



**CITY
COUNCIL**

**Wednesday, December 3, 2025
1:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

This meeting is being broadcast live by Access Communications for airing on AccessNow Community Channel. By remaining in the room, you are giving your permission to be televised.

**Agenda
City Council
Wednesday, December 3, 2025**

This is a draft agenda for the December 3, 2025 City Council meeting. Agenda items noted below that indicate they require recommendations from another Committee of Council have been placed on the draft agenda as a placeholder, pending the Committees' consideration of the items at their respective scheduled meetings. The placeholder items will be updated on the finalized agenda to include the related reports and recommendations from the Committee. (Access meeting agendas [here](#)).

The finalized agenda will be published to the Meeting Portal on Friday, November 28, 2025.

Confirmation of Agenda

Adoption of the Minutes

Minutes of the meeting held November 19, 2025

TABLED PUBLIC HEARING AND PUBLIC NOTICE BYLAW

2025-76 The Regina Zoning Amendment Bylaw, 2025 (No. 22) *Third Reading Only
(tabled from November 19, 2025)*

PUBLIC HEARING AND PUBLIC NOTICE BYLAW

2025-75 The Regina Zoning Amendment Bylaw, 2025 (No. 21)

PUBLIC NOTICE BYLAWS

2025-85 The Regina Administration Amendment Bylaw, 2025 (No.7)

2025-86 The Public Notice Bylaw Policy Amendment Bylaw, 2025

PUBLIC NOTICE REPORTS

AFC25-26 Reserve Priorities and Funding Options



OFFICE OF THE CITY CLERK

EX25-111 Burger King Lease

EX25-112 Future Fence Ltd. Lease

COMMITTEE REPORTS**AUDIT AND FINANCE COMMITTEE**

AFC25-25 Municipal Revenue Sharing Eligibility Criteria

AFC25-27 2025 Third Quarter Reserve Reporting

AFC25-28 2025 Third Quarter Capital Expenditure Report

AFC25-29 2025 Third Quarter Forecast

EXECUTIVE COMMITTEE

EX25-109 Events, Conventions & Tradeshow Fund Annual Report

EX25-110 Piapot First Nation Municipal Services and Compatibility Agreement
Amendment – 1101 Angus Street

EX25-113 Traffic Bylaw Changes Report

EX25-114 Review of Nuisance and Derelict Properties

EX25-115 Underutilized Land Improvement Strategy - 5 Year Review

REGINA PLANNING COMMISSION

RPC25-32 Heritage Demolition – 2184 12th Avenue

BYLAWS

2025-83 The Conservation of Heritage Properties Tax Exemption for the John Deere
Plow Company Limited Building Located at 1255 - 1275 Broad Street Bylaw,
2025

2025-84 The Heritage Maintenance and Major Grant Agreement Execution Bylaw,
2025 (No. 2)

2025-87 Piapot First Nation Municipal Services Agreement Execution Bylaw, 2025



OFFICE OF THE CITY CLERK

Adjournment

AT REGINA, SASKATCHEWAN, WEDNESDAY, NOVEMBER 19, 2025

AT A MEETING OF CITY COUNCIL

AT 1:00 PM

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

Present: Mayor Chad Bachynski, in the Chair
Councillor Clark Bezo
Councillor Mark Burton
Councillor Victoria Flores
Councillor David Froh
Councillor Jason Mancinelli
Councillor Shobna Radons
Councillor Dan Rashovich
Councillor George Tsiklis
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
Chief Financial Officer & Deputy City Manager, Daren Anderson
Deputy City Manager, City Operations, Kurtis Doney
Deputy City Manager, City Planning & Community Services, Deborah Bryden
City Assessor, Colinda Johnson
Director, Fire & Protective Services, Chief Layne Jackson
Director, Planning & Development Services, Autumn Dawson
Director, Recreation & Cultural Services, Diana Burton
Director, Strategic Communications & Customer Service, Kellah Lavoie
Manager, City Planning, Ben Mario
Manager, Community Well-Being, Dave Slater
Encampment Response & Houselessness Advisor, Kerri Martin

(The meeting commenced in the absence of Councillors Jason Mancinelli and Shanon Zachidniak.)

CONFIRMATION OF AGENDA

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

WITHDRAW:

- **DE25-217 Shannon Corkery, Regina, SK, from item CR25-144**

ADD:

- **CP25-156 Shannon Corkery, Regina, SK for item CR25-144**
- **The registered List of Delegations**

ADOPTION OF MINUTES

Councillor Dan Rashovich moved, seconded by Councillor Shobna Radons, AND IT WAS RESOLVED, that the minutes for the meeting held on November 5, 2025, be adopted, as circulated.

(Councillor Shanon Zachidniak arrived to the meeting.)

CONSENT AGENDA

Item CR25-144 City of Regina's Role in Well-Being and Homelessness was deemed automatically removed from the consent agenda as delegations registered to speak to it.

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

- **CR25-141 Buffalo Pound Water Treatment Corporation - 2025 Semi-Annual Report)**
- **CR25-145 Parcel Code Class Change - 5901 9th Avenue N & 190 Pinkie Road**

CR25-141 Buffalo Pound Water Treatment Corporation - 2025 Semi-Annual Report

Recommendation

That City Council receive and file this report.

