



CITY COUNCIL

**Wednesday, July 29, 2026
1:00 PM**

Henry Baker Hall, Main Floor, City Hall

Pursuant to section 16(11.1) of *The Procedure Bylaw, Bylaw No. 9004*, no new delegations registering to appear in person/teleconference to address City Council will be accepted for the tabled item listed below. Only written submissions will be accepted.

***MN26-9 Urgent Pedestrian Safety and Accessibility Lighting Retrofits
in Harbour Landing***



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**Agenda
City Council
Wednesday, July 29, 2026**

Consent agenda items noted in “[Blue Font](#)” will be voted on by City Council as a single item with no discussion or debate, with the following exceptions:

- a citizen registers to speak as a delegation on a consent agenda item; and/or**
- a member of Council notifies the Chair that they wish to have an item on the consent agenda removed from the list for further discussion and/or debate at the meeting.**

Citizens who wish to register to speak or only provide a written submission to an item on the meeting agenda may do so by visiting [Regina.ca/register](https://regina.ca/register) and submitting a completed registration form together with a written submission before the registration deadline of 12:00 p.m. on Monday, July 27, 2026. If you require assistance with the delegation registration form, please contact us at 306-777-7262 before the registration deadline.

Confirmation of Agenda

Adoption of Minutes

Minutes of the meeting held on June 24, 2026

Consent Agenda

PUBLIC HEARING AND PUBLIC NOTICE BYLAWS AND RELATED REPORTS

CR26-87 Zoning Bylaw Amendment - 120 Broad Street

Recommendation

That City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
 - a. Rezoning property located at 120 Broad Street, as shown in Appendix A-2 – Zoning (Existing & Proposed), and legally described as Lot B, Block 40, Plan No. 72R23442, from MH –



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Mixed High-Rise Zone to RH – Residential High-Rise Zone.

b. Amending Zoning Map 2691(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.

CR26-88 Zoning Bylaw Amendment - 2450 Harvey Street

Recommendation

That City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
 - a. Rezoning a portion of the property located at 2450 Harvey Street, as shown in Appendix A-2 – Zoning (Existing & Proposed), and legally described as Lot 6, Block 6, Plan FJ5368, from RU – Residential Urban Zone to RH – Residential High-Rise Zone.
 - b. Amending Zoning Map 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.

CR26-89 Zoning Bylaw Amendment - 1578 Elphinstone Street

Recommendation

That City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
 - a. Rezoning property located at 1578 Elphinstone Street, as shown in Appendix A-2 – Zoning (Existing & Proposed), and legally described as Lot 25, Block 229, Plan DV4404, from RU – Residential Urban Zone to ML – Mixed Low-Rise Zone.
 - b. Amending Zoning Map 2688(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.



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- 2026-38 The Regina Zoning Amendment Bylaw, 2026 (No. 7)
- 2026-39 The Regina Zoning Amendment Bylaw, 2026 (No. 8)
- 2026-40 The Regina Zoning Amendment Bylaw, 2026 (No. 9)

PUBLIC NOTICE BYLAW

- 2026-34 The Windsor Tower Municipal Heritage Designation Bylaw

PUBLIC NOTICE REPORT

- CR26-90 Rapid Housing Initiative 3 – Land Transfer and Operating Agreement

Recommendation

That City Council:

1. Approve the City of Regina entering into a Land Sale Agreement, Contribution and Operating Agreement and Conditional Option to Purchase Agreements related to the sale of 2710 5th Avenue stated in this report for the purpose of owning and operating the City of Regina's Rapid Housing Initiative 3 housing units;
2. Delegate authority to the City Manager or their designate to negotiate any other commercially relevant terms and conditions between the City of Regina and YWCA Regina, as well as any amendments to the Land Sale Agreement, Contribution and Operating Agreement and Conditional Option to Purchase Agreements that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to the agreements;
3. Authorize the City Clerk to execute the Land Sale Agreement, Contribution and Operating Agreement and Conditional Option to Purchase Agreements after review by the City Solicitor; and
4. Authorize Administration to provide any Housing Accelerator Funds, committed to the Rapid Housing Initiative 3 Project, but not needed to complete the housing units to YWCA Regina to support completion of the main floor community space.



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TABLED MOTION AND RELATED DELEGATION AND COMMUNICATION

- DE26-69 Bharatbhai Prajapati, Regina, SK *(Tabled from June 24, 2026 meeting)*
- CP26-35 Tathagata Das, Regina, SK *(Tabled from June 24, 2026 meeting)*
- MN26-9 Urgent Pedestrian Safety and Accessibility Lighting Retrofits in Harbour Landing *(Tabled from June 24, 2026 meeting)*

Recommendation

That City Council direct Administration to report back on the following for the proposed 2027 budget deliberations:

1. Capital funding request for the retrofitting of all existing marked but unlit crosswalks in Harbour Landing, starting with James Hill Road at the walking path (Creek north to South) and including any other high-priority unlit crossings in the area such as, but not limited to, the following walk paths located at “Gilbert Cres and Beacon Drive”; “Harbour Landing Drive between Wright Road and Trinity Way”; “Gordon Road between Harbour Landing Drive and Universal Crescent”; and “Jim Cairns Boulevard between Wright Road” to fully illuminated, high-visibility, and accessible crosswalks, with a consideration of the following for inclusion in these retrofits:
 - a. High-intensity, energy-efficient LED lighting (or equivalent) designed to meet or exceed Illuminating Engineering Society (IES) standards for pedestrian facilities, with specific attention to uniform illumination levels that support users with low vision;
 - b. Enhanced reflective signage, pavement markings, tactile walking surface indicators, audible signals where warranted, curb ramps, and other accessibility features in alignment with *The Accessible Saskatchewan Act*, City of Regina Transportation Master Plan and City of Regina Design Standards for Transportation, with compliant with universal design principles and accessibility standards ; and
 - c. Deployment of interim safety and accessibility measures (e.g., temporary beacons, enhanced high-contrast markings, or portable lighting) as soon as possible in 2027, with full retrofits targeted for the 2027 construction season pending approval of funding allocation;



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2. Capital funding request for lighting installation along the Wascana Creek environmental reserve and associated multi-use pathways in Harbour Landing as follows:
 - a. Lighting on one side of the primary creek pathways by no later than July 1st, 2028 Grand Opening or preferable sooner in 2027;
 - b. Full lighting on both sides of the creek pathways by no later than July 1st, 2030; and
 - c. Design specifications to use energy-efficient, dark-sky-friendly LED or solar-hybrid systems with shielding, adaptive controls (e.g., motion-activated or smart lighting), and accessibility-focused elements such as consistent illumination at path edges, ground-level wayfinding, and features supporting users with mobility aids, visual impairments, or other disabilities.
3. Additional information that includes:
 - a. A full inventory of affected crosswalks and pathway segments, including usage patterns by pedestrian user groups;
 - b. Potential funding sources (e.g., reallocation from transportation/park budgets, growth infrastructure levies, active transportation grants, or accessibility-specific funding), and offsets to minimize net new expenditure;
 - c. A phased implementation timeline, comprehensive consultation plan with Harbour Landing residents, the Harbour Landing Community Association, Accessibility Advisory Committee, and disability advocacy groups; and
 - d. Options for interim enhancements and a monitoring framework to evaluate post-installation outcomes on safety, accessibility, and usage (e.g., before/after incident data, user surveys, and equity metrics).



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COMMITTEE REPORTS**AUDIT AND FINANCE COMMITTEE****CR26-91 Whistleblower Program Annual Report****Recommendation**

That City Council receive and file this report.

EXECUTIVE COMMITTEE**CR26-92 Provincial Disaster Assistance Program Request for Designation****Recommendation**

That City Council approve the following resolution:

“That the City of Regina apply to the Saskatchewan Public Safety Agency to have the city designated as an eligible assistance area under the Provincial Disaster Assistance Program, as a result of a significant rainfall event on June 27 and 28, 2026 that resulted in damaged properties across the city.”

CR26-93 Citizen Appointments to Audit and Finance Committee**Recommendation**

That City Council approve the following appointments to the Audit and Finance Committee for a term of office as indicated below:

Joe Carson

July 29, 2026 to December 31, 2027

CR26-94 Semi-Annual Review of Closed Executive Committee Items**Recommendation**

That City Council receive and file this report.

CR26-95 Parks Master Plan Update**Recommendation**

That City Council receive and file this report.

CR26-96 Regina Housing Strategy**Recommendation**

That City Council:



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1. Approve the following amendments to Appendix A of the report:
 - a. Amend the language of Action Item No. 10 of the Plan, to read as follows:

“Advocate for amendments, where practical, to the National Building Code of Canada that support housing production, that do not decrease accessibility or safety requirements.”
 - b. Amend the summary of Core Housing Needs contained in Appendix A to read as follows:

“These were disproportionately represented by low-income households, Indigenous people, people with disabilities, single caregivers and refugee-claimants. More housing is needed to support these residents and other residents who face discrimination such as the 2SLGBTQIA+ community, women and children, newcomers, people with disabilities, people with addictions or experiencing mental or physical health challenges and residents transitioning out of systems such as jail/prison, hospitals and the child welfare system.”
2. Direct Administration to consult with the Accessibility Advisory Committee on the Housing Strategy and report back to the September 16, 2026 Executive Committee with any recommended accessibility considerations.
3. Refer this report to the September 16, 2026, Executive Committee meeting and direct Administration to prepare a supplemental report for that meeting that includes the following information:
 - a. A revised table of action items contained in Appendix A, that clearly distinguishes between those action items for which Administration can identify a specific timeline within its control, and those items which require advocacy to an external body to complete;
 - b. Information respecting how Tax Increment Financing may be used as a tool to advance the City’s housing strategy goals across the housing continuum, and options for its usage;
 - c. A summary analysis of how the City of Regina could support infill development by engaging in the role of pre-developer, or



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developer, in select cases, to provide shovel ready options for builders, in an effort to reduce the risk for developers and expedite timelines, recognizing that City infill goals and that infill projects can be costly, risky, and often have low margins and long-term horizons for development;

- d. Options to provide developers with information required to advance infill projects (e.g., water, wastewater mapping), which are currently the responsibility of developers to seek and pay for.

CR26-97 Globe Theatre Funding Request

Recommendation

That City Council:

1. Approve a withdrawal from the General Fund Reserve of \$1,386,000 for the purpose of providing a grant to the Globe Theatre;
2. Delegate authority to the City Manager to negotiate and approve the terms and conditions of a funding agreement between the City of Regina and Globe Theatre as described in this report; and
3. Authorize the City Clerk to execute the necessary agreements after review and approval by the City Solicitor.

MOTIONS

MN26-12 Project No Excuses

Recommendation

That City Council direct Administration to:

1. Report back as part of the 2027-2028 budget deliberations with a 12-month Downtown Mobility Pilot titled "Project No Excuses," to commence upon approval no later than Q1 2027, with a focus on the downtown core, with recommendations respecting the following:
 - a. Scope – Free Time-Limited Access:
 - i. A fare-free pilot option on a designated downtown bus route and/or routes/shuttles;
 - ii. Free two-hour time-limited on-street parking in downtown



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paid zones; with maintenance of resident permit programs to prevent spillover;

b. Integrated Enhancements:

- i. Technology integration for dynamic parking/traffic/safety management, to position Regina as an innovation leader;
- ii. Targeted equity expansions building on youth pilot successes.

c. Joint Analysis & Evaluation:

- i. Quarterly reports evaluating data on ridership, foot traffic, spending, business surveys, congestion, crime/safety metrics, equity outcomes, economic indicators (assessments, MRS implications), and net fiscal impact;
- ii. Final report following the pilot's conclusion with clear recommendations for continuation and/or expansion, or termination of the program, including a sensitivity analysis;
- iii. Clear KPIs and sunset dates if targets are unmet.

d. Program funding goals to address a gross funding gap of \$39.7M annually, with a goal of net-zero, with no associated mill rate increase for the program, leveraging the following elements to fully offset any induced costs:

- i. Efficiencies through technology optimizations such as route rationalization, electric fleet, and on-demand service for approximately \$4-6M;
- ii. Provincial/federal grants, P3 opportunities, employer contributions, advertising opportunities, Business Improvement District levies, for approximately \$5-8M;
- iii. Land value capture and Transit-Oriented Development charges and non-tax revenues for approximately \$3-5M;
- iv. Economic uplift benefits: Downtown spending multipliers \$5-10M+ activity for higher property assessments/MRS share and police safety savings through reducing policing calls;

e. Modeling for best/worst/likely scenarios confirming net-zero or positive ROI; with reserve and phasing leveraged as for bridging, with no mill rate impact; and reallocation of funding from non-core service areas, as needed;



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- f. Confirmation of net annual taxpayer cost after all offsets/benefits for scenarios, to ensure no associated property tax increases; and
2. Report back to Executive Committee within 60 days of City Council approval, with a detailed implementation plan including timelines, communication strategy ("No Excuses" branding), risk mitigations for congestion, enforcement, and full fiscal modeling incorporating economic/Municipal Revenue Sharing/safety benefits.

MN26-13 Project Service Prioritization

Recommendation

That City Council direct Administration to:

1. Prepare a report respecting work plan for a proposed Service Prioritization report as outlined below, that includes detailed scope, methodology, timeline, and work plan for completion of the Service Prioritization report, to be brought to City Council at its August 26, 2026 meeting for approval;
2. Pending City Council approval of the above work plan, prepare a Service Prioritization report that includes the following information:
 - a. Classification of all city services into recommended defined categories (ex. Core/Mandatory, Discretionary, and Hybrid) with 2026 cost breakdowns;
 - b. Options and recommendations for a 3-to-5-year Service Excellence & Sustainability Plan that could reduce annual spending overall by optimizing discretionary services while protecting and strengthening core services, therefore reducing property taxes collected by 5 to 10%;
 - c. City-wide public engagement and a full risk assessment;
3. Report back to the Audit and Finance Committee at its October 29, 2026 meeting with a finalized Service Prioritization report with recommendations to City Council on financial impacts for key service priorities for the 2027-2028 budget deliberations;
4. Upon completion of the service prioritization review, to incorporate service level realignment and associated strategic planning into the City's Long-Term Financial Plan.



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MN26-14 Updates to Council Policies**Recommendation**

That City Council:

1. Direct Administration to report back with impacts and options for Council's consideration in the 2027-2028 budget deliberations, for the following increases to annual Councillor expense allowances:
 - a. Travel and communication expense allowance from \$10,000 to \$20,000; and
 - b. Home and office expense allowance from \$3,800 to \$7,600;
2. Amend *The Code of Ethics Bylaw, Bylaw No. 2017-4*, Council Support Policy and Elected Official Travel Policy to explicitly allow, at the individual Councillor's discretion, reimbursement of one additional spouse or designated guest ticket/fee for City-related events attended in an official capacity; and
3. Approve an automatic annual Consumer Price Index (CPI) (Regina CMA geographic area consumer price index as released by Statistics Canada) to Councillor expense allowances beginning in Q1 2027, applied at the start of each fiscal year, to prevent future erosion due to inflation in postal rates, digital tools, and event costs. Notwithstanding any other provision, commencement shall be postponed to Q1 2028 should the increased expense allowances referenced in point #1 receive approval in the 2027 budget.

MN26-15 Installation of Additional Benches – Norseman Park Walking Path in Harbour Landing**Recommendation**

That City Council direct Administration to report back to City Council as part of the 2027-2028 budget deliberations on the following respecting the installation of benches as outlined in the aerial map, in blue, attached as Appendix A:

1. Estimated total cost and per-bench cost including supply, installation, concrete pads if required, and any site preparation;
2. Recommended number and style of benches, with consideration of senior-friendly features such as armrests and appropriate seat height;



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3. Proposed installation timeline, with a target of completion in 2027 prior to peak summer pathway use, where feasible; and
4. Identify funding options for the installation of the required number of benches.

BYLAWS

- | | |
|---------|---|
| 2026-41 | The Currie Field Alcohol Amendment Bylaw, 2026 |
| 2026-42 | The Regina Leisure Fees Amendment Bylaw, 2026 |
| 2026-43 | The Wastewater and Storm Water Amendment Bylaw, 2026 |
| 2026-44 | The Regina Board of Revision Decision Extension Bylaw, 2026 |

Adjournment

AT REGINA, SASKATCHEWAN, WEDNESDAY, JUNE 24, 2026

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 Manager, Jim Nicol
Acting City Clerk, Amber Ackerman
Acting Deputy City Clerk, Martha Neovard
Council Officer, Janice Hudson
City Solicitor, Shannon Williams
Deputy City Manager, Communications, Service Regina & Tourism, Jennifer Johnson
Deputy City Manager, City Operations, Kurtis Doney
Deputy City Manager, City Planning & Community Services, Deborah Bryden
Acting CFO/Deputy City Manager, Jeff May
Chief Human Resource Officer, Chris Frohlick
Manager, Facilities Building Services, Mike Powell
Manager, Government Relations, Ryan Gray
Director, Recreation & Cultural Services, Diana Burton
Director, Roadways & Transportation, Chris Warren
Director, Sustainable Infrastructure, Luke Grazier

PRESENTATION

Peace Akintade-Oluwagbeye, 11th Poet Laureate of Saskatchewan read a poem as part of the *Canadian Capital Cities Organization Canada Day Poetry Initiative*.

CONFIRMATION OF AGENDA

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

- **ADD the registered List of Delegations;**
- **REPLACE the written submission for DE26-66 Elizabeth Prokop, Regina, SK in the List of Delegations; and**
- **DEEM the following Notice of Motions as read into the record to give notice that they will be debated by Council at its July 29, 2026 meeting:**
 - *MN26-12 Project No Excuses*
 - *MN26-13 Project Service Prioritization*
 - *MN26-14 Updates to Council Policies*
 - *MN26-15 Installation of Additional Benches - Norseman Park Walking Path in Harbour Landing*

ADOPTION OF MINUTES

Councillor Dan Rashovich moved, seconded by Councillor Victoria Flores, AND IT WAS RESOLVED, that the minutes for the meeting held on June 10, 2026 be adopted, as circulated.

CONSENT AGENDA

Pursuant to section 13.1(5) of *The Procedure Bylaw, No. 9004*, item *CR26-79 Heritage Incentive Applications 2026* was removed from the consent agenda, as a delegate registered to speak to the item.

In addition, item *CR26-82 The Wastewater and Storm Water Bylaw No. 2016-24 Proposed Amendments* was removed from the consent agenda to allow for an amendment to Appendix A of its attachment *EX26-72 The Wastewater and Storm Water Bylaw No. 2016-24 Proposed Amendments* to correct an administrative error.

Pursuant to section 13.1 of *The Procedure Bylaw, No. 9004*, Councillor Sarah Turnbull requested that item *CR26-80 Mosaic Stadium 2027 Capital Program Advanced Approval* be removed from the consent agenda.

Councillor David Froh moved, seconded by Councillor Shanon Zachidniak, AND IT WAS RESOLVED, that the following items on the consent agenda be approved:

CR26-81 Build Canada Strong Funding Agreement

Recommendation

That City Council:

1. Delegate authority to the Chief Financial Officer & Deputy City Manager or designate to:

- a. Negotiate and approve the funding agreement between the City and the federal government for the Southwest Sewer Upgrade Project as described in this report;
 - b. Authorize amendments to the agreement, if required, which do not substantially change what is described in this report, and;
 - c. Prepare ancillary agreements or documents as required to give effect to the agreement.
2. Authorize the City Clerk to execute all agreements with the federal government upon review and approval of the City Solicitor.

CR26-83 North Pumping Station Pumps 1 and 2 Replacement Project

Recommendation

That City Council authorize the Deputy City Manager, City Operations, or their designate, to authorize and amend the existing contract to increase the consulting fees for the North Pump Station – Pump Nos. 1 and 2 Replacement Project over \$750,000.

CR26-86 Heritage Designations 2026

Recommendation

That City Council:

1. Approve the application for designation of 2301 Lorne Street as a Municipal Heritage Property:

Historic Place Name	Address	Parcel	Appendix
Windsor Tower	2301 Lorne Street	Plan: 98RA28309 Block: 459, Lot: 20	A

2. Deny the application to designate the property at 2224 Toronto Street as a Municipal Heritage Property and remove the property from the Heritage Inventory:

Historic Place Name	Address	Parcel	Appendix
Howlett Residence	2224 Toronto Street	Plan: 101190103 Block 422 Lot 24 ext. 3	B

3. Instruct Administration to issue and serve notice of City Council's intention to consider a bylaw to designate the property at 2301 Lorne Street as a Municipal Heritage Property in accordance with *The Heritage Property Act*.
4. Instruct the City Solicitor to prepare the necessary Municipal Heritage Property bylaw to be considered by City Council at its first meeting following the statutory notice period to:
 - a. Designate 2301 Lorne Street as a Municipal Heritage Property.
 - b. Identify the reasons for the designation and the character-defining elements as stated in Appendix A – 2301 Lorne Street and attached to this report for 2301 Lorne Street. Provide that any subsequent alterations to the property be consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*.
5. Upon adoption of a bylaw designating 2301 Lorne Street as a Municipal Heritage Property, instruct the Office of the City Clerk to add it to the Heritage Registry.

PUBLIC NOTICE REPORTS

CR26-75 Cathedral Village Community Association Garden Lease

Recommendation

That City Council:

1. Approve the City of Regina (City) entering a lease agreement with the Cathedral Village Community Association Corporation (CVCA) for City-owned property located at 2055 Forget Street, as shown in Appendix A — Lease Space, consistent with the terms and conditions stated in this report;
2. Delegate Authority to the City Manager (or their designate) to negotiate any other commercially relevant terms and conditions, any amendments to the agreement that do not substantially change what is described in this report, and any ancillary agreements or documents required to give effect to this agreement; and
3. Authorize the City Clerk to execute the Lease Agreement upon review and approval by the City Solicitor.

Councillor Jason Mancinelli moved, seconded by Councillor Mark Burton that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

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

CR26-76 Regina & Area Motocross Lease

Recommendation

That City Council:

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

Councillor George Tsiklis moved, seconded by Councillor Shanon Zachidniak that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

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

CR26-77 Saskatchewan Kart Club Lease

Recommendation

That City Council:

1. Approve the City of Regina (City) entering into a lease agreement with the South Saskatchewan Kart Club (SSKC) for a portion of City-owned property, commonly known as King's Park (portion of LSD 6-13-18-19-

2 Ext 19), in accordance with the terms and conditions outlined in this report;

2. Delegate Authority to the City Manager (or their designate) to negotiate any other commercially relevant terms and conditions, as well as any amendments to the agreement that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to this agreement; and
3. Authorize the City Clerk to execute the agreement upon review and approval by the City Solicitor.

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

The 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

CR26-78 Lease of Currie Field to Regina Red Sox

Recommendation

That City Council:

1. Approve a 25.5-year lease agreement between the City of Regina (City) and The Regina Red Sox Baseball Club GP Inc. for Currie Field and a portion of 3898 East Victoria Avenue (Billboard Lands), as shown on Appendices B and C. The lease includes renewal options as further described in this report and is to be granted for less than fair market value and without public offering, subject to the terms and conditions outlined in this report;
2. Authorize the City Manager (or their designate) to negotiate and approve the final terms and conditions of the lease agreement as described in this report, and any other commercially relevant terms that may be required. Also, approve any amendments to the lease that do not materially change the terms described in this report, the extension of the lease, and any ancillary agreements or documents required to give effect to the lease;
3. Approve an amendment to *The Currie Field Alcohol Bylaw* to remove the limit of six special events per year and instruct the City solicitor to prepare the necessary bylaw amendment;

4. Authorize the City Clerk to execute the Certificate of Approval, which certifies the City's consent for the proposed lease area registration, pursuant to *Subdivision Bylaw No. 7748* and Section 121 of the *Planning and Development Act, 2007*; and
5. Authorize the City Clerk to execute the lease agreement after review by the City Solicitor.

Councillor Shanon Zachidniak moved, seconded by Councillor Dan Rashovich that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

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

TABLED REPORT AND RELATED DELEGATIONS AND COMMUNICATIONS

CR26-70 Johnson Collegiate Fare-Free Pilot Project Update

Recommendation

That City Council receive and file this report.

The following addressed City Council:

- DE26-58 Terri Sleeva, representing Regina Citizens Public Transit Coalition (RCPTC), Regina, SK
- DE26-59 James Elliott, Regina, SK
- DE26-60 Florence Stratton, Regina, SK
- DE26-63 Beverly McDougald, Regina, SK
- DE26-64 Laura Stewart, representing Climate Action Team at Harmony United Church, Regina, SK
- DE26-61 Musfirah Jamal, Regina Youth Climate Justice Coalition, Regina, SK

(Councillors Shobna Radons and George Tsiklis left the meeting temporarily.)

Councillor Sarah Turnbull moved, seconded by Councillor Shanon Zachidniak, AND IT WAS RESOLVED, that City Council recess for 15 minutes.

City Council recessed at 2:13 p.m.

City Council reconvened at 2:29 p.m. in the absence of Councillor Jason Mancinelli.

(Councillors Shobna Radons and George Tsiklis returned to meeting.)

Councillor Mark Burton moved, seconded by Councillor Shanon Zachidniak, AND IT WAS RESOLVED, that communication CP26-33 Harmony Conroy, Regina, SK be received and filed.

(Councillor Jason Mancinelli returned to the meeting.)

Councillor Mark Burton moved, seconded by Councillor Shobna Radons, AND IT WAS RESOLVED, that the following communications be received and filed:

- CP26-36 Kiké Dueck, Regina, SK
- CP26-37 Atticus Kolody-Watt, Better Bus Youth, Regina, SK
- CP26-38 Elizabeth Prokop, Regina, SK

Councillor Shanon Zachidniak moved, seconded by Councillor Victoria Flores that City Council:

1. **Direct Administration to continue the fare-free transit pilot at Johnson Collegiate for the 2026-2027 school year;**
2. **Direct Administration to explore partnership opportunities to support student transit training, the implementation, and evaluation of the pilot, including with school divisions and other relevant partners; and**
3. **Direct Administration to report back to City Council by Q3 2027 with findings from the pilot's training, implementation, and evaluation.**

Amendment - Explore Funding Opportunities

Councillor Sarah Turnbull moved, in amendment, seconded by Councillor Shobna Radons, that City Council direct Administration to explore funding opportunities, including but not limited to, Provincial funding and Federal programs, Specifically Building Communities Fund Canada and PrairieCan to purchase buses to support both fare-free youth programming and a downtown shuttle route.

The amending motion was put and declared LOST.

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

The main motion was put and declared CARRIED.

RESULT:	CARRIED [6 to 5]
MOVER:	Councillor Zachidniak
SECONDER:	Councillor Flores
IN FAVOUR:	Councillors: Flores, Froh, Radons, Turnbull, Zachidniak, and Mayor Bachynski
AGAINST:	Councillors: Bezo, Burton, Mancinelli, Rashovich, Tsiklis

TABLED MOTIONS AND RELATED DELEGATIONS AND COMMUNICATIONS

MN26-7 Return to Office Work

Recommendation

That City Council direct Administration to:

1. Mandate that all City employees in positions designated as in-office or hybrid return to full-time, in-office work by August 21, 2026, unless otherwise approved by executive leadership for operational, medical, or accommodation-related reasons, and direct departments to ensure appropriate workspace readiness;
2. Communicate this requirement clearly and promptly to all employees, including expectations, timelines, and applicable exemptions; and
3. Notwithstanding the mandate outlined in #1 above, direct Administration to report back to City Council if a significant financial impact greater than \$250,000 is identified as a result of return back to work mandate, outlining the associated impact(s).

DE26-55 Ian Cantello, representing Regina Civic Middle Management Association, Regina, SK and Tyler Hutchinson, representing CUPE Local 21, Regina, SK addressed City Council.

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 4:15 p.m.

City Council reconvened at 4:36 p.m. in the absence of Councillor David Froh.

(Councillor David Froh returned to the meeting.)

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

- **CP26-29 Judith Veresuk, Regina Downtown Business Improvement District, Regina, SK; and**

- **CP26-31 Mike Tate, Regina & District Chamber of Commerce, Regina, SK**

Councillor Clark Bezo moved, seconded by Councillor George Tsiklis that the recommendations contained in the motion be concurred in.

The motion was put and declared LOST.

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

CR26-79 Heritage Incentive Applications 2026

Recommendation

That City Council:

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

per cent of the actual costs incurred in completing the heritage work on the property.

