



# **Executive Committee**

**Wednesday, June 17, 2026  
9:00 AM**

**Henry Baker Hall, Main Floor, City Hall**



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**OFFICE OF THE CITY CLERK**

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**Public Agenda  
Executive Committee  
Wednesday, June 17, 2026**

**Approval of Public Agenda****Adoption of Minutes**

Minutes of the meeting held on May 27, 2026

**Administration Reports**

EX26-69      Mosaic Stadium 2027 Capital Program Advanced Approval

**Recommendation**

The Executive Committee recommends that City Council:

1. Provide advanced approval for the 2027 Mosaic Stadium Capital Program of \$8,200,000 to be funded from the Regina Revitalization Initiative Stadium Reserve to be used for the procurement, installation, commissioning and related project costs associated with the replacement of the LED video display boards, systems and artificial turf at Mosaic Stadium.
2. Delegate authority to the Chief Financial Officer and Deputy City Manager to initiate and award the public procurement process for the Mosaic Stadium Video Display Board Project.
3. Approve these recommendations at its June 24, 2026, meeting.

EX26-70      Heritage Incentive Applications 2026

**Recommendation**

The Executive Committee recommends that City Council:

1. Approve the grant for a plaque for the property indicated in Appendix A – Heritage Incentives Request 2026 in the amount indicated in Appendix B – Heritage Incentives Summary 2026.
2. Approve grants under the *Heritage Incentives Policy* for the properties in Appendix A – Heritage Incentives Request 2026 for the eligible conservation work listed in Appendix B – Heritage Incentives



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Summary 2026 subject to the following limits:

- a. The grant is limited to the lesser of the amount in Appendix A – Heritage Incentives Request 2026 and 50 per cent of the eligible conservation work costs incurred by the Owner (for maintenance grants and major grants for designated properties).
  - b. For Heritage Inventory properties, the grant is limited to:
    - i. The lesser of the amount in Appendix A – Heritage Incentives Request 2026 and 25 per cent of the eligible conservation work costs incurred by the Owner for major grants; and
    - ii. The lesser of the amount in Appendix A – Heritage Incentives Request 2026 and 50 per cent of the eligible conservation work costs incurred by the Owner for maintenance grants.
  - c. The combined value of any major grants and tax exemptions received by the Owner shall not exceed 50 per cent of the actual costs incurred in completing the heritage work on the property.
3. Approve property tax exemptions under the *Heritage Incentives Policy* for the properties based on the estimated amounts in Appendix A – Heritage Incentives Request 2026 for the work listed in Appendix B – Heritage Incentives Summary 2026. The totals listed in Appendix A – Heritage Incentives Request 2026 are estimates of the final amount. The final amount is limited to:
- a. The lesser of 50 per cent of the eligible conservation work costs incurred by the Owner or a maximum of 10 years of property taxes.
  - b. The combined value of any major grants and tax exemptions received by the Owner shall not exceed 50 per cent of the actual costs incurred in completing the heritage work on the property.
4. Instruct the City Solicitor to prepare the necessary bylaws and agreements with the following conditions to be brought forward to a future City Council date once the agreements have been signed by the Property Owners:



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- a. That where the property has been designated, that the property possesses and retains its heritage status in accordance with *The Heritage Property Act*.
  - b. All required permits, including heritage alteration permits, must be submitted and approved before commencing work, and projects must pass periodic site inspections to ensure the work is completed as approved. Where the property is listed in the Heritage Inventory, that work must be carried out in accordance with heritage standards, to be confirmed through a site inspection at project completion.
  - c. That the Property Owner submits detailed written documentation of payments made for the actual costs incurred (i.e. itemized invoices and receipts) in the completion of the conservation work identified. If actual costs exceed the corresponding estimates by more than 10 per cent, the Property Owner shall provide full particulars as to the reason(s) for the cost overrun. The City of Regina may decline to approve any cost overrun, or portion thereof, if considered not to be reasonable or necessarily incurred for eligible work.
  - d. For tax exemptions, that work is completed and invoices submitted by September 30 each year to be eligible for tax incentives starting the following year of up to 50 per cent of the cost of approved work.
  - e. That the Deputy City Manager, City Planning & Community Services or designate be authorized under the Grants and Tax Exemption Agreement to make all determinations regarding reimbursements of the cost incurred for work done to the property based on the City of Regina's *Heritage Incentives Policy*.
5. Authorize the City Clerk to execute the agreements on behalf of the City of Regina after the bylaws authorizing the agreements have been passed.
  6. Authorize the Deputy City Manager, City Planning & Community Services or designate to:
    - a. Apply to the Government of Saskatchewan on behalf of the



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Property Owner for any exemption of the education portion of the property taxes that is \$25,000 or greater in any year during the term of the exemption and where the amount of education taxes being exempted is not approved by the Government of Saskatchewan, the City of Regina may reduce the amount of the exemption for the education portion of the taxes to less than \$25,000;

- b. Apply to the separate school division (where applicable and required) on behalf of the Property Owner for any exemption of the education portion of the property taxes and where the amount of education taxes being exempted is not approved by the separate school division (where approval is required), the City of Regina shall reduce the exemption of the education portion of the property taxes in accordance with the separate school division's decision.

7. Approve these recommendations at its meeting on June 24, 2026.

EX26-71      Build Canada Strong Funding Agreement

**Recommendation**

The Executive Committee recommends that City Council:

1. Delegate authority to the Chief Financial Officer & Deputy City Manager or designate to:
  - a. Negotiate and approve the funding agreement between the City and the federal government for the Southwest Sewer Upgrade Project as described in this report;
  - b. Authorize amendments to the agreement, if required, which do not substantially change what is described in this report, and;
  - c. Prepare ancillary agreements or documents as required to give effect to the agreement;
2. Authorize the City Clerk to execute all agreements with the federal government upon review and approval of the City Solicitor; and
3. Approve these recommendations at its meeting on June 24, 2026



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EX26-72 The Wastewater and Storm Water Bylaw No. 2016-24 Proposed Amendments

**Recommendation**

The Executive Committee recommends that City Council:

1. Approve the bylaw amendments outlined in Appendix A of this report to come into force on the day of passage, with the exception for the changes to Schedule E “Charges for Accepted Hauled Wastewater,” shall come into force on January 1, 2027;
2. Instruct the City Solicitor to prepare the necessary amendments to *The Wastewater and Storm Water Bylaw, 2016, Bylaw No. 2016-24* as outlined in Appendix A and recommendation #1 of this report; and
3. Approve this recommendation at its June 24, 2026 meeting.

EX26-73 North Pumping Station Pumps 1 and 2 Replacement Project

**Recommendation**

The Executive Committee recommends that City Council:

1. Authorize the Deputy City Manager, City Operations, or their designate, to authorize and amend the existing contract to increase the consulting fees for the North Pump Station – Pump Nos. 1 and 2 Replacement Project over \$750,000.
2. Approve these recommendations at its meeting on June 24, 2026.

EX26-74 Lease of Currie Field to Regina Red Sox

**Recommendation**

The Executive Committee recommends that City Council:

1. Approve a 25.5-year lease agreement between the City of Regina (City) and The Regina Red Sox Baseball Club GP Inc. for Currie Field and a portion of 3898 East Victoria Avenue (Billboard Lands), as shown on Appendices B and C. The lease includes renewal options as further described in this report and is to be granted for less than fair market value and without public offering, subject to the terms and conditions outlined in this report.
2. Authorize the City Manager (or their designate) to negotiate and approve the final terms and conditions of the lease agreement as



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described in this report, and any other commercially relevant terms that may be required. Also, approve any amendments to the lease that do not materially change the terms described in this report, the extension of the lease, and any ancillary agreements or documents required to give effect to the lease.

3. Approve an amendment to *The Currie Field Alcohol Bylaw* to remove the limit of six special events per year and instruct the City solicitor to prepare the necessary bylaw amendment.
4. Authorize the City Clerk to execute the Certificate of Approval, which certifies the City's consent for the proposed lease area registration, pursuant to *Subdivision Bylaw No. 7748* and Section 121 of the *Planning and Development Act, 2007*.
5. Authorize the City Clerk to execute the lease agreement after review by the City Solicitor.
6. Approve this recommendation at its June 24, 2026 meeting, after giving notice in accordance with *Bylaw No. 2020-28 The Public Notice Policy Bylaw, 2020*.

**Adjournment**

AT REGINA, SASKATCHEWAN, WEDNESDAY, MAY 27, 2026

AT A MEETING OF EXECUTIVE COMMITTEE  
HELD IN PUBLIC SESSION

AT 9:00 AM

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

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

Also in Attendance: Acting City Clerk, Amber Ackerman  
Acting Deputy City Clerk, Martha Neovard  
Acting City Manager, Jim Nicol  
City Solicitor, Shannon Williams  
Acting Chief Financial Officer/Deputy City Manager, Financial Strategy & Sustainability, Jeff May  
Deputy City Manager, City Operations, Kurtis Doney  
Deputy City Manager, City Planning & Community Services, Deborah Bryden  
Deputy City Manager, Communications, Service Regina, & Tourism, Jennifer Johnson  
Chief Human Resource Officer, Chris Frohlick  
Director, Land, Real Estate & Economic Development, Chad Jedlic  
Director, Roadways & Transportation, Chris Warren  
Director, Sustainable Infrastructure, Evan Guenther  
Director, Transit & Fleet, Transit & Fleet, Nathan Luhnig  
Manager, Corporate Asset Management, Jared Hagen  
Manager, Government Relations, Ryan Gray

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

APPROVAL OF PUBLIC AGENDA

**Councillor David Froh moved, AND IT WAS RESOLVED, that the agenda for this**

meeting be approved, at the call of the Chair, with the following adjustments:

**ADD:**

- The registered List of Delegations

**WITHDRAW:**

- Delegation Dylan Morin from item *EX26-64 Transit Bylaw Updates - Charter*

#### ADOPTION OF MINUTES

**Councillor Shanon Zachidniak moved, AND IT WAS RESOLVED, that the minutes for the meeting held on May 13, 2026, be adopted, as circulated.**

#### ADMINISTRATION REPORTS

EX26-57 2025 Buffalo Pound Water Treatment Corporation Year-End Report

##### **Recommendation**

The Executive Committee recommends that City Council receive and file this report at its June 10, 2026 meeting.

Ryan Johnson, representing Buffalo Pound Water Treatment Corporation, Moose Jaw, SK, addressed the Committee.

(Councillors Jason Mancinelli and Sarah Turnbull arrived to the meeting.)

**Councillor George Tsiklis moved that the Executive Committee recommend that City Council direct Administration, in consultation with the Buffalo Pound Water Treatment Corporation, to bring an informational report to Audit and Finance Committee by Q4 of 2027 to include the following:**

- Final Plant Renewal Project costs to the City after grants;
- National Water and Wastewater Benchmarking Initiative peer benchmarking results and post-renewal improvements; and
- Projected water utility rate impacts and sensitivities for 2028-2031.

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

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

RECESS

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

The Committee recessed at 10:19 a.m.

The Committee reconvened at 10:35 a.m.

EX26-63 Johnson Collegiate Fare-Free Pilot Project Update

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Recommendation

The Executive Committee recommends that City Council receive and file this report at its June 10, 2026 meeting.

The following addressed the Committee:

- Dylan Morin, Regina, SK
- Sarah Cummings Truszkowski, representing Regina Public Schools, Regina, SK

**Councillor Shanon Zachidniak moved, AND IT WAS RESOLVED, that the following communications be received and filed:**

- EX26-67 Lawrence Neufeld, Regina, SK
- EX26-68 Ryan Bast, Regina Catholic School Division, Regina, SK

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

RECESS

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

The Committee recessed at 12:15 p.m.

The Committee reconvened at 1:00 p.m.

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

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

**Recommendation**

The Executive Committee recommends that City Council:

1. Approve the following, effective June 24, 2026:
  - a. Amendments to *Schedule B – Transit Fares* for changes to Charter fees, as described in Appendix A.
  - b. Amendments to *Schedule D – Paratransit Charter Service Rates* as described in Appendix B.
2. Approve the amendments to *The Regina Transit Fare Bylaw, 2009*, as described in Appendix C to update wording regarding UPASS contracts.
3. Instruct the City Solicitor to prepare the necessary amendments to *The Regina Transit Fare Bylaw, 2009*, to give effect on the recommendations in the report, to be brought forward to a subsequent meeting of City Council, following approval of these recommendations.
4. Approve this recommendation at the June 10, 2026, City Council meeting.

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

Amendment

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**Councillor Sarah Turnbull moved, in amendment, that City Council table this report and direct Administration to consult with the Accessibility Advisory Committee and bring a supplemental report containing the Accessibility Advisory Committee’s feedback on the potential impacts of these changes to the June 24, 2026 meeting of City Council.**

**The amending motion was put and declared LOST.**

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

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

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

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EX26-62 Casual & Elected Official Pension Plan Governance Changes

**Recommendation**

The Executive Committee recommends that City Council:

1. Approve the new governance structure and plan text under the new name, City of Regina (City) Defined Contribution Pension Plan (the new Plan), for the City's Casual and Elected Officials Defined Contribution Pension Plan as outlined in this report and in Appendix A, effective January 1, 2027;
2. Delegate authority to the City Manager for future amendments or termination of the new Plan as the Plan Sponsor on behalf of the City, subject to the following general conditions that are outlined in detail in section 14 of the plan text:
  - (a) For both elected officials and employees, existing entitlements in the Plan are retained and cannot be reduced;
  - (b) For both elected officials and employees, assets of the plan cannot be diverted and must be used for the exclusive benefit of members and their spouses, beneficiaries or estates;
  - (c) Existing collective bargaining arrangements are retained which means that amendments that affect employees continue to be subject to the approval of the Canadian Union of Public Employees (CUPE), Local No. 21 in accordance with and to the extent required by the collective agreement; and
  - (d) Council may be consulted before an amendment that affects elected officials is adopted.
3. Instruct the City Solicitor to bring forward a bylaw to City Council to repeal *Bylaw No. 8589 A Bylaw of the City of Regina Concerning a Plan for Certain Employees and Elected Officials (Bylaw No.8589)*. This would be effective December 31, 2026.
4. Approve these recommendations at its meeting on June 10, 2026.

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

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

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

EX26-58 2025 Annual Submittal - Regina Exhibition Association Limited

**Recommendation**

The 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 Regina Exhibition Association Ltd. Annual General Meeting as follows:
  - a. Approve the Audited financial statements for 2025 operating year (Appendix A – 2025 Audited Financial Statements – Regina Exhibition Association Limited).
  - b. Approve the 2025 Annual Report (Appendix B – 2025 Annual Report – Regina Exhibition Association Limited).
  - c. Approve MNP, LLP as the external auditor for Regina Exhibition Association Limited (REAL) for 2026.
2. Approve this recommendation at its June 10, 2026, meeting.

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

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

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

EX26-59 Cathedral Village Community Association Garden Lease

**Recommendation**

The Executive Committee recommends that City Council:

1. Approve the City of Regina (City) entering a lease agreement with the Cathedral Village Community Association Corporation (CVCA) for City-owned property located at 2055 Forget Street, as shown in Appendix A — Lease Space, consistent with the terms and conditions stated in this report;

2. Delegate Authority to the City Manager (or their designate) to negotiate any other commercially relevant terms and conditions, 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, and
4. Approve these recommendations at its meeting on June 10, 2026, following the required public notice.

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

(Councillor Jason Mancinelli temporarily left the meeting.)

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

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

EX26-60 Regina & Area Motocross Lease

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### **Recommendation**

The Executive Committee recommends that City Council:

1. Approve the City of Regina (City) entering into a lease agreement with the Regina and Area Motocross Club Inc. (RAMC) for a portion of City-owned property, commonly known as King's Park (portion of LSD 6-13-18-19-2 Ext 19, LSD 3-13-18-19-2 Ext 14, SE 13-18-19-2 Ext 0), in accordance with the terms and conditions outlined in this report;
2. Delegate Authority to the City Manager (or their designate), to negotiate any other commercially relevant terms and conditions, as well as any amendments to the agreement that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to this agreement;
3. Authorize the City Clerk to execute the agreement upon review and approval by the City Solicitor; and
4. Approve these recommendations at its meeting on June 10, 2026,

following the required public notice.

(Councillor Victoria Flores temporarily left the meeting.)

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

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

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

(Councillors Victoria Flores and Jason Mancinelli returned to the meeting.)

EX26-61 South Saskatchewan Kart Club Lease

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**Recommendation**

The Executive Committee recommends that City Council:

1. Approve the City of Regina (City) entering into a lease agreement with the South Saskatchewan Kart Club (SSKC) for a portion of City-owned property, commonly known as King's Park (portion of LSD 6-13-18-19-2 Ext 19), in accordance with the terms and conditions outlined in this report;
2. Delegate Authority to the City Manager (or their designate) to negotiate any other commercially relevant terms and conditions, as well as any amendments to the agreement that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to this agreement;
3. Authorize the City Clerk to execute the agreement upon review and approval by the City Solicitor; and
4. Approve these recommendations at its meeting on June 10, 2026, following the required public notice.

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

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

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

EX26-65 Road and Concrete Renewal Strategy and Annual Update

**Recommendation**

The Executive Committee recommends that City Council:

1. Remove item *CR25-19(1)* from its List of Outstanding Items.
2. Approve this recommendation its meeting on June 10, 2026.

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

**RECESS**

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

The Committee recessed at 2:29 p.m.

City Council reconvened at 2:45 p.m.

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

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

EX26-66 Concrete Reduction Options & Impacts

**Recommendation**

The Executive Committee recommends that City Council receive and file this report at its meeting on June 10, 2026.