CR25-145 Parcel Code Class Change – 5901 9th Avenue N & 190 Pinkie Road

Recommendation

That City Council:

1. Approve a resolution, pursuant to Section 172.1 of *The Planning and Development Act, 2007*, with respect to parcels legally described as Blk/Par D, Plan 102387113 Ext 0 and Blk/Par E, Plan 102387113 Ext 0, as shown in Appendix A-2, to:
 - a. Designate the parcels as Municipal Utility Parcel; and
 - b. Direct Administration to cause the Municipal Utility Parcel designation to be registered on the title for the parcels.

PUBLIC HEARING, PUBLIC NOTICE BYLAW AND REPORT

CR25-137 Expanding Housing Choices – Manufactured Homes

Recommendation

That City Council:

1. Approve amendments to *The Regina Zoning Bylaw, 2019* to allow manufactured homes in all residential zones as described as Appendix A – Zoning Bylaw Amendments of this report.
2. Instruct the City Solicitor to prepare the necessary bylaw amendments to make the recommendations to be brought forward following approval of the recommendations by City Council and the required public notice.
3. Remove item *MN25-7 Amend The Zoning Bylaw, Bylaw No. 2019-19: Making room for Affordable Manufactured Homes City-Wide 1(a)* from the list of outstanding items.

The following addressed City Council:

- DE25-211 Randall Edge, representing Glen Elm Retirement Community Residents Association, Regina, SK
- DE25-212 Jaysee Stanhope, Regina, SK
- DE25-213 Lori Deets, Regina, SK

Councillor George Tsiklis moved, seconded by Councillor Shanon Zachidniak, AND IT WAS RESOLVED, that communication CP25-150 Stu Niebergall, Regina & Region Home Builders' Association, Regina, SK, be received and filed.

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

(Councillor Jason Mancinelli arrived to the meeting.)

The motion was put and declared CARRIED.

RESULT:	CARRIED [8 to 3]
MOVER:	Councillor Flores
SECONDER:	Councillor Zachidniak
IN FAVOUR:	Councillors: Flores, Froh, Mancinelli, Radons, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski
AGAINST:	Councillors: Bezo, Burton, Rashovich

RECESS

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

City Council recessed at 2:33 p.m.

City Council reconvened at 2:52 p.m.

2025-76 The Regina Zoning Amendment Bylaw, 2025 (No. 22)

Bylaw - First Reading

Councillor Victoria Flores moved, seconded by Councillor Dan Rashovich that Bylaw No. 2025-76 be introduced and read a first time.

The motion was put and declared CARRIED

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

The Bylaw was read a first time.

The Clerk called for anyone present who wished to address City Council respecting Bylaw 2025-76 to indicate their desire.

No one indicated a desire to address Council.

Bylaw - Second Reading

Councillor Victoria Flores moved, seconded by Councillor George Tsiklis that Bylaw 2025-76 be introduced and read a second time.

The motion was put and declared CARRIED.

RESULT:	CARRIED [8 to 3]
MOVER:	Councillor Flores
SECONDER:	Councillor Tsiklis
IN FAVOUR:	Councillors: Flores, Froh, Mancinelli, Radons, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski
AGAINST:	Councillors: Bezo, Burton, Rashovich

Following the Clerk's announcement of the recorded vote result on second reading of the bylaw, Councillor Clark Bezo indicated that during the vote on second reading of the Bylaw, he made an error in his registered recorded vote and had voted "In favour" when his intent was to vote "Against" second reading. In accordance with Section 26(3) of The Procedure Bylaw, Bylaw No. 9004, which states "... no member shall change their vote...without the unanimous consent of the other members present", the Chairperson conducted a resolution vote to allow Councillor Clark Bezo to correct his vote, and none were opposed. Councillor Clark Bezo's vote was corrected to "Against" in the meeting record.

The Bylaw was read a second time.

Third Reading Consent

Councillor Victoria Flores moved, seconded by Councillor David Froh that City Council hereby consent to Bylaw No. 2025-76 going to third and final reading at this meeting.

The motion was put and was not unanimous as required by law.

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

Bylaw No. 2025-76 is deemed to be tabled to the December 3, 2025 meeting of City Council for third reading.

PUBLIC NOTICE REPORTS AND BYLAWS

CR25-138 Zoning Bylaw Amendment – 2571 Broad Street

Recommendation

That City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
 - a. Rezoning the property legally described as Lot B, Block 8, Plan FU1338 from I – Institutional Zone to RH – Residential High-Rise Zone;
 - b. Amend Figure 10.F1 to designate the property as the *Primary Intensification Area*; and
 - c. Amend Zoning Maps 2687(A) and 2887(A), accordingly.
2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following approval of the recommendations and the required public notice.

DE25-214 Dan Torrie, representing West Oak Investments, Regina, SK, addressed City Council.

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

The motion was put and declared CARRIED.