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

- d. For tax exemptions, that work is completed and invoices submitted by September 30 each year to be eligible for tax incentives starting the following year of up to 50 per cent of the cost of approved work.
 - e. That the Deputy City Manager, City Planning & Community Services or designate be authorized under the Grants and Tax Exemption Agreement to make all determinations regarding reimbursements of the cost incurred for work done to the property based on the City of Regina's *Heritage Incentives Policy*.
5. Authorize the City Clerk to execute the agreements on behalf of the City of Regina after the bylaws authorizing the agreements have been passed.
 6. Authorize the Deputy City Manager, City Planning & Community Services or designate to:
 - a. Apply to the Government of Saskatchewan on behalf of the Property Owner for any exemption of the education portion of the property taxes that is \$25,000 or greater in any year during the term of the exemption and where the amount of education taxes being exempted is not approved by the Government of Saskatchewan, the City of Regina may reduce the amount of the exemption for the education portion of the taxes to less than \$25,000;
 - b. Apply to the separate school division (where applicable and required) on behalf of the Property Owner for any exemption of the education portion of the property taxes and where the amount of education taxes being exempted is not approved by the separate school division (where approval is required), the City of Regina shall reduce the exemption of the education portion of the property taxes in accordance with the separate school division's decision.

DE26-68 John Grant and Milton Friesen, representing Campbell and Haliburton Group, Regina, SK addressed City Council.

(Councillors Jason Mancinelli and Shanon Zachidniak returned to the meeting.)

Councillor Mark Burton moved, seconded by Councillor Shobna Radons, AND IT WAS RESOLVED, that communication CP26-34 Jackie Schmidt, Heritage Regina, Regina, SK be received and filed.

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

The motion was put and declared CARRIED.

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

RECESS

Pursuant to the provisions of Section 33(2.2) of City Council's *Procedure Bylaw No. 9004*, a 45 minute recess was called.

City Council recessed at 6:26 p.m.

City Council reconvened 7:14 p.m. in the absence of Councillors Shanon Zachidniak and Jason Mancinelli.

MN26-6 Infrastructure Protection

Recommendation

That City Council direct Administration to:

1. Engage and collaborate with the Ministry of Government Relations and the City of Saskatoon to review existing legislative, regulatory, and bylaw authorities related to over height vehicle enforcement and infrastructure damage recovery;
2. Examine and evaluate fine, penalty, and cost recovery options—including escalating fines, administrative penalties, and restitution mechanisms—that may be applied to both commercial drivers and carrier companies whose vehicles strike overpasses or bridges due to non-compliance with height, permitting, or routing requirements;
3. Assess the feasibility of harmonizing municipal and provincial enforcement tools to improve consistency, deterrence, and recovery of repair costs across Saskatchewan jurisdictions; and
4. Report back to Council by Q4 2026 with findings, recommendations, and, where appropriate, proposed policy or bylaw amendments aimed at reducing overpass strikes, improving compliance, and protecting public infrastructure.

Councillor Clark Bezo moved, seconded by Mayor Chad Bachynski that City Council direct Administration to:

- 1. Engage and collaborate with the Provincial Government and the City of Saskatoon to review existing legislative, regulatory, and bylaw authorities**

related to over height vehicle enforcement and infrastructure damage recovery;

2. **Examine and evaluate fine, penalty, and cost recovery options-including escalating fines, administrative penalties, and restitution mechanisms-that may be applied to both commercial drivers and carrier companies whose vehicles strike overpasses or bridges due to non-compliance with height, permitting, or routing requirements;**
3. **Assess the feasibility of harmonizing municipal and provincial enforcement tools to improve consistency, deterrence, and recovery of repair costs across Saskatchewan jurisdictions; and**
4. **Report back to Council by Q2 2027 with findings, recommendations, and, where appropriate, proposed policy or bylaw amendments aimed at reducing overpass strikes, improving compliance, and protecting public infrastructure.**

(Councillors Shanon Zachidniak and Jason Mancinelli returned to the meeting.)

The motion was put and declared CARRIED.

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

CITY CLERK'S REPORT

CM26-5 Request for Extension – Board of Revision

Recommendation

That City Council:

1. Approve a decision deadline extension for the Regina Board of Revision to October 13, 2026, if the Regina Board of Revision is unable to make all of its decisions within the current legislated deadline; and
2. Instruct the City Solicitor to prepare the necessary bylaw to give effect to the Board of Revision decision deadline extension date of October 13, 2026, to come into force the day after the expiry of the original 180-day Board of Revision deadline, with the bylaw to be brought forward to a meeting of City Council, following approval of this recommendation by City Council.

Councillor Jason Mancinelli moved, seconded by Councillor Shanon Zachidniak that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

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

COMMITTEE REPORTS
EXECUTIVE COMMITTEE

CR26-80 Mosaic Stadium 2027 Capital Program Advanced Approval

Recommendation

That City Council:

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

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

Amendment

Councillor Sarah Turnbull moved, in amendment, seconded by Councillor David Froh, that City Council:

1. **Direct Administration to bring an informational report back to City Council that includes:**
 - a) **Consulting stakeholders including the Regina Rams, Regina Riot, Regina Thunder, High Schools on how Mosaic Stadium field utilization/sharing would work, to best ensure community sports can continue utilizing the field;**
 - b) **Outlining the costs of field set up/switch with clearly defined costs for field changeovers and who is responsible to pay for the changeover;**
 - c) **Indicating the “cost” comparable between maintaining and operating the**

current field and dimensions (“status quo”) and additional costs or revenue lease loss associated with maintaining and operating the field to new CFL field and dimensions; and

2. Direct Administration to consult with the CFL/Saskatchewan Roughriders on covering the cost for improvements.

Councillor David Froh requested a separate vote on item #1 of the amending motion.

Mayor Chad Bachynski requested a separate vote on each item of the motion.

The Chair called for a 10-minute recess.

City Council recessed at 8:04 p.m.

City Council reconvened at 8:15 p.m. in the absence of Councillors Jason Mancinelli, Shobna Radons, and George Tsiklis.

(Councillors Jason Mancinelli, Shobna Radons, and George Tsiklis returned to the meeting.)

Item #1 of the amending motion was put and declared LOST.

RESULT:	LOST [5 to 6]
MOVER:	Councillor Turnbull
SECONDER:	Councillor Froh
IN FAVOUR:	Councillors: Froh, Radons, Rashovich, Turnbull, and Zachidniak
AGAINST:	Councillors: Bezo, Burton, Flores, Mancinelli, Tsiklis, and Mayor Bachynski

Item #2 of the amending motion was put and declared CARRIED.

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

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

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

CR26-82 The Wastewater and Storm Water Bylaw No. 2016-24 Proposed Amendments

Recommendation

That City Council:

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

Councillor Shobna Radons moved, seconded by Councillor Jason Mancinelli that the recommendations contained in the report be concurred in, with an amendment to Appendix A of its attachment EX26-72 *The Wastewater and Storm Water Bylaw No. 2016-24 Proposed Amendments*, to correct "Mineral Grease limit of 100 mg/L" to read as "Mineral Grease limit of 25 mg/L".

The motion was put and declared CARRIED.

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

CR26-84 Citizen Appointments to Board of Revision

Recommendation

That City Council approve the following appointments to the Board of Revision for a term of office as indicated below:

Sidney Friesen	June 24, 2026 to December 31, 2026
Josh Howie	June 24, 2026 to December 31, 2027

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

The motion was put and declared CARRIED.

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

CR26-85 2030/2032 Federation of Canadian Municipalities Annual Conference & Trade Show

Recommendation

That City Council:

1. Approve the City submitting a bid to host either the 2030 or 2032 Federation of Canadian Municipalities Annual Conference and Trade Show, and if successful, hosting the selected Federation of Canadian Municipalities Conference and Trade Show, as further described in this report;
2. Delegate the authority to the City Manager, or designate to negotiate and approve necessary agreements between the City of Regina and Federation of Canadian Municipalities related to hosting the event, any amendments to the agreements that do not substantially change what is described in this report and any ancillary agreements or documents;
3. Delegate authority to the City Manager or designate to accept funding contributions towards the event in excess of the funding limits delegated to by The Regina Administration Bylaw and to negotiate and approve any necessary agreements and any amendments to those agreements;
4. Authorize the City Clerk to execute any required agreements on behalf of the City of Regina after review by the City Solicitor; and
5. Approve funding for hosting costs up to \$200,000 from the Events, Conventions & Tradeshows Annual Fund in 2030 or 2032, acknowledge the City of Regina may incur additional expenses to ensure the success of hosting the event and refer any additional funding that may be required to the 2030 and 2032 budget process.

Mayor Chad Bachynski moved, seconded by Councillor David Froh, that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

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

BYLAWS

2026-36 A Bylaw of the City of Regina Concerning a Plan for Certain Employees and Elected Officials Repeal B

2026-37 The Regina Transit Fare Amendment Bylaw, 2026 (No. 2)

First Reading

Councillor Clark Bezo moved, seconded by Councillor Jason Mancinelli, that Bylaws No. 2026-36 and 2026-37 be introduced and read a first time.

The motion was put and declared CARRIED.

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

The Bylaws were read a first time.

Second Reading

Councillor Clark Bezo moved, seconded by Councillor Dan Rashovich, that Bylaws No. 2026-36 and 2026-37 be introduced and read a second time.

The motion was put and declared CARRIED.

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

The Bylaws were read a second time.

Third Reading Consent

Councillor Clark Bezo moved, seconded by Councillor George Tsiklis, that City Council hereby consent to Bylaws No. 2026-36 and 2026-37 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 Bezo
SECONDER:	Councillor Tsiklis
IN FAVOUR:	Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak, and Mayor Bachynski

Third Reading

Councillor Clark Bezo moved, seconded by Councillor David Froh, that Bylaws No. 2026-36 and 2026-37 be read a third time.

The motion was put and declared CARRIED.

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

The Bylaws were read a third and final time.

MOTIONS

MN26-10 9th Avenue North Traffic Improvements

Recommendation

That City Council:

1. Direct Administration to bring a report back in Q4 2026 with the following information:
 - a. Recommended bylaw amendments to enact a speed limit decrease on 9th Avenue North between Courtney Street and Pinkie Road in advance of the Costco opening;
 - b. An overview of the suggested timeline for the speed limit reduction and the financial implications associated with replacing signage on the post speed limit;
 - c. An overview of planned work toward the ultimate traffic solution for the 9th Avenue North corridor between Pinkie Road and Courtney Street, including proposed expressway upgrades, traffic calming and safety enhancements, and noise attenuation wall requirements;

2. Direct Administration to review and install additional “Truck Prohibited” (or truck restriction) signage in advance of the 9th Avenue North Regina Bypass exit ramp, ensuring signage is placed at sufficient distance to provide adequate warning for approaching drivers to safely reroute;
3. Direct Administration to install a solar-powered speed radar warning sign on 9th Avenue North between Courtney Street and Pinkie Road to improve speed awareness and enhance roadway safety; and
4. Direct Administration to design a communication campaign, including temporary signage, to enhance public awareness of truck restrictions and speed safety on 9th Avenue North between Courtney Street and Pinkie Road.

Councillor Jason Mancinelli moved, seconded by Councillor Mark Burton, that City Council direct Administration to bring a report back in Q2 2027 with the following information:

- a) **Recommended bylaw amendments to enact a speed limit decrease on 9th Avenue North between Courtney Street and Pinkie Road in advance of the Costco opening;**
- b) **An overview of the suggested timeline for the speed limit reduction and the financial implications associated with replacing signage on the post speed limit;**
- c) **An overview of planned work toward the ultimate traffic solution for the 9th Avenue North corridor between Pinkie Road and Courtney Street, including proposed expressway upgrades, traffic calming and safety enhancements, and noise attenuation wall requirements;**
- d) **Costs of a review and installation of additional “Truck Prohibited” (or truck restriction) signage in advance of the 9th Avenue North Regina Bypass exit ramp, ensuring signage is placed at sufficient distance to provide adequate warning for approaching drivers to safely reroute;**
- e) **Costs to install a solar-powered speed radar warning sign on 9th Avenue North between Courtney Street and Pinkie Road to improve speed awareness and enhance roadway safety; and**
- f) **Costs to design a communication campaign, including temporary signage, to enhance public awareness of truck restrictions and speed safety on 9th Avenue North between Courtney Street and Pinkie Road.**

Councillor Mark Burton moved, seconded by Councillor George Tsiklis, AND IT WAS RESOLVED, that the meeting continue past 9:00 p.m.

The main motion was put and declared CARRIED.

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

MN26-9 Urgent Pedestrian Safety and Accessibility Lighting Retrofits in Harbour Landing

Recommendation

That City Council direct Administration to report back on the following for the proposed 2027 budget deliberations:

1. Capital funding request for the retrofitting of all existing marked but unlit crosswalks in Harbour Landing, starting with James Hill Road at the walking path (Creek north to South) and including any other high-priority unlit crossings in the area such as, but not limited to, the following walk paths located at “Gilbert Cres and Beacon Drive”; “Harbour Landing Drive between Wright Road and Trinity Way”; “Gordon Road between Harbour Landing Drive and Universal Crescent”; and “Jim Cairns Boulevard between Wright Road” to fully illuminated, high-visibility, and accessible crosswalks, with a consideration of the following for inclusion in these retrofits:
 - a. High-intensity, energy-efficient LED lighting (or equivalent) designed to meet or exceed Illuminating Engineering Society (IES) standards for pedestrian facilities, with specific attention to uniform illumination levels that support users with low vision;
 - b. Enhanced reflective signage, pavement markings, tactile walking surface indicators, audible signals where warranted, curb ramps, and other accessibility features in alignment with *The Accessible Saskatchewan Act*, City of Regina Transportation Master Plan and City of Regina Design Standards for Transportation, with compliant with universal design principles and accessibility standards ; and
 - c. Deployment of interim safety and accessibility measures (e.g., temporary beacons, enhanced high-contrast markings, or portable lighting) as soon as possible in 2027, with full retrofits targeted for the 2027 construction season pending approval of funding allocation;
2. Capital funding request for lighting installation along the Wascana Creek environmental reserve and associated multi-use pathways in Harbour Landing as follows:

- a. Lighting on one side of the primary creek pathways by no later than July 1st, 2028 Grand Opening or preferable sooner in 2027;
 - b. Full lighting on both sides of the creek pathways by no later than July 1st, 2030; and
 - c. Design specifications to use energy-efficient, dark-sky-friendly LED or solar-hybrid systems with shielding, adaptive controls (e.g., motion-activated or smart lighting), and accessibility-focused elements such as consistent illumination at path edges, ground-level wayfinding, and features supporting users with mobility aids, visual impairments, or other disabilities.
3. Additional information that includes:
- a. A full inventory of affected crosswalks and pathway segments, including usage patterns by pedestrian user groups;
 - b. Potential funding sources (e.g., reallocation from transportation/park budgets, growth infrastructure levies, active transportation grants, or accessibility-specific funding), and offsets to minimize net new expenditure;
 - c. A phased implementation timeline, comprehensive consultation plan with Harbour Landing residents, the Harbour Landing Community Association, Accessibility Advisory Committee, and disability advocacy groups; and
 - d. Options for interim enhancements and a monitoring framework to evaluate post-installation outcomes on safety, accessibility, and usage (e.g., before/after incident data, user surveys, and equity metrics).

Councillor George Tsiklis moved, seconded by Councillor Jason Mancinelli, AND IT WAS RESOLVED, that this item and the following related delegation and communication be tabled to the July 29, 2026 City Council meeting:

- **DE26-69 Bharatbhai Prajapati, Regina, SK**
- **CP26-35 Tathagata Das, Regina, SK**

MN26-11 Establishment of a Mayor's Heroism Award

Recommendation

That City Council direct Administration to develop a policy for the establishment of a Mayor's Heroism Award, to be brought back to City Council for consideration at its October 14, 2026 meeting, that includes the following:

- a) Eligibility criteria and definitions of “heroic” or “extraordinary” actions;
- b) A nomination and selection process;
- c) Governance and frequency of the awards; and
- d) Any associated costs, resource implications, and recommended funding sources.

Mayor Chad Bachynski moved, seconded by Councillor George Tsiklis that the recommendations contained in the motion be concurred in.

Amendment - Inclusion of citizen members in eligibility criteria

Councillor Shobna Radons moved, in amendment, seconded by Councillor Sarah Turnbull, that City Council direct Administration to report back as part of the eligibility criteria and definitions, options for the inclusion of recognition of people who volunteer from the community on Committees of Council and the Quasi-Judicial Boards.

Councillor Shobna Radons moved, seconded by Councillor Sarah Turnbull, AND IT WAS RESOLVED, that the amending motion on the floor be withdrawn.

The amending motion was withdrawn.

The main motion was put and declared CARRIED.

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

ADJOURNMENT

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

The meeting adjourned at 10:02 p.m.

Chairperson

Secretary



Zoning Bylaw Amendment - 120 Broad Street

Date	July 29, 2026
To	Mayor Bachynski and City Councillors
From	Regina Planning Commission
Service Area	Planning & Development Services
Item #	CR26-87

RECOMMENDATION

That City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
 - a. Rezoning property located at 120 Broad Street, as shown in Appendix A-2 – Zoning (Existing & Proposed), and legally described as Lot B, Block 40, Plan No. 72R23442, from MH – Mixed High-Rise Zone to RH – Residential High-Rise Zone.
 - b. Amending Zoning Map 2691(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.

HISTORY

At its meeting held on July 21, 2026, the Regina Planning Commission considered the attached report *RPC26-13 Zoning Bylaw Amendment – 120 Broad Street* from the City Planning & Community Services division.

Nick Sackville and Natoshia Bastien, representing Silver Sage Housing, Regina, SK addressed the

Commission.

The Commission adopted a resolution to concur in the recommendations contained in the report.

Recommendation #3 of the attached report does not require City Council approval.

Respectfully submitted,

REGINA PLANNING COMMISSION

Respectfully submitted,



Jen Gentile, Council Officer

7/23/2026

ATTACHMENTS

RPC26-13 Zoning Bylaw Amendment - 120 Broad Street

Appendix A-1 - Location

Appendix A-2 - Zoning (Existing & Proposed)

Appendix B - Public Feedback

Appendix C - Zoning Comparison

Appendix D - Building Perspective



Zoning Bylaw Amendment - 120 Broad Street

Date	July 21, 2026
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC26-13

RECOMMENDATION

The Regina Planning Commission recommends that City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
 - a. Rezoning property located at 120 Broad Street, as shown in Appendix A-2 – Zoning (Existing & Proposed), and legally described as Lot B, Block 40, Plan No. 72R23442, from MH – Mixed High-Rise Zone to RH – Residential High-Rise Zone.
 - b. Amending Zoning Map 2691(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.
3. Approve these recommendations at its meeting on July 29, 2026.

ISSUE

This report responds to an application to amend *The Regina Zoning Bylaw, 2019* (Zoning Bylaw) by rezoning 120 Broad Street (Subject Property), as shown in Appendix A-2 – Zoning (Existing & Proposed), from MH – Mixed High-Rise Zone to RH – Residential High-Rise Zone, to allow for residential development.

IMPACTS

Policy Impact

The proposed rezoning supports key objectives of the City of Regina (City), as set forth in *Design Regina: The Official Community Plan, Bylaw No. 2013-48* (OCP), relating to “complete neighbourhoods”; efficient, cost-effective servicing and housing supply and diversity.

Strategic Priority Impact

The proposed rezoning supports the Livability Priority of the City’s *Strategic Plan*, which emphasizes the importance of accommodating diverse housing options and efficient, long-term sustainable growth.

Environmental Impact

Reducing greenhouse gas (GHG) emissions and supporting renewability are key objectives of the City, as set forth in the OCP and the *Energy & Sustainability Framework*.

The rezoning has the potential to decrease the use of personal motor vehicles and associated GHG production, as it will enable the development of a multi-unit residential building within the Intensification Area of the city, which will allow more people to live close to transit and amenities.

While the demolition of the existing building will have an impact, the construction of a new multi-unit residential building will provide more energy efficient homes to more residents.

Indigenous Impact

The proposed rezoning supports key objectives of *kâ-nâsihcikêwin* (Indigenous Framework), relating to *wihci-atoskêwin askîhk* (WEE-chey-AH-toe-skay-win AHS-keek) – *Living together on the land in harmony*. The multi-unit residential building is a more efficient use of land and resources and will expand housing opportunities and diversification.

There are no financial, legal, labour, or Inclusion, Diversity, Equity & Accessibility (IDEA) impacts respecting this report.

OTHER OPTIONS

OPTION 1 – Approve the application to amend the Zoning Bylaw – Recommended

Advantage: The proposed rezoning will diversify and expand housing opportunities in the neighbourhood, which is consistent with OCP policy and Strategic Priorities.

Consideration: The City has received comments indicating opposition to the proposed rezoning, which are summarized in Appendix B – Public Feedback.

OPTION 2 – Refer the report back to Administration for revisions or additional information and direct that it be resubmitted to the Regina Planning Commission or returned directly to City Council – Not

Recommended

Advantage: Ensures that all information requested by the Regina Planning Commission or City Council is provided to support a decision.

Consideration: Extends the decision and development timeline for the Applicant.

OPTION 3 – Deny the application to amend the Zoning Bylaw – Not Recommended

Advantage: There is no advantage to the City associated with this option.

Consideration: The existing vacant building may remain underutilized.

COMMUNICATIONS & ENGAGEMENT

Public and stakeholder consultation is summarized in Appendix B – Public Feedback. The Northeast Community Association was consulted and did not provide comments.

Public notice of City Council’s consideration of this application and of the public hearing conducted in relation to the proposed amending bylaw will be given in accordance with *The Public Notice Policy Bylaw, 2020*. Additionally, the Applicant and other interested parties will receive a copy of the report and notification of their right to appear as a delegation at the City Council meeting when the application will be considered.

DISCUSSION

Overview

Vulpes Solutions (Applicant), on behalf of Silver Sage Holdings Ltd. (Landowner), is applying to amend the Zoning Bylaw by rezoning the Subject Property from MH – Mixed High-Rise Zone (MH Zone) to RH – Residential High-Rise Zone (RH Zone).

The intent of the RH Zone is to accommodate “...a neighbourhood environment characterized by a mixture of multi-unit building types.” A comparison between the existing and proposed zone is summarized in Appendix C – Zoning Comparison.

The Subject Property is located in the Highland Park Neighbourhood, at the intersection of 5th Avenue North and Broad Street, which are, respectively, local and arterial roadways. Current land use and development consist of one three-storey residential building (Horse Dance Lodge) and a building that was formerly used as a “place of worship” (*Assembly, Religious*). Horse Dance Lodge is transitional and supportive housing for people in need and was constructed in partnership with the Federal Government through the Rapid Housing Initiative program in 2021.

The land use surrounding the Subject Property consists of a seniors’ facility (*Dwelling, Assisted Living*) to the west, high-density residential and commercial units to the north, a school to the south

and low-density residential to the west, separated by Broad Street.

Although the City is not reviewing a development application at this time, the Applicant has indicated that their intent is to demolish the building formerly used as a place of worship and add a second residential building for student housing on the same parcel, as shown in Appendix D – Building Perspective, which is provided as information only and does not form part of this application.

The existing MH Zone does not allow for scenarios involving multiple buildings on the same lot that are used strictly and solely for residential purposes; therefore, rezoning to RH zone is required.

Assessment

Per Section E, Policy 14.40 of the OCP – Part A, the proposed rezoning has been reviewed from the perspective of OCP conformity, land use compatibility, transportation and community services.

The following factors support the proposed rezoning:

- The Subject Property is located within an area of the city prioritized for densification and additional population, per Section C (Growth Plan) of the OCP (Policy 2.7).
- The surrounding land use includes a mix of residential and institutional land uses.
- The Subject Property fronts an arterial roadway with transit service.
- Any proposed building that is between 15 and 20 metres in height would need to be reviewed through the Discretionary Use procedure, which would include public notice.
- The proposed rezoning will diversify and expand housing opportunities in the neighbourhood, which is consistent with OCP policy and Strategic Priorities.

The Subject Property is located within an Urban Corridor, per OCP – Growth Plan (Map 1). Although zoning that accommodates a mix of land uses is generally preferred along Urban Corridors, the Subject Property is next to a school and “assisted living” land use; therefore, residential zoning and development at the Subject Property location will support land use compatibility.

The City will assess servicing and traffic implications as part of the Development Permit review process, responding to a specific development proposal, to confirm that City standards will be met and to ensure that any required upgrades are identified.

DECISION HISTORY & AUTHORITY

City Council's approval is required pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully Submitted,

Respectfully Submitted,



Autumn Dawson, Director
Planning & Development Services



Deborah Bryden, Deputy City Manager
City Planning & Community Services

Prepared by: Zoey Drimmie, City Planner II

ATTACHMENTS

Appendix A-1 - Location

Appendix A-2 - Zoning (Existing & Proposed)

Appendix B - Public Feedback

Appendix C - Zoning Comparison

Appendix D - Building Perspective



Subject Property

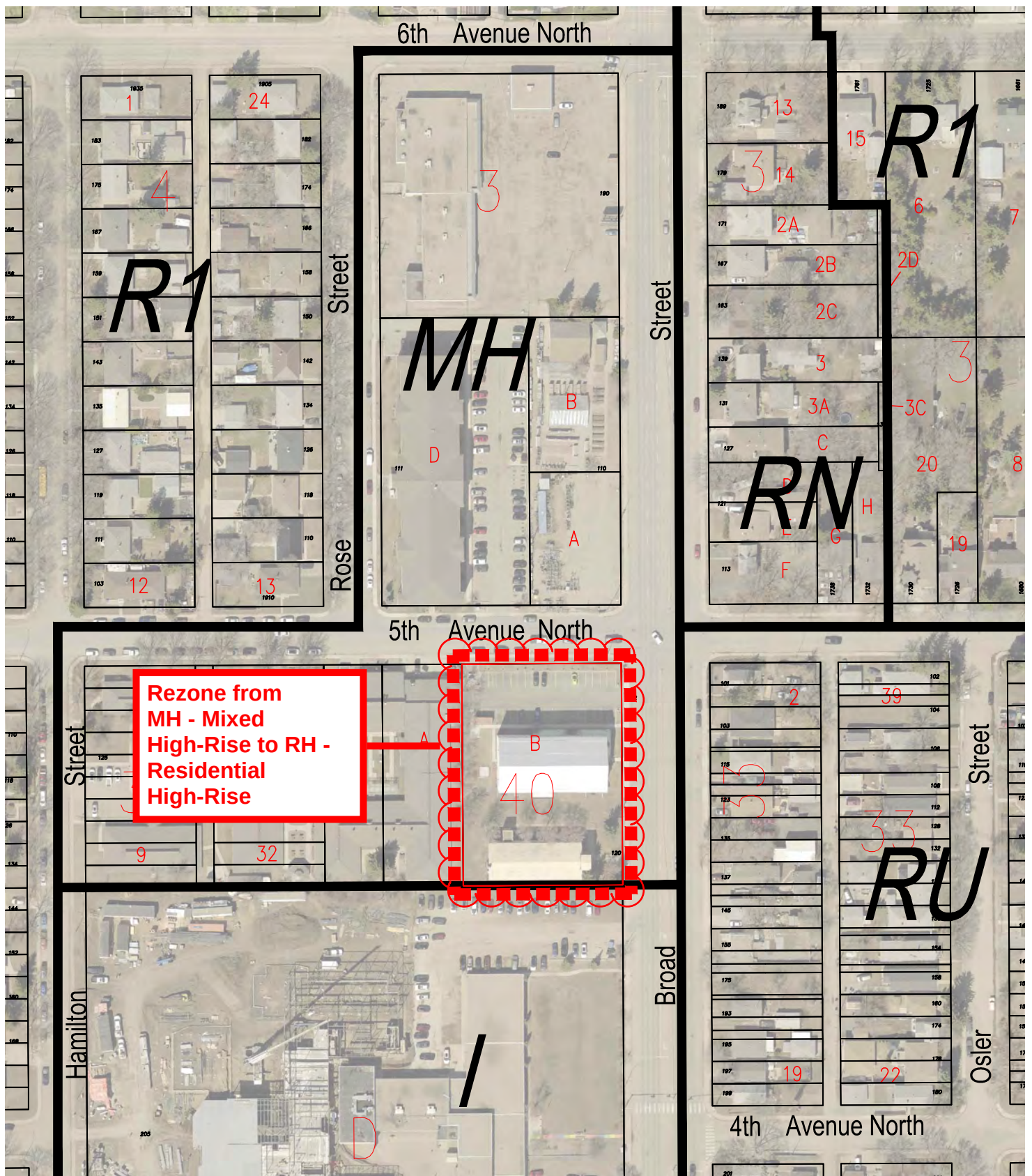
Date of Photography: 2024



Project PL202600174

Civic Address/Subdivision

120 Broad Street



Community Contact and Feedback Summary
Communications

Public Notice Sign May 29, 2026	One Public Notice sign posted at Subject Property
Public Notice Letter May 20, 2026	- Mailed (Canada Post) to 31 addresses - Standard notification radius (75 metres)
Website Information May 20, 2026	- Information Notice posted on the City of Regina website - Online comment portal open

Comments/ Feedback

Response	#	Comments
Completely opposed	3	- Crime and safety of neighbourhood - Occupancy type (rental units)
Accept if different	0	
Support proposal	1	Increases the housing stock within an established area
Total	1	

City Administration Response
Issue: Crime and Safety

It is noted that some residents are concerned that the proposed RH – Residential High-Rise Zone will exacerbate crime and safety issues, as it will allow for more residential units, in the form of multi-unit buildings (e.g. apartment buildings), and associated population.

