



Executive Committee

**Wednesday, November 26, 2025
9:00 AM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

**Public Agenda
Executive Committee
Wednesday, November 26, 2025**

Approval of Public Agenda**Adoption of Minutes**

Minutes of the Public Meeting held on November 12, 2025.

Administration Reports

EX25-109 Events, Conventions & Tradeshow Fund Annual Report

Recommendation

The Executive Committee recommends that City Council receive and file this report at its meeting on December 3, 2025.

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

Recommendation

The Executive Committee recommends that City Council:

1. Approve an Addendum to the Municipal Servicing and Compatibility Agreement between the City of Regina and Piapot First Nation, dated January 23, 2007, attached as Appendix A – Piapot 2007 MSCA to provide for a full reduction of the fees payable by Piapot First Nation to the City of Regina for municipal services related to the proposed new development on the Urban Reserve for a five-year period, commencing upon completion of construction of the proposed new development as described in this report;
2. Direct the City Solicitor to prepare and bring forward the necessary bylaw authorizing the execution of the Addendum; and
3. Approve these recommendations at its meeting on December 3, 2025.



OFFICE OF THE CITY CLERK

EX25-111 Burger King Lease**Recommendation**

The Executive Committee recommends that City Council:

1. Approve the City of Regina entering into an agreement for the lease of the property located at 1806 Albert St (Lot 51-Blk/Par 312-Plan 99RA11005 Ext 0) to Sadiq Holdings Inc. consistent with the terms and conditions stated in this report;
2. Delegate authority to the Chief Financial Officer & Deputy City Manager or their designate, to negotiate any other commercially relevant terms and conditions, as well as any amendments to the lease agreement that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to the lease agreement;
3. Authorize the City Clerk to execute the lease agreement upon review and approval by the City Solicitor; and
4. Approve these recommendations at its meeting on December 3, 2025, following the required public notice.

EX25-112 Future Fence Ltd. Lease**Recommendation**

The Executive committee recommends that City Council:

1. Approve the City of Regina entering into an agreement for the lease of a portion of City-owned property located at 3426 Saskatchewan Drive, to Future Fence Ltd., consistent with the terms and conditions stated in this report;
2. Delegate Authority to the Chief Financial Officer & Deputy City Manager or their designate, to negotiate any other commercially relevant terms and conditions, as well as any amendments to the lease agreement that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to the lease agreement;
3. Authorize the City Clerk to execute the Lease Agreement upon review and approval of the City Solicitor; and



OFFICE OF THE CITY CLERK

4. Approve these recommendations at its meeting on December 3, 2025, following the required public notice.

EX25-113 Traffic Bylaw Changes Report**Recommendation**

The Executive Committee recommends that City Council:

1. Approve the amendments to *The Regina Traffic Bylaw, 1997, Bylaw No. 9900* (Traffic Bylaw), as set out in Appendix A of this report;
2. Direct the City Solicitor to prepare amendments to the Traffic Bylaw, as further described in Appendix A, to be brought forward to the meeting of City Council following approval of these recommendations by City Council; and
3. Approve these recommendations at its meeting on December 3, 2025.

EX25-114 Review of Nuisance and Derelict Properties**Recommendation**

The Executive Committee recommends that City Council:

1. Direct Administration to continue addressing derelict properties through its proactive enforcement process and initiatives; and
2. Approve these recommendations at its December 3, 2025, meeting.

EX25-115 Underutilized Land Improvement Strategy - 5 Year Review**Recommendation**

The Executive Committee recommends that City Council:

1. Approve the updated Underutilized Land Improvement Strategy in Appendix A;
2. Instruct City Administration to report to City Council in Q1 2031, following the conclusion of the Underutilized Land Improvement Strategy's implementation timeframe, to evaluate the strategy's effectiveness in addressing barriers to underutilized sites and to consider the development of a renewed strategy or alternative approaches; and



OFFICE OF THE CITY CLERK

3. Approve these recommendations at its meeting on December 3, 2025.

Resolution for Private Session

AT REGINA, SASKATCHEWAN, WEDNESDAY, NOVEMBER 12, 2025

AT A MEETING OF EXECUTIVE COMMITTEE
HELD IN PUBLIC SESSION

AT 9:00 AM

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: Councillor Victoria Flores, in the Chair
Councillor Dan Rashovich
Mayor Chad Bachynski
Councillor Clark Bezo
Councillor Mark Burton
Councillor David Froh
Councillor Jason Mancinelli
Councillor Shobna Radons
Councillor George Tsiklis
Councillor Sarah Turnbull
Councillor Shanon Zachidniak

Also in Attendance: Acting City Clerk, Amber Ackerman
Acting Deputy City Clerk, Martha Neovard
Council Officer, Janice Hudson
Acting City Manager, Jim Nicol
City Solicitor, Shannon Williams
Chief Financial Officer/Deputy City Manager, Daren Anderson
Deputy City Manager, City Operations, Kurtis Doney
Deputy City Manager, City Planning & Community Services, Deborah Bryden
Acting Police Chief, Lorilee Davis
Deputy Fire Chief, Dustin McCullough
Director, Planning & Development Services, Autumn Dawson
Director, Recreation & Cultural Services, Diana Burton
Manager, Community Well-Being, Dave Slater
Manager, Housing, Bill Neher
Encampment Response & Houselessness Advisor, Kerri Martin

APPROVAL OF PUBLIC AGENDA

Councillor Shobna Radons moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved at the call of the Chair, with the following additions:

- **The Registered List of Delegations**

ADOPTION OF MINUTES

Councillor Shobna Radons moved, AND IT WAS RESOLVED, that the minutes for the meeting held on October 29, 2025, be adopted as circulated.

ADMINISTRATION REPORTS

EX25-102 Buffalo Pound Water Treatment Corporation - 2025 Semi-Annual Report

Recommendation

The Executive Committee recommends that City Council receive and file this report at its November 19, 2025, meeting.

Ryan Johnson, representing Buffalo Pound Water Treatment Corporation, Moose Jaw, SK addressed the Committee.

Councillor Clark Bezo moved, that Executive Committee go *in-camera* to receive confidential information on the contract.

The Committee went *in-camera*.

The Committee resumed the public meeting.

The Chairperson advised that the Committee went *in-camera* to receive confidential information on the contract and that no decisions were made.

Councillor George Tsiklis moved that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

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

RECESS

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

The Committee recessed at 10:26 a.m.

The Committee reconvened at 10:43 a.m.

EX25-103 City of Regina's Role in Well-Being & Homelessness

Recommendation

The Executive Committee recommends that City Council:

1. Direct Administration to develop the terms of reference for the Community Safety and Well-being System Leadership Group for Council approval in Quarter 1, 2026.
2. Consider approval of the permanent reallocation of \$1,655,000 from the Community and Social Impact Regina Inc. budget to the City of Regina, Community Well-being Branch through the 2026 Budget, to be allocated as set out in the Financial Impacts section of this report, to advance items as recommended within this report.
3. Delegate authority to the Deputy City Manager of City Planning & Community Services, or their designate, subject to the 2026 Budget approval outlined in recommendation 2, to negotiate and approve a funding agreement with the Reaching Home Community Entity for Regina to provide \$30,000 to fund a systems coordinator position for the Plan to End Homelessness including authority to approve any amendments to the agreement that do not substantially change what is described in this report.
4. Subject to the 2026 Budget approval outlined in recommendation 2:
 - a. If the Deputy City manager of City Planning and Community Services, or designate, deems that an external third-party organization is required,
 - i. Delegate authority to the Deputy City Manager of City Planning and Community Services, or their designate to negotiate and approve a funding agreement to provide \$800,000 to an external organization to lead the operations of a street and encampment outreach initiative as further described in this report including authority to approve any amendments to the agreement that do not substantially change what is described in this report; or
 - b. If the Deputy City Manager of City Planning and Community Services, or designate, deems that an external third-party organization is not required,
 - i. Delegate authority to the Deputy City Manager of City Planning and Community Services, or their designate, at a cost of no more than \$800,000, hire sufficient staff and incur such other costs as is required to undertake the operations of a street and encampment outreach initiative for 2026 and beyond as further described in this report.

5. Consider approval of an additional \$820,000 through the 2026 Budget as set out in the Financial Impacts section of this report, to advance the Community Safety and Well-being Plan, Plan to End Homelessness, and Encampment Response Plan, as further described in this report.
6. Subject to unexpended funding from the Government of Canada's Unsheltered Homelessness and Encampment Initiative by the Regina Downtown Business Improvement District for Regina Street Team:
 - a. If the Deputy City manager of City Planning and Community Services, or designate, deems that an external third-party organization is required,
 - i. Delegate authority to the Deputy City Manager of City Planning and Community Services, or their designate to negotiate and approve a funding agreement to provide unexpended funds to an external organization to lead the operations of a street and encampment outreach initiative as further described in this report including authority to approve any amendments to the agreement that do not substantially change what is described in this report; or
 - b. If the Deputy City Manager of City Planning and Community Services, or designate, deems that an external third-party organization is not required,
 - i. Delegate authority to the Deputy City Manager of City Planning and Community Services, or their designate, to re-allocate unspent funds to costs as required to undertake the operations of a street and encampment outreach initiative for 2026 and beyond as further described in this report.
7. Subject to unexpended funding from Community and Social Impact Regina in the 2025 funding year:
 - a. If the Deputy City manager of City Planning and Community Services, or designate, deems that an external third-party organization is required,
 - i. Delegate authority to the Deputy City Manager of City Planning and Community Services, or their designate to negotiate and approve a funding agreement to provide unexpended funds to an external organization to lead the operations of a street and encampment outreach initiative as further described in this report including authority to approve any amendments to the agreement that do not substantially change what is described in this report; or
 - b. If the Deputy City Manager of City Planning and Community Services, or designate, deems that an external third-party

organization is not required,

- i. Delegate authority to the Deputy City Manager of City Planning and Community Services, or their designate, to re-allocate unspent funds to costs as required to undertake the operations of a street and encampment outreach initiative for 2026 and beyond as further described in this report.
8. Delegate authority to the Deputy City Manager of City Planning & Community Services, or designate, to negotiate and approve funding agreements for warming centre initiatives funded through the contribution received from the Government of Saskatchewan described in this report including authority to approve any amendments to the agreements.
 9. Approve a support/outreach-based model to encampment response that prioritizes a person-first approach, as described in this report and delegate authority to the Deputy City Manager of City Planning & Community Services, or designate, to develop an operational policy for implementation which includes terms of reference for a Community Action Response to Encampments Team.
 10. Direct Administration to report back to Council by Quarter 2 of 2027 with an evaluation of the first year of implementation of a support/outreach-based encampment response model.
 11. Remove items MN25-6, CR25-11, and CR25-102 from the list of outstanding items.
 12. Approve these recommendations at its meeting on November 19, 2025.

Members of Administration gave a PowerPoint presentation, a copy of which is on file with the Office of the City Clerk.

The following addressed the Committee:

- Judith Veresuk and Terri Klyne, representing Regina Downtown Business Improvement District, Regina, SK

(Councillor David Froh temporarily left the meeting.)

- Wendy Miller, representing Heritage Community Association, Regina, SK

(Councillor David Froh returned to the meeting.)

(Councillors Jason Mancinelli and Dan Rashovich temporarily left the meeting.)

- James Elliott, Regina, SK

(Councillors Jason Mancinelli and Dan Rashovich returned to the meeting.)

(Mayor Chad Bachynski temporarily left the meeting.)

- Melissa Coomber-Bendtsen, representing YWCA Regina, Regina, SK

(Mayor Chad Bachynski returned to the meeting.)

RECESS

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

The Committee recessed at 12:14 p.m.

The Committee reconvened at 1:00 p.m.

- Judith Langen, representing Namerind Housing Corporation, Regina, SK
- Mandla Mthembu, 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.

The Committee recessed at 2:33 p.m.

The Committee reconvened at 2:55 p.m.

- Dana Wilkins, representing Mobile Crisis Services Inc., Regina, SK
- Tyler Gelsinger, representing Carmichael Outreach Inc., Regina, SK
- Lori Deets, Regina, SK

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

- **EX25-105 Randy Goulden, Saskatchewan Urban Municipalities Association (SUMA), Regina, SK**
- **EX25-106 Audrey Monette, Canadian Centre for Safer Communities, Gatineau, QC**
- **EX25-107 Judith Langen, Namerind Housing Corporation, Regina, SK**

Councillor David Froh moved that the recommendations contained in the report be concurred in.

Councillor Mark Burton moved, in amendment, that City Council advocate to the province on behalf of all citizens to change the default for social assistance payments back to paying the landlord and utilities first.

Councillor Mark Burton withdrew his amending motion.

RECESS

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

The Committee recessed at 4:28 p.m.

City Council reconvened at 4:45 p.m. in the absence of Mayor Chad Bachynski

(Mayor Chad Bachynski returned to the meeting.)

Councillor David Froh moved, AND IT WAS RESOLVED, that the meeting continue past 5:00 p.m.

(Councillor Shanon Zachidniak temporarily left the meeting.)

Amendment

Councillor Victoria Flores moved, in amendment, that item #9 of the main motion read as follows: “Approve a support/outreach-based model to encampment response that prioritizes a person-first approach, as described in this report, and delegate authority to the Deputy City Manager of City Planning & Community Services, or designate, to develop an operational policy for implementation which includes terms of reference for a Community Action Response to Encampments Team provided that the Risk and Vulnerability Assessment Matrix and displacement protocols are developed in consultation with Indigenous leadership, frontline service providers, and individuals with lived experience; and further, that the operational policy defines 'risk and vulnerability' in a way that is guided by a person-centered response to threats to human life and physical safety that cannot be reasonably mitigated through on-site support.”

The amending motion was put and declared CARRIED.

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

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

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

RECESS

City Council recessed at 6:18 p.m.

City Council reconvened at 6:54 p.m. in the absence of Councillor Jason Mancinelli.

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

EX25-1042026 - 2027 Budget Submission - Regina Exhibition Association Limited

Recommendation

That the Executive Committee refer the 2026 - 2027 Budget and related requests as submitted by the Regina Exhibition Association Limited (REAL) to the December 17, 2025, City Council meeting.

Jordan Sleightholm, Christine Short, and Mike MacNaughton, representing Regina Exhibition Association Limited, Regina, SK, addressed the Committee.

Councillor George Tsiklis moved, AND IT WAS RESOLVED, that communication EX25-108 Jaime Boldt, Jordan Sleightholm, Christine Short, and Mike MacNaughton, Regina Exhibition Association Limited, Regina, SK, be received and filed.

Mayor Chad Bachynski moved that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

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

RESOLUTION FOR PRIVATE SESSION

Councillor George Tsiklis moved, AND IT WAS RESOLVED, that in the interest of the public, the remaining items on the agenda be considered in private.

Councillor George Tsiklis moved, AND IT WAS RESOLVED, that the Committee recess for 10 minutes.

The Committee recessed at 7:51 p.m.

Chairperson

Secretary



Events, Conventions & Tradeshow Fund Annual Report

Date	November 26, 2025
To	Executive Committee
From	Communications, Service Regina & Tourism
Service Area	Communications, Service Regina & Tourism
Item No.	EX25-109

RECOMMENDATION

The Executive Committee recommends that City Council receive and file this report at its meeting on December 3, 2025.

ISSUE

This report provides an overview of the Events, Tradeshow and Conventions (ECT) Fund recent activities, highlighting events that received financial support from the City of Regina (City). The ECT fund is designed to attract and retain major events, conventions and tradeshow that contribute to economic growth, tourism and community engagement in Regina.

IMPACTS

There are no financial, legal, policy, strategic priority, labour, environmental, Indigenous or community well-being impacts respecting this report as it's informational.

OTHER OPTIONS

There are no other options with respect to this report.

COMMUNICATIONS & ENGAGEMENT

Attracting major events creates a platform for communications that reaches beyond the event footprint. Many major events will include local and national TV coverage and placements that amplify the City's brand to millions. Local radio and organic outreach provide great messaging for residents and nearby communities, while the event also adds the need for advertising through digital

and traditional channels, providing the city with great evolving messages to stay relevant. This messaging allows us to deliver real call-to-actions that promote future business and leisure travel, all while giving the City material for ongoing promotional campaigns that extend the event's exposure long after the event ends.

Events also unlock powerful resident engagement opportunities that build civic pride and long-term support for tourism investment. Pre-event outreach, volunteer programs, community festivals and local vendor partnerships create touchpoints that let residents participate, shape their experience, and see direct economic benefits in nearby restaurants, shops and services. That positive resident sentiment becomes an organic marketing channel, creating word-of-mouth, social posts and returning visitor recommendations that help to reframe the city not just as a stopover, but as a great place to visit, work and live. This in turn strengthens talent attraction and investment in our city for years to come.

DISCUSSION

Background:

On July 29, 2020, City Council considered report *CR20-69 Events, Conventions and Tradeshow (ECT)* and approved the ECT Policy and its Event Evaluation Framework. City Council also approved in principle an annual budget of \$375,000 to support the attraction of ECT.

ECT are important drivers of the local, provincial and national economy, contributing to trade and investment outcomes, innovation, job creation and tourist visitation. Hosting ECT events contributes to a community's economic prosperity by:

- boosting the visitor economy through domestic and international visitation (such as transport, hotels, retail and restaurants),
- facilitating small business growth by connecting buyers and sellers,
- enabling knowledge sharing leading to innovation and business collaboration (both locally and globally) and
- providing a platform for international trade and investment, creating both a tangible and intangible economic impact for the city.

2025 Funded Events:

The Grind: (Jan 31 – Feb 1)

Estimated Economic Impact: \$1,780,000

ECT Grant: \$50,000

The Grind, held in the heart of Regina's downtown in Victoria Park, was a high-energy street-style snowboarding competition that transformed the city's core into a winter sports arena as part of the

FROST Regina festival. Featuring 16 riders and a \$30,000 prize pool, the event drew strong crowds with its free, urban-rail-jam format and “best trick” contest. Its success stemmed from activating the downtown during winter, aligning with Regina’s Winter City Strategy and showcasing the city’s ability to host unique, large-scale events despite its flat terrain. Supported by Tourism Regina, Tourism Saskatchewan and City partners, The Grind attracted media attention, energized the community and positioned Regina as a creative, year-round destination for both sport and tourism.

Skills Canada Competition: (May 28 – 31)

Estimated Economic Impact: \$10,000,000

ECT Grant: \$50,000

The 2025 Skills Canada National Competition (SCNC), held at Regina’s REAL District, was a national showcase of skilled trades and technology that brought together over 500 competitors in 45 competitions, along with more than 6,000 visitors and 80 exhibitors across 300,000 square feet of space. The event featured 50+ Try-A-Trade and Technology activities and generated an estimated \$10 million economic impact for Regina and Saskatchewan. Supported by over 160 sponsors and suppliers and \$4 million in-kind contributions, SCNC 2025 successfully positioned Regina as a premier host for national events while promoting workforce development, youth engagement and industry collaboration in the skilled trades sector.

Canoe-Kayak Sprint National Championship (August 26 –30)

Estimated Economic Impact: \$2,434,306

ECT Grant: \$20,000

The 2025 Canoe Kayak Canada Sprint National Championships was hosted by the Wascana Racing Canoe Club on Wascana Lake. The national event drew approximately 1,000 of the country’s top athletes competing across senior, U16/U18, para- and masters categories. The event delivered a high-profile national competition in Regina’s core, leveraging Regina’s capability to host large scale aquatic events on Wascana Lake. Hosting on this event on the lake created strong community support, and excellent spectator access—all contributing to Regina’s positioning as a capable host city for more major sport events.

Sport Hosting Experience Event & Conference (October 29 – 30)

Estimated Economic Impact: \$215,519

ECT Grant: \$10,000

The 2025 Spo Ho Xperience (Spo Ho X) in Regina brought together a curated group of over 150 sport tourism professionals, rights holders and destinations for an invite-only conference at the Hotel Saskatchewan and Mosaic Stadium. The boutique event features B2B (Business-to-Business) meetings, field trips and one-on-one sessions with large event rights holders helping to build future

hosting partnerships. Designed for changemakers in the sport-hosting industry, Spo Ho X offered immersive discussions, networking lounges and offsite activations. The event helped position Regina as a proactive destination for sport tourism and event-hosting opportunities.

Vanier Cup (November 22)

Estimated Economic Impact: \$4,470,988

ECT Grant: \$120,000

The 60th Vanier Cup, Canada's national university football championship, took place on November 22, 2025, at Mosaic Stadium—marking the first time Regina has hosted the event and only the third time it's been held in Western Canada. As a major milestone in U Sports history, the game was expected to draw thousands of fans, alumni and visitors from across the country, driving significant tourism and media exposure for the city. By hosting this high-profile national championship, Regina continues to strengthen its reputation as a premier sport-hosting destination, activating the REAL District and downtown core while also showcasing the University of Regina to visitors from across the country.

Canadian Western Agribition (November 24 – 29)

Estimated Economic Impact: over \$69,600,000 (2023 official report numbers)

ECT Grant: \$50,000

The 2025 Canadian Western Agribition, will once again be held at the REAL District in Regina in late November, featuring more than six days of livestock shows, a major trade exhibition, rodeo, affordable family friendly entertainment, youth education and Indigenous-agriculture programming. In 2024, the event featured more than 2,500 head of livestock and over 130 major events, including rodeo, bullfighting, the Indigenous Agriculture Summit and the 25th anniversary of the Agribition Beef Supreme. It's economic impact for Regina last year was over \$69 million with approximately 145,000 people attending the show which included a record number of 1,200 international visitors in attendance, coming from 75 countries.

Table 1: 2025 ECT Annual Fund Commitments

Annual Operating Budget	Grant Amount	\$375,000
2025 The Grind	(\$50,000)	
2025 Skills Canada Competition	(\$50,000)	
2025 Canoe Kayak Sprint National Championship	(\$20,000)	
2025 SpoHo Xperience	(\$10,000)	
2025 Canadian Western Agribition	(\$50,000)	
Total Investments for the year	(\$180,000)	
Annual Surplus: Budget Less Expenditures		\$195,000

Table 2: 2025 ECT Reserve Commitments

2025 ECT Reserve Beginning Balance	Grant Amount	\$555,375
2025 Vanier Cup (\$55,000 cash – up to \$120,000 in-kind) EX24-65	(\$120,000)	
2028 Can-Am Police Fire Games EX25-65	(\$200,000)	
2030 TBA Large Scale Multi Sport Event (Pending) EX25-27	(\$300,000)	
2025 ECT Reserve Investments	(\$620,000)	
Annual Surplus (from Table 1 above)		195,000
2025 Reserve Ending Balance		\$130,375

DECISION HISTORY & AUTHORITY

On July 29, 2020, City Council considered report *CR20-69 Events, Conventions and Tradeshow*s (ECT) and approved the Events, Conventions and Tradeshows (ECT) Policy and its Event Evaluation Framework. City Council also approved in principle an annual budget of \$375,000 to support the attraction of ECT. Under the *Events Conventions and Tradeshow*s (ECT) Policy it is required that Administration will submit a report to City Council annually, regarding those investments approved by the City Manager including any post-event economic impact assessments.