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

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

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

ADJOURNMENT

**Councillor Shobna Radons moved, AND IT WAS RESOLVED, that the meeting adjourn.**

The meeting adjourned at 4:08 p.m.

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Chairperson

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Secretary



## Mosaic Stadium 2027 Capital Program Advanced Approval

<b>Date</b>	June 17, 2026
<b>To</b>	Executive Committee
<b>From</b>	City Planning & Community Development
<b>Service Area</b>	Recreation & Cultural Services
<b>Item No.</b>	EX26-69

### RECOMMENDATION

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The Executive Committee recommends that City Council:

1. Provide advanced approval for the 2027 Mosaic Stadium Capital Program of \$8,200,000 to be funded from the Regina Revitalization Initiative Stadium Reserve to be used for the procurement, installation, commissioning and related project costs associated with the replacement of the LED video display boards, systems and artificial turf at Mosaic Stadium.
2. Delegate authority to the Chief Financial Officer and Deputy City Manager to initiate and award the public procurement process for the Mosaic Stadium Video Display Board Project.
3. Approve these recommendations at its June 24, 2026, meeting.

### ISSUE

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Administration is seeking advanced approval to proceed with the 2027 Mosaic Stadium Capital Program, which includes the replacement of the artificial turf and the LED video display boards and systems. Given the compressed timelines associated with the 2027 Canadian Football League (CFL) season and Grey Cup, Administration is recommending that procurement commence immediately following City Council approval to support manufacturing, installation and commissioning timelines.

## IMPACTS

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### **Financial Impact**

Administration is requesting advanced approval of \$8,200,000 from the Regina Revitalization Initiative (RRI) Stadium Reserve for the procurement, installation, commissioning and related project costs associated with the replacement of the LED video display boards and systems, as well as the replacement of the artificial turf at Mosaic Stadium.

The final cost for these projects will depend on the results of the procurement process. Funding will be provided through the RRI Stadium Reserve, which is a self-sustaining reserve established to fund Mosaic Stadium's operating and capital expenditures. In accordance with Schedule B, section 38(2) of *The Regina Administration Bylaw No. 2003-69*, the RRI Stadium Reserve is intended to operate in a negative position temporarily to support approved stadium operating and capital projects. The RRI Stadium Reserve does not have prescribed minimum or maximum balance requirements.

The proposed 2027 Mosaic Stadium Capital Program will reduce the forecasted balance of the RRI Stadium Reserve to negative \$10,500,000. The RRI Stadium Reserve is anticipated to remain in a negative position, at minimum, for the next five years, depending on the timing of future stadium revenues, capital expenditures and operating results. Administration will continue to monitor the RRI Stadium Reserve balance and incorporate future capital and operating requirements into long-range financial planning for Mosaic Stadium.

There is no impact to the mill rate associated with the above recommendations. The total project costs include artificial turf, LED display boards and systems, ribbon boards, structural and electrical modifications, installation and commissioning, project management and technical consulting services, contingency allowances and applicable taxes.

### **Legal Impact**

The projects and contract award for the supply, installation and commissioning of the replacements will be conducted in accordance with *The Regina Administration Bylaw No. 2003-69*.

### **Policy Impact**

The procurement and contract awards for these projects will be conducted in accordance with the City of Regina's (City) Purchasing Policy.

### **Strategic Priority Impact**

The recommendations align with the City's 2026–2029 Strategic Plan priorities of Infrastructure, Vibrancy and Prosperity.

The projects support the Infrastructure priority of “modernized, safe infrastructure supporting existing communities and future growth” by investing in the renewal and modernization of a major City-owned facility and addressing aging infrastructure through strategic capital planning. Specifically, the projects align with the infrastructure outcome that “City facilities are well-maintained and deferred maintenance is addressed through strategic capital planning.”

The recommendations also supports the Vibrancy priority of “places, spaces and programs enabling community connection, city pride and well-being” by maintaining Mosaic Stadium as a premier community, sport, entertainment and event venue capable of hosting major events and providing high-quality spectator experiences.

In addition, the projects support the Prosperity priority by contributing to “growth in Regina’s visitor economy by attracting travelers, hosting events and supporting local businesses.” Replacing the artificial turf and aging LED video display boards and systems prior to hosting the 2027 Grey Cup supports the City’s ability to successfully host major national events and maintain Regina’s reputation as a destination for sport and entertainment events.

The recommendations also align with the Strategic Plan’s Financial Perspective of being “financially responsible and prudent stewards of public resources” through proactive lifecycle replacement of critical infrastructure assets before major system failure occurs.

### **Labour Impact**

There are no direct Full Time Equivalent (FTE) impacts associated with this report. The City does not have the specialized technical expertise internally that is required to deliver projects of this complexity and scale within the compressed timeline required for completion.

### **Environmental Impact**

These projects will generate greenhouse gas (GHG) emissions associated with the manufacturing, transportation and installation of the replacement of the artificial turf and LED video display board systems and related construction materials, as well as ongoing operational energy consumption.

Administration will work with the successful contractor to minimize waste disposal by recycling and ensuring responsible disposal of removed equipment and materials. Existing artificial turf and LED video display board components and associated equipment will either be recycled or disposed of through appropriate recycling and waste management processes to minimize solid waste generation.

There are no Indigenous or inclusion, diversity, equity and accessibility (IDEA) impacts with respect to this report.

## **OTHER OPTIONS**

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### **Option 1: Approve the Recommendations (Recommended)**

Provide advanced approval of the 2027 Mosaic Stadium Capital Program of \$8,200,000 from the RRI Stadium Reserve for the replacement of the LED video display boards and systems and the replacement of the artificial turf at Mosaic Stadium.

Advantages:

- Supports project completion prior to the 2027 CFL season and hosting of the 2027 Grey Cup.

- Reduces the risk of significant video display system failures during major events.
- Ensures the artificial turf at Mosaic Stadium meets the new CFL field specifications and passes the CFL required artificial turf safety testing.
- Improves long-term operational reliability and broadcast quality.
- Supports future major event attraction and fan experience.
- Allows Administration to immediately advance procurement and manufacturing timelines.

Disadvantages:

- Requires a significant capital investment from the RRI Stadium Reserve.

**Option 2: Defer or Delay the Video Display Board Replacement Project Only**

The City could defer or delay the project and continue operating the existing LED systems through the 2027 CFL season and 2027 Grey Cup.

Advantages:

- Defers or delays capital expenditures from the RRI Stadium Reserve.

Disadvantages:

- Significantly increases the risk of video display board system failures during the 2027 CFL season and hosting of the 2027 Grey Cup.
- Increases operational, broadcast, reputational and fan experience risks for the City.
- Replacement components for the existing systems are becoming increasingly difficult to source and manufacturer support is no longer available.
- Would make manufacturing, installation and commissioning timelines unachievable prior to the 2027 CFL season.
- Could increase future project costs due to inflation, compressed timelines, expedited manufacturing, or emergency replacement requirements.
- May negatively impact the City's ability to host future major events.
- These projects will be coordinated to allow for cranes and other equipment to go on the field of play area for the video display board replacement after the old turf is removed and prior to the new turf being installed. This opportunity will not be available after the 2027 CFL season and could lead to increased costs associated with protecting the turf in the future.

**COMMUNICATIONS & ENGAGEMENT**

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Administration has engaged the Saskatchewan Roughriders Football Club (SRFC) regarding both the artificial turf replacement and LED display board and systems replacement projects. Administration has also initiated discussions with other key Mosaic Stadium users, including the Regina Rams, Regina Thunder, Regina Riot and affected minor sport organizations, to better understand the operational impacts that the proposed CFL field dimension changes may have on their programming and facility use.

Administration will continue to engage with the SRFC and other stadium users throughout the design process to ensure that stakeholder requirements are considered and that the replacement field supports the needs of the various organizations that utilize Mosaic Stadium.

## **DISCUSSION**

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Mosaic Stadium's LED video display systems and artificial turf are both approaching the end of their expected service lives and require replacement prior to the 2027 CFL season. Given the City's commitment to host the 2027 Grey Cup and the need to meet updated CFL field requirements of new field dimensions to ensure the facility remains compliant, the turf replacement can not be delayed. Administration is recommending that both projects proceed concurrently as part of the 2027 Mosaic Stadium Capital Program.

The existing artificial turf was installed in 2016 and has reached the end of its anticipated service life. In addition, CFL field dimension changes coming into effect for the 2027 CFL season require the playing surface to be reconfigured. As Mosaic Stadium is scheduled to host the 2027 Grey Cup and serve as the home venue for Saskatchewan Roughrider games and practices, replacement of the turf cannot be deferred beyond 2027.

The Mosaic Stadium LED boards and systems, which were originally installed in 2016 and used for the 2017 CFL season, had an anticipated lifespan of approximately 10 to 15 years. The LED video display board replacement project includes the SaskTel Maxtron video board, auxiliary video display board, ribbon boards, associated control systems, technology infrastructure, structural and electrical modifications, integration work, commissioning and system optimization.

### **2026 LED Video Display Boards and Systems Condition Assessment**

Kaleidoscope Productions currently provides operational support, content management, maintenance and technical services for the Mosaic Stadium LED systems on behalf of Regina Exhibition Association Limited (REAL).

Throughout 2025, operational concerns regarding the reliability and condition of the LED boards and systems increased. Technicians were required to monitor and repair failed LED boards during events in real time. Replacement parts are becoming increasingly difficult to source and manufacturer support is no longer available.

In January of 2026, the City retained a consultant to complete an independent assessment of the existing LED video display boards and systems. The assessment identified deterioration in visual uniformity, colour shifting across displays, corrosion caused by prolonged environmental exposure, increasing panel failures and limitations associated with the existing control systems. The assessment also noted that Saskatchewan's extreme seasonal temperature fluctuations, combined with ongoing vibration exposure from the adjacent railway corridor, have accelerated deterioration and reduced the operational lifespan of the LED systems. The assessment concluded that there is a strong likelihood of significant, unrepairable black sections appearing on the main display before the 2027 Grey Cup occurs.

### **2027 Mosaic Stadium Capital Program – Construction Integration and Timing**

The LED video display board and artificial turf replacement projects are being advanced concurrently to achieve construction efficiencies, reduce operational impacts and ensure completion prior to the 2027 CFL season and Grey Cup. Both projects are subject to long manufacturing lead times and fixed installation windows.

Coordinating the projects will allow large cranes and heavy equipment required for the LED replacement to access the field area while the existing turf has been removed, reducing construction complexity and avoiding future costs associated with protecting a newly installed playing surface. Completing the projects concurrently is also anticipated to improve construction coordination and minimize impacts to stadium operations, event bookings and community programming.

Given the manufacturing timelines and fixed completion deadlines associated with the start of the 2027 CFL season, Administration is recommending that procurement proceed immediately following City Council approval.

The proposed LED video display board replacement project timeline is:

- Project definition and scope development: Complete
- Procurement and contract award: July / August 2026
- Installation and commissioning: Winter 2026 / Spring 2027

The proposed turf replacement project timeline is:

- Project definition and scope development: Complete
- Procurement and contract award: June / July 2026
- Installation and Commissioning: Winter 2026 / Spring 2027

### **DECISION HISTORY & AUTHORITY**

City Council's approval is required for the advance approval of the 2027 Mosaic Stadium Capital Program, funded by the RRI Stadium Reserve as per Schedule B, section 38(1)(c) of *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: Melissa Coderre, Coordinator, Business Services



## Heritage Incentive Applications 2026

<b>Date</b>	June 17, 2026
<b>To</b>	Executive Committee
<b>From</b>	City Planning & Community Development
<b>Service Area</b>	Planning & Development Services
<b>Item No.</b>	EX26-70

### RECOMMENDATION

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The Executive Committee recommends that City Council:

1. Approve the grant for a plaque for the property indicated in Appendix A – Heritage Incentives Request 2026 in the amount indicated in Appendix B – Heritage Incentives Summary 2026.
2. Approve grants under the *Heritage Incentives Policy* for the properties in Appendix A – Heritage Incentives Request 2026 for the eligible conservation work listed in Appendix B – Heritage Incentives Summary 2026 subject to the following limits:
  - a. The grant is limited to the lesser of the amount in Appendix A – Heritage Incentives Request 2026 and 50 per cent of the eligible conservation work costs incurred by the Owner (for maintenance grants and major grants for designated properties).
  - b. For Heritage Inventory properties, the grant is limited to:
    - i. The lesser of the amount in Appendix A – Heritage Incentives Request 2026 and 25 per cent of the eligible conservation work costs incurred by the Owner for major grants; and
    - ii. The lesser of the amount in Appendix A – Heritage Incentives Request 2026 and 50 per cent of the eligible conservation work costs incurred by the Owner for maintenance grants.
  - c. The combined value of any major grants and tax exemptions received by the Owner shall not exceed 50 per cent of the actual costs incurred in completing the heritage

work on the property.

3. Approve property tax exemptions under the *Heritage Incentives Policy* for the properties based on the estimated amounts in Appendix A – Heritage Incentives Request 2026 for the work listed in Appendix B – Heritage Incentives Summary 2026. The totals listed in Appendix A – Heritage Incentives Request 2026 are estimates of the final amount. The final amount is limited to:
  - a. The lesser of 50 per cent of the eligible conservation work costs incurred by the Owner or a maximum of 10 years of property taxes.
  - b. The combined value of any major grants and tax exemptions received by the Owner shall not exceed 50 per cent of the actual costs incurred in completing the heritage work on the property.
4. Instruct the City Solicitor to prepare the necessary bylaws and agreements with the following conditions to be brought forward to a future City Council date once the agreements have been signed by the Property Owners:
  - a. That where the property has been designated, that the property possesses and retains its heritage status in accordance with *The Heritage Property Act*.
  - b. All required permits, including heritage alteration permits, must be submitted and approved before commencing work, and projects must pass periodic site inspections to ensure the work is completed as approved. Where the property is listed in the Heritage Inventory, that work must be carried out in accordance with heritage standards, to be confirmed through a site inspection at project completion.
  - c. That the Property Owner submits detailed written documentation of payments made for the actual costs incurred (i.e. itemized invoices and receipts) in the completion of the conservation work identified. If actual costs exceed the corresponding estimates by more than 10 per cent, the Property Owner shall provide full particulars as to the reason(s) for the cost overrun. The City of Regina may decline to approve any cost overrun, or portion thereof, if considered not to be reasonable or necessarily incurred for eligible work.
  - d. For tax exemptions, that work is completed and invoices submitted by September 30 each year to be eligible for tax incentives starting the following year of up to 50 per cent of the cost of approved work.
  - e. That the Deputy City Manager, City Planning & Community Services or designate be authorized under the Grants and Tax Exemption Agreement to make all determinations regarding reimbursements of the cost incurred for work done to the property based on the City of Regina's *Heritage Incentives Policy*.

5. Authorize the City Clerk to execute the agreements on behalf of the City of Regina after the bylaws authorizing the agreements have been passed.
6. Authorize the Deputy City Manager, City Planning & Community Services or designate to:
  - a. Apply to the Government of Saskatchewan on behalf of the Property Owner for any exemption of the education portion of the property taxes that is \$25,000 or greater in any year during the term of the exemption and where the amount of education taxes being exempted is not approved by the Government of Saskatchewan, the City of Regina may reduce the amount of the exemption for the education portion of the taxes to less than \$25,000;
  - b. Apply to the separate school division (where applicable and required) on behalf of the Property Owner for any exemption of the education portion of the property taxes and where the amount of education taxes being exempted is not approved by the separate school division (where approval is required), the City of Regina shall reduce the exemption of the education portion of the property taxes in accordance with the separate school division's decision.
7. Approve these recommendations at its meeting on June 24, 2026.

## ISSUE

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The City of Regina's (City) *Heritage Incentives Policy* (Policy) supports Property Owners undertaking eligible maintenance and conservation work for designated and heritage inventory properties. For the 2026 intake year, Administration received 22 incentive applications and deemed 18 to be eligible for assistance under the Policy. The applications were reviewed for eligibility by Administration and prioritized for funding by the Heritage Sector Reference Group, with the aim of balancing the estimated cost of eligible work with annual program funding. The properties recommended for incentive allocations and the details of the work proposed are outlined in this report. Following City Council approval, an agreement will be developed between the City and each Property Owner, including securing the City's interests in ensuring the building is properly conserved and maintained.

## IMPACTS

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### Financial Impact

Upon approval of the recommendations, the 2026 Heritage Incentive Grant Budget will be fully allocated (\$125,000) along with \$14,228.15 in funds that were not allocated from the 2025 program budget. The recommended tax exemption amount associated with the recommendations in this report totals \$595,768.52 spread over multiple years, with the estimated municipal portion being

\$401,595.68.

### **Strategic Priority Impact**

The Policy supports the City's Vibrancy Strategic Priority, specifically that the City Centre thrives as a vibrant, inclusive destination that attracts residents, visitors and investment. Many of Regina's heritage properties are found within the City Centre and surrounding older neighbourhoods, which are prioritized for investment to encourage renewal, intensification and increased public safety and vibrancy.

Municipal investment in the conservation of heritage resources has cultural, social, economic and environmental benefits. Active use of well-maintained heritage buildings creates a tangible link to the stories associated with Regina's historic growth and development and creates visual interest in streetscapes and neighbourhoods. Well maintained and actively used heritage buildings also contribute positively to vibrant communities and the revitalization of core neighbourhoods.

### **Environmental Impact**

Restoring and preserving heritage buildings can prevent greenhouse gas (GHG) emissions resulting from demolition of the existing structure and construction of a new building. For example, the retention of an existing building prevents the generation of construction waste and demolition waste that would have been disposed of at the landfill. Some materials disposed of at the landfill would also generate GHG emissions.