Administration's Response:

The parameters of the administrative review are bounded by the *Planning and Development Act, 2007* and *The Regina Zoning Bylaw, 2019*, which limit review factors to OCP policy conformity, land use compatibility, serviceability, traffic implications, etc.

The City has reviewed the proposed rezoning from the perspective of the above noted factors and considers the Subject Property as a suitable location for the RH Zone.

Crime and safety are a citywide consideration and a matter that is addressed through:

- Administration of the *Criminal Code* by the Regina Police Services.
- Upgrades to the built environment, which is achieved through new development.

Issue: Occupancy Type

It is noted that some residents are concerned that the proposed RH – Residential High-Rise Zone will negatively affect community character by introducing more rental units in the neighbourhood.

Administration's Response:

Establishing more inclusive neighbourhoods throughout the city, which welcome a mix of people of all types, is a key objective of the City as set forth on the OCP and the Strategic Priorities.

Authorization to regulate occupancy and tenancy type is limited by *The Canadian Charter of Rights and Freedoms* – The City of Regina supports inclusivity by encouraging mixed and diverse neighbourhoods and through programs relating to affordable and accessible housing.

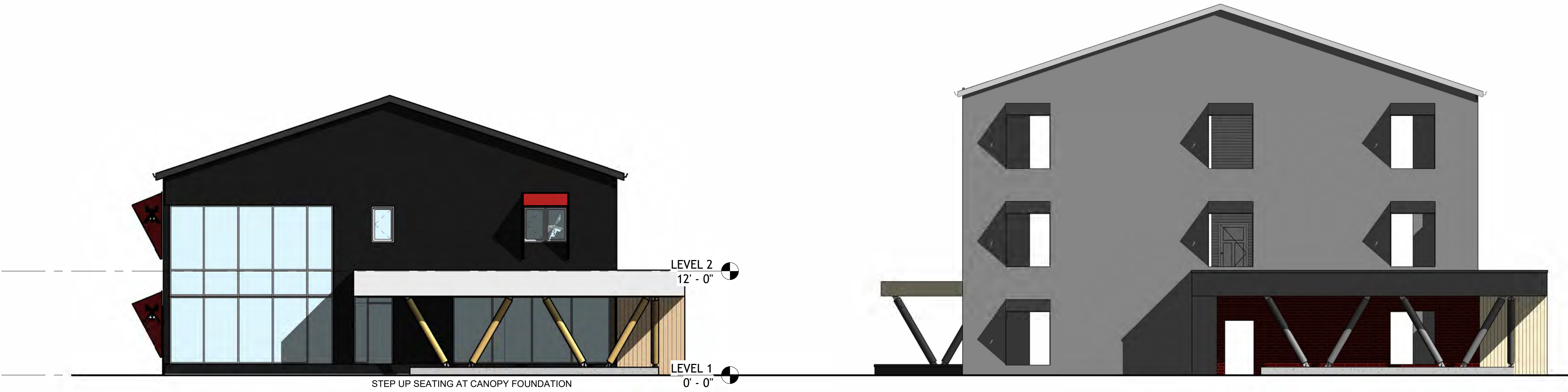
Appendix C

Comparison of Existing and Proposed Zoning for 120 Broad Street MH – Mixed High-Rise Zone vs. RH – Residential High-Rise Zone

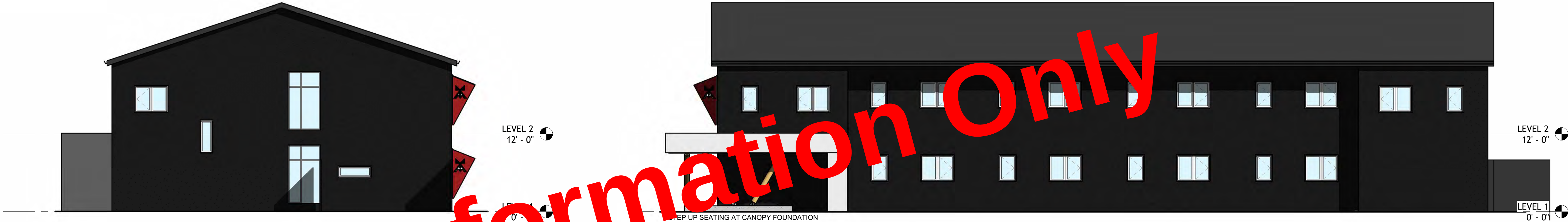
Summary		MH Zone (Existing)	RH Zone (Proposed)
	Intent	Accommodate a variety of medium intensity commercial uses oriented towards high-traffic volume and pedestrians.	Accommodate a neighbourhood environment characterized by a mixture of multi-unit building types.
Summary	Location	Non-local streets, key transportation corridors, near transit stops, intensification areas.	Residential neighbourhoods – typical, but not limited to urban corridor, transit nodes and prominent intersections.

			MH Zone (Existing)	RH Zone (Proposed)
	Dwelling	Dwelling, Unit Group Care	Permitted Use: • Includes non-dwelling use Otherwise, Discretionary Use	Permitted Use
Land-Use	Institution	Day Care	Permitted Use	Permitted: • Arterial/Collector corner-lot; 30 kids or less, or • Existing non-residential building; 30 kids or less Otherwise, Discretionary
		Education	Permitted Use	Not Allowed
	Assembly	Recreation	Permitted Use: • 3,000 m ² or less/lot Otherwise, Discretionary	Discretionary Use
		Religious		Discretionary Use
	Food & Beverage	Restaurant	Permitted Use	Not Allowed
		Lounge	Permitted Use: • Less than 500 m ² /unit • Not next to residential zone Otherwise, Discretionary	Not Allowed
	Retail Trade	Shop	Permitted Use: • 1,000 m ² or less/unit outside of Urban Corridor, or • 3,000 m ² or less/unit inside Urban Corridor Otherwise, Discretionary	Not Allowed
		Fuel Station	Permitted Use: • Above ground pumps/tanks are at least 75 m from residential Otherwise, Discretionary Use	Not Allowed
	Service Trade	Personal	Permitted Use	Not Allowed
		Wash – Light	Discretionary Use	Not Allowed
	Transport	Parking Lot	Discretionary Use	Not Allowed
	Office		Permitted Use: • 1,000m ² or less/unit, or • Conforms with OCP Discretionary Use: • 1,000m ² or greater/unit, or • Conforms with OCP	Not Allowed

		MH Zone (Existing)	RH Zone (Proposed)
Max Units/Lot		No max	No max
Max Height		20 metres	15 metres permitted 20 metres discretionary
Setbacks	Front	Nil (active-wall) - 4.5 metres	3 – 4.5 metres
	Side	3 metres	0.45 – 5 metres
	Rear	6 metres	3.5 – 5 metres



1 East Architectural Building Elevation
Scale : 1/8" = 1'-0"



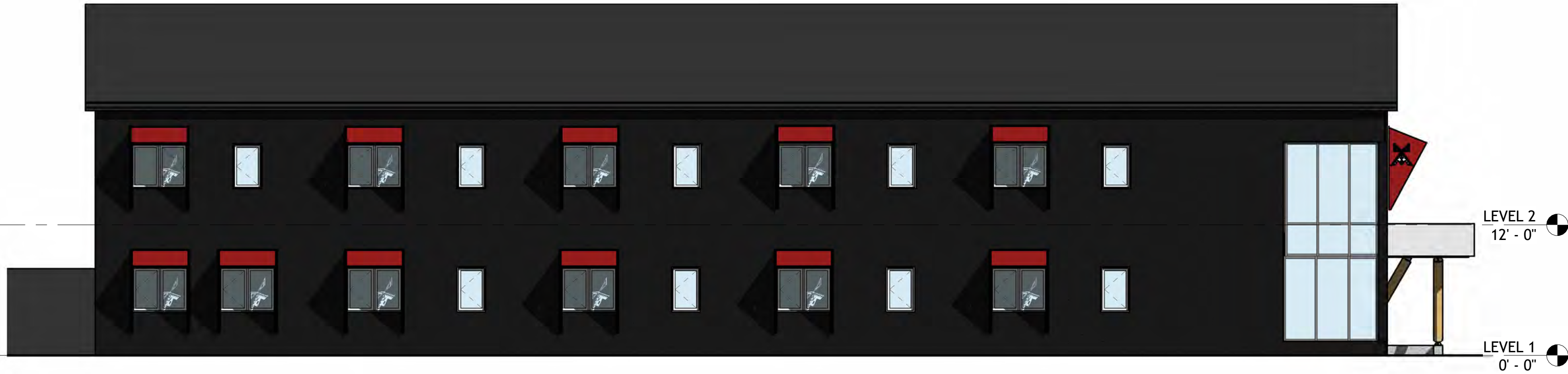
2 West Architectural Building Elevation
Scale : 1/8" = 1'-0"

3 North Architectural Building Elevation
Scale : 1/8" = 1'-0"



EIFS AND CORRUGATED STEEL. CONCEPT ONLY. PERMISSION NOT GRANTED FOR USE. DO NOT DISTRIBUTE.

MURAL ARTWORK BY BRODY BURNS, SASKATOON
WWW.BRODYBURNS.COM



4 South Architectural Building Elevation
Scale : 1/8" = 1'-0"

EXTERIOR FINISH LEGEND - MATERIALS			
EW1		EIFS VENEER / CORRUGATED STEEL	COLOUR: BLACK
EW2		SOFFIT/CANOPY WALL	COLOUR: CEDAR PLANK
EW4		CANOPY	COLOUR: WHITE
R1		SHINGLE ROOF	COLOUR: DUAL BLACK SHINGLE
		OPAQUE TRIPLE PANE GLAZING	COLOUR: PRIVACY FILM CLEAR

- EXTERIOR ELEVATION GENERAL NOTES**
- COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL ELECTRICAL FIXTURES AND MECHANICAL UNITS AND PENETRATIONS NOT SHOWN IN ELEVATIONS.
 - COORDINATE WITH CIVIL AND STRUCTURAL DRAWINGS FOR FINAL GRADE ELEVATIONS AND FOUNDATION HEIGHTS.
 - ROOF DRAINS, DOWN SPOUTS, AND SCUPPER LOCATIONS SHOWN ON ELEVATIONS ARE DIAGRAMMATIC. FINAL COORDINATE LOCATIONS WITH STRUCTURAL FRAMING, ROOF SLOPES, CRICKETS, OTHER OBSTRUCTIONS AND CIVIL PLANS. WEST GUTTERS TO DISCHARGE DIRECTLY TO RAIN GARDEN AND PROVIDE SPLASH BLOCK WHERE DOWNSPOUT MEETS NON PERMIABLE SURFACES.
 - CONTRACTOR TO REFER TO MANUFACTURER'S INSTRUCTIONS FOR PROPER DETAILING OF EIFS V-GROOVES.
 - SEE A602 FOR WINDOW TYPES. GRAPHIC REPRESENTATION SHOWN ON ELEVATIONS ARE FOR REFERENCE ONLY.

DAVID T FORTIN ARCHITECT

17 Churchill Dr, Cambridge, Ontario N1S
1R1
Phone: 705.929.5848

Address
Phone:

Address
Phone:

Address
Phone:

Address
Phone:

STAMP

PROJECT

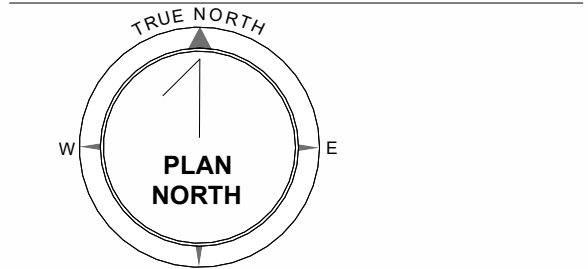
**Silver Sage
Student Residence**

120 Broad St,
Regina, SK. S4R 1W9

- General Notes
- DRAWINGS ARE NOT TO BE SCALED
 - IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO THE PRIME CONSULTANT
 - GENERAL CONTRACTOR WILL BECOME RESPONSIBLE AND HELD LIABLE FOR THESE PLANS AND ALL CONSTRUCTION PRACTICES ONCE CONSTRUCTION COMMENCES
 - THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED

ELEVATIONS

CONCEPTUAL DESIGN



ISSUE/REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO. : SSSR
DRAWN BY : DTFA
CHECKED BY : DTFA
DATE : 2026-02-18
SCALE : As indicated
SHEET : **A201**



Zoning Bylaw Amendment - 2450 Harvey Street

Date	July 29, 2026
To	Mayor Bachynski and City Councillors
From	Regina Planning Commission
Service Area	Planning & Development Services
Item #	CR26-88

RECOMMENDATION

That City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
 - a. Rezoning a portion of the property located at 2450 Harvey Street, as shown in Appendix A-2 – Zoning (Existing & Proposed), and legally described as Lot 6, Block 6, Plan FJ5368, from RU – Residential Urban Zone to RH – Residential High-Rise Zone.
 - b. Amending Zoning Map 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.

HISTORY

At its meeting held on July 21, 2026, the Regina Planning Commission considered the attached report *RPC26-12 Zoning Bylaw Amendment – 2450 Harvey Street* from the City Planning & Community Services division.

The Commission adopted a resolution to concur in the recommendations contained in the report.

Recommendation #3 of the attached report does not require City Council approval.

Respectfully submitted,

REGINA PLANNING COMMISSION

Respectfully submitted,


Jen Gentile, Council Officer 7/23/2026

ATTACHMENTS

RPC26-12 Zoning Bylaw Amendment - 2450 Harvey Street

Appendix A-1 - Location

Appendix A-2 - Zoning (Existing & Proposed)

Appendix B - Public Feedback Summary

Appendix C - Zoning Comparison



Zoning Bylaw Amendment - 2450 Harvey Street

Date	July 21, 2026
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC26-12

RECOMMENDATION

The Regina Planning Commission recommends that City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
 - a. Rezoning a portion of the property located at 2450 Harvey Street, as shown in Appendix A-2 – Zoning (Existing & Proposed), and legally described as Lot 6, Block 6, Plan FJ5368, from RU – Residential Urban Zone to RH – Residential High-Rise Zone.
 - b. Amending Zoning Map 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.
3. Approve these recommendations at its meeting on July 29, 2026.

ISSUE

This report responds to an application to amend *The Regina Zoning Bylaw, 2019* (Zoning Bylaw) by rezoning a portion of 2450 Harvey Street (Subject Property), as shown in Appendix A-2 – Zoning (Existing & Proposed), from RU – Residential Urban Zone to RH – Residential High-Rise Zone (RH Zone).

The purpose of the rezoning is to correct a minor discrepancy with the zone boundary, which will

allow the Applicant to pursue development opportunities consistent with the RH Zone.

IMPACTS

Policy Impact

The proposed rezoning supports key objectives of the City of Regina (City), as set forth in *Design Regina: The Official Community Plan, Bylaw No. 2013-48* (OCP), relating to “complete neighbourhoods”; efficient, cost-effective servicing and housing supply and diversity.

Strategic Priority Impact

The proposed rezoning supports the Livability Priority of the City’s *Strategic Plan*, which emphasizes the importance of accommodating diverse housing options and efficient, long-term sustainable growth.

Environmental Impact

Reducing greenhouse gas (GHG) emissions and supporting renewability are key objectives of the City, as set forth in the OCP, the Strategic Priorities and the *Energy & Sustainability Framework*.

The proposed rezoning has the potential to decrease the use of personal motor vehicles and associated GHG production, as it will enable the development of additional dwelling units within the Intensification Area of the city, which will allow more people to live close to transit and amenities.

Indigenous Impact

The proposed rezoning supports key objectives of kâ-nâsihcikêwin (Indigenous Framework), relating to wihci-atoskêwin askîhk (WEE-chey-AH-toe-skay-win AHS-keek) – *Living or working together on the land in harmony*, as multi-unit buildings are a more efficient use of land and resources and will expand housing opportunities and diversification.

There are no financial, legal, labour or Inclusion, Diversity, Equity & Accessibility (IDEA) impacts respecting this report.

OTHER OPTIONS

OPTION 1 – Approve the application to amend the Zoning Bylaw – Recommended

Advantage: The proposed rezoning will diversify and expand housing opportunities in the neighbourhood, which is consistent with OCP policy and Strategic Priorities. The rezoning will correct a discrepancy with the zone boundary and establish zoning consistency.

Consideration: The City has received comments indicating opposition to the proposed rezoning, which are summarized in Appendix B – Public Feedback Summary.

OPTION 2 – Refer the report back to Administration for revisions or additional information and direct that it be resubmitted to the Regina Planning Commission or returned directly to City Council – Not

Recommended

Advantage: Ensures that all information requested by the Regina Planning Commission or City Council is provided to support a decision.

Consideration: Extends the decision and development timeline for the Applicant.

OPTION 3 – Deny the application to amend the Zoning Bylaw – Not Recommended

Advantage: There is no advantage to the City associated with this option.

Consideration: A portion of the Subject Property is already zoned RH – Residential High-Rise Zone, which is the zoning that applies to similar developments located directly to the south and east; therefore, the rezoning is establishing zoning and land use consistency.

COMMUNICATIONS & ENGAGEMENT

Public and stakeholder comments are summarized in Appendix B – Public Feedback Summary. No submissions were received from the Al Ritchie Community Association.

Public notice of City Council's consideration of this application and of the public hearing conducted in relation to the proposed amending bylaw will be given in accordance with *The Public Notice Policy Bylaw, 2020*. Additionally, the Applicant and other interested parties will receive a copy of the report and notification of their right to appear as a delegation at the City Council meeting when the application will be considered.

DISCUSSION

Overview

KRN Residential Design Ltd. (Applicant), on behalf of 102198459 Saskatchewan Ltd. (Landowner), is applying to amend the Zoning Bylaw by rezoning a portion of the Subject Property from RU – Residential Urban (RU Zone) to the RH – Residential High-Rise Zone (RH Zone).

The intent of the proposed RH Zone is to “accommodate a mixture of multi-unit building types.” A comparison between the existing and proposed zone is summarized in Appendix C – Zoning Comparison.

The Subject Property is located in the Al Ritchie neighbourhood and fronts Harvey Street, which is a local street. Current land use and development consist of one four-unit residential building.

The Subject Property consists of two legally tied parcels, one of which is zoned RU Zone and the other RH Zone. This arrangement is the result of historic approvals and precedes the Zoning Bylaw. The building spans both parcels and both zones.

The land use surrounding the Subject Property consists of residential development on all sides, including low-density single-detached dwellings to the west and north, a four-unit building to the south and medium-density, and multi-unit buildings to the east.

Although the City is not reviewing a development application at this time, the Applicant has indicated that their intent is to add two additional units within the existing four-unit building. As the RU Zone only allows a maximum of four dwelling units per lot, rezoning to the RH Zone is required. Should this application proceed, it would be considered a Permitted Use.

The rezoning will also correct a discrepancy with the zone boundary and establish zoning consistency.

Assessment

Per Section E, Policy 14.40 of the OCP – Part A, the proposed rezoning has been reviewed from the perspective of OCP conformity, land use compatibility, transportation and community services.

The following factors support the proposed rezoning:

- The Subject Property is located within an area of the city prioritized for densification and additional population, per Section C (Growth Plan) of the OCP (Policy 2.7).
- One of the Subject Property parcels is zoned RH Zone; therefore, the rezoning will correct a discrepancy with the zone boundary and establish zoning consistency.
- The RH Zone is consistent with the adjacent properties to the south and east, which are also zoned RH Zone and include a mix of residential densities.
- The Subject Property is located 130 metres from College Avenue (north) and Broadway Avenue (southwest), which are classified as arterial roadways, and include transit services.
- Any proposed building that is between 15 and 20 metres in height would need to be reviewed through the Discretionary Use procedure, which would include public notice.
- The proposed rezoning will diversify and expand housing opportunities in the neighbourhood, which is consistent with OCP policy and Strategic Priorities.

The City will assess servicing and traffic implications as part of the Development Permit review process, responding to a specific development proposal, to confirm that City standards will be met and to ensure that any required upgrades are identified.

DECISION HISTORY & AUTHORITY

City Council's approval is required pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully Submitted,

Respectfully Submitted,



Autumn Dawson, Director
Planning & Development Services



Deborah Bryden, Deputy City Manager
City Planning & Community Services

Prepared by: Vanessa Berg, City Planner I

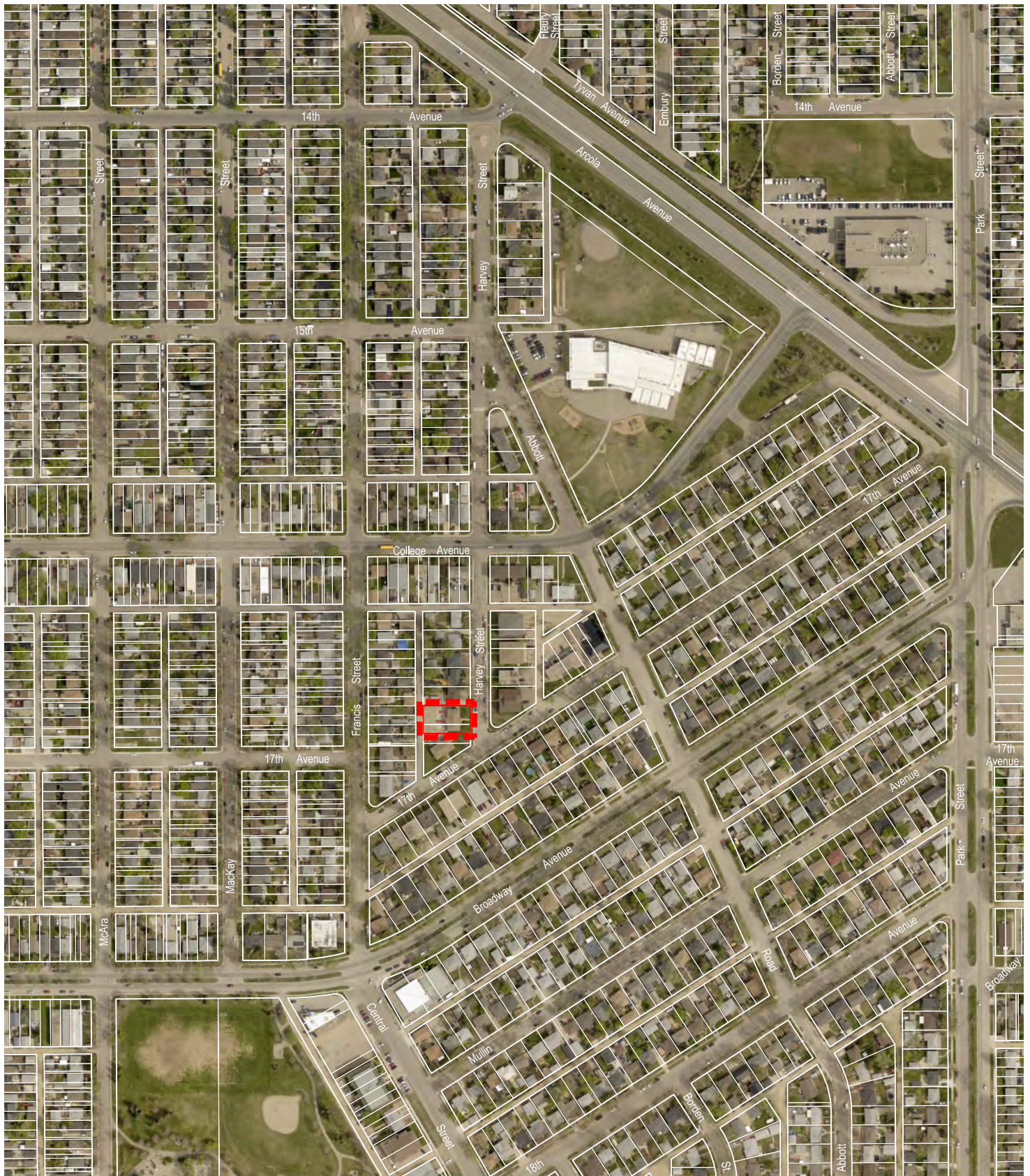
ATTACHMENTS

Appendix A-1 - Location

Appendix A-2 - Zoning (Existing & Proposed)

Appendix B - Public Feedback Summary

Appendix C - Zoning Comparison

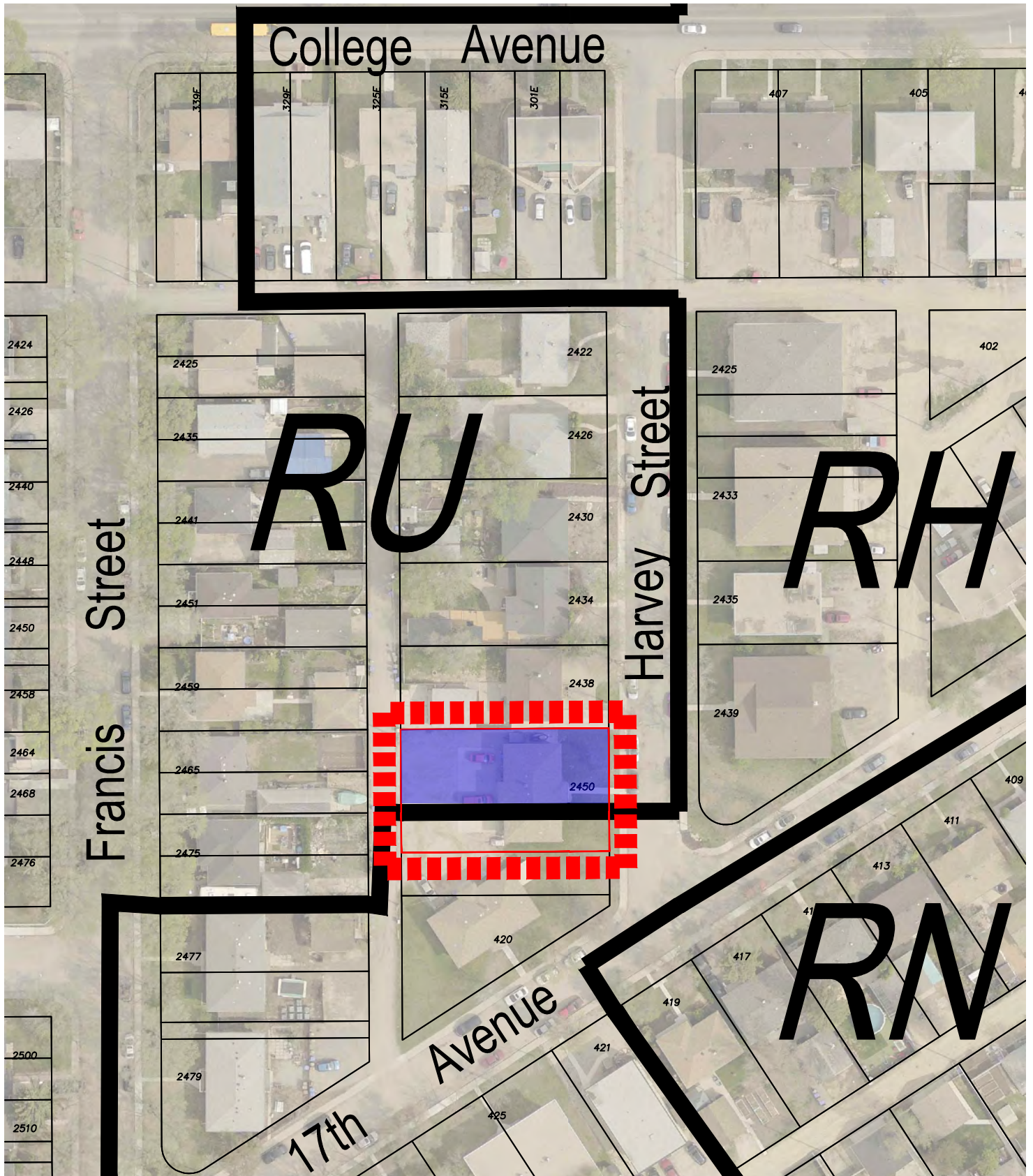


Date of Photography: 2024



Subject Property





Subject Property



Proposed RH -
Residential High-Rise Zone

Date of Photography : 2024



Community Contact and Feedback Summary

Communications	
Public Notice Sign May 13, 2026	One Public Notice sign posted at Subject Property
Public Notice Letter May 12, 2026	- Mailed (Canada Post) to 46 addresses - Standard notification radius (75 metres) - Sent to the Al Ritchie Community Association – No response received
Website Information May 12, 2026	- Information Notice posted on the City of Regina website - Online comment portal open

Comments/ Feedback		
Response	#	Comments
Completely opposed	3	- Will exacerbate existing on-street parking issues (lack thereof) - Will exacerbate existing traffic issues
Accept if different	1	- Supports consistent zoning across parcel - Development needs to include sufficient parking
Support proposal	1	Increased density and investment in a core neighbourhood
Total	5	

City Administration Response
1. Issue: Parking

It is recognized that the proposed RH – Residential High-Rise Zone is a concern, with some residents, in terms of added density and, consequently, implications for on-street parking (lack thereof), which is regarded as an existing issue.

