CITY COUNCIL

Wednesday, August 26, 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.

MN26-13 Project Service Prioritization

OFFICE OF THE CITY CLERK

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

Agenda
City Council
Wednesday, August 26, 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 and submitting a completed registration form together with a written submission before the registration deadline of 12:00 p.m. on Monday, August 24, 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 meetings held on July 28 and July 29, 2026

Consent Agenda

TABLED MOTION

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.

COMMITTEE REPORTS

EXECUTIVE COMMITTEE

CR26-98 Affordable Housing Lands Policy 2026 Amendments

Recommendation

That City Council approve the amended Affordable Housing Lands Policy in Appendix A – Affordable Housing Lands Policy Revisions 2026 to:

1. Expand eligibility to purchase or lease City of Regina-owned properties through the Affordable Housing Lands Policy to for-profit builders, start-up housing providers, social enterprises, and Indigenous governments or economic development corporations;

2. Expand eligibility to adjacent property owners through a newly created Neighbourhood Side-Lot Program that provides an opportunity for the

following:

a. Current North Central Neighbourhood property owners to obtain property from the Housing Land Bank that is immediately adjacent to theirs; and
b. Once sufficient inventory is available, current Heritage Neighbourhood property owners to obtain property from the Housing Land Bank that is immediately adjacent to theirs;

3. Increase the appraised value of the property that may be sold or leased below market value without a public offering from $60,000 to $100,000 or less; and

4. Direct any income from the sale of lots to be returned to the Housing Land Bank budget for the property maintenance costs after the Housing Accelerator Funds have been expended.

CR26-99 Acquisition for a Municipal Purpose – 2704 Saskatchewan Drive

Recommendation
That City Council:

1. Approve the following resolution:

   "Be it resolved that the City of Regina (City) acquire those lands described as:

   Lot 7-Blk/Par B-Plan 94R41933 Ext 0; and
   Lot 8-Blk/Par B-Plan 94R41933 Ext 0
   (the Land).

   The Land is required for the authorized municipal purpose of construction, expansion, improvement and maintenance of municipal roadways, sidewalks and utility infrastructure consistent with the City's *Design Regina: The Official Community Plan Bylaw* No. 2013-48 (OCP), the *Saskatchewan Drive Corridor Plan* OCP Part B.21, the *Transportation Master Plan* (Saskatchewan Drive Corridor Plan) and as further described in this report."

2. Delegate authority to the Chief Financial Officer & Deputy City Manager (or their designate) to negotiate and approve land purchase agreements for the acquisition of the properties identified within this report for the authorized municipal purposes noted.

3. Authorize the City Clerk to execute any agreements approved further to recommendation 2, after review and approval by the City Solicitor.

CR26-100 REAL - Brandt Proposal – Amendment

Recommendation
That City Council approve amendments to the non-binding term sheet dated April 9, 2026, (provided in report CR26-44 Real - Brandt Proposal), to remove the time-limited reference relating to the City of Regina's (City) proposed assignment of the interim operation and maintenance of Mosaic Stadium, Co-operators Centre, AffinityPlex and Confederation Park to Brandt Properties Ltd., and to approve the continuation of those arrangements as follows:

1. Mosaic Stadium: Consistent with the existing Stadium Operating and Maintenance Agreement between the City and Regina Exhibition Association Limited (REAL), dated April 11, 2018, for an initial term of up to ten years, plus the remaining renewal options, at the City's discretion, for two consecutive terms of five years each and with the existing mutual termination for convenience provision removed; and

2. Co-operators Centre, the AffinityPlex and Confederation Park: Consistent with the Campus Master Lease agreement between the City and Regina Exhibition Association Limited dated September 1, 2021, for an initial term of up to ten years, plus the remaining renewal options, at the City's discretion, for two consecutive terms of five years; and

3. As otherwise negotiated under the existing delegated authority of the City Manager, and consistent with the structure and other terms of the relevant agreements between the City and REAL.

NOTICE OF MOTION

MN26-16 Regina City Council Composition

Recommendation
THEREFORE BE IT RESOLVED that City Council:

1. Direct Administration to procure an independent review to be funded through the general fund reserve to determine the appropriate "nature of the role of Council" to determine whether Council should be considered a "full time" role; and further provide recommendations on

the composition (number of wards), compensation (using the *Bylaw No. 2021-108* as a baseline)**;** as well as the supports appropriate for this work;

2. Direct that the review include consultation comprised of community leaders with experience in public service, business, municipal governance, human resources, and other relevant experience;

3. Direct the review include the following analysis and recommendations as close to cost neutral as possible, with a primary focus on improving governance efficiency, accountability, and resident outcomes; and where incremental costs are proposed, clearly illustrate the return on investment, potential savings through better oversight, and public service rationale:

   a. Whether Council should be a "full-time" service role, specifically the estimated required number of working hours per week to best meet the needs of the role;

   b. What the appropriate number of Municipal Wards should be by no later Q1 2027;

   c. The broader supports provided to Council; including what ongoing supports may be available, including but not limited to administrative, research, communication, and stakeholder engagement supports as they relate to the Councillor role;

   d. Consider whether the current governance and staffing support structure allow city council to effectively fulfill the duties of the role;

4. Direct Administration to report back to City Council by Q2 2027 with the results of the independent review and recommendations to action before the 2028 municipal election and 2028 budget deliberations.

BYLAWS

2026-46 The Licensed Non-Profit Childcare Centre Tax Exemption Bylaw, 2026 (No. 2)

Adjournment

AT REGINA, SASKATCHEWAN, TUESDAY, JULY 28, 2026

AT A SPECIAL 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
Regrets:	Councillor Shanon Zachidniak
Also in Attendance:	Acting City Manager, Jim Nicol Acting City Clerk, Amber Ackerman Acting Deputy City Clerk, Martha Neovard City Solicitor, Shannon Williams Deputy City Manager, City Operations, Kurtis Doney Deputy City Manager, Communications, Service Regina & Tourism, Jennifer Johnson Deputy City Manager, City Planning & Community Services, Deborah Bryden Acting CFO & Deputy City Manager, Jeff May

Councillor George Tsiklis moved, seconded by Councillor Shobna Radons, AND IT WAS RESOLVED, that City Council recess for 30 minutes.

City Council recessed at 1:09 p.m.

City Council reconvened at 1:48 p.m.

Councillor Clark Bezo moved, seconded by Councillor Shobna Radons, AND IT WAS RESOLVED, that City Council recess for 20 minutes.

City Council recessed at 1:49 p.m.

City Council reconvened at 2:08 p.m.

Councillor George Tsiklis moved, seconded by Councillor Mark Burton, AND IT WAS RESOLVED, that item *CM26-6 2027 General Operating Overview* be tabled to the Special City Council meeting scheduled for August 25, 2026 due to a technical connectivity issue with the audio visual system in Henry Baker Hall.

ADJOURNMENT

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

The meeting adjourned at 2:09 p.m.

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Chairperson Secretary

AT REGINA, SASKATCHEWAN, WEDNESDAY, JULY 29, 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 (Remote)
Also in Attendance:	Acting City Manager, Jim Nicol Acting City Clerk, Amber Ackerman Acting Deputy City Clerk, Martha Neovard City Solicitor, Shannon Williams Deputy City Manager, City Operations, Kurtis Doney Deputy City Manager, City Planning & Community Services, Deborah Bryden Deputy City Manager, Communications, Service Regina & Tourism, Jennifer Johnson Acting Chief Financial Officer & Deputy City Manager, Jeff May Director, Parks & Open Space Services, Russell Eirich

(The meeting commenced in the absence of Councillors David Froh and Shanon Zachidniak.)

CONFIRMATION OF AGENDA

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

- **ADD the written submission from Judith Veresuk, Regina Downtown Business Improvement District, Regina, SK as CP26-40 to item *CR26-97 Globe Theatre Funding Request;***

- **WITHDRAW the following items:**

- ***MN26-9 Urgent Pedestrian Safety and Accessibility Lighting Retrofits in Harbour Landing* (and related Delegation *DE26-69 Bharatbhai Prajapati, Regina, SK* and Communication *CP26-35 Tathagata Das, Regina, SK*);**
- ***MN26-12 Project No Excuses;***
- ***MN26-14 Updates to Council Policies;* and**
- ***MN26-15 Installation of Additional Benches - Norseman Park Walking Path in Harbour Landing*; and**

- **WITHDRAW Delegation *DE26-70 Meghan South, Regina, SK* from item *CR26-90 Rapid Housing Initiative 3 - Land Transfer and Operating Agreement* and receive and file their written submission as communication as CP26-41.**

ADOPTION OF MINUTES

Councillor Victoria Flores moved, seconded by Councillor Dan Rashovich, AND IT WAS RESOLVED, that the minutes for the meeting held on June 24, 2026 be adopted, as circulated.

CONSENT AGENDA

Pursuant to section 13.1(5) of *The Procedure Bylaw, No. 9004*, the following items were removed from the consent agenda, as a delegate registered to speak to the items:

- *CR26-95 Parks Master Plan Update*
- *CR26-96 Regina Housing Strategy*

Councillor Jason Mancinelli moved, seconded by Councillor Dan Rashovich, AND IT WAS RESOLVED, that the following items on the consent agenda be approved:

CR26-91 Whistleblower Program Annual Report

Recommendation
That City Council receive and file this report.

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.”

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 – 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.

Councillor George Tsiklis 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 Tsiklis
SECONDER:	Councillor Burton
IN FAVOUR:	Councillors: Bezo, Burton, Flores, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, and Mayor Bachynski
AWAY:	Councillors: Froh and Zachidniak

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.

Councillor Shobna Radons 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 Radons
SECONDER:	Councillor Rashovich
IN FAVOUR:	Councillors: Bezo, Burton, Flores, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, and Mayor Bachynski
AWAY:	Councillors: Froh and Zachidniak

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.

Councillor Shobna Radons moved, seconded by Councillor Victoria Flores, that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

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

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)

Bylaws - First Reading - Public Hearing

Councillor Victoria Flores moved, seconded by Councillor Mark Burton, that Bylaws No. 2026-38, No. 2026-39 and No. 2026-40 be introduced and read a first time.

The motion was put and declared CARRIED.

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

The Bylaws were read a first time.

The Clerk called for anyone present who wished to address City Council respecting Bylaws No. 2026-38, No. 2026-39, and No. 2026-40 to indicate their desire.

No one indicated a desire to address Council.

Second Reading

Councillor Victoria Flores moved, seconded by Councillor Sarah Turnbull, that Bylaws No. 2026-38, No. 2026-39 and No. 2026-40 be introduced and read a second time.

The motion was put and declared CARRIED.

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

The Bylaws were read a second time.

Third Reading Consent

Councillor Victoria Flores moved, seconded by Councillor Shobna Radons that City Council hereby consent to Bylaws No. 2026-38, No. 2026-39 and No. 2026-40 going to third and final reading at this meeting.

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

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

Third Reading

Councillor Victoria Flores moved, seconded by Councillor Jason Mancinelli, that Bylaws No. 2026-38, No. 2026-39 and No. 2026-40 be read a third time.

The motion was put and declared CARRIED.

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

The Bylaws were read a third and final time.

PUBLIC NOTICE BYLAW

2026-34 The Windsor Tower Municipal Heritage Designation Bylaw

Bylaw - First Reading

Councillor Victoria Flores moved, seconded by Councillor Clark Bezo, that Bylaw No. 2026-34 be introduced and read a first time.

The motion was put and declared CARRIED.

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

The Bylaw was read a first time.

Second Reading

Councillor Victoria Flores moved, seconded by Councillor Dan Rashovich, that Bylaw No. 2026-34 be introduced and read a second time.

The motion was put and declared CARRIED.

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

The Bylaw was read a second time.

Third Reading Consent

Councillor Victoria Flores moved, seconded by Councillor George Tsiklis that City Council hereby consent to Bylaw No. 2026-34 going to third and final reading at this meeting.

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

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

Third Reading

Councillor Victoria Flores moved, seconded by Councillor Mark Burton, that Bylaw No. 2026-34 be read a third time.

The motion was put and declared CARRIED.

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

The Bylaw was read a third and final time.

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.

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.

Councillor Jason Mancinelli 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 Mancinelli
SECONDER:	Councillor Rashovich
IN FAVOUR:	Councillors: Bezo, Burton, Flores, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, and Mayor Bachynski
AWAY:	Councillors: Froh and Zachidniak

COMMITTEE REPORTS
EXECUTIVE COMMITTEE

CR26-93 Citizen Appointments to Audit and Finance Committee

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

Councillor Jason Mancinelli 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 [8 to 1]
MOVER:	Councillor Mancinelli
SECONDER:	Councillor Tsiklis
IN FAVOUR:	Councillors: Bezo, Burton, Flores, Mancinelli, Radons, Rashovich, Tsiklis, and Mayor Bachynski
AGAINST:	Councillor Turnbull
AWAY:	Councillors: Froh, Zachidniak

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

Recommendation
That City Council receive and file this report.

