CITY COUNCIL

Wednesday, December 3, 2025
1:00 PM

Henry Baker Hall, Main Floor, City Hall

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Agenda
City Council
Wednesday, December 3, 2025

Consent agenda items noted in "Blue Font" will be voted on by City Council as a single item with no discussion or debate, with the following exceptions:

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

Citizens who wish to register to speak to an item on the meeting agenda may do so by visiting Regina.ca/register and submitting a completed registration form together with a written submission before the registration deadline of 12:00 p.m. on Monday, December 1, 2025. If you require assistance with the delegation registration form, please contact us at 306-777-7262 before the registration deadline.

Confirmation of Agenda

Adoption of Minutes

Minutes of the meeting held November 19, 2025

Consent Agenda

TABLED PUBLIC HEARING AND PUBLIC NOTICE BYLAW

2025-76 The Regina Zoning Amendment Bylaw, 2025 (No. 22)

PUBLIC HEARING AND PUBLIC NOTICE BYLAWS

2025-75 The Regina Zoning Amendment Bylaw, 2025 (No. 21)

PUBLIC NOTICE BYLAWS

2025-85 The Regina Administration Amendment Bylaw, 2025 (No. 7)

2025-86 The Public Notice Policy Amendment Bylaw, 2025

2025-88 The Regina Administration Amendment Bylaw, 2025 (No. 8)

PUBLIC NOTICE REPORTS

CR25-147 Burger King Lease

Recommendation
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; and

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

CR25-148 Future Fence Ltd. Lease

Recommendation
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; and

3. Authorize the City Clerk to execute the Lease Agreement upon review and approval of the City Solicitor.

CR25-149 Reserve Priorities and Funding Options

Recommendation
That City Council receive and file this report.

COMMITTEE REPORTS

AUDIT AND FINANCE COMMITTEE

CR25-150 Municipal Revenue Sharing Eligibility Criteria

Recommendation
That City Council:

1. Confirm the City of Regina (City) meets the following eligibility requirements to receive Municipal Revenue Sharing (MRS):

   - Submission of the annual Audited Financial Statement to the Ministry of Government Relations;
   - Submission of the Public Report on Municipal Waterworks to the Ministry of Government Relations;
   - Is in good standing with respect to the reporting and remittance of Education Property Tax;
   - Adoption of a City Council Procedure Bylaw;
   - Adoption of an Employee Code of Conduct; and
   - All members of City Council have filed and annually updated their Public Disclosure Statement Annual Declaration, as required.

2. Confirm the City acknowledges that if any of the above requirements are not met, the MRS grant may be withheld until all requirements are met.

3. Confirm the City Clerk is authorized to sign any Declarations of Eligibility or other documents required for the MRS and submit any documents required to the Ministry of Government Relations.

CR25-151 2025 Third Quarter Reserve Reporting

Recommendation
That City Council receive and file this report.

CR25-152 2025 Third Quarter Capital Expenditure Report

Recommendation
That City Council receive and file this report.

CR25-153 2025 Third Quarter Forecast

Recommendation
That City Council receive and file this report.

EXECUTIVE COMMITTEE

CR25-154 Events, Conventions & Tradeshows Fund Annual Report

Recommendation
That City Council receive and file this report.

CR25-155 Piapot First Nation Municipal Services and Compatibility Agreement Amendment – 1101 Angus Street

Recommendation
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; and

2. Direct the City Solicitor to prepare and bring forward the necessary bylaw authorizing the execution of the Addendum.

CR25-156 Traffic Bylaw Changes Report

Recommendation
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; and

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.

CR25-157 Review of Nuisance and Derelict Properties

Recommendation
That City Council approve this report to be tabled to the February 11, 2026, Executive Committee meeting.
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CR25-158 Underutilized Land Improvement Strategy 5-Year Review

Recommendation
That City Council:

1. Approve the updated Underutilized Land Improvement Strategy in Appendix A; and

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.

CR25-159 The Yards - Next Steps

Recommendation
The Executive Committee recommends that City Council:

1. Direct Administration to proceed with the Railyard Renewal Project ("Project") by issuing a Negotiated Request for Proposals, consistent *CR15-9 Regina Revitalization Initiative, Railyard Renewal Project, Land Disposition and Development Strategy*, to engage a private sector development partner to develop The Yards based upon the following evaluation criteria:

    - Vision & Project Understanding (~25%).
    - Company & Team Experience (~25%).
    - Community Benefit & Sustainability (~15%).

- Indigenous Inclusion (~10%)
- Methodology & Schedule (~10%).
- Pricing (~8%).
- Financial Return (~7%)

2. Approve the mandatory requirements of the Negotiated Request for Proposal to include compliance with the following:

    a. New Building Canada Fund-Provincial and Territorial Infrastructure Agreement Expected Results:
        i. Construction of one public park;
        ii. Minimum of 150 dwelling units (up to 1,200 dwelling units);
        iii. Up to 50 per cent tree canopy threshold (approximately 500 trees);

    b. The Yards Neighbourhood Plan; and

    c. Corrective Action Plan – Railyard Renewal Project, Former Canadian Pacific Railway Intermodal Yard, 2001 Dewdney Avenue, Regina, Saskatchewan (January 27, 2023).

3. Delegate Authority to the Chief Financial Officer & Deputy City Manager, or designate, to negotiate with the three highest scoring proponents identified by the Negotiated Request for Proposal process.

4. Subject to the preferred proponent meeting all the Negotiated Request for Proposal requirements, authorize the Chief Financial Officer & Deputy City Manager to enter into an Agreement to deliver the Project with the preferred proponent (“Development Partner”) identified by the Negotiated Request for Proposal process.

5. 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 agreement that do not substantially change what is described in this report and to approve, enter into, amend any ancillary agreements or documents required to give effect to the agreement(s) with the Development Partner and the Project.

6. Approve that the following City capital commitment for the design, construction, servicing, planning, remediation, procurement, project management and other reasonable costs associated with the land

development component of the Yards Development be funded by the following funding sources:

a. Eligible expenses up to an estimated amount of $5.5 million, as defined by the New Building Canada Fund – Provincial-Territorial Infrastructure Component Agreement, continue to be submitted for reimbursement until the terms of that agreement are fulfilled; and

b. Up to $20.5 million from the Land Development Reserve

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

CR25-160 Western Potash Agreement

Recommendation
That City Council terminate the current agreement the City of Regina (City) has with Western Potash Corporation (WPC) for access to treated wastewater and to forgive all outstanding amounts owed ($655,300.84).

REGINA PLANNING COMMISSION

CR25-161 Heritage Demolition 2184 12th Avenue

Recommendation
That City Council deny the demolition application and direct the property owner to undertake necessary repairs and other measures to rehabilitate the building.

BYLAWS

2025-83 The Conservation of Heritage Properties Tax Exemption for The John Deer Plow Company Limited Building Located At 1255 - 1275 Broad Street Bylaw, 2025

2025-84 The Heritage Major Grant Agreement for The John Deere Plow Company Limited Building Located at 1255 - 1275 Broad Street Bylaw, 2025

2025-87 Piapot First Nation Municipal Services Agreement Execution Bylaw

Adjournment

AT REGINA, SASKATCHEWAN, WEDNESDAY, NOVEMBER 19, 2025

AT A MEETING OF CITY COUNCIL

AT 1:00 PM

These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.

Present:	Mayor Chad Bachynski, in the Chair Councillor Clark Bezo Councillor Mark Burton Councillor Victoria Flores Councillor David Froh Councillor Jason Mancinelli Councillor Shobna Radons Councillor Dan Rashovich Councillor George Tsiklis Councillor Sarah Turnbull Councillor Shanon Zachidniak
Also in Attendance:	Acting City Clerk, Amber Ackerman Acting Deputy City Clerk, Martha Neovard 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 City Assessor, Colinda Johnson Director, Fire & Protective Services, Chief Layne Jackson Director, Planning & Development Services, Autumn Dawson Director, Recreation & Cultural Services, Diana Burton Director, Strategic Communications & Customer Service, Kellah Lavoie Manager, City Planning, Ben Mario Manager, Community Well-Being, Dave Slater Encampment Response & Houselessness Advisor, Kerri Martin

(The meeting commenced in the absence of Councillors Jason Mancinelli and Shanon Zachidniak.)

CONFIRMATION OF AGENDA

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

WITHDRAW:

- **DE25-217 Shannon Corkery, Regina, SK, from item CR25-144**

ADD:

- **CP25-156 Shannon Corkery, Regina, SK for item CR25-144**
- **The registered List of Delegations**

ADOPTION OF MINUTES

Councillor Dan Rashovich moved, seconded by Councillor Shobna Radons, AND IT WAS RESOLVED, that the minutes for the meeting held on November 5, 2025, be adopted, as circulated.

(Councillor Shanon Zachidniak arrived to the meeting.)

CONSENT AGENDA

Item CR25-144 City of Regina's Role in Well-Being and Homelessness was deemed automatically removed from the consent agenda as delegations registered to speak to it.

Councillor Victoria Flores moved, seconded by Councillor Mark Burton, AND IT WAS RESOLVED, that the following items on the consent agenda be approved:

- **CR25-141 Buffalo Pound Water Treatment Corporation - 2025 Semi-Annual Report)**
- **CR25-145 Parcel Code Class Change - 5901 9th Avenue N & 190 Pinkie Road**

CR25-141 Buffalo Pound Water Treatment Corporation - 2025 Semi-Annual Report

Recommendation
That City Council receive and file this report.

CR25-145 Parcel Code Class Change – 5901 9th Avenue N & 190 Pinkie Road

Recommendation
That City Council:

1. Approve a resolution, pursuant to Section 172.1 of *The Planning and Development Act, 2007*, with respect to parcels legally described as Blk/Par D, Plan 102387113 Ext 0 and Blk/Par E, Plan 102387113 Ext 0, as shown in Appendix A-2, to:
    a. Designate the parcels as Municipal Utility Parcel; and
    b. Direct Administration to cause the Municipal Utility Parcel designation to be registered on the title for the parcels.

PUBLIC HEARING, PUBLIC NOTICE BYLAW AND REPORT

CR25-137 Expanding Housing Choices – Manufactured Homes

Recommendation
That City Council:

1. Approve amendments to *The Regina Zoning Bylaw, 2019* to allow manufactured homes in all residential zones as described as Appendix A – Zoning Bylaw Amendments of this report.

2. Instruct the City Solicitor to prepare the necessary bylaw amendments to make the recommendations to be brought forward following approval of the recommendations by City Council and the required public notice.

3. Remove item *MN25-7 Amend The Zoning Bylaw, Bylaw No. 2019-19: Making room for Affordable Manufactured Homes City-Wide* 1(a) from the list of outstanding items.

The following addressed City Council:

- DE25-211 Randall Edge, representing Glen Elm Retirement Community Residents Association, Regina, SK
- DE25-212 Jaysee Stanhope, Regina, SK
- DE25-213 Lori Deets, Regina, SK

Councillor George Tsiklis moved, seconded by Councillor Shanon Zachidniak, AND IT WAS RESOLVED, that communication CP25-150 Stu Niebergall, Regina & Region Home Builders' Association, Regina, SK, be received and filed.

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

(Councillor Jason Mancinelli arrived to the meeting.)

The motion was put and declared CARRIED.

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

RECESS

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

City Council recessed at 2:33 p.m.

City Council reconvened at 2:52 p.m.

2025-76 The Regina Zoning Amendment Bylaw, 2025 (No. 22)

Bylaw - First Reading

Councillor Victoria Flores moved, seconded by Councillor Dan Rashovich that Bylaw No. 2025-76 be introduced and read a first time.

The motion was put and declared CARRIED

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

The Bylaw was read a first time.

The Clerk called for anyone present who wished to address City Council respecting Bylaw 2025-76 to indicate their desire.

No one indicated a desire to address Council.

Bylaw - Second Reading

Councillor Victoria Flores moved, seconded by Councillor George Tsiklis that Bylaw 2025-76 be introduced and read a second time.

The motion was put and declared CARRIED.

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

Following the Clerk's announcement of the recorded vote result on second reading of the bylaw, Councillor Clark Bezo indicated that during the vote on second reading of the Bylaw, he made an error in his registered recorded vote and had voted "In favour" when his intent was to vote "Against" second reading. In accordance with Section 26(3) of The Procedure Bylaw, Bylaw No. 9004, which states "… no member shall change their vote…without the unanimous consent of the other members present", the Chairperson conducted a resolution vote to allow Councillor Clark Bezo to correct his vote, and none were opposed. Councillor Clark Bezo's vote was corrected to "Against" in the meeting record.

The Bylaw was read a second time.

Third Reading Consent

Councillor Victoria Flores moved, seconded by Councillor David Froh that City Council hereby consent to Bylaw No. 2025-76 going to third and final reading at this meeting.

The motion was put and was not unanimous as required by law.

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

Bylaw No. 2025-76 is deemed to be tabled to the December 3, 2025 meeting of City Council for third reading.

PUBLIC NOTICE REPORTS AND BYLAWS

CR25-138 Zoning Bylaw Amendment – 2571 Broad Street

Recommendation
That City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
    a. Rezoning the property legally described as Lot B, Block 8, Plan FU1338 from I – Institutional Zone to RH – Residential High-Rise Zone;
    b. Amend Figure 10.F1 to designate the property as the *Primary Intensification Area*; and
    c. Amend Zoning Maps 2687(A) and 2887(A), accordingly.

2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following approval of the recommendations and the required public notice.

DE25-214 Dan Torrie, representing West Oak Investments, Regina, SK, addressed City Council.

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

The motion was put and declared CARRIED.

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

CR25-139 Amendments to The Regina Administration Bylaw 2003-69 & The Public Notice Policy Bylaw 2020-28

Recommendation

The Audit and Finance Committee recommends that City Council:

1. Approve proposed changes to *The Regina Administration Bylaw, No. 2003-69*, as set out in the Amendments to the Regina Administration Bylaw 2003-69 (Appendix A) to this report;

2. Instruct the City of Regina's (City) Solicitor to prepare a Bylaw to amend *The Regina Administration Bylaw, No. 2003-69*, in the manner set out in Appendix A to this report;

3. Approve amendments to Bylaw No. 2020-28*, The Public Notice Policy Bylaw, 2020*, as outlined in this report to remove newspaper advertising as a required method of providing minimum public notice for the establishment of and amendments to the City's investment policy; borrowing, lending or guaranteeing the repayment of a loan; moving capital moneys to the City's operating budget or operating reserve; and the establishment of and amendments to the City's purchasing policy as identified in clauses 101(1)(e), (f), (i) and (j) of *The Cities Act*.; and

4. Instruct the City Solicitor to prepare amendments to Bylaw No. 2020-28*, The Public Notice Policy Bylaw, 2020* to give effect to recommendation 3 and as further described in this report to be brought forward to the meeting of City Council following approval of these recommendations by City Council.

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

The motion was put and declared CARRIED.

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

2025-82 The Regina Administration Amendment Bylaw, 2025 (No. 6)

Bylaw - First Reading

Councillor Victoria Flores moved, seconded by Councillor Sarah Turnbull that Bylaw No. 2025-82 be introduced and read a first time.

The motion was put and declared CARRIED.

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

The Bylaw was read a first time.

Second Reading

Councillor Victoria Flores moved, seconded by Councillor Shobna Radons that Bylaw No. 2025-82 be introduced and read a second time.

The motion was put and declared CARRIED.

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

The Bylaw was read a second time.

Third Reading Consent

Councillor Victoria Flores moved, seconded by Councillor Shanon Zachidniak that City Council hereby consent to Bylaw No. 2025-82 going to third and final reading at

this meeting.

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

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

Third Reading

Councillor Victoria Flores moved, seconded by Councillor Jason Mancinelli that Bylaw No. 2025-82 be read a third time.

The motion was put and declared CARRIED.

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

The Bylaw was read a third and final time.

COMMITTEE REPORTS

EXECUTIVE COMMITTEE

CR25-142 2026 Citizen Appointments to Boards and Committees

Recommendation
That City Council:

1. Approve the following appointments to the Accessibility Advisory Committee for a term of office indicated below:

Patrick Chubb	January 1, 2026 to December 31, 2027
Shiza Hirani	January 1, 2026 to December 31, 2026
Dylan Morin	January 1, 2026 to December 31, 2027
Mindy Strom	January 1, 2026 to December 31, 2028
Jonathan Tremblay	January 1, 2026 to December 31, 2028

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

Jim Fallows	January 1, 2026 to December 31, 2026

3. Approve the following appointments to the Board of Revision for a term of office as indicated below:

Kerry Gray	January 1, 2026 to December 31, 2026
Will Stodalka	January 1, 2026 to December 31, 2026
Braden White	January 1, 2026 to December 31, 2026

4. Approve the following appointments to the Board of Police Commissioners for the following members as indicated below:

Robert Nowosielski (Reaffirm)	January 1, 2026 to December 31, 2026
Manmeet Singh (Reaffirm)	January 1, 2026 to December 31, 2026
Doug Bailey	January 1, 2026 to December 31, 2027
Michelle Brooks	January 1, 2026 to December 31, 2027

5. Approve the following appointments to the Development Appeals Board for a term of office as indicated below:

Jeff Hovdebo	January 1, 2026 to December 31, 2028
Satwinder Singh	January 1, 2026 to December 31, 2026
Amber Smale	January 1, 2026 to December 31, 2027

6. Approve the following appointments to the Regina Appeal Board for a term of office as indicated below:

Chris Malden	January 1, 2026 to December 31, 2027
Margaret Romanow	January 1, 2026 to December 31, 2028

7. Approve the following appointments to the Regina Planning Commission for a term of office as indicated below:

Jordan Gasior	January 1, 2026 to December 31, 2027
Fred Hill	January 1, 2026 to December 31, 2026
Sharon Markesteyn	January 1, 2026 to December 31, 2026
Kathleen Wilson	January 1, 2026 to December 31, 2027

8. Approve the following appointments to the Regina Public Library Board for a term of office as indicated below:

Lori Deets	January 1, 2026 to December 31, 2027
Marj Gavigan	January 1, 2026 to December 31, 2027
Darren Hunter	January 1, 2026 to December 31, 2027

9. Approve the following appointments to the Regina Downtown Business Improvement District, Board of Directors for a term of office as indicated below:

Jaime Boldt	January 1, 2026 to December 31, 2026
Aaron Burnett	January 1, 2026 to December 31, 2027
Isabel Gagné	January 1, 2026 to December 31, 2028
Chantel MacCorquodale	January 1, 2026 to December 31, 2028

10. Approve the following appointments to Regina's Warehouse Business Improvement District, Board of Directors for a term of office as indicated below:

Jason Carlston	January 1, 2026 to December 31, 2027
Olivia Cottrill	January 1, 2026 to December 31, 2026
Laureen Snook	January 1, 2026 to December 31, 2026
Charmaine Styles	January 1, 2026 to December 31, 2027

11. Approve the following Regina Catholic School Board Representative appointments to the School Board/City Council Liaison Committee for a term of office as indicated below:

Ryan Bast	January 1, 2026 to December 31, 2026
Kelley Ehman	January 1, 2026 to December 31, 2026
Greg Fischer	January 1, 2026 to December 31, 2026
Josh Kramer	January 1, 2026 to December 31, 2026

12. Approve the following Regina Public School Board Representative appointments to the School Boards/City Council Liaison Committee for a term of office as indicated below:

Mark Haarmann	January 1, 2026 to December 31, 2026
Adam Hicks	January 1, 2026 to December 31, 2026
Barry Lacey	January 1, 2026 to December 31, 2026
Lacey Weekes	January 1, 2026 to December 31, 2026

13. Approve that all members appointed to each board, committee and commission continue to hold office for the term indicated for each vacancy or until their successors are appointed.

14. Direct the City Clerk to re-advertise to fill the vacant positions on the Board of Revision.

15. Direct the City Clerk to re-advertise to fill the (one) vacant position on the Regina Appeals Board.

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

- **CP25-155 Alysia Johnson, HK Henderson Consulting, Regina, SK**
- **CP25-157 Russell Schneider, Regina, SK**

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

Councillor Sarah Turnbull moved, seconded by Councillor Shanon Zachidniak, AND IT WAS RESOLVED, that City Council go *in-camera* to discuss confidential information pertaining to the November 12 *in-camera* Executive Committee meeting related to this matter.

City Council went *in-camera*

City Council resumed public session.

The Chairperson advised that City Council went *in-camera* to discuss **confidential information pertaining to the November 12 *in-camera* Executive Committee meeting** and that no decisions were taken.

(Councillor Clark Bezo temporarily left the meeting.)

Referral Motion - Refer to November 26 Executive Committee meeting

Councillor Sarah Turnbull moved, seconded by Councillor Shanon Zachidniak that City Council refer this item to the November 26, 2025 *in-camera* Executive Committee meeting.

The referral motion was put and declared LOST.

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

(Councillor Clark Bezo returned to the meeting.)

The main motion was put and declared CARRIED.

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

CR25-143 2026 Elected Official Committee Appointments

Recommendation

That City Council:

1. Approve appointments for elected member appointments for the boards and committees outlined in Appendix A;

2. Approve that all appointments be made effective with a term of office January 1, 2026 to December 31, 2026, unless otherwise noted, and continue to hold office for the term indicated or until their successor is appointed.

Councillor David Froh moved, seconded by Councillor Jason Mancinelli, AND IT WAS RESOLVED, that communication CP25-158 Bill Ottenbreit, Regina, SK be received and filed.

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

Councillor Jason Mancinelli moved, seconded by Councillor Shanon Zachidniak, AND IT WAS RESOLVED, that City Council go *in-camera* to receive confidential legal advice respecting this matter.

City Council went *in-camera*

City Council resumed public session.

The Chairperson advised that City Council went *in-camera* to receive confidential legal advice and that no decisions were taken.

Amendment

Councillor Jason Mancinelli moved, in amendment, seconded by Councillor Shobna Radons, that City Council remove Councillor Jason Mancinelli as theappointed member to Regina Downtown Business Improvement District and appoint Councillor Sarah Turnbull.

The amending motion was put and declared CARRIED

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

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

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

RECESS

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

City Council recessed at 4:20 p.m.

City Council reconvened at 4:35 p.m.

CR25-144 City of Regina's Role in Well-Being and Homelessness

Recommendation
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 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;

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; and

11. Remove items *MN25-6, CR25-11*, and *CR25-102* from the list of outstanding items.

The following addressed City Council:

- DE25-218 Beverly McDougald, Regina, SK
- DE25-219 Jason Knudsen and Robert Kraushaar, representing Regina Street Team Inc., Regina, SK
- DE25-220 Florence Stratton, Regina, SK
- DE25-221 Rebecca Granovsky-Larsen, Regina, SK
- DE25-222 Mandla Mthembu, Regina, SK
- DE25-223 Dana Wilkins, representing Mobile Crisis Services Inc., Regina, SK
- DE25-225 Lori Deets, Regina, SK

Mayor Chad Bachynski moved, seconded by Councillor George Tsiklis, AND IT WAS RESOLVED, that City Council continue past its mandatory 6:00 p.m. recess by 30 minutes to 6:30 p.m.

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

- **CP25-151 Jim Elliott, Regina, SK**
- **CP25-152 Judith Veresuk, Regina Downtown Business Improvement District**
- **CP25-153 Lorissa Nippi, Regina, SK**
- **CP25-124 Evelyn Tischer, Regina, SK**
- **CP25-156 Shannon Corkery, Regina, SK**
- **CP25-159 Russell Schneider, Regina, SK**

Councillor George Tsiklis moved, seconded by Councillor Victoria Flores that the recommendation contained in the report be concurred in with an amendment to recommendation #8 to read as follows:

8. **Delegate authority to the City Manager, or their designate, to negotiate and approve an agreement between the Government of Saskatchewan and the City of Regina under which the Government of Saskatchewan will provide $800,000 to the City for warming centre initiatives, and authority to approve any amendments and any ancillary agreements or documents required to give effect to the Agreement.**

Councillor George Tsiklis requested a separate vote be taken on item #8 of the motion.

RECESS

Pursuant to the provisions of Section 33(2.1) of City Council's *Procedure Bylaw No. 9004*, a 45 minute recess was called.

City Council recessed at 6:30 p.m.

City Council reconvened at 7:17 p.m. in the absence of Councillor Victoria Flores

(Councillor Victoria Flores returned to the meeting.)