Administration's Response:

Per *The Regina Zoning Bylaw, 2019*, there is no minimum requirement for on-site motor vehicle parking stalls (except specified situations); therefore, the number provided is at the discretion of the developer. The purpose of not requiring motor vehicle parking stalls is to maximize the efficient use of land and City services, support active transportation and transit, support housing by reducing construction costs and support a market-based approach to parking.

The availability and legality of on-street parking is based on the City's parking regulations. Where on-street parking is allowed, it is generally available to anyone to legally park, except where there are special restrictions that benefit specific users.

2. Issue: Traffic**Administration's Response:**

It is recognized that extension of the proposed RH – Residential High-Rise Zone is a concern with some residents in terms of added density and, consequently, implications for traffic, which is regarded by some as an existing issue.

Where a proposed development or rezoning may have traffic implications, the City may require the submission of a traffic impact assessment (TIA) to identify implications and upgrades; however, this is deemed unnecessary in this case:

- The rezoning is required to correct a discrepancy with the zone boundary and results in a minor expansion of a medium-density residential node already zoned RH Zone.
- The City would assess traffic implications as part of a development application review.

Appendix C

Comparison of Existing and Proposed Zoning for 2450 Harvey Street RU – Residential Urban Zone vs. RH – Residential High-Rise Zone

Summary		RU Zone (Existing)	RH Zone (Proposed)
	Intent	Accommodate a neighbourhood environment characterized by buildings with one to four units.	Accommodate a neighbourhood environment characterized by a mixture of multi-unit building types.
Summary	Location	Residential neighbourhoods – typical but not limited to local streets and school proximity.	Residential neighbourhoods – typical but not limited to urban corridor, transit nodes and prominent intersections.

Land-Use			RU Zone (Existing)	RH Zone (Proposed)
	Dwelling	Dwelling, Unit Group Care	Permitted Use Permitted Use	Permitted Use Permitted Use
Land-Use	Institution	Day Care	Permitted Use: • Arterial/Collector corner-lot; 30 kids or less, or • Existing non-residential building; 30 kids or less Otherwise, Discretionary	Permitted: • Arterial/Collector corner-lot; 30 kids or less, or • Existing non-residential building; 30 kids or less Otherwise, Discretionary
		Education	Not Allowed	Not Allowed
Land-Use	Assembly	Recreation	Discretionary Use	Discretionary Use
		Religious	Discretionary Use	Discretionary Use
Land-Use	Food & Beverage	Community	Discretionary Use	Discretionary Use
		Restaurant	Not Allowed	Not Allowed
Land-Use	Retail	Lounge	Not Allowed	Not Allowed
		Shop	Not Allowed	Not Allowed
Land-Use	Trade	Fuel Station	Not Allowed	Not Allowed
		Personal	Not Allowed	Not Allowed
Land-Use	Service Trade	Wash – Light	Not Allowed	Not Allowed
		Parking Lot	Not Allowed	Not Allowed
Land-Use	Transport	Office	Not Allowed	Not Allowed
			Not Allowed	Not Allowed

The intent of this land use comparison is to show how typical classes of land use may apply to the zone using examples – this list is not exhaustive and does not include all the land uses that may be allowed in the zones.

		RU Zone (Existing)	RH Zone (Proposed)
1Max Units/Lot		4	No max
Max Height		RID Zone ² : 8.5m RU Zone: 11m	15 metres permitted 20 metres discretionary
Setbacks	Front	4.5 metres	3 – 4.5 metres
	Side	1.2 metres	0.45 – 5 metres
	Rear	3.5 metres	3.5 – 5 metres
Max Lot Coverage		50%	60%

¹ This maximum unit yield (four per lot) applies to areas located within the Intensification Area of the city.
² The RID – Residential Infill Development Overlay Zone applies to buildings containing dwelling uses.



Zoning Bylaw Amendment - 1578 Elphinstone Street

Date	July 29, 2026
To	Mayor Bachynski and City Councillors
From	Regina Planning Commission
Service Area	Planning & Development Services
Item #	CR26-89

RECOMMENDATION

That City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
 - a. Rezoning property located at 1578 Elphinstone Street, as shown in Appendix A-2 – Zoning (Existing & Proposed), and legally described as Lot 25, Block 229, Plan DV4404, from RU – Residential Urban Zone to ML – Mixed Low-Rise Zone.
 - b. Amending Zoning Map 2688(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.

HISTORY

At its meeting held on July 21, 2026, the Regina Planning Commission considered the attached report *RPC26-14 Zoning Bylaw Amendment – 1578 Elphinstone Street* from the City Planning & Community Services division.

The Commission adopted a resolution to concur in the recommendations contained in the report.

Recommendation #3 of the attached report does not require City Council approval.

Respectfully submitted,

REGINA PLANNING COMMISSION

Respectfully submitted,


Jen Gentile, Council Officer

7/23/2026

ATTACHMENTS

RPC26-14 Zoning Bylaw Amendment - 1578 Elphinstone Street

Appendix A-1 - Location

Appendix A-2 - Zoning (Existing & Proposed)

Appendix B - Public Feedback Summary

Appendix C - Zoning Comparison



Zoning Bylaw Amendment - 1578 Elphinstone Street

Date	July 21, 2026
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC26-14

RECOMMENDATION

The Regina Planning Commission recommends that City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
 - a. Rezoning property located at 1578 Elphinstone Street, as shown in Appendix A-2 – Zoning (Existing & Proposed), and legally described as Lot 25, Block 229, Plan DV4404, from RU – Residential Urban Zone to ML – Mixed Low-Rise Zone.
 - b. Amending Zoning Map 2688(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.
3. Approve these recommendations at its meeting on July 29, 2026.

ISSUE

This report responds to an application to amend *The Regina Zoning Bylaw, 2019* (Zoning Bylaw) by rezoning 1578 Elphinstone Street (Subject Property), as shown in Appendix A-2 – Zoning (Existing & Proposed), from RU – Residential Urban Zone to ML – Mixed Low-Rise Zone, to allow for local commercial development.

IMPACTS

Policy Impact

The proposed rezoning supports key objectives of the City of Regina (City), as set forth in *Design Regina: The Official Community Plan, Bylaw No. 2013-48* (OCP), relating to “complete neighbourhoods” and economic vitality.

Strategic Priority Impact

The proposed rezoning supports the Livability Priority of the City’s *Strategic Plan*, which emphasizes the importance of accommodating commercial opportunities and the diverse needs of residents.

Environmental Impact

Reducing greenhouse gas (GHG) emissions and supporting renewability are key objectives of the City, as set forth in the OCP, the Strategic Priorities and the *Energy & Sustainability Framework*.

The proposed rezoning has the potential to decrease the use of personal motor vehicles and associated GHG production, as it will enable the development of a neighbourhood-oriented commercial development, which will allow more people to live close to daily amenities.

Indigenous Impact

The proposed rezoning supports key objectives of kâ-nâsihcikêwin (Indigenous Framework), relating to wihci-atoskêwin askîhk (WEE-chey-AH-toe-skay-win AHS-keek) – *Living or working together in the land in harmony*, as commercial opportunities within the neighbourhood will help meet the diverse needs of residents and will activate the neighbourhood, which helps foster a safe environment.

There are no financial, legal, labour or Inclusion, Diversity, Equity & Accessibility (IDEA) impacts respecting this report.

OTHER OPTIONS

OPTION 1 – Approve the application to amend the Zoning Bylaw – Recommended

Advantage: The proposed rezoning will allow for more commercial opportunities in the North Central neighbourhood, which is consistent with OCP policy and Strategic Priorities.

Consideration: The City has received comments indicating opposition to the proposed rezoning, which are summarized in Appendix B – Public Feedback Summary.

OPTION 2 – Refer the report back to Administration for revisions or additional information and direct that it be resubmitted to the Regina Planning Commission or returned directly to City Council – Not Recommended

Advantage: Ensures that all information requested by Regina Planning Commission or City

Council is provided to support a decision.

Consideration: Extends the decision and development timeline for the Applicant.

OPTION 3 – Deny the application to amend the Zoning Bylaw – Not Recommended

Advantage: There is no advantage to the City associated with this option.

Consideration: Eliminates an opportunity to redevelop the property, promote “complete neighbourhood” objectives and to support an entrepreneurial commercial initiative.

COMMUNICATIONS & ENGAGEMENT

Public and stakeholder comments are summarized in Appendix B – Public Feedback Summary. No submissions were received from the North Central Community Association.

Public notice of City Council’s consideration of this application and of the public hearing conducted in relation to the proposed amending bylaw will be given in accordance with *The Public Notice Policy Bylaw, 2020*. Additionally, the Applicant and other interested parties will receive a copy of the report and notification of their right to appear as a delegation at the City Council meeting when the application will be considered.

DISCUSSION

Overview

Solangel Sharif (Applicant and Landowner) is applying to amend the Zoning Bylaw by rezoning the Subject Property from RU – Residential Urban Zone (RU Zone) to ML – Mixed Low-Rise Zone (ML Zone).

The intent of the ML Zone is to “accommodate a variety of low intensity commercial uses that serve the local community.” A comparison between the existing and proposed zone is summarized in Appendix C – Zoning Comparison.

The Subject Property is located in the North Central neighbourhood, at the intersection of 9th Avenue and Elphinstone Street, which are, respectively, local and arterial roadways. Current land use and development consist of one single-detached dwelling occupying a 300m² lot.

The land use surrounding the Subject Property consists of:

- Low-density residential, consisting of single-detached dwellings, to the north, west and east.
- Large institutional and recreational facilities directly south, include the Regina Armoury, Mosaic Stadium, Fieldhouse and the new (under construction) Indoor Aquatic Facility.

Although the City is not reviewing a development application at this time, the Applicant has indicated

that their intent is to pursue a commercial business within the *Service Trade, Personal* land use category (i.e. hair salon, etc.).

Assessment

Per Section E, Policy 14.40 of the OCP – Part A, the proposed rezoning has been reviewed from the perspective of OCP conformity, land use compatibility, transportation and community services.

The following factors support the proposed rezoning:

- The proposed ML Zone, at the Subject Property location, is deemed compatible with, and complementary to, the adjacent *Institutional* and nearby *Assembly, Recreation* land uses, which serve as activity hubs, generating periodic high levels of visitation.
- The parcel size will preclude large commercial operations that may not be suitable, considering residential context; however, commercial operations, which cater to a neighbourhood-level customer base, will potentially be feasible.
- The Subject Property is located on a corner lot, which is optimal for a local commercial business, as it can benefit from increased traffic and visibility.
- The Subject Property fronts an arterial roadway with transit service.
- The proposed rezoning will allow for more commercial opportunities in the neighbourhood, which is consistent with OCP policy and Strategic Priorities.

The City will assess servicing and traffic implications as part of the Development Permit review process, responding to a specific development proposal, to confirm that City standards will be met and to ensure that any required upgrades are identified.

Prior to any commercial operation occurring, a Development Permit and Building Permit will be required to ensure that the reconstructed building, or a new building, meets Building Code.

DECISION HISTORY & AUTHORITY

City Council's approval is required pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully Submitted,

Respectfully Submitted,



Autumn Dawson, Director
Planning & Development Services



Deborah Bryden, Deputy City Manager
City Planning & Community Services

Prepared by: Vanessa Berg, City Planner I

ATTACHMENTS

Appendix A-1 - Location

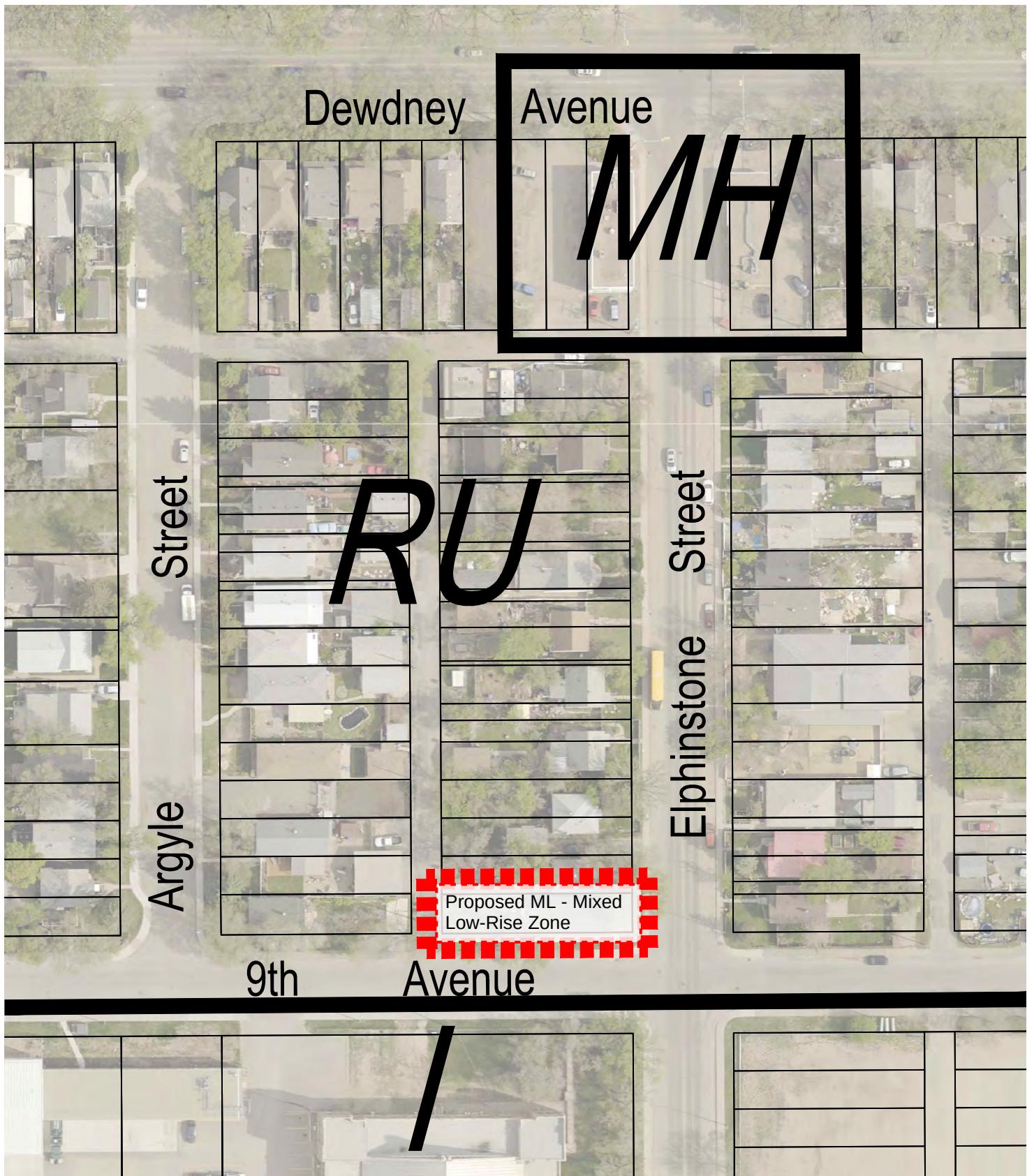
Appendix A-2 - Zoning (Existing & Proposed)
Appendix B - Public Feedback Summary
Appendix C - Zoning Comparison



Subject Property

Date of Photography: 2024





Date of Photography : 2024



Subject Property



Community Contact and Feedback Summary

Communications	
Public Notice Sign April 22, 2026	One Public Notice sign posted at Subject Property
Public Notice Letter April 20, 2026	- Mailed (Canada Post) to 41 addresses - Customized notification radius - Sent to the North Central Community Association – No response received
Website Information April 20, 2026	- Information Notice posted on the City of Regina website - Online comment portal open

Comments/ Feedback		
Response	#	Comments
Completely opposed	6	- Will exacerbate existing on-street parking issues (lack thereof) - No information regarding proposed development provided - Site conditions
Accept if different	0	
Support proposal	1	Redevelopment of existing site considered positive
Total	7	

City Administration Response
1. Issue: Parking

It is recognized that the proposed ML – Mixed Low-Rise Zone is a concern with some residents, in terms of added density and, consequently, implications for on-street parking (lack thereof), which is regarded as an existing issue – especially during events at the Mosaic Stadium.

Administration's Response:

Per *The Regina Zoning Bylaw, 2019*, there is no minimum requirement for on-site motor vehicle parking stalls (except specified situations); therefore, the number provided is at the discretion of the developer. The purpose of not requiring motor vehicle parking stalls is to maximize the efficient use of land and City services, support active transportation and transit, support housing by reducing construction costs and support a market-based approach to parking.

The availability and legality of on-street parking is based on the City's parking regulations. Where on-street parking is allowed, it is generally available to anyone to legally park, except where there are special restrictions that benefit specific users.

2. Issue: Unknown Land Use**Administration's Response:**

Although the City is not reviewing a development application at this time, the Applicant has indicated that their intent is to convert the building from residential to commercial to pursue a land use within the *Service Trade, Personal* category (i.e. hair salon).

Notwithstanding the Applicant's stated intent, the City assesses a proposed rezoning application based on the range of potential land uses associated with the zone, assuming that any listed use could potentially occur on the site subject to the rezoning. In this case, the Subject Property is deemed suitable for the proposed ML – Mixed Low-Rise Zone, generally, for the reasons outlined in the Administration's report.

Further, the Subject Property footprint represents a small urban lot and; therefore, is only sufficiently sized to accommodate a relatively small commercial building or land use that caters to neighbourhood residents – traffic will be commensurate with limited lot/building parameters.

3. Issue: Site Conditions**Administration's Response:**

The City reviews rezoning applications based on compliance with the OCP and neighbourhood fit.

Appendix C

Comparison of Existing and Proposed Zoning for 1578 Elphinstone Street RU – Residential Urban Zone vs. ML – Mixed Low-Rise Zone

Summary	RU Zone (Existing)		ML Zone (Proposed)
	Intent	Accommodate a neighbourhood environment characterized by buildings with one to four units.	Accommodate a variety of low intensity commercial uses that serve the local community.
	Location	Residential neighbourhoods – typical, but not limited to local streets and school proximity.	Centre or periphery of neighbourhoods typically along collector and arterial streets.

Land Use	RU Zone (Existing)		ML Zone (Proposed)
	Dwelling	Dwelling, Unit Group Care	Permitted Use: • Combined with non-dwelling uses
Institution	Day Care	Permitted: • Arterial/Collector corner lot; 30 kids or less, or • Existing non-residential building; 30 kids or less Otherwise, Discretionary	Permitted Use: • Less than 300 m ² /unit Otherwise, Discretionary
		Education	Not allowed
Assembly	Recreation	Discretionary Use	Permitted Use: • Less than 3,000 m ² /lot Otherwise, Discretionary
		Religious	
		Community	
Food & Beverage	Restaurant	Not allowed	Permitted Use: • Less than 300 m ² /unit; • Not next to residential zone Otherwise, Discretionary
		Lounge	
Retail Trade	Shop	Not allowed	Permitted Use: • Less than 300 m ² /unit Otherwise, Discretionary
		Fuel Station	Not allowed
Service Trade	Personal	Not allowed	Permitted Use: • Less than 300 m ² /unit Otherwise, Discretionary
		Wash – Light	Not allowed
Transport	Parking Lot	Not allowed	Discretionary Use
Office		Not allowed	Permitted Use: • Less than 300 m ² /unit Discretionary Use: • 300 m ² to 1,000 m ² /unit

The intent of this land use comparison is to show how typical classes of land use may apply to the zone using examples – this list is not exhaustive and does not include all the land uses that may be allowed in the zones.

Standards	RU Zone (Existing)		ML Zone (Proposed)
	¹ Max Units/Lot		No max
	Max Height		20 m
	Front	4.5m	0 (“active wall”) – 4.5 m
	Side/Rear	Side and rear yard setbacks less for ML Zone, recognizing urban context and prevalence of townhomes and multi-unit buildings.	
Max Lot Coverage		50%	65%

¹ This maximum unit yield (four per lot) applies to areas located within the Intensification Area of the city.

² The RID – Residential Infill Development Overlay Zone applies to buildings containing dwelling uses.

BYLAW NO. 2026-38

THE REGINA ZONING AMENDMENT BYLAW, 2026 (No. 7)

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* by re-zoning the subject property located at 120 Broad Street from MH – Mixed High-Rise Zone to RH – Residential High-Rise Zone.

Authority

- 2 The authority for this Bylaw is section 46 of *The Planning and Development Act, 2007*.
- 3 Schedule “A” of *The Regina Zoning Bylaw, 2019* is amended in the manner set forth in this Bylaw.

Rezoning

- 4 Chapter 9 – Zoning Map 2691 (A) is amended by re-zoning the lands described in this section and shown as outlined on the map attached as Appendix “A” to this Bylaw as follows:

Land Description: Lot B, Block 40, Plan No. 72R23442

Civic Address: 120 Broad Street

Current Zoning: MH – Mixed High-Rise Zone

Proposed Zoning: RH – Residential High-Rise Zone

Coming Into Force

- 5 This Bylaw will come into force on the day of passage.

READ A FIRST TIME THIS 29th DAY OF July 2026.

READ A SECOND TIME THIS 29th DAY OF July 2026.

READ A THIRD TIME AND PASSED THIS 29th DAY OF July 2026.

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

City Solicitor

Mayor

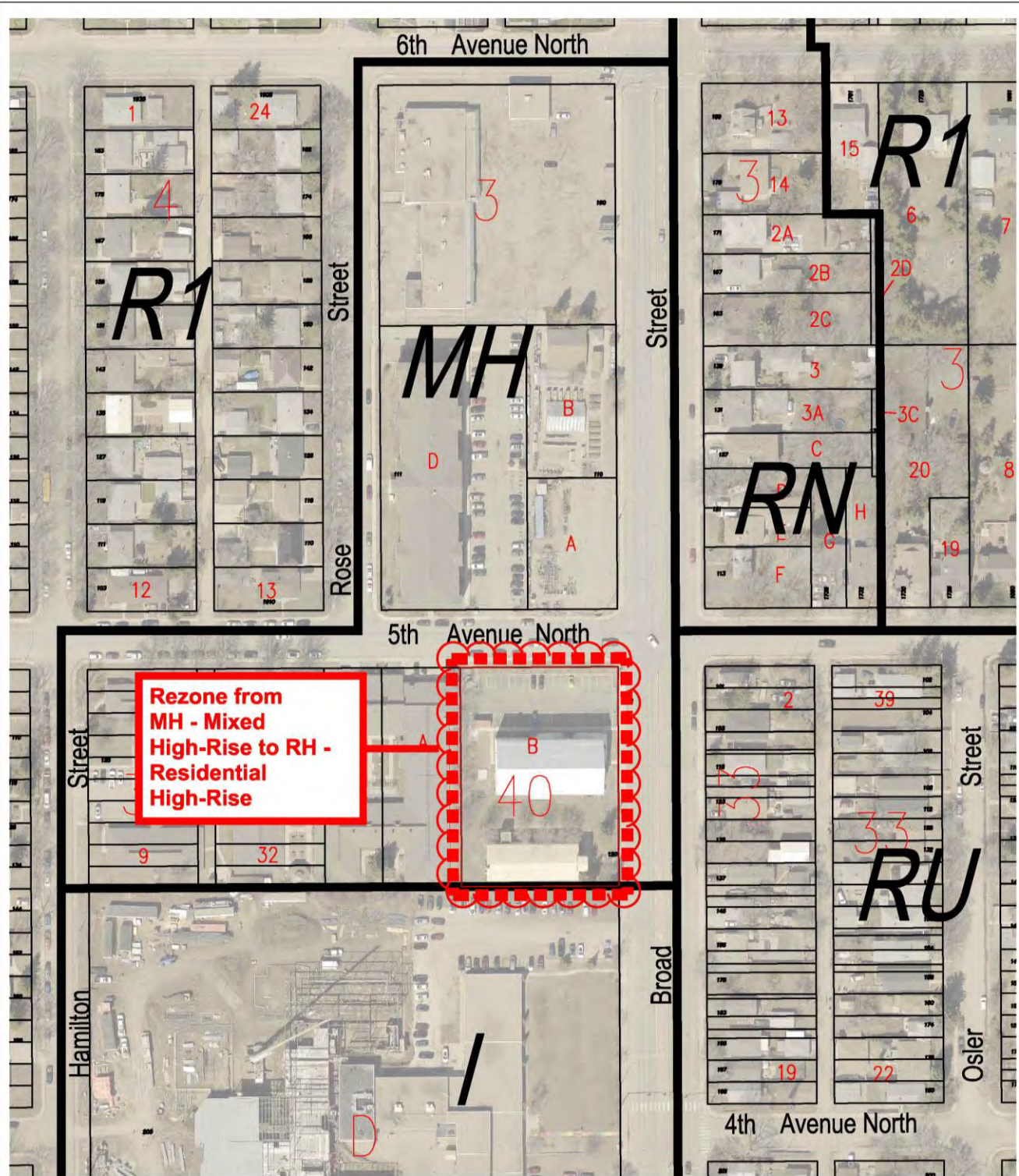
City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

APPENDIX “A”



Subject Property

Date of Photography : 2024



ABSTRACT

BYLAW NO. 2026-38

THE REGINA ZONING AMENDMENT BYLAW, 2026 (No. 7)

PURPOSE:	The purpose of this Bylaw is to rezone the subject property from MH – Mixed High-Rise Zone to RH – Residential High-Rise Zone.
ABSTRACT:	This Bylaw re-zones the property at 120 Broad Street from MH – Mixed High-Rise Zone to RH – Residential High-Rise Zone.
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 <i>The Public Notice Policy Bylaw, 2020</i> and in accordance with <i>The Procedure Bylaw</i> .
PUBLIC NOTICE:	Required, pursuant to <i>The Public Notice Policy Bylaw, 2020</i> . Public Notice was published at City Hall and on the City’s website on July 21, 2026.
REFERENCE:	Regina Planning Commission, July 21, 2026, RPC26-13; City Council, July 29, 2026.
AMENDS/REPEALS:	Amends <i>The Regina Zoning Bylaw, 2019</i> .
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	City Planning & Community Development
INITIATING DEPARTMENT:	Planning & Development Services

BYLAW NO. 2026-39

THE REGINA ZONING AMENDMENT BYLAW, 2026 (No. 8)

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* by re-zoning the subject property located at 2450 Harvey Street from RU – Residential Urban Zone to RH – Residential High-Rise Zone.

Authority

- 2 The authority for this Bylaw is section 46 of *The Planning and Development Act, 2007*.
- 3 Schedule “A” of *The Regina Zoning Bylaw, 2019* is amended in the manner set forth in this Bylaw.

Rezoning

- 4 Chapter 9 – Zoning Maps 2887 (A) is amended by re-zoning the lands described in this section and shown as outlined on the map attached as Appendix “A” to this Bylaw as follows:

Land Description: Lot 6, Block 6, Plan FJ5368

Civic Address: 2450 Harvey Street

Current Zoning: RU – Residential Urban Zone

Proposed Zoning: RH – Residential High-Rise Zone

Coming Into Force

- 5 This Bylaw will come into force on the day of passage.

