



List of Delegations

**Wednesday, September 23, 2026
1:00 PM**

Henry Baker Hall, Main Floor, City Hall

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



OFFICE OF THE CITY CLERK

**City Council
List of Delegations and Communications
Wednesday, September 23, 2026**

CR26-108 Official Community Plan - Office Development Policies Review - 2 Year Review

DELEGATION

DE26-82 Robert Goldman, Victoria Acres Development Corporation, Regina, SK

CR26-109 Amendments to Floodway Regulations

COMMUNICATIONS

CP26-43 Jim Elliott, Regina, SK

CP26-44 Stu Niebergall, Regina & Region Home Builders' Association, Regina, SK

CR26-112 Regina Housing Strategy

DELEGATIONS

DE26-83 Tyler Hudy, Saskatchewan REALTORS® Association, Regina, SK

DE26-84 Mandla Mthembu, Regina Tenants Union, Regina, SK

COMMUNICATION

CP26-45 Stu Niebergall, Regina & Region Home Builders' Association, Regina, SK

I, Robert Goldman representing Victoria Acres Development Corporation, wish to speak at the City Council meeting on September 23, 2026. For the council meeting on Wednesday, it is my intention to use my opportunity to speak to review the past discussions that were had in a series of City Council meetings regarding the Office Development Policies which culminated in an exception to the office policy for medium office in the warehouse district as well as the Albert Street Transit Hub Area 2 years ago. I also intend to discuss and ask questions regarding the City of Regina's viewpoint of the current Office Policy and what the long term objectives are.

Submitted by:

Robert Goldman, Victoria Acres Development Corporation, Regina, SK

Dear Mayor & Council,

Re: CR26-109 Amendments to Floodway Regulations

My name is Jim Elliott and reside in Regina. After reading the report and having some knowledge of floodplain implications through my work with the Riverside Dyke remediations in 2002-2005, the implications of these amendments create several questions that many residents in or near floodplains would want answered.

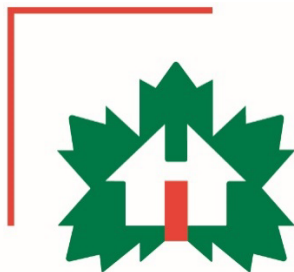
1. With the variations in climate brought on by climate change, does this modify the boundaries of the current 1 in 500-year restrictions on the ground i.e. change whether a building is within the flood zone or not? Or will it simply add another line on the map where it is anticipated that a 1 in 200-year flood would cover the land with water?
2. Will the changes modify the application of flood protection i.e. temporary sandbag dikes for residents currently living in the flood zone?
3. As the flow metering of spring runoff or sudden summer rains is done along the Wascana Creek watershed, will this change the points at which alerts will be given or how often readings are taken either within Regina or downstream of the city?
4. There are several water retention and/or places where excessive stormwater is diverted to moderate the flow through our stormwater system. Examples of this are the underground tanks in Pepsi Park or the Queen Elizabeth Jubilee Park. Will this change modify any of the water retention or diversion of stormwater during an event?
5. Will the changes in the policy change the elevations to restrict building construction or require modifications in the building structure due to the location of the buildings?
6. Will this open more land for development along the biodiverse and essential riparian zone of the Wascana Creek or its tributaries within Regina?

7. How might these changes impact the application of provincial or federal disaster relief for businesses and residents? Will the changes limit or expand disaster relief?
8. With many of our arterial roads are prone to flooding, will this change suggest further investigation of the stormwater system to accommodate potential increases in water retention and thus slow down the emptying of the underpasses?
9. If the city were to retain the 1 in 500-year restrictions, would that be seen as a stronger protection of the current buildings in the floodplain and thus further limit potential litigation?
10. How will the ever-increasing amount of hard surface, roadways, parking lots and buildings be integrated into the flood flows and flood predictions?

Respectfully submitted,

Jim Elliott

Regina & Region
Home Builders'
Association



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

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

September 21, 2026

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

Subject: Updated Floodplain Mapping and Proposed Regulations

Dear Mayor Bachynski and Members of City Council,

On behalf of the Regina & Region Home Builders' Association (RRHBA), I am writing regarding the updated floodplain mapping and the proposed regulations associated with its implementation.

The RRHBA is supportive of where this process has ultimately landed.

When the updated flood mapping work first emerged, it created significant concern for a number of established Regina neighbourhoods. Under the previous regulatory framework, properties located within identified flood fringe and floodway areas could have faced significant restrictions on redevelopment, additions and reinvestment.

For some neighbourhoods, the consequences had the potential to be profound. Beyond limiting what individual homeowners could do with their properties, there was a broader risk of discouraging long-term reinvestment, redevelopment and renewal within established neighbourhoods.

From the outset, our concern was that this issue could not be considered solely through the lens of land-use planning. Public safety must remain the priority, but building science also needed to be part of the equation.

We are therefore very appreciative of the work undertaken by City Administration, the Government of Saskatchewan and the Water Security Agency, in collaboration with the RRHBA, to develop a more balanced and practical approach.