Councillor Mark Burton requested a separate vote be taken on item #5 of the motion.

Separate Vote - Item #5

Item# 5 of the main motion was put and declared CARRIED.

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

Separate Vote - Item #8 (with amendment)

Item #8 of the main motion, as amended, was put and declared CARRIED.

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

Separate Vote - Items #1, #2, #3, #4, #6, #7, #9, #10 and #11

Items #1, #2, #3, #4, #6, #7, #9, #10 and #11 of the main motion, were put and declared CARRIED.

RESULT:	CARRIED [9 to 2]
MOVER:	Councillor Tsiklis
SECONDER:	Councillor Flores
IN FAVOUR:	Councillors: Burton, Flores, Froh, Mancinelli, Radons, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski
AGAINST:	Councillors: Bezo, Rashovich

TABLED MOTION

CR25-140 MN25-16 City's Tax and Assessment System (TAS) Software Upgrade and Enhancement

Recommendation
That City Council:

1. Direct Administration to include $500,000 for consideration in the 2026/2027 budget deliberations to initiate a project to upgrade City TAS software to:

    a. Support base tax capability in 2 years, to be available in the 2028 taxation year; and
    b. Support minimum tax capability in 2 years, to be available in the 2028 taxation year.

At its November 5, 2025 meeting, City Council considered motion MN25-16 City's Tax and Assessment System (TAS) Software Upgrade and Enhancement, and adopted a resolution to approve item #2 of the motion, to:

2. *Direct Administration to include for consideration in the 2026/2027 budget deliberations an increase of $79,000 annually from 2026 to 2029 to the Elections and Property Reassessment Reserve for dedicated allocation to resources to support phase-in capability by the next tax revaluation cycle.*

City Council adopted a resolution to table Items #1. a) and 1. b) of motion MN25-16 to the November 19, 2025 City Council meeting.

At the November 5, 2025 City Council meeting, Councillor Mark Burton moved, seconded by Councillor Jason Mancinelli that the recommendation contained in the report be concurred in.

Items #1. a) and #1. b) of the motion were put and declared LOST.

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

BYLAWS

2025-69 The Regina Leisure Fees Amendment Bylaw, 2025

Bylaw - First Reading

Councillor Victoria Flores moved, seconded by Councillor Clark Bezo that Bylaw No. 2025-69 be introduced and read a first time.

The motion was put and declared CARRIED.

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

The Bylaw was read a first time.

Second Reading

Councillor Victoria Flores moved, seconded by Councillor Dan Rashovich that Bylaw No. 2025-69 be introduced and read a second time.

The motion was put and declared CARRIED.

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

The Bylaw was read a second time.

Third Reading Consent

Councillor Victoria Flores moved, seconded by Councillor George Tsiklis that City Council hereby consent to Bylaw No. 2025-69 going to third and final reading at this meeting.

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

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

Third Reading

Councillor Victoria Flores moved, seconded by Councillor David Froh that Bylaw No. 2025-69 be read a third time.

The motion was put and declared CARRIED.

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

The Bylaw was read a third and final time.

ADJOURNMENT

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

The meeting adjourned at 8:41 p.m.

_____ _____

Chairperson Secretary

BYLAW NO. 2025-76

THE REGINA ZONING AMENDMENT BYLAW, 2025 (No. 22)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Purpose

1 The purpose of this Bylaw is to amend *The Regina Zoning Bylaw, 2019* to allow for manufactured homes in all residential zones.

Authority

2 The authority for this Bylaw is section 46 of *The Planning and Development Act, 2007.*

Amendments

3 Schedule "A" of *The Regina Zoning Bylaw, 2019* is amended in the manner set forth in this Bylaw.

4 The User Guide and Table of Contents are to be amended, as required, to reflect all changes resulting as a consequence of the amendments set forth in this Bylaw.

5 Chapter 2, Part 2A, Definitions is amended by repealing definition "**factory-built building**".

6 Chapter 2, Part 2A, Definitions is amended by repealing definition "**Building, Manufactured Home**" and substituting the following, in alphabetical order:

" **"Building, Manufactured Home"** means a transportable structure placed atop a permanent frame or chassis and designed to be transported on wheels and chassis or by any other means and constructed and labelled under the requirements of the Canadian Standards Association Standard CSA A277**."**

7 Chapter 2, Part 2A, Definitions is amended by repealing definition "**building permit**" and substituting the following, in alphabetical order:

""**Building Permit"** means a permit issued under *The Building Bylaw, 2023* of the City of Regina authorizing the construction and placement of a building."

8 Chapter 3, Part 3A, Table 3A.T1: RESIDENTIAL NEIGHBOURHOOD ZONE BUILDING TYPES is amended by adding the following section (row) after section (row) T1.5:

"

T1.6	**• Building, Manufactured Home**	**Permitted**	**---**	**---**

"

9 Chapter 3, Part 3A, Table 3A.T3: RESIDENTIAL NEIGHBOURHOOD ZONE DEVELOPMENT STANDARDS[1] is amended by repealing the following header row:

Approved as to form this__day of _____, 20__.

City Solicitor

“

Sec.	Development Criteria	Standards (Per lot except for Building, Row where standards are per unit)		
		• Building, Detached • Building, Stacked	• Building, Row	• Building, Planned Group[2]

”

and substituting the following:

“

Sec.	Development Criteria	Standards (Per lot except for Building, Row where standards are per unit)		
		• Building, Detached • Building, Stacked • Building, Manufactured Home	• Building, Row	• Building, Planned Group[2]

”

10 Chapter 3, Part 3A, Table 3A.T5: RESIDENTIAL NEIGHBOURHOOD ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES, section (row) T5.1 is repealed and the following substituted:

“

T5.1	**Maximum Area**	
	(1) Accessory to a: (a) Building, Detached; (b) Building, Row; (c) Building, Stacked; or (d) Building, Manufactured Home	(i) 80 square metres, if the building does not contain a Dwelling, Backyard Suite; or (ii) Combination of Subclause (i) and maximum permitted suite area as per Subpart 2C.3 in Chapter 2 of the Zoning Bylaw, if the building contains a Dwelling, Backyard Suite.
	(2) Accessory to: (a) any type of building within a Planned Group; (b) Public Use, General; or (c) Utility, General	Greater of 80 square metres or 15 per cent of the lot area

”

11 Chapter 3, Part 3B, Table 3B.T1: RESIDENTIAL URBAN ZONE BUILDING TYPES is amended by adding the following section (row) after section (row) T1.5:

“

T1.6	• Building, Manufactured Home	Permitted	---	---

”

12 Chapter 3, Part 3B, Table 3B.T3: RESIDENTIAL URBAN ZONE DEVELOPMENT STANDARDS[1] is amended by repealing the following header row:

“

Sec.	Development Criteria	Standards (Per lot except for Building, Row where standards are per unit)		
		• Building, Detached • Building, Stacked	• Building, Row	• Building, Planned Group[2]

”

and substituting the following:

“

Sec.	Development Criteria	Standards (Per lot except for Building, Row where standards are per unit)		
		• Building, Detached • Building, Stacked • Building, Manufactured Home	• Building, Row	• Building, Planned Group[2]

”

13 Chapter 3, Part 3B, Table 3B.T5: RESIDENTIAL URBAN ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES, section (row) T5.1 is repealed and the following substituted:

“

T5.1	**Maximum Area**	
	(1) Accessory to a: (a) Building, Detached; (b) Building, Row; (c) Building, Stacked; or (d) Building, Manufactured Home	(i) 80 square metres, if the building does not contain a Dwelling, Backyard Suite; or (ii) Combination of Subclause (i) and maximum permitted suite area as per Subpart 2C.3 in Chapter 2 of the Zoning Bylaw, if the building contains a Dwelling, Backyard Suite.
	(2) Accessory to: (a) any type of building within a Planned Group; (b) Public Use, General; or (c) Utility, General	Greater of 80 square metres or 15 per cent of the lot area

”

14 Chapter 3, Part 3C, Table 3C.T1: RESIDENTIAL LOW-RISE ZONE BUILDING TYPES is amended by adding the following section (row) after section (row) T1.5:

“

T1.6	• Building, Manufactured Home	Permitted	---	---

”

15 Chapter 3, Part 3C, Table 3C.T3: RESIDENTIAL LOW-RISE ZONE DEVELOPMENT STANDARDS[1] is amended by repealing the following header row:

“

Sec.	Development Criteria	Standards (Per lot except for Building, Row where standards are per unit)			
		• Building, Detached • Building, Stacked[2]	• Building, Stacked[3]	• Building, Row	• Building, Planned Group[4]

”

and substituting the following:

“

Sec.	Development Criteria	Standards (Per lot except for Building, Row where standards are per unit)			
		• Building, Detached • Building, Stacked[2]	• Building, Stacked[3]	• Building, Row	• Building, Planned Group[4]

		• **Building, Manufactured Home**			

”

16 Chapter 3, Part 3C, Table 3C.T5: RESIDENTIAL LOW-RISE ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES, section (row) T5.1 is repealed and the following substituted:

“

T5.1	**Maximum Area**	
	(1) Accessory to a: **(a) Building, Detached;** **(b) Building, Row;** **(c) Building, Stacked; or** **(d) Building, Manufactured Home**	**(i) 80 square metres, if the building does not contain a Dwelling, Backyard Suite; or** **(ii) Combination of Subclause (i) and maximum permitted suite area as per Subpart 2C.3 in Chapter 2 of the Zoning Bylaw, if the building contains a Dwelling, Backyard Suite.**
	(2) Accessory to: **(a) any type of building within a Planned Group;** **(b) Public Use, General; or** **(c) Utility, General**	**Greater of 80 square metres or 15 per cent of the lot area**

”

17 Chapter 3, Part 3D, Table 3D.T1: RESIDENTIAL HIGH-RISE ZONE BUILDING TYPES is amended by adding the following section (row) after section (row) T1.5:

“

T1.6	**• Building, Manufactured Home**	**Permitted**	**---**	**---**

”

18 Chapter 3, Part 3D, Table 3D.T3: RESIDENTIAL HIGH-RISE ZONE DEVELOPMENT STANDARDS[1] is amended by repealing the following header row:

“

Sec.	**Development Criteria**	**Standards (Per lot except for Building, Row where standards are per unit)**			
		• **Building, Detached** • **Building, Stacked[2]**	• **Building, Stacked[3]**	• **Building, Row**	• **Building, Planned Group[4]**

”

and substituting the following:

“

Sec.	**Development Criteria**	**Standards (Per lot except for Building, Row where standards are per unit)**			
		• **Building, Detached** • **Building, Stacked[2]** • **Building, Manufactured Home**	• **Building, Stacked[3]**	• **Building, Row**	• **Building, Planned Group[4]**

”

19 Chapter 3, Part 3D, Table 3D.T5: RESIDENTIAL HIGH-RISE ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES, section (row) T5.1 is repealed and the following substituted:

“

T5.1	**Maximum Area**	
	(1) Accessory to a: **(a) Building, Detached;** **(b) Building, Row;** **(c) Building, Stacked; or** **(d) Building, Manufactured Home**	**(i) 80 square metres, if the building does not contain a Dwelling, Backyard Suite; or** **(ii) Combination of Subclause (i) and maximum permitted suite area as per Subpart 2C.3 in Chapter 2 of the Zoning Bylaw, if the building contains a Dwelling, Backyard Suite.**
	(2) Accessory to: **(a) any type of building within a Planned Group;** **(b) Public Use, General; or** **(c) Utility, General**	**Greater of 80 square metres or 15 per cent of the lot area**

”

20 Chapter 3, Part 3F, Table 3F.T1: RESIDENTIAL DETACHED ZONE BUILDING TYPES is amended by adding the following section (row) after section (row) T1.5:

“

T1.6	**• Building, Manufactured Home**	**Permitted**	**---**	**---**

”

21 Chapter 3, Part 3F, Table 3F.T3: RESIDENTIAL DETACHED ZONE DEVELOPMENT STANDARDS[1] is amended by repealing the following header row:

“

Sec.	**Development Criteria**	**Standards (Per lot except for Building, Row where standards are per unit)**	
		• **Building, Detached** • **Building, Row** • **Building, Stacked**	• **Building, Planned Group[2]**

”

and substituting the following:

“

Sec.	**Development Criteria**	**Standards (Per lot except for Building, Row where standards are per unit)**	
		• **Building, Detached** • **Building, Row** • **Building, Stacked** • **Building, Manufactured Home**	• **Building, Planned Group[2]**

”

22 Chapter 3, Part 3F, Table 3F.T5: RESIDENTIAL DETACHED ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES, section (row) T5.1 is repealed and the following substituted:

“

	Maximum Area	
T5.1	**(1) Accessory to a:** **(a) Building, Detached;** **(b) Building, Row;** **(c) Building, Stacked; or** **(d) Building, Manufactured Home**	**(i) 80 square metres, if the building does not contain a Dwelling, Backyard Suite; or** **(ii) Combination of Subclause (i) and maximum permitted suite area as per Subpart 2C.3 in Chapter 2 of the Zoning Bylaw, if the building contains a Dwelling, Backyard Suite.**
	(2) Accessory to: **(a) any type of building within a Planned Group;** **(b) Public Use, General; or** **(c) Utility, General**	**Greater of 80 square metres or 15 per cent of the lot area**

”

Coming Into Force

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

READ A FIRST TIME THIS 19th DAY OF November 2025.

READ A SECOND TIME THIS 19th DAY OF November 2025.

READ A THIRD TIME AND PASSED THIS 19th DAY OF November 2025.

Mayor

City Clerk (SEAL)

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

BYLAW NO. 2025-76

THE REGINA ZONING AMENDMENT BYLAW, 2025 (No. 22)

PURPOSE:	To amend *The Regina Zoning Bylaw, 2019*.
ABSTRACT:	The proposed amendments are to allow for manufactured homes in all residential zones.
STATUTORY AUTHORITY:	Section 46 of *The Planning and Development Act, 2007.*
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	A public hearing is required between first and second reading of this Bylaw pursuant to section 10 of *The Public Notice Policy Bylaw, 2020* and in accordance with *The Procedure Bylaw.*
PUBLIC NOTICE:	Required, pursuant to section 13 of *The Public Notice Policy Bylaw, 2020.* An advertisement for this Bylaw appeared in the Leader Post on November 1, 2025.
REFERENCE:	Regina Planning Commission, November 13, 2025, RPC25-33, and City Council, November 19, 2025
AMENDS/REPEALS:	Amends *The Regina Zoning Bylaw, 2019.*
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	City Planning & Community Development
INITIATING DEPARTMENT:	Planning & Development Services

BYLAW NO. 2025-75

THE REGINA ZONING AMENDMENT BYLAW, 2025 (No. 21)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Purpose

1 The purpose of this Bylaw is to amend *The Regina Zoning Bylaw, 2019* by rezoning the subject property located at 2571 Broad Street from I – Institutional Zone to RH – Residential High-Rise Zone and add the property to the Primary Intensification Area.

Authority

2 The authority for this Bylaw is section 46 of *The Planning and Development Act, 2007.*

3 Schedule "A" of *The Regina Zoning Bylaw, 2019* is amended in the manner set forth in this Bylaw.

Rezoning

4 Chapter 9 – Zoning Map(s) 2687(A) and 2887(A) are amended by re-zoning the lands described in this section and shown as outlined on the map attached as Appendix "A" to this Bylaw as follows:

Land Description: Lot B, Block 8, Plan FU1338

Civic Address: 2571 Broad Street.

Current Zoning: I-Institutional Zone

Proposed Zoning: RH-Residential High-Rise Zone.

Other Amendments

5 Chapter 10, Figure 10.F1 – Intensification Boundary and Area is repealed and the Figure 10.F1 attached as Appendix "B" to this Bylaw is substituted and labelled as follows:

"**Figure 10.F1 – Intensification Boundary and Area"**

Coming Into Force

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

READ A FIRST TIME THIS 3rd DAY OF December 2025.

READ A SECOND TIME THIS 3rd DAY OF December 2025.

READ A THIRD TIME AND PASSED THIS 3rd DAY OF December 2025.

Mayor

City Clerk (SEAL)

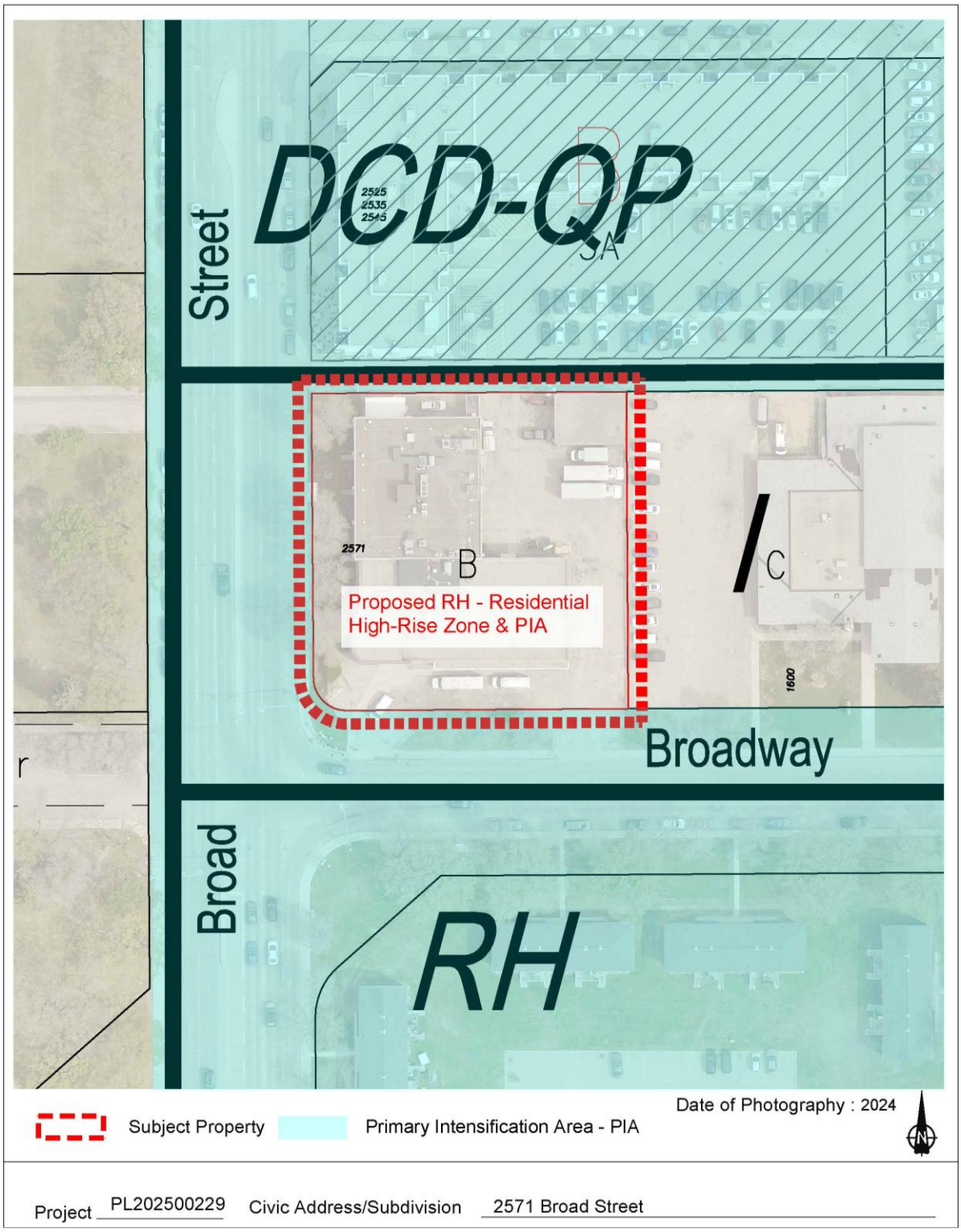
CERTIFIED A TRUE COPY

City Clerk

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

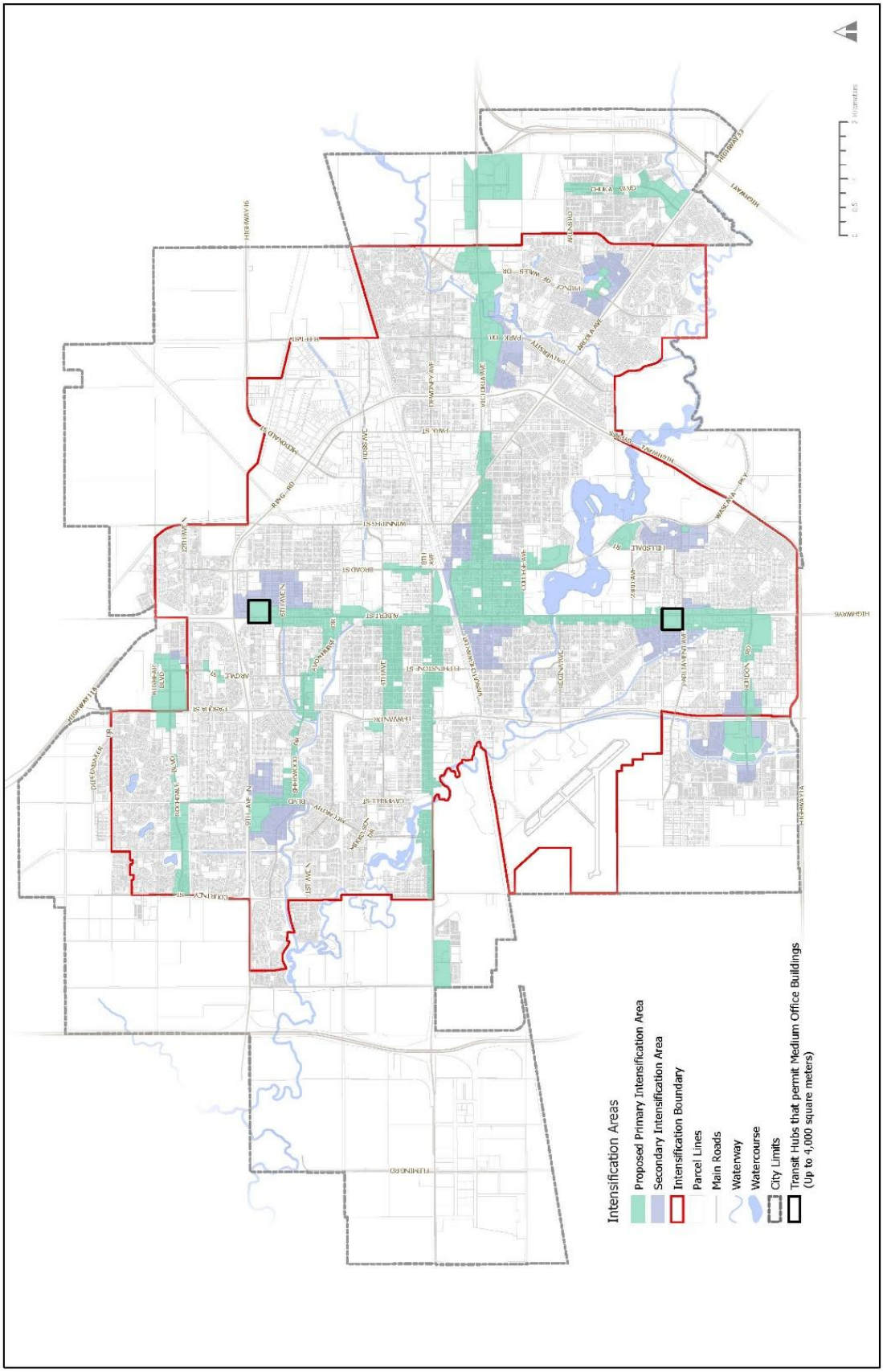
City Solicitor

APPENDIX "A"



Project PL202500229 Civic Address/Subdivision 2571 Broad Street

APPENDIX "B"


Intensification Areas
Proposed Primary Intensification Area
Secondary Intensification Area
Intensification Boundary
Parcel Lines
Main Roads
Waterway
Watercourse
City Limits
Transit Hubs that permit Medium Office Buildings
(Up to 4,000 square meters)

ABSTRACT

BYLAW NO. 2025-75

THE REGINA ZONING AMENDMENT BYLAW, 2025 (No. 21)

PURPOSE:	The purpose of this Bylaw is to amend *The Regina Zoning Bylaw, 2019* by rezoning the property located at 2571 Broad Street from I - Industrial Zone to RH – Residential High-Rise Zone and adding the property to the Primary Intensification Area.
ABSTRACT:	This Bylaw re-zones the subject lands from I – Institutional Zone to RH – Residential High-Rise Zone.
STATUTORY AUTHORITY:	Section 46 of *The Planning and Development Act, 2007.*
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	A public hearing is required between first and second reading of this Bylaw pursuant to section 10 of *The Public Notice Policy Bylaw, 2020* and in accordance with *The Procedure Bylaw.*
PUBLIC NOTICE:	Required, pursuant to section 13 of *The Public Notice Policy Bylaw, 2020.* An advertisement for this Bylaw appeared in the Leader Post on November 15, 2025.
REFERENCE:	Regina Planning Commission, November 13, 2025, RPC25-31; and City Council, November 19, 2025, CR25-138.
AMENDS/REPEALS:	Amends *The Regina Zoning Bylaw, 2019.*
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	City Planning & Community Development
INITIATING DEPARTMENT:	Planning & Development Services

BYLAW NO. 2025-85

THE REGINA ADMINISTRATION AMENDMENT BYLAW, 2025 (No.7)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

1 The purpose of this Bylaw is to update the language, processes and applicable dollar amounts to align with best practices, clarify delegated authorities, and enhance administrative efficiency in support of good governance.