READ A FIRST TIME THIS 29th DAY OF July 2026.

READ A SECOND TIME THIS 29th DAY OF July 2026.

READ A THIRD TIME AND PASSED THIS 29th DAY OF July 2026.

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

City Solicitor

Mayor

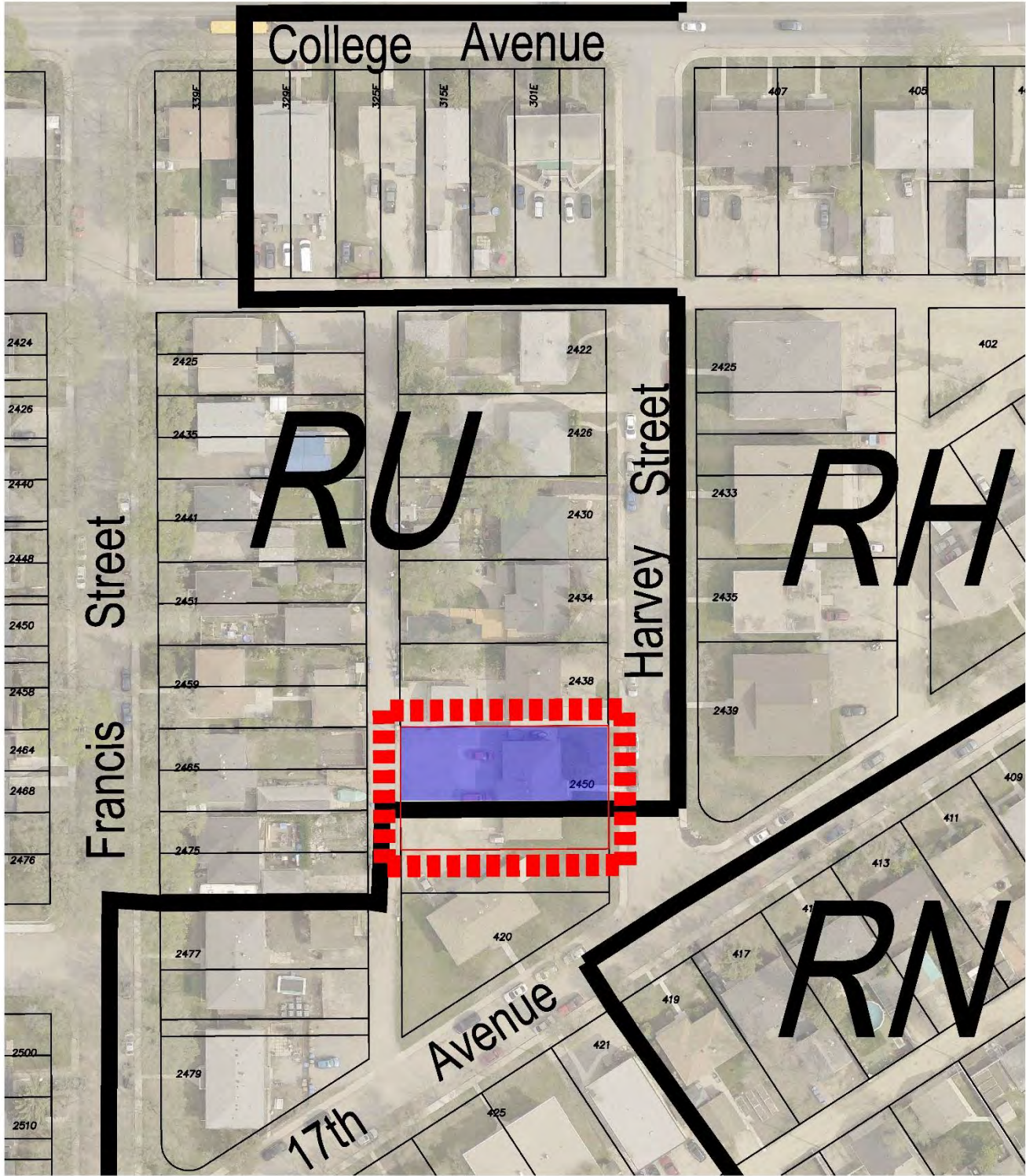
City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

APPENDIX “A”



Subject Property



Proposed RH -
Residential High-Rise Zone

Date of Photography : 2024



Project PL202600169

Civic Address/Subdivision 2450 Harvey Street

ABSTRACT

BYLAW NO. 2026-39

THE REGINA ZONING AMENDMENT BYLAW, 2026 (No. 8)

PURPOSE:	The purpose of this Bylaw is to rezone the subject property from RU – Residential Urban Zone to RH – Residential High-Rise Zone.
ABSTRACT:	This Bylaw re-zones the property at 2450 Harvey Street from RU – Residential Urban Zone to RH – Residential High-Rise Zone.
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 <i>The Public Notice Policy Bylaw, 2020</i> and in accordance with <i>The Procedure Bylaw</i> .
PUBLIC NOTICE:	Required, pursuant to <i>The Public Notice Policy Bylaw, 2020</i> . Public Notice was published at City Hall and on the City’s website on July 21, 2026.
REFERENCE:	Regina Planning Commission, July 21, 2026, RPC26-12; City Council, July 29, 2026.
AMENDS/REPEALS:	Amends <i>The Regina Zoning Bylaw, 2019</i> .
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	City Planning & Community Development
INITIATING DEPARTMENT:	Planning & Development Services

BYLAW NO. 2026-40

THE REGINA ZONING AMENDMENT BYLAW, 2026 (No. 9)

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* by re-zoning the subject property located at 1578 Elphinstone Street from RU – Residential Urban Zone to ML – Mixed Low-Rise Zone.

Authority

- 2 The authority for this Bylaw is section 46 of *The Planning and Development Act, 2007*.
- 3 Schedule “A” of *The Regina Zoning Bylaw, 2019* is amended in the manner set forth in this Bylaw.

Rezoning

- 4 Chapter 9 – Zoning Map 2688(A) is amended by re-zoning the lands described in this section and shown as outlined on the map attached as Appendix “A” to this Bylaw as follows:

Land Description: Lot 25, Block 229, Plan DV4404

Civic Address: 1578 Elphinstone Street

Current Zoning: RU – Residential Urban Zone

Proposed Zoning: ML – Mixed Low-Rise Zone

Coming Into Force

- 5 This Bylaw will come into force on the day of passage.

READ A FIRST TIME THIS 29th DAY OF July 2026.

READ A SECOND TIME THIS 29th DAY OF July 2026.

READ A THIRD TIME AND PASSED THIS 29th DAY OF July 2026.

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

City Solicitor

Mayor

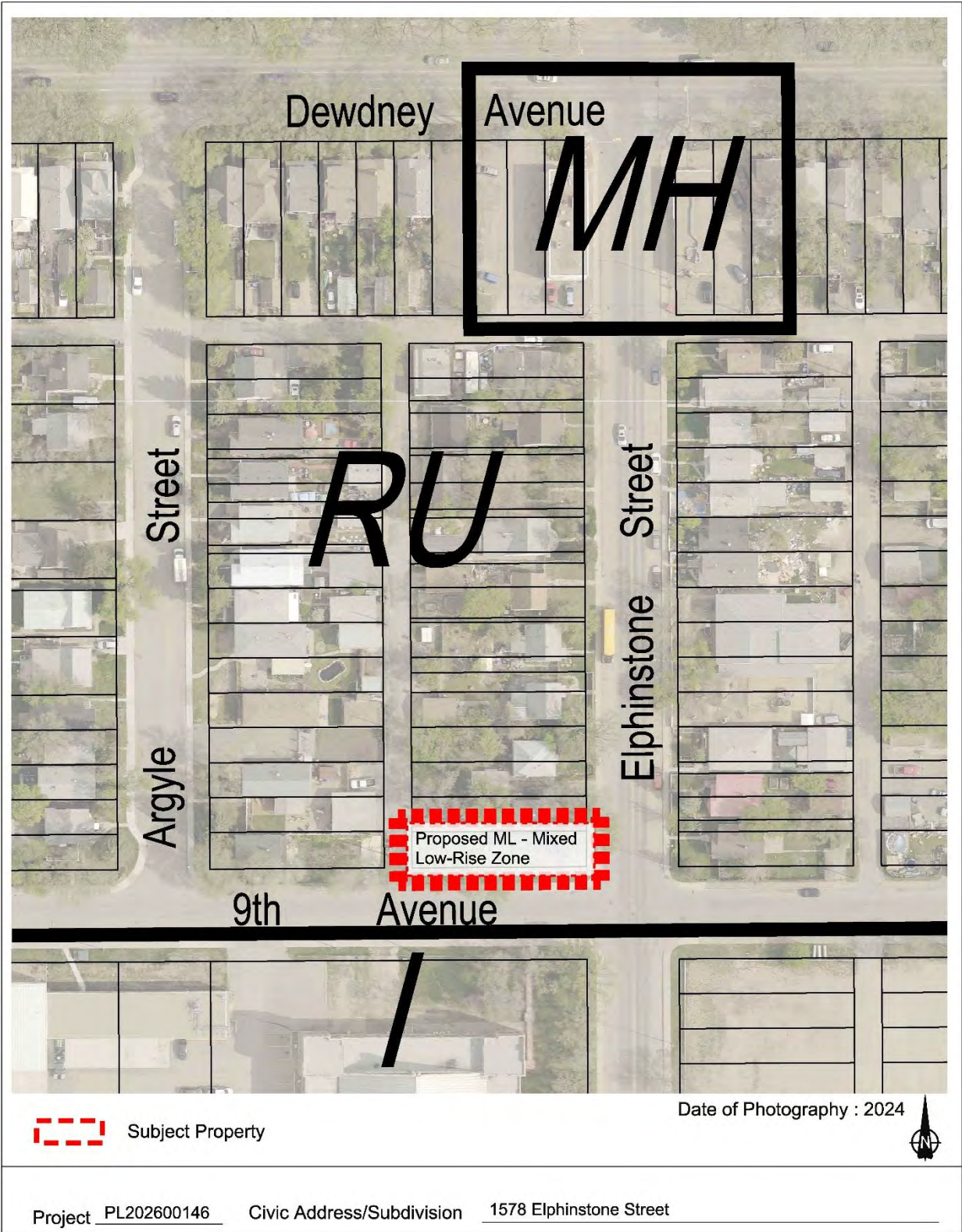
City Clerk

(SEAL)

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City Clerk

APPENDIX “A”



ABSTRACT

BYLAW NO. 2026-40

THE REGINA ZONING AMENDMENT BYLAW, 2026 (No. 9)

PURPOSE:	The purpose of this Bylaw is to rezone the subject property from RU – Residential Urban Zone to ML – Mixed Low-Rise Zone.
ABSTRACT:	This Bylaw re-zones the property at 1578 Elphinstone Street from RU – Residential Urban Zone to ML – Mixed Low-Rise Zone.
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 <i>The Public Notice Policy Bylaw, 2020</i> and in accordance with <i>The Procedure Bylaw</i> .
PUBLIC NOTICE:	Required, pursuant to <i>The Public Notice Policy Bylaw, 2020</i> . Public Notice was published at City Hall and on the City’s website on July 21, 2026.
REFERENCE:	Regina Planning Commission, July 21, 2026, RPC26-14; City Council, July 29, 2026.
AMENDS/REPEALS:	Amends <i>The Regina Zoning Bylaw, 2019</i> .
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	City Planning & Community Development
INITIATING DEPARTMENT:	Planning & Development Services

BYLAW NO. 2026-34

THE WINDSOR TOWER MUNICIPAL HERITAGE DESIGNATION BYLAW

WHEREAS Sections 11 and 12 of *The Heritage Property Act* authorize the council of a municipality to enact bylaws to designate real property, including all building, features and structures there, to be of heritage value;

AND WHEREAS the Council of the City of Regina has determined that the property known as the Windsor Tower and located at 2301 Lorne Street, Regina, Saskatchewan is a site of architectural, historical, cultural, environmental, archaeological, paleontological, aesthetic and/or scientific value;

AND WHEREAS not less than thirty (30) days prior to consideration of the bylaw, the Council of the City of Regina has:

- a. Served a Notice of Intention on the Registrar of Heritage Property and all owners of property included in the proposed bylaw;
- b. Published a Notice of Intention in at least one issue of a newspaper in general circulation in the municipality;
- c. Registered an interest in the Land Titles Registry against all titles for the parcels of land include in the proposed bylaw;

AND WHEREAS no Notice of Objection to the proposed designation has been served on the Council;

THEREFORE, THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Purpose

1. The purpose of this Bylaw is to designate as Municipal Heritage Property the real property and building known as the Windsor Tower located at 2301 Lorne Street, Regina, Saskatchewan.

Authority

2. The authority for this Bylaw is sections 11 and 12 of *The Heritage Property Act*.

Designation

3. The real property described as:

Surface Parcel #107010010

Reference Land Description: Lot 20 Blk/Par 459 Plan No 98RA28309

Approved as to form this _____ day of _____, 20____.

City Solicitor

including the building known as the Windsor Tower, the civic address of which is 2301 Lorne Street, Regina, Saskatchewan, is hereby designated as Municipal Heritage Property.

Reasons for Designation

4. The property is designated for the following reasons:
 - (a) Windsor Tower is valued for its association with Regina's urban development history, particularly the mid-twentieth century population growth and construction boom.
 - (b) An early example of a Modernist high-rise apartment building in Regina, distinguished by its expressed structural framework and the use of pilotis.
 - (c) Its contribution to the historic character of the Centre Square neighborhood.

Character Defining Elements

5. The designation shall apply specifically to all aspects of the exterior of the building and includes, but is not limited to, the following character defining elements which are considered to embody the heritage value of the property:
 - (a) form, scale, and massing comprising 9-storey height; rectilinear and flat-roof form; structural base of pilotis forming open space below the volume of the structure; projecting open balconies; curved, ground level front wall; exposed reinforced concrete structural framework of horizontal and vertical members;
 - (b) exterior finishes including; rugged brick wall cladding; and ground-level black aggregate wall cladding material;
 - (c) the fenestration pattern, including the large window assemblies with combined window and door openings to the balconies; the profile and configuration of the window sashes; and the stylized window opening on the curved entrance wall;
 - (d) open concrete balconies with metal balustrades; and
 - (e) its location in the Centre Square neighborhood.

Heritage Alteration Permit

6. All alterations to the elements and features of the designated property referred to in section 5 require approval in accordance with section 23 of *The Heritage Property Act*, excluding routine maintenance or repairs do not include removal or replacement or a change in design materials or appearance.

Delegation of Authority

7. The Executive Director of City Planning and Community Development, or their delegate, is authorized to exercise all of the powers and duties of Council mentioned in section 23 of *The Heritage Property Act*, including power to approve proposed alterations, repairs or restoral of the designated property, including as necessary replacement of building materials, provided that such alterations, repairs or restoral are in the opinion of the Executive Director or their delegate, consistent with the existing architectural elements, appearance, colours and building materials, and provided the same are in accordance with the “Standards and Guidelines for the Conservation of Historic Places in Canada” as set forth in section D8 of *Design Regina: The Official Community Plan Bylaw No. 2013-48*.

Power of Inspection

8. Pursuant to section 34 of *The Heritage Property Act*, for the purposes of enforcing this Bylaw and Part III of *The Heritage Property Act*, the Executive Director of City Planning and Community Development, or their delegate, is authorized to enter and inspect the designated property.

Coming into Force

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

READ A FIRST TIME THIS 29th DAY OF July 2026.

READ A SECOND TIME THIS 29th DAY OF July 2026.

READ A THIRD TIME AND PASSED THIS 29th DAY OF July 2026.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

BYLAW NO. 2026-34

THE WINDSOR TOWER MUNICIPAL HERITAGE DESIGNATION BYLAW

PURPOSE:	To designate as Municipal Heritage Property the property known as the Windsor Tower, located at 2301 Lorne Street, Regina, Saskatchewan.
ABSTRACT:	The bylaw designates the property known as the Windsor Tower, located at 2301 Lorne Street, Regina, Saskatchewan, as Municipal Heritage Property. The designation applies specifically to the exterior of the building and the character defining elements as set out in the bylaw.
STATUTORY AUTHORITY:	Section 11 and 12 of <i>The Heritage Property Act</i> .
MINISTER’S APPROVAL:	Not required.
PUBLIC HEARING:	Not required as no objections to the proposed designation were received pursuant to section 13 of <i>The Heritage Property Act</i> .
PUBLIC NOTICE:	Required pursuant to subsection 11(2) of <i>The Heritage Property Act</i> .
REFERENCE:	City Council, June 24, 2026, CR26-86; and Regina Planning Commission, June 16, 2026, RPC26-11.
AMENDS/REPEALS:	N/A
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	City Planning and Community Development
INITIATING DEPARTMENT:	Planning & Development Services



Rapid Housing Initiative 3 – Land Transfer and Operating Agreement

Date	July 29, 2026
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	Planning & Development Services
Item #	CR26-90

RECOMMENDATION

That City Council:

1. Approve the City of Regina entering into a Land Sale Agreement, Contribution and Operating Agreement and Conditional Option to Purchase Agreements related to the sale of 2710 5th Avenue stated in this report for the purpose of owning and operating the City of Regina's Rapid Housing Initiative 3 housing units.
2. Delegate authority to the City Manager or their designate to negotiate any other commercially relevant terms and conditions between the City of Regina and YWCA Regina, as well as any amendments to the Land Sale Agreement, Contribution and Operating Agreement and Conditional Option to Purchase Agreements that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to the agreements.
3. Authorize the City Clerk to execute the Land Sale Agreement, Contribution and Operating Agreement and Conditional Option to Purchase Agreements after review by the City Solicitor.
4. Authorize Administration to provide any Housing Accelerator Funds, committed to the Rapid Housing Initiative 3 Project, but not needed to complete the housing units to YWCA Regina to support completion of the main floor community space.

HISTORY

At its meeting on July 22, 2026, the Executive Committee considered item *EX26-76 Rapid Housing Initiative 3 – Land Transfer and Operating Agreement* from the City Planning & Community Development division.

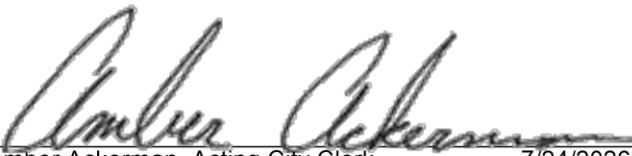
Delegation Melissa Coomber-Bendtsen, representing YMCA Regina Inc., Regina, SK, addressed the Committee.

The Committee adopted a resolution to concur in the recommendation contained in the report.

Recommendation #5 of the attached report does not require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE



Amber Ackerman, Acting City Clerk 7/24/2026

ATTACHMENTS

EX26-76 Rapid Housing Initiative 3 – Land Transfer and Operating Agreement



Rapid Housing Initiative 3 – Land Transfer and Operating Agreement

Date	July 22, 2026
To	Executive Committee
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	EX26-76

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Approve the City of Regina entering into a Land Sale Agreement, Contribution and Operating Agreement and Conditional Option to Purchase Agreements related to the sale of 2710 5th Avenue stated in this report for the purpose of owning and operating the City of Regina's Rapid Housing Initiative 3 housing units.
2. Delegate authority to the City Manager or their designate to negotiate any other commercially relevant terms and conditions between the City of Regina and YWCA Regina, as well as any amendments to the Land Sale Agreement, Contribution and Operating Agreement and Conditional Option to Purchase Agreements that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to the agreements.
3. Authorize the City Clerk to execute the Land Sale Agreement, Contribution and Operating Agreement and Conditional Option to Purchase Agreements after review by the City Solicitor.
4. Authorize Administration to provide any Housing Accelerator Funds, committed to the Rapid Housing Initiative 3 Project, but not needed to complete the housing units to YWCA Regina to support completion of the main floor community space.
5. Approve these recommendations at its meeting on July 29, 2026.

ISSUE

Administration is seeking City Council approval to enter into a Land Sale Agreement, Contribution and Operating Agreement and Conditional Option to Purchase Agreement (Sale Agreements) with YWCA Regina (YWCA). The purpose of the Sale Agreements is to transfer 2710 5th Avenue (Subject Property) to YWCA with terms and conditions that meet the City of Regina's (City) obligations under the Canada Mortgage and Housing Corporation's (CMHC) Rapid Housing Initiative 3 (RHI 3) program and as required by funding agreements for the Rapid Housing Initiative 3 Project (the Project) between the City and Saskatchewan Housing Corporation (SHC).

The City has already allocated three million dollars of Housing Accelerator Fund (HAF) funds to the housing units. Should efficiencies be found during completion of the housing units, Administration is seeking authorization to provide any remaining Housing Accelerator Fund (HAF) funds committed to the Project to the YWCA to support their completion of the main floor community space. This aligns with permitted uses of HAF funds.

IMPACTS

Financial Impact

In 2023, the City committed to delivering affordable housing through the Project at the Subject Property, in return for initial funding from CMHC. Through this commitment, the Subject Property is required to support affordable housing units for 20 years. Failure to fulfill this commitment may result in financial penalties by the City's funding partners. Since 2025, additional federal and provincial funding has been made available to support the Project.

Under provincial legislation, all property owned and occupied by the YWCA is exempt from taxation. Upon transferring the property to the YWCA, the City will forego municipal property tax revenue starting in 2027.

Providing remaining HAF funds, if available, to YWCA to support completion of the main floor community space will not impact the City's annual operating budget.

Legal Impact

On December 13, 2022, the City entered into a capital contribution agreement for the Project with the CMHC. Under the CMHC agreement, the City is obligated to ensure that 30 housing units are constructed and operated as affordable housing for a minimum of 20 years. In addition, the City entered into a capital contribution agreement with SHC under which the City is obligated to operate the same 30 units as affordable housing for a minimum of 11 years. Should the City fail to meet its obligations under these agreements, it may be required to return the funding. Failure to meet the obligations under these agreements may also impact the City's eligibility for future CMHC or SHC

funding programs.

The Sale Agreements will require that YWCA fulfill the City's obligations under the CMHC and SHC agreements. In the event of a breach of these obligations, the City will have the opportunity to have the property returned to it through a conditional option to purchase for \$1.

Policy Impact

The recommendations in this report align with *Design Regina: The Official Community Plan, Bylaw No. 2013-48* (OCP) policies, including supporting the availability of affordable housing in all neighbourhoods, supporting non-profit housing organizations and working with federal and provincial governments and other partners to meet the housing needs of the city.

The overarching vision of the proposed Housing Strategy states that every resident should have the opportunity to find affordable, safe and suitable housing. To advance this vision, the Strategy is grounded in four priorities:

1. Expand the housing supply;
2. Diversify the housing supply;
3. Support people at risk; and
4. Build strategic capacity.

Further, the Community Safety and Well-being Plan highlights that stable and affordable housing is important to improving the safety and well-being of Regina residents.

Strategic Priority Impact

The recommendations support the strategic priorities of Livability and Vibrancy by ensuring affordable housing is available to meet the needs of residents. Supporting the development of affordable housing units is an essential part of addressing housing insecurity citywide and supporting overall safety and wellbeing.

Environmental Impact

The recommendations in this report support the targets in the Energy & Sustainability Framework. Supporting housing development in established neighbourhoods contributes to the reduction of energy consumption and greenhouse gas emissions by reducing travel distances, supporting active transportation and use of transit, and use existing land and infrastructure efficiently. The building has been designed and constructed to exceed the energy efficiency standards as set out in *The Construction Codes Act* by 30 per cent.

Indigenous Impact

The recommendations align with *kâ-nâsihcikêwin* (City Indigenous Framework), specifically the

principle of wihci-atoskêwin askîhk – living together on the land, in harmony. Indigenous residents disproportionately represent those experiencing homelessness and housing insecurity. Through the agreement with CMHC, the City is required to make reasonable efforts to ensure 17 of the 30 housing units are available for Indigenous peoples. This initiative will directly impact the lives of Indigenous residents by providing affordable housing so individuals and families can be stabilized and begin to leverage other opportunities within the city, aligning with the Health & Wellbeing commitments from kâ-nâsihchikêwin.

Additionally, the Truth and Reconciliation Commission's Call to Action No. 19 explicitly asks all levels of government to "establish measurable goals to identify and close the gaps in health outcomes" between Indigenous and non-Indigenous communities. Adequate, safe and affordable housing is a key social determinant of health. Without stable housing, achieving better health outcomes would be more challenging.

Inclusion, Diversity, Equity & Accessibility (IDEA)

The recommendations align with the City's commitment to fostering an equitable environment and removing barriers to inclusive participation and success for all. A key focus of the RHI 3 program is to develop and provide affordable housing for people and populations who are vulnerable as defined under the National Housing Strategy¹. Additionally, 10 per cent of the units are fully accessible, ensuring that the Project supports the dignity and independence of residents needing both affordable and accessible housing.

There are no labour impacts with respect to this report.

OTHER OPTIONS

OPTION 1 – Approve the transfer of land to YWCA for operation of the Project and provide committed, but unused, HAF funds for the Project to YWCA to support completion of the main floor community space – RECOMMENDED

Advantage: This will allow Administration to negotiate and finalize the land transfer with YWCA in a timely manner to ensure that the building, including the main floor community space, can be occupied as soon as possible, supporting the City to fulfill its obligations to both CMHC and SHC.

¹ People and populations who are vulnerable include: Homeless people or those at risk of homelessness, Women and their children fleeing violence, Black Canadians, Indigenous peoples, Racialized groups, Seniors, Young adults, People with disabilities, People dealing with mental health and addiction issues, Veterans, LGBTQ2+, and Recent immigrants or refugees.

Consideration: Given that all property owned and occupied by the YWCA is exempt from taxation under provincial legislation, the City will forego potential revenue.

OPTION 2 – Refer the report back to Administration – NOT RECOMMENDED

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

Consideration: Postponing the decision on a non-profit housing operator for the building will delay when residents can move into the building and may be perceived by CMHC, the Government of Saskatchewan and the community as a lack of commitment from the City to fulfill its obligations under the RHI 3 program.

COMMUNICATIONS & ENGAGEMENT

If the recommendations in this report are approved, Administration will update the information publicly available on its website to reflect the change in ownership.

Public notice required for City Council to approve the sale of City-owned property at less than market value has been advertised in accordance with *The Public Notice Bylaw, 2020*.

DISCUSSION

In 2023, the City received \$6,646,671 in capital funding from CMHC to deliver a minimum of 25 new affordable housing units. The funding was provided to a non-profit housing provider through the RHI 3 program and construction of a 30-unit, multi-unit residential building began on the Subject Property in mid-2023. In the summer of 2024, Administration was notified of significant unexpected cost overruns. City Council approved the allocation of up to \$3,000,000 from the City's Housing Accelerator Fund to advance construction in late 2025. The City assumed ownership of the property in early 2026. Since taking ownership of the Project, the City has secured additional federal and provincial funding to finish construction, which is anticipated to be substantially complete at the end of August 2026.

In Spring 2026, Administration focused on selecting a new non-profit housing provider to operate the building, in alignment with the City's obligations under the agreements with CMHC and SHC. The selection process used a two-phased approach. First, on February 24, 2026, the City issued a request on SaskTenders for an Expression of Interest (EOI) to local affordable housing providers. The EOI indicated that only participants in the EOI process would be invited to participate in the second phase for the Request for Proposals process. The goal was to gauge interest, collect information to assist the City in determining an operating model and identify participants for the next

phase of the process without requiring full proposals from interested entities until the second phase. Five entities submitted responses to the EOI.

In the second phase of the selection process in June 2026, the City issued a Negotiated Request for Proposals to those five entities. The Negotiated Request for Proposals required applicants to demonstrate their commitment and capacity to meet the City's obligations under the RHI 3 program and SHC agreement, provide information on their experience operating housing of similar size and scope and to share details on the financial sustainability of their housing operations. Respondents were also asked to demonstrate their ability to sustainably maintain the property by including anticipated maintenance and capital management plans.

The City received four proposals, which were adjudicated during the week of June 22, 2026. The adjudicating committee consisted of members of Administration from the Planning & Development Services, Recreation & Cultural Services, Financial Services and Facilities & Fleet Departments. The committee selected the proposal from YWCA, one of Saskatchewan's most established affordable housing and community service providers serving women, children, youth and families in Regina for over 100 years. They have proposed to operate the Subject Property with a combination of supportive housing and family reunification services that will help women and families to achieve long term housing stability.

