



List of Delegations

**Wednesday, February 11, 2026
9:00 AM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

**Executive Committee
List of Delegations
Wednesday, February 11, 2026**

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

EX26-1 Arcola East Community Association Garden Lease - Maka Park

DELEGATIONS

Crystal Mitchell and Terry Ginter, Arcola East Community Association, Regina, SK

EX26-2 Al Ritchie Community Association Lease

DELEGATIONS

Denis Simard, Al Ritchie Community Association, Regina, SK

EX26-11 Official Community Plan Growth Plan Review

DELEGATIONS

William Wells, Albert Park Community Association, Regina, SK

Carmelle Beaudry, Beaucorp Ventures, Regina, SK

Evan Hunchak, Bright Communities, on behalf of Mark Geiger, Landowner of Skywood, Regina, SK

Blair Forster, Forster Harvard Development Corporation, RM of Sherwood

Diana Hawryluk, Dream, Regina, SK (*submission attached as EX26-12*)

Paul Moroz and Bob Linner, Long Lake Investments, Regina, SK (*submission attached as EX26-13*)

Stu Niebergall, Regina & Region Home Builders' Association, Regina, SK (*submission attached as EX26-14*)



OFFICE OF THE CITY CLERK

COMMUNICATIONS

EX26-15 Jenna Schroeder, Provincial Capital Commission, Regina, SK

February 09, 2026

VIA E-MAIL

Office of the City Clerk
City of Regina

Attention: Mayor Bachynski and Members of Council

Re: City of Regina Growth Plan

On behalf of Dream, I would like to thank the Administration for their significant work in bringing the Growth Plan forward. This is a complex undertaking with many interrelated components, and we appreciate the work that brought us here today. In particular, we acknowledge the efforts of Deb Bryden and Luke Grazier for their willingness to meet with us and address several industry concerns.

The plan before Council provides an important starting point for sequencing growth based on existing water and wastewater servicing capacity which we support. However, servicing is only one of several key considerations. As other work continues to evolve such as updating the Water, Wastewater and Transportation Master Plans, further discussion is needed to ensure this sequencing reflects market conditions, transportation connectivity, economic development opportunities, regional benefits, provincial interests, and realistic assumptions about intensification and market demand. Clear timelines for infrastructure investment—expected through upcoming Master Plan updates—will be essential for builders, developers, and investors making long-term decisions.

We are pleased that the Administration has prioritized completing the remaining southeast lands to support a complete community around the newly announced elementary school and future high school. Based on our understanding from the Administration, sequencing requires completion of the South Trunk (anticipated in 2029/2030), followed by the interconnector project (approximately 2033). Dream is currently servicing its final 114 lots in Eastbrook and expects to turn them over to builders this fall. We understand the City's lands (The Towns Neighbourhood) are in a similar position. As a result, these timelines would create a seven-year gap in new lot availability in the southeast. During the 7 year gap in land and housing availability in the southeast, households wishing to locate in the southeast or already living in the east and are looking to move up, would likely look to the bedroom communities, such as Royal Park in White City, which results in lost tax base opportunity for Regina and creates development momentum for those communities.-year gap in new lot availability in the

southeast. During the 7 year gap in land and housing availability in the southeast, households wishing to locate in the southeast or already living in the east and are looking to move up, would likely look to the bedroom communities, such as Royal Park in White City, which results in lost tax base opportunity for Regina and creates development momentum for those communities.

We respectfully request that Council allow housing to proceed at the completion of the South Trunk and permit concept planning to begin immediately. Advancing planning and allowing limited development prior to the interconnector would help mitigate the projected lot gap, ie demand for new housing in southeast Regina, and reduce the likelihood of buyers choosing homes in neighbouring bedroom communities. While we recognize that short-term servicing risks may exist, we believe they are manageable and temporary given the forthcoming completion of the required infrastructure.

