the following individuals to the Board of Directors for a three-year term, ending May 31, 2029:

Reappointments:

- Jaime Boldt (June 1, 2026 to May 31, 2029)
- Sarah Fedirko (June 1, 2026 to May 31, 2029)
- Jonathan Hackshaw (June 1, 2026 to May 31, 2029)

2. Approve this report at its March 11, 2026 meeting.

ISSUE

REAL is a municipally owned corporation, continued pursuant to *The Non-Profit Corporations Act, 2022* (Act). As such, the business and affairs of REAL are managed by a Board of Directors, acting independently of the City. The City, as the sole shareholder of REAL is responsible for appointing an independent Board of Directors, with the exception of one Director who is appointed by the Province. As an independent organization, the business and affairs of REAL are exclusively

managed by the Board of Directors acting independently of the City with the full authority to make strategic business decisions for REAL, subject to the *Unanimous Membership Agreement (UMA)*.

IMPACTS

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

OTHER OPTIONS

None with respect to this report.

COMMUNICATIONS & ENGAGEMENT

None with respect to this report.

DISCUSSION

Effective January 1, 2014, REAL was continued under *The Non-profit Corporations Act, 1995 (Saskatchewan)*, with the City becoming its sole voting member. This change in structure made REAL a “municipal corporation” of the City.

Board of Directors Appointment and Term Changes

Pursuant to the current UMA between the City and REAL, appointments to REAL’s Board of Directors require the approval of the City. In the Articles of Continuance, UMA and REAL’s Bylaws, REAL can have a Board of no less than three and no more than 13 voting Directors. There are also five non-voting Directors: one appointed by the Province of Saskatchewan and four appointed by City Council. One of the City Council Designate appointments is required to be the Mayor and the others may be members of City Council, members of City Administration or members of the public.

The Board of REAL is currently comprised of the following seven voting Directors and five non-voting Directors:

REAL Board of Directors	Term Expiry Date
Voting Directors	
Jamie Boldt	May 31, 2026
Sarah Fedirko	May 31, 2026
Johnathan Hackshaw	May 31, 2026

Kevin Dureau	May 31, 2027
Kathy Hillman-Weir	May 31, 2027
Michael MacNaughton	May 31, 2027
Christine Short	May 31, 2027
Non-Voting Directors	
Council Designate Mayor Chad Bachynski	December 31, 2026
Council Designate - Councillor Clark Bezo	December 31, 2026
Council Designate - Councillor Jason Mancinelli	December 31, 2026
Council Designate – Deputy City Manager Deborah Bryden	December 31, 2026
Province of Saskatchewan Designate - Kevin France	December 31, 2026

DECISION HISTORY & AUTHORITY

On September 24, 2025, City Council considered item *CR25-117 Regina Exhibition Association Limited - Appointment of Directors* and adopted a resolution to:

1. Approve the immediate removal of Niki Anderson as a non-voting City Council Designate director of Regina Exhibition Association Limited (REAL).
2. Appoint Daren Anderson as a non-voting City Council Designate to the REAL Board of Directors effective immediately for a term expiring December 31, 2025, or until a successor is appointed, provided that, in any event, such term shall automatically terminate if Daren Anderson resigns or is otherwise no longer employed by the City of Regina (City).
3. Approve an amendment to the term of appointment of the current voting Committee Nominee directors of REAL to align with the date of REAL’s annual general meeting, Appendix D – Regina Exhibition Association Ltd – Director Team Adjustments, as follows:

Director	Current Term Expiry Date	Amended Term Expiry Date
Jaime Boldt	September 30, 2026	Earlier of REAL 2026 AGM or May 31, 2026
Sarah Fedirko	September 30, 2026	Earlier of REAL 2026 AGM or May 31, 2026

Jonathan Hackshaw	September 30, 2026	Earlier of REAL 2026 AGM or May 31, 2026
Kevin Dureau	September 30, 2027	Earlier of REAL 2027 AGM or May 31, 2027
Kathy Hillman-Weir	September 30, 2027	Earlier of REAL 2027 AGM or May 31, 2027
Michael MacNaughton	September 30, 2027	Earlier of REAL 2027 AGM or May 31, 2027
Christine Short	September 30, 2027	Earlier of REAL 2027 AGM or May 31, 2027

*AGM – Annual General Meeting

4. Approve amendments to the *Unanimous Member's Agreement (UMA)* respecting the REAL, restated as of March 1, 2025 and to REAL's General Bylaws as described in the Proposed Amendments to Regina Exhibition Association Ltd General Bylaws and Amendments to Unanimous Member Agreement (Appendix A).
5. Adopt, pursuant to section 11-11 of *The Non-profit Corporations Act, 2022*, the special resolutions of the City as the sole member of REAL to direct and approve the changes described in recommendations 1- 4 as described in Appendices B – Regina Exhibition Association Ltd – Special Member Resolution – Director Appointments and Appendix C – Regina Exhibition Association Ltd -Special Member Resolution -Amendment General Bylaws and Articles of Continuance.
6. Direct the City's Chief Financial Officer & Deputy City Manager and the REAL Board of Directors, pursuant to Article 9.2 of the UMA, to take whatever steps are required to give effect to the amendments to the UMA, the articles and REAL's bylaws as outlined in these recommendations.
7. Instruct the City Solicitor to make the necessary amendments to the UMA, and to take any steps necessary to file the amended articles at the Saskatchewan Corporate Registry to bring effect to the changes outlined in these recommendations if the REAL Board of Directors does not make the necessary filings.
8. Authorize the City Clerk upon review and approval by the City Solicitor to:
 - a. Sign the Special Resolutions on behalf of the City.
 - b. Execute the amended UMA for REAL after review and approval by the City Solicitor and, once executed, provide the same to REAL's Board of Directors.
 - c. Execute any other corporate documents that are required by the City to give effect to the changes approved by these recommendations.

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



2026 Budget - Regina's Warehouse Business Improvement District

Date	March 11, 2026
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	Financial Strategy & Sustainability
Item #	CR26-23

RECOMMENDATION

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; and
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.

HISTORY

At its March 4, 2026, meeting, the Executive Committee considered the attached report *2026 Budget - Regina's Warehouse Business Improvement District* from the Financial Strategy & Sustainability division.

Jeff Boutilier, representing Regina's Warehouse Business Improvement District, Regina, SK addressed the Committee.

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

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

Respectfully submitted,

EXECUTIVE COMMITTEE

A handwritten signature in cursive script, appearing to read "Amber Ackerman".

Amber Ackerman, Acting City Clerk

ATTACHMENTS

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

Appendix A - 2026 Budget - Regina's Warehouse Business Improvement District



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 11, 2026
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	Financial Strategy & Sustainability
Item #	CR26-24

RECOMMENDATION

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; and
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.

HISTORY

At its March 4, 2026, meeting, the Executive Committee considered the attached report *2026 Budget - Regina Downtown Business Improvement District* from the Financial Strategy & Sustainability division.

The following addressed the Committee:

- Judith Veresuk, representing Regina Downtown Business Improvement District, Regina, SK

- Nestor Mryglod, Regina, SK

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

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

Respectfully submitted,

EXECUTIVE COMMITTEE

A handwritten signature in cursive script, appearing to read "Amber Ackerman".

Amber Ackerman, Acting City Clerk

ATTACHMENTS

EX26-22 2026 Budget - Regina Downtown Business Improvement District

Appendix A - 2026 Budget - Regina Downtown Business Improvement District



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 2023 Actual	0.8214 2024 Actual	0.9258 2025 Forecast	0.9535 2026 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.

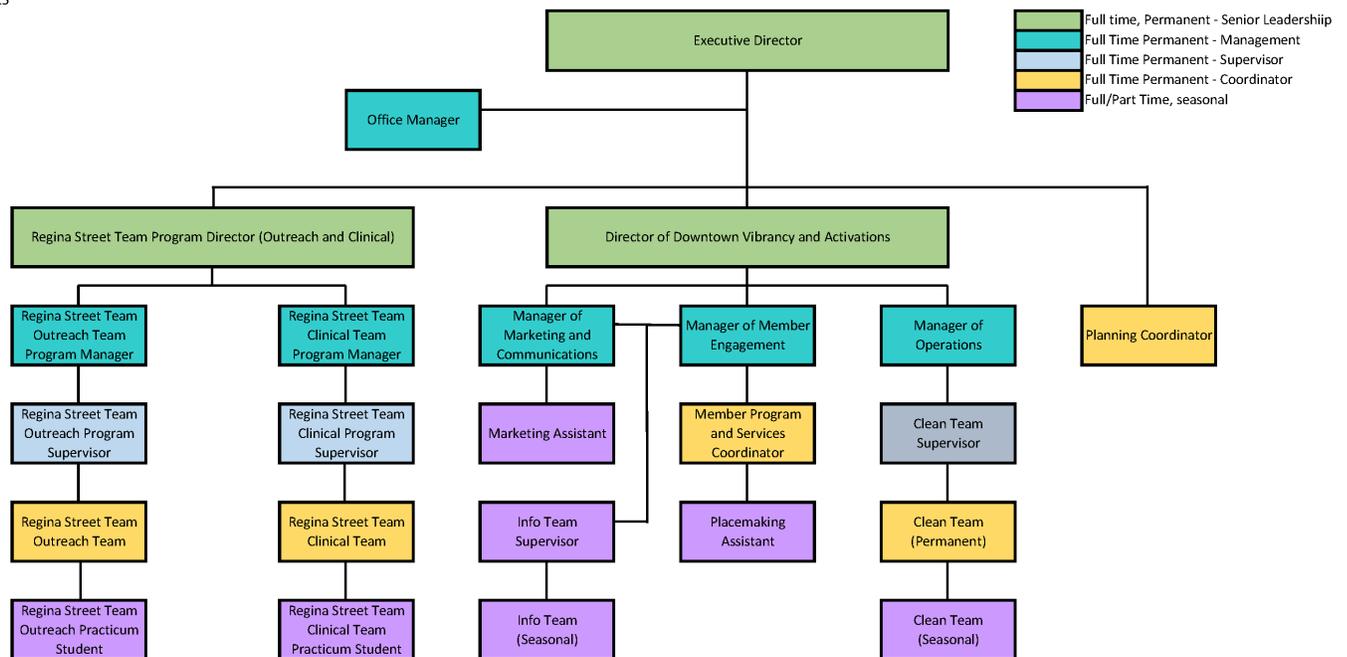
Governance

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"> Bold vision for the downtown Strong City, partner, and stakeholder support Engaged and excited public Evidence of alignment of City and partner priorities and investments 	<ol style="list-style-type: none"> Increased level of investment Increased occupancy rates Attraction of a major project(s) to the downtown Shape investments of the City and our partners in the downtown 	<ol style="list-style-type: none"> Broad support for the downtown vision Stronger relationship with the City Stronger relationships with key partners Impact on City policy decisions favourable to downtown growth and development 	<ol style="list-style-type: none"> Improved public perception and visitation intentions Positive business impacts and downtown experience during core activations Increased activity in the downtown driven by partner-led program and activations 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

