



List of Delegations

**Wednesday, May 20, 2026
1:00 PM**

Henry Baker Hall, Main Floor, City Hall

The List of Delegations is prepared to reflect the agenda as published. The order in which items are considered, and related delegations heard, is subject to change and remains at the call of the Chair.



OFFICE OF THE CITY CLERK

**City Council
List of Delegations and Communications
Wednesday, May 20, 2026**

CR26-56 Concept Plan & Zoning Bylaw Amendment – 500 N Courtney Street

DELEGATION

DE26-57 Diana Hawryluk, Dream, Regina, SK

MN26-7 Return to Office Work

DELEGATION

DE26-55 Ian Cantello, Regina Civic Middle Management Association, Regina, SK
(tabled from May 6, 2026)

COMMUNICATIONS

CP26-29 Judith Veresuk, Regina Downtown Business Improvement District, Regina,
SK *(tabled from May 6, 2026)*

CP26-31 Mike Tate, Regina & District Chamber of Commerce, Regina, SK



May 16, 2026

VIA E-MAIL
Office of the City Clerk
City of Regina

Attention: Members of City Council

Re: Coopertown Concept Plan Amendment

On behalf of Dream, we respectfully submit this letter in support of Administration's recommendation to approve the revised Coopertown Concept Plan, as outlined in Report RPC 26-8.

The proposed amendments are strategically important to enhance the functionality, connectivity, and long-term adaptability of the Coopertown neighbourhood. They respond to evolving market conditions and incorporate a new joint-use school site, ensuring the neighbourhood continues to develop as a complete, vibrant, and sustainable community within the area bounded by the pipeline, Courtney Street, 9th Avenue North, and Fairways West Road.

The key refinements include:

- **Reorientation of the Commercial Area:**
The neighbourhood commercial hub is repositioned along Courtney Street, improving visibility and access. Enhanced access via Rink Avenue and Dalgliesh Drive improves internal circulation and connectivity for both residents and visitors.
- **Improved Road Network Design:**
The revised layout creates a more efficient and connected street network that supports pedestrian movement, active transportation, and multi-modal travel, while meeting City standards and avoiding unnecessary infrastructure.
- **Provision for a Joint-Use School Site:**
The plan incorporates a 2.6-hectare site to accommodate a future joint elementary school, as identified in collaboration with the Ministry of Education and School Boards. This responds to growing enrollment pressures in northwest Regina and strengthens the neighbourhood's role as a complete community.

The revised Concept Plan aligns with the policies of the Official Community Plan (OCP), including goals related to complete neighbourhoods, housing diversity, and achieving density targets. It also introduces flexibility that allows the neighbourhood to respond to changing housing needs over time while maintaining a cohesive planning framework.



We acknowledge the feedback received from nearby residents and offer the following responses:

- **Traffic Noise and Attenuation:**
An analysis was completed previously and concluded, 9th Avenue North and Courtney Street do not meet the threshold requiring attenuation measures. We remain committed to working with the City to monitor conditions as development progresses.
- **Density and Land Use Along Courtney Street:**
Courtney Street is a planned arterial roadway intended to accommodate higher traffic volumes and future transit. Consistent with City planning principles, arterial corridors are appropriate locations for higher density residential and commercial uses. The revised plan concentrates commercial activity within a defined neighbourhood hub and incorporates buffering to ensure compatibility with adjacent areas.

We value our ongoing collaboration with the City of Regina and remain committed to delivering high-quality, complete communities. Approval of these amendments will support the timely and coordinated development of Coopertown as a well-connected, inclusive, and market-responsive neighbourhood. Accordingly, we respectfully request City Council to approve the Concept Plan amendments as presented.

Thank you for your consideration.

Sincerely,

Diana Hawryluk
General Manager, Regina Land

Cc: Jason Carlston, RVP Saskatchewan

Good Afternoon Mr. Mayor and Regina City Councillors

My name is Ian Cantello and I am the President of the Regina Civic Middle Management Association. I am joined here today by Dave Kelly, President of CUPE Local 7. Not here today but in support of our delegation is Tyler Hutchinson, President of CUPE Local 21. We represent the majority of City of Regina employees who have flexible workspace arrangements. We are speaking here today on behalf of our members in opposition to the motion to return all non-accommodated staff to the office. This motion runs contrary to City of Regina policy, ignores peer-reviewed research and demonstrates a misunderstanding of the economic moment we are in.

For the record, most of our members that work from home are on a hybrid schedule, meaning that they spend some days in the office, and some days at home.

Let's start by talking about policy and how this motion contradicts Council-adopted policies. I want to start with a concept called Travel Demand Management or TDM. TDM is a way to reduce traffic congestion and reduce the need to expand road networks by changing people's travel patterns.