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

CR25-139 Amendments to The Regina Administration Bylaw 2003-69 & The Public Notice Policy Bylaw 2020-28

Recommendation

The Audit and Finance Committee recommends that City Council:

1. Approve proposed changes to *The Regina Administration Bylaw, No. 2003-69*, as set out in the Amendments to the Regina Administration Bylaw 2003-69 (Appendix A) to this report;
2. Instruct the City of Regina's (City) Solicitor to prepare a Bylaw to amend *The Regina Administration Bylaw, No. 2003-69*, in the manner set out in Appendix A to this report;
3. Approve amendments to Bylaw No. 2020-28, *The Public Notice Policy Bylaw, 2020*, as outlined in this report to remove newspaper advertising as a required method of providing minimum public notice for the establishment of and amendments to the City's investment policy; borrowing, lending or guaranteeing the repayment of a loan; moving capital moneys to the City's operating budget or operating reserve; and the establishment of and amendments to the City's purchasing policy as identified in clauses 101(1)(e), (f), (i) and (j) of *The Cities Act*; and
4. Instruct the City Solicitor to prepare amendments to Bylaw No. 2020-28, *The Public Notice Policy Bylaw, 2020* to give effect to recommendation 3 and as further described in this report to be brought forward to the meeting of City Council following approval of these recommendations by City Council.

Councillor Jason Mancinelli moved, seconded by Councillor George Tskilis that the recommendation contained in the report be concurred in.

The motion was put and declared CARRIED.

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

2025-82 The Regina Administration Amendment Bylaw, 2025 (No. 6)

Bylaw - First Reading

Councillor Victoria Flores moved, seconded by Councillor Sarah Turnbull that Bylaw No. 2025-82 be introduced and read a first time.

The motion was put and declared CARRIED.

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

The Bylaw was read a first time.

Second Reading

Councillor Victoria Flores moved, seconded by Councillor Shobna Radons that Bylaw No. 2025-82 be introduced and read a second time.

The motion was put and declared CARRIED.

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

The Bylaw was read a second time.

Third Reading Consent

Councillor Victoria Flores moved, seconded by Councillor Shanon Zachidniak that City Council hereby consent to Bylaw No. 2025-82 going to third and final reading at

this meeting.

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

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

Third Reading

Councillor Victoria Flores moved, seconded by Councillor Jason Mancinelli that Bylaw No. 2025-82 be read a third time.

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

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

The Bylaw was read a third and final time.

COMMITTEE REPORTS

EXECUTIVE COMMITTEE

CR25-142 2026 Citizen Appointments to Boards and Committees

Recommendation

That City Council:

1. Approve the following appointments to the Accessibility Advisory Committee for a term of office indicated below:

Patrick Chubb	January 1, 2026 to December 31, 2027
Shiza Hirani	January 1, 2026 to December 31, 2026
Dylan Morin	January 1, 2026 to December 31, 2027
Mindy Strom	January 1, 2026 to December 31, 2028
Jonathan Tremblay	January 1, 2026 to December 31, 2028

2. Approve the following appointment to the Audit and Finance Committee for a term of office indicated below:

Jim Fallows	January 1, 2026 to December 31, 2026
-------------	--------------------------------------

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

Kerry Gray	January 1, 2026 to December 31, 2026
Will Stodalka	January 1, 2026 to December 31, 2026
Braden White	January 1, 2026 to December 31, 2026

4. Approve the following appointments to the Board of Police Commissioners for the following members as indicated below:

Robert Nowosielski (Reaffirm)	January 1, 2026 to December 31, 2026
Manmeet Singh (Reaffirm)	January 1, 2026 to December 31, 2026
Doug Bailey	January 1, 2026 to December 31, 2027
Michelle Brooks	January 1, 2026 to December 31, 2027

5. Approve the following appointments to the Development Appeals Board for a term of office as indicated below:

Jeff Hovdebo	January 1, 2026 to December 31, 2028
Satwinder Singh	January 1, 2026 to December 31, 2026
Amber Smale	January 1, 2026 to December 31, 2027

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

Chris Malden	January 1, 2026 to December 31, 2027
Margaret Romanow	January 1, 2026 to December 31, 2028

7. Approve the following appointments to the Regina Planning Commission for a term of office as indicated below:

Jordan Gasior	January 1, 2026 to December 31, 2027
Fred Hill	January 1, 2026 to December 31, 2026
Sharon Markesteyn	January 1, 2026 to December 31, 2026
Kathleen Wilson	January 1, 2026 to December 31, 2027

8. Approve the following appointments to the Regina Public Library Board for a term of office as indicated below:

Lori Deets	January 1, 2026 to December 31, 2027
Marj Gavigan	January 1, 2026 to December 31, 2027
Darren Hunter	January 1, 2026 to December 31, 2027

9. Approve the following appointments to the Regina Downtown Business Improvement District, Board of Directors for a term of office as indicated below:

Jaime Boldt	January 1, 2026 to December 31, 2026
Aaron Burnett	January 1, 2026 to December 31, 2027
Isabel Gagné	January 1, 2026 to December 31, 2028
Chantel MacCorquodale	January 1, 2026 to December 31, 2028

10. Approve the following appointments to Regina's Warehouse Business Improvement District, Board of Directors for a term of office as indicated below:

Jason Carlston	January 1, 2026 to December 31, 2027
Olivia Cottrill	January 1, 2026 to December 31, 2026
Laureen Snook	January 1, 2026 to December 31, 2026
Charmaine Styles	January 1, 2026 to December 31, 2027

11. Approve the following Regina Catholic School Board Representative appointments to the School Board/City Council Liaison Committee for a term of office as indicated below:

Ryan Bast	January 1, 2026 to December 31, 2026
Kelley Ehman	January 1, 2026 to December 31, 2026
Greg Fischer	January 1, 2026 to December 31, 2026
Josh Kramer	January 1, 2026 to December 31, 2026

12. Approve the following Regina Public School Board Representative appointments to the School Boards/City Council Liaison Committee for a term of office as indicated below:

Mark Haarmann	January 1, 2026 to December 31, 2026
Adam Hicks	January 1, 2026 to December 31, 2026
Barry Lacey	January 1, 2026 to December 31, 2026
Lacey Weekes	January 1, 2026 to December 31, 2026

13. Approve that all members appointed to each board, committee and commission continue to hold office for the term indicated for each vacancy or until their successors are appointed.