We also ask Council to reconsider identifying Harbour Landing West (HLW) as Phase 3. Based on the Administration's timing, these lands may not develop for 15–20 years or more, which would leave a newly approved school operating without surrounding development for an extended period. When the school was approved, it was anticipated that the phasing review would identify servicing solutions to support development around it. We understand that this detailed analysis has not yet occurred and could be incorporated into the Water and Wastewater Master Plan, like the approach used to determine the southeast solution.

For these reasons, we respectfully request that Council direct the Administration, through the Wastewater Master Plan, to identify an interim servicing solution that would allow approximately 100 acres surrounding the school to develop. This would support the creation of a more complete community and enable the City to proceed with its planned fire hall in Harbour Landing West.

We also appreciate that the Administration has included language in Section 14.20E stating that should funding opportunities arise, the Phasing Plan will not hinder areas from advancing.

In summary, Dream respectfully requests that City Council:

1. Allow housing in the southeast to begin at the completion of the South Trunk, and direct that concept planning begins immediately.
2. Direct the Administration to develop an interim servicing solution enabling approximately 100 acres surrounding the Harbour Landing West school to proceed, supporting a complete community and allowing the City to move forward with the fire hall.

We appreciate Council's consideration of these important matters and thank you for your continued leadership in shaping Regina's future growth. We look forward to continued constructive dialogue with Council and the Administration as we work together to fulfill the City's Official Community Plan.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Carlston". The signature is fluid and cursive, with the first name "Jason" and last name "Carlston" clearly distinguishable.

Jason Carlston
RVP Land Saskatchewan

cc: Diana Hawryluk, General Manager Land - Regina

February 11, 2026

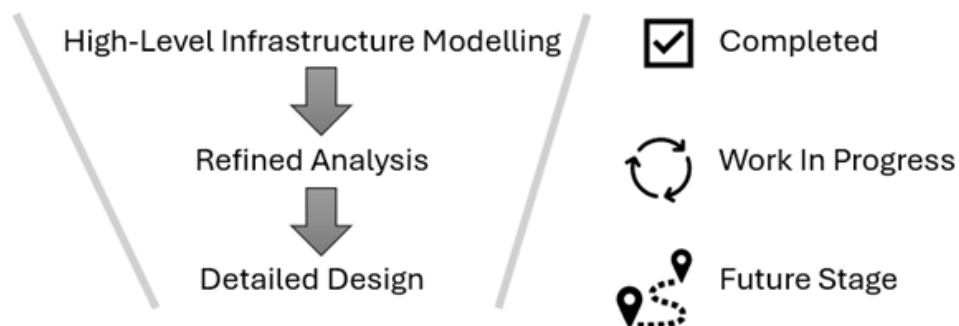
City of Regina
2476 Victoria Ave
Regina, SK S4P 3C8

Re: Executive Committee – EX26-11 Official Community Plan Growth Plan Review

We support Executive Committee report EX 26-11, Official Community Plan Growth Plan Review. We represent the owners of the lands known as Long Lake Investments, in southeast Regina.

We thank Administration for their work to date. They have advanced infrastructure knowledge to a stronger place of greater certainty, which is always appreciated by the development industry. The infrastructure component is integral to the growth plan.

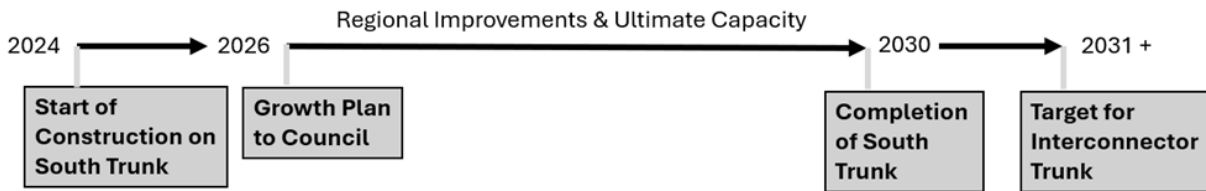
Conceptually, we view the infrastructure planning process as a funnel:



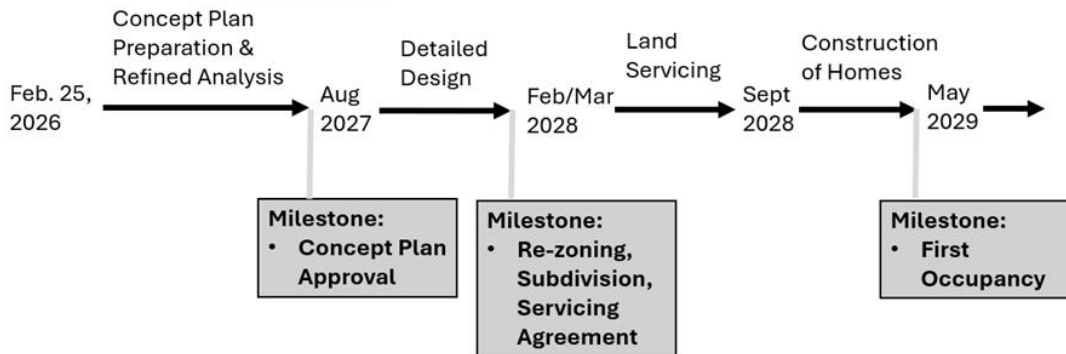
The high-level modeling provides general guidance for serviceability of lands. Specifically, the high-level serviceability for the remaining development lands in southeast Regina has been completed. In addition to some new downstream infrastructure, the serviceability takes advantage of significant existing infrastructure, including the Creeks pumping station currently operating at 50% capacity. The downstream ultimate infrastructure upgrades are planned to be completed in the near future, including some which are currently under construction.

As this ultimate infrastructure is constructed, collectively we're able to proceed with detailed planning. While the southeast lands are identified as medium-term in the growth plan, we understand under the new policy this is not a temporal definition. As such it is possible to work through the refined analysis through the concept planning process. We envision this process to be a paralleling process, similar to that in northwest Regina:

Timeline of City Improvements



Timeline of South-East Neighbourhood Development



This parallel process enables development to continue in the southeast without risk to the City or the Developer.

Completion of the Southeast Neighbourhood plan is in alignment with the policies in the Official Community Plan including:

- Building Complete Neighbourhoods
- Developing Contiguous Communities
- Efficient use of existing infrastructure: Creeks Pumping Station, New Northeast Water Reservoir
- Land availability and market readiness: Demand for housing historically has been 70% in the Southeast (*Council Report CM24-14*)
- Diverse Housing Options

We reiterate our support for the work completed to date and look forward to working with Administration on the next steps of completing the southeast neighbourhood plan.

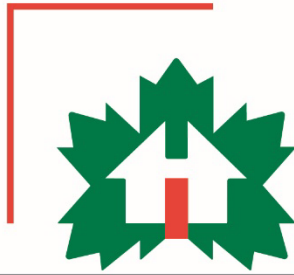
On behalf of Long Lake Investment group,

Paul Moroz

Bob Linner

Cc: Murad Al-Katib, Gaetan Bourassa, Kerry Heid, Mark Kush, Kevin Stricker

Regina & Region
Home Builders'
Association



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

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

February 11, 2026

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

Subject: **Growth Plan – Support for Advancement with Continued Industry Consultation**

Dear City Council,

On behalf of the Regina & Region Home Builders' Association (RRHBA), I would like to thank Council and Administration for the significant work undertaken to complete the City's Growth Plan Review and the accompanying policy and mapping amendments.

We recognize the complexity of this exercise and appreciate the City Administration efforts to better align long-term growth with infrastructure capacity, financial sustainability, and changing market conditions. The revised framework provides greater structure, improved clarity, and a more deliberate approach to sequencing growth than has existed in the past.

From our Associations perspective, we believe there is **sufficient direction and policy certainty within the proposed Growth Plan to allow it to move forward at this time**, and we do **not** believe its approval should be delayed. Having an updated Growth Plan in place is important for predictability, investment confidence, and coordinated decision-making across the City, the development industry, and other stakeholders.

At the same time, we continue to believe that **several important details will benefit from further discussion and refinement as implementation proceeds**. These include, among others, how medium-term lands can be advanced, how infrastructure-led sequencing is applied in practice, how housing choice is balanced alongside servicing priorities, and how assumptions related to intensification and greenfield growth translate into real-world market delivery.