### **Indigenous Impact**

The City is committed to active, respectful and ongoing participation in shared processes with Indigenous communities. Administration recognizes that there is an ongoing need for reflection and implementation of an Indigenous worldview (ways of knowing, being, learning) into everyday policies, procedures and initiatives, including the City's heritage policies. An Indigenous worldview is not currently embedded in the City's heritage policies and processes including the composition of the Heritage Sector Reference Group and eligibility criteria used when reviewing applications. When the Policy comes up for a comprehensive review, Administration will analyze and incorporate the recognition and shared history with First Nations, Métis, and Inuit in Treaty 4 Territory.

### **Inclusion, Diversity, Equity & Accessibility (IDEA)**

The Heritage Incentive Policy aligns with the direction in the Accessibility Plan to support the private sector to improve accessibility of privately owned properties and facilities. Upgrades to heritage buildings that remove physical barriers and ensure ongoing use and accessibility are eligible under the program.

There are no legal, policy, or labour impacts in relation to this report.

## OTHER OPTIONS

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### OPTION 1 – Approve the proposed grants and tax exemptions – RECOMMENDED

Administration recommends that the proposed plaques, grants and tax exemptions be approved under the Policy for properties in Appendix A – Heritage Incentives Request 2026 for the work listed in Appendix B – Heritage Incentives Summary 2026.

**Advantage:** This option supports heritage Property Owners undertaking timely maintenance and repair work of properties, revitalization of core neighbourhoods and celebrates Regina's built heritage.

**Consideration:** Approving tax exemptions means that the City forgoes potential revenue that could have been collected. This reduction in revenue can have an impact on the City's budget.

### OPTION 2 – Approve a reduced value for plaques, grants or tax exemptions – NOT RECOMMENDED

City Council may approve a reduced dollar value of the grants or tax exemptions or remove certain properties from the recommendation.

**Advantage:** Reducing the dollar value of grants or tax exemptions will result in unallocated grant funds being put into the Heritage Incentive Reserve for allocation in a future year. Reducing tax exemption amounts would result in less forgone property tax revenue for the City.

**Consideration:** Removal of certain properties from the recommendation or reducing the dollar value of grants or tax exemptions would not maximize the City's conservation efforts for the year and could delay rehabilitation and maintenance of properties and negatively impact revitalization in core neighbourhoods. It may also lead some Property Owners to defer necessary maintenance as costs for materials and construction rise, leading to deterioration of heritage properties. Further, if City Council decisions are not consistent with the criteria set out in the City's Policy it may discourage eligible Property Owners from pursuing conservation, designation and incentives in the future.

### OPTION 3: Refer the report back to Administration – NOT RECOMMENDED

City Council has the option to refer the report back to Administration to address specific changes to the recommendations.

Advantage: This option will provide Administration with an opportunity to provide clarity and additional information as necessary for City Council.

Consideration: Postponing rehabilitation of properties could result in increased costs for Property Owners in the long run. If the condition of the heritage property worsens, the required repairs or restoration work may become more extensive and; therefore, expensive to address.

## **COMMUNICATIONS & ENGAGEMENT**

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A call for applications was mailed to 120 designated properties and 184 properties listed on the Heritage Inventory and was also promoted through the City's social media channels. Following review by Administration, the Heritage Sector Reference Group met to review the applications and provided a recommendation for the allocation of funding.

Members of the Heritage Sector Reference Group and applicants of the heritage incentives will receive a copy of this report.

## **DISCUSSION**

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Heritage properties hold historical, cultural and architectural significance and support unique neighbourhood character. Rehabilitation and maintenance of heritage properties is often more expensive due to the need for specialized materials, trades and rehabilitation, and restoration techniques. To offset this cost, the *Heritage Incentives Policy* provides both grant and tax exemption incentives for heritage property owners (inventory properties and designated properties) to undertake needed work.

### **Heritage Incentives Applications – 2026**

Administration received 22 incentive applications from 20 Property Owners, with some applicants requesting funding under both the major and maintenance grant streams. Each application was individually assessed to determine its eligibility. Two applications were determined to be ineligible and two were deemed incomplete. The eligible work proposed in the other 18 applications includes aspects of preservation, rehabilitation and restoration. The property at 2301 Lorne Street was submitted for heritage designation and heritage incentives concurrently. If the designation is approved, the property will be eligible under the Heritage Incentives Program.

During the 2026 budget process, funding for the Heritage Incentives Program was reduced by 50 per cent to a total of \$125,000 annually. Due to this reduction, the Heritage Sector Reference Group prioritized new applications and reduced grant amounts across all applications. Additionally,

commercial and multi-unit residential properties were recommended to receive incentives in the form of tax exemptions as opposed to grants.

While the total value of eligible work applied for in 2026 was \$5,587,811.98, the recommended incentive commitment is \$734,996.67, including:

- \$139,228.15 in grants which includes \$125,000.00 of the 2026 program budget and \$14,228.15 that was not allocated from the 2025 program budget; and
- \$595,768.52 in tax exemptions (including \$401,595.68 of the municipal portion).

The final amount of incentives disbursed to Property Owners will be based on the actual cost of the conservation work as evidenced through invoices submitted at project completion.

## **DECISION HISTORY & AUTHORITY**

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On March 16, 2022, City Council considered item *CR22-30 Heritage Building Rehabilitation Program Review* and approved the *Heritage Incentives Policy (2023-01-CPCD)*.

On December 19, 2025, City Council approved the reduction of heritage grants budget from \$250,000 to \$125,000.

Respectfully Submitted,

Respectfully Submitted,



Autumn Dawson, Director  
Planning & Development Services



Deborah Bryden, Deputy City Manager  
City Planning & Community Services

Prepared by: Femi Adegeye, Senior City Planner

## **ATTACHMENTS**

- Appendix A – Heritage Incentives Request 2026
- Appendix B – Heritage Incentives Summary 2026
- Appendix C – Heritage Incentives Policy

Table 1 – Heritage Incentive Request for 2026

Address		Historic Name	Heritage Status	Incentive Type	Total Eligible Cost	Total Funding
1.	1431 Victoria Avenue	Louise Residence	Designated	Plaque	\$4,500.00	\$4,500.00
2.	1401 Robinson Street	Albert Street Library	Designated	Maintenance Grant	\$2,500.00	\$1,250.00
3.	75 Leopold Crescent	Crabtree Residence	Inventory	Major Grant	\$55,364.01	\$11,072.80
4.	2915 Victoria Avenue	Peart Residence	Inventory	Major Grant	\$92,575.42	\$20,503.04
5.	1377 Hamilton Street	The Weston Bakery Building	Designated	Tax Exemption	\$102,708.30	\$51,354.15
6.	2107 Garnet Street	Holy Rosary Cathedral	Inventory	Major Grant	\$3,882,100.00	\$20,000.00
7.	2125 11 <sup>th</sup> Avenue	Darke Block	Designated	Tax Exemption	\$44,028.29	\$22,014.15
8.	2069 Cameron Street	Row Housing	Inventory	Major Grant	\$34,083.78	\$8,520.95
				Maintenance Grant	\$6,829.00	\$1,707.25
9.	2506 McTavish Street	James Residence	Designated	Major Grant	\$13,147.90	\$6,573.95
10.	1861 McIntyre Street	St. Paul's Cathedral	Designated	Major Grant	\$47,220.00	\$23,610.00
11.	1757 Toronto Street	St. Basil's Ukrainian Catholic Church	Inventory	Major Grant	\$67,301.25	\$16,825.31
12.	1834 Scarth Street	Armstrong, Smyth & Dowswell Building	Designated	Tax Exemption	\$22,060.44	\$11,030.22
13.	1817 Osler Street	Chinese Nationalist Party Building	Inventory	Major Grant	\$153,331.89	\$10,000.00
14.	2320 Lorne Street	McPherson/Graham Residence	Designated	Major Grant	\$28,860.00	\$7,215.00
				Tax Exemption		\$7,215.00
15.	3025 13 <sup>th</sup> Avenue	Westminster United Church	Designated	Major Grant	\$9,571.70	\$4,785.85
16.	2301 Lorne Street *	Windsor Tower	Applied for Designation	Tax Exemption	\$1,008,310.00	\$504,155.00
17.	1800 College Avenue	McKillop Residence	Inventory	Major Grant	\$13,320.00	\$2,664.00
<b>Total</b>					<b>\$5,587,811.99</b>	<b>\$734,996.67</b>

\*Tax exemption is subject to heritage designation being approved.

**Heritage Incentives Summary 2026****1. 1431 Victoria Avenue (Louise Residence)**

**Heritage Status:** Designated Heritage Property

**Formally Recognized:** June 25, 2018

**Value Summary:**

- Valued for its unique architectural style of a storybook cottage with a jerkinhead side-gabled roof, a shed-roofed front wall dormer and a projecting front entry with a steeply pitched gable roof and a rounded entry arch.
- Valued for its historic significance and contribution to the historic streetscape of Regina's Heritage Neighbourhood.
- Valued for its association with the experience of a family of the Chinese Canadian immigrants' community.

**Proposed Work:**

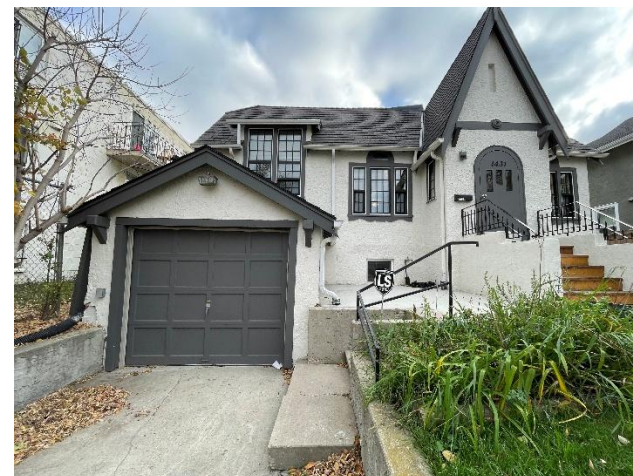
- Plaque.

**Project Cost: \$4,500.00**

**Requested Funding: \$4,500.00**

**Recommended Funding (Plaque): \$4,500.00**

**Previous Heritage Incentive Recipient: Yes**



## 2. 1401 Robinson Street (Albert Street Library)

**Heritage Status:** Designated Heritage Property

**Formally Recognized:** February 20, 1984

**Value Summary:**

- Example of gothic detailing style architecture with decorative features in Tyndall stone and Terracotta.
- Valued for being one of Regina's first branch libraries.
- Valued for being a landmark within the Albert Scott community.

**Proposed Work:**

- Repair of brick façade.

**Project Cost: \$2,500.00**

**Requested Funding: \$1,250.00**

**Recommended Funding (Maintenance Grant): \$1,250.00**

**Previous Heritage Incentive Recipient:** Yes



### 3. 75 Leopold Crescent (Crabtree Residence)

**Heritage Status:** Heritage Inventory Property

**Value Summary:**

- Example of British Arts & Crafts style architecture.
- Example of high-quality residential development within the Crescents Neighbourhood during the Interwar period.
- Valued for its history of ownership and residents.
- Valued for its association with one of Regina's leading early architects, Francis H. Portnal.

**Proposed Work:**

- Window replacement.

**Project Cost:** \$55,364.01

**Requested Funding:** \$13,841.00

**Recommended Funding (Major Grant):** \$11,072.80

**Previous Heritage Incentive Recipient:** No



#### 4. 2915 Victoria Avenue (Peart Residence)

**Heritage Status:** Heritage Inventory Property

**Value Summary:**

- Example of Queen Anne Revival style architecture.
- Valued as part of the early development of the Cathedral area.
- Valued for its association with J. Walton Peart, Benjamin F. Fell, and Hartwell Goodrich.

**Proposed Work:**

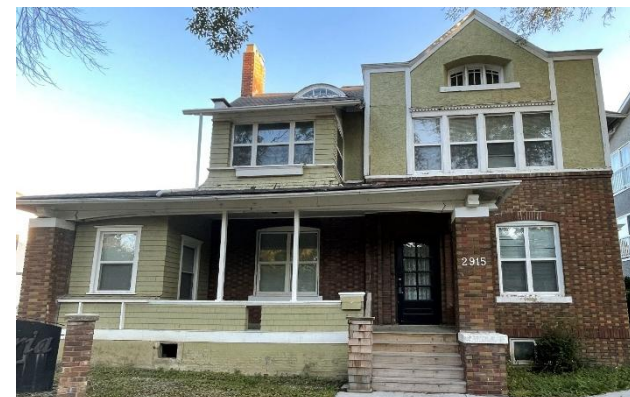
- Roof structure repair and conservation.
- Structural stabilization including joist repair and reinforcement.
- Replacement of exterior failed sewer and water line.
- Replacement of interior under-slab sewer line and plumbing stabilization.
- Replacement of failed boiler system with furnace and duct system.

**Project Cost:** \$92,575.42

**Requested Funding:** \$23,143.86

**Recommended Funding (Major Grant):** \$20,503.04

**Previous Heritage Incentive Recipient:** No



**5. 1377 Hamilton Street (The Weston Bakery Building)**

**Heritage Status:** Designated Heritage Property

**Formally Recognized:** May 30, 2016

**Value Summary:**

- Example of the Spanish Colonial Revival architectural style.
- Valued for its design by the prominent local architecture firm of Van Egmond and Storey.
- Value for its association with Weston Foods which became a pioneer and leader in the Canadian baking market.

**Proposed Work:**

- Roof structure repair.

**Project Cost:** \$102,708.30

**Requested Funding:** \$51,354.15

**Recommended Funding (Tax Exemption):** \$51,354.15

**Previous Heritage Incentive Recipient:** No



## 6. 2107 Garnet Street (Holy Rosary Cathedral)

**Heritage Status:** Heritage Inventory Property

**Value Summary:**

- Example of Romanesque Revival style architecture.
- Valued for its two towers flanking the front entrance and stained-glass windows.
- Valued for its significant contribution to the Cathedral Neighbourhood and 13<sup>th</sup> Avenue.

**Proposed Work:**

- Replacement of deteriorating spire structures.

**Project Cost:** \$3,882,100

**Requested Funding:** \$637,437.50

**Recommended Funding (Major Grant):** \$20,000.00

**Previous Heritage Incentive Recipient:** No



**7. 2125 11<sup>th</sup> Avenue (Darke Block)**

**Heritage Status:** Designated Heritage Property

**Formally Recognized:** January 27, 2021

**Value Summary:**

- Example of Chicago architecture style.
- Innovative reinforced concrete structure.
- Associated with Francis Nicholson Darke.

**Proposed Work:**

- Repair or brick façade.

**Project Cost:** \$44,028.29

**Requested Funding:** \$22,014.15

**Recommended Funding (Tax Exemption):** \$22,014.15

**Previous Heritage Incentive Recipient:** Yes



**8. 2069 Cameron Street (Cameron Street Terrace)**

**Heritage Status:** Heritage Inventory Property

**Value Summary:**

- Example of a combination of Georgian Revival and American Craftsman style architecture.
- Valued for its connection to the noteworthy architectural firm of Storey & Van Egmond.
- Valued for its association with the city's rapid population growth before the First World War, and the speculative efforts of land developers to respond to the demand of middle-income households.

**Proposed Work**

Major Grant

- Replacement of structural beam and reinforcement.
- Replacement knob and tube wiring.
- Window replacement.

Maintenance Grant

- Repair and repainting exterior stucco façade.

**Project Cost (Major Grant):** \$34,083.78

**Requested Funding (Major Grant):** \$8,520.95

**Recommended Funding (Major Grant):** \$8,520.95

**Project Cost (Maintenance Grant):** \$6,928.00

**Requested Funding (Maintenance Grant):** \$1,707.25

**Recommended Funding (Maintenance Grant):** \$1,707.25

**Previous Heritage Incentive Recipient:** No



### 9. 2506 McTavish Street (James Residence)

**Heritage Status:** Designated Heritage Property

**Formally Recognized:** January 19, 2022

**Value Summary:**

- Valued for its Interwar contribution to the heritage landscape of the Lakeview Neighbourhood.
- Valued for its Craftsman style architecture.
- Valued for its long-time owners and residents, the Gray-Owen family.

**Proposed Work:**

- Structural stabilization.

**Project Cost:** \$13,147.90

**Requested Funding:** \$6,573.95

**Recommended Funding (Major Grant):** \$6,573.95

**Previous Heritage Incentive Recipient:** No



**10. 1861 McIntyre Street (St. Paul's Cathedral)**

**Heritage Status:** Designated Heritage Property

**Formally Recognized:** February 15, 1982

**Value Summary:**

- Example of Gothic Revival style architecture.
- Valued for its historical significance as the oldest house of worship within the city, and the oldest structure remaining in the downtown.

**Proposed Work:** Restoration of rose windows.

**Project Cost:** \$47,220.00

**Requested Funding:** \$23,610.00

**Recommended Funding (Major Grant):** \$23,610.00

**Previous Heritage Incentive Recipient:** Yes



**11. 1757 Toronto Street (St. Basil's Ukrainian Catholic Church)**

**Heritage Status:** Heritage Inventory Property

**Value Summary:**

- Example of unique Modernist interpretation of traditional Eastern European style architecture with simple finishes and minimal ornamentation.
- Valued for its significance to Regina's Ukrainian Community.
- Associated with several parish organizations including The Knights of Columbus, the Ukrainian Catholic Brotherhood of Canada, and the Ukrainian Catholic Women's League of Canada.

**Proposed Work:**

- Boiler replacement.