14. Direct the City Clerk to re-advertise to fill the vacant positions on the Board of Revision.

15. Direct the City Clerk to re-advertise to fill the (one) vacant position on the Regina Appeals Board.

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

- CP25-155 Alysia Johnson, HK Henderson Consulting, Regina, SK
- CP25-157 Russell Schneider, Regina, SK

Councillor George Tsiklis moved, seconded by Councillor Jason Mancinelli that the recommendation contained in the report be concurred in.

Councillor Sarah Turnbull moved, seconded by Councillor Shanon Zachidniak, AND IT WAS RESOLVED, that City Council go *in-camera* to discuss confidential information pertaining to the November 12 *in-camera* Executive Committee meeting related to this matter.

City Council went *in-camera*

City Council resumed public session.

The Chairperson advised that City Council went *in-camera* to discuss **confidential information pertaining to the November 12 *in-camera* Executive Committee meeting** and that no decisions were taken.

(Councillor Clark Bezo temporarily left the meeting.)

Referral Motion - Refer to November 26 Executive Committee meeting

Councillor Sarah Turnbull moved, seconded by Councillor Shanon Zachidniak that City Council refer this item to the November 26, 2025 *in-camera* Executive Committee meeting.

The referral motion was put and declared LOST.

RESULT:	LOST [3 to 7]
MOVER:	Councillor Turnbull
SECONDER:	Councillor Zachidniak
IN FAVOUR:	Councillors: Radons, Turnbull, Zachidniak
AGAINST:	Councillors: Burton, Flores, Froh, Mancinelli, Rashovich, Tsiklis and Mayor Bachynski
AWAY:	Councillor Clark Bezo

(Councillor Clark Bezo returned to the meeting.)

The main motion was put and declared CARRIED.

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

That City Council:

1. Approve appointments for elected member appointments for the boards and committees outlined in Appendix A;
2. Approve that all appointments be made effective with a term of office January 1, 2026 to December 31, 2026, unless otherwise noted, and continue to hold office for the term indicated or until their successor is appointed.

Councillor David Froh moved, seconded by Councillor Jason Mancinelli, AND IT WAS RESOLVED, that communication CP25-158 Bill Ottenbreit, Regina, SK be received and filed.

Councillor David Froh moved, seconded by Councillor Jason Mancinelli that the recommendation contained in the report be concurred in.

Councillor Jason Mancinelli moved, seconded by Councillor Shanon Zachidniak, AND IT WAS RESOLVED, that City Council go *in-camera* to receive confidential legal advice respecting this matter.

City Council went *in-camera*

City Council resumed public session.

The Chairperson advised that City Council went *in-camera* to receive confidential legal advice and that no decisions were taken.

Amendment

Councillor Jason Mancinelli moved, in amendment, seconded by Councillor Shobna Radons, that City Council remove Councillor Jason Mancinelli as the appointed member to Regina Downtown Business Improvement District and appoint Councillor Sarah Turnbull.

The amending motion was put and declared CARRIED

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

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

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Froh
SECONDER:	Councillor Mancinelli
IN FAVOUR:	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.

City Council recessed at 4:20 p.m.

City Council reconvened at 4:35 p.m.

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

Recommendation

That City Council:

1. Direct Administration to develop the terms of reference for the Community Safety and Well-being System Leadership Group for Council approval in Quarter 1, 2026;
2. Consider approval of the permanent reallocation of \$1,655,000 from the Community and Social Impact Regina Inc. budget to the City of Regina, Community Well-being Branch through the 2026 Budget, to be allocated as set out in the Financial Impacts section of this report, to advance items as recommended within this report;
3. Delegate authority to the Deputy City Manager of City Planning & Community Services, or their designate, subject to the 2026 Budget approval outlined in recommendation 2, to negotiate and approve a funding agreement with the Reaching Home Community Entity for Regina to provide \$30,000 to fund a systems coordinator position for the Plan to End Homelessness including authority to approve any amendments to the agreement that do not substantially change what is described in this report;
4. Subject to the 2026 Budget approval outlined in recommendation 2:
 - a. If the Deputy City Manager of City Planning and Community Services, or designate, deems that an external third-party organization is required,
 - i. Delegate authority to the Deputy City Manager of City Planning and Community Services, or their designate to negotiate and approve a funding agreement to provide \$800,000 to an

external organization to lead the operations of a street and encampment outreach initiative as further described in this report including authority to approve any amendments to the agreement that do not substantially change what is described in this report; or

