



# **List of Delegations**

**Wednesday, November 19, 2025  
1:00 PM**

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



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**OFFICE OF THE CITY CLERK**

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**City Council  
List of Delegations  
Wednesday, November 19, 2025**

**CR25-137     Expanding Housing Choices – Manufactured Homes**

DELEGATIONS

DE25-211     Randall Edge, Glen Elm Retirement Community Residents Association,  
Regina, SK

DE25-212     Jaysee Stanhope, Regina, SK

DE25-213     Lori Deets, Regina, SK

COMMUNICATIONS

CP25-150     Stu Niebergall, Regina & Region Home Builders' Association, Regina, SK

**CR25-138     Zoning Bylaw Amendment – 2571 Broad Street**

DELEGATIONS

DE25-214     Dan Torrie, West Oak Investments, Regina, SK

**CR25-142     2026 Citizen Appointments to Boards and Committees**

DELEGATIONS

DE25-215     Russell Schneider, Regina, SK

COMMUNICATIONS

CP25-155     Alysia Johnson, HK Henderson Consulting, Regina, SK

**CR25-143     2026 Elected Official Committee Appointments**

DELEGATIONS

DE25-216     Bill Ottenbreit, Regina, SK

**CR25-144     City of Regina's Role in Well-Being and Homelessness**



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**OFFICE OF THE CITY CLERK**

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**DELEGATIONS**

DE25-217	Shannon Corkery, Regina, SK
DE25-218	Beverly McDougold, Regina, SK
DE25-219	Jason Knudsen, Regina Street Team, Regina, SK
DE25-220	Florence Stratton, Regina SK
DE25-221	Rebecca Granobsky-Larsen, Regina, SK
DE25-222	Mandla Mthembu, Regina, SK
DE25-223	Dana Wilkins, Mobile Crisis Services Inc., Regina, SK
DE25-224	Russell Schneider, Regina, SK
DE25-225	Lori Deets, Regina SK

**COMMUNICATIONS**

CP25-151	Jim Elliott, Regina, SK
CP25-152	Judith Veresuk, Regina Downtown Business Improvement District, Regina, SK
CP25-153	Lorissa Nippi, Regina, SK
CP25-154	Evelyn Tischer, Regina, SK

We, the undersigned, being members of the Glen Elm Retirement Community Residents Association and concerned citizens of the City of Regina, respectfully submit this petition to Regina City Council to call for a Notice of Motion with respect to the issue of the permitted inclusive of manufactured homes in the City of Regina Design Plan.

Report to the City of Regina Planning Commission, approved by the Commission on November 13, 20225. We are in support of contemplated changes to the City of Regina Design Plan (as facilitated by the Regina Zoning Bylaw 2019) where it is contemplated and recommended to the Regina City Planning Committee to be amended to allow for manufactured homes in all residential zones in the City of Regina. For example, take the lot currently for sale at 45 Cecil Crescent in the Regina Rosemont area:

This lot has a full foundation installed with full bylaw permits and approved and has been available to be sold through the MLS for over 2 years. This lot is an excellent candidate to which a manufactured home could easily and quickly be permanently affixed to its structure; thereby making full utilization of this developed Regina City lot.

Request of GERCRA's petition for Manufactured Home installations in the City of Regina: Therefore, we respectfully request that the City Planning Commission and Regina City Council to support and approve the recommendation of the upcoming report to the City of Regina Planning Commission on November 13, 2025 for the new policy for to permit manufactured homes to be located a lots throughout the City of Regina.

Thank you for your consideration of our request for approval.

Sincerely,  
Randall Edge  
President

306-206-0705  
Glen Elm Retirement Community Residents Association  
[gercrassociation@gmail.com](mailto:gercrassociation@gmail.com)

Good afternoon, my name is Jaysee Stanhope. I live in the city of Regina & am also a member of the Glen Elm Retirement Community Association. We understand that it is incumbent upon the purchaser to do their due diligence before purchasing a lot for a manufactured home. The homes do need a concrete foundation to avoid sinking into the ground like any other home does. Manufactured homes are available in many sizes & layouts that would fit on a city lot. Olympic RTM'S in Pilot Butte builds manufactured, modular & ready to move homes in a variety of sizes & layouts. Currently it is difficult to get financing as lenders don't seem to understand that moving a manufactured home is just as involved as bringing in construction materials for a new build. Hopefully, this will change with nre zoning bylaws. Thank you for your time.

Good Day

My Name is Lori Deets I am from Regina and I live in Glen Elm Trailer Park.

Questions & points to consider:

Also, under the impacts section it says no impacts to the community well-being. I took a quick look and maybe not directly. I would argue though lack of stable affordable housing and the effects of houselessness is a core contributor to community members safety.

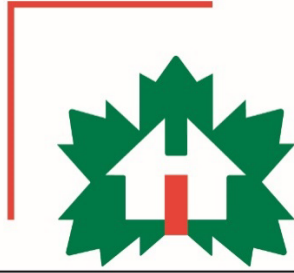
Will this zoning change help support the initiatives within the Housing Accelerator Fund. This is something our Association has asked more then once and are told to weight until these recommendations to come forward. There is no mention in this report. Although it is on the Be heard page under Expanding Citywide options. Is this not a point to consider when making this decision.

Under option 2 considerations. It says: This could delay the process and potentially limit one of the options for infill housing development.

Can we get some understanding of this?

I request that council takes city administration recommendation to allow manufactured homes city wide. On behalf of the thousands of families and households that deserve to have safe affordable homes.