2 The authority for this Bylaw is section 8 of *The Cities Act*.

3 Bylaw No. 2003-69, being *The Regina Administration Bylaw,* is amended in the manner set forth in this Bylaw.

4 In this Bylaw, "money" is deleted and "monies" is substituted wherever it appears.

5 In this Bylaw, "total purchase price" is deleted and "procurement value" is substituted wherever it appears.

6 In this Bylaw, "acquisition" is deleted and "procurement" is substituted wherever it appears.

7 In this Bylaw, "acquisition method" is deleted and "procurement method" is substituted wherever it appears.

8 In this Bylaw, "Multiple Year Contract" is deleted and "multiple year contract" is substituted wherever it appears.

9 Section 3 is amended by adding the following definition in alphabetical order:

> ""**funding allocation"** means any grant, contribution, scholarship, sponsorship or other funding where the City is providing payment or an in-kind contribution to another party but does not include the acquisition of goods, equipment and services by the City;"

10 The definition "**Revenue Agreement**" is amended by adding ", monies received on a cost recovery basis for services rendered to other governments or public or private sector entities, after "concessions".

11 Subclause 35(c)(i) is amended by striking out "$100,000" and substituting "$250,000".

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

City Solicitor

12 Subclause 35(c)(ii) is amended by striking out "$100,000" and substituting "$250,000".

13 The following section is added before 35.1:

"35.01 Notwithstanding section 35 the Corporate Controller is authorized to approve and enter into Revenue Agreements, that meet the criteria in clauses 35(a) and (b), provided the value of the agreement on an annual basis is $100,000 or less."

14 Section 35.11 is repealed and the following substituted:

"35.11 Notwithstanding clause 35, the City Manager is authorized to approve and enter into agreements for the receipt of funding from the provincial or federal government, a government agency, or an intermediary who disperses government funds, where the value of the agreement on an annual basis is $1,000,000 or less."

15 Section 35.2 is amended by striking out "Transportation and Utilities" and substituting "City Operations".

16 Section heading 37.1(1) is amended by striking out "**Evaluation and Approval of Grants"** and substituting "**Funding Allocations**".

17 Subsection 37.1(1) is repealed and the following substituted:

"37.1(1) Subject to any further criteria set out in this section, the City Manager is delegated the authority to administer the funding allocations identified in subsection (2), including the authority to:

(a) establish and amend program and funding criteria;

(b) accept applications, administer and adjudicate eligibility and select recipients;

(c) approve terms and conditions of agreements; and

(d) issue payments, subject to any further criteria set out in this section."

18 Subsection 37.1(2) is repealed and the following substituted:

"37.1(2) The City Manager is granted the authority outlined in subsection (1) with respect to the following funding allocations:

(a) Community Investment Grants Program;

(b) grants programs, as may be approved by Council or Committee through budget or resolution, with the exception of grants that are governed by *The Heritage Property Act*;

(c) city facility operating assistance;

(d) funding allocations where funding for the allocation has been received through a Revenue Agreement, provided that the amount does not exceed the amounts set out in sections 35, 35.01 or 35.11;

(e) funding allocations to non-profit entities including business improvement districts, municipal corporations, other levels of government, government agencies, school boards or non-profit corporations provided such allocation is for a municipal purpose that provides a benefit the City, such as to facilitate collaboration or support a project of mutual benefit;

(f) scholarship and awards programs;

(g) sponsorships allocated through the Outgoing Sponsorship Policy;

(h) Events Conventions and Tradeshows Program, including cash and in-kind grants of a combined value of $50,000 or less per event; and

(i) any additional funding allocations as may be approved by City Council."

19 Subsection 37.1(2.1) is repealed.

20 Subsection 37.1(3) is repealed and the following substituted:

"37.1(3) Except with respect to subsection (2.2), the funding allocations made pursuant to the authority in section (1) shall be subject to the following requirements:

(a) be in accordance with any applicable policy or criteria established by City Council or a Committee of City Council in relation to the funding allocation;

(b) be in accordance with any applicable program requirements established by the City in relation to the funding allocation;

(c) be within the budget approved each year by Council, funded through a Revenue Agreement or funded in any other manner approved by Council;

(d) the term of the agreement does not exceed five years; and

(e) if applicable, the agreement includes the ability to terminate in the event budget is no longer available in the second and subsequent years."

21 Subsection 37.1(4) is repealed.

22 Schedule "D" section 3 is amended by adding the following definitions in alphabetical order:

""**competitive process**[VC1]**"** means the solicitation of bids from multiple vendors;

"deliverables" means any goods, equipment or services, or combination thereof;

"invitational competition" means a competitive process in which an invitation to submit bids is issued to at least three vendors;

"Master Framework Agreement" means a master agreement entered between the City and the prequalified vendors that have been included on a Qualified Vendor Roster;

"non-standard procurement" means the acquisition of deliverables through a method other than the standard procurement method normally required for the type and value of the deliverables.

"open competition" means the solicitation of bids through a publicly posted solicitation document;

"procurement method" means the process by which goods, equipment or services are procured;

"sustainable procurement" means a procurement methodology that embeds relevant sustainability considerations into processes for selecting

goods and services, alongside traditional considerations like price, quality, service and technical specifications."

23 The definition "Multiple Year Contract" in Schedule "D" section 3 is repealed and the following substituted:

""**multiple year contract"** means a contract with a defined term which, including all possible renewal rights, extends for a period longer than one year;"

24 The definition "total purchase price" in Schedule "D" section 3 is repealed and the following substituted:

""**procurement value"** means the total price of the goods, equipment or services to be purchased over the total duration of the contract, including the purchase price of the goods or services and any applicable fees and charges, such as shipping and handling, customs and brokerage charges, and all taxes;"

25 Schedule "D" clause 5(f) is repealed and the following substituted:

"(f) funding allocations;"

26 Schedule "D" section 8 is amended by adding "or Corporate Controller" after "Deputy City Manager".

27 Schedule "D" section 8.2 is repealed and the following substituted:

"8.2 Contract amendments to expand the scope of the contract for additional work shall be approved by the Chief Financial Officer and Deputy City Manager, (or their respective delegate in accordance with the policies or procedures established pursuant to this Bylaw), in accordance with the policies or procedures established pursuant to this Bylaw, and may only be considered if:"

28 Schedule "D" section 11 is amending by adding "the Sustainable Procurement Protocol" after "Purchasing Policy,".

29 Schedule "D" clause 23(a) is amended by striking out "he or she is" and substituting "they are".

30 Schedule "D" clause 23(b) is amended by striking out "purchase price" and substituting "procurement value".

31 Schedule “D” section 24 is repealed and the following substituted:

“24 For the purposes of determining whether the total procurement value of a multiple year contract is within a City employee’s level of delegated authority, the annual procurement value of the contract shall be multiplied by the number of years of the term of the contract to determine the total procurement value and the employee’s level of delegated authority shall be interpreted as the procurement value limit for the total procurement value.”

32 Schedule “D” section 24.2 is repealed and the following substituted:

“24.2 Notwithstanding sections 22, 23 and 24.1 the City Manager or Chief Financial Officer and Deputy City Manager, (or their delegate in accordance with the policies or procedures established pursuant to this Bylaw), in accordance with the policies or procedures established pursuant to this Bylaw, is authorized to award, approve, renew, and amend multiple year contracts that do not contain a clause enabling the termination of the contract on an annual basis where it is advantageous to the City, where a set term has been defined, which term shall not exceed 10 years, and one or more of the following conditions are met:”

33 Schedule “D” clause 24.2(c) is repealed and the following substituted:

“24.2 (c) the contract is for a subscription-based technology system service.”

34 Schedule “D” section 25 is amended by adding “and includes group purchasing organizations used by any of the above entities for such cooperative acquisitions.” after “public authorities”.

35 Schedule “D” clause 43(e) is amended by adding “for medium value purchases” before “conducting”.

36 Schedule “D” clause 43(f) is amended by adding “for medium or high value purchases” before “conducting”.

37 Schedule “D” section 50 is amended by adding “City Manager or” before “the Chief Financial Officer”.

38 Schedule “D” clause 50(f) is repealed and the following substituted:

“50 (f) for the procurement of goods equipment or services where there is a fluctuating price or shortage of availability and a delay in

securing pricing or supply could adversely affect the interests of the City;"

39 Schedule "D" is amended by adding the following section after section 52:

"52.1 The acquisition of consulting and professional services shall be in accordance with this Schedule.

52.2. The determination as to whether an individual or firm is qualified to consult or provide professional services in a specific area of expertise is to be made by divisional professionals or administration staff with knowledge in the area of expertise being evaluated."

40 Schedule "D" is amended by adding the following subsection after section 53.(3):

"53.1(1) All consultants who demonstrate an interest in working for the City will be eligible for consideration.

(2) The performance of consultants on recent previous contracts will be considered in the selection process.

(3) Eligibility of consultants must also be consistent where applicable with the requirements of professional associations regarding licensing and the right to practice."

41 Schedule "D" is amended by adding the following subsection after section 55.(1):

"55.1(1) The selection of consultants shall be based on qualifications, capability, availability, performance, interest, compatibility, sensitivity to the City's needs and fees.

(2) While the level of fees is an important consideration, it is essential in the consideration of consultants that all selection criteria are given importance so that the quality of services and the assignment are not compromised."

42 Schedule "D" is amended by adding the following section after section 56:

"56.1 For architectural and engineering assignments, the proposed fee shall be considered in comparison to the architect or engineer associations recommended fee schedules to determine reasonableness."

43 Schedule "D" is amended by adding the following section after section 62:

"62.1 Other than where a direct appointment of a consultant is permitted pursuant to sections 50 and 50.1, the standard procurement method for consulting and professional services shall be in accordance with the following:

(a) where the procurement value is below $75,000, an invitational competitive procurement process will be conducted by soliciting bids through the issuance of a solicitation document to a minimum of three consultants determined to have the expertise and resources to undertake the required work; or

(b) where the procurement value is $75,000 or more, an open competitive procurement process will be conducted by soliciting bids from all interested consultants through the public posting of a solicitation document."

44 Schedule "E" section 2 is repealed and the following substituted:

"2 The Chief Financial Officer/Deputy City Manager (or their respective delegate in accordance with the policies or procedures established pursuant to this Bylaw), is authorized to sign purchase orders and change orders."

45 Schedule "E" section 3 is repealed and the following substituted:

"3 The City Manager (or their respective delegate is accordance with the policies or procedures established pursuant to this Bylaw), is authorized to sign the following types of agreements:"

46 Schedule "E" clause 3(c) is repealed and the following substituted:

"3(c) agreements relating to the provision of water, sewer and/or stormwater connections provided the agreement is not with another municipality;"

47 Schedule "E" section 5 is repealed and the following substituted:

"5 The Director responsible for Technology (or their respective delegate in accordance with the policies or procedures established pursuant to this Bylaw), is authorized to sign the following types of agreements:"

48 Schedule "E" clause 5(a) is repealed and the following substituted:

"5(a) quotes, order forms, leases, change orders, acceptance, addenda or statement of work for technology related initiatives up to the delegated authority limit;"

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

READ A FIRST TIME THIS 3rd DAY OF December 2025

READ A SECOND TIME THIS 3rd DAY OF December 2025

READ A THIRD TIME AND PASSED THIS 3rd DAY OF December 2025.

Mayor

City Clerk (SEAL)

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

BYLAW NO. 2025-85

THE REGINA ADMINISTRATION AMENDMENT BYLAW, 2025 (No.7)

PURPOSE:	To ensure the Bylaw is current, aligns with industry best practices and updates authorities for granting grants.
ABSTRACT:	This Bylaw amends 2003-69, being *The Regina Administration Bylaw,* to ensure the Bylaw is current, aligns with industry best practices and updates authorities for granting grants.
STATUTORY AUTHORITY:	Section 8 of *The Cities Act.*
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	N/A
PUBLIC NOTICE:	Public notice of the report related to the amendments to the City's Investment Policy is required pursuant to section 101 of *The Cities Act.* Public notice was provided in the Leader Post, City's public notice board and City website on October 18, 2025.
REFERENCE:	Audit and Finance Committee, October 30, 2025, AFC25-23 and City Council November 19, 2025, CR25-139
AMENDS/REPEALS:	Amends Bylaw 2003-69
CLASSIFICATION:	Administration
INITIATING DIVISION:	Financial Strategy and Sustainability
INITIATING DEPARTMENT:	Finance

BYLAW NO. 2025-86

THE PUBLIC NOTICE POLICY AMENDMENT BYLAW, 2025

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

1 The purpose of this Bylaw is to amend Bylaw No. 2020-28, being *The Public Notice Policy Bylaw, 2020,* to remove the requirement to publish public notices related to the financial matters in clauses 101(1)(e), (f), (i) and (j) of *The Cities Act* in the newspaper.

2 The authority for this Bylaw is section 102 of *The Cities Act*.

3 Bylaw No. 2020-28 is amended in the manner set out in this Bylaw.

4 Section 6 of Bylaw No. 2020-28 is repealed and the following substituted:

"**Public Notice Requirements**

6(1) Public notice for all matters required by this Part, other than matters identified in clauses 101(1)(e), (f), (i) and (j) of *The Cities Act,* shall be given at least seven days before the date of the Council meeting at which the matter is to be initially considered by way of:

(a) publishing the notice in a local newspaper with at least weekly circulation in the city of Regina;

(b) posting the notice at City Hall; and

(c) posting the notice on the City's website.

(2) Public notice of matters identified in clauses 101(1)(e), (f), (i) and (j) of *The Cities Act,* shall be given at least seven days before the date of the Council meeting at which the matter is to be initially considered by way of:

(a) posting the notice at City Hall; and

(b) posting the notice on the City's website.

(3) The notices required by subsection (1) and (2) shall include a general description of the matter to be considered and the date, time and place of the Council meeting at which the matter will be considered."

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

City Solicitor

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

READ A FIRST TIME THIS 3rd DAY OF December, 2025.

READ A SECOND TIME THIS 3rd DAY OF December, 2025.

READ A THIRD TIME AND PASSED THIS 3rd DAY OF December, 2025.

Mayor

City Clerk (SEAL)

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

BYLAW NO. 2025-86

THE PUBLIC NOTICE POLICY AMENDMENT BYLAW, 2025

PURPOSE:	The purpose of this Bylaw is to amend Bylaw No. 2020-28, being *The Public Notice Policy Bylaw, 2020*, to remove the requirement to publish public notices related to the financial matters in clauses 101(1)(e), (f), (i) and (j) of *The Cities Act* in the newspaper. The other methods of providing public notice on the City's website and on the public notice board at City Hall would continue.
ABSTRACT:	This Bylaw amends Bylaw 2020-28 to remove the requirement for newspaper advertising for public notices related to the following financial matters: the establishment of and amendments to the City's investment policy; borrowing, lending or guaranteeing the repayment of a loan; moving capital moneys to the City's operating budget or operating reserve; and the establishment or amendments to the City's purchasing policy. Removing newspaper publication for financial matters enables the City to act on an urgent basis.
STATUTORY AUTHORITY:	section 102 of *The Cities Act*
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	N/A
PUBLIC NOTICE:	Public Notice was provided by posting an advertisement in the Leader Post on October 18, 2025 and posting on the City's public notice board and the City's website on October 18, 2025.
REFERENCE:	Audit and Finance Committee, October 30, 2025, AFC25-23 and City Council, November 19, 2025, CR25-139
AMENDS/REPEALS:	amends Bylaw 2020-28
CLASSIFICATION:	Administrative
INITIATING DIVISION:	Financial Strategy and Sustainability
INITIATING DEPARTMENT:	Finance

BYLAW NO. 2025-88

THE REGINA ADMINISTRATION AMENDMENT BYLAW, 2025 (No. 8)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

1 The purpose of this Bylaw is to amend the investment policy in Schedule C of Bylaw No. 2003-69, being *The Regina Administration Bylaw* to change the asset mix for the mid-term and long-term investment accounts.

2 The authority for this Bylaw is section 132 of *The Cities Act*.

3 Schedule C of Bylaw No. 2003-69 is amended in the manner set forth in this Bylaw.

4 Clause 9(d) of Bylaw No. 2003-69 is repealed and the following substituted:

"(d) alternative investments such as :

(i) investment in real estate through investment funds;

(ii) investment in infrastructure through investment funds;

(iii) investments in commodities through investment funds;"

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

READ A FIRST TIME THIS 3rd DAY OF December, 2025.

READ A SECOND TIME THIS 3rd DAY OF December, 2025.

READ A THIRD TIME AND PASSED THIS 3rd DAY OF December, 2025.

Mayor

City Clerk (SEAL)

CERTIFIED A TRUE COPY

City Clerk

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

City Solicitor

ABSTRACT

BYLAW NO. 2025-88

THE REGINA ADMINISTRATION AMENDMENT BYLAW, 2025 (No.8)

PURPOSE:	This Bylaw amends the investment policy in Schedule C of Bylaw No. 2003-69, being *The Regina Administration Bylaw* to change the asset mix for the mid-term and long-term investment accounts.
ABSTRACT:	This Bylaw amends the investment policy in Schedule C to Bylaw No. 2003-69 to provide for a broader asset mix to ensure that the City's investment policy adequately generates return, manages risk exposure and aligns with the City's financial objectives.
STATUTORY AUTHORITY:	Section 132 of *The Cities Act*
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	N/A
PUBLIC NOTICE:	Public notice of the report related to the amendments to the City's Investment Policy is required pursuant to section 101 of *The Cities Act.* Public notice was provided in the Leader Post, City's public notice board and City website on October 18, 2025.
REFERENCE:	Audit and Finance Committee, October 30, 2025, AFC25-24 and City Council, November 5, 2025, CR25-134
AMENDS/REPEALS:	Amends Bylaw No. 2003-69
CLASSIFICATION:	Administrative
INITIATING DIVISION:	Financial Strategy and Sustainability
INITIATING DEPARTMENT:	Treasury

Burger King Lease

Date	December 3, 2025
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	Land, Real Estate & Facilities
Item #	CR25-147

RECOMMENDATION

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; and

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

HISTORY

At its meeting on November 26, 2025, Executive Committee considered the attached report *EX25-111 Burger King Lease* from the Land, Real Estate & Facilities Division.

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

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

Respectfully submitted,

EXECUTIVE COMMITTEE

Amber Ackerman, Acting City Clerk 11/27/2025

ATTACHMENTS
EX25-111 Burger King Lease
Appendix A - Lease Area

Burger King Lease

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

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

REGINA

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

N

10/28/2025 O:\RA\Real Estate\LotAdjust\ALBERT STREET 1806 Map25 Air.aprx

Any Dimensions shown are approximate values in metres

Future Fence Ltd. Lease

Date	December 3, 2025
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	Land, Real Estate & Facilities
Item #	CR25-148

RECOMMENDATION

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; and

3. Authorize the City Clerk to execute the Lease Agreement upon review and approval of the City Solicitor.

HISTORY

At its November 26, 2025 meeting, the Executive Committee considered the attached report *EX25-112 Future Fence Ltd. Lease* from the Land, Real Estate & Facilities Division.

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

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

Respectfully submitted,

EXECUTIVE COMMITTEE

Amber Ackerman, Acting City Clerk 11/27/2025

ATTACHMENTS
EX25-112 Future Fence Ltd. Lease
Appendix A - Lease Area

Future Fence Ltd. Lease

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

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

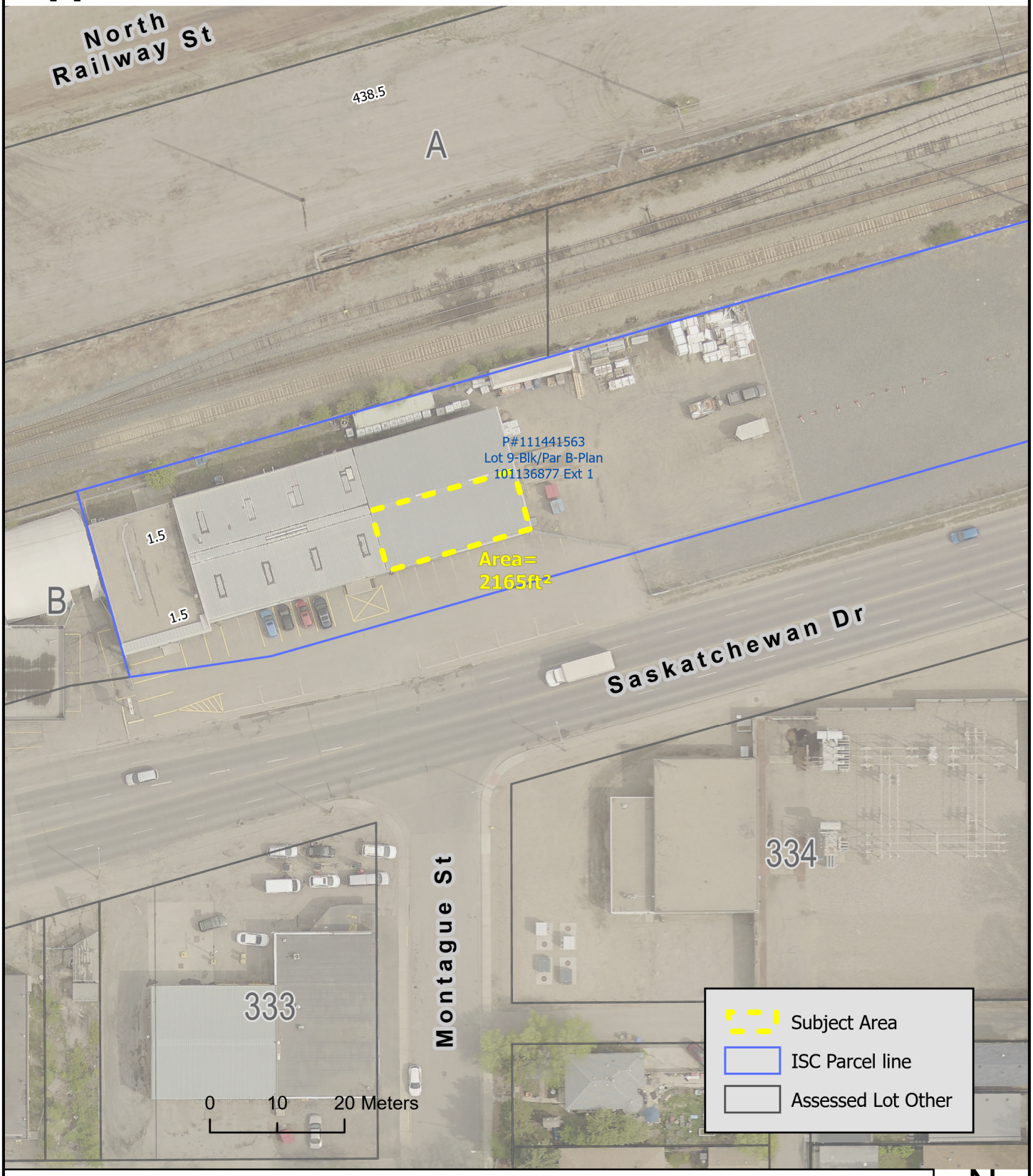
Prepared by: Fraser Ford, Real Estate Officer

ATTACHMENTS

Appendix A - Lease Area

Appendix A

1:800



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

REGINA

Project: Subject Land

Civic Address: 3426 Saskatchewan Drive

Legal Description: Lot 9-Blk/Par B-Plan 101136877 Ext 1

N

10/29/2025 O:\RA\Real Estate\LotAdjust\Saskatchewan Drive 3426 Map25 Air.aprx

Any Dimensions shown are approximate values in metres

Reserve Priorities and Funding Options

Date	December 3, 2025
To	Mayor Bachynski and City Councillors
From	Audit and Finance Committee
Service Area	Financial Strategy & Sustainability
Item #	CR25-149

RECOMMENDATION

That City Council receive and file this report.