Pursuant to the City's agreement with SHC, transfer of the property also requires SHC to confirm their support for the City's selection of YWCA, which will be conditional on the YWCA entering into required security agreements with SHC regarding their financial contribution to the project. Under its agreement with CMHC, the City is permitted to deliver housing through an intermediary, but the City remains accountable to CMHC for delivery.

Key terms of the Sale Agreements are consistent with the City's other RHI Project. These terms include commercially relevant terms to the sale and operation of the Subject Property, including the following key terms:

- The City will transfer the Subject Property to the YWCA on the condition that the YWCA continues to meet the terms and conditions of the Contribution Agreement between the City and the YWCA;
- The YWCA shall operate the Subject Property within affordability criteria as defined by CMHC and SHC for people and populations who are vulnerable for 20 years (Term);
- The YWCA shall not encumber or transfer the Subject Property during the Term;
- The YWCA shall carry out its operations in compliance with the City's obligations under the CMHC and SHC agreements;
- Maintenance, operations, capital repair and replacement and any further development of the main floor (non-residential community space) area shall be carried out in a proper and

- diligent manner in compliance with all applicable laws, at the cost of the YWCA;
- The YWCA shall provide any reporting or information requested of CMHC or the City required to verify compliance with the Agreement;
- The YWCA shall be required to carry insurance at levels specified in the Agreement; and
- In the event of default, the City has the right to exercise a conditional option to purchase the property for \$1.

The YWCA has identified community and social enterprise opportunities for the main floor community space to support both residents of the building as well as the broader community in line with the initial design and intention for the building. If efficiencies are found with project delivery a portion of HAF funds previously committed to the completion of the housing units may be used to support the YWCA in the completion of the main floor community space. This investment aligns with permitted uses of HAF funds including investments in community-related infrastructure that supports housing and will support the initial vision of the building being realized in a timely manner.

DECISION HISTORY & AUTHORITY

On December 7, 2022, City Council considered item *CR22-137 Rapid Housing Initiative 3 – Funding for Affordable Housing* and adopted a resolution to authorize the City to enter into a capital contribution agreement with CMHC to receive funds under the Rapid Housing Initiative 3 Cities Stream, select qualified non-profit organization(s) to construct and operate the Rapid Housing Initiative 3 Project, and to negotiate, approve and amend any contribution agreements needed between the City and the selected non-profit organization.

On September 24, 2025, City Council considered item *CR25-118 Rapid Housing Initiative 3 – Project Update* and authorized the City to commit up to \$3,000,000 in funding from the City's Housing Accelerator Fund and enter into agreement(s) with other orders of government to receive funds to support completion of the Rapid Housing Initiative 3 Project.

Respectfully Submitted,



Autumn Dawson, Director
Planning & Development Services

Respectfully Submitted,



Deborah Bryden, Deputy City Manager
City Planning & Community Services

Prepared by: Laura Pfeifer, Manager, City Revitalization

DE26-69

Some area near my residence is very dark during night . Safety is concern for me if someone wants to cross the road.

Submitted by:
Bharatbhai Prajapati, Regina, SK

Dear Mayor and Members of City Council,

Please accept this written submission expressing my strong support for motion MN26-9, which directs Administration to investigate and prioritize urgent pedestrian safety and accessibility lighting retrofits in Harbour Landing for the 2027 budget.

As Harbour Landing has grown into a vibrant, high-density neighborhood with young families, seniors, and students, our active transportation infrastructure has unfortunately fallen behind. This motion directly addresses critical infrastructure gaps that currently compromise resident safety daily.

I support this motion for three primary reasons:

1. Proactive Safety in High-Traffic Pedestrian Corridors

The specific crosswalks identified in this motion—particularly James Hill Road at the walking path and corridors along Harbour Landing Drive and Gordon Road—connect neighborhoods to schools, parks, and retail areas. During late autumn, winter, and early spring, peak commuting and school travel hours occur in complete darkness. Upgrading these marked but unlit crosswalks to high-visibility, fully illuminated crossings is an essential, common-sense measure to prevent pedestrian injuries and vehicular collisions.

2. Alignment with The Accessible Saskatchewan Act and Universal Design

Infrastructure must serve all residents. The inclusion of high-uniformity LED lighting, tactile walking surface indicators, and audible signals ensures the city aligns with The Accessible Saskatchewan Act and its own Transportation Master Plan. These features are not "add-ons"—they are basic requirements for residents with low vision, mobility aids, or other disabilities who deserve to navigate their neighborhood safely and independently.

3. Activating the Wascana Creek Pathway Safely

The Wascana Creek environmental reserve is a crown jewel of Harbour Landing, yet it becomes unusable for many residents after dusk due to a total lack of lighting. Extending lighting to these pathways using dark-sky-friendly, adaptive LED systems balances environmental responsibility with public safety. Phasing this implementation through 2028 and 2030 ensures financial feasibility while giving residents a clear timeline for a fully accessible trail network.

Conclusion

By directing Administration to build an inventory, source external grants, and consult with the Harbour Landing Community Association and the Accessibility Advisory Committee, Council is ensuring a smart, fiscally responsible, and community-vetted rollout.

Investing in interim safety measures in early 2027 followed by permanent infrastructure ensures that we do not wait for a tragedy to occur before taking action. I strongly urge City Council to

vote in favor of this motion and prioritize these vital safety upgrades.

Thank you for your time and your continued dedication to making Regina's neighborhoods safer and more accessible for everyone.

Sincerely,

Tathagata Das, Regina, SK

MOTION

July 29, 2026

To: Mayor Bachynski and City Councillors

Re: Urgent Pedestrian Safety and Accessibility Lighting Retrofits in Harbour Landing

WHEREAS Harbour Landing is a mature, master-planned community in south Regina with thousands of residents, extensive parkland, and a network of multi-use walking and recreational pathways, including segments along the Wascana Creek environmental reserve;

WHEREAS these pathways were intended to promote active transportation, family recreation, school access, and year-round community connectivity;

WHEREAS the marked crosswalks at the intersection with Jim Cairns Boulevard and the associated walking pathways were implemented without lighting and nearby street lights during construction of the neighborhood, resulting in a pitch-black crossing and dark corridors on the pathways at night;

WHEREAS inadequate nighttime illumination at marked crosswalks on higher-volume roads significantly increases collision risks for all pedestrians, with heightened dangers for those with mobility, visual, or cognitive disabilities;

WHEREAS Regina has short winter daylight hours and darkness arrives early, with snow/ice further reducing visibility and mobility on these pathways;

WHEREAS residents - including families with children, seniors, evening commuters, and individuals with disabilities - report being afraid to use these paths at times of low light;

WHEREAS this situation creates serious safety risks and accessibility barriers;

WHEREAS proper lighting combined with universal design features is essential for equitable, year-round use of walking paths;

WHEREAS addressing these gaps fulfills the City's commitments to livability, safety, active transportation, and inclusive infrastructure in established neighbourhoods; and

WHEREAS given the urgent nature of the risks associated with improperly lighted paths, this matter should be treated as a high-priority safety and equity item within the 2026 capital budget deliberations or as an urgent standalone matter;

THEREFORE BE IT RESOLVED that City Council direct Administration to report back on the following for the proposed 2027 budget deliberations:

1. Capital funding request for the retrofitting of all existing marked but unlit crosswalks in Harbour Landing, starting with James Hill Road at the walking path (Creek north to South) and including any other high-priority unlit crossings in the area such as, but not limited to, the following walk paths located at “Gilbert Cres and Beacon Drive”; “Harbour Landing Drive between Wright Road and Trinity Way”; “Gordon Road between Harbour Landing Drive and Universal Crescent”; and “Jim Cairns Boulevard between Wright Road” to fully illuminated, high-visibility, and accessible crosswalks, with a consideration of the following for inclusion in these retrofits:
 - a. High-intensity, energy-efficient LED lighting (or equivalent) designed to meet or exceed Illuminating Engineering Society (IES) standards for pedestrian facilities, with specific attention to uniform illumination levels that support users with low vision;
 - b. Enhanced reflective signage, pavement markings, tactile walking surface indicators, audible signals where warranted, curb ramps, and other accessibility features in alignment with *The Accessible Saskatchewan Act*, City of Regina Transportation Master Plan and City of Regina Design Standards for Transportation, with compliant with universal design principles and accessibility standards ; and
 - c. Deployment of interim safety and accessibility measures (e.g., temporary beacons, enhanced high-contrast markings, or portable lighting) as soon as possible in 2027, with full retrofits targeted for the 2027 construction season pending approval of funding allocation;
2. Capital funding request for lighting installation along the Wascana Creek environmental reserve and associated multi-use pathways in Harbour Landing as follows:
 - a. Lighting on one side of the primary creek pathways by no later than July 1st, 2028 Grand Opening or preferable sooner in 2027;
 - b. Full lighting on both sides of the creek pathways by no later than July 1st, 2030; and
 - c. Design specifications to use energy-efficient, dark-sky-friendly LED or solar-hybrid systems with shielding, adaptive controls (e.g., motion-activated or smart lighting), and accessibility-focused elements such as consistent illumination at path edges, ground-level wayfinding, and features supporting users with mobility aids, visual impairments, or other disabilities.
3. Additional information that includes:
 - a. A full inventory of affected crosswalks and pathway segments, including usage

patterns by pedestrian user groups;

- b. Potential funding sources (e.g., reallocation from transportation/park budgets, growth infrastructure levies, active transportation grants, or accessibility-specific funding), and offsets to minimize net new expenditure;
- c. A phased implementation timeline, comprehensive consultation plan with Harbour Landing residents, the Harbour Landing Community Association, Accessibility Advisory Committee, and disability advocacy groups; and
- d. Options for interim enhancements and a monitoring framework to evaluate post-installation outcomes on safety, accessibility, and usage (e.g., before/after incident data, user surveys, and equity metrics).

Respectfully submitted,



George Tsiklis
Councillor – Ward 2



Whistleblower Program Annual Report

Date	July 29, 2026
To	Mayor Bachynski and City Councillors
From	Audit and Finance Committee
Service Area	Financial Strategy & Sustainability
Item #	CR26-91

RECOMMENDATION

That City Council receive and file this report.

HISTORY

At its meeting on June 25, 2026, the Audit and Finance Committee considered the attached report *AFC26-17 Whistleblower Program Annual Report* from the Financial Strategy & Sustainability division.

The Committee adopted a resolution to concur in the recommendation contained in the report.

Respectfully submitted,

AUDIT AND FINANCE COMMITTEE


Janice Hudson, Council Officer

7/2/2026

ATTACHMENTS

AFC26-17 Whistleblower Program Annual Report



Whistleblower Program Annual Report

Date	June 25, 2026
To	Audit and Finance Committee
From	Financial Strategy & Sustainability
Service Area	Financial Strategy & Sustainability
Item No.	AFC26-17

RECOMMENDATION

The Audit and Finance Committee recommends that City Council receive and file this report at its July 29, 2026 meeting.

ISSUE

The Whistleblower Policy requires the Internal Auditor to report outcomes of investigations annually. In accordance with Table 1.1 section 2(h) of *The Committee Bylaw, Bylaw No. 2009-40*, the Audit and Finance Committee is authorized to consider and make recommendations to Council on any communications from the Internal Auditor, including the annual report on the Whistleblower Policy.

This report is the Whistleblower Program Annual Report which includes outcomes of whistleblower complaints that were investigated and program usage statistics for the year 2025.

IMPACTS

Strategic Priority Impact

The Whistleblower Program Annual Report supports accountability in the stewardship of public funds and resources, strengthening internal controls and improving the effectiveness and efficiency

of City operations and governance processes. This report aligns with the Financial Perspective and Stewardship & Operations section of the Strategic Plan.

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

OTHER OPTIONS

None with respect to this report.

COMMUNICATIONS & ENGAGEMENT

None with respect to this report.

DISCUSSION

The Whistleblower Policy provides a mechanism for employees to report wrongdoing related to the City in a confidential manner where fear of reprisal exists. “Wrongdoing” refers to any illegal, unethical or inappropriate conduct, including but not limited to:

- crime or suspected criminal activity;
- fraud and theft;
- the wrongful or unauthorized acquisition, use, appropriation or disposal of City assets, including monies, information, data, materials, labour or equipment, including furniture and fixtures;
- falsification, alteration, or manipulation of the City’s documents, records or computer files;
- the violation of public trust or duty;
- danger to public health or safety;
- the misuse of position for personal gain;
- financial irregularities, including but not limited to: forgery or alteration of cheques, drafts, promissory notes and securities; any misappropriation or mishandling of funds or securities; and
- any fraudulent claim for reimbursement of expenses by the City.

The Whistleblower Policy requires the triage team consisting of the Internal Auditor, Director of People & Organizational Culture (or designate) and the City Solicitor (or designate) to conduct initial reviews of complaints, manage the process for investigating complaints received under the policy and directs the Internal Auditor to annually report outcomes of whistleblower complaints that were investigated.

An independent third party has been engaged to provide Whistleblower Hotline services. Complaints received through the hotline are forwarded to the triage team for assessment and investigation. Allegations meriting investigation under the Whistleblower Program are typically investigated by designated personnel or an internal team, identified by the triage team, with support provided by resources within Administration. Where the nature of an allegation is such that greater independence, subject matter expertise or objectivity is warranted, the use of an external resource may be considered.

This report provides a high level de-identified summary of outcomes of investigations and includes program usage statistics for 2025. During this period, four complaints were received through the Whistleblower Hotline. Please refer to table below for usage statics:

Particulars	Number of Complaints for 2025
Complaints received	4
Investigated	2
Substantiated	0

All complaints received in 2025 were human resource related. Each whistleblower complaint was assessed in detail to determine whether it alleged a concern of the type to which the whistleblower process applies and whether it contained sufficient information to allow investigation. Based on the evaluation and assessment, an investigation was undertaken with respect to two of the four complaints. No further action was taken for the remaining two complaints because of insufficient information or because the complaints did not meet the Whistleblower Protection Policy threshold. In some cases, the complaints were passed on to other departments for further review. Of the two complaints that were investigated, neither was substantiated.

Although these complaints are not substantiated, they provide valuable insight and help identify opportunities for control improvement. Themes from these complaints are also used for selecting projects to be included in our Annual Audit Plan. Without a Whistleblower Hotline in place, it is likely that many of these complaints would not have been received by the City.

Fraud can occur in any organization, often within routine processes. To help employees recognize red flags early, and prevent issues before they grow, Internal Audit delivers monthly Fraud Awareness Training sessions. In 2026, four sessions have been held to date, with one additional session planned for June. Attendance has averaged 20 to 25 employees per session, representing a cross-section of departments, including Finance, Supply Chain, Human Resources, and Operations.

Post-session feedback has been highly positive, with participants assigning the sessions an average rating of 4.5 on a scale of 1 to 5 (where 4 denotes 'very good' and 5 denotes 'excellent'), indicating an enhanced understanding of fraud risks relevant to the City. A key component of each session is the introduction and reinforcement of the City's Whistleblower Program, including the dedicated Whistleblower Hotline. Employees are informed of the available reporting channels, the protections afforded to whistleblowers, and the importance of reporting suspected fraud or irregularities without fear of retaliation. Internal Audit anticipates that these sessions will enhance employee awareness of fraud risks, strengthen early identification of potential issues, and promote the timely reporting of concerns through appropriate channels.

The Internal Audit Department would like to thank employees for providing additional information as requested and Administration for their assistance provided to complete investigations. Reporting these matters so they can be assessed and investigated increases the City of Regina's transparency and accountability.

DECISION HISTORY & AUTHORITY

In accordance with Table 1.1 section 2(h) of *The Committee Bylaw, Bylaw No. 2009-40*, the Audit and Finance Committee is authorized to consider and make recommendations to Council on any communications from the Internal Auditor, including the annual report on the Whistleblower Policy.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'V. Dhinarakar' or similar, with a stylized flourish at the end.

Dhinakar, Viswanathan
City Internal Auditor

Prepared by: Dhinarakar Viswanathan, City Internal Auditor



Provincial Disaster Assistance Program Request for Designation

Date	July 29, 2026
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	City Operations
Item #	CR26-92

RECOMMENDATION

That City Council approve the following resolution:

“That the City of Regina apply to the Saskatchewan Public Safety Agency to have the city designated as an eligible assistance area under the Provincial Disaster Assistance Program, as a result of a significant rainfall event on June 27 and 28, 2026 that resulted in damaged properties across the city.”

HISTORY

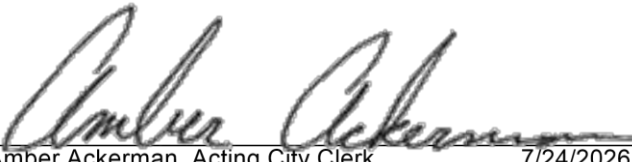
At its meeting on July 22, 2026, the Executive Committee considered item *EX26-75 Provincial Disaster Assistance Program Request for Designation* from Fire & Protective Services.

The Committee adopted a resolution to concur in the recommendation contained in the report.

Recommendation #2 of the attached report does not require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE



Amber Ackerman, Acting City Clerk 7/24/2026

ATTACHMENTS

EX26-75 Provincial Disaster Assistance Program Request for Designation



Provincial Disaster Assistance Program Request for Designation

Date	July 22, 2026
To	Executive Committee
From	City Operations
Service Area	Fire & Protective Services
Item No.	EX26-75

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Approve the following resolution:

“That the City of Regina apply to the Saskatchewan Public Safety Agency to have the city designated as an eligible assistance area under the Provincial Disaster Assistance Program, as a result of a significant rainfall event on June 27 and 28, 2026 that resulted in damaged properties across the city.”

2. Approve this recommendation at its meeting on July 29, 2026.

ISSUE

On June 27 and 28, 2026, the City of Regina (City) received significant rainfall in a short period of time. Neighbourhoods across Regina experienced flooding with potentially uninsurable losses. If approved by City Council, Administration will apply for designation under the Provincial Disaster Assistance Program (PDAP) to allow potential claimants to apply for funding.

Service Regina received 331 service requests related to excessive water in residents' homes and yards from this storm.

IMPACTS

Financial Impact

There is no cost to the City if the resolution passes and the designation is granted by PDAP.

There are no legal, policy, strategic priority, labour, environmental, Indigenous or Inclusion, Diversity, Equity & Accessibility (IDEA) impacts respecting this report.

OTHER OPTIONS

Not Approve Recommendation: If the recommendation is not approved, claimants will be unable to apply for and receive financial assistance through PDAP. This option is not recommended.

COMMUNICATIONS & ENGAGEMENT

The Emergency Preparedness & Business Continuity Branch will work with Strategic Communications & Customer Service to prepare messaging for Regina.ca, City social media platforms, develop scripts for Service Regina and other communications tactics to inform and direct claimants to PDAP for application and further information.

DISCUSSION

Emergency Preparedness & Business Continuity has filed the completed Request for Designation form with PDAP prior to the one-month deadline. If Council passes the recommended resolution, once it is received by PDAP and information regarding the designation is made available, claimants can begin the application process. PDAP provides assistance with repair or replacement of eligible, uninsurable essential items.

Some examples of items that are eligible to be covered under PDAP for a private claimant include:

- **Principal Residence**

- o Furnace and hot water heater including an inspection, cleaning and/or repairs according to SaskPower Emergency Procedures Guidelines
- o Essential contents as per section 3.6.5 of the PDAP Guidelines
- o Carpeting and underlay
- o Building including drywall, wall board, insulation, vapour barrier, etc.
- o Garage and driveway
- o Sewer, water and utility hookups
- o Work to minimize further damages such as temporary sandbagging or diking
- o Cleanup of debris including labour and equipment used to the maximum allowable in accordance with the PDAP Cleanup Guidelines
- o Mould remediation in exceptional circumstances as per section 3.6.4.2 in the PDAP

Guidelines

No assistance will be provided for damage or loss to property that is deemed to be non-essential to the restoration of a home or means of livelihood or non-essential community services. The compensation provided is based on costs to restore the property to its pre-disaster condition. Any improvements or upgrades to the property are the responsibility of the property owner.

The only exception is where codes or standards were changed prior to the date of the disaster and an upgrade is now required to meet the requirements of the changed code. This is only applicable if the upgrade is directly related to a repair that is eligible under PDAP.

Eligible private property damage claim expenses may be reimbursed up to a maximum of:

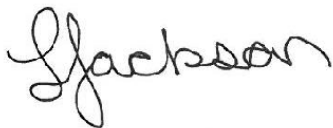
- \$240,000 for a principal residence.
- \$500,000 for small businesses including agricultural operations and communal organizations:
 - o Landlords who meet the small business criteria may be eligible to receive \$240,000 per unit up to a maximum of \$500,000 total for multiple properties.
- \$500,000 for non-profit organizations.

PDAP disaster assistance claims are cost-shared with each claimant and are net of any applicable depreciation. The cost-sharing formulas on eligible private claims means that five per cent of eligible expenses are the claimant's responsibility; the remaining 95 per cent of eligible expenses are payable by PDAP.

DECISION HISTORY & AUTHORITY

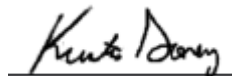
At its meeting held on October 8, 2025, City Council considered item *CM25-18 Provincial Disaster Assistance Program (PDAP)* and approved the recommendations that the City of Regina apply to the Saskatchewan Public Safety Agency to be designated as an eligible assistance area under the Provincial Disaster Assistance Program (PDAP) as a result of heavy rainfall events which occurred on September 13, 2025, and resulted in damaged properties across the city.

Respectfully Submitted,



Layne Jackson
Fire Chief, Fire & Protective Services

Respectfully Submitted,



Kurtis Doney
Deputy City Manager, City Operations

Prepared by: Kim Olsen, Manager, Emergency Preparedness & Business Continu



Citizen Appointments to Audit and Finance Committee

Date	July 29, 2026
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	Office of the City Clerk
Item #	CR26-93

RECOMMENDATION

That City Council approved the following appointments to the Audit and Finance Committee for a term of office as indicated below:

Joe Carson

July 29, 2026 to December 31, 2027

HISTORY

At its July 22, 2026, meeting, the Executive Committee considered in **private** session the attached report *E26-26 Citizen Appointments to Audit and Finance Committee* from the Office of the City Clerk.

The Committee adopted a resolution to concur in the recommendation contained in the report.

Recommendation #2 of the attached report does not require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE

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

Amber Ackerman, Acting City Clerk

ATTACHMENTS

E26-26 Citizen Appointment to Audit and Finance Committee



Citizen Appointment to Audit and Finance Committee

Date	July 22, 2026
To	Executive Committee
From	City Clerk's Office
Service Area	Office of the City Clerk
Item No.	E26-26

RECOMMENDATION

The Executive Committee recommends that City Council:

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

Joe Carson

July 29, 2026 to December 31, 2027

2. Approve this report at its meeting on July 29, 2026.

ISSUE

To facilitate the appointment of a citizen member to the Audit and Finance Committee, for the term specified in this report.

IMPACTS

Policy

In accordance with City Council's policy statement to Strengthening Eligibility and Diversity Requirements for board and committee representation:

"City Council values and seeks to further enhance the inclusive nature of Regina through living the values of respect and trust, celebrating the strength that comes from diversity and inviting participation from all in decision making. Nominees will have been recruited through an inclusive, transparent and equitable process and appointments made by City Council will reflect these objectives.

Representative citizen members provide a varied and valued perspective, reflecting and honouring the diversity of our community and bring experience, skills and expertise that contribute to good governance and informed decision making."

The advertisement placed on City communication channels, highlighted the policy statement to strengthen eligibility and diversity representation on all Boards, Commissions and Committees.

Serving on a committee of Council is both a privilege and means for the public to communicate with Council on behalf of the community.

There are no financial, legal, labour, environmental, strategic, Indigenous or Inclusion, Diversity, Equity & Accessibility impacts with respect to this report.

OTHER OPTIONS

None with respect to this report.

COMMUNICATIONS & ENGAGEMENT

Advertisements inviting interested citizens to apply for positions on the Audit and Finance Committee were posted on Meta platforms, Regina.ca and LinkedIn, beginning on Monday, June 1, 2026. The deadline for applications was Thursday, June 18, 2026.

After City Council has finalized the appointment, all applicants will be notified in writing of the outcome of their applications.

DISCUSSION

Executive Committee is required to nominate individuals for City Council consideration for the Audit and Finance Committee as presented in this report. The following information is provided on activities that have been carried out in preparation for the appointments:

Process for Determining Citizen Appointments to a Main Committee of Council:

1. Executive Committee is required to nominate individuals for City Council consideration to the Audit and Finance Committee.

In accordance with Council's previous direction, a nominating committee was established consisting of representatives from the Office of the City Clerk, the Chairperson of the Audit and Finance Committee, two additional members of Council appointed to the Committee, and a volunteering citizen member of the Committee.

No Chairperson or member of the Committee with an expiring term is eligible to participate in the nomination process. In these instances, the Vice-Chairperson for the Committee or an alternate member will serve on the nominating committee.

The Audit and Finance Committee is comprised of the Mayor, three citizen members and three Council Members, appointed by City Council.

The Office of the City Clerk received a letter of resignation from a citizen member appointed to the Audit and Finance Committee on May 27, 2026, resulting in a vacancy to the Committee.

To ensure that the staggered appointment terms as set by City Council continue, the position requiring an appointment resulting from the resignation, should continue the remaining term of the appointment until it expires, as follows:

- July 29, 2026 to December 31, 2027

DECISION HISTORY & AUTHORITY

On August 26, 2019, Council considered item *CM19-12 Strengthening Eligibility and Diversity* and approved an amendment to City Council's Policy Statement to enhance the gender and diversity representation of appointments to Municipal Boards, Commissions, Authorities, Committees and external agencies, along with the requirement that all advertising for these appointments includes specific reference to the amended Policy Statement.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Martha'.

Martha Neovard, Acting Deputy City Clerk
Office of the City Clerk

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Amber Ackerman'.

Amber Ackerman, Acting City Clerk
Office of the City Clerk

Prepared by: Melissa Munroe, Executive Assistant



Semi-Annual Review of Closed Executive Committee Items

Date	July 29, 2026
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	Office of the City Clerk
Item #	CR26-94

RECOMMENDATION

That City Council receive and file this report.

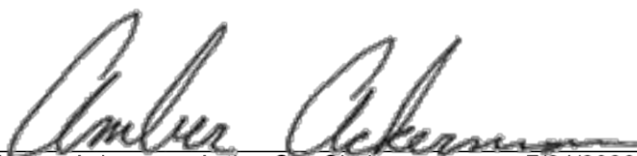
HISTORY

At its July 22, 2026, meeting, the Executive Committee considered in **private** session, the attached report *E26-31 Semi-Annual Review of Closed Executive Committee Items* from the Office of the City Clerk.

The Committee adopted a resolution to concur in the recommendation contained in the report.

Respectfully submitted,

EXECUTIVE COMMITTEE


Amber Ackerman, Acting City Clerk 7/24/2026

ATTACHMENTS

E26-31 Semi-Annual Review of Closed Executive Committee Items
Schedule1-ReportsForwardedtoCouncil



Semi-Annual Review of Closed Executive Committee Items

Date	July 22, 2026
To	Executive Committee
From	City Clerk's Office
Service Area	Office of the City Clerk
Item No.	E26-31

RECOMMENDATION

The Executive Committee recommends that City Council receive and file this report at its July 29, 2026, meeting.

ISSUE

In accordance with Section (4) of Schedule "A" of Bylaw No. 9004, *The Procedure Bylaw*, the Administration shall, on a semi-annual basis, review the confidential minutes of all Executive Committee meetings and report on items that may be released to the public.

IMPACTS

Strategic Priority Impact

A regular review of matters considered in private session aligns with the Strategic Priority of Operational Excellence by promoting an open and transparent government.

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

OTHER OPTIONS

None with respect to this report.

COMMUNICATIONS & ENGAGEMENT

Reports included on public agendas are available on the City's website.

DISCUSSION

Reports considered by the Executive Committee in private session from January 1, 2026 through June 30, 2026 have been compiled into the following schedule:

Schedule 1 (See attached)

Reports considered by the Committee and subsequently forwarded to City Council for approval.

DECISION HISTORY & AUTHORITY

At its meeting on February 25, 2026, City Council considered item *CR26-12 Semi-Annual Review of Closed Executive Committee Items* and adopted a resolution to receive and file the report.