Respectfully Submitted,



Teale Orban, Director
Destination Stewardship

Respectfully Submitted,



Jennifer Johnson, Deputy City Manager
Communications, Service Regina & Tourism

Prepared by: Teale Orban, Director of Destination Stewardship

ATTACHMENTS

Appendix A - 2025 Events, Conventions & Tradeshows Annual Report

Appendix A – 2025 Events, Conventions & Tradeshow Annual Report Expenditures

2024 ECT Reserve Ending Balance

2024 ECT Reserve Ending Balance		\$555,375
--	--	------------------

2025 ECT Annual Fund Commitments

Annual Operating Budget		\$375,000
2025 The Grind	(\$50,000)	
2025 Skills Canada Competition	(\$50,000)	
2025 Canoe Kayak Sprint National Championship	(\$20,000)	
2025 SpoHo Xperience	(\$10,000)	
2025 Canadian Western Agribition	(\$50,000)	
Total Investments for the year	(\$180,000)	
Annual Surplus: Budget Less Expenditures		\$195,000

2025 ECT Reserve Commitments

2025 ECT Reserve Beginning Balance		\$555,375
2025 Vanier Cup (\$55,000 cash – up to \$120,000 in-kind)	(\$120,000)	
2028 Can-Am Police Fire Games	(\$200,000)	
2030 TBA Large Scale Multi Sport Event (Pending)	(\$300,000)	
2025 ECT Reserve Investments	(\$620,000)	
Reserve Deficit: Reserve Less Expenditures		(\$64,625)
2025 Reserve Ending Balance (Reserve Deficit + Annual Surplus)		\$130,375



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

Date	November 26, 2025
To	Executive Committee
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	EX25-110

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Approve an Addendum to the Municipal Servicing and Compatibility Agreement between the City of Regina and Piapot First Nation, dated January 23, 2007, attached as Appendix A – Piapot 2007 MSCA to provide for a full reduction of the fees payable by Piapot First Nation to the City of Regina for municipal services related to the proposed new development on the Urban Reserve for a five-year period, commencing upon completion of construction of the proposed new development as described in this report.
2. Direct the City Solicitor to prepare and bring forward the necessary bylaw authorizing the execution of the Addendum; and
3. Approve these recommendations at its meeting on December 3, 2025.

ISSUE

Piapot First Nation owns the land at 1101 Angus Street (the Land), as identified in Appendix B-1 and B-2 – Subject Property, in the North Central neighbourhood. The land is an Urban Reserve. Piapot First Nation has plans to develop new building(s) on the Land and is requesting an amendment to the Municipal Services and Compatibility Agreement (MSCA) to be approved by City Council to waive the Municipal Services Fee, directly related to the new development, for a period of five years. Recognizing the investment in the North Central neighbourhood and the revitalization of the

property, the MSCA amendment will provide consideration by City Council to waive the fees in future years at the request of Piapot First Nation.

IMPACTS

Financial Impact

The existing MSCA provides for an annual payment, equal to the municipal and library portion of property taxes that would have been levied on the Land, as compensation for services. This is known as the Municipal Services Fee. This annual payment on the proposed new development would be waived for five years. Based on the information the City has on the proposed new development, the estimated Municipal Services Fee to be waived is \$98,270 annually; \$491,300 for the five-year period; however, this amount may vary depending on what is actually developed.

The City would continue to receive the annual payment of approximately \$23,400 for the existing development. All other charges against the Land are continued, including user fees for sewer and water, and other special charges.

Policy Impact

The amendment to the MSCA supports key objectives of the City of Regina (City), as set forth in *Design Regina: The Official Community Plan, Bylaw No. 2013-48* (OCP), relating to “fostering an environment conducive to economic vitality and competitiveness which supports the standard of living of residents in Regina and the surrounding region.”

The City’s Indigenous framework, *kâ-nâsihcikêwin*, ensures that an Indigenous worldview is included in all City policies, procedures and day-to-day operations. It is guided by five Treaty Principles, two of which apply directly to the work referenced in this report: *miyo-wîcêhtowin* (having or possessing good relations) and *pimâcihowin* (making a living).

If the Land was not designated Urban Reserve land, it would be considered eligible for City tax exemptions under the City Centre Incentive Program (CCIP). As part of the CCIP, the City Centre Vacant Lot Redevelopment Tax Exemption Policy offers up to a five-year tax exemption for new development that includes active grade-level land use on lots within the City Centre that have been vacant for five or more years. As the proposed recommendation is generally consistent with the CCIP, the City is making the recommendation to amend the MSCA with Piapot First Nation to include a five-year fee waiver for the Municipal Services Fee related to the proposed new development, commencing when the building(s) are complete.

As mentioned, the MSCA amendment will also include an option to consider extending the fee waiver beyond five years, which is not an option available for the CCIP program. This is in recognition that Urban Reserve land is not subject to the same legislation as the CCIP, where legislation limits tax exemptions to five years. City Council will have the ability to make decisions on

future Municipal Services Fees through additional reports.

Starting early in 2026, Administration will work with First Nation partners to see if a broader program or policy is needed to recognize the mutual benefit of new development on Urban Reserve land – possibly through reduced or waived Municipal Services Fees. In the meantime, Administration is satisfied that this request is generally consistent with the CCIP, which is the basis for the recommended approval.

Strategic Priority Impact

The existing MSCA and the Amendment provide a framework for an ongoing, positive relationship between the City and Piapot First Nation that advances economic development opportunities for Regina and area.

The Strategic Priority of Community Safety and Well-being sets a goal to create a healthier and more inclusive community. We do this, in part, by taking advice from the Truth and Reconciliation Commission's Calls to Action. Action number 47 calls on municipal governments to recognize Indigenous sovereignty through reforming laws and policies used to justify European colonization and claim to land. The amendment to the MSCA continues to allow Indigenous sovereignty over land while also marking an important partnership, working together towards mutually beneficial goals.

New development on the Land supports investment in the City Centre helping to ensure a vibrant, inclusive destination that attracts businesses and visitors. The Land is serviced, which optimizes existing infrastructure and supports efficient long-term sustainable growth.

Environmental Impact

The recommendations in this report do not have direct impacts on energy use and greenhouse gas (GHG) emissions. Impacts of any future development on the site cannot be quantified at this time.

Indigenous Impact

Working with Piapot First Nation to support the development of their Urban Reserve land in Regina is a tangible act of reconciliation because it affirms Indigenous rights to self-determination, economic development and place-making within their traditional territories. This collaboration acknowledges the historical and ongoing impacts of displacement and exclusion and instead fosters respectful, government-to-government relationships rooted in mutual benefit. By encouraging development through a waiver of fees, the City can help Piapot First Nation realize their vision for the Land while embedding Indigenous presence and leadership into the urban fabric of Regina. This development restores stewardship and builds a shared future between the City and Piapot First Nation.

There are no legal or labour impacts respecting this report.

OTHER OPTIONS

OPTION 1 – Approve the Piapot First Nation MSCA Amendment – Recommended

Advantage: Approving the MSCA amendment will enable Piapot First Nation to benefit from a reduction of Municipal Services Fees, as outlined above, that will enable further economic development on their land while contributing to the revitalization of the North Central neighbourhood.

Consideration: The City provides municipal services to the Land; the Municipal Services Fees related to the proposed new development will not be collected for a period of five years.

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

Advantage: Ensures that all information requested by the Executive Committee or City Council is provided to support a decision.

Consideration: Will delay approval of the Piapot First Nation MSCA amendment until such time as the requested information has been gathered.

OPTION 3 – Deny the application – Not Recommended

Advantage: The City would continue to collect Municipal Services Fees in lieu of taxes, in exchange for providing municipal services to the Land, taking into consideration the increase in fees related to the proposed new development.

Consideration: Denial of this report will result in denial of the MSCA amendment. The development at the Land may not occur, which may impact revitalization efforts within the North Central neighbourhood.

COMMUNICATIONS & ENGAGEMENT

There are no communication activities with respect to this report. Any future communication activities will be jointly developed with Piapot First Nation.

DISCUSSION

MSCA's and Urban Reserves

The purpose and background of an MSCA is contained in Article 9 of the Saskatchewan Treaty Land Entitlement Framework Agreement, which provides, in part, that where a First Nation (Entitlement Band) purchases land and improvements within the boundaries of an urban municipality, the land and improvements will not be set apart as entitlement reserve until an agreement (MSCA) has been entered into between the Entitlement Band and the municipality in

which the land is located. The MSCA addresses issues of tax loss compensation, bylaw and servicing compatibility, and dispute resolution.

The City and Piapot First Nation entered into an MSCA on January 23, 2007. Any changes to the MSCA need to be agreed upon by a resolution of City Council and Piapot First Nation.

Project Background

Piapot First Nation intends to develop a two-storey retail and office building on the Land, which is in addition to the existing development located at 1101 Angus Street. The main floor of the new building is intended for retail tenants, with a focus on services that are needed in the North Central neighbourhood. The upper floor will be office space with a target tenant mix of First Nation-operated professional offices and other ancillary businesses. Piapot First Nation has full jurisdiction and control of the Land, as per the details of the MSCA, and the City does not authorize or approve development or building permits.

Details of the MSCA Amendment

Administration is recommending a five-year Municipal Services Fee waiver for Piapot First Nation, for the fees related to the proposed new development, commencing once the development of the new two-storey building is complete.

The request from Piapot First Nation was for a fee waiver as follows:

- 100 per cent waiver for 10 years
- 70 per cent waiver for years 11 to 15
- 40 per cent waiver for years 16 to 20
- 10 per cent waiver for years 21 to 25

Administration is recommending a five-year Municipal Services Fee waiver related to the proposed new development. The rationale for the recommendation is that the Land is in the City Centre, and the property would have otherwise been considered for the City Centre Incentive Program (CCIP), which focuses on providing incentives for vacant lot redevelopment in the City Centre. The CCIP is available for properties within the City's jurisdiction but does not apply to Urban Reserve land.

Recognizing that the property is located within the City Centre boundary, and that adjacent lands within City jurisdiction could benefit from the CCIP, Administration is supporting a five-year Municipal Services Fee waiver for Piapot First Nation. The waiver can be accommodated by an amendment to the existing MSCA. Piapot First Nation will also be provided an opportunity to request a renewal of the fee waiver in future years. This renewal provision is intended to recognize the investment in the North Central neighbourhood and the revitalization of the property.

As stated in the existing MSCA, the City acknowledges the importance of a long-term relationship

with Piapot First Nation and recognizes the need for ongoing compatibility and coordination. The investment on the Land is a shared benefit.

DECISION HISTORY & AUTHORITY

On January 22, 2007, City Council approved *Bylaw 2007-8 The Piapot First Nation Municipal Services Agreement Execution Bylaw*.

The recommendation contained within this report requires City Council approval as per Section 33 of *The Cities Act* which permits a municipality to provide services to a First Nation by agreement. Authority to approve these agreements has not been delegated by City Council to City Administration.

Respectfully Submitted,



Autumn Dawson, Director
Planning & Development Services

Respectfully Submitted,



Deborah Bryden, Deputy City Manager
City Planning & Community Services

Prepared by: Autumn Dawson, Director, Planning & Development Services

ATTACHMENTS

Appendix A - Piapot 2007 MSCA
Appendix B-1 - Subject Property
Appendix B-2 - Subject Property

This Agreement dated the 23rd day of January, 2007

BETWEEN:

PIAPOT FIRST NATION
("Piapot")

-and-

THE CITY OF REGINA
("Regina")

MUNICIPAL SERVICES AND COMPATIBILITY AGREEMENT

This Agreement dated the 23rd day of January, 2007

BETWEEN:

PIAPOT FIRST NATION
("Piapot")

-and-

THE CITY OF REGINA
("Regina")

MUNICIPAL SERVICES AND COMPATIBILITY AGREEMENT

Introduction

1. Piapot, through its holding company Kehiew Holdings Inc., has acquired the surface titles for the lands described as Lots 1-10 , Block 115, Plan Old 33, Extension 0 and Parcel D, Plan GA1016 Extension 2, (the "Land") civically known as 1101 Angus Street, Regina, Saskatchewan, S4N 6E1.
2. The Land is situated within the boundaries of the City of Regina, in the North Central area. Piapot intends to have the Land set apart as reserve land pursuant to the terms of its Specific Claims Settlement Agreement as entered into with her Majesty the Queen in Right of Canada, dated December 11, 1992.
- 3.. Regina specifically agrees to the Land being set apart as reserve land on the condition that the terms of this Agreement, as amended from time to time, shall apply to the Land so long as it remains reserve land. For the purpose of this Agreement, "reserve land" means reserve land as defined by the *Indian Act*, R.S.C. 1985, c.I-5, and shall include designated land, conditionally surrendered land, and land of a similar status under any successor legislation replacing the *Indian Act*.
4. The parties wish to establish a long-term relationship of practical cooperation which respects Piapot's jurisdiction, but which also recognizes the need for ongoing compatibility and coordination between the parties, particularly as to land use, building and fire standards, public health and safety, and business regulation, because of the close proximity of the Land to other lands and businesses within the City of Regina.
5. The purpose of this Agreement is to set out the undertakings which each party has given to the other.

Council Authorizations

6. The Piapot First Nation Council has approved this Agreement. It did so by a Band Council resolution passed at a meeting of the Council held on the 18th day of January, 2007. A certificate of the resolution is attached to this Agreement as Schedule "A".
7. The Regina City Council has approved this Agreement. It did so by passing Bylaw No. 2007-8 at its meeting held on the 22nd day of January, 2007. A copy of Bylaw No. 2007-8 is attached to this Agreement as Schedule "B".

Authority to Tax

8. The parties agree that Piapot shall be the sole taxing authority for the Land and the improvements, occupants and businesses located on the Land. Regina shall not tax the Land or any portion of the Land, any improvements on the Land, or any occupants on the Land pursuant to *The Cities Act* of the Province of Saskatchewan as amended from time to time, or pursuant to any other applicable tax legislation.

City Services

9. The parties agree that Regina shall provide all normal City services to the Land and the occupants of the Land (the "municipal services"). The type and level of municipal services supplied to the Land and the occupants of the Land shall be the same as Regina supplies to similarly zoned lands within the City of Regina, which are in a similar state of development and shall specifically include fire protection and policing services. The terms applicable to policing services shall be the subject of a separate agreement to be entered into by Piapot and the Regina Board of Police Commissioners provided that Piapot shall not be required to pay for policing services except as set out in section 10. The services shall not include services provided by the Board of Education of the Regina School Division No. 4, or the Board of Education for Regina Catholic Schools.

Payment for City Services

10. (1) Piapot agrees to pay Regina, in consideration for the municipal services, an annual amount which equals the municipal and library portion of the property tax levy for any given year that would have been levied on the Land, if the Land were not reserve land. The school portion of the property tax levy shall be excluded from the annual cost of the municipal services.
- (2) If Piapot receives grants in lieu of taxes from a corporation whose land, improvements or business is exempt from taxation or from the Government of Canada or the Government of Saskatchewan or any agency of those governments with respect to the Land or any portion of the Land, Piapot shall pay to Regina in addition to the amount required to be paid under subsection (1), an annual amount equal to the municipal and library portion of any such grants in lieu, provided however that Regina shall not be entitled to receive a total payment greater than it would have received if the land was not reserve land.
- (3) Piapot agrees to annually pay, in addition to the amount required to be paid under subsection (1):
 - (a) any local improvements charged against the Land;
 - (b) any Business Improvement District levies charged against the Land; and
 - (c) any special charges levied against the Land which are of the same nature and amount as would be charged were the Land not reserve land.

- (4) Notwithstanding any other provision of this Agreement, it is understood and agreed that the annual amounts to be paid by Piapot under subsections (1) and (2) shall not cover those services which are normally provided by Regina in consideration for a direct charge or user fee payable by the party to whom such services are provided. Such services include, without limitation, the supply of water, the provision of sanitary and storm sewage systems, and the removal of garbage. The charges for these services shall be invoiced and paid by Piapot or by the occupant of the Land to whom such services are provided, in the same manner as any other party to whom such services are provided. Such payment will include, if required by law, any tax imposed by Federal or Provincial legislation in relation to the provision of such services.
- (5) Piapot acknowledges that a municipal surcharge or levy is invoiced and collected by SaskEnergy with regard to the sale and/or transportation of natural gas to consumers, and by SaskPower, with regard to the sale and/or transmission of electrical power to consumers. Piapot agrees that Piapot shall, where applicable, pay the municipal portions of these invoices, or such other similar surcharges or levies as may now or hereafter be authorized by law, in accordance with invoicing and billing procedures utilized by SaskEnergy, SaskPower and any other Crown utilities until such time as a court shall make a determination that, as a First Nation or as an entity owned and controlled by a First Nation, the imposition of the surcharge or levy violates the law including the constitution or treaty rights of Piapot. For greater certainty, Piapot's covenant to remit payments shall not be deemed to be an acknowledgment that Piapot is subject to any tax or payment or grant in lieu of tax levied or imposed by the Province of Saskatchewan.

Invoicing

11. Regina shall invoice Piapot for the municipal services as outlined in subsections 10(1), (2) and (3) at the same time that Regina sends out tax notices in each year. Subject to subsection 24(2), the invoice for the municipal services is payable in full on or before June 30 in each year or such other date as the Regina City Council may specify by bylaw of general application.

Discounts and Penalties

12. If the invoice for the municipal services is not paid in full by June 30, any unpaid amount shall be subject to the same additional percentage charges that Regina imposes on unpaid current property taxes and on property tax arrears respectively.

Supplemental Invoice

13. If, before December 1 in any year, a sum representing an increase in value of the improvement on the Land is added to the assessment roll, Regina may send a supplemental bill to Piapot to reflect the resulting change in the cost of the municipal services. This supplemental bill shall be paid by Piapot on or before December 31 of that year. If any portion of the supplemental bill remains unpaid after December 31, it shall be subject to the same additional percentage charges that Regina imposes on arrears of property taxes.

Remedies for Non-Payment

14. Subject to the application of the provisions of subsection 24(2) hereof, if any invoice for the municipal services has not been paid in full by December 31 of the year in which it was issued, Regina may, upon 30 (thirty) days' notice, suspend or withdraw any or all of the municipal services which it provides to the Land and/or the occupants of the Land until the invoice plus penalties has been paid in full. Regina's right to suspend or withdraw the municipal services shall be without prejudice to any other remedy which may be available to Regina.

Compatible Tax Rates

15. (1) Piapot agrees that it shall, at all times, impose a system of taxation on the Land, and on the businesses and occupants of the Land, that results in a level of taxation that is not less than the amount that Regina would have levied against the Land, businesses and occupants if the Land was not reserve land, excluding those portions of the taxes levied by Regina on behalf of The Regina Public Library Board, the Board of Education of the Regina School Division No. 4 and the Board of Education for Regina Catholic Schools and any Business Improvement District levy except that Piapot may, under its bylaw, provide for and exercise the same powers as does the Regina City Council in terms of granting exemptions, abatements, forgiveness, rebates or otherwise.
- (2) Piapot agrees that it shall not, either by way of exemption, abatement, forgiveness, grant, rebate, or otherwise, adopt or implement any scheme which would have the effect of reducing, or thereafter forgiving, rebating or granting back, any portion of the taxation regime to be imposed by Piapot pursuant to this section except that Piapot may, under its bylaw, provide for and exercise the same or similar powers as does the Regina City Council in terms of granting exemptions, abatements, forgiveness, rebates or otherwise.

Assessment Information

16. Piapot agrees to allow the assessor for the City of Regina to have access to the Land, upon reasonable notice, for the purpose of collecting the assessment information necessary to prepare the invoice for the municipal services as set out in sections 11 and 13. Regina agrees to provide Piapot, upon request, the assessment information and data collected along with, if available, any other information relating to the costs associated with the provision of the municipal services to the Land by Regina.

Liability for Disruption of Services

17. In the event that the municipal services are disrupted for reasons other than suspension or withdrawal pursuant to sections 14 and 18 of this Agreement, Regina shall have no greater liability for such disruption than it has to the owners and occupants of other lands within the City. All defences available to Regina under *The Cities Act* shall be available to Regina as if incorporated in this Agreement.

Land Use

18. (1) Piapot agrees that it will take all steps and do all things as may be necessary, including passing and enforcing compatible bylaws, to ensure that, at all times, the occupation, use, development and improvement of the Land is essentially the same as the occupation, use, development and improvement of the Land which would have been allowed as either permitted or discretionary uses if the Land were not reserve land. Piapot agrees to particularly ensure such compatibility in regard to land use, building and fire standards, public health and safety, and business regulation.
- (2) Notwithstanding the generality of the foregoing, Piapot acknowledges that the City has the authority to approve driveway crossings (defined in City of Regina Zoning Bylaw No. 9250, as "that portion of a sidewalk, curb, or boulevard permanently improved or designed for the passage of vehicular traffic across the sidewalk, curb or boulevard"). Piapot agrees to co-ordinate vehicular access points shown on any site plan with driveway crossings approved by the City.
- (3) If, at any time, the occupation, use, development and/or improvement of the Land is not essentially the same as the occupation, use, development and/or improvement of the Land which would be allowed if the Land were not reserve land, and such condition of breach continues for a period of 30 (thirty) days following written notification by Regina to Piapot of such breach, Regina may, at its option, and without prejudice to any other remedy which may be available, suspend or withdraw any or all of the municipal services which it provides to the Land, and/or the occupants of the Land, until the condition of breach has been remedied. If the matter is referred to arbitration pursuant to subsection 24(1), Regina's rights under this section shall be suspended pending the decision of the arbitrator.

Applicability of Laws

19. (1) The parties both acknowledge that, subject to Section 35 of the *Constitution Act 1992*, all provincial laws of general application, including municipal bylaws, which are not in conflict with the provisions of the *Indian Act*, any Band bylaw enacted thereunder, or any other similar federal legislation having application to Piapot shall, where applicable, apply to the Land and may be enforced on the Land.
- (2) In the event of a dispute between the parties as to whether a provincial law or municipal bylaw is a law of general application which applies to the Land and may be enforced by Regina on the Land, the parties agree to meet to try to develop a practical solution which respects Piapot's jurisdiction and Regina's need for compatibility of occupation, use, development and improvement.
- (3) If the parties fail to reach a practical solution which is satisfactory to both parties, and legal proceedings are commenced by either party to determine the question of applicability of provincial laws or municipal bylaws, then nothing in this section shall be construed to diminish, derogate from or prejudice the constitutional, treaty or other rights of either party, nor affect their legal position in the matter.

Danger to Public Safety

20. Piapot agrees that where, in the opinion of the Fire Chief of Regina or a person authorized to act in the event of an emergency under federal or provincial laws of general application, a condition exists on the Land which is an imminent danger to the public safety, the Fire Chief or person authorized to act, or their respective agents may enter upon the Land and take any reasonable emergency action to eliminate the danger. Whenever it is reasonably possible to do so, Piapot shall be advised in advance of any actions to be taken.