Regina & Region  
Home Builders'  
Association



100-1801 MacKay Street  
Regina, Saskatchewan, S4N 6E7

Ph: (306) 546-5221  
s.niebergall@reginahomebuilders.com  
www.reginahomebuilders.com

November 14, 2025

City Council  
City of Regina  
Queen Elizabeth II Court  
Regina, SK, S4P 3C8

Subject: **RPC23-33 Manufactured Homes**

Dear City Council,

On behalf of the Regina & Region Home Builders' Association (RRHBA), I am writing to express our support for City Administration's Recommendation Option 1, which proposes amendments to the Zoning Bylaw allowing Manufactured Homes to be permitted in all neighbourhoods.

While the RRHBA does not currently represent the Manufactured Homes industry, we recognize this building form as a legitimate type of housing. As City Administration notes in its report, "*there is no strong rationale to regulate Manufactured Homes differently from other types of buildings.*" This approach reflects sound planning principles and aligns with our shared goal of increasing housing choice and affordability across Regina.


Expanding opportunities for Manufactured Homes provides another pathway to deliver attainable and diverse housing options. Over the years, our Association has received inquiries from individuals seeking smaller, more manageable homes. Those who find the scale and cost of a typical single-family home beyond their needs, but who still desire a modest private yard and the independence that comes with it. Currently, these residents often have limited options beyond townhouses or stacked apartments. Manufactured Homes could serve as a practical and appealing solution for this demographic.

Similarly, we have heard growing interest in the Tiny Home movement, which shares similar characteristics. While recent zoning updates have broadened flexibility for small-scale housing, most Tiny Homes are built on chassis, creating regulatory challenges. From a functionality and livability standpoint, whether a home is built on a permanent foundation, or a chassis does not fundamentally alter its role as a residence. It is simply another form of housing that meets different needs within our community.

For these reasons, the RRHBA supports Option 1 as a thoughtful and inclusive step forward in modernizing Regina's housing framework. By broadening the range of permitted building types, the City is promoting flexibility, innovation, and housing diversity, critical components to addressing affordability and supporting the evolving needs of Regina's residents.

Thank you for the opportunity to provide input. We commend City Administration for its proactive approach and look forward to continued collaboration on initiatives that expand housing opportunities in our community.

Thank You,

A handwritten signature in blue ink, appearing to read 'Stu Niebergall', with a stylized flourish at the end.

Stu Niebergall  
President & CEO



### **Present Use of buildings**

The current use of the existing building and property is the previous home of Canadian Blood Services. CBS has moved its collection location to south Albert and is currently moving its storage facility into a new location in the North Industrial Area. CBS will be fully vacated from this location in September of 2025.

This site is currently zoned Institutional (I), and our proposal will be seeking a Residential High-Rise zoning amendment or re-zoning approval to accommodate our planned development.

Once the re-zoning process is completed it is the owner's intention to demolish the current building and construct a new multi-family building on site.

### **Description of Intended Development**

The site is located on the Northeast corner of Broad Street and Broadway Avenue. The site sits predominantly across the street from Wascana Park, transversely with the old University of Regina campus and adjacent to both Residential High Density (RHD) and Residential Mid Density (DCD-QP) zones. It is surrounded mature trees, existing multi-family and higher density residential sites, close to retail amenities, the downtown core, schools, the General Hospital and transit connections. The site is ideally suited for the multi-family development.

The proposed development sits on .08347 acre (3,377.87 m<sup>2</sup>) of land with the building planned to be of 6-story wood frame construction, complete with underground and grade level parking, resident amenity space, delivering over 100 residential rental units to Regina's newly built rental stock. Once the site is re-zoned it will be part of the Primary Intensification Area as set by the OCP. Given the location of our site in an established area we will contribute to the City's goal of 30% in-fill development.

The unit mix count will be confirmed as we move through the design process, however the concept design comprises various unit types including street facing town houses, bachelor, 1-, 2- and 3-bedroom units. The design team has designed a conceptual plan that will cater to various tenant needs. The plan also includes 82 below grade parking stalls, 31 surface stalls and 8 garage stalls for the town house units.

The design intent of the project is to orientate the building taking advantage of the views out towards Wascana Park, the Legislative Building and downtown Regina. The building set back from both Broad Street and Broadway Ave has been carefully considered to allow for a strong street wall presence to promote connectivity of community to street as well as enhance the walkability of the development. The expressed vertical and horizontal modulation is intended to break down the perception of building scale and promote a human scale to the interaction between building and street.

Access to the underground parkade entrance is proposed to be located on the south side of the property from west bound traffic lane on Broadway Ave. Broadway Ave is a main artery that has been identified to assist the additional vehicle count of the development. The grade level parking and garage stalls located on the east side of the development will be accessed from an existing

paved alley to the north of the site. This traffic can access the alley and site access from both Broad St. north bound traffic as well as the alley access from Badham Blvd.

While still in conceptual design phase, we are confident that attached concept plan illustrates the developmental vision and demonstrates our intent of blending the architecture into the orientation of street and scale. Our 6-story building with clean lines and alternating balcony bays creates a visual interest as well as compliments the CBC Building across Broad St and the transition from the Diocese of Qu'Appelle lands to the north and the more existing contemporary developments east on Broadway Ave.

The site is centrally located and will be attractive location for people to live. It is close to important employment nodes, educational centres, retail shopping, transit and the natural beauty of Wascana Park. We look forward to working with City Administration and City Council on this re-zoning application. The first step in bring our vision for the site to reality.

**Submitted by**  
**Dan Torrie**  
**West Oak Investments**

I object to the street team being part of the city's wing

Submitted by

Russell Schneider, Regina, SK

**Written delegate submission:**

To the Members of Regina City Council,

I am writing to express my opposition to the reappointments to the RDBID Board. I moved to Regina 20 years ago and am proud to call Regina home. Within those 20 years, 13+ years have involved either working downtown, governance and leadership in services delivered in our Core, or an overlap of both.