Councillor Jason Mancinelli 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 Mancinelli
SECONDER:	Councillor Burton
IN FAVOUR:	Councillors: Bezo, Burton, Flores, Mancinelli, Radons, Rashovich, Tsiklis, and Mayor Bachynski
AWAY:	Councillors: Froh and Zachidniak

(Councillor Jason Mancinelli temporarily left the meeting.)

CR26-95 Parks Master Plan Update

Recommendation
That City Council receive and file this report.

Delegation DE26-71 Mandla Mthembu, Sunday Funday YQR, Regina, SK addressed City Council.

(Councillor Jason Mancinelli returned to the meeting.)

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

(Councillor David Froh arrived to the meeting.)

Referral

Councillor Sarah Turnbull moved, seconded by Councillor Shobna Radons, that this report be referred back to Administration and that City Council direct Administration to bring the following information with recommendations to City Council as part of the 2027 budget deliberations:

1. **Realignment of KPIs for the Parks Master Plan, including a KPI to address weed management where the standard for the City-owned property is not less than the expected standards of private residences;**

2. **Pros, cons, risks, and potential solutions for the introduction of safe herbicides into City weed management, with a consideration for the City's naturalization plans and any potential innovations; and**

3. **Financial considerations for restoring previous service levels of grass and weed management on City-owned land.**

Councillor David Froh requested a separate vote on each item within the referral motion.

Separate Vote - Referral Motion - Item #1

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

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

Separate Vote - Referral Motion - Item #2

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

RESULT:	CARRIED [6 to 4]
MOVER:	Councillor Turnbull
SECONDER:	Councillor Radons
IN FAVOUR:	Councillors: Bezo, Burton, Froh, Rashovich, Tsiklis, and Turnbull
AGAINST:	Councillors: Flores, Mancinelli, Radons, and Mayor Bachynski
AWAY:	Councillor Zachidniak

Separate Vote - Referral Motion - Item #3

Item #3 of the referral motion was put and declared CARRIED.

RESULT:	CARRIED [9 to 1]
MOVER:	Councillor Turnbull
SECONDER:	Councillor Radons
IN FAVOUR:	Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, and Turnbull
AGAINST:	Mayor Bachynski
AWAY:	Councillor Zachidniak

CR26-96 Regina Housing Strategy

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.

Delegation DE26-72 Mandla Mthembu, Regina Tenant Union, 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 2:31 p.m.

City Council reconvened at 2:50 p.m.

Councillor Jason Mancinelli moved, seconded by Councillor Shobna Radons 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 Radons
IN FAVOUR:	Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, and Mayor Bachynski
AWAY:	Councillor Zachidniak

Mayor Chad Bachynski moved, seconded by Councillor George Tsiklis, AND IT WAS RESOLVED that City Council move *in-camera* to receive confidential legal advice related to item *CR26-97 Globe Theatre Funding Request.*

City Council went *in-camera*.

City Council resumed public session.

The Chairperson advised that City Council received confidential legal advice *in-camera* related to item *CR26-97 Globe Theatre Funding Request* and indicated that no decisions were taken.

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.

3. Authorize the City Clerk to execute the necessary agreements after review and approval by the City Solicitor.

The following delegations addressed City Council:

- DE26-73 Mitch Molnar, Regina, SK

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 4:25 p.m.

City Council reconvened at 4:46 p.m.

- DE26-74 Zarqa Nawaz, Regina, SK
- DE26-75 Jocelyne Lang, Regina, SK

(Councillor Shanon Zachidniak joined the meeting.)

- DE26-76 Oz Weaver, representing The Globe Theatre, Regina, SK

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 6:03 p.m.

City Council reconvened 6:54 p.m.

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

- **CP26-39 Lisa McIntyre, Regina, SK**
- **CP26-40 Judith Veresuk, Regina Downtown Business Improvement District, Regina, SK**

Councillor George Tsiklis moved, seconded by Councillor David Froh, AND IT WAS RESOLVED, that item *MN26-13 Project Service Prioritization* be tabled to the August 26, 2026 City Council meeting.

Councillor Jason Mancinelli moved, seconded by Councillor Sarah Turnbull 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 Turnbull
IN FAVOUR:	Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak, and Mayor Bachynski

Councillor Mark Burton moved, seconded by Councillor George Tsiklis, AND IT WAS RESOLVED, that City Council recess for 5 minutes.

City Council recessed at 8:10 p.m.

City Council reconvened 8:16 p.m. in the absence of Councillor Shobna Radons.

(Councillor Shanon Zachidniak left the meeting.)

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

Bylaws - First Reading

Councillor David Froh moved, seconded by Councillor Sarah Turnbull, that Bylaws No. 2026-41, No. 2026-42, No. 2026-43 and No. 2026-44 be introduced and read a first time.

The motion was put and declared CARRIED.

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

The Bylaws were read a first time.

(Councillor Shobna Radons returned to the meeting.)

Second Reading

Councillor David Froh moved, seconded by Councillor Shobna Radons, that Bylaws No. 2026-41, No. 2026-42, No. 2026-43 and No. 2026-44 be introduced and read a second time.

The motion was put and declared CARRIED.

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

The Bylaws were read a second time.

Third Reading Consent

Councillor David Froh moved, seconded by Councillor Jason Mancinelli that City Council hereby consent to Bylaws No. 2026-41, No. 2026-42, No. 2026-43 and No. 2026-44 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 Froh
SECONDER:	Councillor Mancinelli
IN FAVOUR:	Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, and Mayor Bachynski
AWAY:	Councillor Zachidniak

Third Reading

Councillor David Froh moved, seconded by Councillor Clark Bezo, that Bylaws No. 2026-41, No. 2026-42, No. 2026-43 and No. 2026-44 be read a third time.

The motion was put and declared CARRIED.

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

The Bylaws were read a third and final time.

ADJOURNMENT

Councilllor George Tsiklis moved, seconded by Councillor Jason Mancinelli, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 8:20 p.m.

Chairperson Secretary

MN26-13

MOTION

August 26, 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

Affordable Housing Lands Policy 2026 Amendments

Date	August 26, 2026
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	Planning & Development Services
Item #	CR26-98

RECOMMENDATION

That City Council approve the amended Affordable Housing Lands Policy in Appendix A – Affordable Housing Lands Policy Revisions 2026 to:

1. Expand eligibility to purchase or lease City of Regina-owned properties through the Affordable Housing Lands Policy to for-profit builders, start-up housing providers, social enterprises, and Indigenous governments or economic development corporations;

2. Expand eligibility to adjacent property owners through a newly created Neighbourhood Side-Lot Program that provides an opportunity for the following:

    a. Current North Central Neighbourhood property owners to obtain property from the Housing Land Bank that is immediately adjacent to theirs; and
    b. Once sufficient inventory is available, current Heritage Neighbourhood property owners to obtain property from the Housing Land Bank that is immediately adjacent to theirs;

3. Increase the appraised value of the property that may be sold or leased below market value without a public offering from $60,000 to $100,000 or less; and

4. Direct any income from the sale of lots to be returned to the Housing Land Bank budget for the property maintenance costs after the Housing Accelerator Funds have been expended.

HISTORY

At its meeting on August 19, 2026, the Executive Committee considered item *EX26-84 Affordable Housing Lands Policy 2026 Amendments* from the City Planning & Community Development division.

The Committee adopted the following resolution:

That City Council:

1. Approve the amended Affordable Housing Lands Policy in Appendix A – Affordable Housing Lands Policy Revisions 2026 to:

    a) Expand eligibility to purchase or lease City of Regina-owned properties through the Affordable Housing Lands Policy to for-profit builders, start-up housing providers, social enterprises, and Indigenous governments or economic development corporations;

    b) Expand eligibility to adjacent property owners through a newly created Neighbourhood Side-Lot Program that provides an opportunity for the following:

        i. Current North Central Neighbourhood property owners to obtain property from the Housing Land Bank that is immediately adjacent to theirs; and
        ii. Once sufficient inventory is available, current Heritage Neighbourhood property owners to obtain property from the Housing Land Bank that is immediately adjacent to theirs;

    c) Increase the appraised value of the property that may be sold or leased below market value without a public offering from $60,000 to $100,000 or less; and

    d) Direct any income from the sale of lots to be returned to the Housing Land Bank budget for the property maintenance costs after the Housing Accelerator Funds have been expended;

2. Approve these recommendations at its meeting on August 26, 2026.

Item #2 of the adopted resolution noted above from the August 19, 2026 Executive Committee meeting respecting this matter, does not require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE

Amber Ackerman, Acting City Clerk 8/19/2026

ATTACHMENTS
EX26-84 Affordable Housing Lands Policy 2026 Amendments
Appendix A - Affordable Housing Lands Policy Revisions 2026
Appendix B - Priority Tiers

Affordable Housing Lands Policy 2026 Amendments

Date	August 19, 2026
To	Executive Committee
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	EX26-84

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Approve the amended Affordable Housing Lands Policy in Appendix A – Affordable Housing Lands Policy Revisions 2026 to:

    a. Expand eligibility to purchase or lease City of Regina-owned properties through the Affordable Housing Lands Policy to for-profit builders, start-up housing providers, social enterprises, and Indigenous governments or economic development corporations;

    b. Expand eligibility to adjacent property owners through a newly created Neighbourhood Side-Lot Program that provides an opportunity for current North Central Neighbourhood property owners to obtain property from the Housing Land Bank that is immediately adjacent to theirs;

    c. Increase the appraised value of the property that may be sold or leased below market value without a public offering from $60,000 to $100,000 or less; and

    d. Direct any income from the sale of lots to be returned to the Housing Land Bank budget for the property maintenance costs after the Housing Accelerator Funds have been expended.

2. Approve these recommendations at its meeting on August 26, 2026.

ISSUE

City Council approved the Affordable Housing Lands Policy (AHLP) on October 22, 2025. The AHLP fulfills the requirements of Section 38.2 of *The Cities Act,* for City Council to approve a policy indicating the conditions under which property may be sold or leased without a public offering without needing a City Council resolution. This is necessary for the City of Regina (City) to sell or lease property below market value to support strategic goals such as community well-being and neighbourhood revitalization.

Changes are recommended to AHLP to address gaps and to continue to support housing options within Regina, particularly in the North Central and Heritage neighbourhoods where Administration is actively obtaining properties for the Housing Land Bank (HLB).

IMPACTS

Financial Impact
There is no direct financial impact. Expanding eligibility may help avoid the long-term costs of property maintenance.

City Council previously approved using $5.5 million of the Housing Accelerator Fund (HAF) to acquire properties for the HLB, and this has no financial impact on future years' budgets. There is a financial benefit to the City from the redevelopment of underutilized properties as assessed values generally increase, leading to increased property tax revenues.

Legal Impact
Both the acquisition and disposition of land will require agreements created for the transactions. Throughout the AHLP program, legal advice and support will be provided as needed regarding the operational and policy matters discussed in this report.

Policy Impact
The recommendations enhance support for numerous City policies and strategies including, but not limited to, the Indigenous Framework, the Community Safety & Well-Being Plan, and the Underutilized Land Improvement Strategy.

Strategic Priority Impact
The recommendations enhance support for Livability by creating more opportunities for redevelopment and creating more housing options in existing neighbourhoods. They also enhance support for Prosperity by supporting employment opportunities through social enterprises and others.

Indigenous Impact
The recommendations advance reconciliation by revitalizing the North Central neighbourhood, inviting Indigenous governments and organizations to participate in new housing development, and creating employment opportunities through social enterprise and other building opportunities.

Inclusion, Diversity, Equity & Accessibility (IDEA)
The recommendations support inclusion, diversity, equity, and accessibility by creating new housing options and employment opportunities. 2SLGBTQIAP+ youth disproportionately experience housing insecurity and employment barriers.

There are no labour or environmental impacts respecting this report.

OTHER OPTIONS

OPTION 1 – Approve to amend the AHLP eligibility parameters – RECOMMENDED

Advantage: The proposed amendments to the AHLP will expand eligibility to more organizations and individuals, which will allow for more of the underutilized properties to be returned to active use, providing social and economic benefits to the neighbourhoods.

Consideration: While the proposed amendments significantly expand the parameters of eligibility to access land from the HLB, the information in Appendix B – Priority Tiers will protect those groups and agencies deemed to have priority access and will have first right of refusal on HLB listed properties.