Joint Meeting of Councils

21. Piapot and Regina agree that their respective Councils, and/or their representatives, will meet together at least once in each calendar year to discuss such matters as may have arisen between them, and to keep open the lines of communication.

Term of Agreement

22. Piapot and Regina agree that the term of this Agreement shall be for the same duration as the Land remains reserve land. This Agreement shall become valid and effectual in respect of the Land as and when such Land is set aside as reserve land pursuant to the provisions of the *Indian Act*.

Amendments

23. If, at any time during the currency of this Agreement, the parties shall deem it necessary or expedient to make any alteration or addition to this Agreement, they may do so by means of a written agreement between them which shall be supplemental and form part of this Agreement.

Arbitration

24. (1) Except for disputes involving any levy or charge sought to be collected by Regina, which are to be considered in the context of the provisions referenced in subsection 24(2) hereof, in the event of any dispute with regard to the interpretation or enforcement of this Agreement, the matter may, with the consent of both parties, be referred to binding arbitration to be conducted in accordance with the *Commercial Arbitration Act* (Canada), with such arbitration to take place in the City of Regina, in the Province of Saskatchewan. Each party shall bear its own legal costs and shall pay one-half of the cost of the arbitrator. The decision of any arbitrator conducting arbitration pursuant to this section shall be final and binding and have the same force and effect as a final judgment in a court of competent jurisdiction. If either party fails to abide by the decision or award of the arbitrator, then the opposing party shall have the right to apply to the appropriate court or courts to obtain an order compelling the enforcement of the decision or award of the arbitrator.

- (2) The parties agree that if Piapot is not satisfied with any levy or charge sought to be collected by Regina under subsections 10(1), (2) and (3) of this Agreement, the following shall be used to resolve the issue:
- (a) Piapot may, within 30 days of receipt of a notice outlining the levy or charge, request a joint meeting of the Councils at which the levy or charge shall be discussed and an effort made to reach agreement on the issue;
 - (b) If no agreement is reached, Piapot may, within 15 (fifteen) days after the meeting referred to in subsection 24(2)(a) is held, serve a notice to arbitrate the issue;
 - (c) If a notice to arbitrate the issue is served on Regina, the following shall apply:
 - (i) Unless the parties otherwise agree, the issue shall be determined by a panel of three arbitrators (the "arbitration board"), with one arbitrator appointed by Piapot and one arbitrator appointed by Regina. Each party shall, within fifteen (15) days following the giving of notice for arbitration, advise the other in writing of the name, address and calling of their arbitrator selected. The two arbitrators as selected shall, within a reasonable period of time, but not exceeding a period of thirty (30) days, jointly appoint a third arbitrator, who shall act as chair of the arbitration board. In the event the two arbitrators selected by the parties fail to appoint a third arbitrator within the said thirty (30) days, then either party at any time thereafter may apply upon notice to the other to a Judge of the Court of Queen's Bench for Saskatchewan for an order appointing the third arbitrator to act as chair of the arbitration board;
 - (ii) The arbitration board shall hear and determine the issue of the amount of the levy or charge. In reaching its decision, the arbitration board may confirm the levy or charge, or it may substitute a levy or charge which the arbitration board considers, in the circumstances, to be fair and reasonable. In conducting the arbitration, the arbitration board shall proceed in accordance with the *Commercial Arbitration Act*, (Canada). The decision of the arbitration board shall be final and binding and shall have the same force and effect as a final judgment of a court of competent jurisdiction;
 - (iii) Pending a final determination by the arbitration board, Regina's rights under section 14 shall be suspended; and
 - (iv) If a matter has been submitted to arbitration and no final determination has been made by the arbitration board prior to December 31 of the year in which the submission to arbitration is made, Piapot agrees to tender payment equal to the amount levied by the City of Regina together with interest calculated in

accordance with the City's bylaw of general application. In the event that Piapot shall be successful or partially successful in the arbitration, the arbitration board shall, in addition to any other remedies, award interest to Piapot calculated on the same basis as that charged by the City under its bylaws from the date that payment is made to the City.

- (d) In conducting the arbitration, the arbitration board shall take into account the rules, principles and policies of assessment applied generally in the City of Regina, together with any other information as deemed relevant by the arbitration board.
- (3) If Piapot is not satisfied with any levy or charge, other than those described in subsection 25(2), Piapot shall have the same rights to challenge the levy or charge as are provided to other parties receiving similar services.

Notices

- 25. Any notice given or required to be given under this Agreement shall be in writing and shall be deemed to have been given when mailed by registered mail, postage prepaid, to the other party at the address stated below or at the latest changed address given, by the party to be notified as hereinafter specified.

Piapot First Nation
General Delivery
Zehner SK S0G 1S0
Attention: Chief and Council

The City of Regina
Post Office Box 1790
Regina, SK S4P 3C8
Attention: City Clerk

Either party may, at any time, change its address for the above purpose by mailing, as aforesaid, a notice stating the change and setting forth a new address.

Non-Performance

- 26. The failure on the part of either party to exercise or enforce any right conferred upon it under this Agreement shall be deemed not to be a waiver of any such right or operate to bar the exercise or enforcement thereof at any time or times thereafter.

Invalidity of Particular Provision

- 27. It is intended that all provisions of this Agreement shall be fully binding and effective between the parties, but in the event that any particular provision or provisions or a part of one is found to be void, voidable or unenforceable for any reason whatsoever, then the particular provisions or provision or part of the provision shall be deemed severed from the remainder of this Agreement and all other provisions shall remain in full force.

Applicable Law

28. the application, interpretation and enforcement of this Agreement shall be governed by and construed in accordance with the laws of the Province of Saskatchewan and the laws of the Dominion of Canada, as applicable herein. Further, the parties covenant and agree to attorn to the jurisdiction of the courts of the Province of Saskatchewan in relation to any actions or proceedings as taken in relation hereto.


Reasonable Assurances

29. The parties hereto shall at all times and upon every reasonable request provide all further assurances and do such further things as are necessary for the purpose of giving full effect to the covenants and provisions contained in this Agreement.


Regina, Sisko 54N-7A1
as to all signatures unless otherwise indicated

Per: *[Signature]*
Councillor

THE CITY OF REGINA



Mayor



Acting City Clerk



06-07/712

BAND COUNCIL RESOLUTION
RÉSOLUTION DE CONSEIL DE BANDE

NOTE: The words "from our Band Funds" "capital" or "revenue", whichever is the case, must appear in all resolutions requesting expenditures from Band Funds.
 NOTA: Les mots "des fonds de notre bande" "capital" ou "revenu" selon le cas doivent paraître dans toutes les résolutions portant sur des dépenses à même les fonds des bandes.

The council of the Le conseil de		Piapot First Nation #75		Cash free balance - Solde disponible	
Date of duly convened meeting Date de l'assemblée dûment convoquée		11/8/01/10/7 SK		Capital account Compte capital \$	
				Revenue account Compte revenu \$	

DO HEREBY RESOLVE:
DECIDE, PAR LES PRÉSENTES:

WHEREAS

The Piapot First Nation is desirous of having the following lands legally described as follows, designated as reserve lands pursuant to the terms of its Specific Claims Settlement Agreement as entered into with Her Majesty the Queen in Right of Canada, dated December 11, 1992;

Lots 1-10, Block 115, Plan Old 33, Extension 0 and
Parcel D, Plan GA1016 Extension 2
Civically known as 1101 Angus Street, Regina, Saskatchewan
(hereinafter referred to as the "Property")

AND WHEREAS

In order to make an application to have the Property designated as an urban reserve the Piapot First Nation is required to enter into agreements with the City of Regina and the Regina Board of Police Commissioners;

AND WHEREAS

The Piapot First Nation has negotiated the required agreements with the city of Regina and the Regina Board of Police Commissioners, being a Municipal Services and Compatibility Agreement and a Police Services Agreement (the "Agreements");

AND WHEREAS

The Piapot First Nation wishes to approve execution of the Agreements.

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. That the Agreements with the City of Regina and the Regina Board of Police Commissioners in the form annexed to this Band Council Resolution be approved;
2. That a quorum of the Council of the Piapot First Nation be authorized and directed to execute the Agreements, substantially in the form annexed hereto, on behalf of the Piapot First Nation and such further documents as may be requested by the City of Regina or the Regina Board of Police Commissioners in order to give effect to this Resolution; and
3. That upon execution, a copy of this Band Council Resolution be provided to the City of Regina and the Regina Board of Police Commissioners for their records.

Quorum

Brian Gower
(Councillor - Conseiller)
Mike Gower
(Councillor - Conseiller)
Paul Gower
(Councillor - Conseiller)
Heidi Gower
(Councillor - Conseiller)

Chief Gower
(Chief - Chef)
Council Gower
(Councillor - Conseiller)
Mayor Gower
(Councillor - Conseiller)
Mayor Gower
(Councillor - Conseiller)
Mayor Gower
(Councillor - Conseiller)

Mayor Gower
(Councillor - Conseiller)
Mayor Gower
(Councillor - Conseiller)
Mayor Gower
(Councillor - Conseiller)
Mayor Gower
(Councillor - Conseiller)

FOR DEPARTMENTAL USE ONLY - RÉSERVÉ AU MINISTÈRE

Dépense - Dépenses Authority (Indian Act Section / Autorité (Article de la Loi sur les Indiens) <input type="checkbox"/> Capital <input type="checkbox"/> Revenue / <input type="checkbox"/> Capital <input type="checkbox"/> Revenu	Dépense - Dépenses Authority (Indian Act Section / Autorité (Article de la Loi sur les Indiens) <input type="checkbox"/> Capital <input type="checkbox"/> Revenue / <input type="checkbox"/> Capital <input type="checkbox"/> Revenu
Recommending officer - Recommandé par Signature _____ Date _____ Approving officer - Approuvé par	Recommending officer - Recommandé par Signature _____ Date _____ Approving officer - Approuvé par

BYLAW NO. 2007-8

THE PIAPOT FIRST NATION MUNICIPAL SERVICES
AGREEMENT EXECUTION BYLAW

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

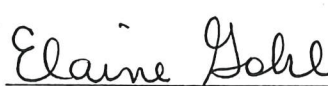
- 1 Pursuant to section 33(b) of *The Cities Act* the agreement in writing between the City of Regina and Piapot First Nation, attached hereto and marked Appendix "A", ("the Agreement") is approved by the council for execution under seal.
- 2 Notwithstanding Bylaw No. 2003-69, *The Regina Administration Bylaw* 8815, the Agreement shall be executed on behalf of the City by both the Mayor and the City Clerk.
- 3 This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 22ND DAY OF JANUARY, 2007.

READ A SECOND TIME THIS 22ND DAY OF JANUARY, 2007.

READ A THIRD TIME AND PASSED THIS 22ND DAY OF JANUARY, 2007.


Mayor P. FIACCO

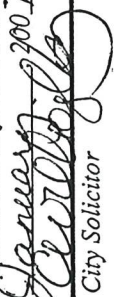

Acting City Clerk E. GOHLKE

(SEAL)



CERTIFIED A TRUE COPY


Acting City Clerk

Approved as to form this 17 day of
January 2007.

City Solicitor



Project Angus Street Civic Address/Subdivision 1101 Angus Street



Subject Property

Date of Photography: 2024



Project Angus Street Civic Address/Subdivision 1101 Angus Street



Burger King Lease

Date	November 26, 2025
To	Executive Committee
From	Financial Strategy & Sustainability
Service Area	Land, Real Estate & Facilities
Item No.	EX25-111

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Approve the City of Regina entering into an agreement for the lease of the property located at 1806 Albert St (Lot 51-Blk/Par 312-Plan 99RA11005 Ext 0) to Sadiq Holdings Inc. consistent with the terms and conditions stated in this report;
2. Delegate authority to the Chief Financial Officer & Deputy City Manager or their designate, to negotiate any other commercially relevant terms and conditions, as well as any amendments to the lease agreement that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to the lease agreement;
3. Authorize the City Clerk to execute the lease agreement upon review and approval by the City Solicitor; and
4. Approve these recommendations at its meeting on December 3, 2025, following the required public notice.

ISSUE

Sadiq Holdings Inc. (Sadiq) is the franchisee currently occupying a portion of the building located at 1806 Albert Street. The other portion of the building is vacant but was previously occupied by Robin's Donuts. The entire property is currently leased by the City of Regina (City) to a separate entity whose lease expires on April 30, 2026. Sadiq is subletting the existing space and would like

to enter into a direct lease with the City for the entire property.

When considering the lease or sale of any City-owned property, Administration may only lease or sell property that has been made publicly available and is being leased or sold at market value. In this case, the property is being leased below the appraised market rate for a land lease without a public offering which requires City Council (Council) approval.

IMPACTS

Financial Impact

The proposed lease rate is \$86,000 plus GST annually for the one-year term, which is an increase from the existing \$40,000 annual lease rate. The tenant, Sadiq, will be responsible for all maintenance and operations of the building. They will also be responsible for all property taxes estimated at \$44,223 annually. The lease revenues will be deposited into the Land Development Reserve. Should the lease be renewed for the additional term, a three per cent annual increase will be applied to the lease rate. The City will pay up to \$12,000 plus GST, upon the presentation of receipts, for work to repair the HVAC units on the leased space. Should the tenancy end prior to the one year, any amount paid by the City in relation to the HVAC will be recoverable on a prorated basis.

Environmental Impact

The recommendations in this report are regarding the lease of land which has a limited direct impact on energy consumption and greenhouse gas emissions.

There are no legal, policy, strategic priority, labour, Indigenous, or community well-being impacts respecting this report.

OTHER OPTIONS

Council could choose not to approve the lease. This is not recommended as Sadiq has indicated that they require time to find a new location and it could also be challenging for the City to secure an alternate tenant given the restricted term the City will accept. If the building is vacant, even temporarily, it may become a target for vandalism, as has already occurred at the former Robin's Donuts site at the same location.

COMMUNICATIONS & ENGAGEMENT

Public notice is required for Council to approve the lease of City-owned property without a public offering. Notice regarding this proposal has been advertised in accordance with *The Public Notice Bylaw 2020*.

Sadiq will be informed of any decision of Council.

DISCUSSION

The City owns the property located at 1806 Albert Street as shown on Appendix A. The property has been held to ensure that future roadwork would not be impacted if land from this property is required.

In 1996, the City leased the land to the entity that developed the building that houses Burger King and the former Robin's donuts. The current lessee pays an annual lease of \$40,000 plus property tax. The lease term ends on April 30, 2026.

The current lessee has an option to extend its lease by another three years at the current market rate of \$107,000, which was established by an appraiser engaged by the lessees. The current lessee has elected not to exercise its option to extend the lease due to the building only being partially occupied. The City has offered to terminate its lease early on December 31, 2025.

Sadiq, the operator of the Burger King located on the property, contacted the Real Estate Branch to lease the entire property, including the now empty Robin's Donuts space. The City has offered a one-year term during which time Sadiq will look for a new location. The new lease will allow Sadiq to continue operating the Burger King in the current location, employ existing staff, pay property taxes and protect the former Robin's Donut space from targeted vandalism. The new lease rate is below the appraised market rate for a land lease, but is at market for building uses proposed.

The City did not offer an extended term to Sadiq so the property can be marketed for sale as a re-development opportunity aligned with City efforts to encourage more housing downtown and to beautify the Saskatchewan Drive Corridor. The Real Estate Branch will market the property through an Expression of Interest to determine if any developers are interested in pursuing mixed-use development on the property. Should it be determined that the market is not interested in this property, Sadiq will have the option to renew the lease for up to another five-years.

DECISION HISTORY & AUTHORITY

The recommendations in this report require Council approval.

Respectfully Submitted,



Chad Jedlic, Director
Land, Real Estate & Economic
Development

Respectfully Submitted,



Daren Anderson, Chief Financial Officer &
Deputy City Manager

Prepared by: Sherri Hegyi, Business Performance Consultant

ATTACHMENTS

Appendix A - Lease Area

Appendix A - Lease Area

1:600



Financial Strategy & Sustainability/Land & Real Estate/Real Estate



Project: Subject Land Civic Address: 1806 ALBERT STREET
Legal Description: Lot 51-Blk/Par 312-Plan 99RA11005 Ext 0





Future Fence Ltd. Lease

Date	November 26, 2025
To	Executive Committee
From	Financial Strategy & Sustainability
Service Area	Land, Real Estate & Facilities
Item No.	EX25-112

RECOMMENDATION

The Executive committee recommends that City Council:

1. Approve the City of Regina entering into an agreement for the lease of a portion of City-owned property located at 3426 Saskatchewan Drive, to Future Fence Ltd., consistent with the terms and conditions stated in this report;
2. Delegate Authority to the Chief Financial Officer & Deputy City Manager or their designate, to negotiate any other commercially relevant terms and conditions, as well as any amendments to the lease agreement that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to the lease agreement;
3. Authorize the City Clerk to execute the Lease Agreement upon review and approval of the City Solicitor; and
4. Approve these recommendations at its meeting on December 3, 2025, following the required public notice.

ISSUE

In July 2023, as part of the Saskatchewan Drive Corridor Plan, the City of Regina (City) purchased 3426 Saskatchewan Drive, which included assuming multiple existing lease agreements. One of those leases is set to expire on December 31, 2025. The lessee, Future Fence Ltd., would like to renew the lease.

When considering the lease or sale of any City-owned property, Administration may only lease or sell property that has been made publicly available and is being leased or sold at market value. In this case, the property is being provided at market but without a public offering which requires City Council (Council) approval.

IMPACTS

Financial Impact

The proposed lease rate is \$21,665.00 plus GST annually with an annual three per cent increase for four years (48 months). Lease revenue will be deposited in the Land Development Reserve. An additional occupancy cost of \$2.00 per square foot will be charged to the tenant for the use of power and share of property taxes.

Policy Impact

The current use of the property is considered a permitted use within *The Zoning Bylaw, 2019*.

Strategic Priority Impact

Council recently adopted a change to the Official Community Plan (OCP) that designates the land this building is located on as a future greenspace/buffer zone as part of the Saskatchewan Drive Corridor Plan which will help support the Vibrant Community Priority of the 2022-25 Strategic Plan. As the detailed design of the corridor plan is still several years out, it is in the City's best interest to continue to lease the property so that the building is continuously maintained, and lease revenue is received.

Environmental Impact

The recommendations in this report are regarding the lease of a building which has limited direct impact on energy consumption and greenhouse gas emissions.

There are no legal, labour, Indigenous, or community well-being impacts respecting this report.

OTHER OPTIONS

Council could choose not to approve this lease. This is not the recommended option. The property was purchased with existing leases in place, including the tenant in the subject area. The City does not require the use of the land until the Saskatchewan Drive Corridor Plan proceeds into construction.

COMMUNICATIONS & ENGAGEMENT

Public notice is required for Council to approve the lease of City-owned property without a public offering. Notice regarding this proposal has been advertised in accordance with *The Public Notice Bylaw 2020*.

Future Fence Ltd. will be informed of any decision by Council.

DISCUSSION

As part of the Saskatchewan Drive Corridor Plan, the Real Estate Branch had been acquiring land along the north side of Saskatchewan Drive, between Albert Street and Elphinstone Street. The property at 3246 Saskatchewan Drive was purchased by City with multiple existing leases, which the City assumed. The current lease with Future Fence Ltd. will expire on December 31, 2025, and they have requested a new lease agreement.

The proposed lease term is four years. Annual rent starts at \$21,665.00 plus GST then increases three per cent per year. There is one option to renew for up to five years which includes a cancellation clause to accommodate construction should timelines for the plan change. The rate is deemed to be at market based on comparisons of multiple properties using data from the National Association of Realtor's Multiple Listing Service (MLS) and Colliers.

DECISION HISTORY & AUTHORITY

On October 9, 2024, Council considered report *CR24-125 St. Mark James Training and Supplies Ltd.* and approved an assumed lease of a separate area within this same building.

The recommendation contained within this report requires Council approval.

Respectfully Submitted,



Chad Jedlic, Director
Land, Real Estate & Economic
Development

Respectfully Submitted,



Daren Anderson, Chief Financial Officer &
Deputy City Manager

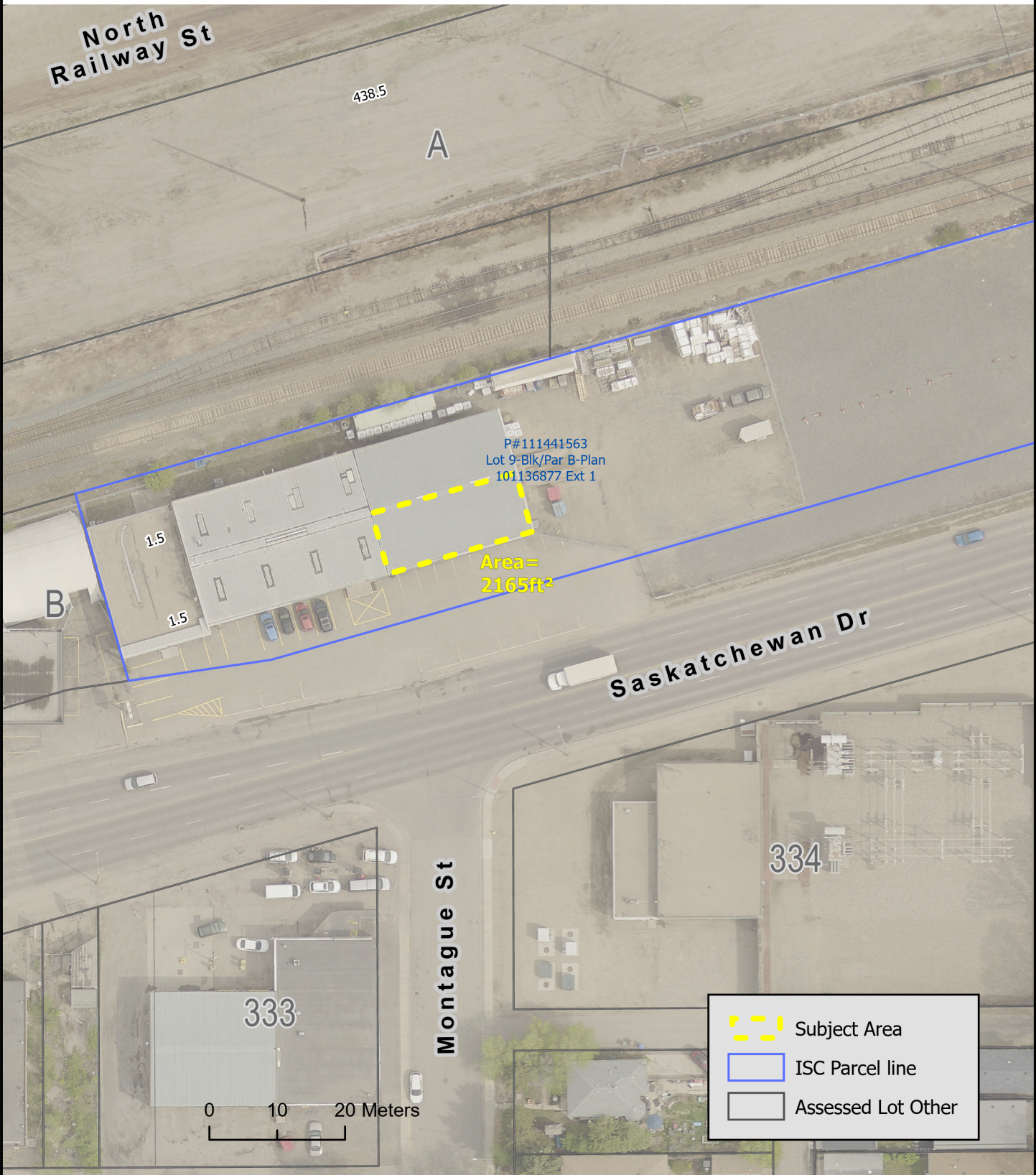
Prepared by: Fraser Ford, Real Estate Officer

ATTACHMENTS

Appendix A - Lease Area

Appendix A

1:800



Financial Strategy & Sustainability/Land & Real Estate/Real Estate



Project: Subject Land Civic Address: 3426 Saskatchewan Drive
Legal Description: Lot 9-Blk/Par B-Plan 101136877 Ext 1





Traffic Bylaw Changes Report

Date	November 26, 2025
To	Executive Committee
From	City Operations
Service Area	Roadways & Transportation
Item No.	EX25-113

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Approve the amendments to *The Regina Traffic Bylaw, 1997, Bylaw No. 9900* (Traffic Bylaw), as set out in Appendix A of this report;
2. Direct the City Solicitor to prepare amendments to the Traffic Bylaw, as further described in Appendix A, to be brought forward to the meeting of City Council following approval of these recommendations by City Council; and
3. Approve these recommendations at its meeting on December 3, 2025.