HISTORY

At its November 27, 2025, meeting, the Audit and Finance Committee considered the attached report *AFC25-26 Reserve Priorities and Funding Options* from the Financial Strategy & Sustainability Division.

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

Respectfully submitted,

AUDIT AND FINANCE COMMITTEE

Amber Ackerman, Acting City Clerk 11/27/2025

ATTACHMENTS

AFC25-26 Reserve Priorities and Funding Options

Reserve Priorities and Funding Options

Date	November 27, 2025
To	Audit and Finance Committee
From	Financial Strategy & Sustainability
Service Area	Financial Strategy & Sustainability
Item No.	AFC25-26

RECOMMENDATION

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

ISSUE

On October 8, 2025, City Council directed Administration to consider funding options in the 2026 Budget for reserves below their minimum balances at the end of 2025 or within the next five years which include: General Fund, Winter Road Maintenance, Transit Fleet, Fire Fleet, Solid Waste, Cemetery, and Planning Sustainability and Stabilization. City Council also directed Administration to consider funding for the new Noise Attenuation Reserve and funding to reach the newly approved minimum limits.

This report provides information to City Council for consideration in advance of 2026 Budget deliberations.

IMPACTS

Financial Impact

As per the *2025 Reserve Review* report provided to City Council on October 8, 2025, the total reserve balance forecast for December 31, 2025, was approximately $141 million and expected to

decrease to $63 million in 2029. As such, this report provides various funding options that will be considered in the 2026 Budget process. The financial impact will depend on the final City Council decisions approved of in the 2026 Budget.

Strategic Priority Impact
This report aligns with the 2026 - 2029 Strategic Priority of Infrastructure, which focuses on delivering modernized, safe infrastructure that serves existing communities and future growth. Achieving this objective requires a strong financial foundation, of which maintaining healthy reserve balances is a critical component. Additionally, these reserves enable timely, sustainable, and fiscally responsible investments in infrastructure renewal and expansion, reinforcing the Strategic Plan's financial perspective.

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

OTHER OPTIONS

None with respect to this report.

COMMUNICATIONS & ENGAGEMENT

None with respect to this report.

DISCUSSION

Table 1 below includes the projected reserve balances and updated minimum and maximum balances for those reserves where City Council agreed on October 8, 2025, to consider additional funding during the 2026 Budget process. Table 1 lists the nine reserves in priority order for City Council's consideration. The reserves were prioritized based on their purpose, projected balance, and proximity to their established minimum limit.

Please note the following applies in Table 1:

	The closing balance (actual or forecast) is below the minimum limit.
	The closing balance (actual or forecast) is within the limits.
	The closing balance (actual or forecast) is above the maximum limit.

Table 1 – Projected Reserve Balances (000s)

	Reserve Name	Minimum	Maximum	Forecast 2025	Forecast 2026	Forecast 2027	Forecast 2028	Forecast 2029
1	General Fund Reserve	35,800	71,500	15,150	15,084	15,019	14,953	14,888
2	Asset Revitalization Reserve	18,000	72,000	3,781	2,231	2,231	2,231	2,231
3	Planning & Sustainability Stabilization Reserve	1,700	13,000	(15,366)	(17,721)	(20,076)	(22,431)	(24,786)
4	Fleet Replacement Reserve	2,400	49,600	277	2,633	(3,650)	(17,456)	(31,532)
5	General Utility Reserve	37,000	100,000	72,414	49,933	41,465	36,261	28,492
6	Solid Waste Reserve	43,900	65,400	51,855	46,520	43,705	22,630	18,040
7	Cemetery Reserve	100	800	(866)	(1,342)	(2,326)	(2,146)	(2,155)
8	Winter Road Maintenance Reserve	(3,000)	3,000	(1,687)	(1,687)	(1,687)	(1,687)	(1,687)
9	Noise Attenuation Reserve	0	0	0	0	0	0	0

In general, reserve balances can be increased by a few strategies including:

- Increasing the mill rate or utility rate depending on the reserve. As a reminder, a one per cent increase in the utility rate generates approximately $1.86 million, while a one per cent increase in the mill rate generates approximately $3.3 million.
- Increasing fees for self-sustaining reserves to ensure that users begin contributing to the full cost of providing those services.
- Transferring funds from one reserve to another. Although this does not increase the overall reserve balance, it can assist with balancing the funds between reserves. Administration currently does not believe there is an opportunity for this as there is only one reserve that is forecast to be above the maximum within five years, with the Golf Reserve forecast to be $0.7 million over its maximum in 2029.
- Reducing service levels to free up operating surplus or reducing capital budgets to free up capital funds to transfer to reserves is acceptable, provided the reductions do not create additional operational, maintenance or capital needs that the reserves are intended to cover.
- Obtaining debt to fund reserves. Reserves should be built from surpluses, transfers, or dedicated revenues, not debt. Debt should only fund tangible capital assets, not savings accounts. A City would not want to fund reserves with debt for several sound financial and policy reasons:
    - Debt defeats the purpose of reserves – Reserves are intended to provide cash on hand for future needs, emergencies, or capital reinvestment. Funding them with borrowed money means the City is taking on liabilities to create savings, which undermines fiscal sustainability.

- Increased financial risk – Borrowing to fund reserves increases the City's debt burden and interest costs without delivering immediate public benefit.
- Reduced flexibility – Debt must be repaid with future revenues, limiting flexibility to respond to unforeseen events or future capital priorities.
- Negative perception by credit agencies and taxpayers – Credit rating agencies and the public may view debt-funded reserves as poor financial management or an indication of structural imbalance.

1. **General Fund Reserve** - The General Fund Reserve is a stabilization reserve used by the City primarily to smooth the financial impact of revenue fluctuation or cost increases, or to fund one-time unanticipated operating requirements. There is no dedicated funding source for this reserve as the reserve is funded from unanticipated net surplus from the City's general operating fund, as well as 50 per cent of the investment earnings that exceed budget as outlined in the Bylaw, Schedule A s.32(1). Neither of these funding sources are guaranteed.

   This reserve is forecast to be approximately $15.1 million at the end of 2026, which is $20.7 million below its minimum. The following are a few options to get to its minimum balance of $35.8 million, assuming there are no deficits or emergency funds required:

   - A one-time mill rate increase of approximately 2.09 per cent would be required to get it to its minimum in three years. Alternatively, a 1.05 per cent mill rate could be added annually over the course of three years.
   - A one-time mill rate increase of approximately 1.25 per cent would be required to get it to its minimum in five years. Alternatively, a 0.42 per cent mill rate could be added annually over the course of five years.
   - Establish a baseline allocation of investment income, such as $15 million, to support operating expenditures. Any investment income above this baseline would be directed to a newly created Investment Income Reserve. The baseline investment income would help stabilize the operating budget by reducing the impact of market volatility on investment returns. This could take time to implement as it would remove approximately $4.7 million (approximately 1.42 per cent mill rate impact) from the existing operating revenue budget.
   - Alternatively, there is the option of cancelling capital projects that have not yet begun and funded by current contributions. However, with the existing infrastructure deficit of approximately $600 million, this approach would be counterproductive to addressing the City's long-term infrastructure needs.

2. **Asset Revitalization Reserve (ARR)** - This reserve provides funding for the City's strategic capital priorities that assist in managing the growth and revitalization of the capital assets and infrastructure of the City. This reserve is not intended to fund new developments or growth projects that are typically funded through Service Agreement Fees charged to developers, or projects that are funded through a dedicated reserve. The ARR is funded through 50 per cent of

investment earnings that exceeds budget as outlined in the Bylaw, Schedule A s. 32(1). This funding is not guaranteed.

This reserve is forecast to be approximately $2.2 million at the end of 2026 which is $15.8 million below its minimum. The following are a few options to get to its minimum balance of $18 million, assuming no change to the forecast:

- A one-time mill rate increase of approximately 1.6 per cent would be required to get it to its minimum in three years. Alternatively, a 0.8 per cent mill rate could be added annually over the course of three years.
- A one-time mill rate increase of approximately 0.96 per cent would be required to get it to its minimum in five years. Alternatively, a 0.32 per cent mill rate could be added annually over the course of five years.
- Establish an internal charge of 1.2 per cent of replacement value for City assets, that do not have their own reserve, to fund ARR. The City is currently developing its Corporate Asset Management Plan which will update replacement values of City assets. This work is expected to be completed in 2026. In the meantime, to give some context to the amount this recommendation could result in a transfer to the ARR, if implemented, would be upwards of $10 million or three per cent mill rate annually based on $766 million current known replacement value (excluding land) of City facilities.
- Alternatively, there is the option of cancelling capital projects that have not yet begun and funded by current contributions. However, with the existing infrastructure deficit of approximately $600 million, this approach would be counterproductive to addressing the City's long-term infrastructure needs.

3. **Planning and Sustainability Stabilization Reserve** - This is intended to be a self-sustaining reserve used to provide funding to smooth the effect of fluctuations in the operating budget for the City's building and development activities, and to fund one-time capital projects related to building and development. The reserve is funded through the net fees and charges generated from building and development activities. When reserve fees are greater than the costs of the service, the excess is added to the reserve. When reserve expenses are greater than fees collected, the revenue shortfall reduces the reserve balance.

   This reserve is forecasting a negative $17.7 million by the end of 2026 and a negative $24.8 million at the end of 2029. The 2026 Budget will include a request for a dedicated resource, funded from the reserve, to do a reserve review, engage with key stakeholders and ultimately make a recommendation for the future of the reserve.

4. **Fleet Replacement Reserve (FRR)** - The FRR is used to provide funding for the maintenance and replacement of existing general civic, transit, fire fleet vehicles, and the small tools. This reserve is funded through a budgeted transfer of an amount each year that is the equivalent of

the annual amortization of the existing fleet. The fleet reserve has four sub reserves: General Civic Fleet Replacement, Transit Fleet Replacement, Fire Fleet Replacement and Small Tools Fleet Replacement. The General Civic Fleet Replacement and Small Tools Fleet Replacement do not require consideration of additional funding at this time.

The Transit Fleet Replacement Reserve provides funding for the maintenance and replacement of existing transit and paratransit fleet vehicles. This reserve is funded through a transfer of an amount each year equivalent to the annual amortization of the existing transit and paratransit fleet vehicles. It is forecast to be negative $29.6 million by 2029 which equates to $30.5 million below minimum. The following are a few options to get to its minimum balance of $0.9 million, assuming no change to the forecast:

- A one-time mill rate increase of approximately 3.08 per cent would be required to get it to its minimum in three years. Alternatively, a 1.55 per cent mill rate could be added annually over the course of three years.
- A one-time mill rate increase of approximately 1.85 per cent would be required to get it to its minimum in five years. Alternatively, a 0.62 per cent mill rate could be added annually over the course of five years.

The Fire Fleet Replacement Reserve provides funding for the maintenance and replacement of existing fire fleet vehicles and equipment. This reserve is funded through a transfer of an amount each year equivalent to the annual amortization of the existing fire fleet equipment. It is forecast to be in a negative $4.8 million by 2029 which equates to $5.2 million below minimum. The following are a few options to get to its minimum balance of $0.4 million, assuming no change to the forecast:

- A one-time mill rate increase of approximately 0.53 per cent would be required to get it to its minimum in three years. Alternatively, a 0.27 per cent mill rate could be added annually over the course of three years.
- A one-time mill rate increase of approximately 0.32 per cent would be required to get it to its minimum in five years. Alternatively, a 0.11 per cent mill rate could be added annually over the course of five years.

5. **General Utility Reserve** - This reserve is a self-sustaining reserve that provides funding for the capital upgrades, replacement and maintenance costs related to the water, wastewater and stormwater utility (utility services). The reserve is also used to smooth the effects of fluctuations in the operating budget for utility services. Funding is through the net revenue generated from the utility services.

   The forecast in Table 1 incorporates the 6.82 per cent utility rate increase as presented to City Council in *CM25-17 2026-2027 preliminary Forecast – Utility Operating and Capital* on October 3, 2025. The reserve is expected to be below its minimum by approximately $10 million in 2029.

There will be consideration in the 2026 Budget deliberations to increase the utility rate by 6.82 per cent for 2026.

6. **Solid Waste Reserve** - The Solid Waste Reserve is used to fund the landfill closure and post closure liability, as well as funding renewal and replacement of capital assets used to deliver the waste and diversion services, such as landfill operations. It is also used to smooth the effects of annual fluctuations in the operating budget for these programs. The reserve is funded through net fees and charges generated from waste services and diversion programs.

   The forecast in Table 1 indicates this reserve will be below its minimum of $43.9 million by approximately $21.3 million in 2028. However, in 2027 following the completion of planned capital remediation work, the landfill closure and post closure liability value is estimated to decrease resulting in a new recommended minimum balance of approximately $38.4 million in 2028. As such, this reserve would be below its minimum in 2028 by $15.8 million. Administration would recommend a reduction of the planned 2028 capital plan by approximately $10 million as it relates to the Active Landfill Gas Capture and Use project, as well as an increase to landfill fees starting in 2028. This would require a fee increase of $5/tonne in 2027, with an ongoing annual increase of 0.02 per cent each year from 2028 on. Price increases are best done gradually and with consideration of the market to ensure users are not effectively directed elsewhere, resulting in a sudden drop in expected revenue.

7. **Cemetery Reserve** - This is a self-sustaining reserve that provides funding for the capital requirements and maintenance costs of the cemeteries, and to manage the operating requirements of the cemetery program. The reserve is funded through net revenues generated from the cemetery program.

   The reserve is currently in a negative position and expected to decline further over the next five years to a balance of negative $2.1 million. Administration is considering the sale of some cemetery land. The sale proceeds could be deposited into the cemetery reserve to improve the position of this reserve. Further information will be provided in the Land & Real Estate – Annual Report in the first quarter of 2026.

8. **Winter Roads Maintenance Reserve** - This is an operating reserve that is used to manage annual fluctuations in expenditures in the Winter Road Maintenance Program (WRMP) that may arise due to unpredictable winter storm events. The objective is to ensure that the City continues to maintain the road network and to ensure safe winter driving conditions for residents.

   The reserve is funded through expenditures in the annual operating budget for the WRMP. Its minimum is negative $3 million, and therefore it is currently forecast to be within the minimum so no current need to add funding to the winter road maintenance operating budget based on the reserve limits. However, on average the last three years the operating budget has been $3

million less than what was budgeted. As such, if there is an interest in ensuring winter road maintenance if fully funded, based on the last three-year average, a mill rate of 0.9 per cent would be required in 2026.

9. **Noise Attenuation Reserve** – This is a new capital reserve with the purpose to provide funding for noise attenuation capital projects that are not captured by the *Noise Attenuation Policy* funded through annual budget transfers. Funds would be used for projects approved through the budget process and any unexpended funds from completed projects will remain in the reserve.

   As this is a new capital reserve; there could be consideration to fund it:
   a. with a modest mill rate increase (i.e., 0.015 per cent or $50,000 annually); or
   b. with a one to five per cent increase in the cost of any noise attenuation projects to go into the reserve; or
   c. there could also be consideration to not fund it until all other existing reserves are above their minimum.

DECISION HISTORY & AUTHORITY

On October 8, 2025 City Council, considered item *CR25-123 2025 Reserve Review* report and adopted a resolution to:

1. Approve amendments to *The Regina Administration Bylaw, No. 2003-69* (the Bylaw) as follows:
   a. Update minimum and maximums for the following reserves:
      i. Winter Road Maintenance Reserve minimum from $1 million to negative $3 million and the maximum from $2 million to $3 million.
      ii. Civic sub-reserve of the Fleet Replacement Reserve minimum from $0.9 million to $1.1 million and maximum from $8.2 million to $11 million.
      iii. Transit sub-reserve of the Fleet Replacement Reserve minimum from $0.6 million to $0.9 million and maximum from $5 million to $35 million.
      iv. Fire sub-reserve of the Fleet Replacement Reserve minimum from $0.2 million to $0.4 million and maximum from $1 million to $3.5 million.
      v. Asset Revitalization Reserve minimum reserve from $0.5 million to $18 million and the maximum from $30 million to $72 million.
      vi. General Utility Reserve minimum from $25 million to $37 million and maximum from $90 million to $100 million.
      vii. Land Development Reserve minimum reserve from $2 million to negative $10 million and increase the maximum from $12 million to $20 million.
   b. Add the following reserves to Schedule A as further described in this Report:
      i. Sinking Fund Reserve.
      ii. City Centre Incentive Reserve.
      iii. Heritage Property Incentive Reserve.

iv. Noise Attenuation Reserve.

c. Approve the following changes to reserve reporting:
    i. Add the requirement to report the second and third quarterly reserve reports.
    ii. Add the requirement to report deferred revenues in the annual reserve report.

2. Direct Administration to consider funding options in the 2026 Budget:
    a. For the following reserves that are currently expected to be below their minimum balances at the end of 2025 or within the next five years: General Fund, Winter Road Maintenance, Transit Fleet, Fire Fleet, Solid Waste, Cemetery, and Planning Sustainability and Stabilization.
    b. To fund new Noise Attenuation Reserve.
    c. To fund increases to the minimum limits that are approved.

3. Approve a transfer of $56,422 from the Elections and Property Reassessment Reserve to the General Fund Reserve.

4. Direct the City Solicitor to amend the Bylaw, in accordance with recommendations 1a to 1c, with such amendments to be brought forward to the meeting of City Council following approval of these recommendations by City Council.

Respectfully Submitted,

Charlene Callander
Director, Treasury

Respectfully Submitted,

Daren Anderson
Chief Financial Officer & Deputy City Manager

Prepared by: Charlene Callander, Director, Treasury

Municipal Revenue Sharing Eligibility Criteria

Date	December 3, 2025
To	Mayor Bachynski and City Councillors
From	Audit and Finance Committee
Service Area	Financial Strategy & Sustainability
Item #	CR25-150

RECOMMENDATION

That City Council:

1. Confirm the City of Regina (City) meets the following eligibility requirements to receive Municipal Revenue Sharing (MRS):

    - Submission of the annual Audited Financial Statement to the Ministry of Government Relations;
    - Submission of the Public Report on Municipal Waterworks to the Ministry of Government Relations;
    - Is in good standing with respect to the reporting and remittance of Education Property Tax;
    - Adoption of a City Council Procedure Bylaw;
    - Adoption of an Employee Code of Conduct; and
    - All members of City Council have filed and annually updated their Public Disclosure Statement Annual Declaration, as required.

2. Confirm the City acknowledges that if any of the above requirements are not met, the MRS grant may be withheld until all requirements are met.

3. Confirm the City Clerk is authorized to sign any Declarations of Eligibility or other documents required for the MRS and submit any documents required to the Ministry of Government Relations.

HISTORY

At its November 27, 2025, meeting, the Audit and Finance Committee considered the attached report *AFC25-25 Municipal Revenue Sharing Eligibility Criteria* from the Financial Strategy & Sustainability Division.

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

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

Respectfully submitted,

AUDIT AND FINANCE COMMITTEE

Amber Ackerman, Acting City Clerk 11/27/2025

ATTACHMENTS
AFC25-25 Municipal Revenue Sharing Eligibility Criteria

Municipal Revenue Sharing Eligibility Criteria

Date	November 27, 2025
To	Audit and Finance Committee
From	Financial Strategy & Sustainability
Service Area	Financial Strategy & Sustainability
Item No.	AFC25-25

RECOMMENDATION

The Audit and Finance Committee recommends that City Council:

1. Confirm the City of Regina (City) meets the following eligibility requirements to receive Municipal Revenue Sharing (MRS):

    - Submission of the annual Audited Financial Statement to the Ministry of Government Relations;
    - Submission of the Public Report on Municipal Waterworks to the Ministry of Government Relations;
    - Is in good standing with respect to the reporting and remittance of Education Property Tax;
    - Adoption of a City Council Procedure Bylaw;
    - Adoption of an Employee Code of Conduct; and
    - All members of City Council have filed and annually updated their Public Disclosure Statement Annual Declaration, as required.

2. Confirm the City acknowledges that if any of the above requirements are not met, the MRS grant may be withheld until all requirements are met.

3. Confirm the City Clerk is authorized to sign any Declarations of Eligibility or other documents required for the MRS and submit any documents required to the Ministry of Government Relations.

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

ISSUE

The Government of Saskatchewan Ministry of Government Relations completed a review of the MRS Program in 2018-2019. One of the main objectives of the review was to provide recommendations on how MRS grants can be used to encourage effective local governance. To support this objective, the Ministry of Government Relations implemented annual eligibility requirements for municipalities to receive their MRS grants. A City Council resolution or Declaration of Eligibility is required to demonstrate that the municipality has fully complied with the outlined conditions for receiving MRS.

Administration confirms that all the conditions noted in the resolution have been complied with.

IMPACTS

Financial Impact

Municipalities are being asked to complete a Declaration of Eligibility. If a declaration is not made or the eligibility requirements are not met, MRS grants may be withheld by the province.

Policy Impact

Completing the Declaration of Eligibility aligns with the City's Operational Excellence Strategic Priority and achieving long-term financial sustainability.

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

OTHER OPTIONS

For Saskatchewan municipalities to receive MRS funding in 2025 and beyond, a Declaration of Eligibility approved by City Council must be submitted by January 15 of any given year.

COMMUNICATIONS & ENGAGEMENT

None with respect to this report.

DISCUSSION

A City Council resolution must be approved and submitted to the Ministry of Government Relations by January 15 of any given year, confirming the following:

1. Submission of the annual Audited Financial Statement to the Ministry of Government Relations.

2. Submission of the Public Report on Municipal Waterworks to the Ministry of Government Relations.

3. Is in good standing with respect to the reporting and remittance of Education Property Tax.

4. Adoption of a City Council Procedures Bylaw.

5. Adoption of an Employee Code of Conduct.

6. All members of City Council have filed and annually updated their Public Disclosure Statement Annual Declaration as required.

By submitting the resolution, Administration certifies that all information disclosed is truthful and honest. It is also understood that eligibility requirements are subject to an audit as determined by the Government of Saskatchewan. If it is determined through the audit that any of the eligibility requirements have not been met, the MRS grant may be immediately withheld until all requirements are met. Administration has complied with all requirements set out by the Ministry of Government Relations.

DECISION HISTORY & AUTHORITY

The City has provided this declaration of eligibility annually since 2020, when it became a requirement.

Respectfully Submitted,

Kim Krywulak
Corporate Controller

Respectfully Submitted,

Daren Anderson
Chief Financial Officer & Deputy City Manager

Prepared by: Juanita Pandya, Manager, Public Accounting and Reporting

2025 Third Quarter Reserve Reporting

Date	December 3, 2025
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	Financial Strategy & Sustainability
Item #	CR25-151

RECOMMENDATION

That City Council receive and file this report.

HISTORY

At its November 27, 2025, meeting, the Audit and Finance Committee considered the attached report *AFC25-27 2025 Third Quarter Reserve Reporting* from the Financial Strategy & Sustainability Division.

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

Respectfully submitted,

AUDIT AND FINANCE COMMITTEE

Amber Ackerman, Acting City Clerk 11/27/2025

ATTACHMENTS
AFC25-27 2025 Third Quarter Reserve Reporting

2025 Third Quarter Reserve Reporting

Date	November 27, 2025
To	Audit and Finance Committee
From	Financial Strategy & Sustainability
Service Area	Financial Strategy & Sustainability
Item No.	AFC25-27

RECOMMENDATION

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

ISSUE

As per Schedule A of *The Regina Administration Bylaw*, *Bylaw No.2003-69*, Administration is required within 60 days of the third quarter to report reserve balances to City Council.