The opposition is not to any individual. It is about protecting the community-aligned governance that this elected Council has been intentionally building. The recent restructuring of the Street Team was carried out in such a manner that caught stakeholders by surprise. Reappointing the current slate without reopening the candidate pool would signal acceptance of this governance approach and those who were responsible for endorsing it. I believe Regina deserves governance that reflects transparency, collaboration, and the values this Council has worked hard to strengthen.

Further - I am firmly opposed to the Regina Street Team falling within City Management. That simply is not the best place for this type of entity.

I respectfully ask Council to pause the all RDBID reappointments and revisit the candidate pool to ensure alignment with dedication to principles that Council is wishing to advance, including the appropriate member of City Council.

Submitted by

Alysia Johnson

I object to Councillor Clark Bezo being on the REAL board because he received financial support from the Semples during his campaign. To see proof, check March 05, 2025, election expenses. I don't want a baseball stadium, and I don't want the REAL board giving away city assets.

Submitted By

Bill Ottenbreit, Regina, SK

Good afternoon,

I appreciate the opportunity to be able to speak openly and honestly around the guiding principles of Environmental Sustainability, Reconciliation, and Inclusion, Diversity, Equity and Accessibility (I will refer to as I.D.E.A), and the current proposal.

No matter where we sit on the issue, we have all been born into a system that is economically driven, creating jobs and putting money into the economy is the bottom line. Unfortunately as my co-writer explained there is no money to be made in home and food security. We understand in a capitalist society that is perfectly logical and makes sense.

I wouldn't be here today if this was the whole truth. What is often not very clear is how the economic game is fixed. Historically the rules of the game such as policies around education and farming practices created a system in which policies were changed so white settlers didnt have to compete with others they considered inferior. In relation to Reconciliation because the abuse was horrific, it is only because I able to attend graduate classes at the U of S that I was pointed to that the education received was streamlined, putting limitations on the success. I feel we are currently at a turning point where we have the space to acknowledge that consultation with people with lived experience and Indigenous Elders without any actual decision making power is continuing the cycle.

I am so completely powerless over the unconscious and programming of my whiteness and privilege, despite years of effort I continue to perpetuate attitudes of superiority it seeps out like silent flatulence. As someone on disability with a highly sensitized nervous system, I have experienced the discomfort of not feeling safe in my body and have spend the majority of my life in fight, flight freeze, fawn responses and I truly believe the only way out of all this is faith and trust in a deeper guidance. Healing can only happen when people with lived experience can feel safe on their terms rather than the terms of decision makers who are blinded by risk and safety assessments.

Submitted:

Shannon Corkery

TO: Tracy at the Clerk's office  
FROM: Beverly Mc Dougald

DE25-218

Re: City Council Mtg. Wed Nov 19, 2025 - 1pm

Re: City of Regina's role in well-being + homelessness

Title: The Long Walk

Sleep is a human right + its deprivation is considered torture by the Geneva Convention of 1949. When you tear down an encampment, where are they allowed to sleep? How long can a person walk w/o sleep?

What do you think happens to the brain w/o sleep? After 24 hrs, you have trouble making decisions, + solving problems.

After 48 hrs, you have problems controlling your emotions, behavior, + coping with change.

After 3 or 4 days you can start hallucinating.

Cults use sleep deprivation to control their members + keeps them under their power.

Where to Sleep?

We have many empty spaces. Federal Bldgs, like:

HMCs Queen + the Army Barracks + one downtown on 11th Ave.

Carney wants to train 300,000 Fed + Prov employees to be inducted into the Supplementary Reserve, made up of inactive + retired members right now to use for emergencies. They make \$8,205.60/yr. Why not use them, is this not an emergency  $\frac{1}{2}$  when people die from the cold?

We also have lots of Prov Bldgs that are empty at night that are heated as well as the City. The Public Library downtown. The Theatre would be a good place to sleep instead of outside. Hallways even in any public bldg, like City Hall. Any place to get out of the cold + have bathrooms.

I will speak on the topic of the future of the Regina Street Team.

RST should be an independent entity which would significantly bring down overhead and operate more effectively.

Submitted By:

Jason Knudsen, Regina, SK



**REGINA CITY COUNCIL  
NOVEMBER 19 2025  
CR25-144: CITY OF REGINA'S ROLE IN WELL-BEING AND HOMELESSNESS  
FLORENCE STRATTON**

A week ago you heard what I had to say about encampments and ending homelessness. I will do my best not to repeat myself—at least not too often.

There are, in my view, three main issues.

**First, the money question:**

It is mainly on the basis of cost that administration did not recommend a sanctioned encampment site. However, the cost projected was absurdly high. I will refer you once again to the Citizens Encampment Strategy. The only real cost here is for a couple of porta potties.

Administration did, however, recommend “an outreach-based approach,” which would have the following goal: “To support individuals living in encampments to access housing and to also prevent entrenchment of encampments” (13).

It should be noted that the two parts of the goal contradict one another. As everyone knows, there is little or no affordable housing in Regina for unhoused people to access.<sup>i</sup> Hence the entrenchment of encampments is inevitable.

Moreover, this approach too would cost a lot of money—for more staff, for the expansion of the Regina Street Team—and so on.

Under cost, there is also the matter of the criminalization of homelessness. For example, there is the Parks and Open Spaces Bylaw, which decrees that “No person shall remain in a park between the hours of 11 pm and 6 am.”<sup>ii</sup> This too comes at a dollar cost, as more policing is called for. It also raises the question: Where are unhoused people supposed to go at night? Please stop criminalizing homelessness.

What is obviously needed is affordable rental housing—that is units with rent calculated at not more than 30% of the renter’s income. Providing such units is where the City of Regina should be putting its money!

This takes me to the second issue: **The question of jurisdiction.**

I am so tired of City Council squabbling over what level of government is responsible for housing. At last week’s Executive Committee meeting, at least half-an-hour was consumed by such wrangling.