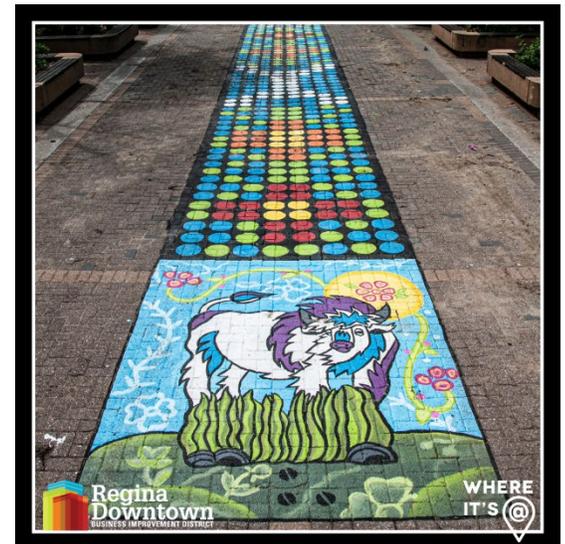


Objective:

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:

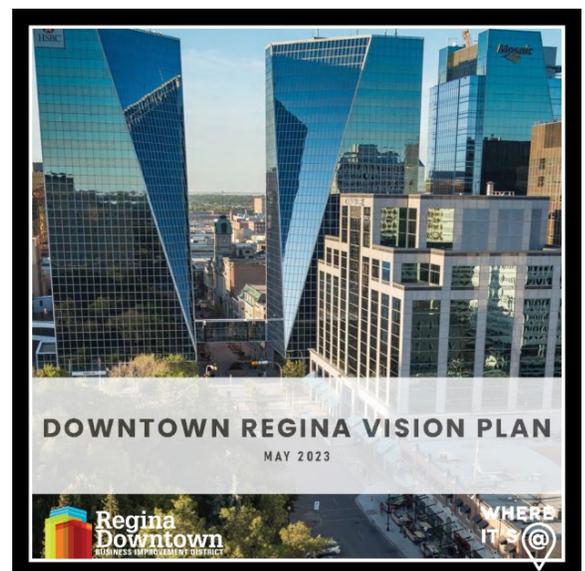
To position Regina Downtown as the advocate for downtown interests and to disseminate its positions in a manner that shapes public dialogue and decision-making, and inspires investment in Downtown.

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







2026 Development Charges Rate Adjustment

Date	March 11, 2026
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	City Planning & Community Services
Item #	CR26-25

RECOMMENDATION

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; and
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.

HISTORY

At its March 4, 2026, meeting, the Executive Committee considered the attached report *EX26-16 2026 Development Charges Rate Adjustment* from the City Planning & Community Services division.

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

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

Respectfully submitted,

EXECUTIVE COMMITTEE

A handwritten signature in cursive script, appearing to read "Amber Ackerman".

Amber Ackerman, Acting City Clerk

ATTACHMENTS

EX26-16 Development Charges Rate Adjustment

Appendix A - Development Charges Policy Background

Appendix B - Recommended Adjusted 2026 Development Charge Rates



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 11, 2026
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	Recreation & Cultural Services
Item #	CR26-26

RECOMMENDATION

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; and
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.

HISTORY

At its March 4, 2026, meeting, the Executive Committee considered the attached report *EX26-17 Donation of Park Assets for Eastview Park* from the City Planning & Community Services division.

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

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

Respectfully submitted,

EXECUTIVE COMMITTEE

A handwritten signature in black ink, appearing to read "Amber Ackerman". The signature is fluid and cursive, with the first name "Amber" being more prominent than the last name "Ackerman".

Amber Ackerman, Acting City Clerk

ATTACHMENTS

EX26-17 Donation of Park Assets for Eastview Park
Appendix A - Eastview Park Map



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	---
Ingration 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.		

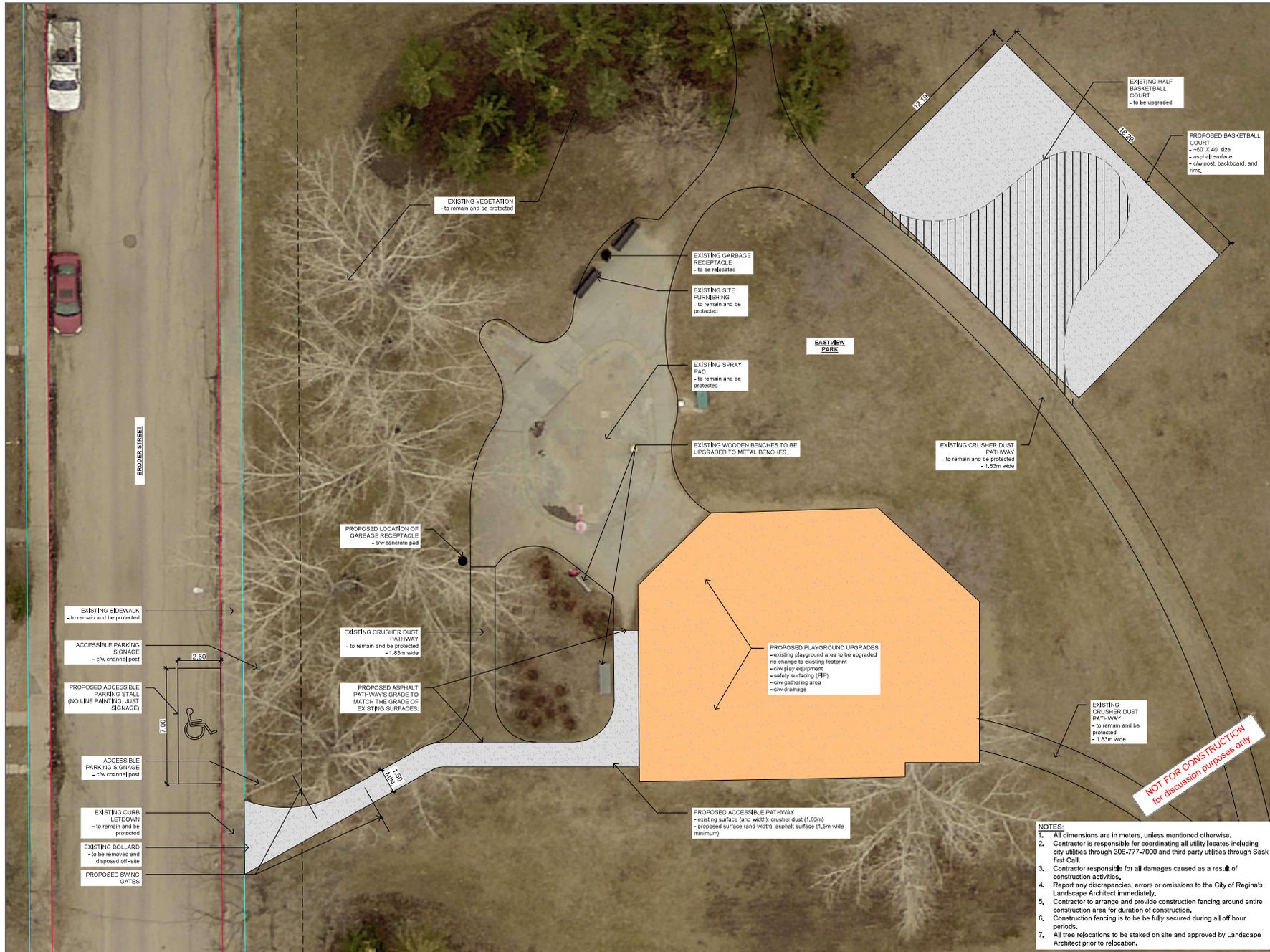
File Information:

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: ---



- 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 11, 2026
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	Planning & Development Services
Item #	CR26-27

RECOMMENDATION

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; and
4. Authorize the City Clerk to execute the agreements upon review and approval by the City Solicitor.

HISTORY

At its March 4, 2026, meeting, the Executive Committee considered the attached report *EX26-18 Southeast School Contribution Agreement* from the City Planning & Community Services division.