IMPACTS

Financial Impact

The Third Quarter Forecasted Reserve balances indicates that the overall reserve balance (excluding the Sinking Fund Reserve) is expected to be $145 million at the end of 2025 and is expected to decrease to $28 million in 2029. As such, funding options to restore reserves to minimum balances are provided in the *Reserve Priorities and Funding Options* report at the November 27, 2025 Audit and Finance Committee meeting and will also be part of the 2026 Budget discussions.

Strategic Priority Impact
This report aligns with the 2026 - 2029 Strategic Priority of Infrastructure, which focuses on delivering modernized, safe infrastructure that serves existing communities and future growth. Achieving this objective requires a strong financial foundation, of which maintaining healthy reserve balances is a critical component. Additionally, these reserves enable timely, sustainable, and fiscally responsible investments in infrastructure renewal and expansion, reinforcing the Strategic Plan's financial perspective.

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

OTHER OPTIONS

None with respect to this report.

COMMUNICATIONS & ENGAGEMENT

None with respect to this report.

DISCUSSION

Table 1 below contains the forecasted reserve balances that are expected from 2025 to 2029. The information indicates the same funding concerns as outlined in the *2025 Reserve Review* provided to City Council on October 8, 2025, which is that there are reserves that need to be funded to avoid being severely underfunded. Underfunded reserves limit financial flexibility, defer critical asset replacement and shift the burden to future taxpayers. The *Reserve Priorities and Funding Options* report provided in this same agenda outlines funding options for General Fund Reserve, Asset Revitalization Reserve, Planning Sustainability and Stabilization Reserve, Fleet Replacement Reserve, General Utility Reserve, Solid Waste Reserve, Cemetery Reserve, Winter Road Maintenance Reserve and Noise Attenuation Reserve.

Please note the following applies to Table 1:

	The closing balance (actual or forecast) is below the minimum limit or a negative balance.
	The closing balance (actual or forecast) is within the limits.
	The closing balance (actual or forecast) is above the maximum limit.

Table 1 – Third Quarter Forecast Reserve Balances (000s)

	Operating Reserves							
	Reserve Name	Minimum	Maximum	Forecast 2025	Forecast 2026	Forecast 2027	Forecast 2028	Forecast 2029
1	General Fund Reserve	35,800	71,500	15,150	13,534	11,919	10,303	8,688
2	Social Development Reserve	-	-	2,998	2,998	2,998	2,998	2,998
3	Winter Road Maintenance Reserve	(3,000)	3,000	(1,687)	(1,687)	(1,687)	(1,687)	(1,687)
4	Elections & Property Reassessment Reserve	-	800	472	677	882	395	364
5	Community Investment Grants Reserve	-	850	294	294	294	294	294
6	Tourism Reserve	-	1,000	130	130	130	130	130
7	Regina Police Service General Reserve	300	4,000	1,761	1,771	1,781	1,791	1,801
8	RPS Community Policing Initiative Reserve	-	1,500	0	0	0	0	0
9	Regina Police Service Radio Equipment Reserve	65	300	300	300	300	300	300
10	City Centre Incentive Reserve	-	-	0	0	0	0	0
11	Heritage Property Incentive Reserve	-	-	0	0	0	0	0
	OPERATING RESERVES TOTAL			19,418	18,018	16,617	14,525	12,889
	Capital Reserves							
	Reserve Name	Minimum	Maximum	Forecast 2025	Forecast 2026	Forecast 2027	Forecast 2028	Forecast 2029

12	Fleet Replacement Reserve	2,400	49,600	277	2,633	(2,150)	(15,956)	(30,032)
13	Asset Revitalization Reserve	18,000	72,000	3,781	2,231	2,231	2,231	2,231
14	Asphalt Plant Reserve	200	1,300	648	2,231	548	748	248
15	Technology Reserve	100	1,000	419	424	429	434	439
16	mâmawêyatitân Reserve	-	-	784	882	980	1,078	1,176
17	Noise Attenuation Reserve	-	-	0	0	0	0	0
	CAPITAL RESERVE TOTAL			5,909	8,401	2,039	(11,465)	(25,938)
	Self-Sustaining Reserves							
	Reserve Name	Minimum	Maximum	Forecast 2025	Forecast 2026	Forecast 2027	Forecast 2028	Forecast 2029
18	General Utility Reserve	37,000	100,000	72,414	49,933	41,465	36,261	28,492
19	Solid Waste Reserve	43,900	65,400	51,815	46,380	43,485	28,910	23,690
20	Employer-Provided Parking Reserve	200	3,500	1,849	1,553	640	307	86
21	Golf Course Reserve	250	2,000	4,680	4,205	2,555	2,355	2,405
22	Cemetery Reserve	100	800	(866)	(1,205)	(2,593)	(3,163)	(3,172)
23	Planning & Sustainability Stabilization Reserve	1,700	13,000	(15,366)	(17,721)	(20,076)	(22,431)	(24,786)
24	Regina Revitalization Initiative Stadium Reserve	-	-	(3,192)	(3,412)	(3,141)	(1,014)	1,062
25	Intensification Infrastructure Reserve	-	-	(6,566)	(6,194)	(2,930)	(4,479)	(1,837)
26	Land Development Reserve	(10,000)	20,000	14,566	12,081	15,601	15,945	4,248
27	Industrial	-	-	684	2,103	4,305	7,341	11,262

	Development Charge Reduction Reserve							
	SELF-SUSTAINING RESERVES TOTAL			120,019	87,723	79,312	60,031	41,450
	GRAND TOTAL			145,346	114,142	97,968	63,092	28,401
	Other Reserves							
	Reserve Name	Minimum	Maximum	Forecast 2025	Forecast 2026	Forecast 2027	Forecast 2028	Forecast 2029
28	Sinking Fund Reserve	-	-	3,510	7,186	10,862	14,538	18,214

DECISION HISTORY & AUTHORITY

On October 8, 2025 City Council, considered item *CR25-123 2025 Reserve Review* report and adopted a resolution to:

1. Approve amendments to *The Regina Administration Bylaw, Bylaw No. 2003-69* (the Bylaw) as follows:
    a. Update minimum and maximums for the following reserves:
        i. Winter Road Maintenance Reserve minimum from $1 million to negative $3 million and the maximum from $2 million to $3 million.
        ii. Civic sub-reserve of the Fleet Replacement Reserve minimum from $0.9 million to $1.1 million and maximum from $8.2 million to $11 million.
        iii. Transit sub-reserve of the Fleet Replacement Reserve minimum from $0.6 million to $0.9 and maximum from $5 million to $35 million.
        iv. Fire sub-reserve of the Fleet Replacement Reserve minimum from $0.2 million to $0.4 million and maximum from $1 million to $3.5 million.
        v. Asset Revitalization Reserve minimum reserve from $0.5 million to $18 million and the maximum from $30 million to $72 million.
        vi. General Utility Reserve minimum from $25 million to $37 million and maximum from $90 million to $100 million.
        vii. Land Development Reserve minimum reserve from $2 to negative $10 million and maximum from $12 million to $20 million.
    b. Add the following reserves to Schedule A as further described in this Report:
        i. Sinking Fund Reserve.
        ii. City Centre Incentive Reserve.

iii. Heritage Property Incentive Reserve.
iv. Noise Attenuation Reserve.

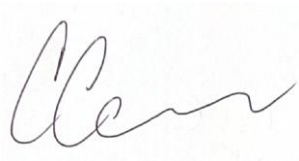
c. Approve the following changes to reserve reporting:
   i. Add the requirement to report the second and third quarterly reserve reports.
   ii. Add the requirement to report deferred revenues in the annual reserve report.

2. Direct Administration to consider funding options in the 2026 Budget:
   a. For the following reserves that are currently expected to be below their minimum balances at the end of 2025 or within the next five years: General Fund, Winter Road Maintenance, Transit Fleet, Fire Fleet, Solid Waste, Cemetery, and Planning Sustainability and Stabilization.
   b. To fund new Noise Attenuation Reserve.
   c. To fund increases to the minimum limits that are approved.

3. Approve a transfer of $56,422 from the Elections and Property Reassessment Reserve to the General Fund Reserve.

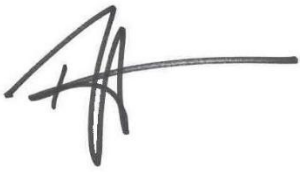
4. Direct the City Solicitor to amend the Bylaw, in accordance with recommendations 1a to 1c, with such amendments to be brought forward to the meeting of City Council following approval of these recommendations by City Council.

Respectfully Submitted,



Charlene Callander
Director, Treasury

Respectfully Submitted,



Daren Anderson
Chief Financial Officer and Deputy City Manager

Prepared by: Charlene Callander, Director of Treasury

2025 Third Quarter Capital Expenditure Report

Date	December 3, 2025
To	Mayor Bachynski and City Councillors
From	Audit and Finance Committee
Service Area	Financial Strategy & Sustainability
Item #	CR25-152

RECOMMENDATION

That City Council receive and file this report.

HISTORY

At its November 27, 2025, meeting, the Audit and Finance Committee considered the attached report *AFC25-28 2025 Third Quarter Capital Expenditure Report* from the Financial Strategy & Sustainability Division.

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

Respectfully submitted,

AUDIT AND FINANCE COMMITTEE

Amber Ackerman, Acting City Clerk 11/27/2025

ATTACHMENTS

AFC25-28 2025 Third Quarter Capital Expenditure Report
Appendix A - 2025 Third Quarter General Capital Expenditure

Appendix B - 2025 Third Quarter Utility Capital Expenditure

2025 Third Quarter Capital Expenditure Report

Date	November 27, 2025
To	Audit and Finance Committee
From	Financial Strategy & Sustainability
Service Area	Financial Strategy & Sustainability
Item No.	AFC25-28

RECOMMENDATION

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

ISSUE

This report provides information on the 2025 Third Quarter General and Utility Fund Capital Expenditures and the corresponding variances.

IMPACTS

Financial Impact

Table 1 provides the City of Regina's (City) Third Quarter Forecasted capital project expenditure and carryforward balances. This includes the 2024 capital carryforward for each project/program, the 2025 approved capital budget, and subsequent approval to the 2025 Budget by City Council to provide total available funds for each project. The actual spend figures for the third quarter are as of August 31, 2025.

Table 1: Capital Expenditure Summary

Fund	2024 Carryforward (000s)	2025 Budget (000s)	2025 Amendments (000s)	2025 Available Funds to Spend (000s)	2025 Third Quarter Forecast Spend (000s)	2025 Actual Spend (000s)	2025 Third Quarter Carryforward (000s)
General Capital	$191,808	$199,741	($1,316)	$390,233	$208,594	$82,723	$181,639
Utility Capital	$122,215	$170,859	$1,266	$294,340	$135,913	$59,910	$158,427
Total	**$314,023**	**$370,600**	**($50)**	**$684,573**	**$344,507**	**$142,633**	**$340,066**

In 2025, a total of $390.2 million is available for General Fund capital projects while $294.3 million is available for Utility Fund capital projects, providing a grand total of $684.6 million. As of August 31, 2025, the actual expenditure for General Fund capital projects was $82.7 million which accounts for 21.1 per cent of the available General Fund while actual expenditure for Utility Fund capital projects is $59.9 million which accounts for 20.3 per cent of available Utility Fund. The relatively low percentage of available funds spent as of August 31, 2025, may be due to later than normal 2025 Budget approval. The 2025 Budget reflects one year's expenditures for projects that may span multiple years.

The Third Quarter Forecast for General Fund capital projects is $208.6 million while Utility Fund capital forecast is $135.9 million. General and Utility Fund capital projects and programs are forecasted to spend a total of $344.5 million (50 per cent of the total available funds) before the end of 2025 with a forecasted capital carryforward of $340.1 million.

Strategic Priority Impact

This report aligns with the City's strategic priority of operational excellence specifically by achieving long-term financial sustainability.

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

OTHER OPTIONS

None with respect to this report.

COMMUNICATIONS & ENGAGEMENT

None with respect to this report.

DISCUSSION

Program and Projects

The City uses both capital programs and capital projects to manage its infrastructure investments and capital planning. Capital programs have approved annual funding for a general purpose. Capital projects are capital investments that have a specific goal or outcome with defined start and end dates, including a defined capital budget spanning the timeframe of that specific project. For example, the Residential Road Renewal Program will receive annual funding, once funds are in the program they are then allocated to specific road projects to renew specific residential roads each year based on a set of criteria including the condition of the road.

As of December 31, 2024, the total amount of capital carryforward related to General Fund capital projects and programs totaled $191.8 million and Utility Fund capital projects totaled $122.2 million, total 2024 capital carryforward balance is $314 million. In 2025, a total of $199.7 million was budgeted for the General Fund capital projects and programs and $170.9 million was budgeted for the Utility Fund capital projects, with a total budget of $370.6 million. The Amendments column represents unplanned events that occur throughout the year, which consist of the following activities:

- Transfers between projects.
- Project funding approved through City Council subsequent to the Budget approval (i.e. the Northwest Regional Lift Station).
- Unplanned third-party funding (i.e. grant funding).
- Funds returned to source from completed projects.

A total of $390.2 million is available for General Fund capital projects and programs and $294.3 million for Utility Fund capital projects and programs, resulting in total funds available for capital projects and programs of $684.6 million for 2025.

Capital Carryforward

When funds are budgeted but not spent during the year, they create a capital carryforward amount. Capital carryforward occurs because the project is a multi-year project, there are project delays, or the project is under budget. Delays happen because of weather or seasonal dependencies, changes to contracts or agreements through negotiations and supply chain issues. Funding related to the capital carryforward is returned to the funding source at project completion or at the direction of City Council. In the 2025 Budget, $11 million of capital carryforward was returned to source and used to fund the 2025 capital plan.

Tables 2 and 3 below show capital carryforward that is being strategically accumulated to support several major multi-year projects and programs that are being proactively funded. Proactively funding projects is a management strategy to reduce the need for City debt and to smooth out the financial impact over time, reducing the need for significant mill rate increase in any single year.

Table 2 shows the top 10 projects with the largest capital carryforward balances in the General Fund for capital projects and programs, totalling $96.9 million. This represents 53.4 per cent of the $181.6 million total capital carryforward identified in Table 1 above.

Table 2: Top 10 General Fund Capital Projects/Programs with Capital Carryforward

General Capital Project/Program	Total Funding Available (000s)	2025 Third Quarter Forecast (000s)	2025 Actual Spend (000s)	2025 Third Quarter Carryforward (000s)
Projects				
New Indoor Aquatics Facility	$26,499	$10,000	$2,055	$16,499
Regina Revitalization Initiative – Railyard Renewal Project	$32,600	$19,659	$4,755	$12,940
Geothermal Feasibility Study	$9,616	$1,100	$543	$8,516
New Fire Station Development (Station 8)	$7,986	$1,000	$339	$6,986
Wascana Parkway to Highway 1A Loop Ramp	$6,290	$5	$0	$6,285
11th Avenue Revitalization Project	$18,979	$14,000	$7,544	$4,979
Programs				
Transit Fleet Replacement	$34,389	$11,528	$11,316	$22,861
Facilities Asset Management	$18,464	$11,500	$4,072	$6,964
Civic Fleet Replacement	$29,023	$22,500	$9,340	$6,523
Recreational Infrastructure Program	$4,361	$0	$92	$4,361
Total	**$188,207**	**$91,292**	**$40,056**	**$96,914**

Most of the projects in Table 2 are projects that may span multiple years. Delays in projects or programs are largely attributable to weather conditions, contractor availability and/or supply chain issues.

Table 3: Top 10 Utility Fund Capital Projects/Programs with Capital Carryforward

Utility Capital Project/Program	Total Funding Available (000s)	2025 Third Quarter Forecast (000s)	2025 Actual Spend (000s)	2025 Third Quarter Carryforward (000s)
Projects				
Water Network Expansion (Eastern Pressure Solution)	$55,576	$37,000	$17,898	$18,576
Heritage Stormwater Improvements	$18,950	$4,062	$3,450	$14,888
Al Ritchie Stormwater Improvements	$15,333	$2,000	$256	$13,333
Wastewater Capacity Upgrades - South Trunk	$27,588	$16,500	$3,796	$11,088
Northwest Regional Wastewater Lift Station	$10,991	$54	$0	$10,937
Speakers Corner Drainage Project	$12,000	$1,100	$710	$10,900
Water Meter and Automated Meter Read Replacement	$8,995	$2,906	$1,823	$6,089
Wastewater Treatment Plant	$5,697	$379	$57	$5,318
Programs				
Water Pumping Station	$9,144	$427	$167	$8,717
Water Supply Modification	$14,663	$6,664	$4,701	$7,156
Total	**$178,937**	**$71,092**	**$32,858**	**$107,002**

The Third Quarter Forecasted total for 2025 Utility Capital Fund carryforward is $158.4 million. The projects shown in the table above account for 67.5 per cent of total capital carryforward or $107 million. These projects are multi-year projects with completion dates expected between 2025 and 2030.

Negative Capital Carryforward

Some projects have a negative capital carryforward balance which occurs when a project is ahead of schedule, has outspent its allocated budget (either entirely or for that specific year), or when the funding for the project has not been received through grants, third-party funding sources or debt.

Table 4 below lists the projects/programs that have a major negative capital carryforward balance projections as of August 31, 2025.

Table 4: Projects/Programs with Negative Capital Carryforward Projections

Capital Project/Program with Negative Capital Carryforward	Total Funding Available ($000s)	2025 Actual Spend ($000s)	2025 Third Quarter Forecast Spend ($000s)	2025 Third Quarter Carryforward ($000s)
Projects				
Regina Exhibition Association Limited (REAL) / EVRAZ Food & Beverage Services	($4,091)	$0	$0	($4,091)
Pacer Baseball Park Relocation	($2,439)	$0	$0	($2,439)
Total	**($6,530)**	**$0**	**$0**	**($6,530)**

The $4.1 million negative capital carryforward in relation to the REAL / EVRAZ Food & Beverage Services project stems from the Mosaic Stadium construction project. The City and the REAL are in ongoing discussions regarding the repayment of $4.1 million that was used for food and beverage equipment at Mosaic Stadium.

The Pacer Baseball Park Relocation project has a $2.4 million negative capital carryforward because the City was anticipating external funding that ultimately was not received. Discussions on how to close this out are currently ongoing.

Administration is currently analyzing budget and funding requirements for these projects/programs and will continue to provide an update to the Audit and Finance Committee. These updates will include information on the close out of completed capital projects and cancelled projects to ensure resources are being used effectively and efficiently, including any City Council approvals that may be required.

DECISION HISTORY & AUTHORITY

On July 9, 2024, City Council considered item *CR24-53 Capital Project and Reserve Funding* and directed Administration to include in its future annual capital project and reserve fund reporting:

- Standardized public reporting by capital projects/programs exceeding $500 thousand.
- Detail and schedule, variances, options.
- Dropped projects.
- Capital carry-forward projects and statuses and the annual reserve fund report reflecting the transfers out of reserves sitting in capital carryforward accounts.
- Percentage of completion reporting.

On March 17, 2025, City Council considered item *CM25-3 2025 Proposed Budget* and approved the 2025 General Capital Budget, the 2025 Utility Capital Budget and funding of $11.1 million for projects to be returned to the source of original funding.

On March 26, 2025, City Council considered item *CR25-25 Land & Real Estate Annual Report* and approved the transfer of $1 million from Land Development Reserve to fund the design of Taylor Field Infrastructure project.

On June 25, 2025, City Council considered item *CR25-76 Municipal Front-ending Lift Stations* and approved the transfer of $10.99 million to Northwest Regional Wastewater Lift station project from General Utility Reserve.

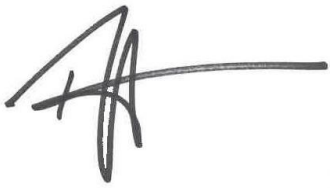
On July 30, 2025, City Council received and filed report *CR25-85 2025 First Quarter Capital Expenditure Report*.

On September 10, 2025, City Council received and filed report *CR25-107 2025 Second Quarter Capital Expenditure*.

Respectfully Submitted,

Jeff May
Director, Financial Planning & Analysis

Respectfully Submitted,



Daren Anderson
Chief Financial Officer & Deputy City Manager

Prepared by: Sheena Carrick, Manager, Financial Analysis & Support

ATTACHMENTS

Appendix A - 2025 Third Quarter General Capital Expenditure
Appendix B - 2025 Third Quarter Utility Capital Expenditure