But I believe the matter was somewhat clarified when administration said that there were “no restrictions at the level of provincial legislation on city’s owning and running housing.” I would assume that the same is true at the level of federal legislation.

Of course, the City of Regina can't solve its houselessness crisis all on its own. It will need both provincial and federal money to do so. But it can do its part.

How much money should the City of Regina put into the construction of affordable rental housing? How about 10% of the Regina Police Service operating budget—which last year would have amounted to about \$12 million.

The declared vision of the RPS is “Keep Regina Safe.” Unhoused people are the least safe people in our city. So, until there are no more unhoused people in Regina, let's devote 10% of the RPS operating budget to the building of affordable rental housing.

I understand that the City's budget for 2026 is to be released tomorrow. I hope to see substantial funding in it for this project.

But \$12 million is not going to do it. The provincial and federal governments must also do their part.

There are over 400 vacant Sask Housing units in Regina.<sup>iii</sup> How about City Council putting pressure on the province to make these units available for occupation. And, if the province says “no,” ask them to hand the units over to the City to make available for occupation.

As for the federal government, while housing is included in the 2026 federal budget, most of the money seems to be going to homeownership. The City of Regina should launch a campaign to get the federal government to restart the National Affordable Housing Program, cancelled in 1993, which, for a period, created up to 20,000 affordable housing units every year.

To move on to my third issue: **The question of language:**

There is way-too-much fear mongering going on in our city in regard to unhoused people. “They're dangerous.” “I don't want any of them near my neighbourhood.” “I'm afraid to go downtown. There are too many homeless people.”

We've all heard such comments. Maybe we've even made them.

There are two problems with this use of the language of safety. First, there is the truth factor. It is not those of us who have roofs over our heads who are unsafe, but people who are unhoused. At last year's memorial for those who had died in Regina because they were unhoused, 118 names were read out. The average life expectancy of unhoused people in Canada is about 18 years shorter than that of the general population.<sup>iv</sup>

Quite a number of City Councillors have come out to Sunday Funday. For this I thank you. You know that unhoused people aren't dangerous. Please spread the word.

The second problem with this use of the language of safety is that it is a form of discrimination. Jean Swanson, a former Vancouver city councilor, has given it the name “poor-bashing,” which she describes as stereotyping poor people as being both worthless and dangerous.<sup>v</sup>

In Regina, racism also underlies the language of safety. As the document before us states: “Although Indigenous people represent approximately 10.4 percent of Regina’s total population...they account for 75 per cent of the city’s unhoused population” (10).

It is the City of Regina’s responsibility to counter discriminatory language.

**To conclude:** Please, members of Regina City Council, do everything in your power to end houselessness in our city. Not to do so is itself a blatant act of discrimination.

Not to act also raises questions about the nature of our society. Have we normalized people suffering and dying on our streets? What will future generations think of us!

The solution is easy. It is housing!

YAY RIDERS! Let’s chalk up another win and end houselessness!!

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<sup>i</sup> *Updating Our Growth Plan—City of Regina*, p 11

<sup>ii</sup> <https://www.regina.ca/bylaws-permits-licences/bylaws/Parks-Open-Space-Bylaw>

<sup>iii</sup> <https://www.ckom.com/2025/07/09/over-2000-public-housing-units-vacant-in-sask-ndp-slams-government-response/>; <https://www.cbc.ca/news/canada/saskatchewan/auditor-report-social-housing-farmland-1.7398755>

<sup>iv</sup> <https://www.calendar-canada.ca/frequently-asked-questions/do-homeless-people-have-shorter-life-expectancy>

<sup>v</sup> Jean Swanson, *Poor-Bashing: The Politics of Exclusion*, Between The Lines, 2001

Saskatchewan has the distinction of being one of the wealthiest provinces in the country in terms of per capita GDP. It is also one of the most unequal provinces in terms of how we decide to reallocate resources. This is evidenced in our dismal failure on virtually every social indicator.

We have the most children living in poverty and suffering from hunger -- with a staggering 35.3% of households being classified food-insecure.

We consistently have the highest rates of reported domestic and family violence in the country, with more than DOUBLE the national rate, and the fewest social supports.

We lead on overdoses and HIV transmissions, with critical harm reduction resources often being done by community organizations in the absence of government support.

When the city asked residents what actually brings their communities safety – they spoke to the need for concrete on the ground support for food security; harm reduction; anti-racism; domestic violence supports; and secure and affordable housing.

The purposes of municipalities as outlined in Saskatchewan's The Cities Act in Section 4(2) of The Cities Act specifies you are responsible for:

Clause (c): "To develop and maintain a safe and viable community".

Clause (d): "To foster economic, social and environmental well-being."

As such, I would like to see an increase in direct funding of community programs that are doing desperately needed work to combat domestic violence, food insecurity, to fight for affordable housing and partner with organizations that are doing critical harm reduction work increasingly in the absence of government supports.