ISSUE

Administration regularly reviews the Traffic Bylaw to ensure it is current, aligns with industry best practices and addresses any gaps for enforceability. The Traffic Bylaw Working Group (TBWG), which is comprised of representatives from City Administration and the Regina Police Service, has approved the minor amendments contained within this report.

IMPACTS

Financial Impact

The cost implications, with respect to the proposed amendments, are minor and primarily

administrative in nature. However, there will be continued revenue loss from the outdoor restaurant permit fees being waived through 2027.

There are no legal, policy, strategic, labour, environmental, indigenous or community well-being impacts to this report.

OTHER OPTIONS

OPTION 1 – Revise Traffic Bylaw - RECOMMENDED

This option recommends revising the language of the Traffic Bylaw as outlined in the report. The proposed changes are expected to be minor and administrative in nature. The updated language enhances clarity, consistency, better aligns with industry best practices and addresses gaps in enforcement of the Traffic Bylaw.

OPTION 2 – Do Not Revise Traffic Bylaw (Maintain Status Quo) – NOT RECOMMENDED

Administration explored the option of not revising the language of the Traffic Bylaw, as provided in the report. While the changes are administrative in nature, the amendments improve the administration of the Traffic Bylaw and have no financial impact; therefore, this option is not recommended.

COMMUNICATIONS & ENGAGEMENT

Regina.ca will be updated with relevant information, along with the amended version of the Traffic Bylaw.

DISCUSSION

The following amendments to the Traffic Bylaw are primarily minor updates that improve the administration of the Traffic Bylaw.

Amendment 1: Canada Post Parking Meter Exemption

Administration recommends adding Canada Post to the list of Government Agencies within the Traffic Bylaw that are exempt from depositing coins in parking meters. Canada Post has recently changed their process, such that distribution takes place from their trucks. Including Canada Post in the coin exemption facilitates that change with a strategic partner in the City Centre. Further details of this amendment are included in Appendix A.

The advantage of this amendment is that Canada Post vehicles will have designated legal parking options while delivering service, reducing illegal parking in drive lanes or no-stopping zones.

If approved, the Traffic Bylaw will be amended, specifically Part IV, Parking and Stopping, Exceptions to Coin Deposit, Section 39(1)(d).

Amendment 2: Privilege Parking Permits

Administration recommends a few minor amendments to Section 60 – Privilege Parking Permits. These amendments include:

- Changing the name of the permit from “Privilege Parking Permit” to “Municipal Parking Permit”.
- Correcting a numbering error within Subsection 2.
- Identifying the authorizing Director as the Director of Community Standards. This will replace the Director of Revenue Administration, which is a position that no longer exists.
- Allowing for two permits instead of one to be issued for not-for-profit organizations based on Administration’s recommendation to support the operational needs of not-for-profit organizations.

Advantages of this amendment include updating the Traffic Bylaw to reflect current organizational titles, correcting a numbering error and accommodating the operational needs of not-for-profit organizations. The disadvantage of this amendment is the lost parking meter revenue for the second permit.

If approved, the Traffic Bylaw will be amended, specifically Part V, Parking Permits, Privilege Parking Permit, Section 60, and any other mention of such permit throughout the Bylaw.

Amendment 3: City Parking Permit – Monthly Option

Administration recommends amending the section on City Parking Permits to allow Health and Social Services organizations and Justice Officials to purchase a City Parking Permit on a monthly basis. The monthly permit will provide the same permissions as the annual permit at a cost of \$22 per vehicle per month, which is comparable to the annual rate of \$260 per vehicle.

The advantage of this amendment is providing flexibility for organizations that may not require an annual permit. A disadvantage is that there may be an increase in administrative work to manage these permits throughout the year.

If approved, the Traffic Bylaw will be amended, specifically Part V, Parking Permits, City Parking Permits, Section 58(1), along with Schedule “J”, Fees and Charges.

Amendment 4: Overdimensional Load Permits

If a vehicle moving within the city is above certain dimensions, an Overdimensional Load Permit must be obtained from the City before they can legally operate. Administration recommends amending the Traffic Bylaw’s section on Overdimensional Load Permits to more closely align with

the section on temporary street use permits. As part of this change, any timelines associated with these permits will be updated in the Traffic Bylaw. The current bylaw timelines conflict with both Administration's established practices and the timelines listed on Regina.ca.

The advantage of this amendment is the removal of the three-day timeline currently in the Traffic Bylaw. There is no legal requirement to include a timeline in the Bylaw, and processing these permits requires route checks involving multiple parties, which often take several days. Aligning this section with temporary street use permits will also help ensure applicants comply with all permit conditions.

If approved, the Traffic Bylaw will be amended, specifically Part VII, Restricted Vehicles, Overdimensional Load Permit, Section 72.

Amendment 5: Repeal Driving Farm or Road Construction Equipment During Prohibited Hours from Schedule "M"

Administration recommends repealing Section 76 from Schedule "M". A previous bylaw revision expanded provisions for driving farm or road construction equipment during prohibited hours into two separate sections within Schedule "L", making the reference in Schedule "M" redundant. Further details of this amendment can be found in Appendix A.

The advantage of this amendment is that a redundancy will be repealed from the Traffic Bylaw, and a single source of the offences, which is more clearly defined in Schedule "L", will be maintained.

If approved, the Traffic Bylaw will be amended, specifically Schedule "M".

Amendment 6: Updating the Maximum Allowable Weights in Tonnes for Bridges over Wascana Creek table

Administration recommends amending a table that contains bridges over Wascana Creek and their weight allowances. Two of the bridges have been replaced in recent years since this section of the Traffic Bylaw was last updated, and the new bridges do not carry any special load restrictions. These bridges will then be removed from the table. Details of the updated table can be found in Appendix A.

The advantage of this amendment is that the table accurately reflects the current infrastructure and applicable weight restrictions in place within the Traffic Bylaw.

If approved, the Traffic Bylaw will be amended, specifically Part VII, Restricted Vehicles, Overweight Vehicles, Section 73(2).

Amendment 7: Outdoor Restaurants & Sidewalk Patios Fee Waiver Extension

Administration recommends extending the existing Fee Waiver (Waiver) for outdoor patio permits in the Downtown and Warehouse Districts through 2027 and expanding the Waiver to include the Centre Square neighbourhood. A Waiver exempts individuals or organizations from paying a fee under specific circumstances.

Currently, restaurants applying for outdoor patio permits in the Downtown and Warehouse Districts are not required to pay permit fees. This Waiver was introduced in 2023 to help mitigate financial pressures on City Centre businesses during ongoing major corridor construction in these areas. The proposed extension and expansion aim is to establish a consistent policy across the entire City Centre, which includes the Downtown, Warehouse District, and Centre Square neighbourhood. As Centre Square is not currently defined in any City of Regina bylaw, Administration recommends adding a formal definition and corresponding map. Further details of the proposed amendment are provided in Appendix A, with the map included in Appendix B.

This amendment allows current processes to continue until Administration recommends a long-term approach for these fees. It also eliminates financial barriers for City Centre businesses during major construction in the Downtown and Warehouse Districts. A disadvantage of this amendment will be the loss of fee revenue from the outdoor patio permits, but it will assist with the City's strategic priority of Vibrancy by prioritizing a vibrant City Centre, which includes the Centre Square neighbourhood.

If approved, the Traffic Bylaw will be amended, specifically Part I, Interpretation, and Schedule "J", Fees and Charges. A new schedule, Schedule "T", will be added.

Amendment 8: E-Scooter Amendments

Administration recommends some minor amendments to the e-scooter section of the Traffic Bylaw. The maximum term of shared e-scooter permits will increase from two years to five years. The two-year term was initially implemented to align with Saskatchewan Government Insurance's pilot program for e-scooters in Saskatchewan. The five-year length aligns with industry best practice and will improve administrative efficiency by reducing the frequency of procurement processes.

Additionally, references to "Executive Director" will be updated to "Deputy City Manager" (DCM), and a definition for DCM will be added to the Interpretation section. The schedule containing fees and charges will also be updated by removing the reference to the year 2023 and correcting a spelling error. Further details are provided in Appendix A.

Advantages of this amendment include ensuring the Bylaw remains current and aligning Regina's shared e-scooter program with best practices followed by other municipalities.

If approved, the Traffic Bylaw will be amended, specifically Part I, Interpretation, as well as Part VIII,

Cyclists and Scooterists, Operation of Electric Kick Scooters, Section 84.2, and Schedule “J”, Fees and Charges.

Amendment 9: Sign Inventories

The Traffic Bylaw currently states that the Director of Roadways & Transportation must maintain an inventory of permanent traffic signs, parking restrictions and parking meter details. Administration is recommending that these requirements be removed from the Traffic Bylaw. There is no legal requirement for these provisions to be included in the Traffic Bylaw, and this information is often not maintained in a format that is easily accessible or shareable.

The advantage of repealing these sections is that the Traffic Bylaw will be more consistent with other municipal bylaws and provincial legislation, as this type of information is better managed through internal processes, policies or practices. Administration has a standard operating procedure for maintaining this information.

If approved, the Traffic Bylaw will be amended, specifically Part II, Traffic Signs & Traffic Routes, Inventory of Signs, Section 3, Part IV, Parking and Stopping, Parking, Section 31(3), and Metered Parking, Section 37(2).

Amendment 10: Intersection Sight Line Controls

Administration recommends adding language into the section about sight line controls to allow the City to better enforce when tree branches from private property extend into the right-of-way and obstruct traffic signs or signals (traffic control device). Currently, Section 11 of *The Forestry Bylaw, 2002, Bylaw No. 2002-48*, allows for the City to prune overhanging branches but requires the City to give at least 20 days notice to the property owners.

The advantage of this amendment is that it provides the City with clearer authority to address obstructions to traffic signage and signals, improving safety and enforcement. The disadvantage to residents is that tree pruning may occur with minimal advance notice from the City.

If approved, the Traffic Bylaw will be amended, specifically Part VI, Restricted Use of Highways, Intersection Sight Line Controls, Section 69(1) and 69(2).

DECISION HISTORY & AUTHORITY

At its February 16, 2022, meeting, City Council considered report *CR22-10 Regina Traffic Bylaw 9900 Amendments*, and revised Schedule “L” to reflect fines for revised Sections 76(1) and 76(2).

At its April 5, 2023, meeting, City Council considered report *CR23-34 Shared Electric Kick Scooter Program* and introduced provisions regarding e-scooters into the Traffic Bylaw.

At its May 8, 2024, meeting, City Council considered report *CR24-48 2024 Downtown Vibrancy Initiatives* and approved waiving the permit fees for Temporary Street Use for Outdoor Restaurants within the boundaries of the Regina Downtown Business Improvement District and Regina's Warehouse Business Improvement District for 2024 and 2025.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'CW'.

Chris Warren,
Director, Roadways & Transportation

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'Kurtis Doney'.

Kurtis Doney,
Deputy City Manager, City Operations

Prepared by: Kyle Harron, Project Engineer, Roadways & Transportation

ATTACHMENTS

Appendix A - Traffic Bylaw Amendments

Appendix B - Schedule T - Centre Square Map

Appendix A – Traffic Bylaw Amendments

Amendment 1: Canada Post Parking Meter Exemption

Section	Existing	Proposed Changes
39.(1)(d)	to service vehicles owned by, marked as and in the service of SaskPower, SaskEnergy, or SaskTel;	to service vehicles owned by, marked as and in the service of SaskPower, SaskEnergy, SaskTel or Canada Post;

Amendment 2: Privilege Parking Permits

Section	Existing	Proposed Changes
60.(1)	<ul style="list-style-type: none"> (i) Senators of the Senate of Canada; and (i) Any employee of the City for their vehicle where in the service of the City, on authorization of the Director of Revenue Administration and Assessment. 	<ul style="list-style-type: none"> (i) Senators of the Senate of Canada; and (j) Any employee of the City for their vehicle where in the service of the City, on authorization of the Director of Community Standards.
60.(2.1)	(a) individuals working for a not-for-profit organization that are meeting with City officials at City Hall on a frequent basis to a maximum of one permit per organization.	(a) individuals working for a not-for-profit organization that are meeting with City officials at City Hall on a frequent basis to a maximum of two permits per organization.
39(1)(c) 40(c) 60		Any mention of Privilege Parking Permits will be replaced with Municipal Parking Permits.

Amendment 3: City Parking Permit – Monthly Option

Section	Existing	Proposed Changes
58(1)	The Manager, Parking Services, is hereby authorized to issue an annual City Parking Permit to any person for a specific vehicle upon application for the permit and upon payment of the applicable fee set out in Schedule “J”.	The Manager, Licensing & Parking Services, is hereby authorized to issue an annual City Parking Permit; or a Monthly City Parking Permit to eligible organizations, to any person for a specific vehicle upon application for the permit and upon payment of the applicable fee set out in Schedule “J”.
Schedule “J”, Section 58	Health or Social Service Organization; Justice Official - \$260/vehicle/year.	Health or Social Service Organization; Justice Official - \$260/vehicle/year or \$22.00/vehicle/month.

Amendment 4: Overdimensional Load Permits

Section	Existing	Proposed Changes
72	<p>(1) No person shall move a building, structure, or any load the dimensions of which, including the vehicle and trailer, exceed:</p> <ul style="list-style-type: none"> (a) 3.7 metres in width; (b) 25.0 metres in length; or (c) 4.2 metres in height; <p>over a public highway without first obtaining an Overdimensional Load Permit in compliance with the terms of that permit.</p> <p>(2) The Director is hereby authorized to issue Overdimensional Load Permits for moving overdimensional loads on public highways on:</p> <ul style="list-style-type: none"> (a) the applicant giving a minimum of three working days' notice prior to commencement of the move and providing all details of the move to allow SaskTel, SaskPower, Cable Regina and the City sufficient time to coordinate the move; (b) the applicant agreeing that, if a permit is issued as applied for, the applicant will pay the full amount of any damages resulting or arising from or during the course of the travel for which the permit is sought and will indemnify the City from and against third party claims or against any such damages or injury; (c) receipt of a deposit of a bond of indemnity or insurance policy in the amount of at least \$1,000,000; (d) the applicant agreeing that, if a permit is issued or applied for, that the applicant will pay any charges levied for supplying manpower and equipment as may be required to assist the applicant to travel the approved route, and agreeing to adhere to all provincial 	<p>(1) No person shall move a building, structure, or any load the dimensions of which, including the vehicle and trailer, exceed:</p> <ul style="list-style-type: none"> (a) 3.7 metres in width; (b) 25.0 metres in length; or (c) 4.2 metres in height; <p>over a public highway.</p> <p>(2) Notwithstanding subsection (1), the Director, or their delegate, may issue an Overdimensional Load Permit for moving overdimensional loads on public highways.</p> <p>(2.01) Notwithstanding subsection (2), the Director, or their delegate, shall only issue Overdimensional Load Permits upon:</p> <ul style="list-style-type: none"> a) the Director's receipt of a complete, written application for such permit from the applicant; (a.1) the City obtaining approval from applicant utility companies for the movement of the building, structure or load on the public highways; (a.2) the Director, or their delegate, conducting a route investigation for the movement of the building, structure and load to identify a safe route for the movement of the building, structure or load; (b) the applicant agreeing that, if a permit is issued as applied for, the applicant will pay the full amount of any damages resulting or arising from or during the course of the travel for which the permit is sought and will indemnify the City from and against third party claims or against any such damages or injury;

	<p>regulations and City bylaws that may apply;</p> <p>(e) the Director being satisfied that the Overdimensional Load Permit will not result in activity which unduly interferes with the movement of traffic or constitutes a threat to public safety;</p> <p>(f) the issuance of necessary permits or approvals by authorities having jurisdiction over activity for which the Overdimensional Load Permit is sought;</p> <p>(g) knowledge that the City may suspend or revoke an Overdimensional Load Permit where the applicant fails to abide by any condition of the permit or approval or where the applicant supplies false information pertaining to the dimensions of the building, structure or vehicle to be moved; and</p> <p>(h) payment of any charge for cost levied or damages arising from the move is due 30 days after the date of mailing the bill with interest charged on any overdue account.</p> <p>(2.1) Where an overdimensional load is 5.2 metres in height or higher or 6 metres in width or wider, the applicant shall pay the fee for an Overdimensional Load Permit as set forth in Schedule "J".</p> <p>(3) The Director is hereby authorized to waive the requirement for an operator moving an overdimensional load to obtain an Overdimensional Load Permit if:</p> <p>(a) the overdimensional load is not destined for any location within the City limits; and</p> <p>(b) the operator has obtained all the necessary approvals from the Government of Saskatchewan and any other applicable agencies to move the over dimensional load outside the City limits.</p>	<p>(c) the applicant providing the City with a deposit or bond of indemnity or insurance policy in the amount of at least \$1,000,000 or such greater amount as the Director, or their delegate, may determine as appropriate;</p> <p>(d) the applicant agreeing that, the applicant shall pay any charges levied for the City supplying labour and equipment as may be required to assist the applicant to travel the approved route;</p> <p>(d.1) the applicant agreeing to adhere to all applicable federal, provincial and municipal laws;</p> <p>(e) the Director being satisfied that the Overdimensional Load Permit will not result in activity which unduly interferes with the movement of traffic or constitutes a threat to public safety;</p> <p>(f) the Director's receipt of necessary permits or approvals by authorities having jurisdiction over activity for which the Overdimensional Load Permit is sought; and</p> <p>(g) the applicant acknowledging that the City may suspend or revoke an Overdimensional Load Permit where the applicant fails to abide by any condition of the permit or approval or where the applicant supplies false information pertaining to the dimensions of the building, structure or vehicle to be moved; and</p> <p>(2.02) The Director may impose conditions on the issuance of an Overdimensional Load Permit.</p> <p>(2.03) No person shall fail to comply with any conditions the Director may set for the Overdimensional Load Permit.</p> <p>(2.04) The Applicant shall pay to the City all charges for cost levied or damages arising from the move and shall make</p>
--	--	---

		<p>such payment to the City on or before 30 days after the date the City mails the bill, with interest charged on any overdue account in accordance with the rate set in <i>The Regina Administration Bylaw, Bylaw No. 2003-69</i>.</p> <p>(2.1) Where an overdimensional load is 5.2 metres in height or higher or 6 metres in width or wider, the applicant shall pay the fee for an Overdimensional Load Permit as set forth in Schedule "J".</p> <p>(3) The Director is hereby authorized to waive the requirement for an operator moving an overdimensional load to obtain an Overdimensional Load Permit if:</p> <p>(a) the overdimensional load is not destined for any location within the City limits; and</p> <p>(b) the operator has obtained all the necessary approvals from the Government of Saskatchewan and any other applicable agencies to move the over dimensional load outside the City limits.</p> <p>(4) The Director may revoke or suspend an Overdimensional Load Permit when the applicant fails to observe conditions of permit issuance, other permit conditions or where in the Director's opinion the movement of the building, structure or load on the public highways has proven to unduly interfere with the movement of traffic or is constituting a threat to public safety.</p> <p>(5) Notwithstanding subsection (4) no refund relating to any security provided in accordance with clause 2.01(c) shall be granted to any applicant for an Overdimensional Load Permit whose Overdimensional Load Permit has been revoked or suspended by the Director.</p>
--	--	---

Amendment 5: Repeal Driving Farm or Road Construction Equipment During Prohibited Hours from Schedule “M”

Section	Proposed Changes	
Schedule “M”	Section	Description
	76	Driving farm or road construction equipment during prohibited hours

Amendment 6: Updating the Maximum Allowable Weights in Tonnes for Bridges over Wascana Creek table

Section	Existing	Proposed Changes																																
73.(2)	<p>No person shall operate a vehicle on a bridge where the gross weight registration or actual weight of the vehicle, including any trailer and load, exceeds the maximum weight allowance (in tonnes) for each bridge over Wascana Creek as follows:</p> <table><tr><th colspan="4">MAXIMUM ALLOWABLE WEIGHTS IN TONNES FOR BRIDGES OVER WASCANA CREEK</th></tr><tr><th>Bridge</th><th>Single Axle</th><th>Tandem</th><th>Semi-Trailer</th></tr><tr><td>Pinkie Road</td><td>5.0</td><td>5.0</td><td>Not Allowed</td></tr><tr><td>Fleet Street</td><td>10.0</td><td>14.0</td><td>Not Allowed</td></tr><tr><td>11th Avenue</td><td>10.0</td><td>14.0</td><td>*Not Allowed</td></tr></table> <p>*City Transit buses are exempt.</p>	MAXIMUM ALLOWABLE WEIGHTS IN TONNES FOR BRIDGES OVER WASCANA CREEK				Bridge	Single Axle	Tandem	Semi-Trailer	Pinkie Road	5.0	5.0	Not Allowed	Fleet Street	10.0	14.0	Not Allowed	11 th Avenue	10.0	14.0	*Not Allowed	<p>No person shall operate a vehicle on a bridge where the gross weight registration or actual weight of the vehicle, including any trailer and load, exceeds the maximum weight allowance (in tonnes) as per the following:</p> <table><tr><th colspan="4">MAXIMUM ALLOWABLE WEIGHTS IN TONNES FOR BRIDGES OVER WASCANA CREEK</th></tr><tr><th>Bridge</th><th>Single Axle</th><th>Tandem</th><th>Semi-Trailer</th></tr><tr><td>Fleet Street</td><td>10.0</td><td>14.0</td><td>Not Allowed</td></tr></table>	MAXIMUM ALLOWABLE WEIGHTS IN TONNES FOR BRIDGES OVER WASCANA CREEK				Bridge	Single Axle	Tandem	Semi-Trailer	Fleet Street	10.0	14.0	Not Allowed
MAXIMUM ALLOWABLE WEIGHTS IN TONNES FOR BRIDGES OVER WASCANA CREEK																																		
Bridge	Single Axle	Tandem	Semi-Trailer																															
Pinkie Road	5.0	5.0	Not Allowed																															
Fleet Street	10.0	14.0	Not Allowed																															
11 th Avenue	10.0	14.0	*Not Allowed																															
MAXIMUM ALLOWABLE WEIGHTS IN TONNES FOR BRIDGES OVER WASCANA CREEK																																		
Bridge	Single Axle	Tandem	Semi-Trailer																															
Fleet Street	10.0	14.0	Not Allowed																															

Amendment 7: Outdoor Restaurants & Sidewalk Patios Fee Waiver Extension

Section	Existing	Proposed Changes
Part I – Interpretation		“Centre Square” means the area bound by Victoria Avenue to the north, Albert Street to the west, College Avenue to the south and Broad Street to the east, as shown on the Centre Square Map in Schedule “T”.
Schedule “J”, Section 65	Outdoor Restaurants in the areas defined as downtown or Warehouse Business Improvement District for the years 2024 and 2025.	“Outdoor Restaurants in the areas defined as downtown, Centre Square neighbourhood or Warehouse Business Improvement District for the years 2025, 2026 and 2027.”
Schedule “T”		Add new Schedule “T” to Traffic Bylaw. This map shows the boundaries of Centre Square.