- b. If the Deputy City Manager of City Planning and Community Services, or designate, deems that an external third-party organization is not required,
 - i. Delegate authority to the Deputy City Manager of City Planning and Community Services, or their designate, at a cost of no more than \$800,000, hire sufficient staff and incur such other costs as is required to undertake the operations of a street and encampment outreach initiative for 2026 and beyond as further described in this report.
- 5. Consider approval of an additional \$820,000 through the 2026 Budget as set out in the Financial Impacts section of this report, to advance the Community Safety and Well-being Plan, Plan to End Homelessness, and Encampment Response Plan, as further described in this report;
- 6. Subject to unexpended funding from the Government of Canada's Unsheltered Homelessness and Encampment Initiative by the Regina Downtown Business Improvement District for Regina Street Team:
 - a. If the Deputy City Manager of City Planning and Community Services, or designate, deems that an external third-party organization is required,
 - i. Delegate authority to the Deputy City Manager of City Planning and Community Services, or their designate to negotiate and approve a funding agreement to provide unexpended funds to an external organization to lead the operations of a street and encampment outreach initiative as further described in this report including authority to approve any amendments to the agreement that do not substantially change what is described in this report; or
 - b. If the Deputy City Manager of City Planning and Community Services, or designate, deems that an external third-party organization is not required,
 - i. Delegate authority to the Deputy City Manager of City Planning and Community Services, or their designate, to re-allocate unspent funds to costs as required to undertake the operations of a street and encampment outreach initiative for 2026 and beyond as further described in this report;
- 7. Subject to unexpended funding from Community and Social Impact Regina in the 2025 funding year:

- a. If the Deputy City Manager of City Planning and Community Services, or designate, deems that an external third-party organization is required,
 - i. Delegate authority to the Deputy City Manager of City Planning and Community Services, or their designate to negotiate and approve a funding agreement to provide unexpended funds to an external organization to lead the operations of a street and encampment outreach initiative as further described in this report including authority to approve any amendments to the agreement that do not substantially change what is described in this report; or
 - b. If the Deputy City Manager of City Planning and Community Services, or designate, deems that an external third-party organization is not required,
 - i. Delegate authority to the Deputy City Manager of City Planning and Community Services, or their designate, to re-allocate unspent funds to costs as required to undertake the operations of a street and encampment outreach initiative for 2026 and beyond as further described in this report;
8. Delegate authority to the Deputy City Manager of City Planning & Community Services, or designate, to negotiate and approve funding agreements for warming centre initiatives funded through the contribution received from the Government of Saskatchewan described in this report including authority to approve any amendments to the agreements;
9. Approve a support/outreach-based model to encampment response that prioritizes a person-first approach, as described in this report and delegate authority to the Deputy City Manager of City Planning & Community Services, or designate, to develop an operational policy for implementation which includes terms of reference for a Community Action Response to Encampments Team provided that the Risk and Vulnerability Assessment Matrix and displacement protocols are developed in consultation with Indigenous leadership, frontline service providers, and individuals with lived experience; and further, that the operational policy defines 'risk and vulnerability' in a way that is guided by a person-centered response to threats to human life and physical safety that cannot be reasonably mitigated through on-site support;
10. Direct Administration to report back to Council by Quarter 2 of 2027 with an evaluation of the first year of implementation of a support/outreach-based encampment response model; and
11. Remove items *MN25-6*, *CR25-11*, and *CR25-102* from the list of outstanding items.

The following addressed City Council:

- DE25-218 Beverly McDougald, Regina, SK
- DE25-219 Jason Knudsen and Robert Kraushaar, representing Regina Street Team Inc., Regina, SK
- DE25-220 Florence Stratton, Regina, SK
- DE25-221 Rebecca Granovsky-Larsen, Regina, SK
- DE25-222 Mandla Mthembu, Regina, SK
- DE25-223 Dana Wilkins, representing Mobile Crisis Services Inc., Regina, SK
- DE25-225 Lori Deets, Regina, SK

Mayor Chad Bachynski moved, seconded by Councillor George Tsiklis, AND IT WAS RESOLVED, that City Council continue past its mandatory 6:00 p.m. recess by 30 minutes to 6:30 p.m.

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

- CP25-151 Jim Elliott, Regina, SK
- CP25-152 Judith Veresuk, Regina Downtown Business Improvement District
- CP25-153 Lorissa Nippi, Regina, SK
- CP25-124 Evelyn Tischer, Regina, SK
- CP25-156 Shannon Corkery, Regina, SK
- CP25-159 Russell Schneider, Regina, SK

Councillor George Tsiklis moved, seconded by Councillor Victoria Flores that the recommendation contained in the report be concurred in with an amendment to recommendation #8 to read as follows:

- 8. Delegate authority to the City Manager, or their designate, to negotiate and approve an agreement between the Government of Saskatchewan and the City of Regina under which the Government of Saskatchewan will provide \$800,000 to the City for warming centre initiatives, and authority to approve any amendments and any ancillary agreements or documents required to give effect to the Agreement.**

Councillor George Tsiklis requested a separate vote be taken on item #8 of the motion.

RECESS

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

City Council recessed at 6:30 p.m.

City Council reconvened at 7:17 p.m. in the absence of Councillor Victoria Flores

(Councillor Victoria Flores returned to the meeting.)

Councillor Mark Burton requested a separate vote be taken on item #5 of the motion.

Separate Vote - Item #5

Item# 5 of the main motion was put and declared CARRIED.