**Project Cost:** \$67,301.25

**Requested Funding:** \$16,825.31

**Recommended Funding (Major Grant):** \$16,825.31

**Previous Heritage Incentive Recipient:** No



**12. 1834 Scarth Street (Armstrong, Smyth & Dowswell Building)**

**Heritage Status:** Designated Heritage Property

**Formally Recognized:** October 22, 2001

**Value Summary:**

- Example of pre-war commercial architecture in Regina's development history.
- Values for its original owner, Armstrong, Smyth & Dowswell Limited, a retail hardware and building supply firm.
- Valued for its contribution to the historic and aesthetic ambiance of the Frederick W. Hill Mall.

**Proposed Work:**

- Structural stabilization.
- Repair brick façade.

**Project Cost:** \$22,060.44

**Requested Funding:** \$11,030.22

**Recommended Funding (Tax Exemption):** \$11,030.22

**Previous Heritage Incentive Recipient:** Yes



### 13. 1817 Osler Street (Chinese Nationalist Party Building)

**Heritage Status:** Heritage Inventory Property

**Value Summary:**

- Example of vernacular architecture style.
- Association with the Chinese Nationalist Part League and an array of local Chinese institutions, organizations, and social groups.
- Representation of the city's early and contemporary Chinese community.

**Proposed Work:**

- Restoration of exterior masonry.
- Roof replacement.
- Restoration of veranda and entry.
- Window and door replacement.

**Project Cost:** \$153,331.89

**Requested Funding:** \$38,332.97

**Recommended Funding (Major Grant):** \$10,000

**Previous Heritage Incentive Recipient:** Yes



**14. 2320 Lorne Street (McPherson/Graham Residence)**

**Heritage Status:** Designated Heritage Property

**Formally Recognized:** October 20, 1997

**Value Summary:**

- Example of Queen Anne Revival style architecture.
- Valued for its original ownership by Archibald J. McPherson and later owners, William Graham.
- Valued for its association with the infamous Regina Tornado of 1912.

**Proposed Work:**

- Roof replacement.

**Project Cost:** \$28,860.00

**Requested Funding:** \$14,430.00

**Recommended Funding (Major Grant):** \$7,215.00

**Recommended Funding (Tax Exemption):** \$7,215.00

**Previous Heritage Incentive Recipient:** No

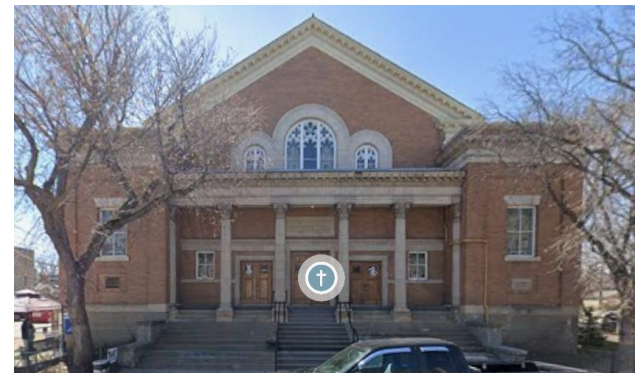


**15. 3025 13<sup>th</sup> Avenue (Westminster United Church)****Heritage Status:** Designated Heritage Property**Formally Recognized:** June 23, 1997**Value Summary:**

- Example of Beaux Arts influenced architecture with eclectic mix of classical styles and symmetrical composition.
- Valued for the contribution of building designer Neil R. Darrach and contractor Archibald W. McGregor.
- Valued for its significant contribution to the Cathedral Neighbourhood and streetscape along 13<sup>th</sup> Avenue.

**Proposed Work:**

- Window restoration.

**Project Cost:** \$9,571.70**Requested Funding:** \$4,785.85**Recommended Funding (Major Grant):** \$4,785.85**Previous Heritage Incentive Recipient:** No

**16. 2301 Lorne Street (Windsor Tower; Application to Designate Submitted)****Heritage Status:** Designated Heritage Property**Formally Recognized:** TBD**Value Summary:**

- Windsor Tower possesses associative value in relation to Regina's urban development history, and the mid-Twentieth century population and construction boom that characterized the city at the time.
- Windsor Tower's heritage value also stems from its architectural importance, being an early example of a Modernist high-rise apartment building in the city, and for its unique design characteristics – most notably its expressed structural framework, and the use of pilotis – structural columns that lift the building above ground level to create an open space.
- Windsor Tower also contributes to the eclectic, historic contextual character which defines the Centre Square Neighbourhood as an area of various housing types from a broad time frame. Windsor Tower contributes to the concentration of mid-late 1960s-era high rise apartments in its vicinity.

**Proposed Work:**

- Roof replacement.
- Repair of brick façade.
- Repair and resurfacing of balcony slabs.
- Repair of balcony windows and doors.
- Repair to parking concrete.
- Replacement of boiler and plumbing system.

**Project Cost:** \$1,008,310.00**Requested Funding:** \$504,155.00**Recommended Funding (Tax Exemption):** \$504,155.00**Previous Heritage Incentive Recipient:** No

**17. 1800 College Avenue (McKillop Residence)**

**Heritage Status:** Heritage Inventory Property

**Value Summary:**

- Valued for its association with the Edwardian era development of Regina's Centre Square Neighbourhood.
- Valued for its history of ownership, including original owners, the McKillops and later owners, the Sneaths.
- Valued for its connection to the noteworthy architectural firm of Storey & Van Egmond.
- Represents excellent example of British Arts & Crafts style architecture.
- Valued for its association with well-known mason, John Zinkhan.

**Proposed Work:**

- Window replacement.

**Project Cost:** \$13,320.00

**Requested Funding:** \$3,330.00

**Recommended Funding (Major Grant):** \$2,664.00

**Previous Heritage Incentive Recipient:** Yes



**Effective Date**

March 2, 2022

**Approving Authority**

City Council

**Policy Owner**

Manager,  
City Revitalization

2023-01-CPCD

# Heritage Incentives Policy

## Purpose & Scope

### Purpose

- 1 Through flexible and responsive incentives, the City of Regina supports heritage property owners to conserve their properties, revitalize neighbourhoods and ensure that Regina's history is preserved and shared for current and future residents.
- 2 The objectives of the incentives provided under this policy are:
  - (a) to encourage investment in the maintenance and upgrading of heritage properties to support their long-term conservation, extend their effective life and/or to ensure their structural integrity,
  - (b) to reduce barriers associated with premium costs of rehabilitating heritage buildings, and
  - (c) to ensure diverse heritage properties continue to contribute to neighbourhood character and vitality and tell the full story of Regina.

### Scope

- 3 This policy applies to all applications for heritage incentives received on or after March 16, 2022.
- 4 This policy does not apply to tax exemption and grant agreements established under the former policy, which remain valid and are covered under the terms and conditions of the former policy.

## Policy Provisions

### Definitions

- 5 The following definitions apply to this policy:
  - 5.1 Character-defining elements means the materials,

- forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of an historic place, which must be retained to conserve its heritage value.
- 5.2 City means the City of Regina.
- 5.3 Conservation means all actions or processes that are aimed at safeguarding the character-defining elements of a historic place to retain its heritage value and extend its physical life. This may involve “Rehabilitation,” “Preservation,” “Restoration” or a combination of these actions or processes in accordance with the *Standards and Guidelines for the Conservation of Historic Places in Canada*.
- 5.4 Conservation plan means a plan describing the proposed methods used to conserve the heritage values and character-defining elements of a historic place. A conservation plan should also indicate the overall condition of the historic place and longer-term plan to maintain it in a sound and attractive state.
- 5.5 Designated heritage property means any municipal heritage property, any pre-1965 property within the Victoria Park Heritage Conservation District or any provincial heritage property.
- 5.6 Eligible conservation work costs mean the expenses incurred to conserve a building, structure or landscape as further described in sections 43 to 45.
- 5.7 Executive Director means the Executive Director, City Planning & Community Development, or their designate.
- 5.8 Heritage alteration permit means a permit authorizing the alteration of a designated property.
- 5.9 Heritage fund means the annual budget for heritage grants, including any carry forward of unspent amounts from previous years.
- 5.10 Heritage inventory means an inventory of non-designated properties located within the corporate boundaries of the City that have been identified as having heritage value in accordance with the thematic framework.
- 5.11 Heritage value means the aesthetic, historic, scientific, cultural, social, or spiritual importance or significance for past, present, and future generations. The heritage value of a historic place is embodied in its character-defining elements.
- 5.12 Incentive Review Panel means a panel comprised of heritage experts and community stakeholders tasked with the review of heritage incentives applications and making recommendations to administration.
- 5.13 Maintenance means routine, cyclical, non-destructive actions necessary to slow the deterioration of a designated or inventory property. It entails non-destructive cleaning, minor repair and refinishing operations.
- 5.14 *Standards and Guidelines for the Conservation of Historic Places in Canada* means the Canadian benchmark for heritage conservation practice. It offers results-oriented

guidance for sound decision-making when planning for, intervening on and using historic places.

5.15 Statement of significance means a statement that identifies the description, heritage value and character-defining elements of a property.

5.16 Thematic framework means a structure for the heritage inventory that uses themes to help conceptualize past events and to place sites, places, and events within their historical contexts.

### **General Eligibility Requirements**

- 6 Subject to the restrictions below relating to the Victoria Park Heritage Conservation District, the application of this policy is limited to buildings, structures or landscapes that have been formally recognized by City Council as designated property pursuant to *The Heritage Property Act*, those properties on the heritage inventory, or provincially designated property pursuant to *The Heritage Property Act*.
- 7 With respect to the Victoria Park Heritage Conservation District, only those designated heritage properties that were built before 1965 are eligible.
- 8 In determining the date when properties were built, the City uses the dates provided in the records of the assessment & property revenue services department.
- 9 Owners that have property taxes or other charges past due to the City are not eligible.
- 10 Eligible work carried out up to a year prior to the application deadline may be considered for incentives.
- 11 Where a development is also eligible for tax exemption under the Housing Incentives Policy, the full benefit under both policies may be provided. The Heritage Incentives Policy will be provided first unless otherwise approved by the Executive Director.
- 12 Incentives provided under this policy may be stacked with incentives offered by the municipal, provincial and federal governments.

### **Types of Incentives**

- 13 Eligible properties may access the following incentives under this policy, subject to the approval of Council:
  - (a) designated heritage properties are eligible for tax exemptions, maintenance grants and major grants as further described in sections 14 to 18,
  - (b) heritage inventory properties are eligible for maintenance grants and major grants as further described in sections 19, and
  - (c) designated heritage properties are eligible for heritage plaques as further described in sections 20 to 31.

## Calculation of Tax Exemption

- 14 A property tax exemption may be provided to taxable designated heritage properties equivalent to 50 per cent of eligible conservation work costs to a maximum of 10 years of exemption.
- 15 The amount of the property tax exemption, including calculation of any percentage or portion and the determination of any use or cost, shall be conclusively determined by the City Assessor. The amount shall only apply to the portion of the property containing the building, structure, or landscape with heritage value pursuant to *The Heritage Property Act*.
- 16 Notwithstanding section 14, *The Education Property Tax Act* contains provisions which require provincial approval to exempt the education portion of the property taxes where the value of the educational tax is equal to or greater than \$25,000 in a single year. If this approval is not granted, the exemption will cover the municipal and library portions of the taxes only.
- 17 The tax exemption does not apply to local improvement fees, business improvement fees, and the non-exempt portion of taxes (i.e., laneway improvements) and other charges to tax accounts. These amounts must be paid during the term of the agreement in the year in which they are due. No abatement of outstanding or current taxes will be negotiated.

## Calculation of Grants

- 18 Designated heritage properties can access:
  - (a) maintenance grants equivalent to 50 per cent of eligible maintenance costs, to a maximum grant amount of \$5,000, and
  - (b) major grants equivalent to 50 per cent of eligible conservation work costs to a maximum of \$50,000, except that amounts larger than \$50,000 may be recommended by the Incentive Review Panel, subject to the availability of funds, when financial need and the importance of the investment to Regina's heritage portfolio can be demonstrated.
- 19 Heritage inventory properties can access:
  - (a) maintenance grants equivalent to 50 per cent of eligible maintenance costs, to a maximum grant amount of \$2,500, and
  - (b) major grants equivalent to 25 per cent of eligible conservation work costs to a maximum grant amount of \$50,000.

## Heritage Plaques

- 20 The installation of heritage plaques on designated heritage properties demonstrates the City's commitment to raising awareness of its built heritage and historic buildings.
- 21 All designated heritage properties are eligible for a heritage plaque containing a summary of the heritage significance of the building and the date of designation.

- 22 Owners of designated heritage properties may apply for a heritage plaque to the City Revitalization branch using the heritage incentive application form.
- 23 All applications must be complete and submitted when the call for applications for heritage incentives are open.
- 24 The City shall process applications in the order they are received.
- 25 Approval is subject to the review and recommendations of the Incentive Review Panel, availability of funds and approval of City Council.
- 26 Approved heritage plaques shall be produced, installed and maintained in accordance with the Heritage Plaque Program Guideline administered by the City Revitalization branch.
- 27 Heritage plaques installed on designated heritage properties remain the property of the City and are considered a loan to the property owner after installation.
- 28 Prior to installation, the property owner and the City must agree on the location of the heritage plaque.
- 29 The property owner will be required to enter into an agreement with the City containing the terms and conditions for the heritage plaque prior to installation of the plaque. An agreement relating to the plaque can be assigned to the new owner of the property if the property is sold.
- 30 The property owner must agree to maintain the heritage plaque in a state of good repair and ensure its visibility to the public.
- 31 Any damage or deterioration of the plaque must be promptly reported to the City for necessary repairs or replacements.

### **Combination of Incentives**

- 32 Owners of eligible properties may apply for both tax exemptions and major grants if the combined value of the incentives does not exceed 50 per cent of eligible conservation work costs. Approval is subject to the review and recommendations of the Incentive Review Panel, availability of funds and approval of City Council.

### **Consideration of Incentives Outside the Application Process**

- 33 When Council is considering designation of a property without the owner's consent, or issuance of a repair order for a property that is already designated, the Incentive Review Panel may prepare a recommendation for administration to bring forward to Council on incentives that would support viable conservation.
- 34 The Panel's assessment will consider:
  - (a) the premium costs of heritage conservation and retention that cannot be recouped through sale, lease, or rental revenue,

- (b) history of investment in repair and maintenance of the property,
  - (c) the importance of the investment to Regina's heritage portfolio,
  - (d) the public benefit of conservation, including the level of public visibility or access to the heritage property, and
  - (e) the impact on the heritage fund and future funding cycles.
- 35 In the absence of an application, the Panel will have access to any relevant information submitted to the City by the owner as well as any additional reviews undertaken by the City including third-party condition assessment and opinion of costs.
- 36 Incentives require Council approval and are subject to agreement with the property owner.

### **Exemption and Grant Agreement**

- 37 The property tax exemption or cash grant will be subject to an agreement between the City and the property owner(s). The term of the agreement will be dictated by the number of years it will take to complete the work in addition to the term of the exemption.
- 38 The expiry date for the agreement may be extended by one year at the sole discretion of the Executive Director to accommodate unanticipated construction delays.
- 39 The applicant is required to notify the City revitalization branch when the project work is complete. A representative of the branch will inspect the project to verify its completion.
- 40 The agreement may be assigned to a new owner at the sole discretion of the Executive Director. An assignment agreement will be required.
- 41 Owners of designated heritage properties are required to ensure ongoing maintenance and conservation of the property.
- 42 Incentives will only be provided after confirmation of eligible conservation or maintenance work is done and the required documents are submitted.

### **Eligible Conservation Work**

- 43 Eligible conservation work must be specifically aimed at extending the life and conserving the heritage value of the designated property. The conservation work must also be in accordance with the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The following work is eligible:
- (a) conservation plans and other research and documentation,
  - (b) accessibility upgrades,
  - (c) building permit fees,
  - (d) qualified architectural or professional engineering and consulting services,

- (e) conservation of exterior character-defining elements or significant landscape elements,
  - (f) conservation of significant or rare character-defining interiors or interior elements as noted in the designating bylaw,
  - (g) structural stabilization,
  - (h) improvements required to meet National Building Code (NBC) or City bylaw requirements, including the repair or upgrading of mechanical and electrical systems, and
  - (i) improvements to energy efficiency (e.g., insulation, windows, furnace).
- 44 The conservation of exterior character-defining elements may include the cleaning of surfaces, removal of unsympathetic materials and painting associated with the replacement of these elements.
- 45 Cosmetic improvements, tenant improvements and new additions are NOT eligible.

#### **Eligible Maintenance Work**

- 46 Eligible maintenance work must be aimed at slowing the deterioration of a designated or inventory property. The following work is eligible:
- (a) non-destructive cleaning,
  - (b) minor repair, and
  - (c) refinishing operations.

#### **Application Requirements**

- 47 Application packages must include the following general information:
- (a) completed application form,
  - (b) statement of significance,
  - (c) description of the proposed use of the building(s) and property (if different from current use),
  - (d) detailed description of the proposed work,
  - (e) rationale for proposed work and current photos,
  - (f) explanation of financial need including identification of any premium costs associated with conservation of the property,
  - (g) assessment of how the proposed work aligns with the *Standards and Guidelines for the Conservation of Historic Places in Canada* and rationale for any areas where

- proposed work may not align with the standards and guidelines,
- (h) any additional archival photographs and historical documentation, and
  - (i) construction schedule with estimated start and completion dates.
- 48 In cases where the value of the requested incentive is greater than \$200,000 applicants must also provide a development pro forma that provides detailed costs, budget, cash flow and future anticipated revenue if applicable. The pro forma should include financing details, two estimates for materials and labour, leasing specifications, project soft costs and hard costs, operating statement and an explanation of how the exemption will affect the financial viability of the project.
- 49 In cases where the value of the incentive is less than \$200,000 applicants must also provide two estimates for all work to be done or project costs based on the assessment of a qualified architect or professional engineer or qualified quantity surveyor.
- 50 In addition to these requirements, the City may require additional historic research, engineering, or other studies in support of the application.