OPTION 2 – Do not expand eligibility to purchase or lease City-owned properties through the AHLP to for-profit builders, start-up housing providers, and social enterprises – NOT RECOMMENDED

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

Consideration: The number of eligible organizations will be limited, potentially slowing down the disposition of land and the pace of redevelopment. The AHLP will not be able to support the creation of new housing providers and social enterprises. Not supporting social enterprises will be a missed opportunity to support socially driven business models.

OPTION 3 – Do not expand eligibility to adjacent property owners through a newly created Neighbourhood Side-Lot Program. – NOT RECOMMENDED

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

Consideration: The AHLP will continue to sell and lease properties to eligible housing providers and recognized community land trusts. Still, the outcomes may take longer to achieve, and there may be pushback from the current neighbourhood residents upset about not being able to participate in a program that directly impacts their neighbourhood.

COMMUNICATIONS & ENGAGEMENT

Conversations with external stakeholders in various sectors have identified gaps in the current AHLP policy and program. This was the reason for bringing these amendments to the AHLP forward. The key findings from these engagements are summarized in the Discussion section of this report.

Approval of the recommendations in this report will require a targeted communications strategy for the expanded list of potential stakeholders who would be eligible to participate in the AHLP program.

DISCUSSION

Background

The purpose of the AHLP is to provide a framework for acquisition, strategic hold, and disposition of land for the purpose of enabling development of affordable, supportive, and transitional housing under City Council's land development and disposition strategy. It establishes a HLB and criteria for strategic acquisition and addition of properties to the HLB. It also establishes a threshold and conditions under which properties in the HLB may be sold or leased below market value without a public offering. City Council approved $5.5 million from the HAF to acquire properties for the HLB. Currently, the focus is on properties in North Central and Heritage neighbourhoods, but the AHLP is flexible enough to acquire properties outside these areas as well. Currently, only properties with an appraised value of $60,000 or less may be sold or leased below market value without a public offering.

Currently, only community service co-operatives, continuing housing co-operatives, charitable non-profits, and other legislated entities similar in principle to the previous are allowed to apply for property from the HLB. Eligibility is further limited to housing providers, meaning one of the previous eligible entities that primarily develop, own, or operate housing, and Community Land Trusts that are recognized through an agreement with the City.

In recent months, an assessment of the capacity of the established affordable housing providers was undertaken and supported by informal conversations with these entities. It was determined that the absorption rate by the existing non-profit entities was approximately a dozen properties per year.

With a potential inventory of several hundred properties, the impact on the housing supply and the potential neighbourhood revitalization goals would be slow if the AHLP Policy was left as is.

Recognizing the slow absorption of these lots by non-profit builders, discussions with other entities such as for-profit builders, social enterprises, and Indigenous economic development corporations were held to determine potential interest in HLB properties. Most of the individuals we spoke with were interested in acquiring and developing HLB properties.

Considerations

Engagement with non-profit housing providers identified gaps in the AHLP that merit amendment. The recommendations in this report address the gaps.

Expanding to for-profits to develop Housing Land Bank properties

Non-profits rely heavily on government funding to undertake new housing projects. While many funding programs exist, many are ill-suited to Regina's context, are onerous to apply for, and require high upfront costs for project planning (e.g. drawings, site studies, land purchase, etc.). Smaller non-profits have limited capacity to plan projects because they lack full-time project managers, and even larger non-profits with project management capacity can be tied up for years when planning larger projects. These factors limit non-profits' capacity to undertake development. Given that the City may be purchasing hundreds of properties for the HLB, this limited capacity could result in high long-term costs to hold and maintain these properties.

Administration recommends extending eligibility to for-profit housing providers to increase the rate of development. Eligibility would be limited to businesses registered with Information Services Corporation that are in good standing with the City (i.e. no taxes or other charges past due, compliance with recent property standards orders and other orders, and not in litigation with the City). Agreements with the housing provider would secure any affordability or other terms on the property agreed to as part of the sale.

Supporting startup housing providers and social enterprises

The AHLP currently includes housing providers and land trusts. Engagement with housing providers and social enterprise organizations revealed that the reality is more complex. Social enterprises, such as Growing Young Movers (GYM), provide youth development opportunities and are interested in expanding into youth housing. Similarly, Street Culture Project is an established youth housing provider and has expressed interest in expanding the construction program to create more youth employment opportunities.

Expanding AHLP eligibility to allow the HLB properties to be sold or leased to start-up housing providers and social enterprises is a high-leverage solution that will help create more housing providers with a social focus, scale up existing providers, and create employment opportunities for people who may experience significant barriers in the labour market (e.g. youth, Indigenous people, women, 2SLGBTQIAP+ people, people with criminal records, etc.). As with other sales and leases, agreements would be established to ensure the property is developed promptly and used for the intended purpose.

Participation from Current Residents

The AHLP currently does not provide an opportunity for property owners in North Central to participate in the HLB program. This misses an opportunity to engage those who have already invested in the neighbourhood and are directly impacted by abandoned or vacant properties.

By establishing a Neighbourhood Side-Lot Program for North Central, like the successful one employed by the Detroit Land Bank Authority, existing property owners could purchase a property directly adjacent to theirs and/or expand their property to allow for additional yard/garden space, an addition to their home, the construction of a Secondary Suite, or another approved use. This would be particularly helpful in redeploying the often-underutilized narrow mid-block lots, which are typically more challenging to construct infill housing on.

DECISION HISTORY & AUTHORITY

At its meeting on October 22, 2025, City Council considered item *CR25-132 Housing Accelerator Fund Update.* It approved the AHLP as a policy adopted pursuant to Section 38.2 of *The Cities Act*, which sets conditions and a threshold amount under which Section 101(k) of *The Cities Act* requiring City Council approval does not apply to the disposition of land.

Respectfully Submitted,

Autumn Dawson, Director
Planning & Development Services

Respectfully Submitted,

Diana Burton, Acting Deputy City Manager
City Planning & Community Services

Prepared by: Bill Neher, Manager, Housing

ATTACHMENTS

Appendix A - Affordable Housing Lands Policy Revisions 2026
Appendix B - Priority Tiers

Effective Date
TBD

Approving Authority
City Council

Policy Owner
Director, Planning & Development Services

2026-05-CPCS

Affordable Housing Lands Policy

Purpose & Scope

Purpose

1 The purpose of this policy is to provide a framework for acquisition, strategic hold and disposition of land for the purposes of enabling development of affordable, supportive, transitional, mixed-income, and market housing and social enterprises under City Council's land development and disposition strategy by:

(a) establishing criteria for the strategic acquisition and addition of properties to a land bank; and

(b) establishing a threshold and conditions under which properties in the land bank may be sold or leased below market value without a public offering or City Council approval under Section 101(k) of *The Cities Act*, as required by Section 38.2 of *The Cities Act*.

Scope

2 This policy applies to properties in or being considered for inclusion in the Housing Land Bank.

Policy Provisions

Definitions

3 The following definitions apply to this policy:

3.1 Community land trust means an eligible entity that has entered into an agreement with the City of Regina (City) to hold, maintain, develop and dispose of land for the benefit of a neighbourhood or community in Regina.

3.2 Current appraised value means the market value of land as appraised by a third-party appraiser within the previous 12 months of the date of a proposed disposition.

3.3 Eligible entity means an entity incorporated under one of the following categories:

(a) a community service cooperative or continuing housing co-operative as defined in *The Co-operatives Act, 1996*;

(b) a charitable corporation as defined in *The Non-profit Corporations Act, 2022*;

(c) a corporation, Canada corporation, or extra-provincial corporation as defined in *The Business Corporations Act, 2021*;

(d) other entities established by an Act of the Parliament of Canada or Legislature of Saskatchewan, including entities established under an agreement with an extra-provincial registrar as described in *The Business Corporations Act, 2021*, which are similar in principle to the entities described in (a) and (b) as may be determined by the City Manager or their designate; or

(e) Indigenous economic and development corporations.

3.4 Other eligible entity means an eligible entity, including a start-up entity, involved in the development or operation of housing, or that is a non-housing social enterprise.

3.5 Housing Land Bank means land and real estate owned by the City designated as strategic land suitable for purposes identified in Section 1. Unsuitable properties or properties identified for other intended uses (e.g. easements, City facilities, infrastructure and park spaces in active use, etc.) are not included in the land bank.

3.6 Social enterprise means an eligible entity that provides goods or services to achieve a social, cultural, and/or environmental mission, and where profits are primarily reinvested to maximize the mission. It may be structured as a for-profit, non-profit, or other type of business.

3.7 Start-up entity means an eligible entity that has limited or no prior experience in housing development or operations, or experience in social enterprise creation and operations.

3.8 Neighbourhood Side-Lot Program means a program created to permit current property owners in the North Central Neighbourhood to acquire a Housing Land Bank property that is immediately adjacent to theirs for an approved purpose. (See Appendix A)

General Principles

4 Land acquisition, other development, strategic hold and disposition under this policy shall generally accord with the principles of *The Land Development and Disposition Strategy* and the priorities of City Council's strategic plans and priorities including, but not limited to, *Design Regina: The Official Community Plan, Bylaw No. 2013-48*, *The Underutilized Land Improvement Strategy*, and City Council Motion *MN24-3: North Central Neighbourhood*

Revitalization. Other City Council motions, bylaws, or strategies that provide strategic direction relevant to this policy may be added to this section by the Director.

Establishment of Housing Land Bank

5 The City shall establish a Housing Land Bank in the form of an inventory of City-owned properties that have been acquired or otherwise designated in accordance with this policy for the general purpose of returning vacant, abandoned, underutilized or tax-delinquent properties to good and productive use.

Addition of Properties

6 For the purposes of this policy, the City may acquire or designate existing City-owned properties for the land bank to:

(a) support revitalization by creating opportunities for:

(i) affordable, supportive, transitional, mixed-income, and market housing development.

(ii) repair and renewal of the housing stock.

(iii) creation of social enterprises.

(b) support upward social mobility by creating diverse housing opportunities in all areas of the city; and

(c) develop chronically vacant land.

7 Considerations when acquiring land include, but are not limited to:

(a) scale of potential development (e.g. number of dwelling units/bedrooms that can physically fit on the lot, servicing capacity);

(b) zoning, where preference is given in order to:

(i) properties already zoned for housing development (i.e. residential or mixed-use zones) with potential for higher-density rezoning (e.g. corner lots, properties in primary and secondary intensification areas);

(ii) properties already zoned for housing development but with limited potential for higher density (e.g. mid-block properties);

(iii) properties not currently zoned for housing development, but which may be suitable for social enterprise, or which have support in strategic documents for rezoning to allow housing development;

(c) land assembly potential; and

(d) proximity to public transit, licensed childcare, employment opportunities, public parks and recreation facilities, and schools.

Strategic Hold

8 The City may undertake activities to improve the development potential of properties in the land bank including but not limited to:

(a) removal of redundant servicing;

(b) upgrades of City utilities; and

(c) environmental remediation.

9 These activities may be funded using the budget for this policy, as outlined in Section 16 and 17 of this policy.

10 Properties in the land bank will be maintained in accordance with general maintenance practices for City-owned lands.

11 The City will explore options to create local employment opportunities through the maintenance of Housing Land Bank properties.

Disposition

12 Subject to Section 15, properties in the Housing Land Bank with a current appraised value not exceeding $100,000 per lot may be sold or leased below market value without a public offering or City Council approval to:

(a) a Community Land Trust provided that:

(i) the Community Land Trust has a land disposition program similar in principle to the one described in Section 12(b);

(ii) the Community Land Trust has entered into an agreement with the City outlining items including but not limited to the process and criteria of the land disposition program, processes for monitoring and reporting activities to the City, and terms under which land will be returned to the City in the event of non-compliance with the agreement; and

(ii) land shall be distributed to Community Land Trusts in a way that balances the needs of different Community Land Trust communities with capacity and performance history of the Community Land Trusts.

(b) to another eligible entity provided that:

(i) properties are sold or leased through a competitive Expression of Interest (EOI) process, and the number and timing of competition rounds each year will be determined by the Director, Planning & Development Services; and

(ii) properties are committed to applicants in a way that maximizes the community benefit of the development in relation to the current appraised value of the land, based on the following considerations:

- the characteristics of the proposed project including, but not limited to:
    - the number of dwelling units that can be created (or number of bedrooms for projects targeted toward supporting large households or providing services to occupants through a single-room-occupancy model).
    - targeted income range and demographics of tenants (e.g. Indigenous peoples, youth, seniors, people with disabilities, etc.).
    - potential funding sources and intended term of affordability.
    - presence of support services.
    - timeline to achieve project milestones (e.g. secure funding, purchase additional lands, obtain permits, obtain occupancy, etc.).
    - potential to support geographic areas identified for revitalization and residents in those areas.
    - potential to support community well-being in the city overall.
    - potential for land assembly with lands owned or intended to be purchased by the proponent.