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

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

Respectfully submitted,

EXECUTIVE COMMITTEE



Amber Ackerman, Acting City Clerk

ATTACHMENTS

EX26-18 SE School Contribution Agreement

Appendix A - Memorandum of Understanding

Appendix B - Ministry of SaskBuilds and Procurement letter



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

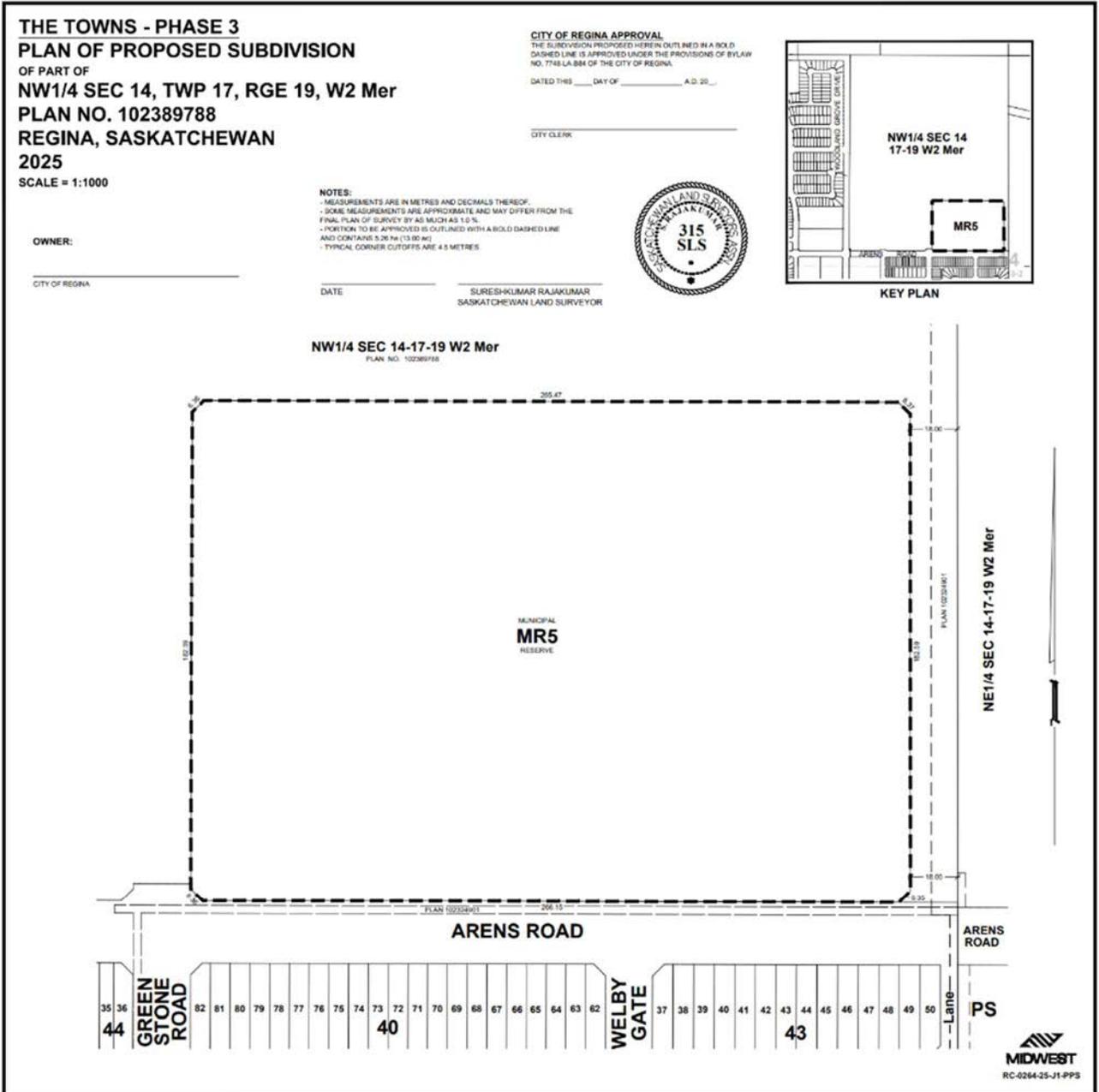
Per: _____

Title: _____

Date: _____

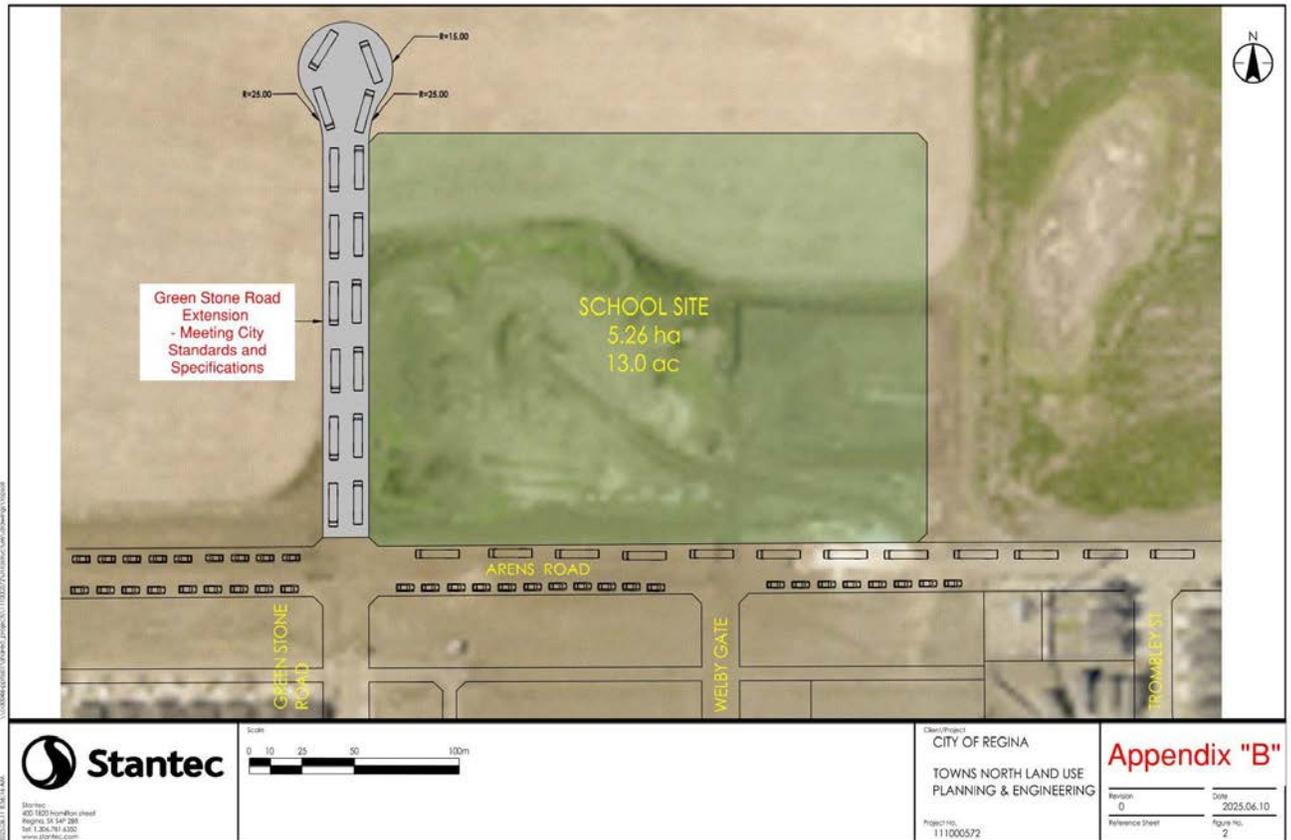
Appendix A

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
405 1825 International Street
Regina, SK S4P 2B6
Tel: 1.204.781.4322
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,

A handwritten signature in black ink that reads "Kayla Braun".
acting on behalfSean Burnett
Executive Director
Education Infrastructure, Ministry of SaskBuilds and Procurementcc: 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 11, 2026
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	Community Standards
Item #	CR26-28

RECOMMENDATION

That City Council:

1. Approve the amendments to *The Regina Traffic Bylaw, 1997, Bylaw No. 9900* (Traffic Bylaw), as set out in Appendix A of this report;
2. Approve Option 2 as outlined in the report;
3. Approve an amendment to *The Regina Traffic Bylaw, 1997, Bylaw No. 9900* (Traffic Bylaw) to incorporate any and all necessary bylaw amendments required to allow for the implementation and enforcement of a Prepaid Parking Voucher system which includes the following features: delegated authority for the Manager, Parking Services to sell and issue a Prepaid Parking Voucher which allows holders to park in a paid parking zone for a period of one hour per voucher where the voucher is displayed in the vehicle, with vouchers being sold in batches of 5 vouchers for \$13.75 and includes a limitation that only allows the use of Prepaid Parking Vouchers for a maximum of 2 hours with a fine amount of \$75.00 for violations; and
4. Direct the City Solicitor to prepare amendments to the Traffic Bylaw, as further described in Appendix A and these recommendations, to be brought forward to the meeting of City Council following approval of these recommendations by City Council.

HISTORY

At its March 4, 2026, meeting, the Executive Committee considered the attached report *EX26-19 Traffic Bylaw Amendments from the 2026 Budget Process* from the City Operations division.

The Committee adopted the following resolution:

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. Approve Option 2 as outlined in the report;
3. Approve an amendment to *The Regina Traffic Bylaw, 1997, Bylaw No. 9900* (Traffic Bylaw) to incorporate any and all necessary bylaw amendments required to allow for the implementation and enforcement of a Prepaid Parking Voucher system which includes the following features: delegated authority for the Manager, Parking Services to sell and issue a Prepaid Parking Voucher which allows holders to park in a paid parking zone for a period of one hour per voucher where the voucher is displayed in the vehicle, with vouchers being sold in batches of 5 vouchers for \$13.75 and includes a limitation that only allows the use of Prepaid Parking Vouchers for a maximum of 2 hours with a fine amount of \$75.00 for violations;
4. Direct the City Solicitor to prepare amendments to the Traffic Bylaw, as further described in Appendix A and these recommendations, to be brought forward to the meeting of City Council following approval of these recommendations by City Council; and
5. Approve these recommendations at its meeting on March 11, 2026.

Recommendation #5 above does not require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE

A handwritten signature in cursive script, appearing to read "Amber Ackerman".