I'll refer now to page 25 of the City of Regina's Transportation Master Plan (2017).

Policy 1.20 recommends the City adopt a lead-by-example policy to promote TDM strategies within the City of Regina municipal corporation. Policy 1.24 encourages the use of innovative technology to change travel behaviour, aligning to policy 5.23 of the Official Community Plan.

Working from home, and the ability to conduct meetings and collaborate online (using tools like Teams or Zoom), is a new application of technology. This is Travel Demand Management. Every single time someone decides to drive somewhere it makes the rest of the road network less efficient for everyone else. Demanding city workers return to the roads means more traffic, less parking and slower commutes for everyone in an area of the city which is already quite congested. It's also a safety concern during inclement weather.

Moving on to page 67 of the City of Regina's Energy & Sustainability Framework.

Big Move policy 6.2 directs the City to Employ Car-free zones, increased parking rates, car and bike-share programs and **work-from-home measures** to reduce demand for personal-use vehicles.

In summary, work-from-home alleviates the need for costly road expansion projects and supports our environmental goals. Work from home aligns with policy already approved and adopted by Regina City Council.

As for modern research and best practice, numerous studies show that work-from-home improves work-life balance, employee retention and, importantly, keeps the same productivity or improves it. Employee satisfaction is increasingly important as Millennials and Gen-Z bring new perspectives into the workplace. There's a bibliography attached if you're interested.

The satisfaction of those workers will be tested if you decide to bring employees back to City Hall full-time. City Hall itself is far past its prime, despite the ongoing and admirable efforts of our facilities team to plug holes in the dam. Or should I say plug holes in a leaky 5th floor window. It is far from a modern office environment, and I'm happy to provide additional details if you're interested.

It is also important to consider that employees were asked to invest in the equipment and space required for their home office. Given that work-from-home is advertised prominently as a benefit on job postings, can you blame employees for feeling deceived if work-from-home privileges were fully rescinded? I can provide more details on this as well.

Last of all, the economic factors. The rationale for this motion was shared widely on social media last month. The motion proposes examining whether removing work-from-home privileges – and it **is** a privilege – would cost the City more than \$250,000. It also cites the economic stimulus of the downtown as a reason for bringing people back to City Hall full time.

We can guarantee that it will cost you more than \$250,000. Our memberships have grown significantly, mostly under hybrid models. City Hall is bursting at the seams already. The only solution must be to rent space in the downtown and saddle the public with another expensive lease. What services will council decide to cut to pay for this?

If you will recall, during budget deliberations the former CFO pointed out that most union salaries have not kept up with inflation. The City's presentation cited most jobs falling behind inflation by 5% to 11% over the last 10 years. I can say that as of January 1st 2025 that number for our three unions was 8% or more.

To make this very clear, this motion asks our members to spend more money and time commuting to their jobs, at a time where gas is hitting record highs, not to mention the cost of parking. The motion suggests our members would ride the bus. The bus takes more time and transit fares just went up, too. All those additional costs, plus wages which have lagged behind inflation? And the proposed outcome here is the economic stimulus of the downtown by our members spending freely?

That just doesn't add up. We'll be brown paper bagging our lunches into work. You'll see workers parking their vehicles in surrounding neighbourhoods and leaving their desks to

move their vehicles every couple of hours to avoid tickets. Which again means less parking for everyone else who has no choice other than to drive to downtown. You'll also see more sick time use, as workers will no longer be able to work remotely to avoid spreading an illness that otherwise wouldn't prevent them from working.

Put simply, this proposal is trying to cram the toothpaste back in the tube. We aren't living in the 90s anymore. Remote work, teleconferencing, and all the improvements they bring, are here to stay. There are other, better ways to stimulate the downtown, including subsidizing businesses directly. That way there might be some benefit instead of just making a whole lot of underpaid and overworked workers see their work-life balance decline further. We strongly oppose this motion and believe it would be a step backward for the City of Regina.

Thank you, and we would be happy to answer any questions you may have.

Bibliography

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May 4, 2026,

Mayor Bachynski and Executive Committee
City of Regina
2476 Victoria Avenue, PO Box 1790
Queen Elizabeth II Court
Regina, SK, S4P 3C8

Dear Mayor Bachynski and Members of Executive Committee,

On behalf of the Regina Downtown Business Improvement District (RDBID), I am writing to express our support for MN 26-7 Return to Office Work brought forward by Councillor Bezo concerning a return to work mandate for City Staff.

RDBID's mission is to act on behalf of our members to favorably position downtown as a unique, attractive and desirable neighbourhood for businesses, residents and visitors. Our organization's role is to support our members and advocate on their behalf as we continue to create a thriving and economically strong downtown that is also inclusive, attractive, and culturally vibrant for our entire community.