- the characteristics of the proponent including, but not limited to:
    - experience with building and operating projects of similar scope or, if partnering with a third party, the third party's experience with projects of similar scope and the proponent's experience with managing the relevant contracts (e.g. construction contracts).
    - history of successfully delivering projects supported through this policy or other City programs.

- potential to support areas identified for revitalization and residents in those areas;

- potential to support community well-being in the city overall; and

- potential for land assembly with lands owned or intended to be purchased by the proponent.

13 Recommendations for disposition of properties in the Housing Land Bank to community land trusts and other eligible entities will be determined through committee review. The Director, Planning & Development Services will make the final decision on whom to sell or lease lands, as the purpose of this arrangement is for the development of housing. The committee members will be determined prior to each competition round and include the Director, Planning & Development Services, or their designate, the Director, Land, Real Estate & Economic Development, or their designate, the Director, Indigenous Relations, or their designate, and up to three community organizations invited by the Director, Planning & Development Services, or their designate.

13.1 The committee may choose not to sell or lease land to a proponent in circumstances where:

(a) an EOI is not sufficiently detailed to make an informed decision;

(b) sale or lease would not be reasonably justifiable or consistent with principles of good governance (e.g. where a proponent has a history of poor performance, a proponent is in active litigation with the City, etc.)

14 Committee members and organizations to which they are affiliated through employment or volunteer activities are not eligible to receive properties through the EOI process while sitting on the committee.

15 All dispositions of Housing Land Bank properties shall require the parties to enter into formal written purchase or lease agreements establishing the applicable conditions of the proposed disposition, which in the discretion of the Director, Planning & Development Services in accordance with Section 19(c), may include but are not limited to: requirements for the proponent to obtain planning permissions, the deliverables of the project, any long-term requirements that may negotiated with the proponent (e.g. prohibition on certain uses of the land), and terms under which the land will be returned to the City (e.g. first right of refusal on future sales, transfer back rights for failure to comply with development requirements or other terms of agreement). Start-up entities may be subject to stricter requirements than non-start-up entities to ensure project outcomes are met.

Budget and Funding

16 The budget for this policy shall be $5.5 million across 2026 and 2027 or as otherwise determined by City Council.

17 The sole funding source for actions to be taken under this policy is the Housing Accelerator Fund (HAF) administered by the Canada Mortgage and Housing Corporation on behalf of the Government of Canada. Notwithstanding any other provisions of this policy or any funding commitments made by the City under this policy, the City will not acquire properties under this policy if at any time, for any reason, the City is not able to use or access sufficient funding under the HAF to pay for the purchase and maintenance of such properties.

Roles and Responsibilities

18 In addition to the authorities specified elsewhere in this policy, City Council is responsible for:

(a) initial approval and any future amendments to this policy; and

(b) determining the budget and source of funding for this policy.

19 In addition to the authorities specified in this policy, the Director, Planning & Development Services, or their designate is authorized to exercise and shall carry out the following powers and duties:

(a) engage community land trusts and other eligible entities to identify opportunities for the disposal of properties;

(b) identify properties suitable for acquisition and addition of properties to the Housing Land Bank;

(c) approve:

   (i) agreements for the acquisition or disposition of land bank properties to be entered into by the City.

   (ii) the designation of existing City owned properties for addition to the land bank.

   (iii) the undertaking of improvements to land bank properties.

   (iv) use of budget to create employment opportunities related to maintenance of land bank properties.

   (v) perform maintenance activities on land bank properties.

(d) make amendments to this policy provided that such amendments are technical or editorial changes and do not materially affect its substance or content.

20 In addition to the authorities specified in this policy, the Director, Land, Real Estate & Economic Development, or their designate is authorized to exercise and shall carry out the following powers and duties:

(a) maintain a database of information on Land Bank properties and associated legal agreements;

(b) negotiate and manage sale and lease agreements, subject to approval pursuant to Section 19(c).

21 In addition to the authorities specified in this policy, the City Manager or their designate:

(a) conclusively interprets this policy and is the final authority on all aspects except those aspects for which City Council is responsible, or as otherwise determined through law;

(b) may make minor substantive amendments to this policy where specific policy provisions conflict with the objectives of the policy;

(c) makes recommendations to City Council regarding major policy changes; and

(d) exercises the authorities of the Directors in the absence of the Director, Planning & Development Services and Director, Land Real Estate & Economic Development.

21.1 A report shall be brought before City Council at least once per year outlining any substantive changes authorized by the City Manager. If no changes are authorized, no report must be brought before City Council.

21.2 An informational report shall be sent to Executive Committee at least once per quarter outlining any substantive changes authorized by the City Manager. If no changes are authorized, no report needs to be sent to Executive Committee. The report may be combined with the report required by Section 21.1 where the two would overlap.

Record Retention

22 The City shall maintain documentation related to an application under this policy for the duration specified in *The Records Retention and Disposal Schedules Bylaw, 2012, No. 2012-18*.

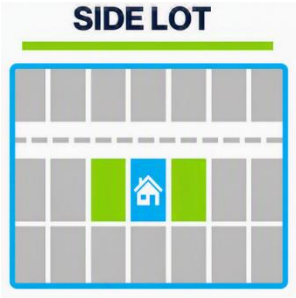
Related Documents

23 The Land Development and Disposition Strategy is related to this policy.

Date Approved	October 22, 2025
Date of Last Review	October 22, 2025
Date of Next Review	October 22, 2027

Appendix A

Neighbourhood Side-Lot Program



What is the Neighbourhood Side-Lot Program?

Housing Land Bank-owned lots adjacent to nearby homeowners are available for residential, accessory, recreational, or agricultural use for a purchase price of $500.

Program Requirements:

- Side-Lots must meet several eligibility criteria, including zoning, demolition clearance, size, and other requirements.
- Purchasers must meet several eligibility criteria including adjacency, home ownership, being current on property taxes, and Housing Land Bank compliance achieved, if applicable.
- Must be directly adjacent to the lot.
- The applicant must have no delinquent taxes and must meet current residential zoning requirements.
- The cost per lot will be $500 per lot.
- Each lot must be 3,125 square feet or less.
- The following are approved uses for these lots.
    - Residential (Additions to existing residences and secondary suites)
    - Accessory (Detached garages, accessory buildings, and backyard suite dwellings)
    - Recreational (Expansion of backyards outdoor space)
    - Agricultural (Gardens or greenhouses)

Housing Land Bank Priority Hierarchy

Priority Level	Eligible Groups
Tier 1	Community Land Trusts
Tier 2	Non-Profit Housing Developers/Builders Social Enterprises Indigenous Governments and Economic Development Corporations
Tier 3	For-Profit Builders/Developers For-Profit Rent-to-Own Programs
Tier 4	Neighbourhood Side-Lot Program (North Central)

Allocation Principles

1. Housing Land Bank opportunities will be considered in order of priority tier, with Tier 1 receiving first consideration and Tier 4 receiving final consideration.
2. If no interest has been expressed from a qualifying group from a tier, the applications from qualified parties on the next tier will be given priority.
3. If a property in the Housing Land Bank has been determined to have strategic value for a specified use, it may be offered to a select tier(s) only.

Proposal Evaluation Matrix

Properties will be sold/leased to the groups and entities listed above on a value-for-money basis, with properties being awarded the highest value proposals before lower-value proposals. “Value” is based on the score a proposal obtains on the matrix shown in Table 1A.

This matrix is meant to serve as a reference point for deliberations; it is not the only or even the most important factor. There are other factors that are not captured (e.g. priority of different types of support services). The Committee shall document any factors that result in decisions not consistent with the matrix.

Table 1A: Proposal Evaluation Matrix

Theme	Category	Measure	Score	Max
Do not sell/lease	Proponent is not eligible	Categorical	N/A	N/A
Development characteristics (45 points)	Housing capacity	Count of the greater of dwelling units or bedrooms/ single-room occupancy units	Relative ranking: greatest = best (Proposed-least)/(greatest-least)*10	10
	Targeted income range	Based on high end of income range	Relative ranking: least = best 1-(Proposed-least)/(greatest-least)*5	5
	Term of affordability	Based on intended years of affordability (maximum 50, i.e., functional life of the building)	Relative ranking: greatest = best (Proposed-least)/(greatest-least)*5	5

	Targeted demographics	Types of groups intended to be served, such as:
		• Indigenous people
		• Youth
		• Seniors/Elders
		• People with disabilities:*
		    o Physical
		    o Mental
		    o Intellectual
		    o Cognitive
		    o Learning
		    o Communication
		    o Sensory
		• People with addictions
		• People fleeing domestic or interpersonal violence
		• Veterans
		• 2SLGBTQIA+ people
		• Racialized groups
			1 point each (maximum 5)	5

		• Recent immigrants and refugees • Persons experiencing homelessness • Other vulnerable groups identified in the National Housing Strategy, by the Federal Housing Advocate, or similar authority		
	Support services	Has support services	5	5
	Timelines to…	Secure funding and financing	Relative ranking: least = best 5-(Proposed-least)/(greatest-least) OR 5 if already secured	5
		Obtain development/building permits	Relative ranking: least = best 1-(Proposed-least)/(greatest-least)	5
		Obtain occupancy	Relative ranking: least = best 5-(Proposed-least)/(greatest-least)	5
Proponent characteristics (30 points)	Experience with similar construction in previous five years**	Construction management/contract management	Count based on year construction started (maximum 5, 2 points each)	10
		Construction	Count based on year construction started (maximum 5, 2 points each)	10
	Experience with similar operations	Number of units managed with similar level of affordability	Count based on units managed/25 (maximum 5)	5
		Number of years in operation***	Count/5 (maximum 5)	5

Acquisition for a Municipal Purpose – 2704 Saskatchewan Drive

Date	August 26, 2026
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	Land, Real Estate & Economic Development
Item #	CR26-99

RECOMMENDATION

That City Council:

1. Approve the following resolution:

   "Be it resolved that the City of Regina (City) acquire those lands described as:

   Lot 7-Blk/Par B-Plan 94R41933 Ext 0; and
   Lot 8-Blk/Par B-Plan 94R41933 Ext 0
   (the Land).

   The Land is required for the authorized municipal purpose of construction, expansion, improvement and maintenance of municipal roadways, sidewalks and utility infrastructure consistent with the City's *Design Regina: The Official Community Plan Bylaw* No. 2013-48 (OCP), the *Saskatchewan Drive Corridor Plan* OCP Part B.21, the *Transportation Master Plan* (Saskatchewan Drive Corridor Plan) and as further described in this report."

2. Delegate authority to the Chief Financial Officer & Deputy City Manager (or their designate) to negotiate and approve land purchase agreements for the acquisition of the properties identified within this report for the authorized municipal purposes noted.

3. Authorize the City Clerk to execute any agreements approved further to recommendation 2, after review and approval by the City Solicitor.

HISTORY

At its meeting on August 19, 2026, the Executive Committee considered item *EX26-83 Acquisition for a Municipal Purpose – 2704 Saskatchewan Drive* from the City Manager's Office.

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

Recommendation #4 of the attached report does not require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE

Amber Ackerman, Acting City Clerk 8/19/2026

ATTACHMENTS
EX26-83 Acquisition for a Municipal Purpose – 2704 Saskatchewan Drive

Acquisition for a Municipal Purpose – 2704 Saskatchewan Drive

Date	August 19, 2026
To	Executive Committee
From	City Manager's Office
Service Area	Land, Real Estate & Economic Development
Item No.	EX26-83

RECOMMENDATION

The Executive Committee recommends that City Council (Council):

1. Approve the following resolution:

“Be it resolved that the City of Regina (City) acquire those lands described as:

Lot 7-Blk/Par B-Plan 94R41933 Ext 0; and
Lot 8-Blk/Par B-Plan 94R41933 Ext 0
(the Land).

The Land is required for the authorized municipal purpose of construction, expansion, improvement and maintenance of municipal roadways, sidewalks and utility infrastructure consistent with the City’s *Design Regina: The Official Community Plan Bylaw* No. 2013-48 (OCP), the *Saskatchewan Drive Corridor Plan* OCP Part B.21, the *Transportation Master Plan* (Saskatchewan Drive Corridor Plan) and as further described in this report.”