Amber Ackerman, Acting City Clerk

ATTACHMENTS

EX26-19 Traffic Bylaw Amendments from the 2026 Budget Process
Appendix A - Traffic Bylaw Amendment Language



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)
---	-------------

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

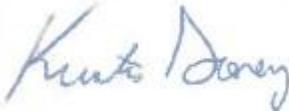
Amendment #22 - Parking & Transit Transportation

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

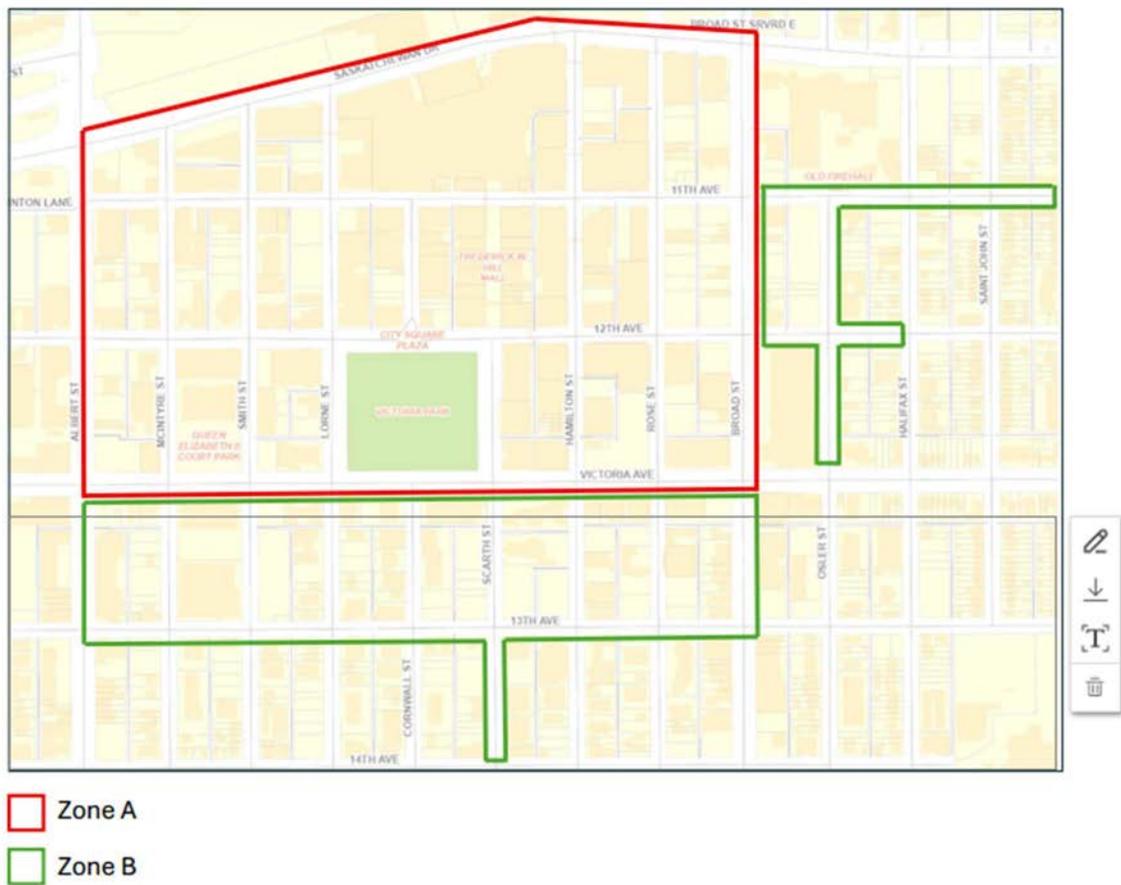
Proposed Changes

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”



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 11, 2026
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	City Planning & Community Services
Item #	CR26-29

RECOMMENDATION

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; and
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.

HISTORY

At its March 4, 2026, meeting, the Executive Committee considered the attached report *EX26-20 Water & Wastewater Master Plans 5 Year Update* from the City Planning & Community Development division.

The Committee adopted the following resolution:

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;
3. Direct the City Clerk to revise the estimated cost for the Water Meter and Automated Meter Read Replacement project outlined in Appendix A from \$7.8 million to \$40 million; and
4. Approve these recommendations at its meeting on March 11, 2026.

Recommendation 3 and 4 above do not require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE



Amber Ackerman, Acting City Clerk

ATTACHMENTS

EX26-20 Water & Wastewater Master Plans 5 Year Update

Appendix A - WMP Project and Program Updates

Appendix B - WWMP Project and Program Updates

Appendix C -Service Categories Summary



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	\$40 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

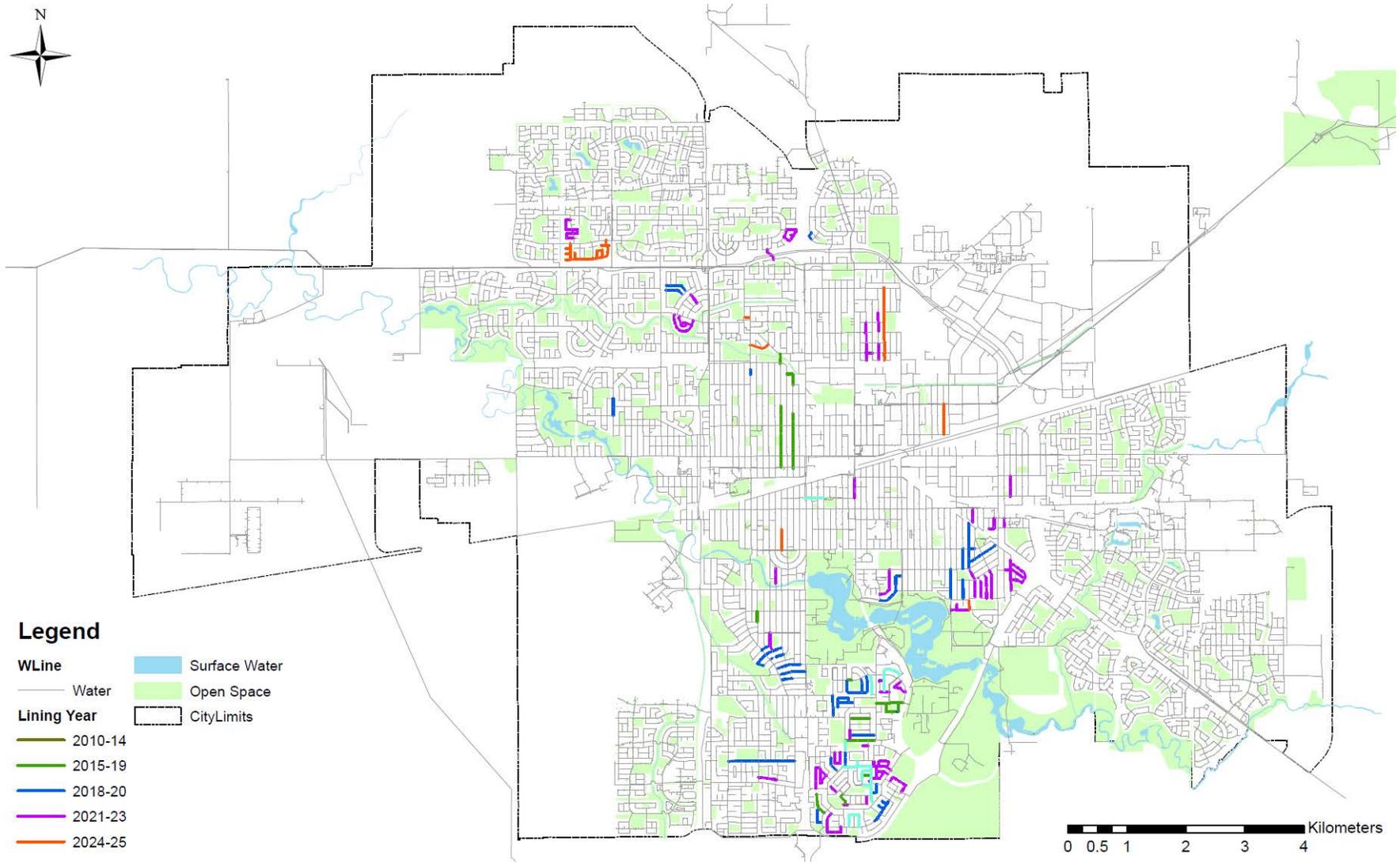
Programs	Description	Service Category ³	Status	Total Accumulated Program Cost
Groundwater Well Renewals	Funds maintenance of the City's backup wells. In 2025, four groundwater wells were replaced under the Emergency Groundwater Improvements Program. Additional wells are planned for replacement in the 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

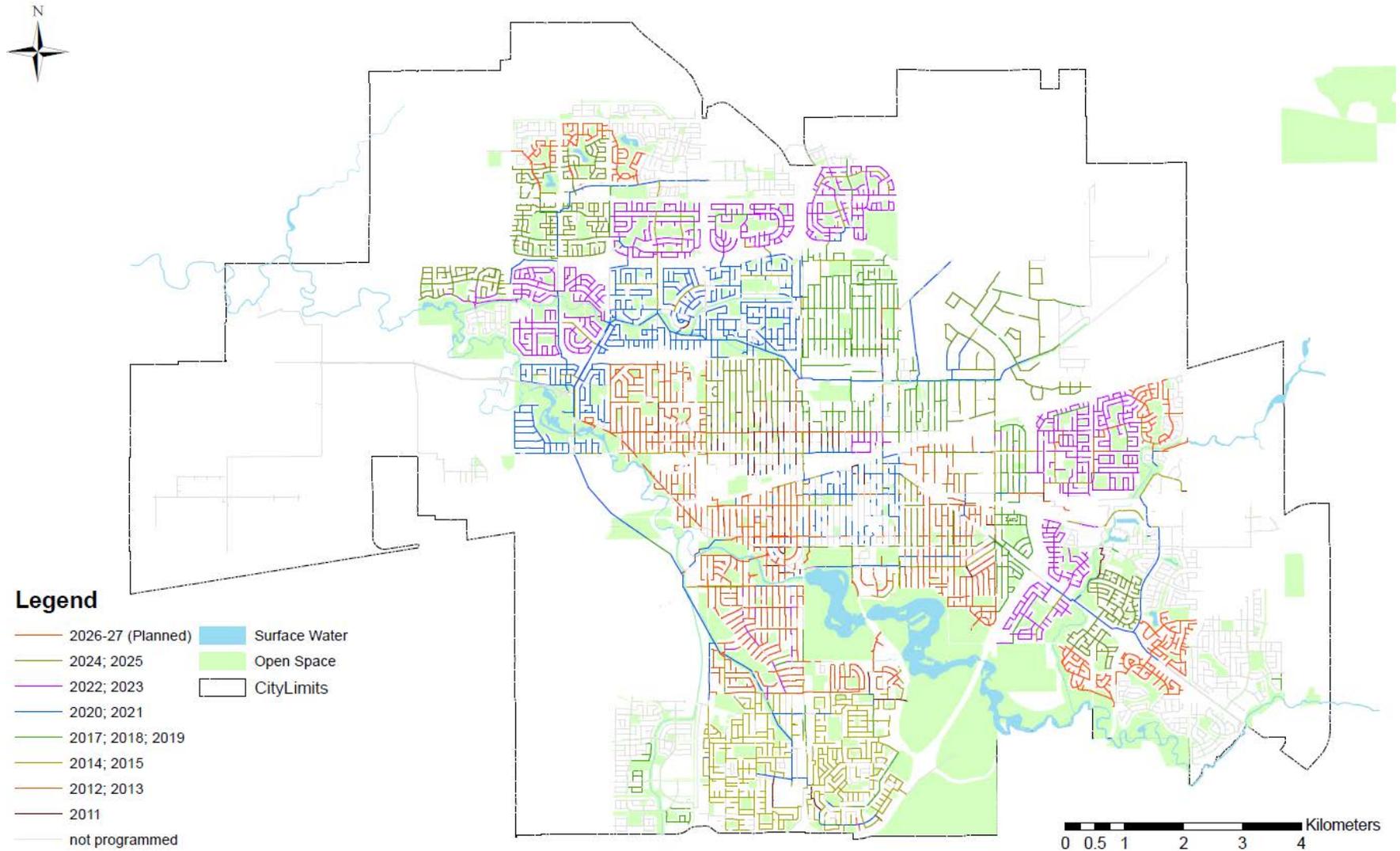
² See Appendix C – Service Category Summary of the council report for a description of each service category.