Respectfully Submitted,



Martha Neovard, Acting Deputy City Clerk
Office of the City Clerk

Respectfully Submitted,



Amber Ackerman, Acting City Clerk
Office of the City Clerk

Prepared by: Martha Neovard, A/Deputy City Clerk

ATTACHMENTS

Schedule1 - Reports Forwarded to Council

**REVIEW OF CLOSED EXECUTIVE COMMITTEE ITEMS
JANUARY 1, 2026 – JUNE 30, 2026**

REPORTS FORWARDED TO CITY COUNCIL

Date Considered	Subject	Date Submitted to Council
February 11, 2026	E26-5 Semi-Annual Review of Closed Executive Committee Items	February 25, 2026
February 11, 2026	E26-6 Appointment to Regina Public Library and Human Resources Sub-Committee Governance	February 25, 2026
March 4, 2026	E26-8 2026 Citizen Appointments to Board of Revision and Regina Appeal Board	March 11, 2026
March 4, 2026	E26-9 Economic Development Regina Inc. - Appointment of Directors	March 11, 2026
March 4, 2026	E26-10 Buffalo Pound Water Treatment Corporation - Appointment of Directors & Amendment to Buffalo Pound Water Treatment Corporation Bylaw & the Unanimous Membership Agreement	March 11, 2026
March 4, 2026	E26-11 Regina Exhibition Association Ltd. - Appointment of Directors	March 11, 2026
March 18, 2026	E26-13 2026 Citizen Appointments to the Regina Airport Authority	April 22, 2026
April 29, 2026	E26-18 Economic Development Regina Inc. - Appointment of Directors	May 4, 2026
May 13, 2026	E26-21 Appointments to Regina Downtown Business Improvement District Board of Directors	May 20, 2026
May 13, 2026	E26-19 2025 Review of Outstanding Items	May 20, 2026
May 13, 2026	E26-14 Amendments to The Code of Ethics Bylaw – Part 1	May 20, 2026
May 13, 2026	E26-20 Code of Ethics Bylaw Amendments Report No. 2	May 20, 2026
June 17, 2026	E26-23 Citizen Appointments to Board of Revision	June 24, 2026



Parks Master Plan Update

Date	July 29, 2026
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	Planning & Development Services
Item #	CR26-95

RECOMMENDATION

That City Council receive and file this report.

HISTORY

At its meeting on July 22, 2026, the Executive Committee considered item *EX26-78 Parks Master Plan Update* from the City Planning & Community Development division.

The Committee adopted a resolution to concur in the recommendation contained in the report.

Respectfully submitted,

EXECUTIVE COMMITTEE

A handwritten signature in black ink, appearing to read 'Amber Ackerman', is written over a horizontal line.

Amber Ackerman, Acting City Clerk 7/24/2026

ATTACHMENTS

EX26-78 Parks Master Plan Update



Parks Master Plan Update

Date	July 22, 2026
To	Executive Committee
From	City Planning & Community Development
Service Area	Parks & Open Space Services
Item No.	EX26-78

RECOMMENDATION

The Executive Committee recommends that City Council receive and file this report at its meeting on July 22, 2026.

ISSUE

At its meeting on May 8, 2024, through report *CR24-45 Parks Master Plan*, City Council directed Administration to report on results from the Parks Master Plan (PMP) annually to Executive Committee. This report provides an update on the actions that were taken in 2025 to implement the PMP.

IMPACTS

Financial Impact

There are no financial implications associated with receiving this report, as this reports on previous the years work. As Administration continues with the implementation of the recommendations of the Parks Master Plan, any actions with financial implications will be brought to Council for consideration through the budget process.

Strategic Priority Impact

Implementation of the PMP supports the 2026-2029 Strategic Plan by enhancing vibrancy in Regina's parks and open spaces. The plan supports all three guiding principles regarding

Reconciliation, Environmental Sustainability and supports Inclusion, Diversity, Equity and Accessibility. While at the same time resource allocation to Regina's parks and open space system is cost effective and sustainable for the longer term.

Environmental Impact

Implementation of many of the PMP's key performance indicators (KPIs), along with other actions outlined in the plan, have the potential to positively impact energy consumption and greenhouse gas emissions. These impacts are largely the result of a reduction of intensive maintenance approaches, which reduce mowing-related emissions and the energy required to distribute potable water for irrigation.

These reductions, which are intended to result in an increased number of naturalized spaces throughout the parks and open space system, in-turn have the potential to improve air, water and soil quality while also improving plant and animal habitats.

Indigenous Impact

The PMP was one of the first plans developed by the City of Regina (City) that applied an Indigenous worldview to engagement and outcomes. The plan included a robust Indigenous engagement program led by a consulting team from the George Gordon First Nation. Through this process, staff met with Elders, Old Ones, Life Speakers, Pipe Carriers and their helpers, along with political leaders and community members from across Treaty 4 Territory. The process led to the inclusion of many of the plan's recommendations and helped staff establish lasting relationships in the community, which continue to inform its implementation.

At its foundation, the PMP was intended to be in alignment with kâ-nâsihcikêwin and associated Treaty Principles. Through an Indigenous worldview the plan is intended to provide a way forward to sustain, improve and develop our parks system over the next decade and beyond. Additionally, its target recommendations are grounded in the best practices and was additionally informed by a comprehensive public and stakeholder engagement process.

There are no legal, policy, labour or inclusion, diversity, equity and accessibility impacts respecting this report.

OTHER OPTIONS

There are no other options for this report as it is for information purposes only.

COMMUNICATIONS & ENGAGEMENT

There are no communications or engagement impacts from this report.

DISCUSSION

The PMP identifies seven Key Performance Indicator (KPI) targets as a foundation of the annual report to Council, to monitor how effectively Regina is reducing its impact of the surrounding environment. Together, these KPIs also help ensure that the community begins to use the space in ways that honour and reflect Indigenous principles of stewardship.

The table below presents the seven primary KPI's and 2025 results, following City Council's adoption of the plan in 2024.

Parks Master Plan – Seven Primary KPI's

	KPI	Target	Target Date	2025 Results
1	Number of Indigenous ceremonies hosted by the City of Regina annually.	Eight ceremonies or sweat lodge ceremonies held.	Annually 2024-onwards	14 Sweat Lodge Ceremonies
2	Total number of fruiting trees and shrubs within the parks and open space system maintained by partners.	25 fruiting trees and 50 fruiting shrubs planted by the City, maintained by partners in open space annually.	Annually 2025-onwards	120 fruiting trees and 140 fruiting shrubs planted during 2025. 1,000 fruiting shrubs given away to residents.
3	Per cent of Parks staff trained in the Identification of Native Plants.	25 per cent of permanent parks employees trained.	Quarter 4 2026	Currently 43 per cent of permanent staff are trained.
4	Total volume of potable water used to irrigate the parks and open space system.	Reduce potable water use in parks 5 per cent below average annual levels by 2025 and 10 per cent by 2027.	Quarter 4 2027	2025 irrigation volume sourced from potable water was reduced by 15.3 per cent from the five-year average.
5	Number of tree vacancies within the parks open space system.	Reduce 2023 vacancy count by 1,000 trees.	Quarter 4 2028	2023 assessed that there were currently 1,000 tree vacancies in

				parks. This plan committed to replace those identified vacancies by 2028. For 2025, there were 262 trees were planted. This reduced the 2023 total vacancy count to 626. Note – the target does not address new vacancies in parks from tree mortality since the 2023 count.
6	Total area of woodlots within the system.	Increase diverse woodlot inventory by four hectares.	Quarter 4 2028	0.2 ha increase in 2025 at the Cathedral Village Forest Project site in Les Sherman Park. This is a community-led project on City lands. Total = 1.2Ha / 4Ha
7	Total area of naturalized lands within the system.	25 per cent of parks and open spaces will be naturalized.	Quarter 4 2028	Naturalized area expanded by 5.7 per cent, now 18.1 per cent (246.55 ha) through added space reallocation and improved management practice in already designated space.

Beyond the KPIs identified, the plan outlines three overarching principles to guide further

implementation. These principles will ultimately shape forty-two measurable, KPI-style targets that support the plan's vision. The principles are:

- Principle 1: Regina's Parks are Sustainable
- Principle 2: Regina's Parks Connect Communities to Nature
- Principle 3: Regina's Parks are Equitable, Accessible, and Welcoming

The goals and targets within each Principle are phased across short, medium, and long-term horizons rather than being pursued concurrently. Responsibility for achieving these goals and targets is shared between the Parks & Open Space Services Department and the Recreation & Culture Department.

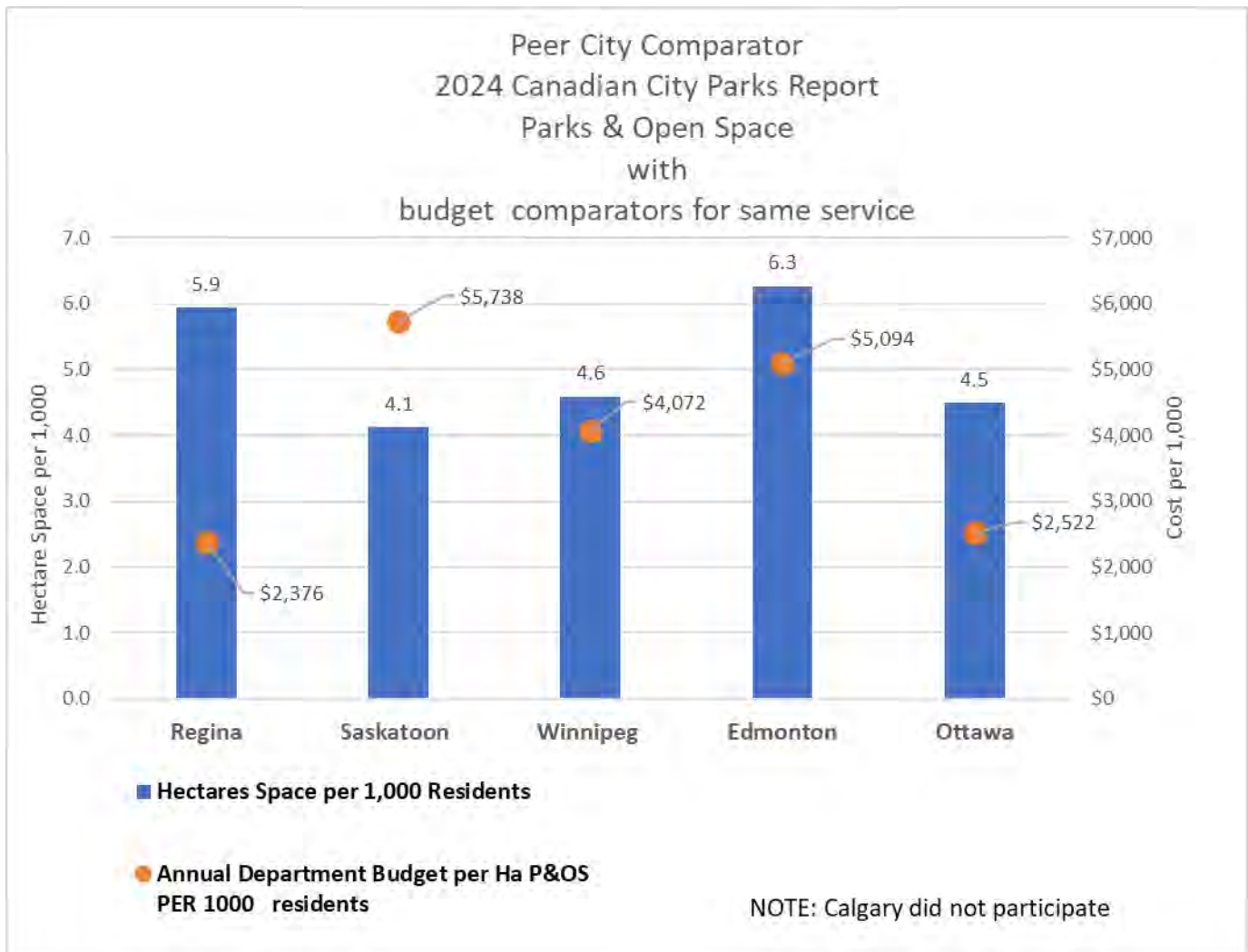
Further detail on the goals and targets advanced to date, along with their status, is provided in Appendix A: Principles Guiding Goals and Targetable Actions.

Comparator Cities

Regina's Strategic Plan additionally sets a Strategic Imperative to ensure that municipal property taxes are within the lowest 25 per cent of taxes among comparator Canadian cities. As part of this goal efficiency of service delivery is required to minimize pressure on taxation funded supported service. Parks & Open Space Operations is working to assist the City in achieving this goal.

The graph below compares both total funding spent and total hectares of space allocated for parks and open space activities; with both measures being displayed on a per 1,000 resident basis for comparative purposes. At an Operating and Capital investment combined for same service delivery, the City spends the lowest amount for its parks and open space per hectare while also providing the second highest quantity of overall hectares to maintain on a per 1,000 resident basis as compared to its comparator cities.

Source Data is from the 2024 Canadian City Parks Report with data that was collected from 35 participating cities.



Administration will continue to implement actions to meet the targets of the PMP.

DECISION HISTORY & AUTHORITY

On May 8, 2024, City Council considered report *CR24-45 Parks Master Plan* and approved the Parks Master Plan. As part of its approval, City Council directed Administration to report back to Executive Committee with an implementation update annually.

Respectfully Submitted,



Russell Eirich, Director
Parks & Open Space Services

Respectfully Submitted,



Deborah Bryden, Deputy City Manager
City Planning & Community Services

Prepared by: Ashley Thompson, Manager, Parks Technical Services

ATTACHMENTS

Appendix A - Principles Guiding Goals and Targetable Actions

Appendix A: Principles Guiding Goals and Targetable Actions

Note: The following summarizes the progress on actions to date. The entire list is published in the Parks Master Plan.

Principle 1: Regina's Parks are Sustainable			
	Recommendation	Timeframe	2025 Activities
Goal 1.1: Mitigate and adapt to climate change			
1.1.3	Update the Regina Urban Forest Management Strategy	Medium-term	Data collection and analysis was completed by a consultant. Community and Indigenous engagement work completed by City staff.
1.1.4	Update seed specifications, develop new hardy plant lists	Short-term	Specifications and lists completed and published.
1.2.2	Find opportunities to reduce potable water use for irrigation in parks	Short-term	2025 irrigation volume was reduced by 15.3 per cent from the five-year average, see KPI 4. This reduction was based on a multi-year Evapotranspiration (ET) study on six test sites. This additionally reduced reliance on potable water supply.
1.3.3	Improve coordination of infrastructure and initiatives that may impact parks and open spaces	Short-term	Parks Technical Services staff attend weekly construction scheduling meetings hosted by Sustainable Infrastructure department.
Principle 2: Regina's Parks Connect Communities to Nature and Place			
	Recommendation	Timeframe	2025 Activities
Goal 2.2: Expand Interpretation			
2.2.2	Update park naming policies to foster collaboration with the Indigenous community	Short-term	This work is in progress. An update on the Civic Naming Committee Guidelines Policy is scheduled to come to Council in Q4 2026.

2.2.4	Continue to engage and work with Indigenous groups to identify appropriate and meaningful ways to approach incorporating Indigenous medicinal and traditional plants into the park landscape	Short-term	This is completed on a case-by-case basis. The Grandfather Teachings project included native plants (installed at Ken Jenkins Park).
Principle 3: Regina's Parks are Equitable, Accessible and Welcoming			
	Recommendation	Timeframe	2025 Activities
Goal 3.1: Ensure that parks are inclusive, accessible and safe for all			
3.1.2	Establish an inclusive and welcoming location within the parks system dedicated to supporting Indigenous ceremony	Short-term	An Indigenous ceremony site was designated in 2023. The process of designing a building that includes ceremony spaces as well as other education, support and cultural programming spaces has begun. Future construction will be dependent on City budget and public and private partnership development. More details regarding the timeline and budget will be known in Q4 2026.
3.1.3	Use universal design principles when designing and improving park amenities including pathways, washrooms, seating, picnic areas, access to natural spaces and wayfinding.	Short-term/Ongoing	All projects are designed with universal design principles.
3.1.4	Create a washroom strategy	Short-term, recommending medium term	A strategy has been drafted but due to costs to build and maintain washrooms in parks, Administration recommends moving this recommendation to a medium-term timeframe.

Goal 3.2: Work towards equitable distribution of parks and park resources			
3.2.3	Develop a Park Condition Assessment Tool	Short-term	Consultants developed an asset rating tool to complete an asset inventory in 2025. Internal geospatial staff will be transferring the data collected to City systems later in 2026 for use by City staff. Once that work is complete, the geospatial team will create an inhouse field collection tool for continual updating of asset records and maintenance tracking.
3.2.4	Utilize the Park Condition Assessment Tool to identify parks most in need of park resources or renewal and develop renewal plans	Short-term, recommending medium term	Next steps are data integration into City systems and development of a field app to maintain updates. Due to staff capacity this work will be moved to the medium-term.
3.2.5	Create asset inventories to form a comprehensive database for use in planning, management and budgeting	Short-term, recommending medium term	Parks asset data was collected as part of the park condition assessment project in 2025. Next steps are data integration into City systems and development of a field app to maintain updates. Due to staff capacity, this work will be moved to the medium-term.



Regina Housing Strategy

Date	July 29, 2026
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	City Planning & Community Services
Item #	CR26-96

RECOMMENDATION

That City Council:

1. Approve the following amendments to Appendix A of the report:
 - a. Amend the language of Action Item No. 10 of the Plan, to read as follows:

“Advocate for amendments, where practical, to the National Building Code of Canada that support housing production, that do not decrease accessibility or safety requirements.”
 - b. Amend the summary of Core Housing Needs contained in Appendix A to read as follows:

“These were disproportionately represented by low-income households, Indigenous people, people with disabilities, single caregivers and refugee-claimants. More housing is needed to support these residents and other residents who face discrimination such as the 2SLGBTQIA+ community, women and children, newcomers, people with disabilities, people with addictions or experiencing mental or physical health challenges and residents transitioning out of systems such as jail/prison, hospitals and the child welfare system.”
2. Direct Administration to consult with the Accessibility Advisory Committee on the Housing Strategy and report back to the September 16, 2026 Executive Committee with any recommended accessibility considerations.
3. Refer this report to the September 16, 2026, Executive Committee meeting and direct

Administration to prepare a supplemental report for that meeting that includes the following information:

- a. A revised table of action items contained in Appendix A, that clearly distinguishes between those action items for which Administration can identify a specific timeline within its control, and those items which require advocacy to an external body to complete;
- b. Information respecting how Tax Increment Financing may be used as a tool to advance the City's housing strategy goals across the housing continuum, and options for its usage;
- c. A summary analysis of how the City of Regina could support infill development by engaging in the role of pre-developer, or developer, in select cases, to provide shovel ready options for builders, in an effort to reduce the risk for developers and expedite timelines, recognizing that City infill goals and that infill projects can be costly, risky, and often have low margins and long-term horizons for development;
- d. Options to provide developers with information required to advance infill projects (e.g., water, wastewater mapping), which are currently the responsibility of developers to seek and pay for.

HISTORY

At its July 22, 2026, meeting, the Executive Committee considered the attached report *EX26-77 Regina Housing Strategy* from the City Planning & Community Services Division.

The following addressed the Committee:

- EX26-80 William Wells, Regina, SK
- Maria Vaiasco, CHF Canada, Saskatoon, SK

The Committee received and filed communication EX26-81 from Landon Field, Rental Housing Saskatchewan, Saskatoon, SK.

The Committee adopted the following resolution:

The Executive Committee recommends that City Council:

1. Approve the following amendments to Appendix A of the report:

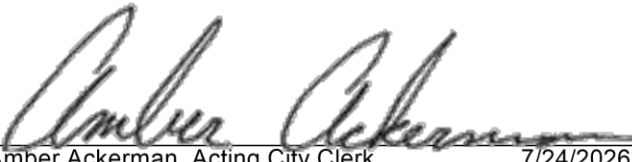
- a. Amend the language of Action Item No. 10 of the Plan, to read as follows: “Advocate for amendments, where practical, to the National Building Code of Canada that support housing production, that do not decrease accessibility or safety requirements.”
 - b. Amend the summary of Core Housing Needs contained in Appendix A to read as follows:

“These were disproportionately represented by low-income households, Indigenous people, people with disabilities, single caregivers and refugee-claimants. More housing is needed to support these residents and other residents who face discrimination such as the 2SLGBTQIA+ community, women and children, newcomers, people with disabilities, people with addictions or experiencing mental or physical health challenges and residents transitioning out of systems such as jail/prison, hospitals and the child welfare system.”
2. Direct Administration to consult with the Accessibility Advisory Committee on the Housing Strategy and report back to Executive Committee with any recommended accessibility considerations by Q3 of 2026.
 3. Refer this report to the September 16, 2026, Executive Committee meeting and direct Administration to prepare a supplemental report for that meeting that includes the following:
 - a. A revised table of action items contained in Appendix A, that clearly distinguishes between those action items for which Administration can identify a specific timeline within its control, and those items which require advocacy to an external body to complete;
 - b. Information respecting how Tax Increment Financing may be used as a tool to advance the City’s housing strategy goals across the housing continuum, and options for its usage;
 - c. A summary analysis of how the City of Regina could support infill development by engaging in the role of pre-developer, or developer, in select cases, to provide shovel ready options for builders, in an effort to reduce the risk for developers and expedite timelines, recognizing that City infill goals and that infill projects can be costly, risky, and often have low margins and long-term horizons for development;
 - d. Options to provide developers with information required to advance infill projects (e.g., water, wastewater mapping), which are currently the responsibility of developers to seek and pay for.

Recommendation #3 of the attached report does not require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE



Amber Ackerman, Acting City Clerk 7/24/2026



Globe Theatre Funding Request

Date	July 29, 2026
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	Office of the City Manager
Item #	CR26-97

RECOMMENDATION

That Council:

1. Approve a withdrawal from the General Fund Reserve of \$1,386,000 for the purpose of providing a grant to the Globe Theatre.
2. Delegate authority to the City Manager to negotiate and approve the terms and conditions of a funding agreement between the City of Regina and Globe Theatre as described in this report.
3. Authorize the City Clerk to execute the necessary agreements after review and approval by the City Solicitor.

HISTORY

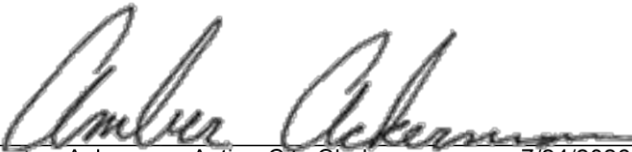
At its meeting on July 22, 2026, the Executive Committee considered in **private** session, item E26-27 *Globe Theatre Funding Request* from the Government Relations division

Oz Weaver, representing The Globe Theatre, Regina, SK addressed the Executive Committee.

The Committee adopted a resolution to concur in the recommendation contained in the report.

Respectfully submitted,

EXECUTIVE COMMITTEE



Amber Ackerman, Acting City Clerk 7/24/2026

ATTACHMENTS

E26-27 Globe Theatre Funding Request



Globe Theatre Funding Request

Date	July 22, 2026
To	Executive Committee
From	City Manager's Office
Service Area	Office of the City Manager
Item No.	E26-27

RECOMMENDATION

The Executive Committee recommends that Council:

1. Approve a withdrawal from the General Fund Reserve of \$1,386,000 for the purpose of providing a grant to the Globe Theatre;
2. Delegate authority to the City Manager to negotiate and approve the terms and conditions of a funding agreement between the City of Regina and Globe Theatre as described in this report; and
3. Authorize the City Clerk to execute the necessary agreements after review and approval by the City Solicitor.

ISSUE

The Globe Theatre (the Globe) is requesting \$1,386,000 from the City of Regina (City) due to significant cashflow pressures resulting from their major renovation project. Without immediate financial support, the Globe has indicated they will begin an orderly shutdown or significant reduction of operations. The one-time investment would provide enough funding to ensure the Globe can continue operating through their 2026-2027 season.

IMPACTS

Financial Impact

The recommendation to provide \$1,386,000 requires using money from the General Fund Reserve (GFR). The current forecasted uncommitted balance of the GFR is \$21.3 million. The minimum balance is \$35.8 million and the maximum balance is \$71.5 million. The primary purpose of the GFR is to:

- Provide a source of funding to smooth the financial impact of revenue fluctuations and cost increases; and
- To provide one-time funding for unanticipated activities, operations, projects or expenses

The financial risk of using the GFR as a funding source when the GFR is below its minimum threshold is that the City has less financial cushion to respond to emergencies or to quickly match unexpected grant opportunities.

Policy Impact

The Globe is a Community Partner through the Culture Stream of the Community Investment Grant Program (CIGP). Community Partner Grants provide up to four years of core operation and core program funding to non-profit organizations that play a unique, strategic and essential role in the community. The Globe is approved to receive \$128,000 per year for four years, subject to approval of CIGP in the budget each year, from 2025 through 2028. It is not standard practice to provide additional funding to Community Partners. However, they are an important organization for Regina and specifically for Regina's downtown.

Strategic Priority Impact

The recommendation supports the Strategic Priority of Vibrancy. Administration recognizes that supporting the Globe means helping ensure the downtown thrives as a vibrant destination that attracts residents and visitors. The recommendation also supports the Strategic Priority of Prosperity as the Globe plays a role in growing Regina's visitor economy.

There are no legal, labour, environmental, Indigenous, or IDEA impacts respecting this report.

OTHER OPTIONS

Option 1 – Provide the Globe with \$1,386,000 - RECOMMENDED

The recommended option to provide the requested \$1,386,000 allows the Globe to address accrued payables and urgent project obligations. This level of funding ensures they can continue operating through their 2026-2027 season as planned. The Globe stated that they will direct the funding

towards the highest-priority outstanding financial obligations required to stabilize cash flow and complete the capital project close-out.

This option is recommended because without immediate support, the Globe may not be able to deliver its 2026-2027 season as planned. Without immediate financial support, the Globe has indicated they will begin an orderly shutdown or significant reduction of operations. Scaling down operations would impact the Globe's future revenues which would further compound its financial challenges.

This option is also recommended because it protects the City's previous \$8.58 million investment towards the renovation project. Based on available financial information, the Globe's current financial challenges are not due to declining attendance/ticket sales. It does appear that the Globe can continue being a successful theatre if it can remedy its outstanding financial obligations.

Option 2 – Advance the Globe its 2027 and 2028 CIGP funding of \$256,000 - NOT RECOMMENDED

As a Community Partner through the CIGP, the Globe is approved to receive \$128,000 for four years, subject to approval of CIGP in the budget each year, from 2025 through 2028. To help support the Globe through its short-term cashflow challenges, Administration considered providing the 2027 and 2028 CIGP Community Partner funding now.

However, through discussions with the Globe, this level of funding would not be enough to address the current cashflow challenges. For example, roughly \$1 million of outstanding payables is currently owed. Providing less than the recommended amount does not materially help the Globe and would still likely result in impacts to the Globe's operations.

Option 3 – Do not provide any financial support to the Globe - NOT RECOMMENDED

Council can decide not to provide the Globe with funding. Without immediate financial support, the Globe has indicated they will begin an orderly shutdown or significant reduction of operations. Scaling down operations would impact the Globe's future revenues which would further compound its financial challenges. It is unlikely that the Globe will be positioned to recover on its own and compromising the upcoming season will exacerbate the current financial challenges.

COMMUNICATIONS & ENGAGEMENT

None with respect to this report.

DISCUSSION

Globe Theatre Cashflow Issues

The Globe undertook a full heritage building reconstruction, including a theatre-in-the-round, black box theatre, theatre school, production spaces, rehearsal spaces, lobbies, administrative space, and accessibility upgrades. They are now experiencing significant cashflow pressures due to challenges related to their major renovation project. According to the Globe, it has depleted its cash reserves to support the renovation capital costs, service project-related debt and pay current obligations. There are now also other urgent capital costs that cannot be addressed that could jeopardize the upcoming season.

However, providing the recommended funding does not address the Globe's entire financial challenges. The requested funding is intended to help stabilize the Globe's operations. In total, they require roughly \$16.3 million to pay off all outstanding debts and payables. The Globe is working to secure \$12 million from the federal government. It also has another roughly \$2.9 million confirmed or pledged from fundraising, sponsorships, consultant cost reductions, and confirmed gift payments.

As a major arts and cultural organization in Regina, the Globe supports affordable access to live theatre, Pay-What-You-Will performances, student and artist pricing, theatre school programming, free and low-cost community programming, Indigenous artists and audiences, local artists and cultural organizations, community use of the black box theatre, and training opportunities for emerging artists, technicians, and cultural workers.