2. Delegate authority to the Chief Financial Officer & Deputy City Manager (or their designate) to negotiate and approve land purchase agreements for the acquisition of the properties identified within this report for the authorized municipal purposes noted.

3. Authorize the City Clerk to execute any agreements approved further to recommendation 2, after review and approval by the City Solicitor; and

4. Approve these recommendations at its August 26, 2026 meeting.

ISSUE

The City has identified the described land as necessary to facilitate the expansion and widening of Saskatchewan Drive and to undertake related upgrades to adjacent transportation and utility infrastructure in accordance with the Saskatchewan Drive Corridor Plan.

These activities fall within the municipal purposes set out in section 4 of *The Cities Act*, including providing “services, facilities and other things that, in the option of City Council, are necessary and desirable for all or part of the city”, “to develop and maintain a safe and viable community”, and “to provide wise stewardship of public assets”.

The City is currently negotiating with landowners to acquire the Land through mutual agreement. The resolution recommended in this report formally establishes the municipal purpose for which the Land is required and ensures that the City can continue to pursue the appropriate legal processes, if necessary, should negotiations not result in an agreement.

IMPACTS

Financial Impact

There are no financial impacts associated with recognizing the municipal purpose for which the Land is required. The City’s costs to acquire the Land will depend on the outcome of ongoing negotiations and, if necessary, any subsequent acquisition process.

Legal Impact

The acquisition of land by a municipality to carry out a public project, where agreement for purchase cannot be reached through negotiation, is governed by *The Municipal Expropriation Act* (Act). The resolution recommended in this report preserves the City’s legal ability to acquire the property should a negotiated agreement not be reached with the owner.

Policy Impact

The recommendations in this report support initiatives within *Design Regina: The Official Community Plan Bylaw* No. 2013-48 (OCP), *Saskatchewan Drive Corridor Plan* OCP Part B.21, the *Transportation Master Plan* (TMP) as well as upgrading transportation corridors for compliance with *The Traffic Bylaw 9900,* the City’s Transportation Design Standards and the Transportation Association of Canada Geometric Design Guide for Canadian Roads.

Strategic Priority Impact

The recommendations in this report align with the Strategic Priorities of Infrastructure and Livability by supporting the continued expansion and diversification of our transportation network and enhancing the capacity to existing infrastructure to help accommodate long-term growth. These initiatives may also contribute to creating conditions that support a vibrant and inclusive City Centre and encourage opportunities to attract residents, visitors and investment.

Labour Impact

There are no labour impacts respecting this report.

Environmental Impact

There are no environmental impacts respecting this report.

Indigenous Impact

Guided by kâ-nâsihcikêwin (Indigenous Framework), the Treaty Principles of miyo-wîcêhtowin (getting along well with others, good relations, expanding the circle) and tâpwêwin (speaking the truth or with precision and accuracy) inform the City's approach to all land and property acquisitions. Consistent with these principles, the City has engaged with the property owners in good faith over several years with the objective of reaching a mutually acceptable agreement for the acquisition of the Land required for the Saskatchewan Drive Corridor project.

While Administration remains committed to achieving a negotiated outcome wherever possible, tâpwêwin requires transparency regarding the current circumstances. Despite ongoing efforts to reach agreement, negotiations have not resulted in an acquisition of the required lands. As a result, Administration is recommending that Council establish the municipal purpose for which the Land is required and preserve the City's legal option to support delivery of an approved public infrastructure project. This recommendation reflects the City's commitment to both maintaining respectful relationships and being transparent about the steps that may be required if a mutually agreeable resolution cannot be reached.
Each property acquisition is reviewed to ensure that the property is required for a municipal purpose, and all acquisitions are negotiated in good faith.

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

OTHER OPTIONS

Option 1 – Approve designating the property as required for a municipal purpose. (RECOMMENDED)

Option 2 – Not approve designating the property as required for a municipal purpose. (NOT RECOMMENDED)
This option is not recommended as it could jeopardize the City's ability to proceed with the proposed Saskatchewan Drive widening project, which is intended to improve safety, support future capacity requirements.

COMMUNICATIONS & ENGAGEMENT

A copy of this report will be provided to the property owners.

DISCUSSION

In 2017, Council approved the Saskatchewan Drive widening project as part of the Transportation Master Plan. Budget for property acquisitions were approved in 2022, and negotiations with property owners began. Additional budget for acquisitions was approved in 2023.

The Regina Downtown Neighbourhood Plan, a secondary plan within the OCP, identifies the long-term transition of Saskatchewan Drive from its current function of an arterial roadway to a "Grand Avenue". In 2024, Council approved the Saskatchewan Drive Corridor Plan (Part B.21 of the OCP) which identifies this property as being required to accommodate the planned road widening. The remaining land may be used as a buffer area or greenspace to support corridor design elements. The amendment was subsequently approved by the Government of Saskatchewan (Ministry of Government Relations).

The City's legal ability to secure the Land requires Council to establish that the property is required for an authorized municipal purpose. A municipal purpose is defined in *The Cities Act* s.4(2): "to provide services, facilities and other things that, in the opinion of City Council, are necessary and desirable for all or a part of the city;" "to develop and maintain a safe and viable community", and "to provide wise stewardship of public assets".

The municipal purposes in this situation are to facilitate the expansion and widening of Saskatchewan Drive, and upgrade adjacent transportation and utility infrastructure in accordance with the Saskatchewan Drive Corridor Plan.

DECISION HISTORY & AUTHORITY

At its meeting held on May 29, 2017, Council considered item *CR17-52, Transportation Master Plan* and adopted a resolution to approve the Transportation Master Plan and authorize the use of the Transportation Master Plan as a guide for future transportation related decisions and actions.
At its meeting held on July 4, 2024, Council considered item *CM24-9 Saskatchewan Drive Corridor Plan* and adopted a resolution to approve amendments to Part B of *Design Regina: The Official Community Plan, Bylaw No. 2013-48* (OCP), including adding the Saskatchewan Drive Corridor Plan.

Respectfully Submitted,

Chad Jedlic, MBA, B.Sc
Director, Land, Real Estate & Economic Development

Respectfully Submitted,

Jim Nicol
Interim City Manager

Prepared by: Sherri Hegyi, Business Performance Consultant

ATTACHMENTS

REAL - Brandt Proposal – Amendment

Date	August 26, 2026
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	Land, Real Estate & Economic Development
Item #	CR26-100

RECOMMENDATION

That City Council approve amendments to the non-binding term sheet dated April 9, 2026, (provided in report CR26-44 Real - Brandt Proposal), to remove the time-limited reference relating to the City of Regina's (City) proposed assignment of the interim operation and maintenance of Mosaic Stadium, Co-operators Centre, AffinityPlex and Confederation Park to Brandt Properties Ltd., and to approve the continuation of those arrangements as follows:

1. Mosaic Stadium: Consistent with the existing Stadium Operating and Maintenance Agreement between the City and Regina Exhibition Association Limited (REAL), dated April 11, 2018, for an initial term of up to ten years, plus the remaining renewal options, at the City's discretion, for two consecutive terms of five years each and with the existing mutual termination for convenience provision removed; and

2. Co-operators Centre, the AffinityPlex and Confederation Park: Consistent with the Campus Master Lease agreement between the City and Regina Exhibition Association Limited dated September 1, 2021, for an initial term of up to ten years, plus the remaining renewal options, at the City's discretion, for two consecutive terms of five years; and

3. As otherwise negotiated under the existing delegated authority of the City Manager, and consistent with the structure and other terms of the relevant agreements between the City and REAL.

HISTORY

At its meeting on August 19, 2026, the Executive Committee considered in private session the attached report *E26-34 REAL – Brandt Proposal – Amendment* from the Office of the City Manager.

The Committee adopted the following resolution:

That City Council:

1. Approve amendments to the non-binding term sheet dated April 9, 2026, (provided in report CR26-44 Real - Brandt Proposal), to remove the time-limited reference relating to the City of Regina's (City) proposed assignment of the interim operation and maintenance of Mosaic Stadium, Co-operators Centre, AffinityPlex and Confederation Park to Brandt Properties Ltd., and to approve the continuation of those arrangements as follows:

    a. Mosaic Stadium: Consistent with the existing Stadium Operating and Maintenance Agreement between the City and Regina Exhibition Association Limited (REAL), dated April 11, 2018, for an initial term of up to ten years, plus the remaining renewal options, at the City's discretion, for two consecutive terms of five years each and with the existing mutual termination for convenience provision removed; and

    b. Co-operators Centre, the AffinityPlex and Confederation Park: Consistent with the Campus Master Lease agreement between the City and Regina Exhibition Association Limited dated September 1, 2021, for an initial term of up to ten years, plus the remaining renewal options, at the City's discretion, for two consecutive terms of five years; and

    c. As otherwise negotiated under the existing delegated authority of the City Manager, and consistent with the structure and other terms of the relevant agreements between the City and REAL.

2. Approve this report at its meeting on August 26, 2026.

Item #2 of the adopted resolution noted above from the August 19, 2026 Executive Committee meeting respecting this matter, does not require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE

Amber Ackerman, Acting City Clerk 8/20/2026

ATTACHMENTS
E26-34 REAL - Brandt Proposal Amendment

REAL - Brandt Proposal – Amendment

Date	August 19, 2026
To	Executive Committee
From	City Manager's Office
Service Area	Land, Real Estate & Economic Development
Item No.	E26-34

RECOMMENDATION

The Executive Committee recommends that City Council (Council):

1. Approve amendments to the non-binding term sheet dated April 9, 2026, (provided in report *CR26-44 Real - Brandt Proposal)*, to remove the time-limited reference relating to the City of Regina's (City) proposed assignment of the interim operation and maintenance of Mosaic Stadium, Co-operators Centre, AffinityPlex and Confederation Park to Brandt Properties Ltd., and to approve the continuation of those arrangements as follows:

    a. **Mosaic Stadium**: For the remainder of the current unexpired term of the existing Stadium Operating and Maintenance Agreement between the City and Regina Exhibition Association Limited (REAL), dated April 11, 2018, ending December 31, 2031, including the remaining renewal options, at the City's discretion, for three consecutive five-year terms of five years, each and with the existing mutual termination for convenience provision removed; and

    b. **Co-operators Centre, the AffinityPlex and Confederation Park:** Consistent with the Campus Master Lease Agreement between the City and Regina Exhibition Association Limited dated September 1, 2021, for an initial term ending December 31, 2031, with renewal options, at the City's discretion, for three consecutive five-year terms of five years each; and

c. As otherwise negotiated under the existing delegated authority of the City Manager, and consistent with the structure and other terms of the relevant agreements between the City and REAL;

2. Approve this report at its meeting on August 26, 2026.

ISSUE

On May 6, 2026, Council authorized Administration to negotiate a master purchase agreement between Brandt Properties Ltd. (Brandt), the City, and REAL consistent with terms and conditions of the term sheet included in report *CR26-44*. This includes any amendments that do not materially change terms and conditions. The term sheet allows for the current campus master lease between the City and REAL to be amended and assigned to Brandt on an interim basis until the earlier of: (i) completion of subdivision, estimated at December 31, 2027; or (ii) such earlier date as may be determined by the City.

As part of its due diligence, Brandt determined that separating management of the Co-operators Center, AffinityPlex, Confederation Park and Mosaic Stadium (collectively, “Excluded Assets”) is expected to result in less efficient operations on the REAL campus. Additional considerations related to union successor rights and the City’s capacity to assume operations in the near-term warrant reconsideration of the timeline for transitioning operation of the Excluded Assets to the City.

IMPACTS

Financial Impact

There is insufficient financial data to accurately forecast whether the cost to operate and maintain the Excluded Assets would differ materially if they were operated by the City, Brandt, or another third-party contractor. Extending the period during which Brandt operates the Excluded Assets is therefore expected to be financially neutral to the City, with costs anticipated to remain for the balance of the first period post-closing. Regardless of the operator, funding of deferred maintenance liabilities are expected to be the responsibility of the City.

Legal Impact

The proposed amendment does not alter or affect the City’s rights as owner of the Excluded Assets. The management agreements governing the relationship between the operator and the City will remain substantially the same as the existing agreements in place between the City and REAL, except that the operator is no longer a municipal corporation controlled by the City. The City will retain its right to terminate the agreements if Brandt defaults on its obligations or fails to provide the services to the required standard, but will forego the right to terminate the agreements for convenience before the end of each term.

Labour Impact

The recommended option is not expected to result in any labour impacts for the City. If the City assumes operations on the Campus as currently contemplated, the City will be required to resolve potential successor-employer obligations and may necessitate the integration of additional collective bargaining units in the City's existing environment.