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

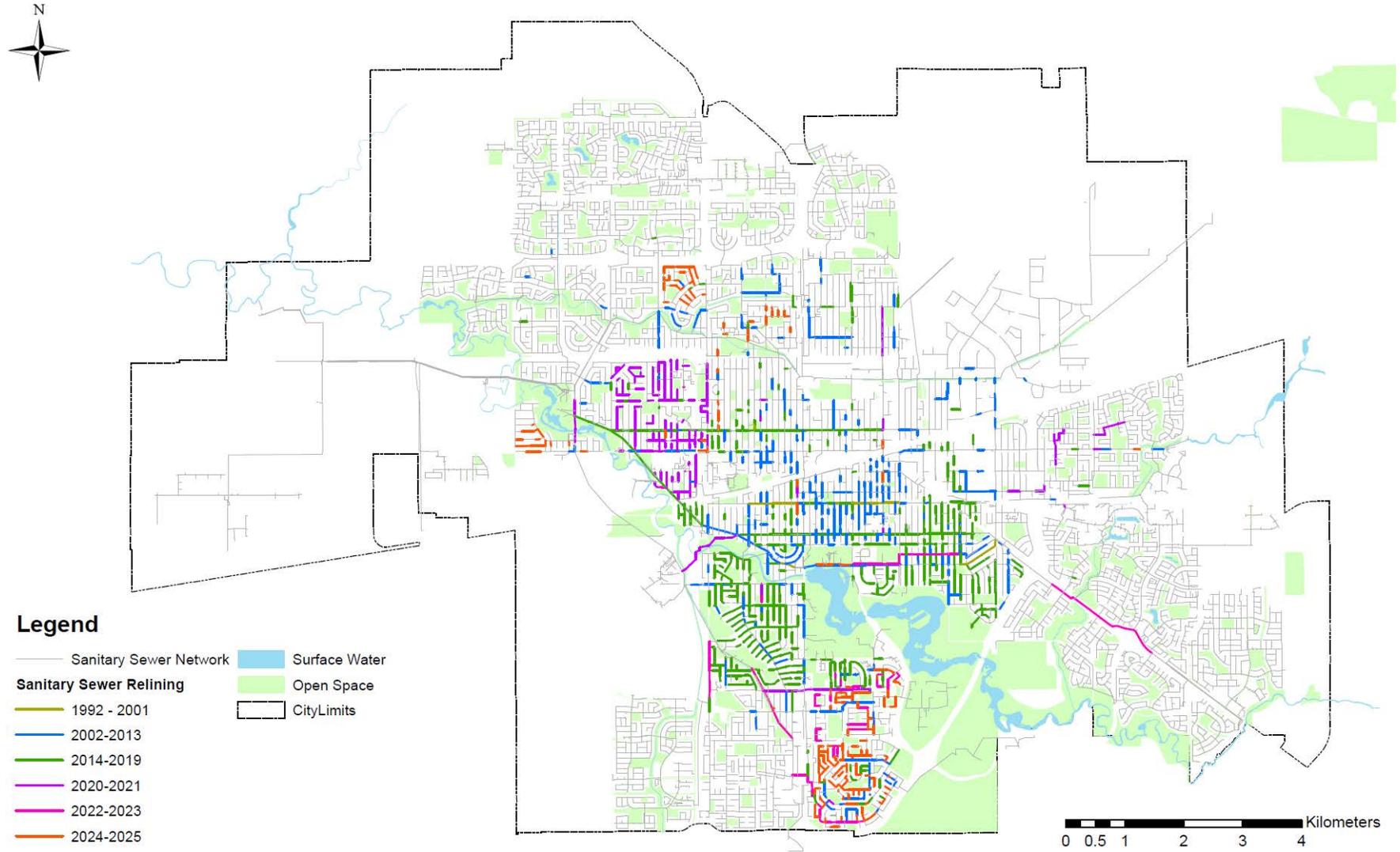
Appendix B – WWMP Project & Program Updates

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.



Amendments to the Public Notice Policy Bylaw

Date	March 11, 2026
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	Planning & Development Services
Item #	CR26-30

RECOMMENDATION

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; and
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.

HISTORY

At its March 4, 2026, meeting, the Executive Committee considered the attached report *EX26-23 Amendments to the Public Notice Policy Bylaw* from the City Planning & Community Development

division.

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

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

Respectfully submitted,

EXECUTIVE COMMITTEE

A handwritten signature in cursive script, appearing to read "Amber Ackerman".

Amber Ackerman, Acting City Clerk

ATTACHMENTS

EX26-23 Amendments to the Public Notice Policy Bylaw
Appendix A



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

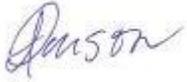
On January 27, 2003, City Council approved *CR03-15 Public Notice Policy* and enacted the City's first *Public Notice Bylaw*, Bylaw No. 2003-8, which only dealt with public notice items under *The Cities Act*.

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,



Deborah Bryden, Deputy City Manager
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.

MOTION

March 11, 2026

To: Mayor Bachynski and City Councillors

Re: Continuous Improvement in Construction Practices

WHEREAS the City of Regina is committed to delivering efficient, cost-effective construction projects that minimize disruption to residents and businesses, and has demonstrated ongoing dedication to improvement through the successful implementation of innovative practices and continuous enhancements in construction operations; and

WHEREAS there are existing barriers to extended and continuous construction hours, including noise bylaws and contractual limitations, yet City Administration and project teams have worked to address these challenges and pursue practical solutions;

THEREFORE BE IT RESOLVED that City Council direct Administration to:

1. Report back to City Council by Q1 2027 on the following:
 - a) Detailing ongoing and planned continuous improvements in construction practices, specifically addressing:
 - i. Coordinating construction for all City projects and for projects led by other organizations operating within the city to ensure efficient planning, scheduling, and delivery;
 - ii. Procurement processes and opportunities for innovation;
 - iii. Hours of work, including potential for extended or 24-hour operations;
 - iv. Equipment and materials selection for efficiency and reduced impact;
 - v. Execution strategies to expedite project delivery;
 - vi. Resident and business engagement approaches to ensure effective communication and mitigation of concerns;
 - vii. Best practices based on comparisons with other municipalities across Canada;and
 - b) Identify any required adjustments to relevant bylaws, contracts, or operational policies that may be necessary to facilitate these improvements and further enhance Regina's ability to deliver construction projects with greater efficiency and community benefit;

2. Identify any process improvements that may be required to support the evaluation of each construction project based on the balance between cost, speed of execution, and the impact to local residents and businesses.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Chad Bachynski', is written over a light gray rectangular background.

Chad Bachynski
Mayor

NOTICE OF MOTION

March 11, 2026

City Clerk
City Hall
Regina, Saskatchewan

Please be advised that I will submit the following NOTICE of MOTION at the March 11, 2026 meeting of City Council:

Re: Accessible Playground Guidelines Related to Grant Program

WHEREAS City Council considered item *MN25-5 Playground Accessibility* respecting design standards for City-owned or funded playgrounds to ensure those playgrounds are accessible;

WHEREAS the City of Regina's Accessible Playground Design Standard applies to the design of playgrounds in City-owned parks as well as City funded playgrounds;

WHEREAS playgrounds established on school properties fall under the jurisdiction of the respective school divisions, but are required to meet the City's Accessible Playground Design Standard if receiving funding from the City of Regina; and

WHEREAS community groups wishing to build playgrounds on school properties or in City-owned parks may not be able to fully meet the Accessible Playground Design Standard;

THEREFORE BE IT RESOLVED that City Council:

1. Direct Administration to consult with school boards, representatives of school community councils, community associations and the Accessibility Advisory Committee to investigate avenues to modify the Accessible Playground Design Standard to address concerns; and
2. Delegate authority to the Deputy City Manager, City Planning & Community Services or designate to approve future changes to the Accessible Playground Design Standard.

Respectfully submitted,



Jason Mancinelli
Councillor – Ward 9

BYLAW NO. 2026-10

THE PROPERTIES EXEMPT FROM TAXATION AS A RESULT OF THE 2014
MUNICIPAL BOUNDARY ALTERATION BYLAW, 2026

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Purpose

- 1 The purpose of this Bylaw is to exempt certain properties which were annexed into the City of Regina as a result of the 2014 municipal boundary alteration from property taxes in whole or in part for the 2026 financial year.

Authority

- 2 The authority for this Bylaw is subsection 262(3) of *The Cities Act*, section 21 of *The Education Property Tax Act* and sections 9 and 11 of *The Education Property Tax Regulations*.

Definitions

- 3 In this Bylaw:

“Agricultural Properties in New Neighbourhood” means those lands listed in Schedule “A”, Part C to this Bylaw;

“education portion of the property taxes” means the property taxes levied by the City pursuant to *The Education Property Tax Act* for the benefit of the Board of Education of the Regina School Division No. 4 and the Board of Education of the Regina Roman Catholic Separate School Division No. 81 of Saskatchewan;

“Future Long-Term Growth” means those lands listed in Schedule “A”, Part A to this Bylaw; and

“Southeast Mitigation Area” means those lands listed in Schedule “A”, Part B to this Bylaw.

Calculation of Exemption

- 4 The owners or occupants of the Southeast Mitigation Area, the Future Long-Term Growth and the Agricultural Properties in New Neighbourhood are partially exempted from payment of property tax payable by the owner or occupant of the land and improvements in accordance with the percentages of exemption as outlined in Schedule “A” to this Bylaw.