Appendix A 2025 Third Quarter General Capital Expenditure

Number	Project Name	Project Description	Division	Expected Project End Date	2024 Carryforward	2025 Budget	2025 Amendment	2025 Available Funds to Spend	2025 YTD Actual Expenses	2025 Third Quarter Annual Forecast Spend	Amount of Carryforward at End of Year	Project Status	2025 Carryforward Explanation
1	Fleet Street Rail Crossing Improvements	Lighting improvements at the railway crossing.	City Operations	2027	125,000	0	0	125,000	0	70,000	55,000	Green	This is a mult-year project, carryforward will be used to complete delayed design work on the upgrade of lighting at the Fleet Street railway crossing.
2	Transportation Performance Data & Analytics	The City of regina (City) utilizes data to make decisions when upgrading or enhancing Traffic and Roadway Infrastructure, and the requirement to collect data has increased due to growth, traffic safety standards, and community expectations. This multi-year project is to onboard a new traffic data storage and analytic software to make data more accessible and efficient to use.	City Operations	On-going Program	25,495	108,000	0	133,495	0	25,000	108,495	Green	This is an ongoing program, carryforward will be used in 2025 for planned contractual expenses.
3	Roadways Concrete Deficiency Repair	Repair concrete deficiencies from previous capital work.	City Operations	2025	275,000	0	0	275,000	0	275,000	0	Green	Project will be completed in 2025.
4	Asphalt Plant Upgrade	Dust Silo Upgrade	City Operations	On-going Program	122,619	100,000	0	222,619	130,168	201,168	21,451	Yellow	Project will be completed in 2026
5	Street Infrastructure Renewal Program (SIRP)	The SIRP developed to manage the City's major roadway network and funds all activities related to maintaining the City of Regina's (City) arterial and collector roadway infrastructure network.	City Operations	On-going Program	2,425,349	9,571,000	37,398	12,033,747	2,739,056	11,733,700	300,047	Green	Carryforward for planned contractual payment obligations and complete landscape work.
6	Bridge Infrastructure Renewal Program (BIRP)	The BIRP funds all activities related to maintaining the City's bridge infrastructure network.	City Operations	On-going Program	3,133,271	7,410,000	534,012	11,077,283	5,030,736	10,129,172	948,111	Green	Carryforward required to fund ongoing multi-year engineering contracts, and to offset the mutli-year bridge project planned for 2025 and 2026.
7	New/Enhanced Traffic Controls	This program funds the new traffic signal, pedestrian corridors, signage, lighting, small term growth related traffic improvements, Accessible Pedestrian Signal (APS) and some signal related lighting improvements.	City Operations	On-going Program	3,181,159	1,900,000	309,682	5,390,841	212,791	1,500,000	3,890,841	Green	Carryforward will be used to fund ongoing new traffic infrastructure upgrade projects such as new Traffic Signals, pedestrian corridors, signs, accessible pedestrian signals, pedestrian crossings, detection and other traffic safety projects.
8	Winnipeg Street Bridge	The project includes the construction of new overpass adjacent to existing overpass; modifications/realignments of four existing interchange ramps; addition of a loop ramp in southeast quadrant; three new signalized intersections; relocation of utilities and associated works; and decommissioning of the existing overpass.	City Operations	2026	1,030,611	0	0	1,030,611	41,386	100,000	930,611	Green	Carryforward will be used for the landscaping costs and marginal consultant charges.
9	Traffic Infrastructure Renewal	This program funds rehabilitation of traffic infrastructure and replacement of signal & sign assets that are at the end of their life, maintenance etc.	City Operations	On-going Program	689,666	1,000,000	(11,142)	1,678,524	583,378	1,200,000	478,524	Green	This is an ongoing program, carryforward will be used to fund 2024 construction invoices, asset condition assessment, and specification development.
10	Residential Road Renewal Program (RRRP)	The RRRP is in place to improve the condition of the City's existing local roads. In 2015, City Council approved a long-term strategy for residential road renewal that would continue to dedicate one per cent of the mill rate over the next five years (2015-2019) to address the condition of local roads.	City Operations	On-going Program	457,371	14,434,750	0	14,892,121	3,727,114	11,841,232	3,050,889	Green	This is an ongoing capital program. Carryforward funds will be used for 2026 projects
11	Concrete Preservation	Concrete/landscape work performed for Street Infrastructure Renewal Program (SIRP) and Residential Road Renewal Program (RRRP).	City Operations	On-going Program	0	0	0	0	10,414	0	0	Green	This is an ongoing capital program, carryforward funds will be used to complete concrete/landscape work under the Street Infrastructure Renewal Program (SIRP) and Residential Road Renewal Program (RRRP).
12	Asphalt (AS) Preservation	Paving work performed for Street Infrastructure Renewal Program (SIRP) and Residential Road Renewal Program (RRRP). This account is used monthly to charge to as a placeholder, and Journal Voucher charges to respective programs from there - it is designed to clear out at the end of each month.	City Operations	On-going Program	(0)	0	1,303	1,302	3,680,331	0	1,302	Green	This is an ongoing capital program, carryforward funds will be used to complete concrete/landscape work under the Street Infrastructure Renewal Program (SIRP) and Residential Road Renewal Program (RRRP).
13	Pedestrian Connectivity	This program would address the installation of sidewalks and pedestrian connections to only trails and transit locations, focusing on important points that connect our sidewalk network to develop complete neighborhoods, creating better, more active ways to get around. This program is planned for 40 years to complete the 60 km of missing pedestrian infrastructure connecting to transit locations and trails.	City Operations	On-going Program	1,123,726	500,000	0	1,623,726	1,880	1,293,525	330,201	Green	This is an ongoing capital program, with contracted costs lower than predicted for 2025. All carryforward funds will be used to complete work in 2026.
14	Ring Road Safety Study	Ring Road Safety Study performed by the consultant, and includes some funding for short to mid-term improvements along Ring Road.	City Operations	2025	51,665	0	(51,665)	0	0	0	0	Green	Project Complete.
15	Renewal Program-Expressway Lighting	This program fund ongoing expressway rehabilitation of over 1000 expressway lights maintained by the City.	City Operations	On-going Program	295,978	550,000	0	845,978	(27,124)	245,000	600,978	Green	This is an ongoing capital program. Carryforward funds will be used in 2025 to deliver future rehabilitation phase design work.
16	Railway Maintenance Program	The purpose of this Railway Crossing Maintenance Program will be to fund the City's portion of road and railway crossing improvements as contractually obligated as per applicable Board Order Agreements.	City Operations	On-going Program	156,632	100,000	0	256,632	2,713	256,632	(0)	Green	No carryforward to report.
17	Traffic Grant Application Projects	The purpose of this grant application program is to execute traffic related projects with approved full or partial grant funding for external parties such as Transport Canada, Saskatchewan Government Insurance (SGI) and other organizations.	City Operations	On-going Program	108,685	0	(49,000)	59,685	0	0	59,685	Green	This is a multi-year project. Carryforward will be used for an intersection safety upgrade project.
18	Variable Message Sign (VMS) Additions & Software Upgrades	Installing new VMS and replacing one existing if possible.	City Operations	2026	69,420	0	0	69,420	0	0	69,420	Green	This is a multi-year project. Carryforward will be used in 2025 to complete the project.
19	Victoria Ave Expressway Lighting Additions	To fund the Expressway lighting addition on Victoria Avenue East between Quance to City limits.	City Operations	2024	200,079	0	(200,079)	0	(1)	0	0	Green	Project Completed.
20	Vision Zero	Funding to develop a Vision Zero Framework for the City and initiate an ongoing program for the implementation of safe system policies, projects and solutions with dedicated funding for traffic calming and vulnerable road user safety projects.	City Operations	On-going Program	540,745	1,150,000	106,084	1,796,830	548,959	1,100,000	696,830	Green	This is an ongoing capital program and carryforward funds will be used in 2025 to complete deferred 2024 projects.
21	Intersection Flood Level Sensor System	Flood level detection sensor technology installed at underpass. The proposed system includes detection equipment for water level, turning prohibited signs at adjacent intersections, flashing beacons and permanent message boards.	City Operations	2024	(18,818)	0	18,818	(0)	0	0	(0)	Green	Project completed.
22	Uninterrupted Power Service (UPS) Replacements & Expansion	Replacement and upgrade of existing UPS units, and expansion to install UPS' at more intersections.	City Operations	On-going Program	100,000	100,000	0	200,000	0	200,000	0	Yellow	This is a multi-year project. Carryforward will be used in 2025 to continue the project.
23	Mandatory Railway Signal Upgrades	For signal and safety improvements required for railway crossings identified by Transport Canada, Canadian National Railway (CN), and Canadian Pacific Railway (CP).	City Operations	On-going Program	520,000	1,040,000	0	1,560,000	47,561	850,000	710,000	Green	This is an ongoing capital program and funds will be used to complete planned projects.

Appendix A 2025 Third Quarter General Capital Expenditure

Number	Project Name	Project Description	Division	Expected Project End Date	2024 Carryforward	2025 Budget	2025 Amendment	2025 Available Funds to Spend	2025 YTD Actual Expenses	2025 Third Quarter Annual Forecast Spend	Amount of Carryforward at End of Year	Project Status	2025 Carryforward Explanation
24	Roadway Noise Attenuation Policy	This project is to update the noise policy and model, create specifications, build a pilot wall and return to City Council with a report and updated budget.	City Operations	On-going Program	124,577	0	0	124,577	35,741	80,000	44,577	Green	This is a mult-year project. Carryforward funding to be used to complete the policy and specification requirements.
25	11th Avenue Revitalization Project	The city has started an initiative to revitalize the downtown over the next Seven to 10 years and 11th Avenue has been identified in that plan as it is located in the heart of downtown and is a vital link between our citizens and the business community located downtown. This coupled with a need to upgrade our infrastructure to meet current and future requirements, improve the current poor conditions of the roads and sidewalks and to work collaboratively with external utilities for their necessary upgrades to their assets.	City Operations	2026	1,301,462	17,677,443	0	18,978,905	7,544,193	14,000,000	4,978,905	Green	This is an ongoing capital project and planned to be complete in 2026.
26	Recycled Materials in Road Construction	Saskatchewan Polytechnic and the University of Regina's research work for use of recycled materials in road construction.	City Operations	2026	100,000	0	0	100,000	0	31,000	69,000	Yellow	Carryforward funds to be used to execute project requirements once the agreement is finalized.
27	Residential Organics Service	Implementation of the food & yard waste service.	City Operations	On-going Program	2,145,837	0	0	2,145,837	183,173	255,173	1,890,664	Yellow	The Request For Proposal (RFP) for a new organics processor is out in market. Depending on the bids, the City may need to use the balance of funding to establish a permanent site for the organics processing facility. Total costs are yet to be determined but the full carryforward will be required. However, it will not be spent until 2026.
28	Green Initiative Funding by Asphalt	Funds for green initiatives.	City Operations	On-going Program	32,218	0	0	32,218	0	5,000	27,218	Yellow	This is an ongoing capital program.
29	Landfill Engineering	Larger landfill engineering projects dealing with infrastructure repair, replacement, or implementation of new infrastructure.	City Operations	On-going Program	87,282	0	0	87,282	23,975	33,975	53,307	Green	Carryforward funds related to vendor contract (aerial survey) that will be extended through 2025. This account has multiple projects in it with varied start and stop dates.
30	Waste Plan Regina Implementation Plan	Implementation of Waste Plan Regina initiatives.	City Operations	On-going Program	605,213	0	0	605,213	51,104	40,000	565,213	Green	Funding is for the final stages of the Waste Plan Regina implementation. Outstanding items are diversion options for difficult materials and construction and demolition diversion.
31	Landfill Gas Collection	Capital projects related to work pertaining to the landfill gas wellfield.	City Operations	On-going Program	92,014	0	50,000	142,014	3,987	91,500	50,514	Green	This is an ongoing capital project.
32	Landfill Annual Infrastructure Renewal	This is an ongoing program to ensure landfill infrastructure which includes roadways, fencing and drainage are maintained to ensure uninterrupted service, safety and regulatory compliance.	City Operations	On-going Program	291,539	305,000	0	596,539	176,506	325,000	271,539	Green	Ongoing maintenance and upkeep of landfill systems. This includes roads, leachate collections, gas system and south pond. Expectation of carryover expected for those projects that take place at the end of the year as vulnerable to weather & contractor availability.
33	Landfill Gas to Energy Project	Capital projects related to the landfill gas to energy facility.	City Operations	On-going Program	82,950	0	0	82,950	65,084	80,678	2,272	Green	This is an ongoing capital program.
34	Refuse Cart Replacement – Waste, Recycling and Organics carts	This represents annual funding to purchase brown bins for new City services and replace damaged carts as well as recycling carts and food and yard waste carts.	City Operations	On-going Program	224,896	430,000	0	654,896	260,822	249,943	404,953	Green	This is an ongoing capital program.
35	Solid Waste Master Plan	To review/update the Solid Waste Management Plan since it has been 15 years since the plan was developed.	City Operations	2025	300,000	0	0	300,000	0	10,000	290,000	Yellow	The Solid Waste Master Plan work was deferred to address the multi-family engagement regarding the food and yard waste requirements. This includes the work on establishing the contract with Circular Innovation to pilot shared waste services for Industrial, Commercial and Institutional properties in conjunction with multi-family properties.
36	3000 Dewdney & 1355 St. John - Phase II	Environmental assessment for two properties. Funds to complete a Phase II Environmental Site Assessment for City owned lands.	City Operations	2025	125,000	0	0	125,000	0	0	125,000	Yellow	Work may be postponed until spring 2026 due to higher than expected costs.
37	Landfill Expansion	Capital projects related to ongoing work to obtain approval and start planning for potential landfill expansion within lands east of current landfill facility.	City Operations	2025	977,702	0	0	977,702	62,986	62,986	914,716	Green	Ministry has returned a favourable answer to this work, and this is completed. Monies can be returned.
38	Global Positioning System (GPS) Terminal Replacement	Funds to rehabilitate and maintain the existing Global Positioning System (GPS) Terminal units.	City Operations	On-going Program	20,852	30,000	0	50,852	14,484	26,000	24,852	Green	One dozer was replaced this year, a second is coming in the last quarter so there will be costs associated with the equipment install. A third dozer will be replaced in 2026, the remaining funds will be used for that install. The budget was requested to be lower moving forward as major installs/costs will be completed.
39	Transfer Station Waste Bin Replacement	Replacement of bins at the transfer station.	City Operations	2024	126,273	0	0	126,273	88,727	0	126,273	Green	Project completed.
40	Landfill Oil Pit Remediation	Investigate and manage or remediate hydrocarbon impacts at landfill.	City Operations	2027	0	150,000	0	150,000	0	150,000	0	Green	Expected to use all funds at this time.
41	Methane Emission Surveys - Mount Pleasant & Current Fleet Street Landfill	Funding for a methane emissions survey of the City's former landfill sign, at Mount Pleasant, and the current operating facility at Fleet Street.	City Operations	2025	0	10,000	0	10,000	0	18,000	(8,000)	Green	This is an ongoing work that is required to meet upcoming environmental regulations. Additional funds available in another account.
42	Five-Year Consultant Fill Plan Update	Five-Year Consultant Fill Plan Update.	City Operations	2026	0	12,500	0	12,500	0	12,500	0	Green	This is an ongoing capital project.
43	Collections GPS Software	Routing and maintenance costs.	City Operations	2027	0	30,000	0	30,000	0	0	30,000	Green	No funding was needed for 2025, budget will start to be used in 2026 when the software is fully rolled out with a positive pilot program.
44	Concrete Crushing Site Relocation	Relocate the concrete crushing site at the landfill to accommodate a future Waste Diversion Station.	City Operations	2026	0	75,000	0	75,000	0	0	75,000	Green	Project no longer happening, monies can be returned.
45	Landfill Disaster Debris Plan	Hire a consultant to develop a disaster plan for the Landfill.	City Operations	2026	0	70,000	0	70,000	0	52,500	17,500	Green	Project to be completed by early 2026.
46	Shredder for Landfill	Purchase of shredder at the Landfill to reduce the need for a dozer and increase the landfill airspace.	City Operations	2025	0	1,800,000	0	1,800,000	0	1,600,000	200,000	Green	Any remaining funds will be transferred back to the Solid Waste Reserve. Came in under budget.
47	Active Landfill Gas Capture and Use	Active Landfill Gas Capture and Use.	City Operations	2026	0	50,000	(50,000)	0	0	0	0	Green	Feasibility study currently being completed.
	City Operations Total				**21,251,468**	**58,603,693**	**695,411**	**80,550,572**	**25,240,145**	**58,144,684**	**22,405,888**		
48	Backstop Improvements - various	This annual program provides funding for the restoration or decommissioning of ball diamond backstops. Location(s) to be worked on in a given year is determined in part by feedback received from users and spectators.	City Planning & Community Services	ongoing Program	75,685	0	(75,685)	(0)	0	0	(0)	Green	Project completed.

Appendix A 2025 Third Quarter General Capital Expenditure

Number	Project Name	Project Description	Division	Expected Project End Date	2024 Carryforward	2025 Budget	2025 Amendment	2025 Available Funds to Spend	2025 YTD Actual Expenses	2025 Third Quarter Annual Forecast Spend	Amount of Carryforward at End of Year	Project Status	2025 Carryforward Explanation
49	Irrigation System Improvements	Repair and replace irrigation systems. Funds from this program are used to restore and replace deteriorated irrigation system components (valves, sprinklers, water lines, software and hardware) to ensure effective operation in the City's parks and open space.	City Planning & Community Services	ongoing Program	8,375	559,500	0	567,875	300,962	561,000	6,875	Green	This is an ongoing capital program.
50	Pathway Asphalt Recapping	Repairing and recapping of park pathways. Funds for the general recapping of Regina's multi-use asphalt pathways to keep them in safe and usable condition. The City maintains almost 100 km of paved pathway.	City Planning & Community Services	ongoing Program	2,726	195,000	0	197,726	50,096	174,000	23,726	Green	This is an ongoing capital program.
51	Crime Prevention Through Environmental Design (CPTED) - Improvements	Funding to be used for Safety concerns in parks. The Crime Prevention Through Environmental Design (CPTED) program is a collaborative approach involving the community, Regina Police Services and Administration to address safety issues and citizen concerns in public recreation spaces.	City Planning & Community Services	ongoing Program	3,094	25,000	0	28,094	0	28,094	(0)	Green	This is an ongoing program to address safety concerns in parks.
52	Restoration of Water Components Features	Repair water fountain features in detention ponds.	City Planning & Community Services	2025	4,004	0	0	4,004	0	4,004	(0)	Green	Issues have been identified with the water feature in Lakewood Park. Remaining funds will be used to undertake an assessment.
53	Open Space Restoration	Repairing park assets. Capital funding is used to restore or replace deteriorated open space amenities to safe and usable condition.	City Planning & Community Services	ongoing Program	28,163	330,000	84,296	442,459	219,004	442,458	1	Green	This is an ongoing capital program.
54	General Allocation-Cemeteries	Monument realignment, road repairs, pruning, concrete work, indoor columbarium, adminstrative renovations.	City Planning & Community Services	ongoing Program	83,204	130,000	0	213,204	87,901	185,000	28,204	Green	This is an ongoing capital program.
55	Parks & Open Space General Allocation-Golf	Funding is used to sustain the golf courses' assets to ensure that the golf course program continues to operate effectively at its four locations: Tor Hill, Murray, Joanne Goulet and Lakeview Par 3. The capital work typically includes mitigation of water erosion, course restoration and improvements, tree removal and replacement and irrigation systems restoration.	City Planning & Community Services	ongoing Program	152,118	700,000	0	852,118	219,126	800,000	52,118	Green	This is an ongoing capital program.
56	Plant Material Establishment	Funding provides for watering and maintenance of newly planted trees and shrubs within the parks and open space of a new development for a three-year period to ensure establishment and survival of the new plant material. Any plantings that fail to survive this three-year period are replaced.	City Planning & Community Services	ongoing Program	81,187	156,000	0	237,187	117,892	190,000	47,187	Green	This is watering for two to three year old trees following planting. Annual Programs with a yearly budget funding from Service Agreement Fees (SAF) and Tax.
57	Tree Replacement Along Arterials, Buffers and Parks	Funds from this program are used to replace tree vacancies along arterial roads, buffer areas, and parks. Newly planted trees are maintained and watered during the establishment period.	City Planning & Community Services	ongoing Program	79,684	200,000	68,915	348,599	158,437	230,000	118,599	Green	Tree planting is ongoing and is planned into new year. Annual Programs with a yearly budget funding from taxation.
58	City Square Plaza Restoration	Repair pavers, site furniture repairs. This funding is used to restore or replace deteriorated, vandalized or damaged elements or amenities such as paving stone and furniture within the Pat Fiacco Plaza. It is also used to correct deficiencies in the landscaping planning.	City Planning & Community Services	ongoing Program	38,468	0	0	38,468	1,919	25,000	13,468	Green	This is an ongoing capital project.
59	Pacer Baseball Park Relocation	Pacer Baseball Park relocation.	City Planning & Community Services	-	(2,438,968)	0	0	(2,438,968)	0	0	(2,438,968)	Red	Project Completed.
60	Pacer Park Tree Enhancement	Pacer Park enhancement.	City Planning & Community Services	2025	65,717	0	0	65,717	30,547	30,547	35,170	Green	This is an ongoing capital project.
61	Riverside Cemetery Expansion	Project to expand the number of plots available at the Riverside Cemetery to allow space for the next 25 years.	City Planning & Community Services	2025	16,784	0	0	16,784	13,346	16,784	0	Green	This is an ongoing capital project.
62	Cultural Heritage Consultant	Completion of evaluations for properties on the City's Heritage inventory and review of the Heritage Inventory Policy.	City Planning & Community Services	2026	104,754	50,000	0	154,754	52,788	111,218	43,536	Green	This is an ongoing capital project related to heritage property evaluations and a review of the heritage inventory.
63	Boulevard Restoration	Repairing of grass boulevards that have issues on establishment. Funding is for repair and restoration.	City Planning & Community Services	2026	3,719	50,000	0	53,719	0	52,999	720	Green	This is an ongoing capital project.
64	Park & Playground Condition Assessment	Funds will be used to implement the recommendations of the Parks Master Plan.	City Planning & Community Services	2026	400,000	0	0	400,000	204,914	290,510	109,490	Green	Project is underway to complete condition assessments of all parks which will be used to develop an asset management plan.
65	Parks Maintenance - Fleet Equipment Requirements	Purchase of new equipment to assist with new park space coming on line.	City Planning & Community Services	ongoing Program	2,443	135,000	0	137,443	31,505	65,000	72,443	Green	This is an ongoing capital project.
66	Parks Master Plan Implementation	Projects related to the implementation of the Parks Master Plan.	City Planning & Community Services	2028	450,368	0	(70,196)	380,172	32,123	58,000	322,172	Yellow	Funds in this account will be used over the next four years for site furnishings, park signage and other park/playground priorities aligned with the Parks Master plan.
67	Park Lighting	To add pathway lighting to parks located along the multi-use pathway that are not currently lit, or to parks with safety concerns where Regina Police Service (RPS) believes lighting would contribute to safety of users.	City Planning & Community Services	ongoing Program	0	100,000	0	100,000	0	2,500	97,500	Yellow	Funding will be used to hire an engineer to evaluate park lights that are failing and replace as many as possible.
68	Recreation/Culture Capital Program	Funding to implement the Recreation Master Plan and Cultural Plan.	City Planning & Community Services	ongoing Program	1,351,710	0	0	1,351,710	44,103	0	1,351,710	Green	This is an ongoing capital Program.
69	Solar Lighting Pilot Project	Funding to implement the Recreation Master Plan and Cultural Plan.	City Planning & Community Services	2026	8,000	0	0	8,000	0	3,000	5,000	Green	This project is a five year pilot project to determine the life expectancy of solar lights vs conventionally powered lights. The funds remaining are to pay to have the company report back each year on any maintenance required for the lights and the current lighting levels of the lights. Reporting period contract to be completed end of 2026.
70	Zone Level Off-Leash Dog Parks	Funding set aside for a southeast dog park.	City Planning & Community Services	2026	227,756	0	0	227,756	0	0	227,756	Red	Funding in this account is for Mount Pleasant dog park and a dog park in the southeast. The southeast project was delayed due to an extensive location search. Costs now exceed the original budget. For these reasons these funds are no longer required and should be returned to source.