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

OTHER OPTIONS

Option 1 – Delegate authority to the City Manager or designate to approve a longer duration for the management and operation of the Excluded Assets. **(RECOMMENDED)**

Option 2 – Maintain the direction currently approved in the Term Sheet requiring the operation and management of the Excluded Assets to transfer to the City at the subdivision of the Excluded Assets from the campus (anticipated December 31, 2027) or sooner (NOT RECOMMENDED)

This option is not recommended as it jeopardizes the larger REAL-Brandt Proposal.

COMMUNICATIONS & ENGAGEMENT

There are no communication or engagement strategies with respect to this report.

DISCUSSION

Following due diligence investigations into the operations and financials of REAL, Brandt advised Administration that maintaining operation and maintenance services to the Excluded Assets is essential to the economic viability and overall function of the campus due to the integrated nature of the facilities. Reducing the area of the campus under management would decrease the efficiency of Brandt's business operations and may result in a duplication of positions required to operate the campus.

Similarly, Administration acknowledges the challenges associated with separating the operation and maintenance of the Excluded Assets from the campus, including:

- hiring staff to operate the Excluded Assets while considering union successor rights that impact the City's ability to use current staff on the REAL Campus;

- the uncertainty created by a short transition period for existing REAL staff transferring to Brandt who expect to work in the Excluded Assets; and
- the practical challenges and inefficiencies associated with multiple operators coordinating events and service delivery across the larger REAL Campus.

The concept of Brandt operating the Excluded Assets was previously approved by Council; however, the approval was limited to December 31, 2027. At that time, the City intended to determine whether to continue with Brandt as the operator of the Excluded Assets, operate them through City Administration, or advertise for a third-party operator.

Providing Brandt an initial term, with renewal options at the City's discretion, allows the City to maintain typical owner rights over the assets, provides Brandt with a period to establish its Queen City Sports and Entertainment business, and is aligned with the desired outcomes of the REAL-Brandt Proposal, including:

- improved customer experiences;
- efficient operation of the campus;
- an orderly workforce transition;
- a reduction in the campus operating subsidy;
- private capital investment in the campus; and
- the on-going availability of the campus for community events.

DECISION HISTORY & AUTHORITY

At its May 6, 2026 meeting, Council considered item *CR26-44 REAL – Brandt Proposal* and adopted a resolution to:

1. Approve the sale and lease of portions of the REAL campus, including the lands, buildings and associated equipment as described in this report, to Brandt Properties Ltd.;
2. Delegate authority to the City Manager or their designate to negotiate a Master Purchase Agreement between Brandt Properties Ltd., the City and Regina Exhibition Association Limited consistent with the terms and conditions of the Term Sheet dated April 9, 2026, and as further described in this report, including any amendments that do not materially change what is described in this report and all ancillary agreements, instruments and documents

required to give effect to the Agreement, including without limitation all assignment, assumption, lease, operating, grant, easement or restrictive covenant agreements and all related applications for subdivision, re-zoning or other required planning approvals;

3. Approve conditional support for a property tax exemption for the municipal and library portions of the taxes as described in the Discussion section (paragraph F) of this report for five years to Brandt Properties Ltd. for the Purchased and Leased Assets as defined in the Proposal, being those portions of the land located at 1700 Elphinstone Street, tax account number 10218173, as described on the assessment roll as Plan: 84R29489 Block: FF, Plan: 14513 Block: H, Plan: DV4404 Block: K, Plan: 102121311 Block: T, conditional on:

    a. the property being owned by Brandt Group of Companies or their subsidiaries or owned by the City of Regina and leased to Brandt Properties Ltd., and is continued to be operated by Brandt for the purposes as set out in the Master Purchase Agreement; and

    b. property leased to and occupied by third parties for otherwise taxable commercial activities remaining taxable;

4. Subject to the closing of the sale transaction and conditions contemplated by the Master Purchase Agreement, including negotiation and execution of definitive tax exemption agreements, being concluded:

    a. Instruct the City Solicitor to prepare the necessary tax exemption agreements and authorize the bylaw to be brought forward to a future meeting of City Council for approval; and

    b. Delegate authority to the City Manager to apply to the Province of Saskatchewan for approval of an exemption of the education portion of the property taxes payable to the Government of Saskatchewan or, where required, apply to the Regina Roman Catholic Separate School Division No. 81 where the education portion of the property taxes is payable to the Regina Roman Catholic Separate School Division;

5. Authorize the City Clerk to execute the Master Purchase Agreement and all necessary and ancillary agreements thereto after review and approval by the City Solicitor;

6. Authorize:

    a. the redirection of a portion of funds previously allocated to Regina Exhibition Association Limited in the 2026 Budget, on a pro-rata basis, with the specific amount to be determined administratively based on the final closing dates and timing of the Operating Cost Adjustment payments owing to Brandt under the Master Purchase

Agreement;

b. the transfer of up to $300,000 from the Land Development Reserve to fund the interim transaction-related and closing costs associated with the Proposal that are incurred and payable in 2026; and

c. the transfer of all net sale proceeds received by the City upon completion of the Master Purchase Agreement to the Land Development Reserve; and

7. Direct Regina Exhibition Association Limited to take all necessary steps required by REAL to facilitate and proceed with the Proposal in accordance with the Member Direction attached as Appendix A – Member Direction and authorize the City Clerk to execute Indemnity Agreements with REAL's directors, after review and approval by the City Solicitor;

8. Direct Administration to report back to the 2027/2028 budget deliberations, pending the approval and completion of the proposed Brandt deal, with recommendations on the creation of an asset maintenance reserve to serve as the funding source for the capital repair and refurbishment of the Co-operators Centre and AffinityPlex buildings located on the REAL District campus, with consideration of the annual reserve contribution amount to be determined based on a percentage of the assessed value of these buildings, in alignment with existing city methodology; and

9. Direct Administration to bring an annual report that provides an evaluation on the status of the community commitment performance measures outlined in the agreement and considered in future requests for continued tax exemptions.

Respectfully Submitted,	Respectfully Submitted,
Chad Jedlic, MBA, B.Sc.	Jim Nicol
Director, Land, Real Estate & Economic Development	Interim City Manager

Prepared by: Chad Jedlic, Director, Land, Real Estate & Economic Development

ATTACHMENTS

MN26-16

NOTICE OF MOTION

August 26, 2026

City Clerk
City Hall
Regina, Saskatchewan

Please be advised that I will submit the following NOTICE of MOTION at the August 26, 2026 meeting of City Council:

Re: Regina City Council Composition

WHEREAS Regina is a rapidly growing and diverse city in which the role of a Councillor is complex, demanding and time consuming;

WHEREAS Council governs an organization with an annual operating and capital budgets totaling $1.2 billion, creating a demanding and high-pressure leadership role, both in terms of fiduciary and policy responsibility, and in terms of representation and visibility in the community;

WHEREAS Council is currently considered a part time role with limited administrative and staffing supports, but with a corresponding high workload;

WHEREAS role responsibilities should be set at a level that appropriately reflects the decisions being made, and compensates those who perform this demanding public service, and that helps to attract a range of capable and committed candidates at election time. At the same time, the Council role is a public service role, so salaries for analogous private-sector positions are not an appropriate comparator, and the main driver for the role must be public service;

WHEREAS Council functions best when it represents a diverse range of experiences, backgrounds and ages;

WHEREAS Regina Council has a higher-than-average amount of municipal wards with the average Councillor representing approximately 23,000 people;

WHEREAS there are no examples in Canada where a Councillor would be considered full-time representing 23,000 people;

WHEREAS Council considered report *CR20-73* from the Elected Official Compensation Review Commission in 2020 with the Commission's findings and adopted the recommendation from the Commission to calculate Councillor and Mayor compensation as outlined in *Bylaw No. 2001-108 The Regina City Council Remuneration Bylaw, 2001*; and

WHEREAS The City of Regina is currently undertaking a governance review looking at the functionality and governance of council, as well as an undertaking a ward boundary review in preparation for the 2028 municipal election, providing an ideal time to review the workload, composition, supports, and compensation of council;

THEREFORE BE IT RESOLVED that City Council:

1. Direct Administration to procure an independent review to be funded through the general fund reserve to determine the appropriate "nature of the role of Council" to determine whether Council should be considered a "full time" role; and further provide recommendations on the composition (number of wards), compensation (using the *Bylaw No. 2021-108* as a baseline)**;** as well as the supports appropriate for this work;

2. Direct that the review include consultation comprised of community leaders with experience in public service, business, municipal governance, human resources, and other relevant experience;

3. Direct the review include the following analysis and recommendations as close to cost neutral as possible, with a primary focus on improving governance efficiency, accountability, and resident outcomes; and where incremental costs are proposed, clearly illustrate the return on investment, potential savings through better oversight, and public service rationale:

    a. Whether Council should be a "full-time" service role, specifically the estimated required number of working hours per week to best meet the needs of the role;

    b. What the appropriate number of Municipal Wards should be by no later Q1 2027;

    c. The broader supports provided to Council; including what ongoing supports may be available, including but not limited to administrative, research, communication, and stakeholder engagement supports as they relate to the Councillor role;

    d. Consider whether the current governance and staffing support structure allow city council to effectively fulfill the duties of the role;

4. Direct Administration to report back to City Council by Q2 2027 with the results of the independent review and recommendations to action before the 2028 municipal election and 2028 budget deliberations.

Respectfully submitted,

David Froh
Councillor – Ward 3

BYLAW NO. 2026-46

THE LICENSED NON-PROFIT CHILDCARE CENTRE
TAX EXEMPTION BYLAW, 2026 (No. 2)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Purpose

1 The purpose of this Bylaw is to provide a tax exemption to the portion of the property outlined in this Bylaw that is used as a licensed childcare centre and that is owned or leased and operated by a licensed non-profit childcare centre.

Authority

2 The authority for this Bylaw is pursuant to section 262(4) of *The Cities Act*.

Definitions

3 In this Bylaw:

"education portion of the property taxes" means the property taxes levied by the City pursuant to *The Education Property Tax Act* on behalf of the Government of Saskatchewan for the benefit of the Board of Education of the Regina School Division No. 4 or for the property taxes levied by the City on behalf of and for the benefit of the Board of Education of the Regina Roman Catholic Separate School Division No. 81 of Saskatchewan;

"licensed non-profit childcare centre" means the following types of entities that are licensed by the Province of Saskatchewan as childcare centres as defined by *The Child Care Act, 2014:*

(a) a charitable or membership non-profit corporation incorporated or registered pursuant to *The Non-profit Corporations Act, 2022* or the *Canada Not-for-profit Corporations Act;* or

(b) a non-profit co-operative incorporated or registered pursuant to *The Co-operatives Act, 1996* or the *Canada Co-operatives Act.*

Exemption

4(1) The following portion of the property that is used as a licensed childcare centre and is owned or leased and operated by a licensed non-profit childcare centre is exempt from taxation equal to 40 percent of the property taxes otherwise payable on the portion of the property used as a licensed childcare centre, commencing January 1, 2026 and concluding December 31, 2030, unless sooner ended pursuant to the provisions of the Tax Exemption Agreement for:

(a) the property located at 3801 3rd Avenue N and legally described as:

Approved as to form this ____ day of ____________, 20___.

City Solicitor

Surface Parcel 109635981
Block X
Plan 84R38640, Extension 0

(b) the property located at 328 Century Crescent and legally described as:

Surface Parcel 109583635
Block AA
Plan 62R35337, Extension 0

Surface Parcel 109583646
Block L
Plan FU1004, Extension 0

(2) The following portion of the property that is used as a licensed childcare centre and is owned or leased and operated by a licensed non-profit childcare centre is exempt from taxation equal to 40 percent of the property taxes otherwise payable on the portion of the property used as a licensed childcare centre, commencing March 1, 2026 and concluding December 31, 2030, unless sooner ended pursuant to the provisions of the Tax Exemption Agreement for:

(a) the property located at 1920 E Victoria Avenue and legally described as:

Surface Parcel 107254425
Block S
Plan 65R14428, Extension 0

Scope of Exemption

5(1) The exemption in section 4 shall:

(a) apply to taxes assessed from 2026 to 2030 for the timeframes indicated;

(b) only apply where the properties are occupied and used by a licensed childcare centre; and

(c) not include penalties, local improvement levies, utility charges, special taxes, development fees or other such charges or fees properly imposed by the City or other taxing authority.

(2) Notwithstanding section 4, where the amount of the education portion of the taxes being exempted for the Property requires the approval of the Government of Saskatchewan (because it would be equal to $25,000 or more) and the amount of the education portion of the property taxes is not approved, the City may reduce the amount of the exemption for the education portion of the taxes to less than $25,000.