Amendment 8: E-Scooter Amendments

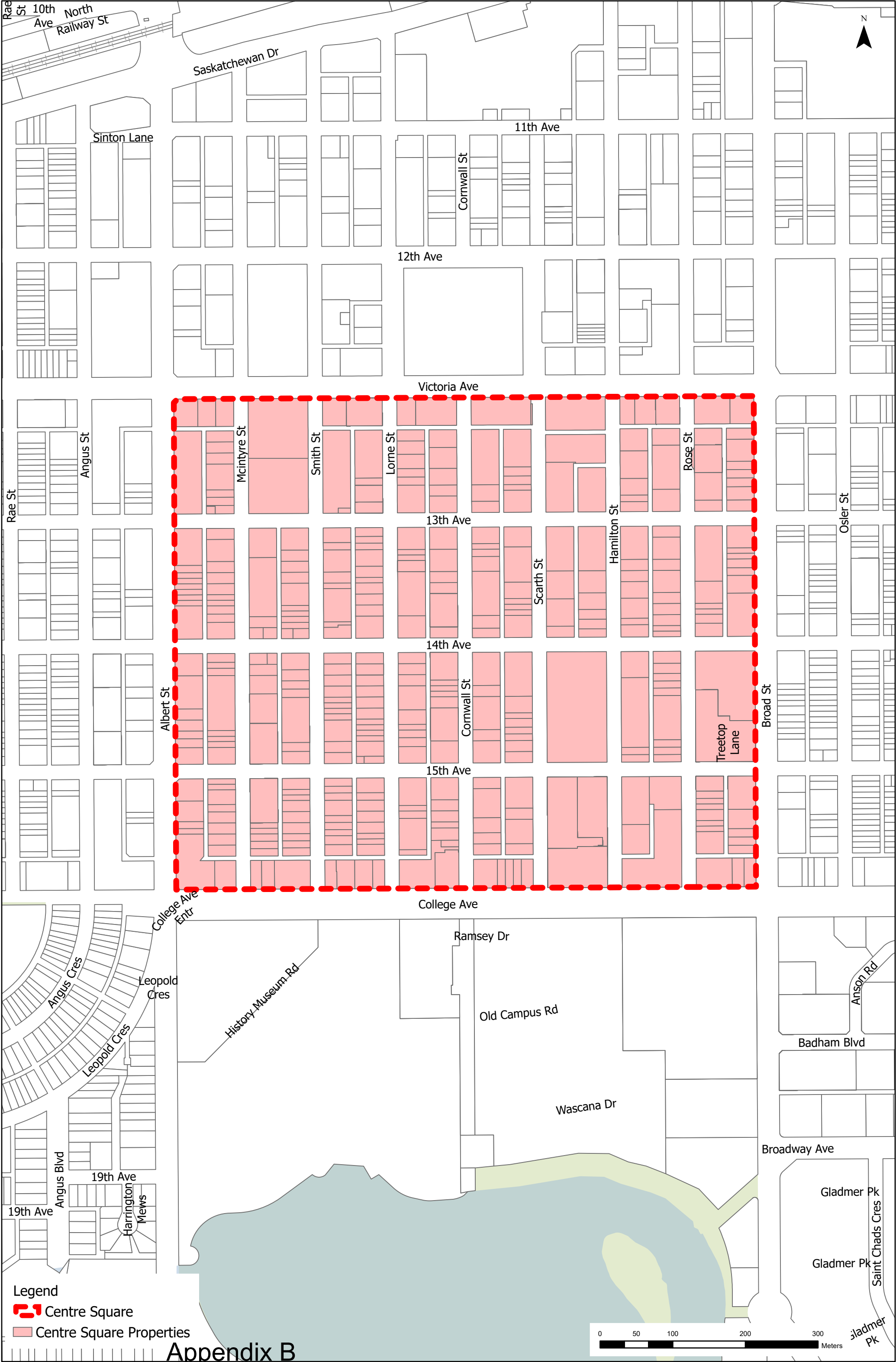
Section	Existing	Proposed Changes
Part I – Interpretation		“Deputy City Manager” means Deputy City Manager, City Operations and anyone authorized to act on his or her behalf.
84.2		Change “Executive Director” to “Deputy City Manager” wherever the term appears in the Bylaw.
84.2 (3)	The Executive Director is authorized to issue a maximum of two permits for a maximum term of two years.	The Deputy City Manager is authorized to issue a maximum of two permits for a maximum term of five years.
Schedule “J”, Section 84.2	\$25,000 for the 2023 operating season, if there is one permittee* plus:	\$25,000 for the operating season, if there is one permittee* plus:

Amendment 9: Sign Inventories

Repeal The Following Sections	
Section	Description
3	The Director shall keep an inventory of the location of all permanent traffic control signs.
31.(3)	The Director shall keep an inventory of the location of all permanent parking restrictions.
37.(2)	The Director shall keep an inventory of the location and time limit of all parking meters.

Amendment 10: Intersection Sight Line Controls

Section	Existing	Proposed Changes
69.(1)	No person shall obstruct sightlines at the intersection of a street with any other street, alley, driveway within the limits as shown in the attached Schedule "H(1)".	No person shall obstruct sightlines at the intersection of a street with any other street, alley, driveway within the limits as shown in the attached Schedule "H(1)" or that obstructs a traffic control device.
69.(2)	This section does not apply to mature trees situated within the restricted areas shown in Schedule "H(1)" provided all branches and foliage of any such tree are cut back from ground level to a height of two metres measured from the grade of the nearest curb.	This section does not apply to mature trees situated within the restricted areas shown in Schedule "H(1)", provided all branches and foliage of any such tree are cut back from ground level to a height of two metres measured from the grade of the nearest curb and do not obstruct a traffic control device.





Review of Nuisance and Derelict Properties

Date	November 26, 2025
To	Executive Committee
From	City Operations
Service Area	Community Standards
Item No.	EX25-114

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Direct Administration to continue addressing derelict properties through its proactive enforcement process and initiatives; and
2. Approve these recommendations at its December 3, 2025, meeting.

ISSUE

In January 2025, Council approved *MN 24-12: Nuisance and Underutilized Properties*. The information in this report addresses the following points within MN 24-12:

- a) *Report back to council in Q4 of 2025 with recommendations on the following:*
 - iii. *Creation of a property subclass for nuisance and abandoned properties and buildings.*
 - iv. *Establishment of bylaws and bylaw enforcement processes and fines for repeat nuisance property offences.*
- b) *Where Administration is already advancing policies related to underutilized land, nuisance and abandoned properties, intensification and densification policies, that this work be*

incorporated into existing work plans.

The points within MN24-12 that relate to standalone surface parking lots will be addressed through an upcoming report in Q2 of 2026.

IMPACTS

Financial Impact

The cost implications with respect to the proposed recommendations are minimal and can be absorbed through existing budget.

Strategic Priority Impact

On October 22, 2025, City Council approved the City's 2026-2029 Strategic Plan, which includes the three principles of Reconciliation, Environmental Sustainability and Inclusion, Diversity, Equity and Accessibility (IDEA). The Strategic Plan is centered around four priorities: Infrastructure, Vibrancy, Livability, and Prosperity. The recommendations in this report advance Administration's efforts to address and remove derelict properties from neighbourhoods, in alignment with Council's priority of Vibrancy. Addressing derelict residential properties also supports Council's priority of Livability as it can encourage redevelopment opportunities that offer housing options for residents.

Policy Impact

The Review of Nuisance and Derelict Properties Report (Report) recommendations are well-aligned with the objectives of the Underutilized Land Improvement Strategy (ULIS), particularly its focus on encouraging reinvestment in underutilized sites and supporting neighbourhood revitalization. Furthermore, the updated ULIS, scheduled to be presented to City Council in November 2026, includes proposed strategic action that directly connects to the recommendations outlined in this report.

Indigenous Impact

It is acknowledged that nuisance and derelict properties are often located in neighbourhoods with higher Indigenous populations. Such properties contribute to unsafe conditions, reduced housing opportunities and diminished neighbourhood pride.

Addressing nuisance and derelict properties through a proactive enforcement approach supports the City of Regina's (City's) commitment to *kâ-nâsihcikêwin* (City of Regina Indigenous Framework), as this process is aligned with the Treaty Principle: *wihci-atoskêwin askîhk*, meaning living together on the land in harmony. To honour reconciliation efforts, the City has a responsibility to care for the environment and all the people and creatures that live on the land. Not only do these efforts to encourage better use of our land for the purpose of increased housing and community revitalization for future generations, but they honour the City's commitment to the overall health and wellbeing of the neighbourhood and all residents.

Community Well-being Impact

The recommendation in this Report supports The Community Safety & Well-being (CSWB) Plan and its goal to create a healthier and more inclusive Regina. Nuisance and derelict properties often create unsafe conditions, including fire hazards, structural instability, and unwanted activity. They also perpetuate social stigma and create barriers to neighbourhood revitalization and resident well-being. By addressing such properties through a proactive approach, it provides the groundwork for redevelopment of the property for better uses within the community.

There are no legal, environmental, labour, or other impacts with respect to this report to be addressed.

OPTIONS

OPTION 1 – Continue with Proactive Enforcement Approach– Recommended

Administration's shift in approach to address nuisance and derelict properties in 2024 yielded an increase in demolitions and remediations. Administration recommends continuing with this approach while also supporting initiatives to increase housing, revitalization, and intensification within our core neighbourhoods.

OPTION 2 – Establish a property tax subclass for Nuisance and Derelict Residential Properties with an associated property tax increase for such properties – Not Recommended

Council can direct Administration to introduce a property tax subclass for nuisance and derelict properties and to apply a tax increase on such properties. This punitive tool, in addition to our current enforcement practices, would encourage property owners to act on their property.

Administration does not recommend this be implemented at this time due to:

- The need for additional assessment resources to implement and maintain the subclass. If this option is chosen, Administration will include a request for resources through the next budget.
- Administration has achieved outcomes through proactive engagement approach, without the need for a subclass.

COMMUNICATIONS & ENGAGEMENT

Administration engaged with several cities to gain a further understanding of derelict property subclass programs that may exist in Alberta, Saskatchewan, or Manitoba. Of the cities engaged, the city of Edmonton currently has an active property subclass program specific to derelict properties. Key learnings from Edmonton's program are provided in this report.

Information on the *Community Standards Bylaw*, the enforcement process, and how a resident can

report a property is provided on Regina.ca.

DISCUSSION

Overview Nuisance Properties

The *Community Standards Bylaw* defines a nuisance as a condition of property, structure, thing, or activity that adversely affects the safety, health, or welfare of people in the neighbourhood, people's use and enjoyment of their property, or the amenity of the neighbourhood. The severity of a nuisance can range from overgrown vegetation to more severe cases of buildings that are boarded up, unsafe, or in a dilapidated state of repair. For consistency, Administration typically refers to severe cases of nuisances as "derelict properties". Such properties are typically unsafe, boarded up, and may be placarded or abandoned.

Derelict properties have a negative impact on the community. They can be structurally unsafe, increase likelihood of fire damage and are prone to crime and safety issues. Properties that sit for prolonged periods of time in a derelict state ultimately reduce housing opportunities and vibrancy within a community.

Proactive Approach to Identify Nuisance and Derelict Properties

A compliance order, notice of violation, or prosecution are some of the primary ways the City enforces against nuisance and derelict properties. Historically, Administration relied on public reporting or service requests to identify properties that may require enforcement action. Appendix A provides an overview of the different steps taken by Bylaw Enforcement to identify violations under the *Community Standards Bylaw* and enforcement stakeholders.

In 2024, Administration recognized an increase in nuisance and derelict properties and shifted to a more targeted and proactive approach. This work was coordinated to complement the North Central Revitalization Initiative ongoing at the time. As part of the shift to proactively focus on nuisance and derelict properties in January 2024, Administration:

- Conducted an initial City wide scan to map derelict property locations throughout the city.
- Refocused officer activities with a proactive enforcement approach in high concentration neighbourhoods.
- Increased demolition enforcement on derelict/nuisance properties.
- Increased coordination with internal Real Estate and Assessment and Property Revenue Services teams.

By proactively identifying nuisance and derelict properties, Administration can take action earlier. Since implementing this approach in 2024, there has been an increase in demolitions. Table 1 shows the year-over-year number of demolitions completed through the enforcement process.

Table 1: Demolitions Through Enforcement Process

Year	Demolitions Completed through Enforcement	Location of Demolitions (wards above 10% of total)
2022	14	Ward 3 – 64% Ward 6 – 14% Ward 7 – 11%
2023	25	Ward 3 – 69% Ward 6 – 19%
2024	44	Ward 3 – 60% Ward 6 – 30%
2025	45 as of end of Q3	TBD.

Repeat Offences and Escalating Fines

As part of MN24-12, Council directed Administration to establish an escalating fines system for repeated offences. A recommendation to establish such a system is not included in this report as there is already an existing structure established within Schedule “B” and “C” of the *Community Standards Bylaw* for notice of violations and fines on Conviction (Appendix B). Fine amounts listed in the Bylaw are collected by voluntary payment or through prosecution. Historically, voluntary payments have been rare, and the prosecution process is lengthy and resource intensive. Due to this, Administration has prioritized working with the property owner to remedy a violation as a more effective method of addressing the issue.

Property Tax Subclass for Nuisance and Derelict Properties

As directed by MN24-12, Administration researched establishing a property tax subclass for derelict properties. Administration engaged representatives from the City of Edmonton, who has established a subclass program in 2023, to learn more about their successes and lessons learned.

The key learnings from Edmonton’s program were:

- Assessment resources would be needed to identify, assess and communicate with property owners. The creation of the subclass resulted in an influx of inquiries and appeals by property owners. As the subclass is based on the condition of the property, it required more frequent inspections to ensure properties were assessed in the correct class. Administration expects up to two additional FTEs may be required to inspect and assess properties for property tax classification processes.
- Advance notice period and clear communication with property owners could reduce the number of appeals and reduce the number of property owners placed in the class.
- There may not be any increase in property taxes if a subclass is implemented. Upon inspection of the property, assessed value is often reduced meaning the overall impact on

property taxes is neutral.

- The tax subclass was considered effective, as it resulted in an increased number of nuisance properties being demolished in its first year.

Although Edmonton's subclass was successful in achieving increased demolition of nuisance and derelict properties, Administration does not recommend property tax subclasses be implemented at this time. This is due to the recent shift in proactive enforcement practices implemented in 2024, which have yielded an increase in demolitions without the additional recourses needed to establish a property tax subclass.

City Initiatives & Programs

The City has launched additional initiatives that have in the last two years aimed to provide support in redevelopment and neighbourhood revitalization.

Ideally, a nuisance and derelict property is remediated and brought into compliance with the Bylaw through the enforcement process. However, even when a building that is beyond repair is demolished, lots can often remain vacant for a prolonged period. Given this limitation to the use of demolitions, the City assists property owners to advance housing and revitalization goals through several initiatives. Table 2 provides an overview.

Table 2: City Initiatives to Advance Housing and Development	
Action	Details
Community Land Trust	Funded by Housing Accelerator Fund (HAF). In October 2025, Council approved start up grants for the establishment of two Community Land trusts (North Central and Heritage Neighbourhoods).
Affordable Housing Lands Policy	Funded by HAF. This is a policy / program that outlines how the city can acquire land and make it available to public for a specific type of development.
Housing Incentive Program	The City offers grants and tax exemption opportunities for residential projects through the Housing Incentive Program. Eligible projects may receive capital grants or tax exemptions for the following streams: New Affordable Housing, New Marking Housing, Secondary/Backyard Suites, Acquisition & Repair of Rental Buildings, and Pre-development work.
City Centre Incentive Program	The City offers grants and tax exemption opportunities for <i>commercial</i> projects through the City Centre Incentive Program. Eligible projects may receive grant funding through the Storefront Improvement or Tenant Fit Up streams, or up to five years in property tax exemptions for the redevelopment of a vacant commercial property.

Underutilized Land Improvement Strategy Review	The City is currently reviewing and updating the Underutilized Land Improvement Strategy (ULIS). The strategy guides future work and actions in addressing barriers to investment on underutilized land. Further details of this strategy are expected to be presented to council on November 26, 2025.
--	---

DECISION HISTORY & AUTHORITY

On January 29, 2025, City Council considered item *MN24-12: Nuisance and Underutilized Properties*, and adopted a resolution directing administration to:

- a) *Report back to Council in Q4 of 2025 with options and recommendations on the following:*
- i. *Creation of a property subclass for standalone surface parking lots in established intensification incentive boundaries, with a focus on Warehouse, Downtown, and Centre Square should unique factors require consideration in these areas;*
 - ii. *Where surface parking lots are owned by the City of Regina, plans are considered to transition these properties into residential and commercial use;*
 - iii. *Creation of a property subclass for nuisance and abandoned properties and buildings;*
 - iv. *Establishment of bylaws and bylaw enforcement processes and fines for repeat nuisance property offences.*
- b) *Where Administration is already advancing policies related to underutilized land, nuisance and derelict properties, intensification and densification policies, that this work be incorporated into existing workplans*

Respectfully Submitted,



Faisal Kalim, Director,
Community Standards

Prepared by: Kevin Huynh, Manager, Divisional Business Support and Chad Freeland Manager, Bylaw Enforcement

Respectfully Submitted,



Kurtis Doney, Deputy City Manager,
City Operations

ATTACHMENTS

Appendix A - Bylaw Enforcement Processes

Appendix B - Repeat Payment and Fines within Community Standards Bylaw

Appendix A

Enforcement Processes for Nuisance and Abandoned Properties

Nuisance properties that are abandoned, boarded, or unsafe (also known as derelict properties) are addressed through the following steps:

1. **Identification/Investigation** – Properties are identified through a resident service request, or by the City through proactive scans. Bylaw Officers will inspect and investigate cases to determine if action is required. The initial inspection of the property can take up to a week. Further investigation can add several weeks depending on complexity.
2. **Notice of Violation and Compliance Orders Issued** – After a property is identified to be in contravention of the Bylaw, a Notice of Violation may be issued. Bylaw Officers will work with a property owner to achieve voluntary compliance with reasonable timeframes based on what is needed. An Order to Comply may also be issued, which is a requirement before the City intervenes to remedy a contravention. The Saskatchewan Health Authority may also “placard” a property, deeming it unfit for occupancy.
3. **Remediation by Property Owner** – A property owner remediates the property through repairs or demolition. A compliance check will be carried out to close the case. Generally, the City provides a 45-day compliance period for garages/sheds and a 90-day compliance period for dwelling units before action is taken. These periods may be extended depending on the circumstance.
4. **Appeal** – When required, the City will work with legal authorities to consider legal options when a property owner has filed an appeal.
5. **Demolition by City** – When the voluntary compliance process has been exhausted, the City will take over the process to remediate the property. The process to organize disconnects, contractors and complete a demolition typically takes 2 to 3 months. Related costs are applied to the property’s taxes.
6. **Assuming Property Title** – If a property owner fails to pay costs applied to a property, the City can take tax enforcement approach to assume title of a property through the provincial *Tax Enforcement Act*. This process may take 2 to 3 years to complete and requires consent from the Provincial Mediation Board.

Enforcement Stakeholders

Several key stakeholders play a role in addressing nuisance and abandoned properties in Regina:

Stakeholder	Description
Property Owner	Responsible for complying with orders and maintaining their property.
Residents	Affected by the risks posed by derelict properties and may submit concerns for investigation through Service Regina.
Saskatchewan Health Authority	Determines if a building is unfit for habitation and issues placards.
Regina Fire & Protective Services	Works with Bylaw Enforcement to identify burned properties so that enforcement cases can be created to repair or demolish as needed. In imminent risk cases, Bylaw Enforcement may assist Fire & Protective Services to immediately demolish buildings when appropriate.
Bylaw Enforcement Branch	Investigates properties, issues compliance orders, manages appeals and coordinates remediation.
Legal representation	May be involved in appeals, enforcement proceedings, and decisions on demolition.