- 5(1) The exemptions in this Bylaw shall:

(a) apply only to taxes assessed in 2026 on land or improvements; and

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

City Solicitor

- (b) not include special taxes, local improvement levies, public utility charges, development fees or other such charges imposed by the City or other taxing authority.
- (2) Notwithstanding section 4, where the amount of the education portion of the taxes being exempted for the properties outlined in this Bylaw requires the approval of the Government of Saskatchewan (because it would be equal to \$25,000 or more) and the amount of the education portion of the property taxes is not approved, the City may reduce the amount of the exemption for the education portion of the taxes to less than \$25,000.
 - (3) Where the exemption of the education portion of the property taxes is reduced, the owner or occupant of the property will be required to pay the balance of the education portion of the property taxes, and the City shall not be liable to the owner or occupant for any amount of the tax exemption which would have otherwise been granted.
 - (4) If for any reason, the exemption of the education portion of the taxes for any of the properties outlined in this Bylaw is found to be invalid or unauthorized, any agreement with a taxing authority that provides approval of the City's exemptions is terminated or legislation is changed that would not allow for an exemption of the education portion of the taxes to be exempted, the owners or occupants of the properties will be required to pay the education portion of the property taxes, and the City shall not be liable for any amount of the tax exemption which would have otherwise been granted.
- 6 The City Assessor shall conclusively determine the scope and extent of any exemption.

7 This Bylaw comes into force on January 1, 2026.

READ A FIRST TIME THIS 11th DAY OF March 2026.

READ A SECOND TIME THIS 11th DAY OF March 2026.

READ A THIRD TIME AND PASSED THIS 11th DAY OF March 2026.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

SCHEDULE "A"

LIST OF PROPERTIES – 2026 PERCENTAGE OF EXEMPTION

PART A: FUTURE LONG-TERM GROWTH	% EXEMPT
CIVIC ADDRESS	
1101 PRINCE OF WALES DRIVE	91.99
9801 9 TH AVENUE N	45.06
300 N PINKIE ROAD *	83.61 RES 79.90 AGR
1950 N COURTNEY STREET	86.29
1801 N PINKIE ROAD	37.06
6700 ARMOUR ROAD	70.49
4301 GARRY STREET	14.95
5800 SOMERVILLE AVENUE	20.57
4140 CARLTON STREET	14.19
4108 CARLTON STREET	14.37
4101 ELLICE STREET	83.93
6001 PARLIAMENT AVENUE	20.57
3901 DONALD STREET	15.24
3900 ELLICE STREET	15.24
4200 FORT STREET	14.37
6501 28 TH AVENUE	95.75
4112 DONALD STREET	14.37
4100 FORT STREET	14.96
4040 CARLTON STREET	14.95
4028 BELMONT STREET	15.10
4069 ABBOTT STREET	70.96
6200 PARLIAMENT AVENUE	21.31
3920 DONALD STREET	14.95
3821 ELLICE STREET	15.03
3809 DONALD STREET	14.74
4201 BELMONT STREET	12.63
4044 CAMPBELL STREET	14.85
4021 BELMONT STREET	14.74
6417 PARLIAMENT AVENUE	21.32
6501 PARLIAMENT AVENUE	21.31
4020 ABBOTT STREET	14.37
6500 28 TH AVENUE	94.35
6116 PARLIAMENT AVENUE	21.06
3921 FORT STREET	14.58
3900 GARRY STREET	15.10
5900 PARLIAMENT AVENUE	20.57
3821 FORT STREET	57.48
4037 ABBOTT STREET	14.37
3840 FORT STREET	14.95
3848 ELLICE STREET	14.74
7801 ARMOUR ROAD	54.79
6101 PARLIAMENT AVENUE	21.31
4020 ELLICE STREET	15.24

SCHEDULE "A"

LIST OF PROPERTIES – 2026 PERCENTAGE OF EXEMPTION

PART A: FUTURE LONG-TERM GROWTH	% EXEMPT
CIVIC ADDRESS	
4021 DONALD STREET	15.24
3901 ELLICE STREET	14.74
5920 PARLIAMENT AVENUE	20.57
4101 FORT STREET	82.68
4112 CAMPBELL STREET	14.58
4100 GARRY STREET	82.68
2200 N COURTNEY STREET	23.09
3916 FORT STREET	15.03
11601 9 TH AVENUE N	83.31
4053 BELMONT STREET	14.58
500 TOWER ROAD	47.12
3600 CAMPBELL STREET	40.28
4800 E DEWDNEY AVENUE	40.03
9300 9 TH AVENUE N	60.67
3933 ELLICE STREET	14.58
6301 PARLIAMENT AVENUE	21.31
400 PINKIE ROAD	58.33
3500 CAMPBELL STREET	48.71
4201 FORT STREET	88.54
4200 GARRY STREET	12.63
6201 PARLIAMENT AVENUE	21.31
4021 CARLTON STREET	15.24
4300 CAMPBELL STREET	14.95
3300 CAMPBELL STREET	67.18
8201 ARMOUR ROAD	66.37
6500 PARLIAMENT AVENUE	21.31
4200 ELLICE STREET	92.06
6501 26 TH AVENUE	94.35
3900 ABBOTT STREET	15.24
3901 ABBOTT STREET	15.24
6400 PARLIAMENT AVENUE	21.31
3900 BELMONT STREET	15.24
6300 PARLIAMENT AVENUE	21.31
3901 BELMONT STREET	15.24
4200 CARLTON STREET	14.37
3801 CARLTON STREET	15.38
4244 CAMPBELL STREET	14.85
9000 9 TH AVENUE N	41.57
3801 COURTNEY STREET	41.22
4117 ABBOTT STREET	14.74
3900 CARLTON STREET	15.24
3901 CARLTON STREET	14.95
4121 DONALD STREET	14.37

SCHEDULE "A"

LIST OF PROPERTIES – 2026 PERCENTAGE OF EXEMPTION

PART A: FUTURE LONG-TERM GROWTH	% EXEMPT
CIVIC ADDRESS	
4036 FORT STREET	14.37
6501 29 TH AVENUE	92.06
3800 DONALD STREET	14.96
6500 26 TH AVENUE	95.77
3800 ABBOTT STREET	15.20
3800 BELMONT STREET	15.38
3801 ABBOTT STREET	15.38
3801 BELMONT STREET	21.68
4208 CAMPBELL STREET	14.37
4213 FORT STREET	86.25
4209 FORT STREET	88.47
4161 FORT STREET	88.56
4160 GARRY STREET	88.59
4121 ELLICE STREET	83.93
4129 ELLICE STREET	83.93
4137 ELLICE STREET	83.93
4145 ELLICE STREET	83.93
4153 ELLICE STREET	83.93
4161 ELLICE STREET	83.82
4117 ELLICE STREET	83.82
6437 PARLIAMENT AVENUE	20.17
4113 ELLICE STREET	83.81
4124 CARLTON STREET	14.32
4116 CARLTON STREET	14.32
4164 CARLTON STREET	14.82
4148 CARLTON STREET	14.19
4156 CARLTON STREET	14.19
6433 PARLIAMENT AVENUE	21.32
4121 BELMONT STREET	15.10
4131 BELMONT STREET	15.10
4139 BELMONT STREET	15.10
4147 BELMONT STREET	15.10
4155 BELMONT STREET	15.10
4068 CARLTON STREET	14.95
4076 CARLTON STREET	14.95
6401 PARLIAMENT AVENUE	21.32
6121 PARLIAMENT AVENUE	21.31
4064 CARLTON STREET	14.95
4101 ABBOTT STREET	14.74
3870 FORT STREET	14.95
FUTURE LONG-TERM GROWTH TOTAL	126

PART B: SOUTHEAST MITIGATION AREA % EXEMPT**CIVIC ADDRESS**

4200 HIGHWAY 33 SERVICE ROAD N	82.67
6201 E PRIMROSE GREEN DRIVE	44.87
4300 HIGHWAY 33 SERVICE ROAD N	83.83
6000 E PRIMROSE GREEN DRIVE	99.00
2801 ANAQUOD ROAD	65.61
2331 ANAQUOD ROAD	70.38
2401 EAST BYPASS SERVICE ROAD	17.94
2400 EAST BYPASS SERVICE ROAD	17.94
4000 EAST BYPASS SERVICE ROAD	85.76
2900 EAST BYPASS SERVICE ROAD	74.75
6200 E PRIMROSE GREEN DRIVE **	74.75

SOUTHEAST MITIGATION AREA TOTAL 11

**PART C: AGRICULTURAL PROPERTIES IN % EXEMPT
NEW NEIGHBOURHOOD****CIVIC ADDRESS**

10600 DEWDNEY AVENUE	65.18
4800 CAMPBELL STREET	89.59
13000 DEWDNEY AVENUE	56.72
7821 ARMOUR ROAD	52.55
5800 ARMOUR ROAD	63.42
5000 ARMOUR ROAD	67.80
11400 DEWDNEY AVENUE	66.26
600 PINKIE ROAD	72.01

**AGRICULTURAL PROPERTIES IN NEW 8
NEIGHBOURHOOD TOTAL**

TOTAL 145

* The account is mixed use and the percentages are 83.61% residential and 79.90% agricultural.

** Notwithstanding the 74.75% exemption for this property, the amount of the exemption of the education portion of the taxes for this account shall not exceed \$24,999.

ABSTRACT

BYLAW NO. 2026-10

THE PROPERTIES EXEMPT FROM TAXATION AS A RESULT OF THE 2014
MUNICIPAL BOUNDARY ALTERATION BYLAW, 2026

PURPOSE: To exempt certain properties from property taxes in whole or in part for the 2026 financial year as a result of the 2014 municipal boundary alteration.

ABSTRACT: Provide property tax exemptions to owners and occupants of land that was annexed into the City of Regina as a result of the 2014 municipal boundary alteration.

STATUTORY AUTHORITY: Subsection 262(3) of *The Cities Act*, section 21 of *The Education Property Tax Act* and sections 9 and 11 of *The Education Property Tax Regulations*.