### **Application Review and Approval Process**

- 51 Complete, eligible applications will be reviewed by the Incentive Review Panel. The Panel will make recommendations for grant and tax exemption incentives to administration. These recommendations require Council approval.
- 52 The Panel will assess incentive applications based on:
- (a) importance of the investment to the heritage value of the property which may include investments that improve financial viability of conservation over the long term,
  - (b) urgency of the investment; e.g. where the integrity of the heritage property may be at risk if the work does not proceed, and
  - (c) public benefit of the investment, including the level of public visibility or access to the heritage property.
- 53 To the extent possible the Panel's recommendations will represent a variety of projects and property types. When applications for grants exceed the funding available, those projects that demonstrate financial need and that cannot benefit from tax exemptions or for which tax exemptions would provide minimal value will be prioritized for grant funding.
- 54 The Panel may choose not to recommend investment of the full heritage fund budget in a given year provided clear rationale is provided for that recommendation.
- 55 If the property is not designated, an application for designation and an application for an incentive may be submitted at the same time. Consideration of the designation application may occur concurrently with the incentive application. Both designation and incentive applications require Council approval.

- 56 If approved by City Council, the incentive will be provided in accordance with a formal agreement between the City and the subject property owner(s). Agreements will be authorized by City Council's passage of an enabling bylaw.
- 57 Owners of designated heritage properties must submit a heritage alteration permit prior to commencement of rehabilitation work.

**Roles and Responsibilities**

- 58 The Executive Director, or their delegate, in their sole discretion conclusively determines compliance with the eligibility criteria for tax exemptions and grants under this policy. Council approval of all tax exemptions and grants under this policy is required through the passing of a bylaw. The Executive Director is authorized to finalize and approve the terms of any agreements entered into pursuant to this policy, and the City Clerk is authorized to execute the agreements after review and approval by the City Solicitor.

**Related Forms**

- 59 Application for incentives under this policy should be made using the heritage incentives application form.
- 60 Applications for heritage plaques under this policy shall be made using the heritage plaque application form.

<b>Date Approved</b>	March 16, 2022
<b>Date of Last Review</b>	November 3, 2023
<b>Date of Next Review</b>	November 3, 2025



## Build Canada Strong Funding Agreement

<b>Date</b>	June 17, 2026
<b>To</b>	Executive Committee
<b>From</b>	City Manager's Office
<b>Service Area</b>	Office of the City Manager
<b>Item No.</b>	EX26-71

### RECOMMENDATION

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The Executive Committee recommends that City Council:

1. Delegate authority to the Chief Financial Officer & Deputy City Manager or designate to:
  - a. Negotiate and approve the funding agreement between the City and the federal government for the Southwest Sewer Upgrade Project as described in this report;
  - b. Authorize amendments to the agreement, if required, which do not substantially change what is described in this report, and;
  - c. Prepare ancillary agreements or documents as required to give effect to the agreement;
2. Authorize the City Clerk to execute all agreements with the federal government upon review and approval of the City Solicitor; and
3. Approve these recommendations at its meeting on June 24, 2026

### ISSUE

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The City of Regina has been conditionally approved for funding through the federal government's Build Canada Strong Fund (BCSF) Direct Delivery Stream in the amount of \$29,068,000 for the Southwest Sewer Upgrade Project.

In accordance with Section 35.11 of Bylaw No. 2003-69 *The Regina Administration Bylaw*,

Administration requires City Council approval to negotiate and enter into revenue agreements where the value of the agreement on an annual basis is more than \$1 million.

## IMPACTS

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### Financial Impact

The five phases/contracts of the Southwest Sewer Upgrade Project have an estimated total cost of \$100.3 million. The first two phases totaled \$28.3 million and were completed in 2024 and 2025. The remaining three contracts, totaling \$72 million, were to be funded through allocations from the Intensification Infrastructure Reserve, General Utility Reserve, Development Charge Revenue, and debt. More details can be found in Table 1 below:

Funding	2026 \$000,000s	2027 \$000,000s	2028 \$000,000s	Total \$000,000s
Intensification Infrastructure Reserve	3.24	1.53	1.71	6.48
General Utility Reserve	25.20	11.90	13.30	50.40
Development Charge Revenue	-	3.57	3.99	7.56
Debt	7.56			7.56
<b>Total</b>	<b>36</b>	<b>17</b>	<b>19</b>	<b>72</b>

The \$29 million BCSF funding reduces the City’s remaining overall contribution to the project from \$72 million to an estimated \$45.9 million. As shown in Table 1, the project was budgeted to use roughly \$7.6 million of debt for the remaining contracts. BCSF allows the City to reallocate this debt to other projects. Impacts to the other three sources of funding will be determined during 2027 budget deliberations.

### Legal Impact

In accordance with Section 35.11 of Bylaw No. 2003-69 *The Regina Administration Bylaw*, Administration requires City Council approval to negotiate and enter into revenue agreements where the value of the agreement on an annual basis is more than \$1 million.

### Strategic Priority Impact

The Southwest Sewer Upgrade Project is aligned with the City’s Strategic Priority “Infrastructure, Outcome 1: Modernizing existing infrastructure, with the capacity to support long-term growth and services to the community.”

The recommendation in this report also aligns with the City’s Financial Perspective to “Sustain” by helping reduce the taxpayer burden for the project.

### Indigenous Impact

The federal government has determined Regina has consultation obligations with the following Indigenous communities:

- Star Blanket Cree Nation
- Cowessess First Nation
- Nekaneet Cree Nation
- Muskowekwan First Nation
- Ocean Man First Nation
- Ochapowace Nation
- Piapot First Nation
- Métis Nation of Saskatchewan – Western Region 3

The City has started the consultation process, and continues to work alongside the federal government, ensuring all federal Indigenous consultation obligations are met. The City will also consult with additional Nations who were not identified by the Federal Government, such as those holding Urban Reserves, ensuring we continue to develop stronger relationships.

*There are no labour, policy, environmental, or Inclusion, Diversity, Equity & Accessibility impacts respecting this report.*

## **OTHER OPTIONS**

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### **Option 1 (Recommended) – Authorize Administration to negotiate a funding agreement**

Direct Administration to negotiate and approve a funding agreement with the federal government for the Southwest Sewer Upgrade Project.

### **Option 2 (Not recommended) – Do not Authorize Administration to negotiate a funding agreement**

City Council may choose not to approve the recommendation in this report. Without City Council approval, the City will be unable to enter into a funding agreement or receive \$29 million from the federal government.

## **COMMUNICATIONS & ENGAGEMENT**

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The funding was announced through a joint news release and press conference on April 7, 2026. A communications protocol will also be set out within the Contribution Agreement, which will include signage recognizing funding contributions and other communication requirements.

### **Indigenous Engagement Approach**

The federal government requires engagement, but the City's responsibilities and commitments extend further. Regina has established stronger relationships, higher standards of transparency, and deeper partnership expectations with Indigenous Nations than those required federally. In keeping

with Council's Strategic Plan principle of Reconciliation and the direction to apply *kâ-nâsihcikêwin* across all municipal work, the City will uphold these commitments. The City will continue to build strong relationships with each of the Nations identified throughout the entirety of this project through communication and collaboration

## **DISCUSSION**

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### **Build Canada Strong Fund Direct Delivery Stream**

The Build Communities Strong Fund (BCSF) was announced as part of the federal government's 2025 budget. BCSF is administered by Housing Infrastructure and Communities Canada (HICC), and provides \$51 billion over 10 years divided into three streams. The Direct Delivery Stream allocates \$6 billion over 10 years to support regionally significant projects, such as building retrofits, climate adaptation, and community infrastructure.

In Spring 2026, the federal government requested that the City submit a project to be considered for the first intake of the Direct Delivery Stream. The intent of this intake was to fund shovel-ready projects in time for the 2026 construction season. The City was provided a list of previously denied funding applications and asked to identify a priority project that could proceed to construction in 2026. Approved projects would receive funding of up to 40 percent of total eligible costs. The Southwest Sewer Upgrade Project was originally submitted in 2024 to the Disaster Mitigation Adaptation Fund (DMAF).

### **Southwest Sewer Upgrade Project**

The Southwest Sewer Upgrade Project will significantly increase the capacity and resilience of the City of Regina's wastewater collection system. The project addresses long-standing capacity constraints in the South Trunk sewer, which serves large portions of the southwest and southeast areas of the City and conveys flows directly to the McCarthy Boulevard Pumping Station (MBPS), the City's primary wastewater pumping facility. Once completed, there will be a decreased risk of basement flooding and untreated discharges to Wascana Creek. It will also support both long-term greenfield growth and intensification.

The project is divided into five construction contracts. Contracts 1 and 2 were substantially completed in 2024 and 2025, respectively, and totaled 1.44 km of pipe. The BCSF funding will support Contracts 3 to 5, totalling 3.39 km of pipe. Contract 3 is anticipated to start in July 2026, followed by Contract 4 in 2027 and Contract 5 in 2028, pending detailed design, permitting, procurement, and regulatory approvals.

## **DECISION HISTORY & AUTHORITY**

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In accordance with Section 35.11 of Bylaw No. 2003-69 *The Regina Administration Bylaw*, Administration requires City Council approval to negotiate and enter into revenue agreements where

the value of the agreement on an annual basis is more than \$1 million.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Jim Nicol', written in a cursive style.

Jim Nicol  
Interim City Manager



## The Wastewater and Storm Water Bylaw No. 2016-24 Proposed Amendments

<b>Date</b>	June 17, 2026
<b>To</b>	Executive Committee
<b>From</b>	City Operations
<b>Service Area</b>	Water, Waste & Environment
<b>Item No.</b>	EX26-72

### RECOMMENDATION

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The Executive Committee recommends that City Council:

1. Approve the bylaw amendments outlined in Appendix A of this report to come into force on the day of passage, with the exception for the changes to Schedule E “Charges for Accepted Hauled Wastewater,” shall come into force on January 1, 2027;
2. Instruct the City Solicitor to prepare the necessary amendments to *The Wastewater and Storm Water Bylaw, 2016, Bylaw No. 2016-24* as outlined in Appendix A and recommendation #1 of this report; and
3. Approve this recommendation at its June 24, 2026 meeting.

### ISSUE

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This report recommends amendments to the *Wastewater and Storm Water Bylaw, 2016, 2016-24* (Bylaw). The proposed amendments include housekeeping amendments to position names and inclusive language, modifies wastewater hauler requirements, clarifies wastewater surcharge parameters, and updates fees for the hauled wastewater station.

The proposed amendments were approved by the Wastewater and Stormwater Bylaw Working Group, which is comprised of subject matter experts from City of Regina (City) Administration.

## IMPACTS

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### **Strategic Priority Impact**

These recommendations support the City's strategic priority goals by making sure wastewater and stormwater systems are safe and reliable. Updating the Bylaw will bring it in line with current best practices and help manage costs more effectively. These changes will protect public and environmental health, reduce damage to City systems, and ensure important services continue to run smoothly for residents.

### **Indigenous Impact**

There are no direct Indigenous impacts with respect to this report; however, keeping downstream water clean through both wastewater treatment and stormwater protection aligns with the Indigenous worldview of protecting the environment and water.

Water holds a significant cultural importance in Indigenous culture and the impact Regina has on the natural waterways are, therefore, of great interest to Indigenous people.

### **Financial Impact**

The fee increases in Schedule C, called the "Wastewater Surcharge," are meant to keep up with rising costs like inflation and wastewater treatment. They also encourage businesses to pretreat their wastewater before sending it into the City system, which can reduce how much they pay in extra fees.

Changes to the Hauled Wastewater Station (HWS) fees are designed to help cover operating costs over time by encouraging more people to use the site. Use of the site has gone down in recent years. The City may receive less revenue from lower annual permit fees; however, this is expected to be offset by higher revenue from increased volumetric charges. These changes also respond to feedback from industry and help keep Regina's site competitive with others in the area.

Overall, these changes are expected to have little to a slightly positive financial impact, depending on how much the services are used. No extra funding is needed.

### **Legal Impact**

This report asks the City Solicitor to prepare changes to *The Wastewater and Storm Water Bylaw, 2016, Bylaw No. 2016-24*, as described in Appendix A and recommendation #1. The Cities Act requires City Council to review and approve any changes to bylaws.

### **Policy Impact**

The proposed Bylaw changes match the Wastewater Master Plan by helping maintain service levels and protect the environment. They support the safe collection, transport, and treatment of

wastewater while meeting the City's permit rules, and help protect water quality and City infrastructure.

The changes also support the Official Community Plan by helping make sure City services and amenities stay affordable and financially sustainable over time.

### **Environmental Impact**

The proposed changes help protect the City's wastewater system. Reducing harmful substances going into the system improves water quality and lowers the chances of problems at the Wastewater Treatment Plant (WWTP). This helps make sure the plant can keep treating wastewater properly.

The changes to HWS pricing, along with new rules requiring all wastewater haulers to keep proper records, are expected to reduce illegal dumping.

### **Inclusion, Diversity, Equity & Accessibility (IDEA)**

The proposed Bylaw adjustments to employ gender neutral pronouns aligns with the 2SLGBTQIAP+ Action Plan and the Equity, Diversity and Inclusion Framework. There are no applicable Accessibility Plan impacts.

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

## **OTHER OPTIONS**

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### **OPTION 1 – Approve Bylaw amendments in Appendix A – RECOMMENDED**

The Bylaw is updated and follows updated City policies, is easier to understand, and strengthens protection for the wastewater system. It also supports long-term financial stability for the HWS while taking user feedback into account.

### **OPTION 2 – Status Quo – NOT RECOMMENDED**

We do not update the Bylaw and it keeps the high administrative fee for HWS, which makes the site less competitive. It also does not add stronger protection for the wastewater system or improve water quality.

## **COMMUNICATIONS & ENGAGEMENT**

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Administration has engaged wastewater haulers through direct conversations and gathered information through a survey. The feedback received has directly informed Administration's recommended Bylaw changes for wastewater hauler fees. A letter with the proposed changes and information on the City Council approval process has been provided to the haulers.

EPCOR Water Prairies Inc. was engaged throughout the review of the Bylaw.

## **DISCUSSION**

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### **Background**

In 2016, the City's WWTP was upgraded from a lagoon system to a flow-through Biological Nutrient Removal (BNR) systems. This upgrade helped the WWTP meet stricter discharge limits set by the Water Security Agency (WSA) to improve water quality downstream. Before the new system started operating, the old sewer bylaw was replaced with the current Bylaw to make sure the new infrastructure was protected.

Since the Bylaw came into force in 2016, Administration has gained several years of experience with the upgraded WWTP. Administration has also collected wastewater quality data and carried out inspections and investigations to help identify needed changes to the Bylaw.

The proposed amendments in this Bylaw mainly focus on wastewater quality and the use of the HWS. They also include small updates, such as removing repeated wording, using gender-neutral language, updating titles, and fixing minor errors. A full list of the Bylaw amendments is included in Appendix A.

### **Jurisdictional Review**

A review was done of wastewater bylaws in similar western Canadian cities. Winnipeg, Saskatoon, Calgary, Edmonton, and Vancouver were chosen because they use BNR treatment systems and, except for Vancouver, have climates similar to Regina.

Overall, the bylaws were very similar. They all set rules on what is not allowed, what is limited, and what may have extra charges to protect the wastewater system and keep water quality high. While minor changes exist, Regina's bylaw is in line with other jurisdictions for wastewater.

### **Wastewater Quality**

The main goal of the Bylaw changes are to protect the City's wastewater system and make sure the City has the information it needs to make good decisions now and in the future.

The updates would allow the City to require companies to create a pre-treatment plan if their operations could harm the wastewater system. This helps the City prevent problems before they happen, instead of only reacting after issues occur.

Other changes give the City more ability to monitor and manage wastewater quality. For example, businesses building new facilities or expanding will need to provide more information about what they discharge. The City will also have more control over how wastewater is tested to make sure it is

done properly based on risk.

The Bylaw currently includes yearly increases to surcharge fees up to 2027. The proposed changes would extend these increases to 2032. This gives businesses more certainty and helps them plan ahead, including deciding if they should treat their wastewater before sending it to the City's system. Higher surcharge fees also encourage businesses to treat their wastewater. This helps improve water quality, reduces the chance of problems at the WWTP and protects City infrastructure long term.

### **Hauled Wastewater and HWS Fee Updates**

The proposed changes to wastewater hauling and HWS fees respond to industry feedback and the City's need for stronger tools to ensure proper disposal and clear tracking of wastewater. New rules will require all wastewater haulers to keep records and use tracking forms, which will help prevent illegal dumping and make sure everyone follows the same rules.

Fees for using the HWS have not changed since 2018, but fewer people have been using the site. The new fee structure lowers the yearly permit fee for each vehicle but increases the cost per visit. This makes it cheaper upfront to get permits for multiple vehicles and gives haulers more flexibility to use the site.

Over time, the new fees are expected to increase revenue. However, if usage does not go up, the lower permit fees could reduce revenue by approximately \$15,000 each year. The updated pricing, along with rising transportation costs, is expected to make the City's HWS a more attractive option and encourage more use.

### **DECISION HISTORY & AUTHORITY**

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In accordance with *The Cities Act, 2002*, Bylaw amendments require City Council approval.