Appendix B Schedule "B"
VOLUNTARY PAYMENT AMOUNTS
NOTICE OF VIOLATION

Bylaw section	Contravention	1 st Notice of Violation	2 nd Notice of Violation	3 rd and Subsequent Notices of Violation
7(1)	Unsecured Building	\$1,500	\$2,500	\$3,500
8(1)	Overgrown grass vegetation	\$100	\$150	\$200
9	Untidy and unsightly	\$500	\$1,000	\$1,500
11	Junked vehicle	\$200	\$300	\$600
11.1, 11.2, 11.3, 11.4, 11.5	Vehicles	\$250	\$350	\$650
12	Open excavation	\$200	\$500	\$750
13	Outdoor lighting	\$100	\$150	\$200
13.2	Fences	\$175	\$250	\$400
16 (1)(a)	Failure to comply with an order	\$1500	\$2,000	\$2,500
16(1)(d)	Deface, destroy or remove a posted order	\$100	\$150	\$200

(#2018-66, s. 5, 2018, #2019-6, s. 7, 2019, #2019-40, ss. 10 and 12, 2019, #2022-32, s. 14, 2022, #2022-35, s. 9, 2022, #2023-47, s.34, 2023)

**Appendix B Schedule “C”
FINES ON CONVICTION**

Bylaw section	Offence	Fine on 1 st Conviction	Fine on 2 nd Conviction	Fine on 3 rd Conviction	Fine on 4 th and Subsequent Convictions
7(1)	Unsecured Building	\$2,000	\$3,000	\$4,000	Established by the Court
8(1)	Overgrown grass vegetation	\$150	\$200	\$250	Established by the Court
9	Untidy and unsightly	\$500	\$1,000	\$1,500	Established by the Court
11	Junked vehicle	\$250	\$500	\$750	Established by the Court
11.1, 11.2, 11.3, 11.4, 11.5	Vehicles	\$300	\$550	\$800	Established by the Court
12	Open excavation	\$300	\$600	\$1,000	Established by the Court
13	Outdoor lighting	\$150	\$200	\$250	Established by the Court
13.2	Fences	\$225	\$300	\$500	Established by the Court
16(1)(a)	Failure to comply with an order	\$1,500	\$2,000	\$2,500	Established by the Court
16(1)(d)	Deface, destroy or remove a posted order	\$150	\$200	\$250	Established by the Court

(#2018-66, s. 5, 2018, #2019-6, s.8, 2019, #2019-40, s. 11 and 13, 2019, #2022-35, s. 10, 2022, #2023-47, s. 35, 2023)



Underutilized Land Improvement Strategy - 5 Year Review

Date	November 26, 2025
To	Executive Committee
From	City Planning & Community Development
Service Area	City Planning & Community Services
Item No.	EX25-115

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Approve the updated Underutilized Land Improvement Strategy in Appendix A;
2. Instruct City Administration to report to City Council in Q1 2031, following the conclusion of the Underutilized Land Improvement Strategy's implementation timeframe, to evaluate the strategy's effectiveness in addressing barriers to underutilized sites and to consider the development of a renewed strategy or alternative approaches; and
3. Approve these recommendations at its meeting on December 3, 2025.

ISSUE

The Underutilized Land Improvement Strategy (ULIS) requires a five-year review to assess the effectiveness of its strategic actions¹ and ensure the ULIS remains responsive to current development barriers on underutilized sites. This report presents the findings of the review and recommends updates to the ULIS.

IMPACTS

¹ The term "strategic actions" refers to initiatives included in the ULIS workplan intended to address development barriers and encourage investment on underutilized sites.

Financial Impact

There is no direct financial impact associated with this report. Individual strategic actions requiring financial or staff resources will be brought forward to City Council for approval through annual budget processes. Specific resource requirements to implement strategic actions will be identified through project scoping. Certain actions or those identified as “ongoing” in the updated ULIS (Appendix A), can proceed through existing budgets. However, if there are changes to the City of Regina’s (City) service level budget (i.e. reductions), it may impact the ability to advance the actions within the ULIS.

Policy Impact

The ULIS supports policies 2.10.2 and 2.10.3 from *Design Regina: The Official Community Plan, Bylaw No. 2013-48* (OCP), which require the inclusion of strategies to overcome potential obstacles to intensification and incentives to encourage it within the City’s intensification development strategy. The ULIS also aligns with the following OCP policies:

- Policy 7.9: Explore actions necessary to convert vacant or underutilized properties to market-ready development sites to realize intensification in the City Centre.
- Policy 8.3: Decrease the number of vacant, non-taxable and underutilized lots within the city that are appropriate for residential development.
- Policy 8.5: Support the redevelopment of brownfield and former institutional and commercial (or ‘bluefield’) sites that are appropriate for housing.
- Policy 12.5.2: Identifying and encouraging the development of new economic opportunities.

Additionally, the ULIS supports Goal 30 from the Comprehensive Housing Strategy: “Support the redevelopment of brownfields, greyfields and bluefields for affordable housing development”.

Strategic Priority Impact

The ULIS advances the City’s Vibrancy Strategic Priority, particularly the goal that “the City Centre thrives as a vibrant, inclusive destination attracting residents, visitors, and investment.” It also supports the Prosperity Strategic Priority goals of “new development optimizes existing infrastructure, supporting efficient long-term sustainable growth” and “neighbourhoods offer more diverse housing options and balanced population density.”

Environmental Impact

The updated ULIS does not directly address reductions in energy use and greenhouse gas emissions. However, encouraging intensification and renewal can have positive environmental spinoffs, like reducing vehicle travel distances, supporting the remediation of contaminated sites, encouraging active transportation and transit use and more efficient use of land and existing infrastructure.

Indigenous Impact

This initiative was undertaken in alignment with kâ-nâsihcikêwin (City Indigenous Framework), specifically the commitment of Good Relations. Indigenous Rightsholders were included in the engagement opportunities and discussions. Providing support and resources, such as Strategic Action 2-5 detailed in the updated ULIS, may help Indigenous Rightsholders advance development initiatives and Urban Reserve development in established neighbourhoods of the city, aligning with the Land Reconciliation, Economic Reconciliation and Health & Wellbeing commitments from kâ-nâsihcikêwin.

There are no legal, labour or community well-being impacts with respect to this report.

OTHER OPTIONS

OPTION 1 – Approve the updated ULIS as outlined in this report – RECOMMENDED

- Advantages: Enables the immediate planning, scoping and implementation of new strategic actions in the updated ULIS. This will allow for the continued progress towards the ULIS outcome of supporting reinvestment in underutilized sites and fostering neighbourhood revitalization.
- Considerations: Where applicable, financial resources needed for implementing certain ULIS strategic actions will come forward as part of future budgets and will be subject to City Council approval.

OPTION 2 – Do not approve the updated ULIS and instruct Administration to explore and consult stakeholders on other initiatives supporting the goals of the ULIS – NOT RECOMMENDED

- Advantages: Allows for the consideration of any additional actions identified by City Council that may strengthen the ULIS and the advancement of its core outcomes.
- Considerations: This will delay the implementation of new strategic actions until additional consultation and analysis is completed, which may pause progress towards meeting the outcomes, goals and objectives of the ULIS.

COMMUNICATIONS & ENGAGEMENT

Engagement with stakeholders and Indigenous Rightsholders was a central focus of the ULIS Review. The review was designed to re-engage with the stakeholders involved in the crafting of the original strategic actions and other impacted parties to determine the relevance of current strategic actions, where the City has made improvements and where barriers still exist to formulate new and updated strategic actions.

The ULIS Review *What We Heard Report* (Appendix B) outlines the engagement process, summarizes key feedback, and details how that input was addressed. The engagement strategy involved outreach to stakeholders and Indigenous Rightsholders through a variety of methods, including emails, phone calls, one-on-one meetings, larger group presentations and a dedicated workshop.

DISCUSSION

Background

The purpose of the ULIS is to determine the goals and actions for the City to encourage investment in vacant and underutilized sites. It is a tool to support progress on OCP intensification policies and foster progress on several OCP Community Priorities, including economic prosperity, long-term financial viability, availability of housing and transportation options, and completion and revitalization of neighbourhoods. The ULIS includes five goals to respond to development barriers identified through the 2018 Underutilized Land Study and corresponding stakeholder engagement. They describe the intended outcomes of the strategy by responding to identified barriers to development on underutilized sites. These goals and barriers are detailed in Appendix A, Table 1, page 11.

Implementation Statistics

CM24-14 Housing Supply and Revitalization Initiatives provided the most recent overview on the implementation of the ULIS. Appendix A provides updated statistics on the implementation of the ULIS, the Underutilized Land Inventory, and related metrics. Key implementation highlights are included in Table 1 and Figure 1.

Strategic Action Status	Total	Percentage
Completed	6	12%
Ongoing	37	78%
Not Started	5	10%

Table 1: Status of ULIS Strategic Action Implementation (as of November 2025)

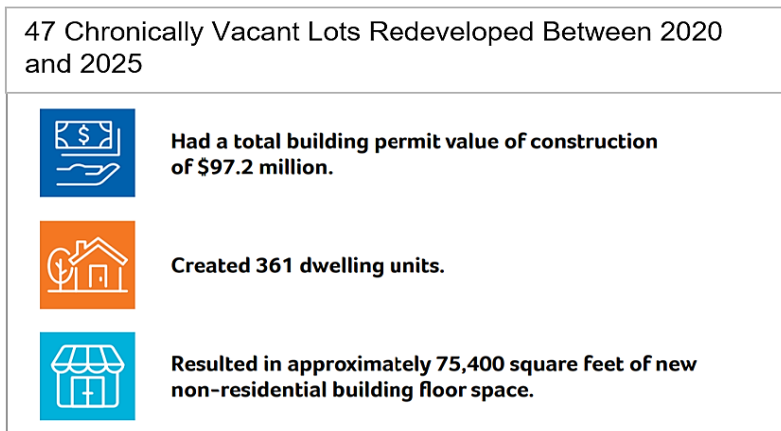


Figure 1: Summary of Chronically Vacant Lots Redeveloped Between 2020 and 2025 Five-Year Review

This review involved stakeholder consultation, as summarized in Appendix B, and informed the updated ULIS.

All remaining strategic actions in the updated ULIS are to be implemented over the next five years, aligning with ULIS's overall 10-year timeframe (2020 to 2030). Once the 10-year implementation timeframe lapses, the City will reflect on the outcomes achieved in consultation with stakeholders and Indigenous Rightsholders. This may result in a renewed strategy for the next 10 years (2030 to 2040) or an alternative approach, which as recommended in this report, will be brought forward to City Council in 2031.

The updated ULIS also responds to the direction provided in *CM24-12 Nuisance and Underutilized Properties*, which calls for the integration of initiatives related to underutilized land, nuisance and abandoned properties, and intensification into existing workplans. The updated ULIS is designed to consolidate all City initiatives under the ULIS mandate into a single, cohesive workplan, providing greater clarity and alignment in the City's approach to addressing these issues.

DECISION HISTORY & AUTHORITY

On December 17, 2018, City Council considered item *CR18-126 Underutilized Land Study*, and adopted a resolution endorsing the Underutilized Land Study and directing Administration to develop the ULIS.

On July 29, 2019, City Council considered item *CR19-72 Underutilized Land Improvement Strategy* and adopted a resolution to approve the ULIS with amendments. The ULIS was finalized in December 2019 and included direction for a five-review to reflect on implemented strategic actions and evaluate the ULIS's effectiveness in addressing barriers to development on underutilized sites.

On January 29, 2025, City Council approved *CM24-12: Nuisance and Underutilized Properties*, directing administration to:

- a) *Report back to Council in Q4 of 2025 with options and recommendations on the following:*
 - i. *Creation of a property subclass for standalone surface parking lots in established intensification incentive boundaries, with a focus on Warehouse, Downtown, and Centre Square should unique factors require consideration in these areas;*
 - ii. *Where surface parking lots are owned by the City of Regina, that plans are considered to transition these properties into residential and commercial use;*
 - iii. *Creation of a property subclasses for nuisance and abandoned properties and buildings;*
 - iv. *Establishment of bylaws and bylaw enforcement processes and fines for repeat nuisance property offences.*

b) Where Administration is already advancing policies related to underutilized land, nuisance and abandoned properties, intensification and densification policies, that this work be incorporated into existing workplans.

Respectfully Submitted,



Luke Grazier, Manager
City Projects

Respectfully Submitted,



Deborah Bryden, Deputy City Manager
City Planning & Community Services

Prepared by: Luke Grazier, Manager, City Projects

ATTACHMENTS

Appendix A - ULIS Update

Appendix B - What We Heard Report 2025

Underutilized Land Improvement Strategy



Title	Underutilized Land Improvement Strategy
Version	November 2025
Link to the Official Community Plan	<p>This strategy outlines the actions the City will take to address barriers to reinvestment into vacant and underutilized lands and support growth. The strategy aims to help advance Community Priorities to:</p> <ul style="list-style-type: none"> • Achieve long-term financial viability; • Support availability of diverse housing options; • Support transportation options; and • Foster economic prosperity
Owner	Manager, City Projects, City Planning & Community Services
Next Major Review	2030

Executive Summary

To support intensification goals and several Community Priorities outlined in *Design Regina: The Official Community Plan* (OCP), the City of Regina (City) initiated a two-step process to encourage development and revitalization on underutilized sites. The first step involved the completion of the Underutilized Land Study (Study). The Study identified key barriers to investment and provided recommendations to address them. Endorsed by City Council in December 2018, the Study served as the foundation for the second step, the development of the Underutilized Land Improvement Strategy (ULIS).

The ULIS outlines an implementation plan aimed at stimulating interest and facilitating development on underutilized sites within existing neighbourhoods. The strategy emphasizes making infill development and intensification more attractive, financially viable, and recognized as a vital component of Regina's growth.

During the first five years of ULIS implementation, 12 per cent of the strategic actions were completed, and 78 per cent actions were advanced and are ongoing. Notably, 47 chronically vacant properties (those vacant for over two years) were developed.

47 Chronically Vacant Lots Redeveloped Between 2020 and 2025



Had a total building permit value of construction of \$97.2 million.



Created 361 dwelling units.



Resulted in approximately 75,400 square feet of new non-residential building floor space.

Recognizing the need for adaptability, the ULIS included a requirement for a five-year review. This review was carried out through the 2025 ULIS Five-Year Review project, which updated the strategy based on current development challenges and stakeholder input. While ULIS serves as a guiding framework for future efforts, it is not a binding policy and does not guarantee future investment. Instead, it informs Council decisions, particularly through the budget process.

The updated ULIS was developed in collaboration with stakeholders and reflects a workplan based on addressing current development barriers. Following City Council approval of the revised 2025 framework, new strategic actions will be initiated.

Table of Contents

Introduction	5
Purpose	5
Process and Engagement	6
Current Conditions	7
Strategy Goals	10
Framework for Action	14
Goals and Strategic Actions.....	15
Monitoring and Evaluation	21

Introduction

Purpose

The ULIS is based on the following OCP Community Priorities:

- Develop complete neighbourhoods.
- Support the availability of diverse housing options.
- Achieve long-term financial viability.
- Foster economic prosperity.

These priorities provide direction on where efforts are to be focused to achieve the City's Vision: "To be Canada's most vibrant, inclusive, attractive, sustainable community, where people live in harmony and thrive in opportunity."

The purpose of the ULIS is to outline the course of action the City will take to meet broader sustainability goals in our community with the following outcomes:

- Reinvestment in vacant and underutilized sites;
- Revitalize neighbourhoods;
- Make progress towards meeting the OCP intensification target; and
- Make progress on the Community Priorities.

The ULIS provides guidance for future work, rather than being a binding policy direction. Policy and programs are likely outcomes of the implementation of specific actions within the strategy. Similarly, the ULIS is not necessarily a commitment for future investment. Direction from the ULIS will help inform decisions that are made by Council as part of the defined budget process. It is expected that actions from this strategy, as implemented, will require funds and which would be sought through the City's annual budget process. Only after Council adopts the budget will investments be approved.

The ULIS and its updates were shaped by the Strategic Action Recommendations from the Study, as well as insights from other communities, current City work plans, and stakeholder engagement during the five-year review. The updated ULIS includes all ongoing and planned City initiatives that align with fostering development on underutilized sites and advancing the intensification and revitalization goals of the OCP.

Guiding Principles

Guiding principles shape the development of the ULIS by defining the actions, their implementation approach, and the timelines for delivery. The implementation of strategic actions follows these guiding principles:

- Actively responds to feedback provided by stakeholders.
- Supports the achievement of broader OCP intensification goals.
- Focuses efforts in the near term with other initiatives that are already underway (or are planned to start soon).
- Prioritizes actions that can receive grant funding or alternative funding streams and meet multiple City objectives.
- Encourages the City to capitalize on strategic opportunities, including projects that address future capacity needs and areas with established planning frameworks.
- Uses and builds upon existing tools and processes intended to support development on underutilized sites.
- Considers the City's readiness in proceeding with projects and initiatives intended to achieve the ULIS purpose and core outcomes.

Process and Engagement

V3 Consultants of Canada supported by Praxis led stakeholder consultations as part of the 2018 Study. This feedback helped inform the development of the ULIS, which was brought forward to City Council for approval in 2019.

ULIS Five Year Review

ULIS Strategic Action 5-7 directs the City to conduct a major review of the ULIS every five years. Based on this direction, a comprehensive review of the effectiveness and relevance of all strategic actions was undertaken in 2025 to inform updates to the ULIS. This process included an internal assessment to identify and revise any strategic actions impacted by ongoing or newly initiated projects.



External stakeholders and Indigenous Rightsholders were notified of the ULIS Review and were asked to respond to a survey designed to collect feedback and assess interest in participating in the ULIS update process. Based on the responses received, a range of consultation methods were employed, including one-on-one meetings, email correspondence, phone calls, and a formal workshop. Feedback was used to create new strategic actions and to update existing strategic actions to better reflect current conditions and address development barriers.

Going forward, once the 10-year implementation timeframe for the ULIS lapses in 2030, the City will reflect on the outcomes achieved in consultation with stakeholders and Indigenous Rightsholders. This may result in a renewed ULIS for the next 10 years (2030 to 2040) or an alternative approach.

Current Conditions

The 2018 Study set a baseline of current conditions, which included:

- Development of an Underutilized Land Inventory to improve the understanding of the location of these sites and use as a base for reflection on over time.
- An improved understanding of the regulatory, approval process, development on brownfields, financial, infrastructure, social and market barriers stakeholders face to invest in developing underutilized sites.
- Recommend actions to respond to these barriers by considering current City processes, municipal best practices and the consultant's direct experience.

The Underutilized Land Inventory described above, was updated in 2025 and currently features 894 underutilized sites, as of November 2025. Underutilized sites on the inventory (see Figure 1, 2 and 3) include:

- Vacant lots - An existing property that was formally in use but where there is no building currently within the established areas of Regina.
- Chronically vacant buildings - A building located in the City Centre that was formerly used for industrial, commercial or residential purposes but has been totally vacant (no water readings) for at least two years.
- Standalone surface parking lots - A commercial surface parking lot located in the City Centre that does not contain a principal building.

Many underutilized sites are concentrated in Regina's City Centre (see Figure 2), and to a lesser extent in surrounding neighbourhoods. The City tracks chronically vacant buildings and standalone surface parking lots specifically within the City Centre to align with OCP policies 2.7 and 7.9 that prioritize intensification and the conversion of underutilized properties into market-ready development.