DECISION HISTORY & AUTHORITY

None with respect to this report.

Respectfully Submitted,



Jeff May, Acting Chief Financial Officer

Respectfully Submitted,



Jim Nicol, Interim City Manager

Prepared by: Ryan Gray, Manager, Government Relations

MOTION

July 29, 2026

To: Mayor Bachynski and City Councillors

Re: Project No Excuses

WHEREAS numerous residents, visitors, and business patrons cite parking rules, fees, and transit costs as barriers to downtown visitation, creating “excuses” not to shop, dine, attend events, or conduct business;

WHEREAS eliminating these barriers through a targeted downtown pilot, balanced with time limits for turnover and strong data monitoring, directly addresses complaints while promoting economic vitality, equity, safety, and modal options without increasing property taxes;

WHEREAS Regina Transit’s \$53-58M operating budget (2026) is 74% subsidized with \$13.74M total revenue, \$11.85M fare and passes revenue post-10% fare increase; making downtown core routes free with enhancements, creating a manageable gap off-settable via efficiencies, grants, partnerships, and benefits like increased downtown spending, economic multipliers, higher assessments/Municipal Revenue Sharing (MRS) from the Province, and safety gains from more “eyes on the street”;

WHEREAS the successful F.W. Johnson Collegiate youth free-fare pilot tripled ridership, demonstrating strong demand when barriers drop,

WHEREAS a senior-focused pass adds dignity and equity;

WHEREAS all elements must maintain net-zero impact on the operating budget (no property tax/mill rate hike) through creative offsets, aligning with fiscal accountability and the 2026 \$676M+ budget context;

THEREFORE BE IT RESOLVED that City Council direct Administration to:

1. Report back as part of the 2027-2028 budget deliberations with a 12-month Downtown Mobility Pilot titled “Project No Excuses,” to commence upon approval no later than Q1 2027, with a focus on the downtown core, with recommendations respecting the following:
 - a. Scope – Free Time-Limited Access:
 - i. A fare-free pilot option on a designated downtown bus route and/or routes/shuttles;
 - ii. Free two-hour time-limited on-street parking in downtown paid zones; with

maintenance of resident permit programs to prevent spillover;

b. Integrated Enhancements:

- i. Technology integration for dynamic parking/traffic/safety management, to position Regina as an innovation leader;
- ii. Targeted equity expansions building on youth pilot successes.

c. Joint Analysis & Evaluation:

- i. Quarterly reports evaluating data on ridership, foot traffic, spending, business surveys, congestion, crime/safety metrics, equity outcomes, economic indicators (assessments, MRS implications), and net fiscal impact;
- ii. Final report following the pilot's conclusion with clear recommendations for continuation and/or expansion, or termination of the program, including a sensitivity analysis;
- iii. Clear KPIs and sunset dates if targets are unmet.

d. Program funding goals to address a gross funding gap of \$39.7M annually, with a goal of net-zero, with no associated mill rate increase for the program, leveraging the following elements to fully offset any induced costs:

- i. Efficiencies through technology optimizations such as route rationalization, electric fleet, and on-demand service for approximately \$4-6M;
- ii. Provincial/federal grants, P3 opportunities, employer contributions, advertising opportunities, Business Improvement District levies, for approximately \$5-8M;
- iii. Land value capture and Transit-Oriented Development charges and non-tax revenues for approximately \$3-5M;
- iv. Economic uplift benefits: Downtown spending multipliers \$5-10M+ activity for higher property assessments/MRS share and police safety savings through reducing policing calls;

e. Modeling for best/worst/likely scenarios confirming net-zero or positive ROI; with reserve and phasing leveraged as for bridging, with no mill rate impact; and reallocation of funding from non-core service areas, as needed;

f. Confirmation of net annual taxpayer cost after all offsets/benefits for scenarios, to ensure no associated property tax increases; and

2. Report back to Executive Committee within 60 days of City Council approval, with a detailed implementation plan including timelines, communication strategy ("No Excuses" branding), risk mitigations for congestion, enforcement, and full fiscal modeling incorporating economic/Municipal Revenue Sharing/safety benefits.

Respectfully submitted,

A handwritten signature in blue ink, appearing to be 'G. Tsiklis', written over a thin horizontal line.

George Tsiklis
Councillor – Ward 2

MOTION

July 29, 2026

To: Mayor Bachynski and City Councillors

Re: Project Service Prioritization

WHEREAS making short-term, prudent adjustments to pay down debt, rebuild reserves, and secure a stronger financial future, City Council must understand impacts of service prioritization in budget considerations and decision making;

WHEREAS excellent core services that residents rely on every day: safe roads, reliable water, strong police and fire protection, effective waste management, and sound planning are crucial to the operation of our growing city;

WHEREAS the 2026 Budget Book makes clear that delivering more than 60 services while deferring infrastructure maintenance has created a large infrastructure deficit and driven record property tax increases;

WHEREAS strengthening the essential services, optimizing the discretionary services, and returning property taxes to a sustainable future path requires a disciplined approach; and

WHEREAS at the time of making its budget decisions, City Council requires clear understanding of priority services and any impacts to Regina residents when considering making changes to city services;

THEREFORE BE IT RESOLVED that City Council direct Administration to:

1. Prepare a report respecting work plan for a proposed Service Prioritization report as outlined below, that includes detailed scope, methodology, timeline, and work plan for completion of the Service Prioritization report, to be brought to City Council at its August 26, 2026 meeting for approval;
2. Pending City Council approval of the above work plan, prepare a Service Prioritization report that includes the following information:
 - a. Classification of all city services into recommended defined categories (ex. Core/Mandatory, Discretionary, and Hybrid) with 2026 cost breakdowns;
 - b. Options and recommendations for a 3-to-5-year Service Excellence & Sustainability Plan that could reduce annual spending overall by optimizing discretionary services while protecting and strengthening core services, therefore reducing property taxes

collected by 5 to 10%;

- c. City-wide public engagement and a full risk assessment;
- 3. Report back to the Audit and Finance Committee at its October 29, 2026 meeting with a finalized Service Prioritization report with recommendations to City Council on financial impacts for key service priorities for the 2027-2028 budget deliberations;
- 4. Upon completion of the service prioritization review, to incorporate service level realignment and associated strategic planning into the City's Long-Term Financial Plan.

Respectfully submitted,



George Tsiklis
Councillor – Ward 2

MOTION

July 29, 2026

To: Mayor Bachynski and City Councillors

Re: Updates to Council Policies

WHEREAS rising ticket prices, sponsorships, and travel costs are increasingly cost-prohibitive under current allowances, limiting Councillors' ability to support and participate in ward-level initiatives;

WHEREAS Councillors are routinely required to cover legitimate expenses personally, which is unfair and unsustainable;

WHEREAS the Councillor role extracts a heavy personal toll through extensive time devoted to public service, often at the direct expense of family life and spousal relationships;

WHEREAS this combination of financial burdens and family strain deters qualified candidates — professionals, parents, small-business owners, and those from diverse backgrounds — who cannot afford the personal and relational price of public office;

WHEREAS paying for optional spousal attendance at appropriate City-related events is therefore not merely a financial perk but a targeted recognition of this sacrifice, that supports mental health, relationship well-being, and long-term retention by allowing couples to share some of the public-facing aspects of the role together; and

WHEREAS updating expense allowances for Councillors, including family considerations, is a reasonable, incremental step toward competitiveness and human-centered governance

THEREFORE BE IT RESOLVED that City Council:

1. Direct Administration to report back with impacts and options for Council's consideration in the 2027-2028 budget deliberations, for the following increases to annual Councillor expense allowances:
 - a. Travel and communication expense allowance from \$10,000 to \$20,000; and
 - b. Home and office expense allowance from \$3,800 to \$7,600;

2. Amend *The Code of Ethics Bylaw, Bylaw No. 2017-4*, Council Support Policy and Elected Official Travel Policy to explicitly allow, at the individual Councillor's discretion, reimbursement of one additional spouse or designated guest ticket/fee for City-related events attended in an official capacity; and
3. Approve an automatic annual Consumer Price Index (CPI) (Regina CMA geographic area consumer price index as released by Statistics Canada) to Councillor expense allowances beginning in Q1 2027, applied at the start of each fiscal year, to prevent future erosion due to inflation in postal rates, digital tools, and event costs. Notwithstanding any other provision, commencement shall be postponed to Q1 2028 should the increased expense allowances referenced in point #1 receive approval in the 2027 budget.

Respectfully submitted,



George Tsiklis
Councillor – Ward 2

MOTION

July 29, 2026

To: Mayor Bachynski and City Councillors

Re: Installation of Additional Benches – Norseman Park Walking Path in Harbour Landing

WHEREAS there is limited seating available along the walking path in Norseman Park in Harbour Landing;

WHEREAS community members in Harbour Landing have submitted a request to install additional benches along the path for use by senior residents utilizing the walking paths;

WHEREAS City Council has previously endorsed the City of Regina as an age-friendly community by participating, supporting, promoting, and working to assess and improve inclusion and accessibility for individuals of all ages;

WHEREAS Harbour Landing is a diverse community with many options for senior-friendly housing, green spaces, and home to many multi-generational families; and

WHEREAS keeping green spaces and walking pathways accessible to all ages for participation in outdoor activities, socialization, and park enjoyment is central to Vibrancy, one of City Council's strategic priorities for 2026-2029;

THEREFORE BE IT RESOLVED that City Council direct Administration to report back to City Council as part of the 2027-2028 budget deliberations on the following respecting the installation of benches as outlined in the aerial map, in blue, attached as Appendix A:

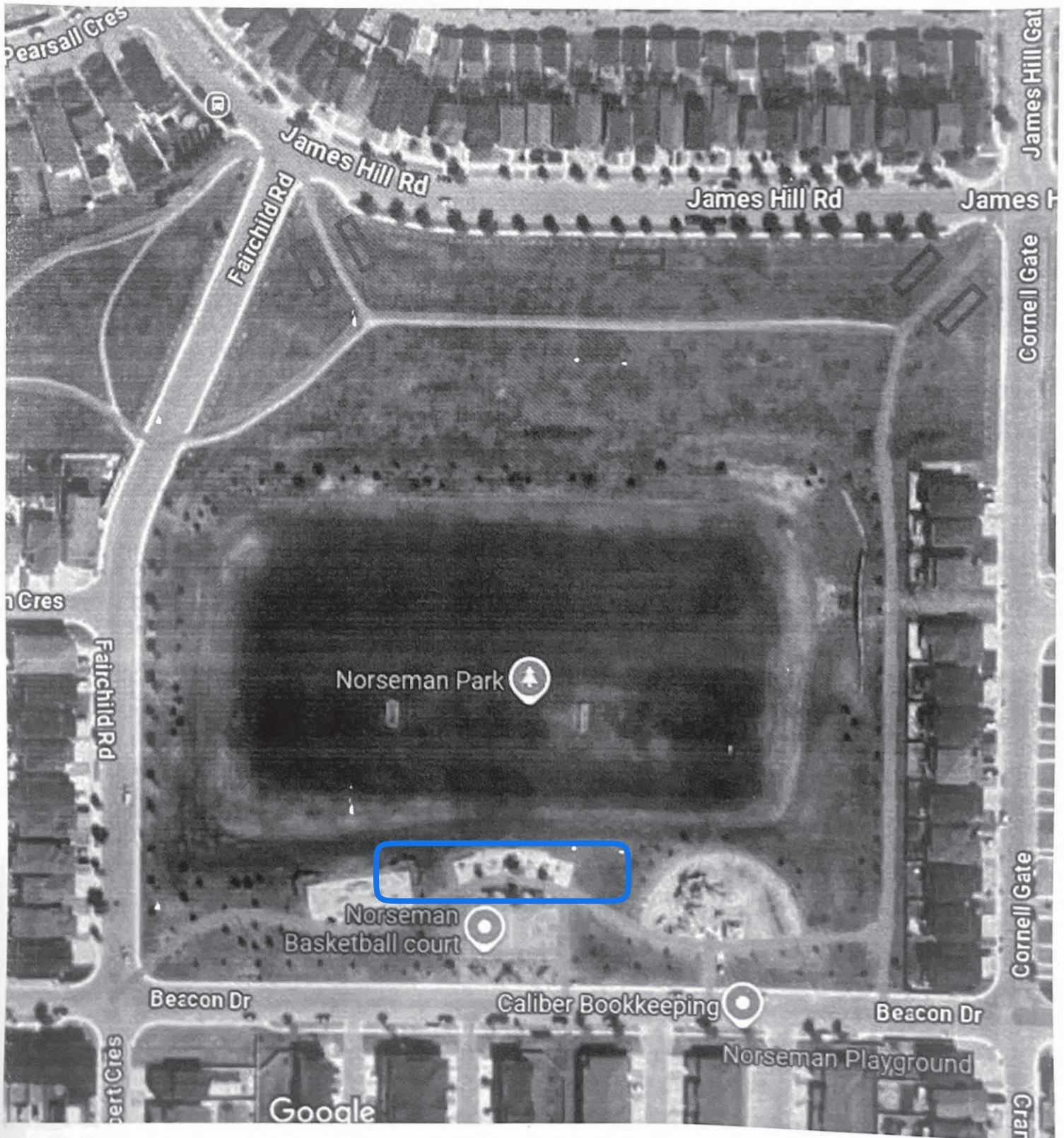
1. Estimated total cost and per-bench cost including supply, installation, concrete pads if required, and any site preparation;
2. Recommended number and style of benches, with consideration of senior-friendly features such as armrests and appropriate seat height;
3. Proposed installation timeline, with a target of completion in 2027 prior to peak summer pathway use, where feasible; and
4. Identify funding options for the installation of the required number of benches.

Respectfully submitted,

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

George Tsiklis
Councillor – Ward 2

Request to put new benches at following location at Norsemen Park Location Marked with Blue



BYLAW NO. 2026-41

THE CURRIE FIELD ALCOHOL AMENDMENT BYLAW, 2026

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 The purpose of this Bylaw is to remove the limit of 6 special events per year when alcohol may be sold at Currie Field.
- 2 The authority for this Bylaw is section 8 of *The Cities Act* and section 19 of *The Alcohol Control Regulations, 2016*.
- 3 Bylaw 2005-39, being *The Currie Field Alcohol Bylaw* is amended in the manner set forth in this Bylaw.
- 4 Section 1 is amended by striking out “section 14 of *The Alcohol and Gaming Regulations, 2013*” and substituting “section 19 of *The Alcohol Control Regulations, 2016*”.
- 5 Clause 3(b) is amended by striking out “, provided that there shall not be more than six (6) Special Events during any calendar year”.
- 6 This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 29th DAY OF July, 2026.

READ A SECOND TIME THIS 29th DAY OF July, 2026.

READ A THIRD TIME AND PASSED THIS 29th DAY OF July, 2026.

Mayor

City Clerk (SEAL)

CERTIFIED A TRUE COPY

City Clerk

Approved as to form this 23rd day of July, 2026.
Christal C.
City Solicitor

ABSTRACT

BYLAW NO. 2026-41

THE CURRIE FIELD ALCOHOL AMENDMENT BYLAW, 2026

PURPOSE:	The purpose of this Bylaw is to remove the limit on the number of permitted special events for Currie Field.
ABSTRACT:	The City has entered into a lease for Currie Field and has agreed to remove the limit on the number of special events to be held each year under a liquor permit.
STATUTORY AUTHORITY:	The authority for this Bylaw is section 8 of <i>The Cities Act</i> and section 19 of <i>The Alcohol Control Regulations, 2016</i> .
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	N/A
PUBLIC NOTICE:	N/A
REFERENCE:	Executive Committee, June 17, 2026, EX26-74 and City Council, June 24, 2026, CR26-78
AMENDS/REPEALS:	Amends Bylaw 2005-39
CLASSIFICATION:	Administrative
INITIATING DIVISION:	City Planning & Community Services
INITIATING DEPARTMENT:	Recreation & Cultural Services

BYLAW NO. 2026-42

THE REGINA LEISURE FEES AMENDMENT BYLAW, 2026

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 The purpose of this Bylaw is to remove fees for Currie Field which will be managed by an external lessee pursuant to a lease, beginning on December 1, 2026.
- 2 The authority for this Bylaw is section 8 of *The Cities Act*.
- 3 Bylaw 2022-52, being *The Regina Leisure Fees Bylaw, 2022* is amended in the manner set forth in this Bylaw.
- 4 Schedule H is amended by striking out the following:

Currie Field

Adult /Private	74.66	77.65	80.75	83.98
Youth/Child Governing Sport Body Allocations	48.53	50.47	52.49	54.59
Adult Tournament Rate	37.33	-	-	-
Youth Tournament Rate	24.26	-	-	-

- 5 This Bylaw comes into force on December 1, 2026.

READ A FIRST TIME THIS 29th DAY OF July, 2026.

READ A SECOND TIME THIS 29th DAY OF July, 2026.

READ A THIRD TIME AND PASSED THIS 29th DAY OF July, 2026.

Mayor

City Clerk (SEAL)

CERTIFIED A TRUE COPY

City Clerk

Approved as to form this 23rd day of
July, 2026.
Christal O...
City Solicitor

ABSTRACT

BYLAW NO. 2026-42

THE REGINA LEISURE FEES AMENDMENT BYLAW, 2026

PURPOSE:	The purpose of this Bylaw is to remove fees for Currie Field.
ABSTRACT:	The City has entered into a lease with a lessee and will no longer be responsible for permitting use of Currie Field by user groups effective December 1, 2026.
STATUTORY AUTHORITY:	The authority for this Bylaw is section 8 of <i>The Cities Act</i> .
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	N/A
PUBLIC NOTICE:	N/A
REFERENCE:	Executive Committee, June 17, 2026, EX26-74 and City Council, June 24, 2026, CR26-78
AMENDS/REPEALS:	Amends Bylaw 2022-52
CLASSIFICATION:	Administrative
INITIATING DIVISION:	City Planning & Community Services
INITIATING DEPARTMENT:	Recreation & Cultural Services

BYLAW NO. 2026-43

THE WASTEWATER AND STORM WATER AMENDMENT BYLAW, 2026

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 The purpose of this Bylaw is to amend *The Wastewater and Storm Water Bylaw, 2016*, in relation to housekeeping amendments for various positions in the organization, updates language to be more inclusive, updates process for wastewater haulers, clarifies surcharge parameters and updates fees for the hauled waste station.
- 2 The authority for this Bylaw is section 8 of *The Cities Act*.
- 3 Bylaw No. 2016-24 is amended in the manner set forth in this Bylaw.
- 4 In this Bylaw, “his or her” is deleted and “their” is substituted wherever it appears.
- 5 Subsection 3(f) is amended by striking out “2003-7” and substituting “2023-59”.
- 6 Subsection 3(m) is amended by adding “environment” before “or public drainage system”.
- 7 Subsection 3(w.1) is repealed.
- 8 Subsection 3(y) is amended:
 - (a) by striking out “61” and substituting “60”; and
 - (b) by adding “-25” after “D93”.
- 9 Subsection 3(ccc) is amended by striking out “one-half inch” and substituting “12.5 millimeters”.
- 10 Subsection 3(iii) is amended by striking out “8941” and substituting “8942”.
- 11 Subsection 3(kkk.1) is amended by striking out “waste water” and substituting “water waste” wherever it appears.
- 12 Subclause 10(c)(i) is amended:
 - (a) by striking out “and” and substituting “,”; and
 - (b) by adding “, and C” after “B”.

- 13 Section 21 is amended by striking out “allowable”.
- 14 Section 24 is amended by striking out “impact” and substituting “effect”.
- 15 Section 32 is repealed and the following substituted:
- “32 In the event that a person cannot comply with section 31 of this Bylaw, or the City determines that the characteristics of a person's wastewater has the potential for an adverse effect on the public sewage works, then such person shall enter into a pre-treatment plan agreement with the City, prior to discharge or release of wastewater to the public sewage works on such terms, conditions or fees as the City Manager may determine.”
- 16 Section 35 is amended by striking out “for grease”.
- 17 Section 36 is amended by striking out "of grease for" and substituting “from the”.
- 18 Section 38 is amended by striking out “or private sewage works”.
- 19 Clause 39(b) is amended by striking out “waste” and substituting “wastewater”.
- 20 Section 69 is repealed and the following substituted:
- “69 The method of sampling of wastewater shall be conducted in accordance with:
- (a) one of the sampling methods as described in this Bylaw;
 - (b) by a composite sampling device and a composite sampling method approved by the City; or
 - (c) such other sampling method as required by the City.”
- 21 The following section is added after section 69:
- “69.1 Notwithstanding section 69, the City may prescribe the sampling method and may prescribe an alternate sampling method regardless if sampling has already occurred.”
- 22 The heading preceding section 77 is amended by adding “**and Permit Holders**” after “**Permit**”.
- 23 Clause 83(b) is repealed and the following substituted:
- “(b) maintain the RFID in the vehicle for which the permit was issued;”

24 Section 83 is amended as follows:

- (a) by striking out “and” after clause (d);
- (b) by striking out “.” and substituting “; and ” after clause (e); and
- (c) by adding the following clause after clause (e):
 - “(f) records listed in 83(e) must be retained for no less than seven years.”

25 The following section is added after section 83:

“Wastewater Haulers’ Obligations

83.1 A person in possession of hauled wastewater shall:

- (a) maintain a manifest that accompanies every load of hauled wastewater that records every load of hauled wastewater to be discharged; and
- (b) ensure records listed in clause 83.1(a) above be retained for no less than seven years.”

26 Section 84 is repealed and the following substituted:

“Hauled Wastewater Manifest Requirements

84 The manifest required pursuant to section 83(e) and 83.1(a) of this Bylaw shall be:

- (a) in a form approved by the City Manager;
- (b) accurately completed;
- (c) signed by the hauled wastewater permit holder’s representative; and
- (d) deposited in an approved location at the hauled wastewater station prior to the release of the hauled wastewater.”

27 Section 85 is amended by adding “and 83.1(a)” after “83(e)”.

28 Section 87 is repealed and the following substituted:

“87 Notwithstanding section 86 of this Bylaw, a person may mix:

- (a) a load of hauled wastewater containing domestic source wastewater from one generator with domestic source wastewater from another generator;
- (b) wastewater from an FSE with wastewater from another FSE; or
- (c) domestic source wastewater with wastewater from FSE.”

29 Schedule “B” is amended by adding the following row in alphabetical order:

“

Mineral Grease	25
----------------	----

”

30 Schedule “C” is repealed and the attached Schedule “C” is substituted.

31 Schedule “E” is repealed and the attached Schedule “E” is substituted.

32 This Bylaw comes into force on the day of passage except for changes to Schedule E “Charges for Accepted Hauled Wastewater” which shall come into force on January 1, 2027.

READ A FIRST TIME THIS 29th DAY OF July 2026.

READ A SECOND TIME THIS 29th DAY OF July 2026.

READ A THIRD TIME AND PASSED THIS 29th DAY OF July 2026.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

SCHEDULE C**WASTEWATER SURCHARGE****Surcharge Substances**

Surcharge Substance	Surcharge Concentration (mg/L)
BOD	300
COD	600
TSS	300
Non-Mineral Grease	100
Mineral Grease	15
Phosphorus (as total)	10
TKN	50

Surcharge Equation

$$\text{Surcharge} = \sum \left(\frac{\text{Measured Concentration} - \text{Limit Concentration}}{\text{Limit Concentration}} \right) * \text{Wastewater Volume} * R$$

Where,

Measured Concentration = the concentration (mg/L) of the respective surcharge parameter measured in the effluent discharged

Limit Concentration = the concentration limit (mg/L) for the respective parameter at which overages result in surcharge

Wastewater Volume = total flow discharged (m³)

R is a constant, designated as follows

Year	Year	R value (\$/m ³) wastewater
1	2016	0.0026
2	2017	0.0026
3	2018	0.0620
4	2019	0.1015
5	2020	0.1407
6	2021	0.1801
7	2022	0.2195
8	2023	0.2590
9	2024	0.2980
10	2025	0.3375
11	2026	0.3770
12	2027	0.4164
13	2028	0.4557
14	2029	0.4950
15	2030	0.5344
16	2031	0.5738
17	2032	0.6131

(#2016-42, s. 2, 2016, #2022-23, s. 72, 2022)

SCHEDULE E**CHARGES FOR ACCEPTED HAULED WASTEWATER**

1. Monthly interest rate on overdue accounts, 1.25%
2. Annual fee of \$200 per vehicle
3. Volume charge of \$X per cubic metre of tank capacity per disposed load.
X is defined below.

Cost per m³(X) of hauled wastewater disposal, designated as follows:

Year	\$/m³ wastewater
2027	16.75
2028	17.11
2029	17.48
2030	17.85
2031	18.22
2032	18.60

(#2022-23, s. 73, 2022)

ABSTRACT

BYLAW NO. 2026-43

THE WASTEWATER AND STORM WATER AMENDMENT BYLAW, 2026

PURPOSE:	To amend <i>The Wastewater and Storm Water Bylaw, 2016</i> , in relation to housekeeping amendments for various positions in the organization, updates language to be more inclusive, updates process for wastewater haulers, clarifies surcharge parameters and updates fees for the hauled waste station.
ABSTRACT:	To amend <i>The Wastewater and Storm Water Bylaw, 2016</i> , in relation to housekeeping amendments for various positions in the organization, updates language to be more inclusive, updates process for wastewater haulers, clarifies surcharge parameters and updates fees for the hauled waste station.
STATUTORY AUTHORITY:	Section 8 of <i>The Cities Act</i> .
MINISTER’S APPROVAL:	N/A
PUBLIC HEARING:	N/A
PUBLIC NOTICE:	N/A
REFERENCE:	Executive Committee, June 17, 2026, EX26-72 and City Council, June 24, 2026, CR26-82
AMENDS/REPEALS:	Amends Bylaw 2016-24
CLASSIFICATION:	Administrative
INITIATING DIVISION:	City Operations
INITIATING DEPARTMENT:	Water, Waste & Environment

BYLAW NO. 2026-44

THE REGINA BOARD OF REVISION DECISION EXTENSION BYLAW, 2026

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Purpose

- 1 The purpose of this Bylaw is to extend the Regina Board of Revision's deadline for making all decisions on 2026 property assessment appeals to October 13, 2026.

Statutory Authority

- 2 The authority for this Bylaw is section 360 of *The Cities Act*.

Extension of deadline

- 3 The Regina Board of Revision's deadline for making decisions on 2026 property assessment appeals is extended to October 13, 2026.

Coming into Force

- 4 Where there are any decisions on 2026 property assessment appeals that have not been made by the Regina Board of Revision by the end of the day on July 14, 2026, this Bylaw comes into force on July 15, 2026, and is retroactive and deemed to have been in force on and from July 15, 2026.

READ A FIRST TIME THIS 29th DAY OF July, 2026.

READ A SECOND TIME THIS 29th DAY OF July, 2026.

READ A THIRD TIME AND PASSED THIS 29th DAY OF July, 2026.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

Approved as to form this _____ day of _____, 20____.

City Solicitor

ABSTRACT

BYLAW NO. 2026-44

THE REGINA BOARD OF REVISION DECISION EXTENSION BYLAW, 2026

PURPOSE:	The purpose of this Bylaw is to extend the Regina Board of Revision's deadline for making all decisions on 2026 property assessment appeals to October 13, 2026
ABSTRACT:	Subsection 210(4) of <i>The Cities Act</i> , requires the Board of Revision to make all decisions on appeals within 180 days after the date on which the city publishes a notice of the assessment roll opening, and no appeal may be heard after that date, except where allowed pursuant to section 360 of the Act. The Board of Revision was not able to make all decisions within the 180 days and so this Bylaw extends the time for making decisions to October 13, 2026. As subsection 360(5) of <i>The Cities Act</i> requires that the extension bylaw be passed "within 30 days after the time" fixed by <i>The Cities Act</i> has expired, it is necessary to wait until the time is expired to pass the extension Bylaw but the Bylaw is retroactive and in force as of July 15, 2026.
STATUTORY AUTHORITY:	Section 360 of <i>The Cities Act</i>
MINISTER'S APPROVAL:	Minister's approval is not required but notice to the Saskatchewan Assessment Management Agency is required.
PUBLIC HEARING:	n/a
PUBLIC NOTICE:	n/a
REFERENCE:	Report CM26-5 from the June 24, 2026 City Council meeting
AMENDS/REPEALS:	new bylaw
CLASSIFICATION:	Administrative
INITIATING DIVISION:	City Clerk's Office
INITIATING DEPARTMENT:	Secretary of the Board of Revision