In our view, these are not reasons to pause or defer the Growth Plan, but rather reasons to **continue a collaborative dialogue** as the City moves from policy adoption to implementation. Ongoing consultation between Administration and industry will be essential to ensure the Growth Plan achieves its shared objectives: financially responsible

growth, a competitive and resilient development environment, and — most importantly — housing choice and affordability for Regina's current and future residents.

The RRHBA remains committed to working constructively with City Council and Administration as this plan is implemented. We believe that continued engagement will help ensure the Growth Plan delivers the **best possible outcomes for the City, the development industry, and the citizens of Regina.**

Thank you again for the opportunity to provide input and for your leadership on this important initiative.

Thank You,

A handwritten signature in blue ink, appearing to read 'Stu Niebergall', is positioned above the printed name and title.

Stu Niebergall
President & CEO



February 9, 2026

Executive Committee
City of Regina
P.O. Box 1790
REGINA SK S4P 3C8

Dear Members of Executive Committee:

On behalf of the Provincial Capital Commission (PCC) Board of Directors and Administration, I am pleased to support EX26-11, Official Community Plan Growth Plan Review. I offer the following comments for Executive Committee's consideration.

PCC Administration recognizes the considerable time and effort invested by City Administration to engage with interested parties and complete the growth plan review. City Administration went above and beyond to keep PCC Administration involved throughout the growth plan review process by sharing information and listening to feedback. We appreciate the strong, collaborative relationship our administrations have built.

The updated growth plan provides both City Administration and PCC Administration with information to plan infrastructure investments and adjust policies to proactively facilitate and prepare for growth over the next 25 years to a population of 370,000. PCC Administration acknowledges and supports the adjustments specific to Wascana Centre, specifically aligning the boundary of City Centre with the centreline line of College Avenue to remove lands within the PCC's jurisdiction and removing the Urban Centre on 3303 Grant Road, which is land currently within the PCC's jurisdiction. We understand removing the Urban Centre designation on 3303 Grant Road does not preclude the University of Regina from pursuing development proposals on this land.

Residents of Regina are the primary users and beneficiaries of Wascana Centre. Any increase in the population of Regina increases demand for recreation, arts and culture and education infrastructure and services provided in Wascana Centre. Additional housing units within City Centre as well as the urban corridors, primary intensification areas and secondary intensification areas in proximity to Wascana Centre will put direct pressure on infrastructure and services.

For the past eight years, PCC has operated with a status quo budget, relying heavily on reserves to fund capital projects and to address operating pressures that have primarily been the result of cost increases and inflation. After 2026-27, status quo funding will no longer be sufficient, since it is projected that PCC's surplus will be depleted in 2027-28. This was presented and discussed at the October 15, 2025, Executive Committee meeting. With reserves exhausted, PCC will be unable to continue managing operating needs and capital investment pressures at current funding levels. Future

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budget submissions will highlight the urgent need for an updated long-term funding solution that secures financial stability, supports capital investment, and preserves Wascana Centre for future generations.

PCC Administration looks forward to working collaboratively with City Administration to plan and budget for infrastructure investments to support the recreational, park and community service needs of current and future residents.

Sincerely,



Jenna Schroeder, RPP MCIP
Executive Director

- c: Laurier Donais, Chair, Provincial Capital Commission Board of Directors
MLA Brad Crassweller, Government of Saskatchewan Appointee, Provincial Capital Commission Board of Directors
MLA Blaine McLeod, Government of Saskatchewan Appointee, Provincial Capital Commission Board of Directors
Councillor Dan Rashovich, City of Regina Appointee, Provincial Capital Commission Board of Directors
Dianne Ford, University of Regina Appointee, Provincial Capital Commission Board of Directors
Councillor Victoria Flores, City of Regina Alternate, Provincial Capital Commission Board of Directors
Neil Paskewitz, University of Regina Alternate, Provincial Capital Commission Board of Directors