The updated provincial framework uses a .5% risk flood scenario in any given year and provides municipalities with greater flexibility to allow redevelopment within existing flood-affected properties where appropriate flood-proofing requirements are incorporated.

The proposed Regina regulations reflect that balance. New development and major renovations can continue while incorporating practical requirements related to building elevations, mechanical systems, engineering and other flood-proofing measures intended to appropriately manage risk.

There will undoubtedly be circumstances where additional interpretation, flexibility and collaboration with City Administration will be required as these regulations are implemented, particularly where individual properties present unique circumstances. However, this represents a substantially more workable outcome than creating areas of the city where reinvestment and redevelopment could effectively no longer occur.

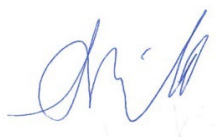
From the RRHBA's perspective, this process demonstrates what can be achieved when government, City Administration and industry work collaboratively through a difficult issue. The result is an approach that protects the public while still allowing established neighbourhoods to evolve, attract investment and remain viable over the long term.

I would also like to specifically recognize Councillor Dave Froh for his important role in helping facilitate the discussion and ensuring that the concerns of affected neighbourhoods and the development industry were heard as a more workable solution was pursued.

On behalf of the Regina & Region Home Builders' Association, thank you to City Council, City Administration, the Government of Saskatchewan and the Water Security Agency for working collaboratively with our industry to achieve a balanced, practical and responsible solution.

Sincerely,

Thank You,



Stu Niebergall
President & CEO

Good afternoon, Mayor and members of Council.

My name is Tyler Hudy, and I am here on behalf of the Saskatchewan REALTORS® Association.

When I appeared before Executive Committee last week, I told you the story of a young couple who moved to Regina after university.

They came because they found good jobs here. They rented an apartment, began their careers and discovered that Regina was somewhere they could build a life.

Eventually, they decided they wanted to purchase a home.

At today's benchmark price, a 20 per cent down payment is almost \$70,000. They began saving toward that number, believing that if they worked hard and planned carefully, homeownership would remain within reach.

The challenge is that the finish line keeps moving.

Over the past three years, the down payment required on a benchmark-priced Regina home has increased by more than \$7,000. Since 2018, it has increased by more than \$14,000.

At the same time, the number of homes available to choose from has fallen dramatically.

That was the story I brought to Executive Committee.

What followed was an important conversation about the kinds of homes Regina needs.

You asked about the doctor who wants to move here but cannot find the right home. You asked whether Regina is building what people actually want. You asked about purpose-built rentals, density, entry-level ownership, downsizing and the communities surrounding Regina.

Those questions all led back to the same word: choice.

Choice for the graduate renting their first apartment.

Choice for the first-time buyer entering the market through a condominium or townhouse.

Choice for the growing family that needs another bedroom.

Choice for the doctor, engineer or skilled worker deciding whether to live in Regina or commute from somewhere else.

Choice for the senior who wants to downsize without leaving the neighbourhood and community they know.

When one of those choices disappears, part of the housing continuum stops moving.

The renter cannot become an owner. The first-time buyer cannot move up. The family home does not return to the market. The senior remains in a property that no longer meets their needs.

The Housing Strategy is Council's first major opportunity to change that.

The Association supports its approval. It recognizes the need for more housing across the continuum and a more active municipal role in enabling development.

Approval, however, is the beginning of Council's responsibility.

The strategy says Regina should reach 1,500 annual housing completions by 2031 and 2,000 by

2036. The Housing Needs Assessment identifies a longer-term requirement of approximately 1,893 homes annually.

Administration has reasonably explained that Regina cannot nearly double production overnight.

The next step is to demonstrate where the ramp leads.

Council should receive annual reporting that clearly distinguishes permits, starts and net completions. It should show whether the cumulative housing gap is growing or shrinking and whether Regina is producing the forms of housing people actually need.

Those targets should also be tested against complete 2026 Census data when it becomes available. A strategy designed to support growth must remain responsive to the growth that is actually happening.

Last week, one councillor asked me to imagine that Council had a magic genie and could grant me one wish involving the City.

I answered by speaking about protecting Regina's affordability advantage. I have thought about that question considerably since.

If I had one wish, it would be this:

That every decision Council makes under this strategy is tested against whether it expands housing choice while protecting the total cost of calling Regina home.

Building more housing is one side of that test.

The other is what happens after that young couple receives the keys.

Their mortgage is only one part of the cost of homeownership. They also pay utilities, insurance, maintenance and property taxes.

That gives Council a second major opportunity.

In the budgets and implementation decisions that follow this strategy, Council can commit to keeping Regina among Canada's most competitive cities for residential property taxes.

That does not mean ignoring the services residents rely on or the infrastructure growth requires. It means recognizing that every increase becomes part of the monthly cost of owning a home.

For our young couple, affordability does not end on possession day.

They need confidence that they can afford to remain in the home they worked so hard to purchase.

This matters to Regina's economy as much as it matters to that household.

When a major employer creates jobs, Regina wants the people filling those jobs to live here. We want them purchasing homes here, raising families here, supporting local businesses and contributing to the tax base that sustains municipal services.