Appendix A 2025 Third Quarter General Capital Expenditure

Number	Project Name	Project Description	Division	Expected Project End Date	2024 Carryforward	2025 Budget	2025 Amendment	2025 Available Funds to Spend	2025 YTD Actual Expenses	2025 Third Quarter Annual Forecast Spend	Amount of Carryforward at End of Year	Project Status	2025 Carryforward Explanation
71	Civic Arts Program	This fund is for the acquisition and maintenance of the civic art collection.	City Planning & Community Services	ongoing Program	655,813	150,000	20,000	825,813	86,445	136,500	689,313	Green	This account supports acquisitions and the upkeep of the Civic Art Collection. Current priorities include a multi-year Missing and Murdered Indigenous Women and Girls (MMIWG) project and digitizing the entire collection, beginning with a photography initiative this year. We're also collaborating with the Scarth Street & Central Loop Trail project teams exploring options for public art. Remaining funds will be carried forward for future use.
72	Partnerships - Recreation & Culture	Funding set aside to contribute to community partnerships in alignment with the Recreation Master Plan.	City Planning & Community Services	ongoing Program	170,000	0	0	170,000	0	0	170,000	Yellow	The Partnership Fund was created using funding from the Recreation Culture Capital Plan to have funding available to contribute to potential partnerships brought forward by the community.
73	Skating Loop	Construction of a skating loop to create a winter hub at A.E. Wilson Park.	City Planning & Community Services	2026	365,000	0	0	365,000	0	0	365,000	Red	This project is delayed due to contamination on the site. Construction has been tendered as part of the larger wastewater trunk main project to begin construction in 2026.
74	Mosaic Stadium General Capital Allocation	Renewal or replacement of building systems, broadcast equipment & digital infrastructure and artificial turf.	City Planning & Community Services	ongoing Program	63,234	2,350,000	0	2,413,234	541,521	2,413,234	(0)	Green	This is on ongoing capital program
75	Placemaking Initiatives	Funding for vibrancy initiatives.	City Planning & Community Services	ongoing Program	54,502	100,000	(25,000)	129,502	0	129,502	0	Green	This is an ongoing project.
76	Baseball Diamond Audit Implementation	Four year project to address deferred capital maintenance issues and improve the quality of the City's 167 ball diamonds.	City Planning & Community Services	2027	741,171	0	0	741,171	8,704	225,000	516,171	Yellow	This project is anticipated to take four years to complete as there is too much work to project manage in one year. The work will be done in phases with the simplest work completed first, while the more extensive work is being scheduled through consultation with ball groups. The remaining funds would be spent in 2026 and 2027.
77	Cemetery Software	Purchase and implementation of new cloud based cemetery software.	City Planning & Community Services	2029	130,000	0	0	130,000	0	0	130,000	Red	Cemetery software was not acquired in 2024. New software provider is much more expensive than originally estimated. Pushed to 2029 with an additional ask of $150,000 in order to proceed. Cemeteries Administration and Information Technology also do not have the capacity at this time to undertake the project.
78	Recreational Infrastructure Program	Funding to implement the Recreation Master Plan and Cultural Plan.	City Planning & Community Services	ongoing Program	40,397	4,321,000	0	4,361,397	92,099	0	4,361,397	Green	This is an ongoing capital Program.
79	Athletic Field Restoration	Funds from this capital program ensure playing fields, surfaces and facilities are maintained in accordance with current operating and safety standards resulting in participants and spectators having access to quality facilities.	City Planning & Community Services	ongoing Program	(5,304)	250,000	75,685	320,381	108,603	320,381	(0)	Green	This is an ongoing program.
80	Recreation Equipment	Funds from this capital program budget are used for the replacement revitalization and sustainability of recreation equipment and furnishings at the City's arts, culture, recreation and sport facilities.	City Planning & Community Services	ongoing Program	44,086	200,000	0	244,086	92,316	245,000	(914)	Green	This is an ongoing program.
81	Regent Par III Golf Course Redevelopment	Project to renovate the Regent Par III to be a neighbourhood recreation hub.	City Planning & Community Services	2027	32,404	0	0	32,404	10,345	10,345	22,059	Yellow	This is an ongoing project.
82	Confederation Park Upgrade	Renovation of confederation park.	City Planning & Community Services	2026	16,985	0	0	16,985	0	0	16,985	Yellow	Remaining funds to be used for work related to the fountain (re-glazing frogs). Timing dependent on artist availability.
83	Playground Replacement and Restoration Program	Funding to renew existing playgrounds. Funds from this program are used to replace playgrounds that are either in poor condition or have little play value as well as to repair synthetic surfacing at playground sites.	City Planning & Community Services	ongoing Program	396,242	1,750,000	0	2,146,242	144,515	796,518	1,349,724	Yellow	Playground work carried forward from 2024 is complete. Kinsmen Park South Playground will be completed in 2026 as part of a larger park renovation project. Remaining funds were to be used for synthetic surfacing replacement, but tender came in high. Will be retendered as part of a larger project with 2026 playground replacements.
84	Indigenous Ceremony Site	Fund the set-up and operation of the site for the purpose of cultural ceremonies and teachings.	City Planning & Community Services	2029	40,879	634,500	0	675,379	24,513	44,000	631,379	Yellow	This is an ongoing project for the development of the Indigenous Ceremony Site, not scheduled for completion until 2028.
85	Mâmawêyatitân Athletic Field	Funding to implement site improvements at mâmawêyatitân.	City Planning & Community Services	2026	36,123	0	0	36,123	0	0	36,123	Yellow	Funding is being used to pay for outdoor maintenance renewal at the site. Timing of this work will be dependent on funding available from the other partners.
86	Scarth Street Rehabilitation Project	This project involves design, construction and preparation for programming to activate and revitalize the Mall on Scarth Street.	City Planning & Community Services	2027	722,852	0	0	722,852	73,662	101,000	621,852	Yellow	Work in 2025 is focused on developing a functional and preliminary design that will inform the detailed design work in 2026. We expect to receive an updated construction cost at the end of the functional design (October 2025).
87	Community Plan Studies	Official Community Plan (OCP) Implementation - Area and Corridor Plan Development and Implementation.	City Planning & Community Services	ongoing Program	359,555	262,500	0	622,055	56,861	88,122	533,933	Green	Funds to be carried forward to continue supporting development and implementation of area and growth plans.
88	Roadways Completion Program	This is an ongoing program to provide low cost transportation infrastructure (signs, ped crossings, markings) along roadways that were constructed in the past five years but missed during the initial review but is warranted.	City Planning & Community Services	ongoing Program	344,854	0	0	344,854	0	0	344,854	Green	This is an ongoing program used as required as development progresses in greenfield areas, there is no anticipated end date or project completion.
89	Corporate Asset Management Reporting & Planning (CAMP)	This project is the development of Asset Management Plans forming the Corporate Asset Management Plan project. Funding is primarily required for consulting support and associated plan expenses. Current funding is to develop asset management plans for Water, Wastewater, Drainage and Transportation.	City Planning & Community Services	2026	103,421	0	0	103,421	27,916	190,732	(87,311)	Green	Project underway with expenditures occurring to advance the work and anticipated completion in 2026, fully utilizing available funding. Forecasted spend includes other sources including capital allocation resulting the appearance of a negative carryforward. This negative value however is offset by other approved sources.
90	Saskatchewan Drive Functional Study-Lewvan Drive to Airport	Functional design of Saskatchewan Drive from Lewvan Drive to west of Campbell Street, including Lewvan Drive Flyover, Wascana Creek Crossing and access locations including a railway crossing at Campbell Street, identification of property needs.	City Planning & Community Services	2026	191,185	0	0	191,185	60,469	160,000	31,185	Green	The bulk of this project is to be completed in 2025 with some external delay carrying project completion to 2026.

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91	Geospatial Sustainable Technology & Growth	Purchase of new survey equipment, software and consulting services to support the Geospatial program.	City Planning & Community Services	ongoing Program	70,554	84,000	0	154,554	562	30,000	124,554	Yellow	This is an ongoing program delivering several projects. The remaining 2024 Budget is to be spent in 2025. 9/28/2025 - Request for Information (RFI) completed for Unmanned Aerial Vehicle (UAV) hardware and Request for Proposal (RFP) underway, Technology Virtual Machine (VM) Server for data processing delayed to be invoiced later this year. Survey equipment replacement needed to support maintenance and construction activity.
92	Prince of Wales Pathways-Wascana Gate South to Arens Road	Upgrading the gravel path to a paved surface. Funding to upgrade the existing crusher dust pathway along Prince of Wales Drive from Wascana Gate South to Arens Road.	City Planning & Community Services	2025	620,373	250,000	0	870,373	503,731	870,373	(0)	Green	This is an ongoing project that is expected to be completed in 2025.
93	Central Loop Trail - (Catalyst Pathway)	$3 million investment for a non-vehicular trail system that supports the connectivity within City Centre supporting improved safety, improved use, connecting civic infrastructure and delivering a vibrant multi-modal transit upgrade for the community.	City Planning & Community Services	2034	(109,287)	0	1,020,000	910,713	85,009	83,650	827,063	Green	This is an active project. Construction of one section of this pathway is planned to be delivered in 2026 and 2027.
94	On-Street Bike Lanes & Multi-Use Pathways	Funding for this program includes the design and construction of on-street bikeways and multi-use pathways in existing areas throughout Regina. This will be an ongoing program aimed at meeting the sustainable transportation goals identified in the Official Community Plan and the Transportation Master Plan.	City Planning & Community Services	ongoing Program	58,357	450,000	0	508,357	0	0	508,357	Green	The is an ongoing program to expand the cycling network as per the Transportation Master Plan. The next project will occur in 2027 on College Avenue between Broad and Winnipeg Street.
95	Saskatchewan Drive Functional - Airport to West Regina Bypass	Functional design of Saskatchewan Drive north of the airport to West Bypass, including Courtney Street flyover at Canadian Pacific (CP) railway .	City Planning & Community Services	2026	59,073	0	0	59,073	5,936	30,000	29,073	Yellow	The bulk of this planning project completed in 2024. The remainder is anticipated to be completed in 2025 & 2026.
96	Saskatchewan Drive Corridor Plan and Coordination Initiative	This project addresses aging infrastructure, heavy traffic, and unsafe pedestrian areas. It aims to transform Saskatchewan Drive into a beautiful Grand Avenue, offering improved function, safety, connectivity, and land use for a multimodal community.	City Planning & Community Services	2025	6,127,031	0	0	6,127,031	(0)	6,127,031	0	Yellow	There is carryforward on this planning project due to ongoing negotiations for land acquisition along the future Saskatchewan Drive Corridor.
97	City - Wide Travel Survey	The City-Wide Travel Survey was recommended by the Transportation Mater Plan (TMP) and forms the basis of tracking progress as well as modelling for congestion and transportation systems across Regina.	City Planning & Community Services	2025	67,890	0	0	67,890	28,339	67,500	390	Yellow	This is an ongoing project that is nearing completion.
98	Wascana Parkway to Highway 1A Loop Ramp	Improving traffic flow on Highway No.1A northbound by installing a loop ramp from eastbound Wascana Parkway.	City Planning & Community Services	2027	6,289,612	0	0	6,289,612	0	5,000	6,284,612	Green	Construction planned for 2027.
99	Wascana Parkway to Prince of Wales Drive Extension	This project is the Public and Stakeholder Engagement, Functional Design, Noise Analysis and Mitigative Measures, Costing and Property Acquisition of the Wascana Parkway to Prince of Wales Drive corridor. The need for this project was identified in the Transportation Mater Plan (TMP) and verified in the Arcola Avenue Functional.	City Planning & Community Services	2035	2,249,854	0	0	2,249,854	0	50,000	2,199,854	Green	This is a multi-year planning project which will be getting underway in 2025.
100	Road Network Improvements Property Purchase	Program for property purchases required for growth driven road network improvements and expansions.	City Planning & Community Services	ongoing Program	751,863	500,000	0	1,251,863	11,125	200,000	1,051,863	Green	This is an annual program. Expenses cover the cost of purchasing lands for future transportation projects. Any unused funds this year will be spent in subsequent years.
101	External Utility Driven Infrastructure Projects	This program collaborates with external utility companies to manage surface rehabilitation and underground relocations resulting from their work, with a focus on full cost recovery through invoicing.	City Planning & Community Services	ongoing Program	(74,282)	0	(9,738)	(84,020)	197,384	0	(84,020)	Green	This is a cost recover service provided to SaskPower. Once project is complete, the cost will be reimbursed by SaskPower Corporation.
102	Ring Road Rail Grade Crossing Relocation-Prelim Design	The project is to explore and prepare a Preliminary Design of the proposed Rail Relocation concept to remove the grade crossings at Ring Road as identified in the 2019 Feasibility Study. The goal of the project is to define a relocation solution that is safe, operationally viable and in the best interests of the City and the affected railway companies.	City Planning & Community Services	2026	1,658,580	0	(1,367,974)	290,606	77,209	130,000	160,606	Red	Preliminary Design work is substantially complete. Project is ongoing with stakeholder engagement towards providing a report to a Committee of City Council. Engagement delays has resulted in an overall project schedule delay. Funding required to advance detailed design and delivery of the initiative is not secured.
103	Prince of Wales-Jenkins Drive to Highway 46	This project covers the design and construction phases to rebuild Prince of Wales Drive between Jenkins Drive and Highway 46.	City Planning & Community Services	2027	861,326	0	0	861,326	336,517	100,000	761,326	Green	Design being completed in 2025 for construction in 2026.
104	Ring Road Widening-Ross Avenue to Dewdney Avenue	Adding a third lane on both directions of Ring Road from Ross Ave to Dewdney Avenue, including drainage repair, ramp resurfacing. A scope change is underway to add expressway lighting. An in-house noise analysis will be completed	City Planning & Community Services	2027	3,244,707	0	0	3,244,707	0	20,000	3,224,707	Yellow	Additional funding will be required and requested through future budget process.
105	Transportation Master Plan Update	The Plan was approved by City Council on May 29,2017. This comprehensive, multi-model transportation policy and planning document will shape Regina's transportation system for the next 25 years in order to support the mobility needs of it's residents, businesses and visitors.	City Planning & Community Services	2027	57,705	400,000	0	457,705	(111)	0	457,705	Green	The 10-year review is scheduled for delivery in 2027 and this budget is to support the project work in support of the update.
106	Intersection Capacity Upgrades	This program delivers intersection capacity upgrades that are required as a result of growth.	City Planning & Community Services	ongoing Program	696,502	700,000	175,000	1,571,502	84,368	100,000	1,471,502	Green	This is an ongoing program for intersection capacity improvements related to growth. Funds not spent in 2025 will be spent this year and in subsequent years.
107	Pinkie Road Upgrade - Sherwood Drive to Dewdney Avenue	This project will upgrade Pinkie Road, transforming it from a gravel road to a paved one to handle increased traffic and improve safety.	City Planning & Community Services	2025	3,021,114	0	0	3,021,114	539,098	500,000	2,521,114	Green	Majority of project completed in 2024 with some outstanding work to completed in 2025.
108	Fleet Street and McDonald Street - Intersection Improvements	Improving the Fleet Street and McDonald Street intersection by adding turning lanes, upgrading traffic signals and street lighting, and repaving the existing roadway.	City Planning & Community Services	2026	959,599	700,000	(3,996)	1,655,603	20,427	75,000	1,580,603	Yellow	Expenditures in 2024 were for design services and carryforward to be used for construction in 2026.
109	Arcola Avenue Intersection Improvements	This project is a continuation of the Arcola Corridor Study for improvements at several intersections along Arcola Avenue from Park Street to Chuka Boulevard.	City Planning & Community Services	2028	1,224,668	800,000	0	2,024,668	10,583	21,000	2,003,668	Yellow	Multi-year project with anticipated construction completion of 2028.
110	Sask Drive Corridor Improvements (Phase I - Heritage)	This project addresses aging infrastructure, heavy traffic, and unsafe pedestrian areas. It aims to transform Saskatchewan Drive into a beautiful Grand Avenue, offering improved function, safety, connectivity, and land use for a multimodal community.	City Planning & Community Services	2028	1,979,614	0	0	1,979,614	219,952	550,000	1,429,614	Green	Ongoing consulting services with design work progressing over multiple years. Construction completion is anticipated in 2027 to 2028.
111	Assiniboine Avenue Northbound On-Ramp	This project will build a Northbound On-Ramp from Assiniboine Avenue to Ring Road. This was identified as a priority in the Transportation Master Plan.	City Planning & Community Services	2026	0	400,000	0	400,000	0	285,000	115,000	Green	The 2025 budget will be spent on consulting services with design work completed by the end of 2025. Construction is scheduled to begin in 2026.
112	Recreation Facility Plan Refresh	Recreation Facility Plan Funding.	City Planning & Community Services	2026	1,196	0	0	1,196	0	0	1,196	Yellow	Will be used for honorariums to meet with Elders related to Recreation & Cultural Services projects.

Appendix A 2025 Third Quarter General Capital Expenditure

Number	Project Name	Project Description	Division	Expected Project End Date	2024 Carryforward	2025 Budget	2025 Amendment	2025 Available Funds to Spend	2025 YTD Actual Expenses	2025 Third Quarter Annual Forecast Spend	Amount of Carryforward at End of Year	Project Status	2025 Carryforward Explanation
113	Rec Culture Capital Plan Implementation - Indoor Skateboard Park	Funding for Recreation & Culture Capital Plan Implementation - Indoor Skateboard Park.	City Planning & Community Services	ongoing Program	0	155,000	0	155,000	150,000	150,000	5,000	Green	This is an ongoing lease for the indoor skate park.
114	New Cricket Field	Funds will be used to plan and construct a new cricket field to increase the City's capacity to manage demand for field time.	City Planning & Community Services	2028	0	500,000	0	500,000	150	150	499,850	Green	This is an ongoing capital project which is not scheduled for completion until 2028.
115	Northwest Regina Transportation Network Study	This funding goes towards hiring consultants to conduct this study, which will provide planning direction and clarity of projects to support future transportation requirements in the northwest sector of the City.	City Planning & Community Services	2026	0	700,000	0	700,000	0	700,000	0	Green	This is an active transportation planning project.
116	Traffic Model Modernization EMME	This funding goes towards hiring consultants to update the transportation model that is used regularly to perform traffic analysis.	City Planning & Community Services	2026	0	170,000	0	170,000	0	80,000	90,000	Green	The project initiation is planned for mid 2025 which will support transportation planning for growth.
117	Complete Streets Framework Development	This funding goes towards hiring consultants to develop Complete Streets guidelines for new growth or for improvements to existing infrastructure.	City Planning & Community Services	2026	0	300,000	0	300,000	0	300,000	0	Green	This is an ongoing capital project.
118	Campbell Street Reconstruction for Simpson Avenue to Abulet	This funding goes towards design to support the upgrading of Campbell Street from a gravel roadway to a paved roadway.	City Planning & Community Services	2026	0	200,000	0	200,000	0	0	200,000	Green	Design being completed in 2025 for construction in 2026.
119	Golf Murray Dam Repair (Boggy Creek Dam Repair)	Repair a 120-year-old dam located adjacent to the Murray Golf Course. The dam is required to ensure access to water for irrigation purposes and to manage downstream flows. Funding for 2025 will be used for consulting to determine the scope and scale of the repairs needed, funding for 2026 will go towards design work, and the repair work itself will be undertaken in 2027.	City Planning & Community Services	2025	0	500,000	0	500,000	0	450,450	49,550	Green	This is an ongoing capital project.
120	Rec Culture Capital Plan Implementation - Staff Costs	Recreation & Culture Capital Plan Implementation - Staff Costs.	City Planning & Community Services	ongoing Program	0	289,000	0	289,000	0	289,000	0	Green	This is an ongoing capital project.
121	Cricket Field Renewal	Projects include renovations to Grassick Park and Douglas Park.	City Planning & Community Services	2027	618,549	0	0	618,549	(4,639)	276,441	342,108	Yellow	A majority of construction took place for the Grassick Park Cricket Field improvements in 2024, with some additional work carried forward to 2025 was completed in the spring. The total for this work is estimated at $750,000. The remaining funds will be used to renovate the Douglas Park Field, which is currently in the Provincial Capital Commission (PCC) application approval process.
122	Grandfather Teachings	This project was initiated by the Normanview Residents Group to install an Indigenous cultural learning space at Ken Jenkins Park, where community members can gather, reflect, and learn about Indigenous culture, traditions, and teachings. Construction will include the installation of a seating area with four benches, a painted concrete circle depicting an Indigenous medicine wheel, planting of native trees and shrubs important to Indigenous communities, mulch bed for plants, and installation of an information board.	City Planning & Community Services	2025	39,570	0	24,959	64,529	0	64,529	0	Green	A partnership project with the Normanview Residents Group for the installation of an Indigenous project related to Reconciliation. Any remaining funds will be returned to the Community Association.
	City Planning & Community Services Total				**35,726,556**	**19,746,500**	**(83,733)**	**55,389,323**	**5,158,268**	**19,685,572**	**35,703,751**		
123	Corporate Advertising	Funding for Regina.ca redesign project.	Communications, Service Regina & Tourism	2025	251,974	0	0	251,974	0	0	251,974	Green	This funding will be combined with Customer Relationship Management project and managed centrally out of Customer Relationship Management.
	Communications, Service Regina & Tourism Total				**251,974**	**0**	**0**	**251,974**	**0**	**0**	**251,974**		
124	Bus Shelter Upgrades	These funds are used annually to improve and maintain transit shelters as well as add or relocate shelters depending on modifications to the City's transit routes.	Corporate Services	On-going Program	228,574	250,000	0	478,574	151,797	400,000	78,574	Green	This is an ongoing program. The carryforward funding will be used with the 2026 funding and spent in 2026.
125	Regina Police Service Facilities Renewal Project	This project is the implementation of a campus facility solution to meet current and future programming requirements of the Regina Police Service.	Corporate Services	2026	(1,857,276)	2,600,000	0	742,724	210,985	436,000	306,724	Green	Project has received multi-year funding approval. The project will be completed in 2026 and will utilize all funding approved.
126	RPS - Second Floor Renovation	This project is for the design work for the 2nd floor of the Regina Polica Headquarters	Corporate Services	2026	0	0	650,000	650,000	56,499	385,000	265,000	Green	This is an ongoing capital project. The carryforward funding will be used with the 2026 funding and spent in 2026.
127	Corporate Facilities Recycling	Replacement of waste bins at City owned and operated spaces.	Corporate Services	On-going Program	20,277	13,000	0	33,277	1,697	5,000	28,277	Green	This is an ongoing capital program. Replacement and addition recycling bins will occur in 2026.
128	Civic Fleet Replacement	Funds from this program are used for the replacement of civic fleet assets that have completed or exceeded their economic service life.	Corporate Services	On-going Program	6,511,638	22,124,000	387,471	29,023,109	9,340,082	22,500,000	6,523,109	Green	This is an ongoing program. The carryforward funding will be used with the 2026 funding and spent in 2026.
129	Small Tools Replacement	Funds from this program are used for the scheduled replacement of small tools.	Corporate Services	On-going Program	58,995	99,000	17,075	175,069	135,552	165,000	10,069	Green	This is an ongoing program. The carryforward funding will be used with the 2026 funding and spent in 2026.
130	Fire Fleet Replacement	Funds from this program are used for the replacement of frontline fire apparatus and support vehicle assets that have reached or exceeded their economic life.	Corporate Services	On-going Program	3,427,430	2,250,000	0	5,677,430	3,211,837	4,761,837	915,593	Green	This is an ongoing program. The carryforward funding will be used with the 2026 funding and spent in 2026.
131	Transit Fleet Replacement	Regular program for the replacement of the transit fleet and paratransit fleet.	City Operations	On-going Program	10,605,783	23,782,000	1,687	34,389,470	11,316,189	11,528,190	22,861,280	Green	Carryforward to be spent in 2026 on 13 electric buses as shipment arrival in 2026, Six para buses standard floor, arctic bus, support vehicle, and trailer washroom. This fund at its current contribution is projected to be in a negative balance by 2027.
132	Cemetery Facilities Asset Management	This funding is allocated to cemetery facilities to maintain the integrity of the facility systems so that the City programs and operations can continue to operate effectively.	Corporate Services	On-going Program	60,757	10,000	0	70,757	5,757	60,000	10,757	Green	This is an ongoing program. The carryforward funding will be used with the 2026 funding and spent in 2026.
133	Outdoor Boarded Rink Redevelopment	This program funding supports the renewal of one outdoor boarded rink site per year. These sites require foundation, lighting and electrical upgrades in conjunction with complete board replacement. Rehabilitating these sites will allow City programs and operations to continue to effectively operate the 22 boarded rink sites with adjacent pleasure skating rinks located around the City.	Corporate Services	On-going Program	580,950	730,000	0	1,310,950	438,244	1,310,950	0	Green	This is an ongoing annual program.
134	Parks and Facilities Yard Development	The construction of a new Trade Shop with shop space, office space and staff support areas, as well as, a new storage building for cold and heated vehicle and equipment storage.	Corporate Services	Completed	59,620	0	(59,620)	0	0	0	0	Green	Project complete.
135	Golf Course Facilities Asset Management	This funding is allocated to golf course facilities to maintain the integrity of the facility systems so that the City programs and operations can continue to operate effectively.	Corporate Services	On-going Program	290,596	100,000	0	390,596	0	30,000	360,596	Green	This is an ongoing program. The carryforward funding will be used with the 2026 funding and spent in 2026.
136	Office Furniture for New Full Time Equivalents	This program funds the set-up of office space for new City employees.	Corporate Services	On-going Program	6,990	100,000	0	106,990	96,764	106,990	0	Green	This is an ongoing program.
137	Employee Parking Lot Asset Management	This funding is allocated from the employee parking reserve (non-City Hall) to provide for the long-term sustainability of employee provided parking lots. The work includes new asphalt, paving overlays, lighting and fencing at parking sites other than City Hall.	Corporate Services	On-going Program	657,511	500,000	0	1,157,511	344,490	1,157,511	(0)	Green	This is an ongoing program.