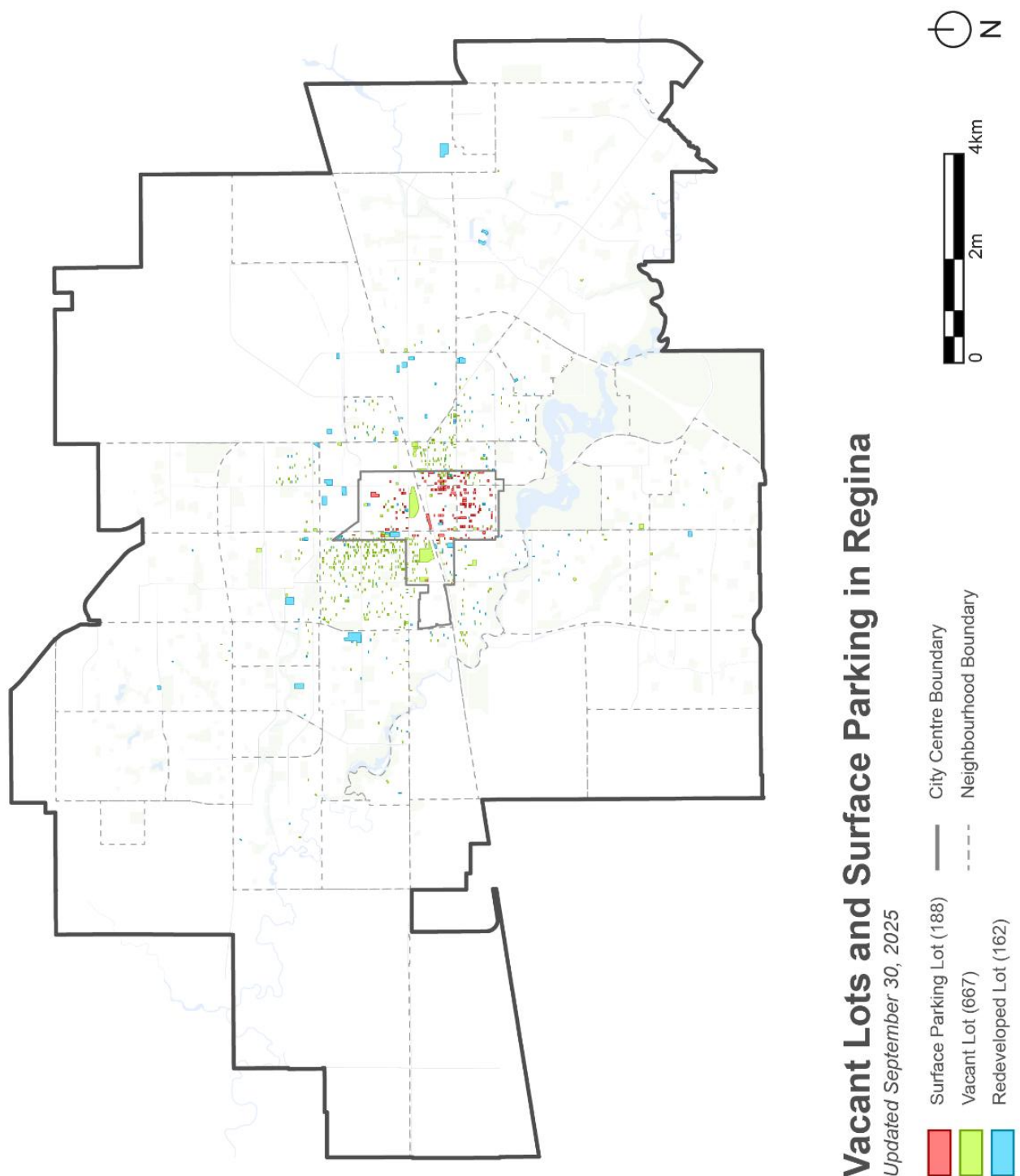


FIGURE 1: VACANT LOTS AND SURFACE PARKING IN REGINA

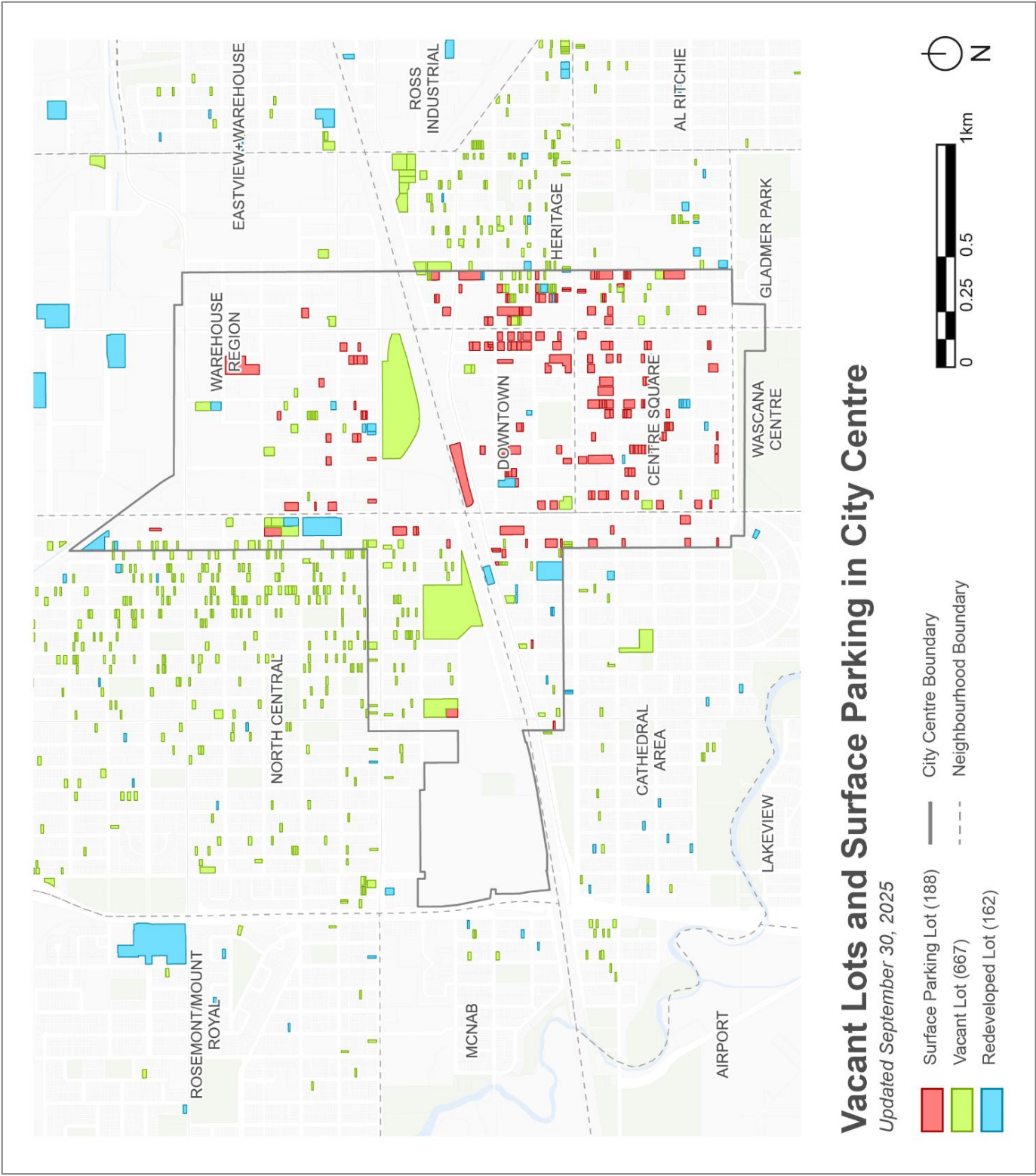


FIGURE 2: VACANT LOTS AND SURFACE PARKING IN CITY CENTRE

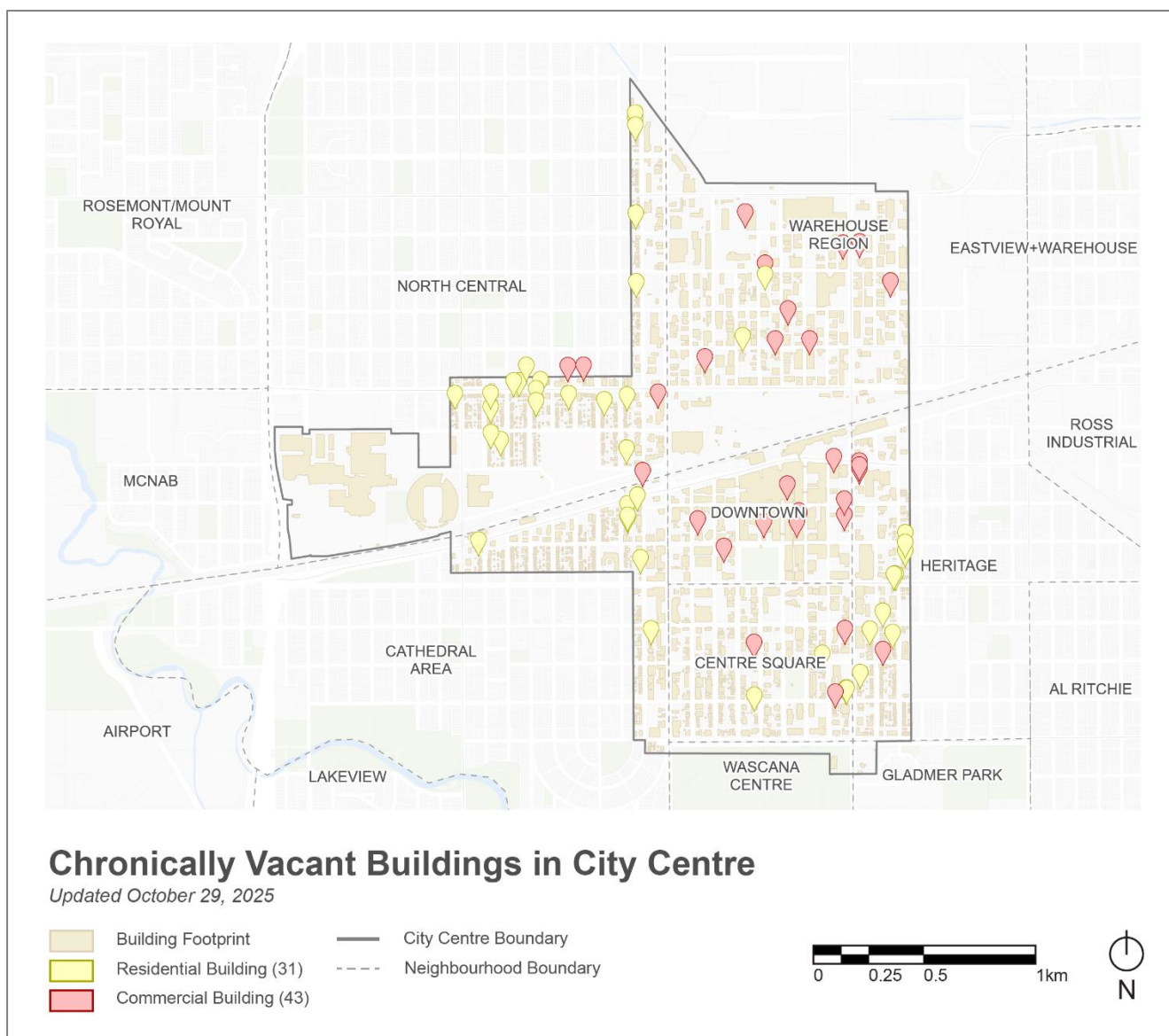


FIGURE 3: VACANT BUILDINGS IN THE CITY CENTRE

Strategy Goals

The ULIS is designed to be implemented over a 10-year period (2020 to 2030), with regular reviews to ensure it continues to align with stakeholder needs and allows for adjustments over time, as demonstrated during the 2025 review. Table 1 compares the development barriers identified by stakeholders in the development of the original ULIS, which informed the strategy's five goals, with stakeholder feedback from the 2025 ULIS Review. As a result of the implementation of strategic actions, stakeholders indicated that many of the barriers originally identified were less of a concern.

Collectively, the strategy's goals are the intended outcomes of the ULIS.

TABLE 1

Goal	Explanation	2018/2019 Stakeholder Feedback	2025 ULIS Review Stakeholder Feedback
1. RULES: Regulatory frameworks (e.g. Zoning Bylaw) support the redevelopment of underutilized lands.	<ul style="list-style-type: none"> Review and update City regulations to consider feedback received through the 2018 Underutilized Land Study and implications to the community. 	<ul style="list-style-type: none"> Development regulations are restrictive and need to be more flexible, given the unique nature of underutilized sites. Parking regulations in established neighbourhoods inhibit development opportunities. 	<ul style="list-style-type: none"> Development regulations have changed significantly since the implementation of the ULIS, making it easier to develop on underutilized sites. Target initiatives are needed to support development on contaminated sites. Consider consulting with the Federation of Canadian Municipalities on specific tax policies to stimulate development on underutilized sites.
2. PROCESS: Information for redevelopment applications is readily available, and the process is coordinated.	<ul style="list-style-type: none"> Improve processes and clarify roles and responsibilities associated with the development of underutilized sites. 	<ul style="list-style-type: none"> Lack of clarity on where to find information on development regulations and requirements. There is a perception that City departments are not aligned, as builders receive inconsistent information. The development approval process is not intuitive and is too long. 	<ul style="list-style-type: none"> The City's development application process has significantly improved. The City should consider communicating the availability of City staff resources that serve as predevelopment liaisons for developers to contract to discuss development ideas before making a formal development application. Information on site servicing conditions would be helpful to determine potential investment costs upfront. Developer profitability must be considered with the ULIS.

TABLE 1

Goal	Explanation	2018/2019 Stakeholder Feedback	2025 ULIS Review Stakeholder Feedback
3. FINANCIAL: Private investment in the redevelopment of underutilized properties is fostered through strategic public investment.	<ul style="list-style-type: none"> Consider incentives and strategic infrastructure investments to facilitate development on underutilized sites. Respond to financial concerns and associated risks of infill development raised by stakeholders. Seek to ensure the financial viability of the City is considered. Consider initiatives, such as taxable subclasses on underutilized sites, to stimulate development. 	<p>Infill development has a higher cost and level of risk than greenfield development due to these factors:</p> <ul style="list-style-type: none"> Site screening and potential remediation on underutilized sites makes infill more expensive and time consuming than greenfield development. The City's current investment strategy appears to be scattered and untargeted. Existing land uses, infrastructure constraints and a lack of community amenities can deter private investment in established neighbourhoods. 	<ul style="list-style-type: none"> Infill development still has higher costs and risks than greenfield development. City investment efforts and revitalization strategies needs to be targeted to the areas most desirable for new development and investment. Overlay zones remain a major financial challenge and add confusion to the development process. Contaminated sites and the investments required to remediate such sites are a major hurdle. Taxable subclasses on underutilized sites, such as standalone surface parking lots may add a barrier to drawing people and businesses to the City Centre.
4. PROMOTION: Collaboration with others is fostered and development opportunities within existing communities is promoted.	<ul style="list-style-type: none"> Post information online about underutilized sites to highlight and promote the value of development within existing communities. Respond to concerns about developers not having access to information about properties and brownfield remediation. 	<p>Low interest and demand for development in established neighbourhoods is a result of:</p> <ul style="list-style-type: none"> Lack of understanding of regulatory processes and the value of building in existing areas. Perceived safety concerns and limited housing demand in core areas. 	<ul style="list-style-type: none"> Provide more information on development opportunities on underutilized sites. The City and private sector need to collaborate on placemaking and streetscape improvements. Keep building on and expanding the City's infill design competition.

TABLE 1

Goal	Explanation	2018/2019 Stakeholder Feedback	2025 ULIS Review Stakeholder Feedback
5. MONITORING: Through implementation, progress is monitored and reported regularly and informs refinements to the ULIS over time to respond to evolving needs and barriers.	<ul style="list-style-type: none">• Ensure reflection is planned, progress is measured, and refinements are made over time.• Set measurable goals and ensure that efforts are achieving desired outcomes.	<ul style="list-style-type: none">• It is in the public interest to regularly review and refine plans and strategies to ensure they meet their intended outcomes• Review whether barriers to development on underutilized sites are evolving over time.	<ul style="list-style-type: none">• Stakeholders recognized the City has made progress on addressing many of the process and procedural barriers identified previously.• Stakeholders communicated further work is needed to provide information on potential development opportunities and the availability of supporting City programs, as well as creative solutions to make existing areas more attractive for investment.

Framework for Action

Following City Council approval of the updated ULIS, new strategic actions will be initiated, while those underway will continue.

Each strategic action in the next section includes timelines for implementation. Certain actions will continue to be implemented on an ongoing basis and evolve. The timing for implementation of each action is identified under the following categories:

- Immediate: Actions already underway for planned for implementation in the near-term.
- Short-Term: Actions will start within the next one to two years (2026-2027).
- Medium-Term: Actions will start in the next three to four years (2028-2029).
- Long-Term: Actions will start in the next five years (2030).
- Ongoing: Once initiated, the action is intended to continue, with no defined end date.

The updated strategic actions build on existing efforts and successes in overcoming development barriers. Adjustments were made to enhance the responsiveness of actions, ensuring they are targeted to address current challenges to investment on underutilized sites. Collectively, the actions listed in the next section provide a roadmap of the steps to achieve the goals and outcomes of the ULIS, as well as guide the City's efforts in encouraging and supporting development on underutilized sites. Figure 4 below is an example of an underutilized site.

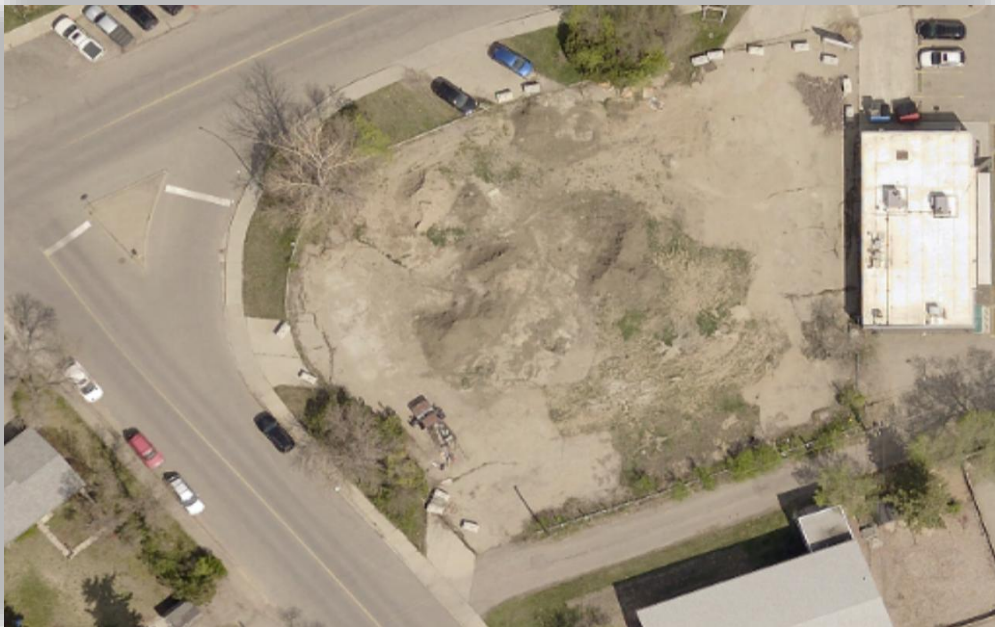


FIGURE 4: EXAMPLE OF AN EXISTING UNDERUTILIZED SITE

Goals and Strategic Actions

The following tables summarize the updated ULIS strategic actions under five goals. Resource requirements will vary from action to action. For instance, many ongoing actions are already included in City resourcing plans, while others will require financial support that will be brought forward through the budget process or potentially sought through grant funding opportunities (e.g. Housing Accelerator Fund).

Goal 1: RULES – The regulatory frameworks support the redevelopment of underutilized lands.

#	Strategic Action	Timing
1-1	Maintain a regular review schedule of the Zoning Bylaw ensuring development is aligned with the OCP as well as considering its impact on addressing barriers identified through the Underutilized Land Study.	Long-term Ongoing
1-2	Consider using contract zoning where specific uses are restricted due to known contaminants to allow development to occur that is not affected by contaminants.	Immediate Ongoing
1-3	Through the Area Planning process or other area-specific studies, identify underutilized lands with potential for intensification and redevelopment, and determine appropriate future land uses. As appropriate, consider in tandem with other strategic actions.	Immediate Ongoing
1-4	Ensure consistency between OCP, Zoning Bylaw and Site Design Standards through regular review, and update accordingly.	Immediate Ongoing
1-5	Discuss the option with City Council to work with SUMA to lobby the Government of Saskatchewan to provide options to address environmentally liability surrounding contaminated sites. This could include updates to the Government of Saskatchewan's Impacted Sites Fund, or options on taking title on potentially contaminated lands where taxes are in arrears. This may include a provision to allow but not require a municipality to enter a land for the purpose of conducting an environmental assessment without taking title.	Long-term
1-6	Support City Council's work with SUMA and Federation of Canadian Municipalities to lobby for tax legislation changes to allow for site-specific tax measures to penalize landowners of underutilized lands who have removed the sites from the marketplace.	Long-term
1-7	Continue to address derelict properties through the City's proactive enforcement process and initiatives to encourage site redevelopment and community revitalization.	Immediate Ongoing

Goal 2: PROCESS – Information for redevelopment applications is readily available and the process to apply is coordinated.

#	Strategic Action	Timing
2-1	Continue to maintain and enhance development application software, dedicated staff resourcing through a single point of contact, and adherence to established processing timeline standards to support new development, investment, and the redevelopment of underutilized sites. Monitor the effectiveness of these measures in supporting applicants and consider additional resources or updated standards as needed to ensure application processes remain responsive to applicant needs.	Ongoing
2-2	Explore a phased approach for the Underutilized Land Inventory data to be publicly available on Regina.ca to support prospective developers in evaluating site-specific opportunities. This includes an initial focus on integrating the Underutilized Land Inventory into internal GIS viewers, followed by expansion to public facing GIS applications. Long-term efforts will aim to include verified infrastructure and servicing data to inform development proposals more comprehensively.	Immediate Ongoing
2-3	Establish a program to assess City-owned environmentally impacted sites (brownfield) and identify necessary risk management measures on brownfield sites, with the goal of informing potential investment opportunities. This program should include clear criteria for prioritizing sites based on their development potential and strategic value.	Immediate Ongoing
2-4	Implement a process to flag vacant lands in CityView (i.e. City's development and building application processing software) to help maintain the Underutilized Land Inventory.	Medium-term
2-5	Create informational resources to support the Urban Reserve process.	Medium-term

Goal 3: FINANCIAL – Private investment in the redevelopment of underutilized properties is fostered through strategic public investment.

#	Strategic Action	Timing
3-1	Continue to support and advance policy related to strategic focus areas for the development of targeted programs and infrastructure improvements that encourage the revitalization and development of underutilized lands.	Medium-term Ongoing
3-2	Continue administering development incentive programs (e.g. City Centre Incentive Program), while monitoring its effectiveness in encouraging and reducing developer investment barriers on underutilized sites. Use program outcomes, stakeholder input, lessons learned and best practices from other jurisdictions to guide potential refinements and the creation of new programs.	Ongoing
3-3	Consider investment strategies to improve attractiveness of existing neighbourhoods and/or areas specifically identified for redevelopment through Area Plans or other area-specific studies.	Short-term Ongoing
3-4	Identify and prioritize opportunities to upgrade infrastructure required to support intensification opportunities and when possible, coordinate targeted upgrades with planned maintenance or major infrastructure projects.	Short-term Ongoing
3-5	Undertake the Cost of Growth Study to understand the financial implications, including long-term municipal costs and revenues, of various development patterns, such as new greenfield neighbourhoods and intensification in established neighbourhoods.	Ongoing
3-6	Continue to advance The Yards and Taylor Field Redevelopment projects and leverage their redevelopment to facilitate further investment in the surrounding core areas to foster and catalyze new development in the core area. As the projects advance, continue seeking investment and grant opportunities from other levels of government.	Long-term Ongoing
3-7	Investigate barriers to the redevelopment of vacant buildings and options for addressing them (e.g. Pilot programs for conversions, incentives).	Long-term Ongoing
3-8	Continue to support neighbourhood clean-up campaigns.	Ongoing
3-9	Explore the effectiveness of implementing a property subclass strategy for underutilized land, such as standalone surface parking lots, vacant or derelict properties.	Ongoing
3-10	Continue the implementation and ongoing monitoring of the initiatives described in <i>MN24-3 North Central Neighbourhood Revitalization</i> and related actions.	Immediate Ongoing
3-11	In alignment with the approved Housing Accelerator Fund Action Plan, implement an Affordable Housing Lands Policy that establishes and manages a Land Bank to acquire properties and make them available for sale or lease below market value to non-profit housing providers.	Immediate

#	Strategic Action	Timing
3-12	Provide one-time start-up grants to support the establishment of Community Land Trusts focused on properties within the North Central and Heritage neighbourhoods, enabling land to be held in trust for the benefit of residents and helping to promote long-term affordability and equitable access to housing.	Immediate
3-13	Develop and implement an Infrastructure and Servicing Information Program to provide builders and developers with key data, such as pre-engineered lot specifications, for underutilized land in intensification areas, helping to reduce design timelines, lower costs, accelerate approvals, and improve infrastructure predictability to attract investment.	Immediate
3-14	Continue implementation of the Office to Residential Conversion Capital Grant Program supporting the conversion of non-residential buildings to residential dwelling units in the City Centre.	Immediate Ongoing
3-15	Develop and implement an Incremental Development Mentorship Pilot Program that provides training and support to residents interested in small-scale development and investment opportunities on dormant buildings and underutilized properties, helping to stabilize neighbourhood property values and promote area revitalization.	Immediate Ongoing

Goal 4: PROMOTION – Foster collaboration with others and promote development opportunities within existing communities.

#	Strategic Action	Timing
4-1	Continue to seek opportunities to coordinate utility upgrades with other organizations, including SaskEnergy, SaskPower, SaskTel and Access Communications.	Immediate Ongoing
4-2	Champion and promote development of underutilized lands and infill development internally and externally with staff and committees.	Immediate Ongoing
4-3	Explore opportunities for awards and/or design competitions on for projects on underutilized lands and to showcase projects and their potential and value to the community.	Medium-term Ongoing
4-4	Empower departments to work collaboratively on supporting intensification within established areas of the city.	Immediate Ongoing
4-5	Continue to develop communications to provide facts about infill development and the value of fostering development on underutilized lands. Messaging on the ULIS can be shared and referenced through communications on relevant projects.	Immediate Ongoing
4-6	Support collaboration between City Council, Administration and the development community in discussing the opportunities and challenges in redeveloping underutilized sites and determining next steps.	Ongoing
4-7	Explore partnering with education institutions for collaboration on research, projects and other community initiatives.	Short-term Ongoing
4-8	Periodically, develop and distribute informational materials (e.g. brochures) to business and development advocacy groups (e.g. Chamber of Commerce, RDBID), highlighting City initiatives, programs, completed infrastructure projects and planning and permitting resources to support investment opportunities on underutilized sites.	Immediate Ongoing

Goal 5: MONITORING¹ – Through implementation, progress is monitored, reported on regularly, and used to inform refinements to the strategy over time.