RESULT:	CARRIED [7 to 4]
MOVER:	Councillor Tsiklis
SECONDER:	Councillor Flores
IN FAVOUR:	Councillors: Flores, Froh, Mancinelli, Radons, Turnbull, Zachidniak and Mayor Bachynski
AGAINST:	Councillors: Bezo, Burton, Rashovich, Tsiklis

Separate Vote - Item #8 (with amendment)

Item #8 of the main motion, as amended, was put and declared CARRIED.

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

Separate Vote - Items #1, #2, #3, #4, #6, #7, #9, #10 and #11

Items #1, #2, #3, #4, #6, #7, #9, #10 and #11 of the main motion, were put and declared CARRIED.

RESULT:	CARRIED [9 to 2]
MOVER:	Councillor Tsiklis
SECONDER:	Councillor Flores
IN FAVOUR:	Councillors: Burton, Flores, Froh, Mancinelli, Radons, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski
AGAINST:	Councillors: Bezo, Rashovich

TABLED MOTION

CR25-140 MN25-16 City's Tax and Assessment System (TAS) Software Upgrade and Enhancement

Recommendation

That City Council:

1. Direct Administration to include \$500,000 for consideration in the 2026/2027 budget deliberations to initiate a project to upgrade City TAS software to:
 - a. Support base tax capability in 2 years, to be available in the 2028 taxation year; and
 - b. Support minimum tax capability in 2 years, to be available in the 2028 taxation year.

At its November 5, 2025 meeting, City Council considered motion MN25-16 City's Tax and Assessment System (TAS) Software Upgrade and Enhancement, and adopted a resolution to approve item #2 of the motion, to:

2. *Direct Administration to include for consideration in the 2026/2027 budget deliberations an increase of \$79,000 annually from 2026 to 2029 to the Elections and Property Reassessment Reserve for dedicated allocation to resources to support phase-in capability by the next tax revaluation cycle.*

City Council adopted a resolution to table Items #1. a) and 1. b) of motion MN25-16 to the November 19, 2025 City Council meeting.

At the November 5, 2025 City Council meeting, Councillor Mark Burton moved, seconded by Councillor Jason Mancinelli that the recommendation contained in the report be concurred in.

Items #1. a) and #1. b) of the motion were put and declared LOST.

RESULT:	LOST [3 to 8]
MOVER:	Councillor Burton
SECONDER:	Councillor Mancinelli
IN FAVOUR:	Councillors: Burton, Rashovich, Tsiklis
AGAINST:	Councillors: Bezo, Flores, Froh, Mancinelli, Radons, Turnbull, Zachidniak and Mayor Bachynski

BYLAWS

2025-69 The Regina Leisure Fees Amendment Bylaw, 2025

Bylaw - First Reading

Councillor Victoria Flores moved, seconded by Councillor Clark Bezo that Bylaw No. 2025-69 be introduced and read a first time.

The motion was put and declared CARRIED.

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

The Bylaw was read a first time.

Second Reading

Councillor Victoria Flores moved, seconded by Councillor Dan Rashovich that Bylaw No. 2025-69 be introduced and read a second time.

The motion was put and declared CARRIED.

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

The Bylaw was read a second time.

Third Reading Consent

Councillor Victoria Flores moved, seconded by Councillor George Tsiklis that City Council hereby consent to Bylaw No. 2025-69 going to third and final reading at this meeting.

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

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

Third Reading

Councillor Victoria Flores moved, seconded by Councillor David Froh that Bylaw No. 2025-69 be read a third time.

The motion was put and declared CARRIED.

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

The Bylaw was read a third and final time.

ADJOURNMENT

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

The meeting adjourned at 8:41 p.m.

Chairperson

Secretary

BYLAW NO. 2025-76

THE REGINA ZONING AMENDMENT BYLAW, 2025 (No. 22)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Purpose

- 1 The purpose of this Bylaw is to amend *The Regina Zoning Bylaw, 2019* to allow for manufactured homes in all residential zones.

Authority

- 2 The authority for this Bylaw is section 46 of *The Planning and Development Act, 2007*.

Amendments

- 3 Schedule “A” of *The Regina Zoning Bylaw, 2019* is amended in the manner set forth in this Bylaw.

- 4 The User Guide and Table of Contents are to be amended, as required, to reflect all changes resulting as a consequence of the amendments set forth in this Bylaw.

- 5 Chapter 2, Part 2A, Definitions is amended by repealing definition “**factory-built building**”.

- 6 Chapter 2, Part 2A, Definitions is amended by repealing definition “**Building, Manufactured Home**” and substituting the following, in alphabetical order:

“ “**Building, Manufactured Home**” means a transportable structure placed atop a permanent frame or chassis and designed to be transported on wheels and chassis or by any other means and constructed and labelled under the requirements of the Canadian Standards Association Standard CSA A277.”

- 7 Chapter 2, Part 2A, Definitions is amended by repealing definition “**building permit**” and substituting the following, in alphabetical order:

“ “**Building Permit**” means a permit issued under *The Building Bylaw, 2023* of the City of Regina authorizing the construction and placement of a building.”