(3) Notwithstanding section 4, where the education portion of the property taxes is payable to the Regina Roman Catholic Separate School Division No. 81 and there is no agreement with the school division on tax exemptions, the exemption of the education portion of the property taxes is subject to the approval of the Regina Roman Catholic Separate School Division No. 81.

(4) Where the exemption of the education portion of the property taxes is not approved by the Regina Roman Catholic Separate School Division No. 81 or is reduced, the City shall not provide the exemption of the education portion or shall reduce the exemption of the education portion of the property taxes in accordance with the Regina Roman Catholic Separate School Division's decision

(5) Where the exemption of the education portion of the property taxes is not approved or the exemption is reduced, the Childcare Centre or Owner (in the case where the Property is leased by the Childcare Centre) will be required to pay the balance of the education portion of the property taxes, and the City shall not be liable to the Childcare Centre or Owner for any amount of the tax exemption which would have otherwise been granted.

(6) If for any reason, the exemption of the education portion of the taxes for the Property is found to be invalid or unauthorized, any agreement with a taxing authority that provides approval of the City's exemptions is terminated or legislation is changed that would not allow for an exemption of the education portion of the taxes to be exempted, the Childcare Centre or the Owner of the Property (in the case where the Childcare Centre is leasing the property) will be required to pay the education portion of the property taxes, and the City shall not be liable to the Childcare Centre or Owner of the Property for any amount of the tax exemption which would have otherwise been granted.

Agreement

6 The exemption in subsection 4(1) shall be governed by the form of Tax Exemption Agreement attached hereto as Schedule "A".

7 The exemption in subsection 4(2) shall be governed by the form of Tax Exemption Agreement attached hereto as Schedule "B".

8 The City Clerk is authorized to sign and seal the Agreement in sections 6 and 7 on behalf of the City of Regina.

Coming Into Force

9 This Bylaw comes into force on January 1, 2026.

READ A FIRST TIME THIS 26th DAY OF August 2026.

READ A SECOND TIME THIS 26th DAY OF August 2026.

READ A THIRD TIME AND PASSED THIS 26th DAY OF August 2026.

Mayor

City Clerk (SEAL)

CERTIFIED A TRUE COPY

City Clerk

Schedule "A"

TAX EXEMPTION AGREEMENT
Non-profit Childcare Exemption for Properties
"Civic Address of Childcare Centre – Account #"

Agreement dated___________, 20__ (City Clerk to fill in)

Between:

THE CITY OF REGINA
(the "City")

- and -

"Name of Childcare Centre"
(the "Childcare Centre")

The Parties agree as follows:

Definitions

1 In this Agreement:

"City Assessor" means the City of Regina City Assessor or his or her designate;

"education portion of the property taxes" means the property taxes levied by the City pursuant to *The Education Property Tax Act* on behalf of the Government of Saskatchewan for the benefit of the Board of Education of the Regina School Division No. 4 or for the property taxes levied by the City on behalf of and for the benefit of the Board of Education of the Regina Roman Catholic Separate School Division No. 81 of Saskatchewan;

"licensed non-profit childcare centre" means the following types of entities that are licensed by the Province of Saskatchewan as childcare centres as defined by *The Child Care Act, 2014:*

(a) a charitable or membership non-profit corporation incorporated or registered pursuant to *The Non-profit Corporations Act, 2022* or the *Canada Not-for-profit Corporations Act;* or

(b) a non-profit co-operative incorporated or registered pursuant to *The Co-operatives Act, 1996* or the *Canada Co-operatives Act;*

"Property" means the portion of the real property owned or leased by the Childcare Centre and occupied by the Childcare Centre and used for or in conjunction with a licensed non-profit childcare centre which Land is civically known ***"Civic Address of Childcare Centre",*** Regina, Saskatchewan and legally described as ***"Surface Parcel #"*** with a Reference Land Description of:

"Legal Description"

City's Covenants
Tax Exemption

2(1) Pursuant to subsection 262(4) of *The Cities Act*, and subject to the terms of this Agreement, the City grants an exemption from taxation on the Property equal to 40% of the property taxes levied with respect to the portion of the Property used as a licensed non-profit childcare centre commencing **January 1, 2026**, and concluding **December 31, 2030** on the condition that the Property is leased or owned by a licensed non-profit childcare centre and used by the Childcare Centre as a licensed non-profit childcare centre.

(2) Notwithstanding subsection (1), where the amount of the education portion of the taxes being exempted for the Property requires the approval of the Government of Saskatchewan (because it would be equal to $25,000 or more) and the amount of the exemption of the education portion of the property taxes is not approved, the City may reduce the amount of the exemption for the education portion of the taxes to less than $25,000.

(3) Notwithstanding subsection (1), where the education portion of the property taxes is payable to the Regina Roman Catholic Separate School Division No. 81 and there is no agreement with the school division on tax exemptions, the exemption of the education portion of the property taxes is subject to the approval of the Regina Roman Catholic Separate School Division No. 81.

(4) Where the exemption of the education portion of the property taxes is not approved by the Regina Roman Catholic Separate School Division No. 81 or is reduced, the City shall not provide the exemption of the education portion or shall reduce the exemption of the education portion of the property taxes in accordance with the Regina Roman Catholic Separate School Division's decision.

(5) Where the exemption of the education portion of the property taxes is not approved or the exemption is reduced, the Childcare Centre or Owner (in the case where the Property is leased by the Childcare Centre) will be required to pay the balance of the education portion of the property taxes, and the City shall not be liable to the Childcare Centre or the Owner for any amount of the tax exemption which would have otherwise been granted.

(6) If for any reason, the exemption of the education portion of the taxes for the Property is found to be invalid or unauthorized, any agreement with a taxing authority that provides approval of the City's exemptions is terminated or legislation is changed that would not allow for an exemption of the education portion of the taxes to be exempted, the Childcare Centre or the owner of the Property (in the case where the Childcare Centre is leasing the property) will be required to pay the education portion of the property taxes, and the City shall not be liable to the Childcare Centre or Owner of the Property for any amount of the tax exemption which would have otherwise been granted.

Terms and Conditions of Exemption

3(1) The exemption does not apply to portions of the Property that are not used for or in conjunction with a non-profit licensed childcare centre.

(2) The exemption only applies where the following terms and conditions are met:

(a) the Property is owned or leased by the Childcare Centre;

(b) the Property is occupied by the Childcare Centre;

(c) the Childcare Centre is a licensed non-profit childcare centre; and

(d) where the Childcare Centre leases the Property, the Owner provides the Childcare Centre with the benefit of the tax exemption.

Scope

4 The scope of the tax exemption, including calculation of any percentage or proportion and the determination of any use or cost, shall be conclusively determined by the City Assessor, subject to any statutory right of appeal against the assessment of the Property.

5 The exemption from taxation granted pursuant to this Agreement does not include penalties, local improvement levies, utility charges, special taxes, development fees or other such charges or fees properly imposed by the City or other taxing authority.

Childcare Centre's Covenants

6 The Childcare Centre or the Owner (where the Property is leased by the Childcare Centre) shall:

(a) not sell or agree to sell the Property during the term of this Agreement;

(b) notify the City of any occurrences which would, pursuant to the Agreement, discontinue or terminate the tax exemption; and

(c) provide the City Assessor with any information or documents requested by the City Assessor for the purpose of assessing the Property.

Continuation

7 The tax exemption will continue only for so long as the Childcare Centre and Owner (where the Property is leased by the Childcare Centre) complies with the terms of this Agreement.

8 The tax exemption will cease if any of the following occurs:

(a) the Childcare Centre no longer owns or leases the Property;

(b) the Childcare Centre becomes bankrupt or insolvent or is so adjudged;

(c) the Childcare Centre makes a general assignment for the benefit of creditors;

(d) the Childcare Centre substantially changes its operations such that the Property is no longer being used for a non-profit licensed childcare centre, unless such change has been expressly approved in writing by the City;

(e) the Childcare Centre ceases to operate entirely;

(f) the Childcare Centre fails to maintain or loses its licence as a childcare centre;

(g) the Childcare Centre or Owner (where the Property is leased by the Childcare Centre) fails to pay any taxes levied on behalf of the City, the Regina Public Library Board, the Government of Saskatchewan on behalf of the Board of Education of the Regina School Division No. 4 and the Board of Education of the Regina Roman Catholic Separate School Division No. 81 of Saskatchewan or any other penalties, local improvement levies, utility charges, special taxes, development fees or other such charges or fees properly imposed by the City or other taxing authority;

(h) the Childcare Centre or Owner (where the Property is leased by the Childcare Centre) sells or agrees to sell the Property;

(i) the improvements on the Property do not conform to all civic and provincial laws governing the construction and use of the improvements, including any zoning bylaws and *The Construction Codes Act.*

9(1) If the tax exemption ceases by reason of an event in section 8, the following will occur:

(a) if the event occurred in the current tax year, the Property will be taxable on a pro-rated basis for the portion of the year during which the exemption granted no longer continues and the Property will be taxable for any subsequent years; and

(b) if the event occurred in a previous tax year, in addition to the Property becoming taxable as of the date of the event occurring, the Childcare Centre or Owner (where the Property is leased by the Childcare Centre) may be required to pay all or a portion of the taxes, including penalties owing from the date of the event in section 8.

(2) Any amounts owed to the City under this Agreement will constitute a debt due to the City payable on demand, to the City.

(3) Any requirement to pay taxes that arises because of the exemption ceasing by reason of an event in section 8, including the ability to enforce payment, survives the expiry or termination of this Agreement.

Notices

10(1) Any notice required or permitted to be given to either Party pursuant to this Agreement shall be in writing and may be delivered to the Party in person, or to its authorized agent, or by sending it by prepaid mail, addressed:

To the City at:

Attention: City Clerk
City of Regina
2476 Victoria Avenue
P.O. Box 1790
Regina, Saskatchewan
S4P 3C8

To the Childcare Centre at:

"Name of the Childcare Centre"
"Civic Address of the Childcare Centre"

or to such alternate address as either Party may, from time to time, by notice advise.

(2) If a notice is mailed pursuant to subsection (1), it is deemed to be given on the third business day after the date of such mailing.

(3) If postal service is interrupted or substantially delayed, any notice shall be hand-delivered or via e-mail.

Amendments

11(1) The Agreement may be amended by written agreement between the Parties.

(2) For the purposes of subsection (1), the City Assessor may authorize any amendments to the Agreement.

General

12 This Agreement is not assignable without the prior written consent of the City, which will only be granted where the new owner leasing the Property leases it to a different eligible “licensed non-profit childcare centre” or where the new owner of the Property is a “licensed non-profit childcare centre” and occupies and uses the Property as a licensed non-profit childcare centre.

13 In the event that this Agreement or any part of it is found to be invalid or ultra vires of Council, then the City shall not be liable to the Childcare Centre or the Owner (where the Property is leased by the Childcare Centre) for any amount of the tax exemption which would otherwise have been granted.

14 The City may register this Agreement at the Land Titles Registry, Saskatchewan Land Registration District, with respect to the Property.

15 This Agreement may be executed in multiple counterparts, each of which shall be deemed an original agreement and shall constitute one and the same agreement. The counterparts of this Agreement may be executed and delivered by facsimile or other electronic signature (including portable document format) by any of the parties and the other parties may rely on the receipt of such document so executed and delivered electronically or by facsimile as if the original had been received.

16 This Agreement will not become effective until adopted by bylaw of the Council of the City and fully executed by both parties to the Agreement.

In witness whereof, the Parties have executed the Agreement on the date first written above.

THE CITY OF REGINA

____
City Clerk

“CHILDCARE CENTRE”.

____
“Authorized Signing Officer”

____
“Authorized Signing Officer”

The corporate seal should be affixed. If the corporate seal is not affixed the attached affidavit of corporate signing authority must be filled out for each signing officer.

“Authorized Signing Officer”

The corporate seal should be affixed. If the corporate seal is not affixed the attached affidavit of corporate signing authority must be filled out for each signing officer.

AFFIDAVIT OF CORPORATE SIGNING AUTHORITY

CANADA)
PROVINCE OF SASKATCHEWAN)

I, ______________________________, of ________________, ____________________,
(Print Full Name of Signing Authority) (City) (Province)

MAKE OATH/AFFIRM AS FOLLOWS:

1 I am a_________________________ (insert position) of the __________________ named in the Tax Exemption Agreement to which this Affidavit is attached.

2 I am authorized by the ____________________ to execute the Tax Exemption Agreement without affixing the Corporate Seal of the _______________________.