I will leave you with some words from Dr. Pam Palmater wrote in Saskatchewan: The Land of Living Skies and Lethal Racism. As well as some of the conclusions of the 2020 UN Special Rapporteurs on the right to adequate housing issued a report entitled: "A Human Rights Approach: National Protocol for Homeless Encampments in Canada." \*

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"Racialized violence, abuse and neglect of First Nations is so ingrained in Saskatchewan that it is not only reflected in societal attitudes, but those of its governing bodies and agencies. Nowhere are the socio-economic conditions worse for First Nations than in the

sister provinces of Manitoba and Saskatchewan. More than 80% of all children in care in Saskatchewan are Indigenous – second only to Manitoba’s 90% – primarily due to discriminatory agency practices or conditions of poverty from chronic and discriminatory government under-funding of core social services. Racism has a multiplier effect where not only are Indigenous children wrongly apprehended, but because of that race-based apprehension, they are less likely to get a high school education, and more likely to end up in youth corrections. More than 2/3 of all Indigenous peoples in prison were in the child welfare system. It should be no surprise then that Indigenous foster girls are also over-represented in murdered, missing, and sex trafficked and those exploited in the child porn industry. Human traffickers know exactly where to get them – foster and group homes. These multiple, over-lapping crises rooted in racism and violence against Indigenous peoples is getting worse. The Supreme Court of Canada, the federal Office of the Correctional Investigator, the Auditor General, child welfare advocates, and numerous United Nations human rights bodies, together with countless research findings, commissions, inquiries and coroner’s reports all point to continued failures by federal and provincial governments to take concrete action to stem or reverse these crises. This failure, which is nothing less than colossal in Saskatchewan, sends the very toxic message to society that Indigenous lives have less value. Despite all the symbolism in a post-TRC report Canada, provinces like Saskatchewan have made very few substantive changes that have addressed any of these issues. All the political meetings, negotiation tables, and other so-called partnership initiatives haven’t stopped the suffering of the people – instead conditions are getting worse.”

In 2020, UN Special Rapporteurs on the right to adequate housing issued a report entitled: “A Human Rights Approach: National Protocol for Homeless Encampments in Canada.” \*

It concluded: “Governments must meaningfully consult with Indigenous encampment residents concerning any decisions that affect them, recognizing their right to self-determination and self-governance. International human rights law strictly forbids the forced eviction, displacement, and relocation of Indigenous Peoples in the absence of free, prior, and informed consent. Given the disproportionate violence faced by Indigenous women, girls, and gender diverse peoples, governments have an urgent obligation to protect these groups against all forms of violence and discrimination within homeless encampments, in a manner that is consistent with Indigenous self-determination and self-governance.”

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This motion does not truly serve the citizens of Regina in the ways it says it will. The motion lists things like outreach, community support, and indigenous framework as contributors to the intentions and outcomes it outlines. However, there are many concerns with the allocation of funds, the encampment responses, and the potential outcomes of the motion that myself and other voices throughout Regina have.

Submitted By

Mandla Mthembu

## Mobile Crisis Services Regina Preliminary Integration Proposal

### Introduction to Mobile Crisis Services (Mobile)

Mobile Crisis Services Regina has supported the community for over 51 years through 24/7 crisis intervention, connecting individuals to the appropriate community supports. Our work reduces the demand on Police, Fire, EMS, and hospital emergency departments by offering timely, compassionate responses and coordinated service navigation.

### What We Propose to Do

Mobile seeks to assume the Board, Operational, and Administrative Oversight of the Regina Outreach Program, formerly known as the Regina Street Team. This integration will:

- Maintain a visible, proactive downtown safety presence.
- Explore and implement a Coordinated Assistance Network (RCAN) for integrated service response.
- Strengthen long-term case management for housing, addiction, and mental health.
- Integrate technology platforms such as Rave, AppArmor, and Hexagon CAD for real-time coordination.
- Continue to reduce strain on Police, Fire, EMS, and Emergency Departments.
- Build a sustainable, multi-stakeholder governance and funding model.
- Expand crisis intervention outreach and include crisis in-reach services from a centralized hub.

### Value for Funders

Why support this initiative?

- It is more efficient and cost-effective to transition the Regina Outreach Team under Mobile than to create a new administrative structure within the City of Regina.
- Financial and key metrics reporting is managed by Mobile, reducing administrative responsibility for the City.
- Grant funding can be distributed to MCS, which will apply for and report on performance metrics.
- MCS would allocate 25% of the salaries for the Executive Director, Director of Clinical Services, and Manager of Data & Fund Development toward oversight.
- A new Manager of Internal Programs would be hired to oversee the Regina Outreach Team.
- Enhances downtown safety and contributes to Regina's economic revitalization.
- Aligns with Saskatchewan's PACT expansion and provincial mental health strategy.
- Positions Regina as a leader in modern, collaborative community safety models.

### Funding

**Rough Initial Annual Investment: \$800K- \$900K**

CATEGORY	COST	% ANNUAL OF BUDGET
Personnel	\$800-900K	64%
Operations*	TBD	22%
Administration	TBD	14%

### \*Operating Costs (To Be Finalized)

- Office space for two administrative staff and one dispatcher.
- Touchdown office space for three additional staff.
- Four program vehicles including insurance, fuel, and parking

### Sources

- Province of Saskatchewan
- City of Regina
- Regina Downtown Business Improvement District (BID)
- Private Sector Contributors
- Federal and Foundation Grants

### Use of Funds

- Staffing for an 8am–9pm status-quo RCAN hub.
- Vehicles, safety equipment, and specialized training.
- Mobile safety applications and dispatch technology.
- Case management resources and client supports.
- Program evaluation, public awareness, and community engagement initiatives.

### Implementation Timeline

Fully Operational: Month 24

Evaluation Reports Completed: Months 18 and 24

PHASE	TIMELINE	KEY MILESTONES
Foundation & Partnership	Months 1–6	Funding commitments, governance, tech vendor selection
Operational Expansion	Months 1–6	Hire manager, and all staff at Regina Outreach Team as well as dispatch and office admin
Development, Monitoring, Maturity & Optimization	Months 6–24	Evaluation, multi-year funding, data-driven improvements

### Conclusion

For more than 51 years, Mobile Crisis Services Regina has delivered trusted, compassionate crisis intervention. By partnering with the Regina Outreach Team, we can strengthen downtown presence, improve community safety, and build a sustainable, data-driven crisis network. Through multi-source funding, proven technologies, and strong community partnerships, Regina can achieve a safer, healthier, and more connected future.