The strongest tax base is not necessarily created by asking more from every existing household. It can also be created by welcoming more households into a growing city.

That requires homes for them to choose from and a total cost of ownership that remains

competitive.

Council therefore has two connected responsibilities.

Deliver a Housing Strategy that creates enough supply and enough choice for people to purchase a home.

Then make the disciplined decisions required to ensure they can afford to keep it.

The Saskatchewan REALTORS® Association is prepared to support this work with current market intelligence and ongoing collaboration with Administration.

The couple in this story chose Regina because they believed our city offered something increasingly rare: economic opportunity and a realistic path to homeownership in the same place.

Council now has an opportunity to protect both.

We encourage you to approve the strategy, measure it against the growth Regina is actually experiencing and make affordability a governing test for every decision that follows.

Thank you.

Submitted by:

Tyler Hudy, Saskatchewan REALTORS® Association, Regina, SK

I am Mandla Mthembu, and I am speaking as a member of the Regina Tenants Union. I believe that the Regina Housing Strategy must be implemented with the urgency and equity that the crises being experienced by thousands of Regina residents demand. The city must take a more proactive role in developing and providing housing for all residents in Regina, the city must divest from existing expenditures that are overfunded and exacerbating the crises further, and the city must be openly critical of the provincial government for their funding, and more importantly lack of funding, that is putting Regina citizens and the municipal government under such dire economic and socio-political constraints.

I come here to advocate for public interests and investments over private interests and investments. The public sector is the people, and the private sector is the companies that need the money from the people in order to survive and grow. Therefore, I come here to advocate for the people. People over Property. People over Profits. People over Police. People over Everything. And I mean all people, not just people with houses, or people with citizenship, or people with a certain threshold of income, or people with clean slates of health. All Power to All People

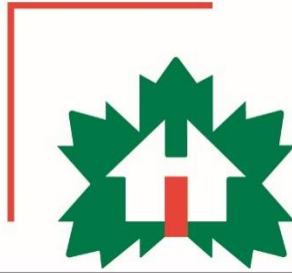
People live in Regina. People raise their families in Regina. People start businesses in Regina. People study and get educations in Regina. People fund the city of Regina with our taxes and spending. People build the buildings, pave the roads, heal the sick, put out the fires, put on concerts, buy tickets to said concerts, and contribute to everything else we love about Regina. However, people are also struggling to make ends meet in Regina. People are suffering in Regina. People are waiting for medical support, people are being discriminated against and disparaged, people are having to choose between rent and food in Regina. People are dying premature, preventable, violent, painful deaths in Regina.

You as city councillors and city staff have an obligation to empower the people with community driven solutions to the housing and health crises being experienced. My delegation will be about how the City of Regina's housing strategy can empower the people living and dying in Regina, instead of upholding systems and corporations that have no interest empowering anything but themselves and their bank accounts.

Submitted by:

Mandla, Mthembu, Regina Tenants Union, Regina, SK

Regina & Region
Home Builders'
Association



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

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

September 21, 2026

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

Subject: **Regina Housing Strategy 2027–2032**

Dear Mayor Bachynski and Members of City Council,

On behalf of the Regina & Region Home Builders' Association (RRHBA), I am writing to express our support for the overall direction of the Regina Housing Strategy 2027–2032.

The housing challenge facing Regina is significant. The City's Housing Needs Assessment estimates that approximately 14,000 additional housing units will be required by 2031, and the Strategy appropriately recognizes that meeting this need will require action across the entire housing continuum.

We are also very appreciative of the effort City Administration made to consult with our industry and our Association throughout the development of the Strategy. That consultation was meaningful, and we can see a number of the insights and concerns raised by industry reflected in the final document.

That is important. It gives us confidence that this is not simply a City document, but a strategy informed by many of the people and organizations that will ultimately help deliver the housing Regina requires.

We also appreciate that the Strategy recognizes a fundamental reality: the City cannot address the housing challenge alone. Success will require collaboration among the City, other levels of government, the development and building industry, housing providers and the broader community.

As Council considers the Strategy, our primary recommendation is that City Administration be provided with sufficient flexibility to implement it effectively.

This is a five-year strategy containing 36 different actions. During that period, housing conditions will change. Government programs will change. Construction costs, interest rates, infrastructure capacity and market demand will also evolve. Some initiatives may prove more effective than anticipated, while others may require adjustment.

The Strategy itself recognizes this reality by allowing timelines to change, actions to evolve and new approaches to be considered as housing needs and priorities develop. We believe Council should establish the overall direction and desired outcomes, while providing Administration with reasonable latitude to work with industry and other partners to determine the most effective ways of achieving those outcomes.

The RRHBA is prepared to be an active partner in that work. We can bring forward ideas and industry intelligence, assist in testing potential policies, advocate alongside the City with the provincial and federal governments, engage builders and developers, and help communicate successful initiatives to both industry and the public.

The RRHBA supports moving the Regina Housing Strategy 2027–2032 forward. We look forward to working with Council, City Administration and other partners to help translate the Strategy into practical actions that support the delivery of the housing Regina needs.

Sincerely,

Thank You,

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

Stu Niebergall
President & CEO