The COVID-19 pandemic, which emerged in early 2020, had a substantial impact on Regina's downtown. Almost overnight, the daily presence of more than 30,000 workers significantly declined as office buildings emptied and work transitioned from in person to remote. This sudden shift left the downtown desolate, resulting in reduced foot traffic and economic activity for downtown businesses. While businesses were forced to navigate the loss of people working and spending time downtown, public health restrictions further limited their operations.

While our members continue to recover, post pandemic challenges persist, including office and business vacancies, decreased daytime and nighttime activity associated with remote and hybrid work and choosing to stay home, evolving consumer behaviours, mental health crises, safety perceptions, and ongoing inflationary pressures. This recovery has been further challenged by ongoing construction in the downtown, particularly along 11th Avenue, where businesses have experienced significant impacts as a result of the 11th Avenue Revitalization Project since 2023.

The post-pandemic future will differ from how we once lived and worked prior to 2020, particularly as advances in technology further shape how we work as a society. However, implementing a return to work mandate, especially during peak construction season and as the Regina Farmers' Market returns downtown on Wednesdays and Saturdays, presents a vital opportunity to support local businesses and strengthen downtown as a lively and vibrant community hub. RDBID recognizes and supports the benefits of remote work; however, one of its most significant impacts on Regina's downtown has been the reduction in daily foot traffic and economic activity for businesses operating in the district, which is why RDBID supports the proposed motion.

An active downtown is essential to a strong and resilient city. This motion will play a key role in increasing daily foot traffic, encouraging support for downtown businesses, driving economic activity, and contributing to the overall vibrancy of the downtown.

Given that City Hall is located in the downtown, increased in office presence provides an opportunity for City Staff to become more connected to the area in which they work, including greater awareness of and engagement with downtown businesses and services. In addition, increased in office presence may help reinforce public confidence by improving the visibility and accessibility of City staff, while also supporting stronger internal collaboration and communication.

Beyond the economic benefits of this mandate, a stronger daytime presence helps foster a more active and welcoming downtown. Increased activity in public spaces not only supports businesses, but also reinforces positive perceptions of safety and encourages more people to return to and spend time in the downtown. By increasing daytime presence in the downtown, this mandate also has the potential to support a more active evening economy, encouraging people to stay beyond traditional 9–5 hours and contributing to a more vibrant downtown after hours.

As a downtown largely supported by public sector employment, the pandemic had a pronounced impact on our members, and has reshaped how people live and work, presenting both challenges and opportunities to reimagine the purpose of downtown Regina as more than a place of employment. Moving forward, downtown should not be defined solely as a place of work, but as an experience-focused destination and a culturally vibrant community hub well into the evening hours and weekends.

This motion demonstrates the City's commitment to supporting Regina's downtown and is an important step towards building a more safe, active, and vibrant community. It also sets a precedent for other organizations operating in the district, encouraging them to follow the City's lead and support our shared vision for downtown. This will strengthen the public's perception of downtown as a welcoming, safe, and thriving community for workers, businesses, visitors, and residents. Ultimately, this mandate will build the momentum needed to advance Regina's downtown as an experience driven destination.

Should this motion be approved, RDBID looks forward to continuing to work collaboratively with the City of Regina to encourage investment in the downtown and to build a thriving and active City Centre where people want to be and where businesses want to invest.

Thank you for your consideration.

Sincerely,



Judith Veresuk
Executive Director

15 May 2026

Mayor Bachynski and City Council
City of Regina
2476 Victoria Avenue, PO Box 1790
Queen Elizabeth II Court
Regina, SK, S4P 3C8

Re. MN 26-7 Return to Office Work

Dear Mayor Bachynski and Members of City Council,

On behalf of the Regina & District Chamber of Commerce, I am writing to express our support for MN 26-7, the Return to Office Work motion brought forward by Councillor Bezo.

A vibrant downtown core is a priority for our members, and its vitality is consistently among the top concerns we hear from them. The City of Regina is one of its largest employers, and the consistent presence of that workforce during business hours has a direct and meaningful impact on the businesses, restaurants, and service providers that make up our membership. That impact has been felt in its absence. Post-pandemic challenges — including reduced foot traffic, office vacancies, and shifting consumer patterns — continue to affect businesses operating in the core, and a return to regular in-office work by City employees is an immediate and practical measure to help address this.

Like any employer, the City has the right and the responsibility to set workplace expectations that reflect its operational needs and its obligations to the public it serves. The private sector has been navigating this same decision for several years. We view this motion as reasonable and timely — and one that will make a tangible difference for the businesses that depend on a thriving core.

We look forward to seeing a more active downtown as a result, and trust that implementation will be managed thoughtfully — in a way that works for the City, its employees, and the taxpayers it serves.

Respectfully submitted,



Mike Tate
Chief Executive Officer
Regina & District Chamber of Commerce



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