Join us in advancing this transformative initiative.



Dana Wilkins MBA  
Mobile Crisis Services Regina  
Phone: 306-757-0127  
Website: [mobilecrisisregina.ca](http://mobilecrisisregina.ca)  
Email: [info@mobilecrisisregina.ca](mailto:info@mobilecrisisregina.ca)  
19 Nov 2025



**DE25-224**

I object to the Regina downtown BID board appointments.

Submitted By:

Russell Schneider

To the Mayor, city council and administration,

Thank you again for letting me address council and thank you all for your hard work and commitment to your community.

Homeless hub, Canadian Alliance to End Homelessness, and PCVWH are just a few of the many rich grassroots movements and organizations that have done stellar research, reports and training materials.

Hart.ubc is a housing assessment resource tool. <https://hart.ubc.ca/>

Hart which is part of UBC was led by the amazing Carolyn Whitzman urban planner, housing and social policy researcher. She wrote Home Truths Fixing Canada's Housing Crisis <https://www.ubcpres.ca/home-truths>

Plan to End homelessness Namerind

Reaching home: Canada's Homelessness Strategy – Data Analysis reports and publications. Which includes HIFIS reports, Shelter reports, Point in time counts

<https://housing-infrastructure.canada.ca/homelessness-sans-abri/index-eng.html>

These are all great amazing resources this is just an easy start to a list to the many resources out there. I have used them all many times in my studies and research.

I would like to suggest that council take these recommendations and modify them into something that helps the people that need it most.

I have come to understand that this money includes the wages of current staff, who were part of the Community and Social Impacts. I think this is a great opportunity to fine tune and change what that job could be now. I think the creation of a new homeless strategy. Using the past work as a foundation and learning curve. Build a really solid team that is evenly weighted with Indigenous knowledge, lived experience, experienced researchers. NGO's, government agencies and health care.

We were asked last week what we would do if we had 2.4 million dollars. And I think we know now after existing staff and other costs. Its closer to \$800,000. Its not a lot so council needs to make the best decision. I believe that is should go to the organizations who are doing are continuously doing the heavy lifting the ones on the ground. It should make sure its going to make sure there is lots of food and warm spaces open all night all winter. With Friendly welcoming faces to welcome them all in.

tawaw everyone is welcome

Lori Deets

Mayor & Council,

CR25-144 City of Regina's Role in Well-being & Homelessness

My name is Jim Elliott and I live in Regina. Thanks for the opportunity to present on this report. I should preface my remarks with the fact that if it wasn't for the City of Regina and my sister some 30 years ago, I probably would not be in a position to present to you today.

My presentation last week and further review of what was said and talking to others about the situation we find ourselves in today, I feel that more needs to be said about the process and the eventual outcomes of the plans set forward.

I feel the approach to homelessness is still very much a directive, punitive and some would say a colonialism approach to people who are living on the street given the fact that a majority of them are Indigenous. In my mind, the top down, we know best, you will follow what we say or there's the highway is both inappropriate and does not really deal with the problem, the lack of sovereignty of the person and providing them the tools to be in a position of wellbeing.

These Indigenous human beings are being punted around the city by either the business community who are only wanting to deal with making profits and satisfying their customers or those who just want them to disappear entirely so that they don't have to think of being unsafe. This is everyone's role and everyone has to be willing to help. As was pointed out, there needs to be a lot more education of our city residents. The homeless people are the ones that are unsafe, not the rest of the citizens of this city.

The first step is to acknowledge and affirm the sovereignty of the person. They need to be directing their own life, not being shuffled around like a pawn in some larger chess game.

The second step is to provide them with the basics of life, a place they can call home, not just a tent, nutritious food and a way to experience spiritual health.

To acknowledge, there are some individuals and groups that are doing a lot of good work and they should be supported more and augmented by the work of others.

I am feeling much of the steps to include the Indigenous way is more a method to tick off the boxes to say that it has been done rather than true engagement and support. UNDRIP refers to the United Nations Declaration on the Rights of Indigenous Peoples, an international document adopted in 2007 that sets global standards for the human rights of Indigenous peoples. It outlines both individual and collective rights, such as self-determination, cultural preservation, and protection from discrimination. Canada, after initially opposing it, endorsed the Declaration and passed legislation in 2021 to align its laws with UNDRIP and develop an action plan for its implementation. This truly applies to the City of Regina administration, its council and its residents as much as anywhere. Self-determination is part the person's individual and collective right. Part 9 of the motion moves somewhat away from the very directive, top down and dictatorial manner of the original motion but, in my mind, doesn't go far enough. And adding an administrative bureaucracy takes money away from actual services and actions.

Much of what was presented is simply a very expensive bandage to use up the monies available. And at the end of the year, what is accomplished? People will likely still be homeless and barely surviving, hopefully.

Part of the remainder of a good approach that is needed is a significant move more to a harm reduction model than is currently being provided in this city. Barriers to health and wellbeing such the shuffling of people from encampment to shelter and back onto the street can be done by moving more effectively to Housing First, putting people in their sovereign space that they have authority over and not be constantly needing to deal with where they are going to sleep or where the next meal is going to come from. And as importantly, taking away the very likely chance that they will die over night either from the cold in the winter or the unsafe supply of street drugs that are necessary to be surviving until the next day.

Last week I provided the opportunity to build a number of small houses and build some supportive enclaves on the vacant land in the North Central and Heritage areas of the city.