SWORN BEFORE ME at)
_______________, Saskatchewan,)
on ______________________ 2026)
) ____________________________________
) Signature of Signing Authority
______________________________)
A Commissioner for Oaths or a Notary Public
in and for the Province of ________________
My Commission/Appointment expires __________
Or Being a solicitor

Schedule "B"

TAX EXEMPTION AGREEMENT
Non-profit Childcare Exemption for Properties
"Civic Address of Childcare Centre – Account #"

Agreement dated___________, 20__ (City Clerk to fill in)

Between:

THE CITY OF REGINA
(the "City")

- and -

"Name of Childcare Centre"
(the "Childcare Centre")

- and -

"Name of Owner"
(the "Owner")

The Parties agree as follows:

Definitions

1 In this Agreement:

"City Assessor" means the City of Regina City Assessor or his or her designate;

"education portion of the property taxes" means the property taxes levied by the City pursuant to *The Education Property Tax Act* on behalf of the Government of Saskatchewan for the benefit of the Board of Education of the Regina School Division No. 4 or for the property taxes levied by the City on behalf of and for the benefit of the Board of Education of the Regina Roman Catholic Separate School Division No. 81 of Saskatchewan;

"licensed non-profit childcare centre" means the following types of entities that are licensed by the Province of Saskatchewan as childcare centres as defined by *The Child Care Act, 2014:*

(a) a charitable or membership non-profit corporation incorporated or registered pursuant to *The Non-profit Corporations Act, 2022* or the *Canada Not-for-profit Corporations Act;* or

(b) a non-profit co-operative incorporated or registered pursuant to *The Co-operatives Act, 1996* or the *Canada Co-operatives Act;*

"Property" means the portion of the real property owned or leased by the Childcare Centre and occupied by the Childcare Centre and used for or in conjunction with a licensed non-profit childcare centre which Land is civically known ***"Civic Address of Childcare Centre"*****,** Regina, Saskatchewan and legally described as ***"Surface Parcel #"*** with a Reference Land Description of:

"Legal Description"

City's Covenants

Tax Exemption

2(1) Pursuant to subsection 262(4) of *The Cities Act*, and subject to the terms of this Agreement, the City grants an exemption from taxation on the Property equal to 40% of the property taxes levied with respect to the portion of the Property used as a licensed non-profit childcare centre commencing **March 1, 2026**, and concluding **December 31, 2030** on the condition that the Property is leased or owned by a licensed non-profit childcare centre and used by the Childcare Centre as a licensed non-profit childcare centre.

(2) Notwithstanding subsection (1), where the amount of the education portion of the taxes being exempted for the Property requires the approval of the Government of Saskatchewan (because it would be equal to $25,000 or more) and the amount of the exemption of the education portion of the property taxes is not approved, the City may reduce the amount of the exemption for the education portion of the taxes to less than $25,000.

(3) Notwithstanding subsection (1), where the education portion of the property taxes is payable to the Regina Roman Catholic Separate School Division No. 81 and there is no agreement with the school division on tax exemptions, the exemption of the education portion of the property taxes is subject to the approval of the Regina Roman Catholic Separate School Division No. 81.

(4) Where the exemption of the education portion of the property taxes is not approved by the Regina Roman Catholic Separate School Division No. 81 or is reduced, the City shall not provide the exemption of the education portion or shall reduce the exemption of the education portion of the property taxes in accordance with the Regina Roman Catholic Separate School Division's decision.

(5) Where the exemption of the education portion of the property taxes is not approved or the exemption is reduced, the Childcare Centre or Owner (in the case where the Property is leased by the Childcare Centre) will be required to pay the balance of the education portion of the property taxes, and the City shall not be liable to the Childcare Centre or

the Owner for any amount of the tax exemption which would have otherwise been granted.

(6) If for any reason, the exemption of the education portion of the taxes for the Property is found to be invalid or unauthorized, any agreement with a taxing authority that provides approval of the City's exemptions is terminated or legislation is changed that would not allow for an exemption of the education portion of the taxes to be exempted, the Childcare Centre or the Owner of the Property (in the case where the Childcare Centre is leasing the property) will be required to pay the education portion of the property taxes, and the City shall not be liable to the Childcare Centre or Owner of the Property for any amount of the tax exemption which would have otherwise been granted.

Terms and Conditions of Exemption

3(1) The exemption does not apply to portions of the Property that are not used for or in conjunction with a non-profit licensed childcare centre.

(2) The exemption only applies where the following terms and conditions are met:

(a) the Property is owned or leased by the Childcare Centre;

(b) the Property is occupied by the Childcare Centre;

(c) the Childcare Centre is a licensed non-profit childcare centre; and

(d) where the Childcare Centre leases the Property, the Owner provides the Childcare Centre with the benefit of the tax exemption.

Scope

4 The scope of the tax exemption, including calculation of any percentage or proportion and the determination of any use or cost, shall be conclusively determined by the City Assessor, subject to any statutory right of appeal against the assessment of the Property.

5 The exemption from taxation granted pursuant to this Agreement does not include penalties, local improvement levies, utility charges, special taxes, development fees or other such charges or fees properly imposed by the City or other taxing authority.

Childcare Centre's Covenants

6 The Childcare Centre or the Owner (where the Property is leased by the Childcare Centre) shall:

(a) not sell or agree to sell the Property during the term of this Agreement;

(b) notify the City of any occurrences which would, pursuant to the Agreement, discontinue or terminate the tax exemption; and

(c) provide the City Assessor with any information or documents requested by the City Assessor for the purpose of assessing the Property.

Continuation

7 The tax exemption will continue only for so long as the Childcare Centre and Owner (where the Property is leased by the Childcare Centre) complies with the terms of this Agreement.

8 The tax exemption will cease if any of the following occurs:

(a) the Childcare Centre no longer owns or leases the Property;

(b) the Childcare Centre becomes bankrupt or insolvent or is so adjudged;

(c) the Childcare Centre makes a general assignment for the benefit of creditors;

(d) the Childcare Centre substantially changes its operations such that the Property is no longer being used for a non-profit licensed childcare centre, unless such change has been expressly approved in writing by the City;

(e) the Childcare Centre ceases to operate entirely;

(f) the Childcare Centre fails to maintain or loses its licence as a childcare centre;

(g) the Childcare Centre or Owner (where the Property is leased by the Childcare Centre) fails to pay any taxes levied on behalf of the City, the Regina Public Library Board, the Government of Saskatchewan on behalf of the Board of Education of the Regina School Division No. 4 and the Board of Education of the Regina Roman Catholic Separate School Division No. 81 of Saskatchewan or any other penalties, local improvement levies, utility charges, special taxes, development fees or other such charges or fees properly imposed by the City or other taxing authority;

(h) the Childcare Centre or Owner (where the Property is leased by the Childcare Centre) sells or agrees to sell the Property;

(i) the improvements on the Property do not conform to all civic and provincial laws governing the construction and use of the improvements, including any zoning bylaws and *The Construction Codes Act.*

9(1) If the tax exemption ceases by reason of an event in section 8, the following will occur:

(a) if the event occurred in the current tax year, the Property will be taxable on a pro-rated basis for the portion of the year during which the exemption granted no longer continues and the Property will be taxable for any subsequent years; and

(b) if the event occurred in a previous tax year, in addition to the Property becoming taxable as of the date of the event occurring, the Childcare Centre or Owner (where the Property is leased by the Childcare Centre) may be required to pay all or a portion of the taxes, including penalties owing from the date of the event in section 8.

(2) Any amounts owed to the City under this Agreement will constitute a debt due to the City payable on demand, to the City.

(3) Any requirement to pay taxes that arises because of the exemption ceasing by reason of an event in section 8, including the ability to enforce payment, survives the expiry or termination of this Agreement.

Notices

10(1) Any notice required or permitted to be given to either Party pursuant to this Agreement shall be in writing and may be delivered to the Party in person, or to its authorized agent, or by sending it by prepaid mail, addressed:

To the City at:

Attention: City Clerk
City of Regina
2476 Victoria Avenue
P.O. Box 1790
Regina, Saskatchewan
S4P 3C8

To the Childcare Centre at:

“Name of the Childcare Centre”
“Civic Address of the Childcare Centre”

To the Owner at:

“Name of the Owner”
“Civic Address of the Owner”

or to such alternate address as either Party may, from time to time, by notice advise.

(2) If a notice is mailed pursuant to subsection (1), it is deemed to be given on the third business day after the date of such mailing.

(3) If postal service is interrupted or substantially delayed, any notice shall be hand-delivered or via e-mail.

Amendments

11(1) The Agreement may be amended by written agreement between the Parties.

(2) For the purposes of subsection (1), the City Assessor may authorize any amendments to the Agreement.

General

12 This Agreement is not assignable without the prior written consent of the City, which will only be granted where the new owner leasing the Property leases it to a different eligible "licensed non-profit childcare centre" or where the new owner of the Property is a "licensed non-profit childcare centre" and occupies and uses the Property as a licensed non-profit childcare centre.

13 In the event that this Agreement or any part of it is found to be invalid or ultra vires of Council, then the City shall not be liable to the Childcare Centre or the Owner (where the Property is leased by the Childcare Centre) for any amount of the tax exemption which would otherwise have been granted.

14 The City may register this Agreement at the Land Titles Registry, Saskatchewan Land Registration District, with respect to the Property.

15 This Agreement may be executed in multiple counterparts, each of which shall be deemed an original agreement and shall constitute one and the same agreement. The counterparts of this Agreement may be executed and delivered by facsimile or other electronic signature (including portable document format) by any of the parties and the other parties may rely on the receipt of such document so executed and delivered electronically or by facsimile as if the original had been received.

16 This Agreement will not become effective until adopted by bylaw of the Council of the City and fully executed by both parties to the Agreement.

In witness whereof, the Parties have executed the Agreement on the date first written above.

THE CITY OF REGINA **_"CHILDCARE CENTRE"._**

City Clerk

“Authorized Signing Officer”

“Authorized Signing Officer”

The corporate seal should be affixed. If the corporate seal is not affixed the attached affidavit of corporate signing authority must be filled out for each signing officer.

“Authorized Signing Officer”

The corporate seal should be affixed. If the corporate seal is not affixed the attached affidavit of corporate signing authority must be filled out for each signing officer.

“OWNER”.

“Authorized Signing Officer”

“Authorized Signing Officer”

The corporate seal should be affixed. If the corporate seal is not affixed the attached affidavit of corporate signing authority must be filled out for each signing officer.

“Authorized Signing Officer”

The corporate seal should be affixed. If the corporate seal is not affixed the attached affidavit of corporate signing authority must be filled out for each signing officer.

AFFIDAVIT OF CORPORATE SIGNING AUTHORITY

CANADA)
PROVINCE OF SASKATCHEWAN)

I, ______________________________, of _________________, ____________________,
(Print Full Name of Signing Authority) (City) (Province)

MAKE OATH/AFFIRM AS FOLLOWS:

1 I am a_________________________ (insert position) of the __________________ named in the Tax Exemption Agreement to which this Affidavit is attached.

2 I am authorized by the ____________________ to execute the Tax Exemption Agreement without affixing the Corporate Seal of the _______________________.

SWORN BEFORE ME at)
_______________, Saskatchewan,)
on ______________________ 2026)
) ____________________________________
) Signature of Signing Authority
______________________________)
A Commissioner for Oaths or a Notary Public
in and for the Province of ________________
My Commission/Appointment expires __________
Or Being a solicitor

ABSTRACT

BYLAW NO. 2026-46

THE LICENSED NON-PROFIT CHILDCARE CENTRE
TAX EXEMPTION BYLAW, 2026 (No.2)

PURPOSE:	To provide a tax exemption to property that is used as a licensed childcare centre and that is owned or leased and occupied by a licensed non-profit childcare centre.
ABSTRACT:	Property that is used as a licensed childcare centre and owned or leased and occupied by a licensed non-profit childcare centre will receive a tax exemption which is governed by a tax exemption agreement between the parties.
STATUTORY AUTHORITY:	Clause 262(4) of *The Cities Act.*
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	N/A
PUBLIC NOTICE:	N/A
REFERENCE:	Executive Committee, December 9, 2020, EX20-34, City Council, December 16, 2020, CR20-102, Executive Committee, November 30, 2022, EX22-130 and City Council, December 7, 2022, CR22-134, Executive Committee, October 1, 2025, EX25-90 and City Council, October 8, 2025, CR25-126
AMENDS/REPEALS:	N/A
CLASSIFICATION:	Executory
INITIATING DIVISION:	Financial Strategy & Sustainability
INITIATING DEPARTMENT:	Assessment & Property Revenue Services