Respectfully Submitted,



Carolyn Kalim  
Director, Water, Waste & Environment  
Prepared by: Ryan Cooper, Senior Environmental Scientist

Respectfully Submitted,



Kurtis Doney  
Deputy City Manager, City Operations

### **ATTACHMENTS**

Appendix A - Wastewater Bylaw Amendments

The Wastewater and Storm Water Bylaw			Action	Existing Language:	Proposed Language:	Rationale:
Part	Section Header	Section Reference				
Amendments Page	Amendments Page	Amendments Page	Amend, Addition or Repeal	The section provides a tabulated list of amendments	A line will be added to provide for this amendment	To provide the user with information and consistency for recurs of amendments
Table of Contents	Table of Contents	Table of Contents	Amend		The proposed table of contents will reflect the changes made to the bylaw	Gives accuracy to the reader
Part I: Definitions and Interpretations	Definitions	3(f)	Amend	" <b>Building Bylaw</b> " means Bylaw No. 2003-7, being A Bylaw of the City of Regina Pursuant to the Provisions of <i>The Uniform Building and Accessibility Standards Act</i> and <i>The Cities Act</i>	" <b>Building Bylaw</b> " means Bylaw No. <b>2023-59</b> , being A Bylaw of the City of Regina Pursuant to the Provisions of <i>The Uniform Building and Accessibility Standards Act</i> and <i>The Cities Act</i>	Building bylaw was updated. Change reflects new bylaw number.
Throughout	Throughout		Amend	his or her	their	Updates bylaw to City's 2SLGBTQIAP+ policy
Part I: Definitions and Interpretations	Definitions	3m	Amend	" <b>clear water waste</b> " means water originating from sources other than public sewage works or private sewage works, that meets applicable law for release into the or public drainage system, and may include, but is not limited to	" <b>clear water waste</b> " means water originating from sources other than public sewage works or private sewage works, that meets applicable law for release into the <b>environment</b> or public drainage system, and may include, but is not limited to	A typo was corrected. The addition of the word 'environment' ensures appropriate regulations can be applied and both infrastructure and the environment are being considered.
Part I: Definitions and Interpretations	Definitions	3(w.1)	Repeal	" <b>Executive Director</b> " means the Executive Director, Citizen Services or his or her designate	<i>Repealed</i>	Definition is no longer needed. Bylaw uses "City Manager", which includes delegation in definition.

The Wastewater and Storm Water Bylaw			Action	Existing Language:	Proposed Language:	Rationale:
Part	Section Header	Section Reference				
Part I: Definitions and Interpretations	Definitions	3(y)	Amend	" <b>flammable liquid</b> " means a substance that is liquid, or a mixture of liquids, or a liquid containing solids that has a flash point of less than 61 degrees Celsius as determined by ASTM International (ASTM) D93 Standard Test Methods for Flash Point by Pensky-Martens Closed Cup Tester	" <b>flammable liquid</b> " means a substance that is liquid, or a mixture of liquids, or a liquid containing solids that has a flash point of less than 60 degrees Celsius as determined by ASTM International (ASTM) D93-25 Standard Test Methods for Flash Point by Pensky-Martens Closed Cup Tester	Updated to the ASTM International standard.
Part I: Definitions and Interpretations	Definitions	3(ccc)	Amend	" <b>properly shredded garbage</b> " means waste from the preparation, cooking and dispensing of food that has been shredded to such a degree that all particles will flow freely under conditions normally prevailing in public sewage works, with no particles greater than one-half inch in any dimension	" <b>properly shredded garbage</b> " means waste from the preparation, cooking and dispensing of food that has been shredded to such a degree that all particles will flow freely under conditions normally prevailing in public sewage works, with no particles greater than 12.5 millimeters in any dimension	Update reference to metric.
Part I: Definitions and Interpretations	Definitions	3(iii)	Amend	" <b>standard residential premises</b> " means standard residential premises as defined in Bylaw No. 8941, being <i>The Regina Water Bylaw</i>	" <b>standard residential premises</b> " means standard residential premises as defined in Bylaw No. 8942, being <i>The Regina Water Bylaw</i>	The bylaw number was incorrect and is being updated.
Part I: Definitions and Interpretations	Definitions	3(kkk.1)	Amend	" <b>storm water detention facility</b> " means a storage facility for storm water and clear waste water that does not permanently retain a portion of its storm water and clear waste water runoff	" <b>storm water detention facility</b> " means a storage facility for storm water and clear <b>water waste</b> that does not permanently retain a portion of its storm water and clear <b>water waste</b> runoff	Corrects a typo and makes definition consistent throughout the Bylaw.

The Wastewater and Storm Water Bylaw			Action	Existing Language:	Proposed Language:	Rationale:
Part	Section Header	Section Reference				
Part II: General	New Construction or Expansion of ICI Activities	10(c)(i)	Amend	the wastewater characteristics as listed in Schedule A and B to this Bylaw	the wastewater characteristics as listed in Schedule A, B, and C to this Bylaw	The change reflects the need for the administration to have information on surchargeable parameters in addition to restricted and prohibited parameters for new construction or expansion of ICI activities. The change allows the City to make informed decisions.
Part III: Disposal and Prohibitions on Disposal	Wastewater	21	Amend	No person shall release or allow the discharge of any substance into the public drainage system except storm water, allowable clear water waste or such other substance as the City Manager may allow	No person shall release or allow the discharge of any substance into the public drainage system except storm water, clear water waste or such other substance as the City Manager may allow	Change to use an already defined terms within the bylaw.
Part III: Disposal and Prohibitions on Disposal	Clear Water Waste	24	Amend	Notwithstanding section 23, where release of clear water waste or weeping tile discharge into the public sewage works is necessary to avoid an adverse impact to human health, property or the environment then the City Manager is authorized to approve a business, an infill development or applicable renovations to permit the release of clear water waste or weeping tile discharge into the public sewage works	Notwithstanding section 23, where release of clear water waste or weeping tile discharge into the public sewage works is necessary to avoid an adverse effect to human health, property or the environment then the City Manager is authorized to approve a business, an infill development or applicable renovations to permit the release of clear water waste or weeping tile discharge into the public sewage works	Change to use an already defined term within the bylaw.

The Wastewater and Storm Water Bylaw			Action	Existing Language:	Proposed Language:	Rationale:
Part	Section Header	Section Reference				
Part III: Disposal and Prohibitions on Disposal	Release of Substances	32	Amend	In the event that a person cannot comply with section 31 of this Bylaw, then such person shall enter into a pre-treatment plan agreement with the City, prior to discharge or release of wastewater to the public sewage works on such terms, conditions or fees as the City Manager may determine.	In the event that a person cannot comply with section 31 of this Bylaw, or the City determines that the characteristics of a person's wastewater has the potential for an adverse effect on the public sewage works, then such person shall enter into a pre-treatment plan agreement with the City, prior to discharge or release of wastewater to the public sewage works on such terms, conditions or fees as the City Manager may determine	Added to improve the ability of the City to properly manage wastewater infrastructure.
Part III: Disposal and Prohibitions on Disposal	Release of Substances	35	Amend	The owner or occupant of premises shall ensure that all wastewater does not exceed the concentration limits for grease as set out in Schedule C of this Bylaw.	The owner or occupant of premises shall ensure that all wastewater does not exceed the concentration limits as set out in Schedule C of this Bylaw.	Changed to include all Surchargeable parameters listed in Schedule C.
Part III: Disposal and Prohibitions on Disposal	Release of Substances	36	Amend	In the event the concentration of grease for premises exceeds the limits set out in Schedule C of this Bylaw then surcharge payments, shall apply.	In the event the concentrations from the premises exceeds the limits set out in Schedule C of this Bylaw then surcharge payments shall apply	Includes all surchargeable parameters listed in Schedule C.
Part III: Disposal and Prohibitions on Disposal	Release of Substances	38	Amend	Notwithstanding anything contained in this Bylaw, no person shall discharge or cause to be discharged any ICI material into any public sewage works or private sewage works without obtaining prior written approval from the City Manager to discharge such ICI material.	Notwithstanding anything contained in this Bylaw, no person shall discharge or cause to be discharged any ICI material into any public sewage works without obtaining prior written approval from the City Manager to discharge such ICI material	Removed the inclusion of private sewage works as the City does not regulate private sewage works

The Wastewater and Storm Water Bylaw			Action	Existing Language:	Proposed Language:	Rationale:
Part	Section Header	Section Reference				
Part III: Disposal and Prohibitions on Disposal	Release of Substances	39(b)	Amend	if so ordered by the City, the applicant has, at <b>his or her</b> own expense, installed a suitable control maintenance hole with monitoring equipment in the sewer connection to facilitate observation, sampling and measurement of the <b>waste</b> , or to deposit with the City a sufficient amount of monies to cover the cost of constructing such a test maintenance hole with monitoring equipment	if so ordered by the City, the applicant has, at <b>their</b> own expense, installed a suitable control maintenance hole with monitoring equipment in the sewer connection to facilitate observation, sampling and measurement of the <b>wastewater</b> , or to deposit with the City a sufficient amount of monies to cover the cost of constructing such a test maintenance hole with monitoring equipment	Updated the section to be gender neutral. Fixed typo by changing waste to wastewater to avoid confusion.
Part IV: Testing and Monitoring	Testing and Surcharges	69	Amend	The method of sampling of wastewater shall be conducted in accordance with one of the sampling methods as described in this Bylaw or by a composite sampling device and a composite sampling method approved by the City	The method of sampling of wastewater shall be conducted in accordance with: <b>a)</b> one of the sampling methods as described in this Bylaw; <b>b)</b> by a composite sampling device and a composite sampling method approved by the City; <b>or c) such other sampling method as required by the City.</b>	Allows the applicant to use reasonable sampling alternatives, but ensures the City has right to approve all proposed sampling/testing procedures in the event the level of testing is not reflective of the risk.
Part IV: Testing and Monitoring	Testing and Surcharges	69.1	Addition	N/A	Notwithstanding section 69, the City may prescribe the sampling method and may prescribe an alternate sampling method regardless if sampling has already occurred.	Allows the City the right to prescribe the sampling method if the proposed or completed methods are inadequate given the risk of the situation.
Part V: Hauled Wastewater	Requirements for Permit		Amend	Requirements for Permit	Requirements for Permit <b>and Permit Holders</b>	Section title change redefines section criteria
Part V: Hauled Wastewater	Requirements for Permit	83(b)	Amend	maintain the <b>permit</b> in the vehicle for which the permit was issued	maintain the <b>RFID</b> in the vehicle for which the permit was issued	Permits are now digital. RFIDs are specific to vehicle, and must remain in vehicle while being used. RFID is defined in section 3.

The Wastewater and Storm Water Bylaw			Action	Existing Language:	Proposed Language:	Rationale:
Part	Section Header	Section Reference				
Part V: Hauled Wastewater	Wastewater Haulers' Obligations	83(f)	Addition	N/A	Records listed in 83(e) must be retained for no less than seven years	The change is in line with provincial requirements and allows City to review records of both permitted and non-permitted wastewater haulers operating in Regina.
Part V: Hauled Wastewater	<i>New section title</i>	<i>Prior to 83.1</i>	Addition	N/A	Wastewater Haulers' Obligations	Creates requirements for all commercial wastewater haulers, not just those that dispose of wastewater at the City's hauled wastewater station.
Part V: Hauled Wastewater	Wastewater Haulers' Obligations	83.1	Addition	N/A	<p>A person in possession of hauled wastewater shall:</p> <p>a. maintain a manifest that accompanies every load of hauled wastewater that records every load of hauled wastewater to be discharged; and.</p> <p>b. ensure records listed in section 83.1(a) above be retained for no less than seven years</p>	Creates requirements for all commercial wastewater haulers, not just those that dispose of wastewater at the City's hauled wastewater station. Seven year record retention aligns with Water Security Agency requirement for commercial haulers.

The Wastewater and Storm Water Bylaw			Action	Existing Language:	Proposed Language:	Rationale:
Part	Section Header	Section Reference				
Part V: Hauled Wastewater	<i>New section title</i>	<i>Prior to 84</i>	Addition	N/A	Hauled Wastewater Manifest Requirements	Creates requirements for all commercial wastewater haulers, not just those that dispose of wastewater at the City's hauled wastewater station
Part V: Hauled Wastewater	Hauled Wastewater Manifest Requirements	84	Amend	"The manifest required pursuant to section 83(e) of this Bylaw shall be:  a.in a form approved by the City Manager;  b.accurately completed;  c.signed by the hauled wastewater permit holder's representative; and  d.deposited in an approved location at the hauled wastewater station prior to the release of the hauled wastewater"	The manifest required pursuant to section 83(e) and 83.1(a) of this Bylaw shall be:  a.in a form approved by the City Manager;  b.accurately completed;  c.signed by the hauled wastewater permit holder's representative; and  d.deposited in an approved location at the hauled wastewater station prior to the release of the hauled wastewater	Creates requirements for all commercial wastewater haulers and those that dispose of wastewater at the City's hauled wastewater station
Part V: Hauled Wastewater	Hauled Wastewater Manifest Requirements	85	Amend	The manifest required pursuant to section 83(e) of this Bylaw shall contain the following information:	The manifest required pursuant to section 83(e) and 83.1(a) of this Bylaw shall contain the following information:	Creates requirements for all commercial wastewater haulers and those that dispose of wastewater at the City's hauled wastewater station

The Wastewater and Storm Water Bylaw			Action	Existing Language:	Proposed Language:	Rationale:
Part	Section Header	Section Reference				
Part V: Hauled Wastewater	Mixing Loads	87	Amend	Notwithstanding section 86 of this Bylaw, a person may mix a load of hauled wastewater containing domestic source wastewater from one generator with hauled wastewater containing domestic source wastewater from another generator	Notwithstanding section 86 of this Bylaw, a person may mix: a) a load of hauled wastewater containing domestic source wastewater from one generator with domestic source wastewater from another generator; b) wastewater from an FSE with wastewater from another FSE; or c) domestic source wastewater with wastewater from FSE	They change reflects the low level of risk associated with wastewater from food services. The change is beneficial to haulers and FSE owners.
Schedule B	Prohibited Substances		Addition	N/A	Mineral Grease limit of 100 mg/L	Mineral grease is currently a surchargeable parameter. As high levels can cause damage to the wastewater system, an upper limit to the amount that can be surcharged before it becomes restricted is being added. The change reflects the need to protect the wastewater system, while also acknowledging older private infrastructure and smaller businesses limitations.
Schedule C	Limit Concentration		Amend	Limit Concentration	Surcharge Concentration	Table title is being updated to improve clarity. The table identifies the concentration that surcharges begin.
Schedule C	Limit Concentration		Amend	Phosphorus (as phosphates)	Phosphorus (as total)	Incorrectly stated "as phosphates" previously.

The Wastewater and Storm Water Bylaw			Action	Existing Language:	Proposed Language:	Rationale:																																																							
Part	Section Header	Section Reference																																																											
Schedule C	Limit Concentration	<i>R Value Table</i>	Amend	<table border="1"> <thead> <tr> <th>Year</th> <th>Year</th> <th>R value (\$/m<sup>3</sup>) wastewater</th> </tr> </thead> <tbody> <tr><td>1</td><td>2016</td><td>0.0026</td></tr> <tr><td>2</td><td>2017</td><td>0.0026</td></tr> <tr><td>3</td><td>2018</td><td>0.0620</td></tr> <tr><td>4</td><td>2019</td><td>0.1015</td></tr> <tr><td>5</td><td>2020</td><td>0.1407</td></tr> <tr><td>6</td><td>2021</td><td>0.1801</td></tr> <tr><td>7</td><td>2022</td><td>0.2195</td></tr> <tr><td>8</td><td>2023</td><td>0.2590</td></tr> <tr><td>9</td><td>2024</td><td>0.2980</td></tr> <tr><td>10</td><td>2025</td><td>0.3375</td></tr> <tr><td>11</td><td>2026</td><td>0.3770</td></tr> <tr><td>12</td><td>2027</td><td>0.4164</td></tr> </tbody> </table>	Year	Year	R value (\$/m <sup>3</sup> ) wastewater	1	2016	0.0026	2	2017	0.0026	3	2018	0.0620	4	2019	0.1015	5	2020	0.1407	6	2021	0.1801	7	2022	0.2195	8	2023	0.2590	9	2024	0.2980	10	2025	0.3375	11	2026	0.3770	12	2027	0.4164	<table border="1"> <thead> <tr> <th>Year</th> <th>R value (\$/m<sup>3</sup>) wastewater</th> </tr> </thead> <tbody> <tr><td>2026</td><td>0.3770</td></tr> <tr><td>2027</td><td>0.4164</td></tr> <tr><td>2028</td><td>0.4557</td></tr> <tr><td>2029</td><td>0.4950</td></tr> <tr><td>2030</td><td>0.5344</td></tr> <tr><td>2031</td><td>0.5738</td></tr> <tr><td>2032</td><td>0.6131</td></tr> </tbody> </table>	Year	R value (\$/m <sup>3</sup> ) wastewater	2026	0.3770	2027	0.4164	2028	0.4557	2029	0.4950	2030	0.5344	2031	0.5738	2032	0.6131	R values updated in a linear fashion to keep up with inflationary measures and treatment costs.
				Year	Year	R value (\$/m <sup>3</sup> ) wastewater																																																							
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Schedule E	Charges for Accepted Hauled Wastewater	2	Amend	Monthly charge of \$8.00 per 0.455 cubic metres of vehicle capacity.	Annual fee of \$200 per vehicle	The change lowers the permit fee to entice users back to hauled wastewater station. It is in line with competitive pricing.																																																							
							Schedule E	Charges for Accepted Hauled Wastewater	3	Amend	Volume charge of \$15.72 per cubic metre of tank capacity per disposed load	Volume charge of \$X per cubic metre of tank capacity per disposed load. X is defined below. Cost per m3 (X) of hauled wastewater disposal, designated as follows: Year \$/m3 wastewater 2027 16.75 2028 17.11 2029 17.48 2030 17.85 2031 18.22 2032 18.60	Keeps pricing of disposal competitive with other disposal locations while also recognizing increasing costs to treat the wastewater. Increases at 2.1% per year																																																



## North Pumping Station Pumps 1 and 2 Replacement Project

<b>Date</b>	June 17, 2026
<b>To</b>	Executive Committee
<b>From</b>	City Operations
<b>Service Area</b>	Water, Waste & Environment
<b>Item No.</b>	EX26-73

### RECOMMENDATION

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The Executive Committee recommends that City Council:

1. Authorize the Deputy City Manager, City Operations, or their designate, to authorize and amend the existing contract to increase the consulting fees for the North Pump Station – Pump Nos. 1 and 2 Replacement Project over \$750,000.
2. Approve these recommendations at its meeting on June 24, 2026.