In comparison to the over-estimated exaggerated costs of putting up a designated encampment in this city of \$36,000 per year per person, I did some rough estimating of what it would cost to provide that small house for that individual or couple. My estimates are the following:

- 1) Provision of a 320 square foot house, insulated with siding, 3 windows, a skylight and a single door
- 2) Kitchen and bedroom cupboards and storage
- 3) Refrigerator, bed and a table with two chairs
- 4) Heat pump for heating and cooling
- 5) Solar panels on the roof to reduce electricity consumption and costs
- 6) Small appliances like kettle, coffee maker and crockpot
- 7) Cooking pots and dishes

Doing a relatively quick estimate using commercially available websites, this would cost about \$34,000. There would need to be some professional installation of the washroom facilities, flooring and electrical and heat pump systems. The collection and home construction would be done by volunteers. If one was to approach the suppliers of the materials needed, one could assume that a savings of 5-10% could be achieved, \$30,600 to \$32,400.

It has already been identified that the wrap around services needed by these individuals would be the same but could be much more in tune with rebuilding the human, the social capital and wellbeing necessary to eliminate this going forward.

And as I said last week, placing these homes onto community land trust lands to remove them from the speculative housing market would be the last step. This along with other social housing initiatives could also go a long way to help with the backlog already being experienced by shelters and other first step interventions happening in this city.

Respectfully submitted,

Jim Elliott

November 14, 2025

Deborah Bryden  
Deputy City Manager, City Planning and Community Services  
City of Regina  
2476 Victoria Avenue  
Regina, SK S4P 3C8

RE: CR25-144 – City of Regina's Role in Well Being and Homelessness

Dear Ms. Bryden:

The Community Support Program (since renamed Regina Street Team) was started by the Regina Business Improvement District in 2021. Originally funded by the City of Regina and the Regina Police Service, the program was intended to address business owner concerns post-pandemic regarding community members in need. The team started out with three team members who patrolled downtown on foot, performing wellness checks and de-escalation where needed.

In 2024, Community and Social Impact Regina provided funding for the Community Support Program. As part of this partnership, the Community Support Program was rebranded as the Regina Street Team, which was launched in May, 2024. Funding was also secured from the Saskatchewan Housing Corporation in August 2024. Both of these funding agreements, along with the Emergency treatment Fund Grant and the Unsheltered Homelessness and Encampment Initiative Grant, were critical to the growth and stability of the Regina Street Team program.

Since 2021, both the team and the extent of the work performed by the Team has expanded tremendously. We now provide service beyond the Downtown boundary. We now provide case management and clinical support. We now provide transportation for our community members to various service providers. This is indicative of the number of community members in need, the complexity of the system navigation and the growing number of deliverables required by the funding agencies we work with.

The work that the Regina Street Team does is needed now more than ever. Their philosophy of meeting people where they are at is critical to building relationships and trust with our community members. It is our hope that the Regina Street Team will continue to play a key role in addressing well being in our community.

The Regina Street Team continues to have a strong impact: connecting people with support services, engaging with the community, and helping to identify gaps in our downtown support systems. RST diverts many wellness checks, public disturbances, and basic needs calls from police or paramedics to a specialized civilian team. Focused on de-escalation and immediate aid, RST provides appropriate, human-centered responses while preventing unnecessary involvement from traditional emergency services.

At the core of its mission is the commitment to engage with and empower vulnerable community members, addressing challenges related to substance use, and other priorities listed in the City of Regina's Community Safety and Wellbeing Plan.

Some key metrics – January – June 2025, include:

- Over 3,300 street level connections with our community members
- Over 100 service requests

- 122 de-escalations performed
- Over 99% of calls were handed without having to escalate to emergency services
- Over 2,300 meals distributed
- 8 Potentially life-saving medical interventions

At this time, the Regina Street Team is a program within the RDBID organization. We are proud to have built this program, secured start up funding and incubated the program as the Team built relationships within the community. However, the scope of work that the Team undertakes and the future vision for the program, is now beyond the mandate of RDBID.

For this reason, we are in support of the recommendation to appoint a third party managing organization for the Regina Street Team program as well as the future funding for the program.

The Regina Street Team is an integral program to address community well being in Regina. RDBID is supportive of the program continuing under a more adequately resourced entity with the proven expertise that can help grow the program into the future.

RDBID trusts that City Administration will complete its due diligence in identifying an external third-party organization whose mandate is better aligned with the community well being portfolio and that is better suited to administer the Regina Street Team program in the future. RDBID is committed to working with City administration to ensure the transition of the RST program is smooth, respectful of our team members and without a break in service to the community.

Further, we urge you to continue funding the RST program, as well as other programs and initiatives identified in the Council Report before you. The challenges facing our community are complex and no single organization is the solution. It will take the collective will of many to begin moving the needle on addressing community well being in Regina.

Sincerely,



Judith Veresuk  
Executive Director  
Regina Downtown Business Improvement District



**WRITTEN SUBMISSION – CR25-144**

**Submitted by: Lorissa Nippi**

**To Mayor Bachynski and Members of Regina City Council,**

My name is Lorissa Nippi, and I am speaking directly to Motion CR25-144, which calls for a more proactive, humane, and effective approach to homelessness. I strongly support shifting away from enforcement and dismantling encampments, and toward solutions rooted in trauma-informed care, dignity, and connection.

People thrive when they have purpose. I've seen it again and again: when you invest in people, they rise. But when the city dismantles shelters and breaks apart the little stability people have, it pushes them deeper into survival mode. It destroys trust. And without trust, people cannot begin to heal, stabilize, or even think about sobriety.

A proactive approach means uplifting people and reminding them that they matter. When people feel seen, valued, and supported, everything begins to shift. That's when they start to believe in themselves again. That's when healing, stability, and sobriety become possible.

Humans need connection. They are not meant to survive alone, especially during a crisis. When individuals have a community, stability, and relationships that remind them they matter, everything begins to change.

And we also have to remember Maslow's Hierarchy of Needs: people cannot work on healing, sobriety, or long-term goals when their basic needs aren't met. If someone doesn't have safety, shelter, stability, food, warmth, connection, or dignity, they simply cannot move to the next stage of their life. This isn't a failure on their part; it's the reality of human psychology.