MINISTER'S APPROVAL: N/A

PUBLIC HEARING: N/A

PUBLIC NOTICE: N/A

REFERENCE: Executive Committee, February 11, 2026, EX26-5, City Council, February 25, 2026, CR26-6

AMENDS/REPEALS: N/A

CLASSIFICATION: Administrative

INITIATING DIVISION: Financial Strategy and Sustainability

INITIATING DEPARTMENT: Assessment & Property Revenue Services

BYLAW NO. 2026-11

THE HERITAGE MAINTENANCE GRANT AGREEMENT FOR THE W.G.
DOWNING AND COMPANY BUILDING LOCATED AT 1150 ROSE STREET
BYLAW, 2026

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Statutory Authority

- 1 The statutory authority for this Bylaw is subsection 89(4) of *The Cities Act* and clause 28(a) of *The Heritage Property Act*.

Interpretation

- 2 In this Bylaw:

“**Agreement**” means the Maintenance Agreement attached as Schedule “A” to this Bylaw between the City of Regina and the owner for the property located at 1150 Rose Street and legally described as:

Lot 13
Block 122
Plan OLD33, Extension 0 and Plan 96R47845, Extension 3

“**City**” means the City of Regina.

Agreement Execution

- 3 The City Clerk of the Corporation of the City of Regina is authorized to enter into and execute under seal the attached Agreement between the City of Regina and the owner identified in section 2 as well as any assignment agreements that may be authorized under section 4.
- 4 The Agreement may be assigned to a subsequent owner of the property at the sole discretion of the Executive Director, City Planning and Community Services if the parties enter into an assignment agreement.

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

City Solicitor

Coming Into Force

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

READ A FIRST TIME THIS 11th DAY OF March 2026.

READ A SECOND TIME THIS 11th DAY OF March 2026.

READ A THIRD TIME AND PASSED THIS 11th DAY OF March 2026.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

Schedule "A"

**CONSERVATION OF HERITAGE PROPERTIES
MAINTENANCE GRANT AGREEMENT – 1150 ROSE STREET
W.G. DOWNING AND COMPANY BUILDING**

Agreement dated _____, 202_
(City Clerk to put in date)

Between:

THE CITY OF REGINA
(the "City")

- and -

CONDOMINIUM PLAN NO. 96R47845
(referred to in this Agreement as the "Owner")

The Parties agree as follows:

Definitions

1 In this Bylaw:

"Conservation Consultant" means a duly qualified professional architect or engineer or other person with substantial knowledge and experience in respect of the conservation of heritage buildings and structures.

"Eligible Work" means the work on the property as determined by the Executive Director to be eligible for consideration pursuant to the City's *Heritage Incentive Policy* and which corresponds with the eligible work items presented to the Executive Committee on June 4, 2025, which work is generally described in Schedule A to this Agreement.

"Executive Director" means the person occupying the position of Deputy City Manager of City Planning and Community Services or his/her designate of the City.

"Heritage Alteration Permit" means the permit approval given by the City to alter the Property.

"Property" means the real property owned by the Owner located at 1150 Rose Street, Regina, Saskatchewan and legally described as:

Surface Parcel: 107286756
Lot 13, Blk/Par 122, Plan OLD33 AND 96RA47845 Ext.0 AND 3 as described on
Certificate of Title 99RA24374

Cash Grant

- 2(1) Pursuant to clause 28(a) of *The Heritage Property Act*, and subject to the terms of this Agreement, the City shall provide the Owner with a cash grant for the Property in an amount equal to the lesser of:
- (a) 50 percent of the actual costs incurred by, or on behalf of, the Owner in completing the Eligible Work; or
 - (b) \$1,501.25.
- (2) Where the Owner completes the Eligible Work or an item of the Eligible Work and receives funding under this Agreement for that work or an item of that work, the Owner is not eligible to submit that same invoice and item for a tax exemption or grant under any other tax exemption agreement or grant agreement that the Owner has entered into with the City.
- (3) The Owner shall not be reimbursed for Eligible Work where the Owner has been provided with a grant or tax exemption to reimburse the Owner for costs for that same work under another program that the City offers (i.e. the same costs may only be claimed once under one incentive program).
- 3(1) Notwithstanding section 2 of this Agreement, the Owner has until September 30, 2026 to submit their eligible costs incurred in completing the Eligible Work.
- (2) Costs will not be reimbursed where they are submitted after September 30, 2026.

Owners' Covenants

- 4 The Owner shall promptly:
- (a) notify the City of any occurrences which would, pursuant to this Agreement, terminate this Agreement;
 - (b) provide the Executive Director with any information, documentation, or access to the Property requested by the Executive Director to check the progress of the Eligible Work for the purposes of this Agreement.
- 5 The Owner shall ensure all work undertaken to the Property shall correspond with the Eligible Work items presented to the Executive Committee on June 4, 2025, and the *Standards and Guidelines for the Conservation of Historic Places in Canada* and that all deviations must receive written approval from the Executive Director.
- 6(1) The Owner shall ensure the Property is maintained in an attractive, tidy and safe condition in compliance with all legislation, including Bylaw 2023-37, *The Municipal*

Heritage Property Maintenance Bylaw, Bylaw 2016-2, The Regina Community Standards Bylaw and Bylaw 2023-59, The Building Bylaw, 2023 and The Cities Act.

- (2) The Owner shall ensure that it is in compliance with the City's Heritage Incentive Policy and any other tax exemption or grant agreements that it has entered into with respect to the Property.
 - (3) If the City determines in its sole discretion that the Owner has failed to maintain the Property in accordance with subsections (1), or failed to comply with the requirements in subsection (2), the Executive Director may require that the Owner repay to the City the amount of the cash grant that has been provided under this Agreement.
- 6.1 The Owner agrees that they will, to the City's satisfaction, as soon as reasonably possible after the issuance of any required permits, commence work on the conservation of the Property in accordance with any required permits, including any Heritage Alteration Permits and Building Permits and thereafter will diligently carry out such work until the Property is conserved in accordance with any required permits, and this Agreement.
- 7(1) Upon completion of the Eligible Work, or in the alternative, upon completion of an item of the Eligible Work, the Owner shall submit the following to the Executive Director:
 - (a) detailed written documentation of payments made for actual costs incurred (i.e. itemized invoices and receipts) in the completion of identified Eligible Work items as described in Schedule A;
 - (b) receipts or invoices should clearly identify:
 - i. the vendor/contractor including business address and (if applicable) their GST/HST registration number;
 - ii. the type and quantity of goods purchased and/or services provided;
 - iii. the dates when the goods and/or services were purchased or delivered;
 - iv. invoices must be marked "paid" or be accompanied by other proof of payment such as credit card slips or cheques deposit copies;
 - (c) where requested by the City, a written report, prepared, signed and certified by the Conservation Consultant, showing that the work has been completed in accordance with the description of the Eligible Work in Schedule A, it meets permit requirements, including Heritage Alteration Permits and building permits and that it conforms with the Standards and Guidelines for the Conservation of Historic Places in Canada.
 - (2) If a work item that is submitted does not qualify as an Eligible Work item, then it shall not be included for the purposes of calculating this cash grant.

- (3) The Executive Director may request further documentation from the Owner and may independently gather estimates as to the Eligible Work in order to confirm the authenticity of the documentation of payments made for actual costs incurred (i.e. itemized invoices and receipts).
 - (4) It is understood that the City may decline to approve any cost if considered not to be reasonably or necessarily incurred for eligible work.
 - (5) The cash grant will not be provided unless and until the Executive Director receives the documentation in this section and has confirmed the authenticity of the same as well as the quality of the work.
 - (6) The Executive Director will conclusively determine the cost of Eligible Work in Schedule A after the Executive Director has viewed the estimates and received information pursuant to section 7.
 - (7) To be eligible for the cash grant, the Owner is required to ensure that all Eligible Work be:
 - (a) of good quality; and
 - (b) completed in a good and professional manner, in accordance with good and recognised standards, methods, practices and principles employed in the industry for similar work.
- 8(1) Upon completion of the Eligible Work, or portion thereof, the Executive Director:
- (a) shall review the documentation submitted pursuant to section 7;
 - (b) may inspect the Property to confirm the completion of the Eligible Work, or portion thereof as well as to confirm that the Eligible Work has been completed and is of good quality and completed in a good and professional manner; and
 - (c) shall certify the amount of the cash grant to be provided pursuant to this Agreement.
- (2) Where the Owner has not complied with a term of the Agreement or the Heritage Incentive Policy, the City may refuse to pay the cash grant or if paid, may require that the Owner repay the grant or a portion of the grant.

Termination

- 9 Where the Owner has not complied with a term of the Agreement, the City may terminate the Agreement by notice to the Owner.
- 10 This Agreement shall cease if the Owner:

- (a) becomes bankrupt or insolvent or is so adjudged;
- (b) makes a general assignment for the benefit of creditors;
- (c) does not keep the taxes current on the Property or has other charges that are owed to the City.

Notices

11(1) Any notice required or permitted to be given to either Party pursuant to this Agreement shall be in writing and may be delivered to the Party in person, or to its authorized agent, or by sending it by mail, addressed:

To the City at:

City Clerk
 City of Regina
 2476 Victoria Avenue
 P.O. Box 1790
 Regina, SK S4P 3C8

To the Owner at:

CONDOMINIUM PLAN NO. 96R47845
 2-1150 Rose Street
 Regina, SK S4R 1Z6

or to such alternate address as either Party may, from time to time, by notice advise.

- (2) If a notice is mailed pursuant to subsection (1), it is deemed to be given on the third business day after the date of such mailing.
 - (3) If postal service is interrupted or substantially delayed, any notice shall be hand-delivered.
- 12 This Agreement shall not become effective until adopted by bylaw of the Council of the City and fully executed by the parties to the Agreement.
- 13 This Agreement may be executed in multiple counterparts, each of which shall be deemed an original agreement and shall constitute one and the same agreement. The counterparts of this Agreement may be executed and delivered by facsimile or other electronic signature (including portable document format) by any of the parties and the other parties may rely on the receipt of such document so executed and delivered electronically or by facsimile as if the original had been received.

The Parties have executed the Agreement on the date first written above.

CITY OF REGINA

City Clerk

CONDOMINIUM PLAN NO. 96R47845

(seal)

Authorized Signing Officer

SCHEDULE A

ELIGIBLE WORK ITEMS 1150 Rose Street (W.G. Downing and Company Building)	ESTIMATED COST
<ul style="list-style-type: none">▪ Elevator – cleaned car top of oil, temporary seal gear box▪ Elevator address items of T-SASK inspection reports▪ Elevator – maintenance CAT testing and parts	
TOTAL ESTIMATE OF ELIGIBLE COSTS	\$3,052.50

This is only required to be filled out if **CONDOMINIUM PLAN NO. 96R47845** does not affix its seal to the agreement.