- 8 Chapter 3, Part 3A, Table 3A.T1: RESIDENTIAL NEIGHBOURHOOD ZONE BUILDING TYPES is amended by adding the following section (row) after section (row) T1.5:

“

T1.6	● Building, Manufactured Home	Permitted	---	---
------	--------------------------------------	------------------	-----	-----

”

- 9 Chapter 3, Part 3A, Table 3A.T3: RESIDENTIAL NEIGHBOURHOOD ZONE DEVELOPMENT STANDARDS¹ is amended by repealing the following header row:

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

City Solicitor

“

Sec.	Development Criteria	Standards (Per lot except for Building, Row where standards are per unit)		
		• Building, Detached • Building, Stacked	• Building, Row	• Building, Planned Group ²

”

and substituting the following:

“

Sec.	Development Criteria	Standards (Per lot except for Building, Row where standards are per unit)		
		• Building, Detached • Building, Stacked • Building, Manufactured Home	• Building, Row	• Building, Planned Group ²

”

- 10 Chapter 3, Part 3A, Table 3A.T5: RESIDENTIAL NEIGHBOURHOOD ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES, section (row) T5.1 is repealed and the following substituted:

“

T5.1	Maximum Area	
	(1) Accessory to a: (a) Building, Detached; (b) Building, Row; (c) Building, Stacked; or (d) Building, Manufactured Home	(i) 80 square metres, if the building does not contain a Dwelling, Backyard Suite; or (ii) Combination of Subclause (i) and maximum permitted suite area as per Subpart 2C.3 in Chapter 2 of the Zoning Bylaw, if the building contains a Dwelling, Backyard Suite.
	(2) Accessory to: (a) any type of building within a Planned Group; (b) Public Use, General; or (c) Utility, General	Greater of 80 square metres or 15 per cent of the lot area

”

- 11 Chapter 3, Part 3B, Table 3B.T1: RESIDENTIAL URBAN ZONE BUILDING TYPES is amended by adding the following section (row) after section (row) T1.5:

“

T1.6	• Building, Manufactured Home	Permitted	---	---
------	-------------------------------	-----------	-----	-----

”

- 12 Chapter 3, Part 3B, Table 3B.T3: RESIDENTIAL URBAN ZONE DEVELOPMENT STANDARDS¹ is amended by repealing the following header row:

“

Sec.	Development Criteria	Standards (Per lot except for Building, Row where standards are per unit)		
		• Building, Detached • Building, Stacked	• Building, Row	• Building, Planned Group ²

”

and substituting the following:

“

Sec.	Development Criteria	Standards (Per lot except for Building, Row where standards are per unit)		
		<ul style="list-style-type: none"> • Building, Detached • Building, Stacked • Building, Manufactured Home 	<ul style="list-style-type: none"> • Building, Row 	<ul style="list-style-type: none"> • Building, Planned Group²

”

- 13 Chapter 3, Part 3B, Table 3B.T5: RESIDENTIAL URBAN ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES, section (row) T5.1 is repealed and the following substituted:

“

T5.1	Maximum Area	
	(1) Accessory to a: (a) Building, Detached; (b) Building, Row; (c) Building, Stacked; or (d) Building, Manufactured Home	(i) 80 square metres, if the building does not contain a Dwelling, Backyard Suite; or (ii) Combination of Subclause (i) and maximum permitted suite area as per Subpart 2C.3 in Chapter 2 of the Zoning Bylaw, if the building contains a Dwelling, Backyard Suite.
	(2) Accessory to: (a) any type of building within a Planned Group; (b) Public Use, General; or (c) Utility, General	Greater of 80 square metres or 15 per cent of the lot area

”

- 14 Chapter 3, Part 3C, Table 3C.T1: RESIDENTIAL LOW-RISE ZONE BUILDING TYPES is amended by adding the following section (row) after section (row) T1.5:

“

T1.6	<ul style="list-style-type: none"> • Building, Manufactured Home 	Permitted	---	---
------	---	-----------	-----	-----

”

- 15 Chapter 3, Part 3C, Table 3C.T3: RESIDENTIAL LOW-RISE ZONE DEVELOPMENT STANDARDS¹ is amended by repealing the following header row:

“

Sec.	Development Criteria	Standards (Per lot except for Building, Row where standards are per unit)			
		<ul style="list-style-type: none"> • Building, Detached • Building, Stacked² 	<ul style="list-style-type: none"> • Building, Stacked³ 	<ul style="list-style-type: none"> • Building, Row 	<ul style="list-style-type: none"> • Building, Planned Group⁴

”

and substituting the following:

“

Sec.	Development Criteria	Standards (Per lot except for Building, Row where standards are per unit)			
		<ul style="list-style-type: none"> • Building, Detached • Building, Stacked² 	<ul style="list-style-type: none"> • Building, Stacked³ 	<ul style="list-style-type: none"> • Building, Row 	<ul style="list-style-type: none"> • Building, Planned Group⁴

		• Building, Manufactured Home			
--	--	--	--	--	--

”

- 16 Chapter 3, Part 3C, Table 3C.T5: RESIDENTIAL LOW-RISE ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES, section (row) T5.1 is repealed and the following substituted:

“

	Maximum Area	
T5.1	(1) Accessory to a: (a) Building, Detached; (b) Building, Row; (c) Building, Stacked; or (d) Building, Manufactured Home	(i) 80 square metres, if the building does not contain a Dwelling, Backyard Suite; or (ii) Combination of Subclause (i) and maximum permitted suite area as per Subpart 2C.3 in Chapter 2 of the Zoning Bylaw, if the building contains a Dwelling, Backyard Suite.
	(2) Accessory to: (a) any type of building within a Planned Group; (b) Public Use, General; or (c) Utility, General	Greater of 80 square metres or 15 per cent of the lot area