The root cause of addiction is trauma. It is pain that has gone unheard, unsupported, and untreated. And we have no right, none, to tell people that their pain isn't valid. Their trauma deserves compassion, not judgment.

The current systems in place are causing more harm than good. I witness the gaps, delays, dismissiveness, and lack of trauma-informed care every day. These systems are not helping people out of crisis; they are trapping them in it.

I have experienced homelessness in the past, and I am currently fighting for a safe home for my family within a system that continues to fail us. I know what it feels like to be dismissed, unheard, and pushed aside, and I refuse to stay silent while others go through similar experiences. Too often, the voices of people with lived experience are overlooked, even though we are the ones most affected by the decisions being made.

While I may not hold a formal title or position, my lived experience is just as important. People like me can identify the gaps and harms in the system and understand the realities that policies often miss. Our voices deserve to be heard because we are living the consequences of these systems every day.

We cannot ignore the systemic racism many of our unhoused relatives face, being spoken down to, judged, dismissed, or treated as less than human. Indigenous people are overrepresented in homelessness because of colonization, trauma, and discrimination, yet they often face the harshest responses.

It is time to start listening to Indigenous voices. Our teachings do not believe in people being beneath us. We are taught that all people carry spirit, purpose, and inherent worth. When Indigenous voices are ignored, solutions become disconnected from humanity itself, disconnected from compassion, balance, and the belief that people can rise when they are supported.

And it's not just Indigenous peoples who are harmed. The system hurts non-Indigenous people as well. All over the world, homelessness is rising because people are being pushed out, punished, and ignored instead of supported. This is a global pattern of governments choosing enforcement over compassion and it is failing everywhere.

It is time for the City of Regina to do something different from what has always been done. The old approaches are failing not just here, but everywhere. Regina has the chance to be a leader, to look at homelessness through a different lens and respond with new solutions rooted in dignity, culture, compassion, and evidence. This city could be the one that chooses courage instead of repetition.

The homeless issue isn't black and white, and colonial governments need to stop treating it like it is. Human beings are complex. Trauma is complex. Healing is complex. A one-size-fits-all, enforcement-first approach will never work, and it never has.

We also need to abandon the 'us vs. them' mentality. People experiencing homelessness are not a separate group; they are our relatives, our community members, our neighbours,

and human beings deserving of dignity. Division only fuels stigma and prevents real solutions.

And we need to stop coming from a place of ego and start coming from a place of compassion. **Ego creates punishment; compassion creates healing. Ego protects systems; compassion protects people.**

If the City genuinely aims to adopt a proactive approach under CR25-144, here are a few significant solutions that could make a real difference:

**1. Create an Indigenous-Guided Safe Outdoor Space**

A designated area where people are not displaced, with washrooms, warming stations, garbage pickup, outreach workers, harm-reduction supports, and regular visits from Elders and Knowledge Keepers. A place where people can finally stabilize instead of being pushed around the city.

**2. Build Permanent Supportive Housing Units**

Long-term, trauma-informed housing with on-site supports, including culture rooms, harm-reduction services, mental-health workers, and 24/7 staff. Permanent Supportive Housing is one of the most effective tools worldwide for reducing chronic homelessness.

**3. Ensure Indigenous-Led Governance in All Homelessness Strategies**

Indigenous peoples make up a large portion of those experiencing homelessness in Regina. Indigenous leadership must guide policy, funding decisions, program design, and evaluation. Our worldview honours dignity, balance, spirit, and interconnectedness — this perspective must lead the way.

**4. Create Peer-Led Employment Opportunities**

Give people purpose, belonging, and income. Examples include street cleanup crews, snow removal teams, community garden caretakers, cultural helper support roles, and arts-based programs. When people feel needed and valued, healing becomes possible.

Housing is a human right. Nobody can begin healing, stabilizing, or rebuilding their life without a safe place to exist. Homelessness is not a personal failure; it is a societal one. People are not choosing the streets. They are choosing survival in systems that have left them behind.

People cannot build trust when services are inconsistent, conditional, or constantly changing. Stability creates the foundation for healing. And people deserve autonomy and choice in that healing. Being pushed, threatened, or forced does not create stability; it creates fear.

Colonial systems must also start acknowledging mental health meaningfully. There is nothing wrong with struggling and nothing wrong with asking for support. But our mental-health and housing systems are underfunded, understaffed, and workers burn out quickly. We cannot expect people to overcome homelessness or addiction when the very services meant to support them cannot keep up with the need.

We hear constantly that there isn't enough money, yet there is always funding for enforcement, displacement, and dismantling encampments. But compassion is actually the most fiscally responsible choice. Housing, outreach, and trauma-informed supports cost far less than policing, emergency rooms, and constant displacement.

It is time to start treating our houseless relatives better. They matter. They are human beings. The current practices only push them deeper into addiction, trauma, and crisis. Nobody gets sober when everything is being taken away from them. Healing begins with safety, dignity, and stability.

**If the City of Regina truly wants to address homelessness, as CR25-144 intends, then it must stop relying on punishment and displacement and start building trust, connection, and real support. That is what a proactive, trauma-informed, community-based approach looks like.**

**Thank you for reading my submission. I hope the City chooses a path rooted in dignity, compassion, and the understanding that every life has inherent worth.**

Whereas temporary solutions for the homeless are necessary, affordable housing for everybody is urgently needed. This is not a sudden situation due to, for instance, fires. It is a situation that has been going on and getting worse over the years, and that, in view of the Prime Minister's budget, is going to get worse faster. We don't need bombs against imaginary attacks. We need to save endangered lives; now.

Thank you

Submitted By

Evelyn Tischer