AFFIDAVIT OF SIGNING AUTHORITY

CANADA
SASKATCHEWAN

I, _____ of Regina, Saskatchewan,
Print Full Name of Signing Authority

MAKE OATH/AFFIRM AS FOLLOWS:

1. I am _____ (list position) of **CONDOMINIUM PLAN NO. 96R47845** in the Grant Agreement to which this Affidavit is attached.
2. I am authorized by **CONDOMINIUM PLAN NO. 96R47845** to execute the Grant Agreement without affixing the Seal of the Organization.

Sworn/Affirmed before me at _____,
on _____, 2____
Month Date

A Commissioner for Oaths in and for the
Province of Saskatchewan.
Being a lawyer —or—
My commission
expires:

} _____
Signature of Signing Authority

ABSTRACT

BYLAW NO. 2026-11

THE HERITAGE MAINTENANCE GRANT AGREEMENT FOR THE W.G.
DOWNING AND COMPANY BUILDING AND LOCATED AT 1150 ROSE STREET
BYLAW, 2026

PURPOSE: To authorize the execution of the Maintenance Grant Agreement entered into between the City of Regina and the Owner listed in the Agreement. This Agreement is being brought forward under the City's Heritage Incentive Policy.

ABSTRACT: The Owner of the property located at 1150 Rose Street will receive a grant, which is governed by the Grant Agreement between the parties that are attached as Schedule "A" to the Bylaw.

STATUTORY AUTHORITY: Subsection 89(4) of *The Cities Act* and section 28(a) of *The Heritage Property Act*.

MINISTER'S APPROVAL: N/A

PUBLIC HEARING: N/A

PUBLIC NOTICE: N/A

REFERENCE: Heritage Incentive Policy, City Council, March 16, 2022, CR22-30, Executive Committee, June 4, 2025, EX25-52, City Council, June 11, 2025, CR25-71 and City Council, June 11, 2025, CR25-72.

AMENDS/REPEALS: N/A

CLASSIFICATION: Executory

INITIATING DIVISION: City Planning and Community Development

INITIATING DEPARTMENT: Planning and Development Services

BYLAW NO. 2026-13

THE ANNUAL LOW-INCOME MUNICIPAL PROPERTY TAX DEFERRAL
PROGRAM BYLAW, 2026

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Purpose

- 1 The purpose of this Bylaw is to provide City Council approval of tax deferrals for taxpayers who applied for and meet the eligibility requirements of the Low-Income Municipal Property Tax Deferral Program as set out in Bylaw 2022-33, *The Low-Income Municipal Property Tax Deferral Program Bylaw, 2022*.

Authority

- 2 The authority for this Bylaw is subsection 244(1) and clause 244(2)(e)(ii) of *The Cities Act* as City Council is approving of tax deferrals that are, in Council's opinion, in the best interests of the community and are as a result of a policy or program passed in Bylaw 2022-33, being *The Low-Income Municipal Property Tax Deferral Program Bylaw, 2022* for which public notice was provided when that Bylaw was passed.

Definitions

- 3 Any terms used in this Bylaw shall have the same definitions as Bylaw 2022-33, being *The Low-Income Municipal Property Tax Deferral Program Bylaw, 2022*.

Tax Deferrals

- 4(1) Subject to the terms of Bylaw 2022-33, being *The Low-Income Municipal Property Tax Deferral Program Bylaw, 2022*, the following properties in Regina are provided with a property tax deferral which allows for the one-time postponement of the payment of \$600 of municipal property taxes levied in 2026 until the conditions for repayment are met as specified in Bylaw 2022-33:

- (a) the property legally described as:

Unit 12
Plan 99RA05654 Ext 0

- (b) the property legally described as:

Lot 31
Block 74
Plan OLD218 Ext 0

- (c) the property legally described as:

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

City Solicitor

Lot 9
Block 296
Plan OLD33 Ext 0

- (2) If the amount of municipal property taxes levied in 2026 on a property identified in subsection (1) is less than \$600, then the amount deferred pursuant to subsection (1) is reduced to the amount of municipal property taxes levied on the property in 2026.
- 5(1) Subject to the terms of Bylaw 2022-33, being *The Low-Income Municipal Property Tax Deferral Program Bylaw, 2022*, the following properties in Regina are provided with a property tax deferral which allows for the one-time postponement of the payment of \$1,200 of municipal property taxes levied in 2026 until the conditions for repayment are met as specified in Bylaw 2022-33:
- (a) the property legally described as:
- Lot 45
Block 7
Plan 65R14428 Ext 0
- (b) the property legally described as:
- Lot 18
Block 2
Plan GD1553 Ext 0
- (c) the property legally described as:
- Lot 29
Block 37
Plan 74R07303 Ext 0
- (2) If the amount of municipal property taxes levied in 2026 on a property identified in subsection (1) is less than \$1,200, then the amount deferred pursuant to subsection (1) is reduced to the amount of municipal property taxes levied on the property in 2026.
- 6 The tax deferrals in sections 4 and 5 provide for a one-time deferral of the amount listed in those sections, and any additional deferrals provided in future years will be authorized under a future bylaw, if the eligibility requirements set out in Bylaw 2022-33, being *The Low-Income Municipal Property Tax Deferral Program Bylaw, 2022* are met.
- 7 The tax deferrals in sections 4 and 5 shall:

- (a) be governed by the terms of Bylaw 2022-33, being *The Low-Income Municipal Property Tax Deferral Program Bylaw, 2022*;
- (b) include only a deferral of municipal taxes as defined in Bylaw 2022-33, being *The Low-Income Municipal Property Tax Deferral Program Bylaw, 2022*; and
- (c) not include special taxes, local improvement levies, public utility charges, development fees or other such charges imposed by the City or other taxing authority.

8 This Bylaw comes into force on January 1, 2026.

READ A FIRST TIME THIS 11th DAY OF March 2026.

READ A SECOND TIME THIS 11th DAY OF March 2026.

READ A THIRD TIME AND PASSED THIS 11th DAY OF March 2026.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

BYLAW NO. 2026-13

THE ANNUAL LOW-INCOME MUNICIPAL PROPERTY TAX DEFERRAL
PROGRAM BYLAW, 2026

PURPOSE:	The purpose of this Bylaw is to provide authority for tax deferrals for the specific properties who have taxpayers who meet the eligibility requirements of the Low-Income Municipal Property Tax Deferral Program as set out in Bylaw 2022-33, <i>The Low-Income Municipal Property Tax Deferral Program Bylaw, 2022</i> . This program provides for property tax deferrals for low-income households that include either a senior citizen or person living with a disability. Repayment of the deferral of taxes is required where: the property is sold or transferred; the senior citizen or person with a disability is no longer a resident of the property; the taxpayer has outstanding bills owing to the City and is not current on those bills or payment plan; and if the taxpayer provides misleading information on their application. There are some exceptions where a taxpayer can apply to delay repayment. The deferred taxes are secured by registering a lien on a property subject to deferral. Taxpayers can repay taxes at any time.
ABSTRACT:	This Bylaw sets out those specific properties that are eligible for a tax deferral under the Low-Income Municipal Property Tax Deferral Program as set out in Bylaw 2022-33, <i>The Low-Income Municipal Property Tax Deferral Program Bylaw, 2022</i> .
STATUTORY AUTHORITY:	Section 244(1) and (2) of <i>The Cities Act</i>
MINISTER’S APPROVAL:	N/A
PUBLIC HEARING:	N/A
PUBLIC NOTICE:	N/A
REFERENCE:	Executive Committee, May 25, 2022, EX22-67, City Council, June 1, 2022, CR22-68 and Bylaw 2022-33, <i>The Low-Income Municipal Property Tax Deferral Program Bylaw, 2022</i> which sets out the terms of the program.

AMENDS/REPEALS: New Bylaw

CLASSIFICATION: Administrative

INITIATING DIVISION: Financial Strategy and Sustainability

INITIATING DEPARTMENT: Assessment and Property Revenue Services

BYLAW NO. 2026-15

THE COMMITTEE AMENDMENT BYLAW, 2026

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 The purpose of this Bylaw is to amend Bylaw No. 2009-40, being *The Committee Bylaw, 2009*, to decrease the number of members appointed to the Executive Committee Human Resources Sub-Committee from three members to two members.
- 2 The authority for this Bylaw is section 55 and 100 of *The Cities Act*.
- 3 Bylaw No. 2009-40, being *The Committee Bylaw, 2009*, is amended in the manner set forth in this Bylaw.
- 4 Clause 4(3)(a) in Table 2 of Schedule A of Bylaw No. 2009-40 is amended by striking out “three” and substituting “two”.
- 5 This Bylaw comes into force on January 1, 2027

READ A FIRST TIME THIS 11th DAY OF March, 2026.

READ A SECOND TIME THIS 11th DAY OF March, 2026.

READ A THIRD TIME AND PASSED THIS 11th DAY OF March, 2026.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

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

City Solicitor

ABSTRACT

BYLAW NO. 2026-15

THE COMMITTEE AMENDMENT BYLAW, 2026

PURPOSE: The purpose of this Bylaw is to amend Bylaw No. 2009-40, being *The Committee Bylaw* to reduce the number of councillor members on the Executive Committee Human Resources Sub-Committee from three to two members.

ABSTRACT: This Bylaw amends the Table in the Bylaw that sets out the composition of the Executive Committee Human Resources Sub-Committee. It reduces the number of councillor members from three to two members. With this change, the composition of the Human Resources Sub-Committee will include two councillor members and the Mayor.

STATUTORY AUTHORITY: Section 55 and 100 of *The Cities Act*

MINISTER’S APPROVAL: N/A

PUBLIC HEARING: N/A

PUBLIC NOTICE: N/A

REFERENCE: Executive Committee, February 11, 2026, E26-6 and City Council, February 25, 2026, CR26-13

AMENDS/REPEALS: Bylaw No. 2009-40

CLASSIFICATION: Administrative

INITIATING DIVISION: City Clerk’s Office
INITIATING DEPARTMENT: City Clerk’s Office