#	Strategic Action	Timing
5-1	Update GIS vacant land inventory regularly.	Ongoing
5-2	Provide Underutilized Land Improvement Strategy Annual Report to City Council that includes results on the measures and progress on targets (e.g. intensification rate, change in vacant lot inventory, etc.).	Ongoing
5-3	Reflect on strategies as they are implemented to evaluate if intended outcomes are being met; make refinements as needed.	Short-term Ongoing
5-4	Consider how implementation of other City projects indirectly impact development on underutilized sites.	Medium-term Ongoing
5-5	As part of implementation of and reflection on the strategies, consult with stakeholders to confirm where improvements have been made, identify challenges, and consider solutions.	Short-term Ongoing
5-6	Implement survey process to determine applicant satisfaction levels and where opportunities to improve lay.	Medium-term Ongoing
5-7	Conduct a major review of the Underutilized Land Improvement Strategy every 5 years.	Medium-term Ongoing

¹ The Strategic Actions in this section were not directly related to comments received by stakeholders or recommendations from the Study. However, they are recognized as being important and aligned with the Study indirectly. Implementing these actions ensures that initiatives that are advanced achieve and align with the intended outcomes of the ULIS.

Monitoring and Evaluation

The ULIS is intentionally designed to follow through on initiated actions, provide adequate time for implementation, and thoughtfully assess what additional targeted measures are needed to address challenges more effectively. This approach fosters an environment of continuous improvement and considers the resource capacity within the organization as well as the community's ability to participate and refine their own practices based on changes being made.

In alignment with Strategic Action 5-7 to conduct a major review every five years, a comprehensive review of the effectiveness and relevance of all strategic actions was undertaken in 2025 to inform updates to the ULIS. This process included an internal assessment of all strategic actions and external stakeholder engagement. The review and engagement resulted in updated strategic actions.

Measuring progress over time is important to ensure efforts are achieving the intended goals, recognizing changing conditions and supporting continuous improvement. Reviewing progress also ensures public investment (including staff resources, infrastructure renewal, and incentive programs) achieve intended outcomes. This information will be shared as part of ULIS Annual Reports.

ULIS Annual Reports will provide an update on the completion and status of strategic actions. It will also include key performance indications, such as the number of underutilized sites removed from the Underutilized Land Inventory and new dwelling units and non-residential developments in established neighbourhoods. This approach will enable the City to monitor the implementation of the ULIS and assess its effectiveness in guiding new development on underutilized sites. Tracking the completion of actions, along with monitoring the number of underutilized sites redeveloped and new units added, will help determine whether these actions are driving the intended redevelopment outcomes.

A list of strategic actions completed between 2020 and 2025 are summarized in Schedule A.

Schedule A: Completed Strategic Actions (2020 to 2025)

The below table outlines strategic actions that were completed and removed from the ULIS during the Five-Year ULIS Review.

Strategic Action	Notes	Timing
Update Zoning Bylaw to align with the Official Community Plan (OCP).	<i>The Regina Zoning Bylaw, 2019</i> , approved in December 2019 (<i>CM19-16 The Regina Zoning Bylaw, 2019 (No. 2019-19) Amendments Report</i>), resulted from a review undertaken to ensure that the City's land use regulations are consistent with the OCP, reflect contemporary development practices, market demand and changes in demographics that affect the way land is used and developed.	Complete
Explore the range of potential temporary uses on vacant lots along with the related regulatory and policy implications.	In 2021, City Council directed Administration to consult stakeholders on intensification incentives and three related discussion points, including "encouraging temporary and public usage of vacant sites" (<i>CR21-86 Intensification Incentive Discussion Paper</i>). Following stakeholder consultation, amendments to the Zoning Bylaw were approved in March 2024 (<i>CR24-6 Zoning Bylaw – Housekeeping and Administrative Amendments</i>), establishing temporary use regulations. The regulations are intended to provide opportunities to activate underutilized lands for certain temporary activities while ensuring temporary uses do not cause undesirable impacts on the surrounding area.	Complete
Explore supporting mid-rise (6 storey) developments in zoning and identify key zones where mid-rise development can occur 'as of right'.	As a result of OCP and Zoning Bylaw amendments approved as part of the City's Housing Accelerator Fund (HAF) Action Plan, mid-rise multi-unit development is allowed 'as of right' in several key zoning districts.	Complete
Focus on implementation of new Planning and Building Software (eg. CityView) and review for improvements over time that support the development process on underutilized sites.	CityView launched as an internal process in 2019. The software's online permit application portal, eBuild, was launched in 2021, allowing applicants to apply for all building and development permit applications, including sign permits. In addition, the portal allows applicants to track the status of permit applications as they are being reviewed, submit large plans and drawings and pay for permit fees online. CityView and eBuild are reviewed regularly to ensure they meet	Complete

Strategic Action	Notes	Timing
	customer needs and to explore potential improvements based on feedback.	
Review the Housing Incentive Policy (HIP) to determine options for considering the application to redevelop underutilized sites.	In January 2023, City Council approved (<i>CR23-5 Housing Incentives Policy – Amendments to Support Revitalization</i>) amendments to the HIP to support reinvestment in the City Centre and surrounding areas. The amendments increased incentive allocations in these areas and prioritized capital funding for housing development.	Complete
Consider creation of a “Redevelopment Levy” where there are multiple landowners with a collective interest in upgrading local infrastructure to enable development of their sites.	<p>Between 2019 and 2021, the City applied an Intensification Levy on new infill development to help fund infrastructure upgrades needed to support intensification. The levy was repealed in November 2021 under <i>CR21-161 Intensification Levy Referral Report</i> due to concerns that it created a barrier to intensification by adding financial pressure on builders and developers.</p> <p>Under <i>CR24-87 Development Charges Policy and Model Review</i>, City Council approved dedicated utility and mill rates to fund the Intensification Infrastructure Reserve, which supports infrastructure investments required to enable intensification opportunities. As a result, this strategic action is considered complete.</p>	Complete

What We Heard Report

Underutilized Lands Improvement Strategy (ULIS) Review Project: 2025 Engagement

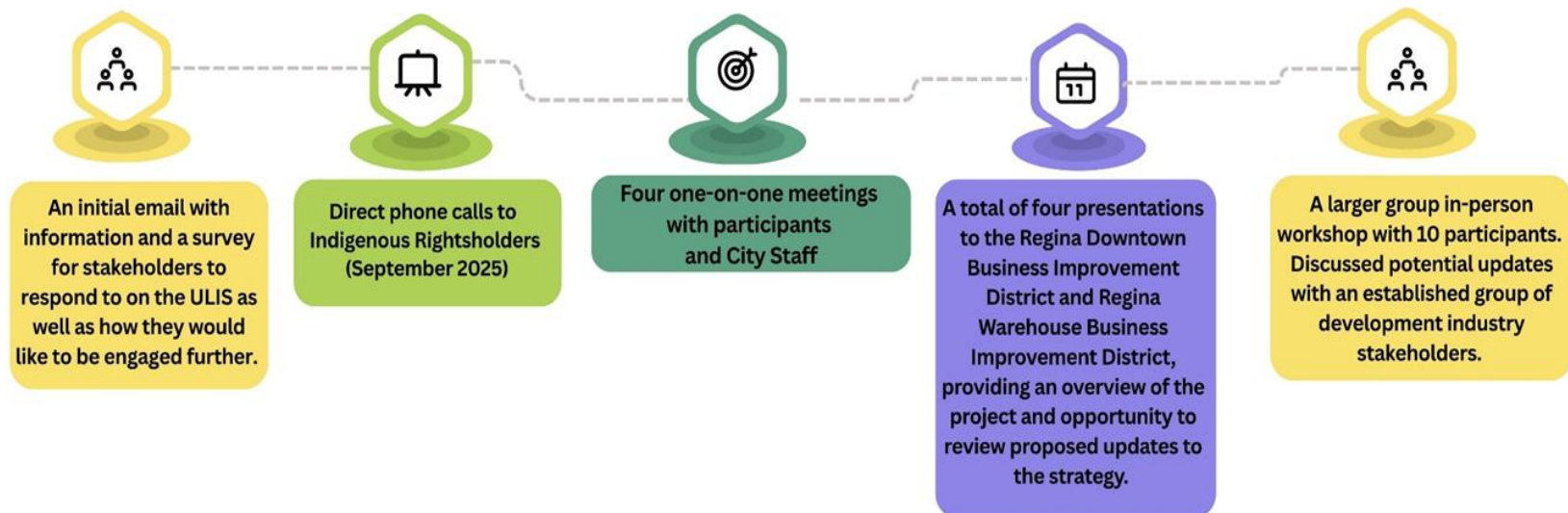
Objective

Connect with stakeholders and Indigenous Rightsholders to assess whether the implementation of the ULIS has effectively addressed the barriers identified during the development of the Strategy in 2018 and 2019. The consultation was intended to evaluate the relevance of the strategy's current strategic actions, identify which barriers have been addressed, and highlight any that still persist. These insights have informed the development of updated strategic actions.

Timing/Tactics

Between July and November 2025, the City of Regina (City) facilitated engagement conversations with stakeholders and Indigenous Rightsholders.

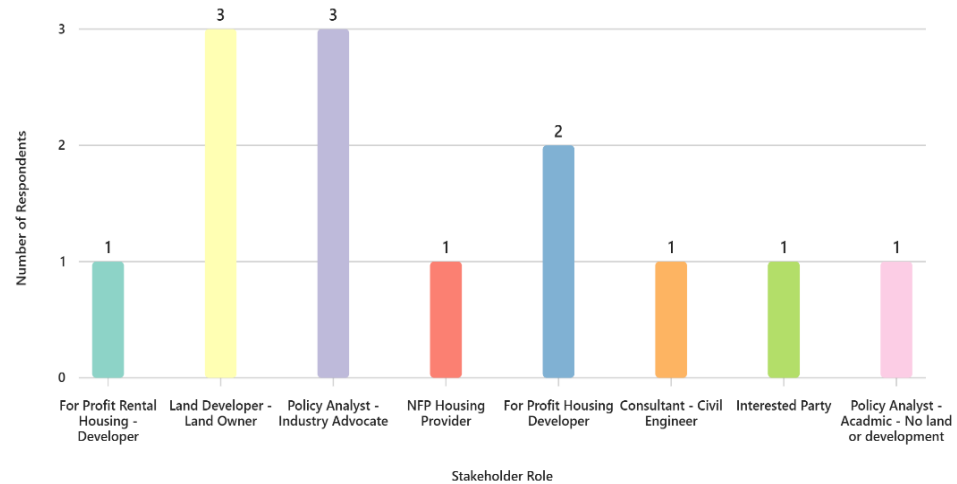
Summary of ULIS Review Engagement Opportunities



Engagement Summary

1. Initial Survey Feedback

- 16 of the 155 contacts responded to a survey intended to gather initial feedback on the ULIS Review.
- The survey also asked respondents to indicate their engagement preference for the project.
- Survey responses by contact type are summarized on the right of the page.



Survey Question	Summary of Responses
From your perspective, what are the most significant barriers to reinvesting in underutilized or vacant lands? (e.g. infrastructure costs, servicing uncertainty, regulatory challenges)	<ul style="list-style-type: none"> • Infrastructure and servicing costs associated with replacing and upgrading underground infrastructure can make projects financially unfeasible without targeted incentives from the City. • A "Cool Factor" is needed to drive investment on underutilized lands in certain areas • Create a runway, both financial and regulatory, for private investment on underutilized lands. The private sector tends to respond positively and deliver value when provided the right opportunities, which can accelerate development. • Brownfield development faces significant obstacles during the regulatory remediation processes required for development. • More public awareness of what lands are vacant.
Have you previously worked on projects involving Underutilized Lands in Regina?	35% of respondents answered "no". 53% answered "yes". 12% answered "indirectly".
Do you want to participate in further engagement with the City of Regina on the ULIS strategy?	100% of respondents answered "yes".

2. Engagement with Other Jurisdictions.

City staff engaged in discussions with the City of Saskatoon regarding their vacant lot policies and programs. In addition, City staff participated in eight meetings with developers specializing in infill development in Saskatoon, Calgary, and Edmonton. These conversations included information on the processes and policies that are working well in other jurisdictions, as well as identify areas for improvement.

3. Indigenous Rightsholders

Initial outreach emails were sent to Indigenous Rightsholders with land holdings or interests in and around Regina. Follow-up phone calls took place in September 2025, leading to additional conversations. One Nation requested additional information, which was provided. A separate meeting was also arranged at City Hall with another Nation interested in development, involving City staff working on the ULIS Review and a team engaged in related initiatives.

4. Other Engagement

City staff presented on the ULIS at a Development Industry Group lunch meeting on November 17, 2025. Additionally, the Regina & Region Home Builders' Association featured the ULIS Review in their November newsletter to members.

5. One-on-One Stakeholder Discussion

Four one-on-one meetings were held with stakeholders to get in-depth feedback on the effectiveness of the ULIS and potential updates to strategic actions.

ULIS Goals	Main Feedback	Response from City Administration
Rules	Updates to City regulations have made it easier and more straightforward to build within the city.	This input is valued and important as it provides evidence that the intended regulatory outcomes of the ULIS are being realized.
	Prioritize smaller-scale improvements to streetscapes and amenities (e.g. the sidewalk in front of the Hill Ave strip mall) in strategic locations that are attractive for private sector investment.	More focused improvements will continue to be explored through area and corridor planning initiatives, such as the Dewdney Avenue and Saskatchewan Drive corridor revitalization projects.

ULIS Goals	Main Feedback	Response from City Administration
Process	Changes to City processes have made for a more streamlined process.	This feedback is helpful in measuring the effectiveness of the ULIS in achieving its process improvement outcomes.
	Administration is willing to help and has been great to work with to help expediate application approvals.	
	A contact or liaison to have pre-development meetings to outline all things application would need.	The team will explore expanding Strategic Action 2-1 ¹ to include pre-consultation meetings with developers.
	The City should consider conducting pre-assessment of vacant lots and properties to identify requirements for meeting current code and development standards. This would help reduce uncertainty for private investors by clarifying development pathways and supporting informed decision-making.	Proposed Strategic Action 3-13 may help address this feedback, which is also useful for information on the scope of the program.
Finance	Potentially contaminated sites being sold at market rates are a major hurdle.	While proposed Strategic Action 2-3 does not specifically address site sale costs, it establishes a program to assess City-owned environmentally impacted sites (brownfields) and identify necessary risk management measures. This may help provide clarity on these sites and inform potential investment opportunities.
	Align infrastructure improvements with targeted investment strategies.	This comment aligns with proposed Strategic Actions 3-1 and 4-1.
	Surface Parking Tax Subclass <ul style="list-style-type: none"> What is the intended outcome of this measure? How will introducing a barrier help when we are trying to attract more visitors to the downtown area? 	Work on proposed Strategic Action 3-9 will include further engagement on this initiative, including an in-depth exploration of potential implications.

¹ A list of proposed strategic action referenced in this table can be found in the Underutilized Land Improvement Strategy – 5 Year Review council report.

ULIS Goals	Main Feedback	Response from City Administration
	<ul style="list-style-type: none"> • This approach could negatively impact adjacent buildings and properties by discouraging businesses from locating in the City Centre. • Treating all standalone parking lots the same is overly simplistic, as ownership and usage vary significantly across different lots 	
Promote	Desire for more information on vacant properties and partnership with the City.	This aligns with proposed Strategic Action 2-2 that seeks to make the Underutilized Land Inventory publicly available.
	The City and private sector need to collaborate on placemaking and streetscape improvements to enhance the “cool factor” in established areas and attract investment.	Proposed Strategic Action 3-1 and proposed Strategic Action 3-4 both incorporate engagement and strategic investment in specific areas to attract development and stimulate economic growth. The City's Transportation Master Plan includes a framework for the adoption of a Complete Street Policy to help facilitate streetscape improvements.
	Keep building on the design competition.	Proposed Strategic Action 4-3 includes the exploration of award and design competitions for developments on underutilized lands to highlight projects, inspire potential opportunities and value to the community.
	More information needs to be disseminated to potential developers and buildings considered development on underutilized sites.	Proposed Strategic Action 3-15 involves developing and implementing an Incremental Development Mentorship Pilot Program, which may help educating interested residents and builders in the development process.
	Build on existing momentum in areas showing signs of revitalization. Focus on making it easier and more cost-effective to support and accelerate positive change.	Current Strategic Action 5-3 is intended to provide nimbleness within the strategy to respond to changing conditions.
	Need to have information, where are the properties, and where are the opportunities. Communication strategy on vacant lots with high potential for redevelopment.	Proposed Strategic Action 4-8 is intended to improve the City's dissemination of information supporting development opportunities on underutilized sites. The public release of the Underutilized Land Inventory (proposed Strategic Action 2-2) may further build awareness of potential development opportunities.

6. October 23, 2025 Workshop Feedback (attended by eight participants)

Goals and Strategies	Feedback	Response from City Administration
Rules	Strategic Action 1-9 could be expanded to include lobbying with the Federation of Canadian Municipalities (FCM), in addition to SUMA.	City staff will explore expanding this action to include FCM.
	Infill development is significantly more costly than greenfield, often due to cumulative minor costs ("death by a thousand cuts"). The City should consider offsetting these costs through incentives or regulatory adjustments (e.g. fencing requirements costing ~\$3,000, permits for street equipment).	The ongoing Zoning Bylaw Review will explore more flexible regulations to support the development of "missing middle housing". This feedback will also help inform future initiatives intended to alleviate development challenges, as applicable.
	Contaminated sites need targeted solutions	Proposed Strategic Action 2-3 involves establishing a program to assess City owned environmentally impacted sites (brownfield), which may help support future development proposals by providing information on potential site remediation requirements.
Process	Service Coordinators have been instrumental in facilitating applications for multiple projects.	This feedback is noted. Additionally, Strategic Action 2-1 involves the City continually reflecting on potential resource requirements to improve processes for development applications on underutilized sites.
	Legacy information gaps hinder infill development.	Proposed Strategic Action 3-13 involves developing and implementing an Infrastructure and Service Information Pilot Program.
	Regina's fast permitting approval timelines are a major competitive advantage.	This comment is helpful, as it provides evidence that the attended process-based outcomes of the ULIS are being achieved.
	Regina's Housing Accelerator Fund regulatory amendments have been more effective than in other cities. The focus should now shift to resolving legacy Zoning Overlay issues. Avoid overcomplicating future changes and streamline processes.	Again, this feedback provides evidence of the effectiveness of the ULIS in achieving process-based outcomes. The need for regulatory simplicity is acknowledged and will help inform future reviews of the Zoning Bylaw.

Goals and Strategies	Feedback	Response from City Administration
	<p>The City should consider pre-zoning all underutilized sites to support investment opportunities.</p> <p>ULIS lots should be ready for near-immediate permitting.</p>	<p>This aligns with Strategic Action 1-3 and proposed Strategic Action 3-13 to develop a program to provide key infrastructure data and calculations.</p>
	<p>Many cities underestimate developer risk and don't consider investment profitability. The City should better understand these needs, specifically by reducing rezoning and discretionary use application processes. Overall, the City's flexibility and willingness to explore changes to regulatory policies is appreciated.</p>	<p>Many strategic actions have been designed to reduce regulatory barriers. Additional feedback is helpful to refining strategic actions to ensure they best address challenges.</p>
Brownfield	<p>I would like to know more about incentives for these properties.</p>	<p>There will be more work done on the establishment of a program supporting the remediation of brownfield (environmentally impacted) sites.</p>
Finance	<p>Poor infill examples harm perception we need attractive showcase projects.</p>	<p>Proposed Strategic Action 4-3 regarding awards and design competitions will help showcase attractive projects.</p>
	<p>Incentives rarely influence decisions despite political emphasis.</p>	<p>Incentives are one tool that the City and other municipalities have in their toolbox. While incentives may not always serve as the primary driver of decision making, these programs have demonstrated a positive influence on development activity and are consistently utilized by industry stakeholders.</p>
	<p>A potential incentive approach would be to have a mindset of approving "yes" on all development applications on underutilized sites.</p> <p>Have a clear vision of desired outcomes and the approach for achieving those outcomes.</p>	<p>Perspective on creating a more proactive approach for encouraging development on underutilized sites and the importance of having a clear vision for outcomes is helpful as the City continues to refine processes.</p>
	<p>Overlay zones remain a major financial challenge.</p>	<p>These challenges are acknowledged. Under the proposed Strategic Actions 1-1 and 1-4, the Zoning Bylaw will be continually reviewed to consider its impact on addressing barriers to development on underutilized lands.</p>

Goals and Strategies	Feedback	Response from City Administration
Promote	<p>Strong YIMBY campaign needed to overcome resistance</p> <p>Some initiatives are educational, not consultative, and intent should always be clarified.</p> <p>Public opposition stems from lack of understanding-communicate the: why”</p> <p>Quality builds will help win public support once completed.</p>	<p>Many of the ongoing and proposed strategic actions are intended to bring more awareness and positive perceptions around redevelopment of underutilized properties.</p>

Workshop Q&As	
Question	Response from City Administration
When reporting on the ULIS Review, can you show the assessed value of developed lots, both chronically vacant and “teardowns and re-builds”.	Yes, this information can be gathered.
<p>Look to adapt or promote pre-application meetings for underutilized sites, similar to what’s available for greenfield.</p> <ul style="list-style-type: none"> Referenced examples of difficulties in developers working through permit issues such as driveway restrictions. There are half a dozen builders in Regina focused only on secondary suite development. The Provincial government grant for secondary suites has been a key driver. 	<p>The team will explore implementing pre-application meetings as part of the process for development on underutilized lands. A dedicated email address that can be shared with developers and associated advocacy groups may help address this feedback.</p>
<p>Developed a secondary suite – the process was a little tricky. The City addressed the planning side by making regulatory adjustments. The infrastructure requirements caused the most difficulties and can provide similar stress to that of a larger-scale development.</p> <p>Engineering consulting costs are the biggest hurdle to the secondary suite development. It’s hard to justify engineering costs associated with such small-scale development.</p>	<p>City staff will explore a possible strategic action regarding coordinating with the Crown corporations to obtain resources on Crown corporation requirements for infill development that the City could promote.</p> <p>It’s acknowledged there’s a desire to make secondary and accessory suite regulatory processes clearer and less restrictive.</p>

Workshop Q&As

Question	Response from City Administration
The City needs to have a better understanding of infrastructure requirements and needs to pre-engineer sites proactively so folks can understand servicing capacity constraints for the highest and best use on a site.	The City is developing an Infrastructure and Servicing Information Pilot Program. In addition, Strategic Action 3-4 focuses on identifying and prioritizing opportunities to upgrade infrastructure that supports intensification initiatives.
The problem with underutilized sites in Regina is not policy, its culture. We need to get people to change mindsets around development.	This aligns with several ULIS strategic actions that focus on promotion and partnerships for distributing information as well as success stories of development on underutilized lands.
<p>There is need to acknowledge the average return on a surface parking lot.</p> <p>The analysis on the exploration of a tax subclass for surface parking should show that you could get a similar return on developing a surface parking lot versus renting it out.</p> <p>The City needs to make investments in its own parking facilities. Medicine Hat and Calgary built their own parkades. Explore the approaches undertaken in other jurisdictions.</p>	This input will be taken into consideration as part of the City's initiative to explore a potential tax subclass on surface parking.
<p>The City needs to create a mechanism to change behaviours. Incentives won't help. Look at punitive measures as opposed instead of incentives.</p> <p>It's acknowledged that parkades can have a negative impact on neighbourhood vibrancy.</p>	