”

- 17 Chapter 3, Part 3D, Table 3D.T1: RESIDENTIAL HIGH-RISE ZONE BUILDING TYPES is amended by adding the following section (row) after section (row) T1.5:

“

T1.6	• Building, Manufactured Home	Permitted	---	---
-------------	--	------------------	-----	-----

”

- 18 Chapter 3, Part 3D, Table 3D.T3: RESIDENTIAL HIGH-RISE ZONE DEVELOPMENT STANDARDS¹ is amended by repealing the following header row:

“

Sec.	Development Criteria	Standards (Per lot except for Building, Row where standards are per unit)			
		• Building, Detached • Building, Stacked²	• Building, Stacked³	• Building, Row	• Building, Planned Group⁴

”

and substituting the following:

“

Sec.	Development Criteria	Standards (Per lot except for Building, Row where standards are per unit)			
		• Building, Detached • Building, Stacked² • Building, Manufactured Home	• Building, Stacked³	• Building, Row	• Building, Planned Group⁴

”

- 19 Chapter 3, Part 3D, Table 3D.T5: RESIDENTIAL HIGH-RISE ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES, section (row) T5.1 is repealed and the following substituted:

“

T5.1	Maximum Area	
	<p>(1) Accessory to a:</p> <p>(a) Building, Detached;</p> <p>(b) Building, Row;</p> <p>(c) Building, Stacked; or</p> <p>(d) Building, Manufactured Home</p>	<p>(i) 80 square metres, if the building does not contain a Dwelling, Backyard Suite; or</p> <p>(ii) Combination of Subclause (i) and maximum permitted suite area as per Subpart 2C.3 in Chapter 2 of the Zoning Bylaw, if the building contains a Dwelling, Backyard Suite.</p>
	<p>(2) Accessory to:</p> <p>(a) any type of building within a Planned Group;</p> <p>(b) Public Use, General; or</p> <p>(c) Utility, General</p>	Greater of 80 square metres or 15 per cent of the lot area

”

- 20 Chapter 3, Part 3F, Table 3F.T1: RESIDENTIAL DETACHED ZONE BUILDING TYPES is amended by adding the following section (row) after section (row) T1.5:

“

T1.6	• Building, Manufactured Home	Permitted	---	---
------	-------------------------------	-----------	-----	-----

”

- 21 Chapter 3, Part 3F, Table 3F.T3: RESIDENTIAL DETACHED ZONE DEVELOPMENT STANDARDS¹ is amended by repealing the following header row:

“

Sec.	Development Criteria	Standards (Per lot except for Building, Row where standards are per unit)	
		<ul style="list-style-type: none"> • Building, Detached • Building, Row • Building, Stacked 	<ul style="list-style-type: none"> • Building, Planned Group²

”

and substituting the following:

“

Sec.	Development Criteria	Standards (Per lot except for Building, Row where standards are per unit)	
		<ul style="list-style-type: none"> • Building, Detached • Building, Row • Building, Stacked • Building, Manufactured Home 	<ul style="list-style-type: none"> • Building, Planned Group²

”

- 22 Chapter 3, Part 3F, Table 3F.T5: RESIDENTIAL DETACHED ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES, section (row) T5.1 is repealed and the following substituted:

“

T5.1	Maximum Area	
	(1) Accessory to a: (a) Building, Detached; (b) Building, Row; (c) Building, Stacked; or (d) Building, Manufactured Home	(i) 80 square metres, if the building does not contain a Dwelling, Backyard Suite; or (ii) Combination of Subclause (i) and maximum permitted suite area as per Subpart 2C.3 in Chapter 2 of the Zoning Bylaw, if the building contains a Dwelling, Backyard Suite.
	(2) Accessory to: (a) any type of building within a Planned Group; (b) Public Use, General; or (c) Utility, General	Greater of 80 square metres or 15 per cent of the lot area

”

Coming Into Force

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

READ A FIRST TIME THIS 19th DAY OF November 2025.

READ A SECOND TIME THIS 19th DAY OF November 2025.

READ A THIRD TIME AND PASSED THIS 19th DAY OF November 2025.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

BYLAW NO. 2025-76

THE REGINA ZONING AMENDMENT BYLAW, 2025 (No. 22)

PURPOSE:	To amend <i>The Regina Zoning Bylaw, 2019</i> .
ABSTRACT:	The proposed amendments are to allow for manufactured homes in all residential zones.
STATUTORY AUTHORITY:	Section 46 of <i>The Planning and Development Act, 2007</i> .
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	A public hearing is required between first and second reading of this Bylaw pursuant to section 10 of <i>The Public Notice Policy Bylaw, 2020</i> and in accordance with <i>The Procedure Bylaw</i> .
PUBLIC NOTICE:	Required, pursuant to section 13 of <i>The Public Notice Policy Bylaw, 2020</i> . An advertisement for this Bylaw appeared in the Leader Post on November 1, 2025.
REFERENCE:	Regina Planning Commission, November 13, 2025, RPC25-33, and City Council, November 19, 2025
AMENDS/REPEALS:	Amends <i>The Regina Zoning Bylaw, 2019</i> .
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	City Planning & Community Development
INITIATING DEPARTMENT:	Planning & Development Services