### ISSUE

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The City of Regina (City) is advancing the design for the North Pump Station (NPS) Pump Nos. 1 and 2 Replacement Project. During the design phase, several scope changes were identified, including the replacement of obsolete equipment such as the Programmable Logic Controller (PLC), Uninterruptible Power Supply (UPS) and the diesel day tank, which does not meet the requirements of the new diesel engine drives. These changes require additional consulting engineering services with an anticipated value exceeding \$750,000, thereby requiring City Council approval under *The Regina Administration Bylaw, Bylaw No. 2003-69*.

### IMPACTS

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#### Financial Impact

The NPS Project had initially identified a consulting services budget of \$740,000. As the detailed design progressed, several scope changes were identified that require additional consulting support above \$750,000.

The current contract value for consulting services is \$708,400.92; however, with the newly proposed scope adjustments, the revised contract value will increase to \$874,235.82, which requires approval by City Council. Adequate funds remain available for this project in the Water Pumping Station program budget.

### **Policy Impact**

The project aligns with the *Official Community Plan, Bylaw No. 2013-48*, specifically by:

1. Ensuring Safe and Efficient Infrastructure: The design ensures compliance with regulatory requirements and industry best practices for the construction and operation of infrastructure.
2. Addressing Asset Management and Service Levels: Long-term sustainability is achieved by addressing current and future needs in infrastructure design.

### **Strategic Priority Impact**

This project supports the 2026 to 2029 Strategic Plan by advancing the Infrastructure Priority through the modernization of essential assets to ensure long-term growth, reliable service delivery and uninterrupted operation of the City's primary water pumping station. It also strengthens strategic capital planning by addressing deferred maintenance and supporting the ongoing upkeep of City facilities.

### **Environmental Impact**

A Phase II Environmental Assessment was completed for the area surrounding the buried diesel storage tank. The assessment concluded that no further investigation or remediation is required within the tank area at this time; however, periodic monitoring is recommended annually to once every third year to confirm no additional work is needed.

The replacement pumps will offer improved efficiency, which will result in reduced greenhouse gas emissions. Dual-drive (electric and diesel engine) pumps are critical for maintaining water service during total electrical failure.

### **Indigenous Impact**

Guided by the *kâ-nâsihcikêwin* (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. 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**

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### **Option 1 – Approve Consulting Fees to Exceed \$750,000 – RECOMMENDED**

Upgrading to a new central PLC and UPS with plant-wide reprogramming will remove vulnerabilities associated with obsolete hardware, increasing the reliability of the pumping station and water distribution system. Additionally, the new diesel day tank replaces the 1963 installed tank nearing the end of service life and will meet the requirements of new diesel engines; the day tank needs two additional ports for the injectors' leak-off lines specified by Deutz engines.

### **Option 2 - Status Quo (no controls upgrades) – NOT RECOMMENDED**

The new pump controls will not function with current NPS PLCs. The existing day tank does not meet the requirements of the new diesel engines. Additional costs may be incurred to undertake this work as part of a separate project.

## **COMMUNICATIONS & ENGAGEMENT**

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This report provides an update on the Water Pumping Station program project for the replacement of Pump Nos. 1 and 2 at the NPS. No public engagement or advertising activities were undertaken as part of this report.

## **DISCUSSION**

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NPS was constructed in 1963 and has served as the City's primary water pumping station, containing six pumping units. Upgrades have been ongoing to extend the facility's service life, and Pumps Nos. 1 and 2, along with associated piping, are the final components requiring replacement. The replacement pumps and drives are designed to fit the existing footprint and offer improved efficiency, which will result in reduced greenhouse gas emissions. These dual-drive (electric and diesel engine) pumps are critical for maintaining water service during total electrical failure.

A consultant was retained to complete Phase 1 preliminary engineering for \$204,772.49, including taxes. Approval was granted to accept Phases 2-5, adding detailed design, tendering, PLC programming and commissioning for \$485,687.02, including taxes, bringing the total engineering

contract to \$690,459.51. Some subsequent scope changes increased the total to \$708,400.92.

During detailed design, the consultant identified that the UPS and the central PLC that controls programming of the entire station were obsolete. They also recommended replacing the diesel day tank to meet updated diesel drive requirements. The combined cost of these proposed changes for engineering services is \$165,834.90, which would increase the total engineering contract value to \$874,235.82, exceeding the \$750,000 threshold.

Approving the report recommendations will allow the City to ensure the NPS continues to provide reliable water service to Regina residents.

**DECISION HISTORY & AUTHORITY**

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City Council approval is required to issue and award consultant fees in excess of \$750,000 pursuant to Section 7 of Schedule D of *The Regina Administration Bylaw, Bylaw No. 2003-69*.

Respectfully Submitted,



Carolyn Kalim  
Director, Water, Waste & Environment

Respectfully Submitted,



Kurtis Doney  
Deputy City Manager, City Operations

Prepared by: Kevin Syrnick, Manager, Water & Sewer Engineering and Neil Silva, Sr. Engineer



## Lease of Currie Field to Regina Red Sox

<b>Date</b>	June 17, 2026
<b>To</b>	Executive Committee
<b>From</b>	City Manager's Office
<b>Service Area</b>	Land, Real Estate & Economic Development
<b>Item No.</b>	EX26-74

### RECOMMENDATION

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The Executive Committee recommends that City Council:

1. Approve a 25.5-year lease agreement between the City of Regina (City) and The Regina Red Sox Baseball Club GP Inc. for Currie Field and a portion of 3898 East Victoria Avenue (Billboard Lands), as shown on Appendices B and C. The lease includes renewal options as further described in this report and is to be granted for less than fair market value and without public offering, subject to the terms and conditions outlined in this report.
2. Authorize the City Manager (or their designate) to negotiate and approve the final terms and conditions of the lease agreement as described in this report, and any other commercially relevant terms that may be required. Also, approve any amendments to the lease that do not materially change the terms described in this report, the extension of the lease, and any ancillary agreements or documents required to give effect to the lease.
3. Approve an amendment to *The Currie Field Alcohol Bylaw* to remove the limit of six special events per year and instruct the City solicitor to prepare the necessary bylaw amendment.
4. Authorize the City Clerk to execute the Certificate of Approval, which certifies the City's consent for the proposed lease area registration, pursuant to *Subdivision Bylaw No. 7748* and Section 121 of the *Planning and Development Act, 2007*.
5. Authorize the City Clerk to execute the lease agreement after review by the City Solicitor.

6. Approve this recommendation at its June 24, 2026 meeting, after giving notice in accordance with *Bylaw No. 2020-28 The Public Notice Policy Bylaw, 2020*.

## ISSUE

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In July 2024, City Council directed City Administration (Administration) to negotiate a long-term lease agreement for Currie Field with Regina Red Sox Baseball Inc. (Red Sox BCI). In October 2024, City Council approved the key terms by which the City would enter a lease agreement with the Red Sox BCI, a non-profit entity. In the summer of 2025, during negotiation of the lease, the City was informed that the Red Sox BCI would be sold into private ownership. Lease negotiations continued with the new owner on the basis that Administration would return to City Council for approval of any substantive changes to key terms and for approval of the new owner as lessee. The proposed lessee is The Regina Red Sox GP Inc. (Red Sox GPI).

The report outlines changes to the lease required by the change in ownership as well as any substantive changes to the previously approved terms.

The purpose of this report is to obtain City Council approval for the lease because changing key terms previously approved by City Council is beyond the authority granted to the City Manager. A summary of the key terms approved previously by City Council is included in Appendix A. The body of the report highlights major terms and any substantive changes to previously approved key terms.

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

## IMPACTS

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### Financial Impact

#### Currie Field Operating Grant

The \$110,000 annual operating grant previously approved by City Council remains unaffected but will not commence until 2027.

Under the proposed lease, the Red Sox GPI will collect and retain all revenue associated with operating Currie Field, including facility rentals (starting on December 1, 2026), sponsorship and naming rights. The Red Sox GPI will pay all costs for the day-to-day operations and maintenance as well as capital improvements to the leased property and facilities. Given the time of year the contract is being entered into, the City will continue to provide facility maintenance and operations services

until December 1, 2026, at its usual level without charge, after which all maintenance and operations will be the responsibility of the Red Sox GPI.

Property Taxes

The City is obligated to assess and collect property taxes on the leased area. An initial estimate of the municipal portion of property taxes for Currie Field and the Billboard Lands is \$7,000. In 2024, City Council approved paying an annual grant to the lessee equal to the municipal portion of property taxes. That grant remains in the proposed lease. The Red Sox GPI will be responsible for the portions of property tax related to the library and school. The grant related to property taxes is considered revenue neutral as the property does not currently generate property taxes.

Capital Costs

Under the proposed lease, the Red Sox GPI will be responsible for all capital replacement and/or refurbishment of the assets currently at Currie Field.

In accordance with City Council's July 17, 2024 direction to Administration, the following key term was approved:

*If in the future the Red Sox BCI relocates to a new facility constructed at Taylor Field or the Railyards site, the City will reimburse the Red Sox BCI in full, or in part, for the capital costs of the leasehold improvements undertaken by the club during the term of the lease. Reimbursement will be based on the depreciated value of the leasehold improvements typically provided at a community level ballpark. The City will not reimburse any portion of the leasehold improvements that are targeted toward the exclusive use of a high-performance sport organization. Examples of items that would be excluded from reimbursement include, but are not limited to dedicated office space, or film or weight rooms. Any calculation of compensation will not include the value of any improvements that existed on the date of the commencement of this lease, or improvements or a portion of an improvement funded by the City including Operating Grant funding, or any repairs or maintenance required to be carried out under the Agreement.*

In the proposed lease, the Red Sox GPI and Administration recommend that the relocation related capital reimbursement apply to any location within Regina city limits, not just the Taylor Field or Railyards sites. The capital reimbursement is proposed to be capped at \$3.75 million and each proposed upgrade or improvement will be submitted to the City, at which time the parties will document whether it will be a reimbursable expense. In the event of relocation within Regina, the City would have three years to make payment.

Billboard Lease

City Council previously approved the lessee to erect a digital billboard facing the Ring Road adjacent to the leased facility, subject to applicable laws. City Council approved a grant in the amount of the permit fee and municipal portion of the property taxes for the digital billboard. All other

costs and expenses for the billboard are to be borne by the Regina Red Sox. City Council agreed to waive lease fees during the 25-year term of the lease and any renewal. The value of the lease is estimated at \$25,000 annually plus in-kind advertising rights.

The City has now established that the originally proposed location does not meet bylaw requirements. Accordingly, in the proposed lease, Administration and Red Sox GPI have included a new location on Victoria Avenue that provides similar exposure. The proposed location is identified in Appendix C. The proposed change of location does not materially change the value of the previously approved term.

### **Policy Impact**

The Regina Red Sox and their league, the Western Canadian Baseball League (WCBL), have raised concerns with the condition of Currie Field and its suitability as a venue for WCBL games and as a home for the Red Sox. While Currie Field may be serviceable for more grassroots level of competition, the Red Sox and WCBL are focused on high-performance competition. Under the proposed lease, the Regina Red Sox will be responsible for the costs of their desired upgrades to Currie Field. This is in alignment with the City's Recreation Master Plan, which recommends that for future investment in high-performance baseball diamond facilities, the City should consider partnerships but not initiate development on its own.

### **Strategic Priority Impact**

Under the proposed term lease of Currie Field, the Red Sox GPI plan to make improvements to the facility both from a sport and spectator perspective. This work is aligned with the City's Strategic Priority of Vibrancy, as the future renovations support this goal's focus on providing residents access to year-round inclusive spaces and programs that support sport, culture, recreation and well-being.

### **Legal Impact**

If the recommendations in this report are approved a lease will be finalized and entered into between the City and Red Sox GPI and a bylaw amendment brought forward to remove the cap on the number of events in *The Currie Field Alcohol Bylaw*. An additional bylaw amendment will be brought forward, as approved in report CR24-125, to remove the City's rental fee for Currie Field from *The Regina Leisure Fees Bylaw, 2022* effective December 2, 2026.

### **Labour Impact**

Under the proposed lease, the Red Sox GPI will be responsible for the operations of the ballpark. This will free up the City staff currently delivering this service and allow them to be redeployed elsewhere within the facilities portfolio. Prior to the consideration of report CR24-125, the Local 21 Regina Outside Workers Union was notified of this change in accordance with the collective bargaining agreement.

### **Environmental Impact**

The recommendation in this report is administrative in nature and has no direct impact on energy use or greenhouse gas (GHG) emissions. Future renovations undertaken by the Red Sox GPI may have positive and/or negative environmental impacts; however, the magnitude of those effects are currently not known. Environmental standards for operation are not mentioned in this lease agreement and could result in lower or higher environmental standards compared to current City operations standards.

Currie Field is located near the former landfill site. The Red Sox GPI is required to go through the standard development and building permits, as well as the environmental standards that the City is held to when erecting, constructing or demolishing a structure or sign at Currie Field. The Red Sox GPI will be responsible for all costs of improvement, as well as any testing and remediation that may be required as a result. In addition, the lease agreement will include a liability release that bars any claims from the Red Sox GPI against the City related to contamination (with the exception of third-party claims, which are addressed under a separate provision). The agreement will also include an indemnity provision, whereby the Red Sox GPI agree to protect the City from any third-party claims that may arise because of the tenant's improvements.

There are no Indigenous, or Inclusion, Diversity, Equity & Accessibility impacts respecting this report.

### **OTHER OPTIONS**

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Option 1 – Enter into 25.5-year lease with an option to renew for a further 10 years –

#### **RECOMMENDED**

Administration is recommending entering an initial lease term of 25.5 years with one option to renew for an additional 10 years at the option of the Red Sox GPI. There would also be an alternative option for a renewal of up to 25 years, on mutual agreement. The total term would not exceed 50 years in either scenario. The City will provide a \$110,000 operating grant, as outlined within this report. Compensation for approved capital investments, if relocation occurs within city limits, will be limited to \$3.75 million.

Option 2 – Enter into a 25.5-year lease with an option in favour of the Red Sox GPI to renew for a further 25 years – NOT RECOMMENDED

City Council could direct Administration to remain with the previously approved 25-year term with one option to renew for an additional 25-year term. at the option of the Red Sox GPI. The proposed lease term is for a total of 25.5 years with additional options to renew. Administration feels this is a sufficient timeframe, while allowing for return on investment to the Red Sox GPI. A 50-year total term is a mutually substantial commitment and commits the City to an agreement that may not be

beneficial in the future. This option would include the same grant and compensation terms as Option 1.

### Option 3 – Continued City Operation of Currie Field – NOT RECOMMENDED

City Council could direct Administration to not to proceed with the proposed lease and instead continue operating Currie Field under the current model. Under this option, the City would retain responsibility for all operating, maintenance, and capital renewal costs associated with the facility. The Red Sox GPI would continue to have access to the facility through rental permits and/or other arrangements approved by the City.

Should City Council choose this option, the City would remain responsible for addressing existing facility conditions, as well as any future capital upgrades required if the City wishes to maintain Currie Field as a suitable venue for WCBL competitions.

The annual funding amount is not sufficient to address some of the larger facility concerns identified by the Red Sox GPI and WCBL. These capital improvements would compete with other City capital priorities through future budget processes and would be subject to City Council approval.

## **COMMUNICATIONS & ENGAGEMENT**

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

The Red Sox GPI and other Mount Pleasant Sport Park user groups will be informed of any decision made by City Council.

## **DISCUSSION**

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### Background

Currie Field is considered one of six premium baseball diamonds in the City's inventory — four which are adult sized, and two of which have lighting. The Regina Red Sox and their league, the WCBL, have raised concerns with the condition of Currie Field and its suitability as a venue for WCBL games and as a home for the Regina Red Sox. The concerns are as follows:

- The field of play is uneven and has drainage issues.
- The WCBL has concerns with the dressing rooms, and the lack of an umpires' dressing room.
- Undersized dugouts and the location of the bullpen.
- The washroom buildings on are a septic system and the Red Sox are concerned that it cannot keep up with park usage at times. The City currently provides portable washrooms to

- support Regina Red Sox playoff games.
- The bleachers do not offer adequate accessible seating.

#### MN24-11 and CR 24-125

In October 2024, City Council approved a long-term lease at less than market value with the Red Sox BCI. The approval provided for much of what is included in this report; however, some changes are proposed that require additional City Council approval. These are:

- a) A change in the parties to the agreement.
- b) The length of the term of the agreement, including renewals.
- c) Concession operation start date.
- d) Groundskeeping start date.
- e) Relocation within Regina to trigger the relocation compensation clause to anywhere in Regina, instead of limiting to the Railyards and Taylor Field.
- f) A cap on the reimbursement of improvements.
- g) A new location for the proposed digital billboard.
- h) The ability to assign the agreement.

#### Change in the Parties to the Agreement

During negotiation of the final lease agreement, the City was informed that the Regina Red Sox team would be sold into private ownership. The previously approved terms did not contemplate a change in ownership. Accordingly, the new lessee, Red Sox GPI, requires City Council approval.

