



List of Delegations Regina Planning Commission

**Thursday, November 13, 2025
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

**Regina Planning Commission
List of Delegations
Thursday, November 13, 2025**

RPC25-31 Zoning Bylaw Amendment – 2571 Broad Street

DELEGATIONS

RPC25-40 Dan Torrie, West Oak Investments, Regina, SK

RPC25-32 Heritage Demolition – 2184 12th Avenue

DELEGATIONS

RPC25-35 Judith Veresuk, RDBID, Regina, SK

RPC25-36 Jackie Schmidt, Heritage Regina, Regina, SK

COMMUNICATIONS

RPC25-41 Vaughn Scholfield, Western Limited, Regina, SK

RPC25-33 Expanding Housing Choices – Manufactured Homes

DELEGATIONS

RPC25-37 Randall Edge, Glen Elm Retirement Community Residents
Association, Regina, SK

RPC25-38 Jaysee Stanhope, Regina, SK

COMMUNICATIONS

RPC25-39 Stu Niebergall, Regina & Region Home Builders' Association

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.

Background – The Urgent Need for Housing:

The City of Regina, like many municipalities across Canada, is currently facing a housing affordability and availability crisis. Federal and provincial leaders have called for bold, innovative approaches to rapidly increase the supply of safe and affordable housing. The federal government has launched its "Build Canada Homes" low-cost manufactured homes housing fund. We applaud that the City Mayor is an important contributor to the City Planning Commission which is instrumental in the continuous upgrade of the City Design Plan. The City of Regina sets a continuing standard for the installation of affordable manufactured dwellings throughout Regina.

Federal Initiative Support:

The Government of Canada has recently established a new Crown Corporation under the "Canada Builds" Project (which is now tasked to build 4,000 manufactured home with a budget of 14 Billion) with a mandate to directly support the construction and installation of manufactured homes as a key strategy in alleviating the national housing shortage. Funding through this corporation will be contingent upon appropriate local zoning permissions being in place.

Pending Report to the City of Regina Planning Commission

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.

Request of GERCRA's petition to provide an Alternative Solutions to Regina Tent City Sites:
We further request consideration by Regina City Council to consider GERCRA's proposal for the creation of an alternate solution instead of the creation a year round tent city for the homeless. Our proposal calls for funding under the Canada Builds program to fund the expropriation of the southern land parcel of the Glen Elm Trailer Court site for a suggested valuation of 5 million and to make use of compact manufactured homes (similar to one recently purchased by the City of Hamilton at a cost of between \$10,000 to \$30,000 each) to increase the current population of 33 manufactured homes to 60 manufactured homes (inviting 27 homeless families to be housed in new compact homes) year round on a rent-to-own basis (as an alternate to living in a tent city). This option would create a self funding revenue generating assets for Regina taxpayers while providing a viable solution for those who find themselves homeless in Regina.

Thank you for your consideration of our petition.

Sincerely,
Randall Edge
President

306-206-0705

Glen Elm Retirement Community Residents Association
gercrassociation@gmail.com

My name is Jaysee Stanhope, I live in Regina & I am a member of the Glen Elm Retirement Community Association. I am here today to talk to you regarding the zoning for manufactured, mobile homes in Regina. Mobile homes have come a long way since the 1970's & in many ways are a better option for an affordable, move in ready home. Currently, in the city of Regina a new home starts at between \$350,00 - \$425,0000 before you add in all the permits required. In comparison, a 3 bedroom mobile home starts at between \$129,000 - \$300,000. Mobile homes are built to strict code standards that meet or exceed the standards for a brick. & mortar home. As you may have heard there is a family in Estevan currently in legal dispute with their contractors because there is structural damage to a brand new house. These problems don't happen with a mobile home as every peice is inspected & tested before the unit leaves the assembly line.

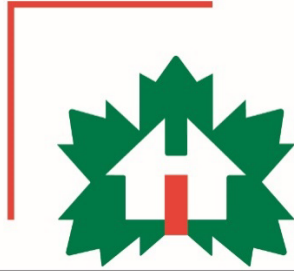
I would also like to address the "permanent tent city" idea that city council. & city administration have been floating is a terrible idea. We have seen first hand the dangers of a tent city in the last 2 years. We as a community need to do better for our unhoused members. Residents need to get over the whole " not in my backyard", because this problem affects us all in so many ways. If the city can pay out \$220 million on a new leisure centre, surely there us a way to fund better housing for house less people. Many residents of Regina have posted online about how angry they are about the new leisure center & want that money to be used to address the house less problem.

Thank you for your time.

Jaysee Stanhope

Regina, SK

Regina & Region
Home Builders'
Association



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Regina, Saskatchewan, S4N 6E7

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November 10, 2025

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

Subject: **RPC23-33 Manufactured Homes**

Dear Members of the Planning Commission,

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.

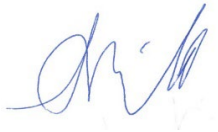
Expanding opportunities for Manufactured Homes provides another pathway to deliver attainable and diverse housing options. Over the years, our Association has received inquiries from individuals seeking smaller, more manageable homes. Those who find the scale and cost of a typical single-family home 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



**WESTERN
LIMITED**

RPC25-41

SUITE 200
2184 - 12TH AVENUE
REGINA, SASKATCHEWAN
S4P 0M5
TELEPHONE (306) 757-4555
FAX NO. (306) 565-2544

November 10, 2025

Queen Elizabeth II Court
2476 Victoria Avenue
PO Box 1790
Regina, SK Canada
S4P 3C8

RE: RPC25-32 Heritage Demolition - 2184 12th Avenue

Planning Commission,

We regret that longstanding commitments prevent us appearing at the November 13, 2025 meeting of the Planning Commission with respect to Item No. RPC25-32. As owners of the subject property we respectfully ask that you consider this written representation in support of the recommendations by the City Planning & Community Development ("Recommendations").

Briefly by way of background we would like to emphasize that we have been placed in the present circumstances by factors beyond our control. In particular, it started with the damage to the building sustained from the Gordon Block fire in 2023. We spent a lot of time dealing with the aftermath of the damages. In summary, the cost to rehabilitate for occupancy and costs relating to ongoing problems and further damage as a result of vandalism, theft and deterioration have proven to be prohibitive. This led us to a redevelopment plan for interim use in conjunction with the Regina Downtown Business Improvement District. We are pleased that by allowing the demolition of our building it means our site can be incorporated into and form part of the ongoing Skuare project to improve outdoor and community space downtown. It will also mean that the demolition will provide an opportunity to design a future redevelopment collectively of what were originally the Burns Hanley building, the Gordon Block and our property.

We recognize that a lot of time and effort have gone into the Recommendations before you for your consideration. We would like to thank the Planning Staff for the opportunities they provided to involve us in the demolition application process.

Through this submission we would like to express our support for the four recommendations in the Recommendation section at the beginning of the report.

Thank you for your consideration of our demolition application and this submission.

Yours Truly,

WESTERN LIMITED

Adrian Burns
President

WESTERN LIMITED

Vaughn C. Schofield
Vice President