#### Term Change

City Council originally approved a 50-year lease made up of two 25-year terms. The right to a second term could be exercised by the Regina Red Sox if they remained in compliance with the agreement. Administration, with agreement from the Red Sox GPI, is recommending that the second term be reduced to 10 years, for a total of 35.5 years. In addition, the parties propose that the second term may be extended to 25 years by mutual agreement. This allows the City to re-evaluate its needs at that time but provides the Red Sox GPI with assurance of at least 35.5 years. This term length is included in Option 1, while the original term length is included in Option 2.

#### Concession Operations

City Council originally approved the exclusive food and beverage rights beginning on November 1, 2026, through item CR 24-125. This delayed date was due to an existing concession agreement with another party, which has since been terminated by mutual agreement. Therefore, Administration is recommending that the exclusive food and beverage rights begin upon commencement of the lease, following City Council's approval.

Maintenance and Operations

Should these recommendations be approved, the City will continue maintenance and operations services at current levels throughout the 2026 season, and the Red Sox GPI will take over operations beginning December 1, 2026.

Relocation Clause and Capital Reimbursement

During the debate of report CR24-125, City Council discussed whether the proposed compensation for improvements made at Currie Field should apply to any relocation, or only to a new stadium built on either the Taylor Field and the Railyards sites. City Council determined it would only apply to Taylor Field and the Railyards. Since that decision, City Council has approved residential development at Taylor Field, and an RFP process for the Yards. The Red Sox GPI and Administration propose that the reimbursement for improvements apply to any new baseball facility constructed for the Red Sox GPI within Regina city limits regardless of location. Any reimbursement for improvements to the facilities would be limited to approved expenditures and capped at \$3.75 million.

Proposed Billboard New Location

Item CR24-125 included a billboard at Currie Field, subject to compliance with applicable laws. The City and the tenant have discussed the billboard's location and have determined that the City bylaws do not permit a digital billboard at this location due to its proximity to Ring Road and the current zoning of the site. The parties have agreed to a substitute location of the billboard on Victoria Avenue.

Assignment

Report CR24-125 did not address an assignment of the lease. Administration proposes that the Red Sox GPI may assign the agreement to any other Semple Family owned or controlled company, as requested by the Red Sox GPI, but any assignment to a new an unrelated owner or entity would be subject to City approval.

Comparison with City of Regina Baseball Park Operating and Maintenance Agreements

Non-profit organizations across Regina manage City-owned baseball diamonds under operating agreements (rather than lease agreements that grant exclusive possession to the tenant). These include responsibility for day-to-day operations, maintenance, utilities, and capital improvements, supported by modest annual operating grants. Under these operating agreements, unlike the proposed lease, the City continues to provide some services and rental permits continue to be issued by the City. Any improvements made to City-owned land typically become City owned improvements.

Under the proposed lease, the City will no longer issue permits to other user groups, but the Red Sox GPI has agreed to make the facility available to other community baseball groups, similarly to

the allocation that was given to these groups by the City, although the rates charged will be determined by the Red Sox GPI.

Over time, this approach may inform broader discussions with other baseball organizations regarding operating models and funding. Any future considerations would be addressed through the City's budget process and subject to City Council approval.

## **DECISION HISTORY & AUTHORITY**

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On July 17, 2024, City Council considered item *MN24-11, Baseball Facility (Regina Red Sox)* and directed Administration to enter into a long-term lease agreement between the City and the Regina Red Sox for Currie Field that shall acknowledge that a future relocation by the Regina Red Sox to a new facility at the Taylor Field or the Railyards site shall include a provision that the capital costs of the Leasehold Improvements undertaken by the Regina Red Sox at Currie Field shall be reimbursed, in whole, or in part, by the City, in the event that the new facility is constructed. Furthermore, this long-term lease may be terminated without cost or penalty to the Regina Red Sox.

On October 9, 2024, City Council considered item *CR24-125, Long Term lease of Currie Field to Regina Red Sox* and approved lease terms between the City and the Regina Red Sox BCI for an initial term of 25 years — with an option to renew for an additional 25 years contingent upon certain key terms and conditions as described in the report. The report approved an amendment to *The Regina Leisure Fees Bylaw* to remove the rental rate for Currie Field.

Respectfully Submitted,



Chad Jedlic  
Director  
Land, Real Estate and Economic Development

Respectfully Submitted,



Jim Nicol  
Interim City Manager

Prepared by: Sherri Hegyi, Business Performance Consultant

### **ATTACHMENTS**

- Appendix A – Key Terms
- Appendix B – Currie Field Lease
- Appendix C – Billboard Lease

**ATTACHMENTS**

Appendix A - Key Terms

Appendix B - Currie Field Lease

Appendix C - Billboard Lease

Appendix A – Key Terms and Conditions

City of Regina and Regina Red Sox Baseball Club Inc. Long-term Lease of Currie Field

Term Heading	Term Description
Parties to the Agreement	City of Regina (City) and Regina Red Sox Baseball Club Inc. (Regina Red Sox).
Lease Term and Renewal	<p>25 years commencing November 1, 2026 or earlier by mutual written consent of the City and the Regina Red Sox.</p> <p>Provided the Regina Red Sox are not in default at the end of the 25 year term, the City and Regina Red Sox agree that the Term shall be renewed for another 25 years.</p>
Lease Review	Parties to meet and discuss the effectiveness of the agreement on a regular basis. Minimum of once every three years.
Rent	\$1 per annum.
Area Under Lease	<p>See air photo on last page.</p> <p>Regina Red Sox will maintain their access to the current support facility.</p> <p>When the City builds a new combination Parks sub-depot/Mount Pleasant Support Facility adjacent to the leased premise, the Regina Red Sox will be consulted and will have priority access to any dressing rooms. However, the City will only construct those spaces to the level consistent with the needs of grassroots ball.</p> <p>Any requirements that exceed this service level will be the responsibility of the Regina Red Sox.</p> <p>Area under lease is provided to the Regina Red Sox in “As Is” condition.</p>
Property Taxes	<p>As the City will be granting the Regina Red Sox exclusive use of the area under lease, property taxes will be assessed.</p> <p>The Regina Red Sox will be responsible for paying all property taxes assessed on the facility.</p> <p>An annual grant in the amount of the municipal portion of the property taxes levied on the area under lease per this agreement. For clarity, the school board and the library portions are not included in the annual grant.</p>
Parking Lot	<p>Regina Red Sox receive exclusive use of the following parking areas during Regina Red Sox Game/Event days:</p> <ul style="list-style-type: none"> <li>- West of Currie Field adjacent to Scottie Livingston Field and Kaplan Field.</li> </ul>

Appendix A – Key Terms and Conditions

	<ul style="list-style-type: none"> <li>- The parking lot immediately north of Currie Field (between Currie Field and the southernmost soccer field).</li> </ul> <p>For clarity:</p> <ul style="list-style-type: none"> <li>- It is the City’s understanding that the parking lot between Currie Field and the southernmost soccer field is paid VIP parking on Regina Red Sox game day. Revenue derived by Regina Red Sox from paid VIP parking, in this lot, on game day is retained by the Regina Red Sox.</li> <li>- Regina Red Sox are responsible to provide game day parking area management including directional signage, parking lot control, and security as required to ensure no parking along Winnipeg Street.</li> </ul>
Leasehold Improvements	<p>Regina Red Sox is responsible for capital cost of all leasehold improvements they make during the term of the lease.</p> <p>All leasehold improvements are subject to all applicable building codes, rules, regulations and bylaws. For example, if the Regina Red Sox add new grandstands, or replace existing grandstands, a building permit and signoff by a building inspector are required.</p> <p>If during the term of the agreement or renewal, the City determines that it serves the City’s best interests to make capital improvements to the Leased Facility, such improvements must be approved by the Regina Red Sox, and such approval shall not be unreasonably withheld. Furthermore, the Parties agree in principle to negotiate the imposition by the Regina Red Sox of a ticket surcharge to offset a portion of the cost of such capital improvements.</p>
Concessions	<p>Grant the Regina Red Sox exclusive right to sell Food &amp; Beverage (F&amp;B) at Currie Field beginning November 1, 2026.</p> <p>For clarity, this right includes all Regina Red Sox related activities (games, practices, special events etc.) and all non–Regina Red Sox affiliated events, including all non-baseball related events.</p> <p>Regina Red Sox may contract F&amp;B from November 1, 2026, onward.</p> <p>All revenue generated by Concession Rights shall be for the exclusive benefit of the Regina Red Sox.</p>

Appendix A – Key Terms and Conditions

<p>Naming and Sponsorship Rights</p>	<p>Regina Red Sox, are permitted to sell naming rights, advertising or other sponsorship related to the leased area subject to the following:</p> <ul style="list-style-type: none"> <li>• Any re-naming of the facility must include the name “Currie Field”, for example, “Currie Field at XYZ Stadium” unless the City provides written consent otherwise. For clarity, the City will consider granting that consent in order to ensure that including the name Currie Field does not materially impair the monetary value of the naming rights and sponsorship opportunities available to the Regina Red Sox.</li> <li>• The Regina Red Sox shall not sell any Naming and Sponsorship that extends beyond the expiration of the Term and shall ensure that all contracts for Naming and Sponsorship are subject to termination on termination of this Agreement.</li> <li>• The installation of any signs related to Naming and Sponsorship shall be in compliance with all applicable bylaws.</li> </ul> <p>All revenue from naming, advertising and sponsorship accrues to the Regina Red Sox.</p>
<p>Special Events</p>	<p>Regina Red Sox may conduct special events at the facility.</p>
<p>Utilities</p>	<p>All utilities, including water, are the responsibility of the lessee.</p>
<p>Repairs and Maintenance</p>	<p>All repairs and maintenance are the responsibility of the lessee, including, but not limited to fences, lights, grandstands, all buildings, irrigation system.</p>
<p>Groundskeeping</p>	<p>All groundskeeping and field of play maintenance is the responsibility of the lessee.</p>
<p>Annual Operating Grant</p>	<p>The lease will include an annual operating grant in the amount of \$110,000.</p> <p>The Regina Red Sox may request an increase to the operating grant during the term of the lease, subject to Council approval through the City’s budget process.</p>
<p>Commitment to Community Access</p>	<p>The lessee agrees to allow other community ball groups to use the park to support their programs and needs. For example, Martin Academy, Qu’Appelle Valley Baseball League, etc.</p> <p>All rental revenue generated by renting the facility to community groups is retained by the Regina Red Sox.</p>
<p>Liens, Claims and Lawsuits</p>	<p>The City and the Regina Red Sox will mutually agree upon terms and conditions with respect to liens, claims, and</p>

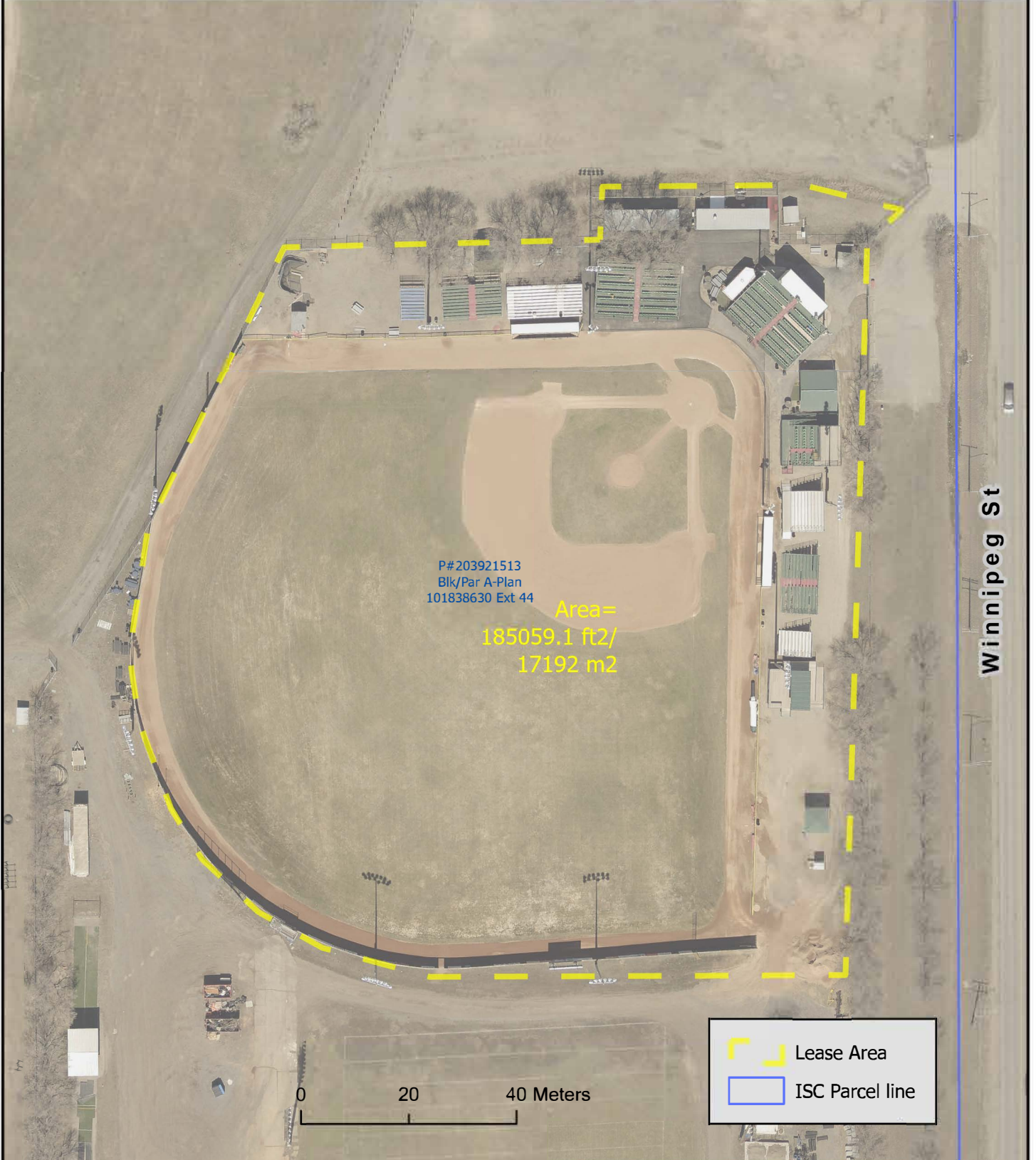
Appendix A – Key Terms and Conditions

	lawsuits, and shall also set out how the Parties cooperate in the defense of such matters.
Right of Entry	City upon providing reasonable advance notice shall have the right to enter all portions of the property to inspect them.
Insurance	Regina Red Sox to maintain during the term insurance of comprehensive general liability with limits of not less than \$5 million for each occurrence, tenant and property insurance, City named as additional insured, host liquor liability coverage as needed, cost of insurance is Regina Red Sox responsibility.
Dispute Resolution	<p>City and Regina Red Sox representatives will promptly and diligently make all reasonable efforts to resolve a dispute.</p> <p>If not resolved within 10 business days then the matter is referred to the City Manager and a representative of the Regina Red Sox to resolve.</p> <p>If they can't resolve it within 10 business days, then the dispute will be referred to mediation.</p> <p>After efforts to resolve are exhausted either party may pursue any other remedy legally available to it.</p>
Termination	<p>If a new ball stadium is built at either Taylor Field or the Yards and the Regina Red Sox move into it, then this lease agreement will be terminated.</p> <p>AND</p> <p>The City will reimburse the Regina Red Sox for the leasehold improvements they have made at Currie Field as long as the improvements made are not over and above the level of amenity/service typically provided at a publicly owned ballpark, as determined by the City. For example, dedicated office space, film room, weight room etc. would be above and beyond.</p> <p>Reimbursement will be made on the depreciated value of the leasehold improvement. For clarity, the improvements will be depreciated on a straight-line basis over their useful lives. The useful life of the improvement(s) to be mutually agreed upon from time to time by the City and the Regina Red Sox. In the event the parties cannot agree they will retain the services of a qualified professional that will determine the depreciated value of the improvements.</p> <p>Alternatively, the Regina Red Sox may elect not to receive a cash reimbursement as set out above, but rather, elect</p>

Appendix A – Key Terms and Conditions

	<p>that the City acknowledge an in-kind financial contribution by the Regina Red Sox to a new stadium, and such in-kind contribution shall be equal to the depreciated capital costs of the Leasehold Improvements made by the Regina Red Sox at the Leased Facility.</p> <p>The City and the Regina Red Sox agree that clauses for termination for cause, and termination without cause, shall be negotiated by the Parties and included in the lease agreement.</p>
Digital Billboard	<p>The City shall approve and expedite permitting for the installation of a digital billboard located on Ring Road adjacent to the leased facility provided the billboard is in compliance with all current regulations, laws and bylaws.</p> <p>All costs and expenses for such billboard shall be borne by the Regina Red Sox. The size and location of the digital billboard shall be mutually agreed upon by the Parties and set out and described in the lease agreement. If applicable, any fees payable to the City in connection with the installation or operation of such billboard shall be waived by the City during the 25-year term of the lease or the 25-year renewal period.</p>

DRAFT



**Financial Strategy & Sustainability/Land & Real Estate/Real Estate**



Project: Subject Land Civic Address: 750 N WINNIPEG STREET  
Legal Description: Blk/Par A-Plan 101838630 Ext 44



# Appendix C

1:400



## Financial Strategy & Sustainability/Land & Real Estate/Real Estate



Project: Subject Land Civic Address: 3898 E EASTGATE DRIVE  
Legal Description: Lot 1A-Blk/Par D-Plan 102040210 Ext 0