Appendix A 2025 Third Quarter General Capital Expenditure

Number	Project Name	Project Description	Division	Expected Project End Date	2024 Carryforward	2025 Budget	2025 Amendment	2025 Available Funds to Spend	2025 YTD Actual Expenses	2025 Third Quarter Annual Forecast Spend	Amount of Carryforward at End of Year	Project Status	2025 Carryforward Explanation
138	Facilities Asset Management	This program involves allocating funding to key facilities for projects identified in the Facilities capital planning program and other condition assessments. Projects include roof replacements, structural, architectural, mechanical, electrical and code or safety requirements in order to maintain the integrity of the facility systems such that the City programs and services can continue to be delivered.	Corporate Services	On-going Program	8,514,924	9,934,209	15,249	18,464,382	4,072,476	11,500,000	6,964,382	Green	The carryforward amount relates to multi-year projects that were initiated in 2025 and will be completed in 2026.
139	City Operations - Landfill Facility	The new facility includes an administration area, heated storage for the solid waste collection trucks and landfill equipment, repair bays and training space for Fleet, recycling and solid waste cart storage and repair, a wash bay and new fuel island.	Corporate Services	2025	322,730	0	0	322,730	1,420	150,000	172,730	Green	Project will be completed in 2025 and will utilize all funding identified.
140	Tennis and Pickleball Court Development	This is a multi-year program to redevelop existing tennis and pickleball court sites to ensure that service levels are maintained. Funding identified is sufficient to typically complete two upgrades per year.	Corporate Services	On-going Program	454,963	200,000	0	654,963	0	610,000	44,963	Green	This is an ongoing program. The carryforward funding will be used with the 2026 funding and spent in 2026.
141	Facilities Workspace Improvement Program	This program funds City workspace improvements to improve employee engagement and business efficiency, enhance workflow, collaboration and team dynamics.	Corporate Services	On-going Program	265,985	100,000	0	365,985	1,942	100,000	265,985	Green	This is an ongoing program. The carryforward funding will be used with the 2026 funding and spent in 2026.
142	Facilities Security Program	Funds from this program support security additions and upgrades at existing facilities to provide protection to corporate physical assets, City staff, public and information resources.	Corporate Services	On-going Program	99,262	218,000	0	317,262	22,851	60,000	257,262	Green	This is an ongoing program. The carryforward funding will be used with the 2026 funding and spent in 2026.
143	Transit Maintenance Garage Relocation	The project involves the construction of a new Transit Fleet Maintenance Facility co-located with the current Transit Operations Centre on Winnipeg Street.	Corporate Services	2025	80,403	0	0	80,403	73,485	80,403	0	Green	Project will be completed in 2025 and will utilize all remaining funding .
144	Municipal Justice Building Redevelopment	Municipal Justice building redevelopment.	Corporate Services	2025	25,528	0	0	25,528	(6,972)	0	25,528	Green	Project will be completed in spring 2026 and will utilize all remaining funding .
145	Office Space Renovations	Corporate office space upgrades.	Corporate Services	On-going Program	0	0	0	0	0	0	0	Green	Ongoing capital program with funding identified in future years.
146	Maple Leaf and Wascana Pool Redevelopment	Funds of this project will be used to design and construct Maple Leaf and Wascana pools.	Corporate Services	2025	15,103	0	0	15,103	14,833	15,103	0	Green	Project will be completed in 2025 and will utilize all remaining funding .
147	Recreation Facility Program and Accessibility Improvements	This program is intended to fund smaller facility improvement projects that will permit recreation program changes and accessibility improvements, improving the customer experience at the major recreation facilities.	Corporate Services	On-going Program	238,936	200,000	0	438,936	70,445	300,000	138,936	Green	This is an ongoing program. The carryforward funding will be used with the 2026 funding and spent in 2026.
148	New Indoor Aquatics Facility	The new indoor aquatics facility will replace and enhance the amenities offered at the aging Lawson Aquatic Centre. The new space will deliver on Regina's top recreational priority from the 2019 Recreational Master Plan, and it will meet National competition standards, include a significant leisure aquatic component. The project will have modern community spaces, amenities and change rooms to support a multi-functional, inclusive, accessible and sustainable facility.	Corporate Services	2029	8,150,392	18,349,000	0	26,499,392	2,054,718	10,000,000	16,499,392	Yellow	Design is currently underway and a construction manager is in place. The first works package will be issued this summer with construction expected to begin in the third quarter of 2025. The total project cost for the Indoor Aquatics Facility (IAF) is $285.1 million.
149	500 Arcola - Decommissioning	Funding for this project covers the decommissioning of the Solid Waste container shop located at 500 Arcola, which has exceeded its useful life and is no longer required to support City operations following the completion of the new Waste Management Centre.	Corporate Services	2025	306,147	0	(229,508)	76,638	76,638	76,638	0	Green	Project complete.
150	Parks Sub-Depots and Mount Pleasant Support Facilities	Funding for the replacement and renovations of existing support facilities to maximize community use.	Corporate Services	2026	3,102,114	400,000	0	3,502,114	60,806	100,000	3,402,114	Yellow	The carryforward funding identified is a result of the ongoing discussions on the future of Currie Field and Red Sox long-term plans. Project is now proceeding into construction and will be complete in 2026.
151	Douglas Park Pickleball Facility	The development of a new outdoor 12 court pickleball facility located in Douglas Park.	Corporate Services	Completed	(555)	0	555	0	(97,233)	0	0	Green	Project complete.
152	Downtown Accessible Washroom	Through this projects, a new accessible public washroom will be installed in the existing Welcome Centre Pavilion which is located in the northwest corner of Victoria Park.	Corporate Services	2026	23,894	0	0	23,894	9,550	10,000	13,894	Yellow	Project will be completed in spring of 2026.
153	Northeast Community Center	Replacement of the North East Community Operated Centre.	Corporate Services	2026	2,410,229	0	0	2,410,229	53,972	2,310,229	100,000	Green	Multi-year project carryforward is committed and will be spent by 2026.
154	City Hall Parkade Improvements	Funding is allocated from the employee parking reserve (City Hall) to provide for the long-term sustainability of the parkade. The work includes new asphalt membrane repairs, lighting, ramp heating systems, electrified receptacle infrastructure and concrete repairs.	Corporate Services	On-going Program	146,650	150,000	0	296,650	0	50,000	246,650	Yellow	This is an ongoing program. The carryforward funding will be used with the 2026 funding and spent in 2026.
155	New Fire Station Development (Station 8)	Design and construction of a new fire station in the southeast.	Corporate Services	2027	1,655,538	6,330,000	0	7,985,538	339,341	1,000,000	6,985,538	Green	This is a multi-year project that is on-track for completion in 2027.
156	Renewable Regina 2050-Facilities Upgrades	Funding for upgrades to City-owned facilities with a focus on reducing utility consumption and Green House Gas (GHG) emissions consistent with the energy and sustainability framework.	Corporate Services	On-going Program	269,460	400,000	(555)	668,905	(9,935)	500,000	168,905	Green	This is an ongoing program. The carryforward funding will be used with the 2026 funding and spent in 2026.
157	Salt and Sand Building	Construction of a new and larger salt and sand storage building to meet long term needs of Roadways and Transportation and the efficient production of salt and sand.	Corporate Services	2025	671,434	0	0	671,434	309,473	671,434	(0)	Green	Project will be completed in 2025.
158	Facility Upgrades to Support Bus Electrificatio	Funding for the upgrade of the transit operations center to support the operation of electric buses.	Corporate Services	2026	17,232,398	3,275,000	0	20,507,398	3,173,940	16,390,078	4,117,320	Green	This is a multi-year project that is on-track for completion in 2026.
159	Transit Downtown Facility Development	Funding for the development of expanded transit shelters in the downtown.	Corporate Services	Completed	1,070,000	0	(1,070,000)	0	0	0	0	Green	This funding has been reallocated due to delays as a result of other downtown work.
160	Geothermal Feasibility Study	Development of a facility that will be used to heat the new Indoor Aquatic Facility.	Corporate Services	2029	611,298	9,005,000	0	9,616,298	542,608	1,100,000	8,516,298	Green	This is a multi-year project that is on-track for completion.
161	Fire Station Upgrades	Construction of a separate space for the storage of turnout gear at Fire Hall No. 7 and the replacement of extractors used to service firefighter's turnout gear.	Corporate Services	Completed	(4,751)	0	4,751	0	0	0	0	Green	Project complete.
162	Recreation Facility Accessibility Improvements (Adapted Recreation)	Recreation facility accessibility improvements.	Corporate Services	On-going Program	932,048	175,000	0	1,107,048	60,149	225,000	882,048	Green	Multi-year project. Most of the remaining carryforward funding will be committed in 2025 and spent in early 2026.
163	Parks Maintenance Sub-Depot Dev-South Eas	Funds for this project are for the purchase of land and detailed design of a Parks sub-depot building in the expanding South area of the City, bringing equipment and labor closer to the work areas to ensure efficient service delivery across the City.	Corporate Services	2026	625,000	0	0	625,000	0	0	625,000	Yellow	This funding is for the land purchase for a new Parks Sub Depot in the south east that is anticipated to be secured in 2026.
164	New Fire Station Development (Station 9)	Funds for the purchase of land, design, and construction of a fire station in the southwest.	Corporate Services	2030	1,950,000	0	0	1,950,000	0	0	1,950,000	Yellow	This funding is for the land purchase for a new Fire Station that is anticipated to be secured in 2026.
165	Harbour Landing Community Space	2024 funding is intended to fund a community space in the new Harbour Landing Elementary School.	Corporate Services	2027	1,340,000	884,000	0	2,224,000	0	350,000	1,874,000	Green	This is a multi-year project that will be completed by fall of 2027.
166	Douglas Park Track Resurfacing	Renewal work to extend the life of the current track.	Corporate Services	Completed	153,157	0	(153,157)	0	0	0	0	Green	Project complete.

Appendix A 2025 Third Quarter General Capital Expenditure

Number	Project Name	Project Description	Division	Expected Project End Date	2024 Carryforward	2025 Budget	2025 Amendment	2025 Available Funds to Spend	2025 YTD Actual Expenses	2025 Third Quarter Annual Forecast Spend	Amount of Carryforward at End of Year	Project Status	2025 Carryforward Explanation
167	Safety Software Solution	The safety management system is an enterprise wide software solution that will enhance the application and tracking of essential workplace health and safety activities. Focusing on workplace incidents and investigations, claims management, hazard and risk assessments site inspections and safety audit applications.	Corporate Services	2024	(23,700)	0	0	(23,700)	(23,700)	0	(23,700)	Green	Project completed.
168	Customer Relationship Management (CRM) S	The Customer Relationship Management (CRM) Solution project will modernize our interactions with Regina citizens by implementing a new solution to increase and enhance citizen engagement for services offered by the City.	Corporate Services	2026	1,064,913	1,500,000	0	2,564,913	331,752	640,000	1,924,913	Green	This is a multi-year project anticipated to have Phase One implementation complete by third quarter 2026.
169	Business Transformation	Business Transformation Program was established to focus on the modernization of Corporate Services systems.	Corporate Services	2025	0	0	0	0	0	0	0	Green	Project completed.
170	Technology Sustainable Infrastructure	This is a capital program focused on the renewal and replacement of existing Technology infrastructure deployed throughout the City.	Corporate Services	On-going Program	0	225,000	468,860	693,860	373,671	530,000	163,860	Green	This is a capital program for replacement of technology infrastructure.
171	Technology Growth	This is a capital program focused on the growth and implementation of new Technology throughout the City.	Corporate Services	On-going Program	292,718	225,000	0	517,718	102,576	410,000	107,718	Green	This is a capital program for the ongoing growth of technology across the organization. Purchases are planned over multiple years, so carryforward is based on expected future years spending.
172	Licensing and Enforcement Software	This project is to implement modules in the City View application to support business licensing and bylaw enforcement.	Corporate Services	2025	79,191	0	0	79,191	(4,344)	0	79,191	Green	This project is now complete. Remaining funds which were intended for bylaw enforcement will be transferred to Customer Relationship Management project as bylaw enforcement will be done in that system.
173	Implementation of Planning & Building Software	Implementation of City View application for use of managing Building permits and bylaw enforcement related to permits.	Corporate Services	2025	140,020	0	0	140,020	1,177	1,177	138,843	Green	The remaining budget was related to changes/impacts from the licensing implementation in the event modifications or additional training was going to be required for the Permitting area. Any outstanding funds after this year will be returned to reserve.
174	Corporate Telematics Program	This program focuses on equipping telematics equipment and tools on the City's fleet equipment. This can include sensors, cameras, and software related to managing the City's Telematics program.	Corporate Services	On-going Program	381,214	0	0	381,214	25,860	150,000	231,214	Green	This is a capital program for the ongoing growth of leveraging Telematics in the organization. Use of the funds will continue over a number of years as new use cases are identified.
175	Tax and Assessment Suite (TAS) Modernization	Modernize the Tax and Assessment Suite (TAS) application by shifting from Oracle Forms to a .NET Framework.	Corporate Services	2026	173,790	0	0	173,790	111,102	120,000	53,790	Green	This has been a multi-year project with funding provided in previous years. 2025 Carryforward is related to ongoing funding of resources to dedicate to the project. The modernization continues to move forward, and the remaining budget amounts are expected to be utilized (via resourcing) by the end of 2025.
176	Enterprise Business Suite (EBS) 12.2 Upgrade	Upgrade and modernize the Oracle Enterprise Business Suite (EBS) Enterprise Resource Planning (ERP). EBS is the City's major financial application that supports financial, procurement and human resources functions. These funds will be used for resources to implement an upgrade to the system to increase efficiency and effectiveness.	Corporate Services	2026	1,461,044	0	0	1,461,044	281,009	450,000	1,011,044	Yellow	This is a multi-phase project (over multiple years), so work will continue and focus on increasing functionality, process improvement, and additional module installation/implementation.
177	Next Generation 9-1-1	This is project required to modernize Fire's ability to manage updates to Canadian Radio-television and Telecommunications Commission (CRTC) mandated changes to 911 protocols. This includes upgrading the Dispatch software, upgrading phone lines/connections, and working with Regina Police Services.	Corporate Services	2025	280,743	100,000	0	380,743	6,493	6,493	374,250	Yellow	This is a project being conducted jointly with Regina Police Services (RPS). The way this program works is that we transfer money to RPS as milestones are achieved. Carryforward amounts are expected as expenses are incurred as milestones are achieved.
178	Transit On-Demand Software	This is the software fee to implement transit on demand zones in the industrial and north ends of the City. This was pushed to 2025 during the 2024 budget cycle.	Corporate Services	2026	50,000	0	0	50,000	0	0	50,000	Green	This project was not approved in 2025. This amount was returned to source as part of funding for the 2025 Budget.
179	Election Management Software Solution	Software procured to facilitate the 2024 municipal election.	Corporate Services	2024	0	0	0	0	0	0	0	Green	Charges intended for this funding occurred in 2024, but were coded incorrectly due to an administrative error. Funding was correctly allocated in 2025 and spent in full.
180	Oracle Work and Asset Management (WAM) Replacement Project	WAM is end of life and in need of replacement/upgrade. As part of that, this presents an opportunity to pursue significant enhancements, process improvements, and solution consolidation by leveraging this solutions more broadly than we currently do.	Corporate Services	2026	300,000	1,100,000	0	1,400,000	59,702	59,702	1,340,298	Yellow	Carryforward funding is for consultation and a Business Value Assessment. Results from the engagement will determine if changes are needed to the 2025 and 2026 Budget submissions. The remaining and future funding will be focused on resources, implementation partner and software costs.
181	Charging Infrastructure	Establish vehicle charging infrastructure for the first steps of the replacement of the light vehicle fleet with electric vehicles.	Corporate Services	2026	1,258,944	0	0	1,258,944	0	300,000	958,944	Green	This is an ongoing project, with a grant awarded in late 2024 to complete charger installation over 2025/2026.
182	Operational Yard Facility Master Plan	This funding is to update the overall plan for City facilities across the city. This includes how to address growth, sustainability and renewal of existing City facilities.	Corporate Services	2026	0	188,000	0	188,000	0	47,000	141,000	Green	This is a multi-year study that is anticipated to be completed in 2026.
183	Storage building at a new training site	Storage building and shelter at new training site for year-round training events.	Corporate Services	2026	0	400,000	0	400,000	0	100,000	300,000	Green	This project is for the development of a new storage building at new training site for year-round training events. This building will be completed by summer of 2026.
184	Henry Baker Hall – Audio-Visual	The audio-visual equipment in Henry Baker Hall will reach the end of its life in 2026 and therefore needs replacement in 2025 prior to failure.	Corporate Services	2026	0	300,000	0	300,000	0	300,000	0	Green	Project to replace and update the Audio/Visual equipment in Henry Baker Hall. Request For Proposal will be issued in 2025 and the vast majority of work will be completed early in 2026.
185	Four Post Hoist for Waste Management Centre	Four post hoist for Waste Management Centre. The addition of hoists will increase efficiency in the light equipment shop allowing for quicker repairs and improved uptime of the vehicles serviced from this location.	Corporate Services	2,025	0	60,000	0	60,000	45,758	14,242	45,758	Green	Project complete.
186	Parking lot at Fire Station 4	Update to parking lot at Fire Station 4.	Corporate Services	2025	0	150,000	0	150,000	4,276	150,000	0	Green	Project will be completed in 2025.
	Corporate Services Total				**76,773,009**	**106,426,209**	**32,807**	**183,232,025**	**37,449,732**	**91,723,977**	**91,508,048**		
187	Regina Exhibition Association Limited (REAL) / EVRAZ Food & Beverage Services	Stadium Food & Beverage to be repaid by REAL.	Financial Strategy & Sustainability	On-going Program	(4,091,430)	0	0	(4,091,430)	0	0	(4,091,430)	Red	Per the Operating and Maintenance Agreement; to date a total of $4.1 million is outstanding for the food and beverage equipment component of the Mosaic Stadium Construction project. Funding currently in discussion.
188	Hyperion Upgrade	Funding to upgrade Oracle Hyperion Planning to the current vendor supported version. Hyperion Planning software is the City's management reporting tool used for budget and forecast reporting.	Financial Strategy & Sustainability	2027	597,152	0	(100,000)	497,152	119,142	30,000	467,152	Green	This is an ongoing project. Phase one clean-up currently ongoing and should be completed by end of 2026 with Phase 2 targeted for end of 2027.

Appendix A 2025 Third Quarter General Capital Expenditure

Number	Project Name	Project Description	Division	Expected Project End Date	2024 Carryforward	2025 Budget	2025 Amendment	2025 Available Funds to Spend	2025 YTD Actual Expenses	2025 Third Quarter Annual Forecast Spend	Amount of Carryforward at End of Year	Project Status	2025 Carryforward Explanation
189	Funding Available for Reallocation	Contingency Fund.	Financial Strategy & Sustainability	On-going Program	6,448,409	0	382,666	6,831,075	(254)	0	6,831,075	Green	This account is under review as part of the capital governance process. Funds in this account are returned to their original funding sources, such as reserves, deferred revenue, or current contributions.
190	Oracle - iProcurement Implementation	Implementation of software to standardize distribution of warehouse inventory to provide accurate and timely inventory levels for day-to-day operation requirements.	Financial Strategy & Sustainability	2026	350,000	0	(350,000)	0	0	0	0	Green	A business case will be brought forward as part of the 2026 Budget as these funds were reallocated in order to balance the 2025 capital plan delaying this work.
191	Oracle - Life Cycle Cost Management Implementation	Implementation of a comprehensive, integrated and end-to-end solution that provides automated and streamlined contract management support for procurement. Investment in procurement systems was identified in the Efficiency Review.	Financial Strategy & Sustainability	2024	1,365,000	0	(1,365,000)	0	0	0	0	Green	A business case will be brought forward as part of the 2026 Budget as these funds were reallocated in order to balance the 2025 capital plan delaying this work.
192	Fuel Tank Replacement & Remediation	Funding to address regulatory compliance, decommissioning of underground fuel tanks, environmental remediation and the installation of new above-ground fuel tanks in support of the City's fleet.	Financial Strategy & Sustainability	2025	439,959	0	0	439,959	7,976	0	439,959	Yellow	Assessment completed. Phased approach to tank replacement and remediation with four tanks to be replaced. Facilities working on the replacement strategies. To be completed in 2025 and 2026.
193	Rail Line Development - Viterra	As approved by City Council (EX22-33 Economic Development Opportunity) these funds are the incremental cost of building the rail line being constructed by Viterra to a mainline standard along that section of rail that shall serve as future main line after the City's rail relocation project is completed.	Financial Strategy & Sustainability	2025	6,000,000	0	(6,000,000)	0	0	0	0	Green	Project spending is dependent on confirmation of the Viterra development. Funding returned to source.
194	Regina Revitalization Initiative - Railyard Renewal Project	Funding for the Railyard Renewal Project will be used to redevelop a former Canadian Pacific (CP) Rail intermodal yard, a 17.5 acre brownfield site, into a new sustainable mixed-use neighbourhood.	Financial Strategy & Sustainability	2028	28,154,851	4,445,000	0	32,599,851	4,754,858	19,659,399	12,940,452	Yellow	This is a Mult-year project. To be completed in 2028.
195	Ross Industrial Park Expansion	Ross Industrial Park expansion.	Financial Strategy & Sustainability	2026	241,986	0	0	241,986	232,988	232,988	8,998	Green	Project completed.
196	South East Land Development	South East Land Development. Funds for this project are for the development of The Towns, which consists of approximately 50 acres of primarily residential land. Market conditions will dictate the pace of completion.	Financial Strategy & Sustainability	2029	10,680,950	2,500,000	0	13,180,950	6,334,641	10,419,051	2,761,899	Green	The Towns South Development continues with the creation of new residential lots for resale. The total remaining area left to subdivide in the Towns South Development is 6.9 hectares (17 acres).
197	Land Development Master Plan	Land Development Master Plan.	Financial Strategy & Sustainability	2024	3,642,542	0	0	3,642,542	22,721	396,000	3,246,542	Yellow	This is a mult-year project. To be completed in 2026.
198	General Motors Building Divestment	This project is to decommission the former General Motors Building that is no longer needed to deliver City services and prepare it for divestment.	Financial Strategy & Sustainability	2026	196,186	0	(196,186)	0	0	0	0	Green	Divestment planning is ongoing.
199	Hawkstone Residential Development	Hawkstone Development is a proposed 65-acre residential project located in northwest Regina, positioned within the final stages of residential expansion for the Hawkstone neighbourhood, as outlined in the approved 235,000 population growth phase.	Financial Strategy & Sustainability	2033	0	3,900,000	0	3,900,000	0	0	3,900,000	Green	This is a multi-year project . To be completed in 2033
200	Parliament and Queen Development	The City Land Branch is initiating a development project at the southwest corner of Parliament Avenue and Queen Street.	Financial Strategy & Sustainability	2027	0	1,500,000	0	1,500,000	0	0	1,500,000	Green	This is a multi-year contract. To be completed in 2027
201	Taylor Field North Railway Street Sanitary Trunk Main	The Taylor Field Neighbourhood (TFN) redevelopment is part of the Regina Revitalization Initiative (RRI) Vision adopted by the City Council in 2011, aiming to create a mixed-income community with housing options for purchase and rental.	Financial Strategy & Sustainability	2025	0	2,150,000	0	2,150,000	0	0	2,150,000	Red	Project to be completed in 2027.
202	Taylor Field Redevelopment Project	Detailed design and construction to provide municipal services to the Taylor field neighborhoud including the 10th Avenue reconnection, construction of new roads (where appropriate), water, sanitary, stormwater and parks/open spaces.	Financial Strategy & Sustainability	2025	0	0	1,000,000	1,000,000	0	0	1,000,000	Green	Project to be completed in 2026.
203	Land Acquisition of 1416 Elphinstone Street	Land Acquisition of 1416 Elphinstone Street.	Financial Strategy & Sustainability	2025	0	0	100,000	100,000	78,221	78,221	21,779	Green	Project completed.
	Financial Strategy & Sustainability Total				**54,025,607**	**14,495,000**	**(6,528,521)**	**61,992,086**	**11,550,292**	**30,815,659**	**31,176,427**		
204	Upgrades to NEST Shelter	To complete repairs required to renovate the entrance at the temporary emergency shelter located at 2400-13th Avenue, Regina.	City Planning & Community Services	2025	(50,751)	0	67,686	16,935	249,159	0	16,935	Green	The project capital expenses and carryforward amounts will be funded by the Saskatchewan Housing Corporation grant for $100,000 and $300,000 from the Emergency Shelter budget in facilities.
205	Rapid Housing Funding	These costs are covered from grants from Canada Mortgage and Housing Corporation (CMHC).	City Planning & Community Services	2024	0	0	0	0	0	0	0	Green	Project Completed.
206	Rapid Housing Initiative 3	These costs are covered from grants from Canada Mortgage and Housing Corporation (CMHC).	City Planning & Community Services	2025	20,528	0	3,800,000	3,820,528	(139,268)	3,800,000	20,528	Green	These costs are covered from grants from Canada Mortgage and Housing Corporation (CMHC). This is a construction project that spans multiple years.
207	City Council and Committee Meeting Management Solution Replacement	To replace the current management software.	Officers of Council	2025	8,793	0	0	8,793	0	8,793	0	Yellow	This is an ongoing capital project.
208	Regina Revitalization Initiative - Stadium	Regina Revitalization Initiative - Stadium project build.	Officers of Council	2025	33,721	0	0	33,721	440	33,721	(0)	Green	Project will complete in 2025. Work is complete, just waiting for REAL to invoice us for the work
209	Parking Enforcement Software Replacement	Software replacement for parking lifecycle and ticket processing.	Officers of Council	2025	193,470	0	0	193,470	0	105,000	88,470	Yellow	Solution implementation to be completed in 2025. Implementation has been delayed to 2026 due to required configurations.
210	Parking Meter Replacement Program	Annual program to replace/upgrade meters as they reach end of life.	Officers of Council	On-going Program	30,292	15,000	0	45,292	33,372	45,292	(0)	Green	This is an ongoing capital project.
211	Parking Ticket Equipment Replacement Program	Replacement of handheld devices and printers to issue parking tickets and procurement of paper ticket rolls for printers.	Officers of Council	On-going Program	74,770	30,000	0	104,770	36,888	60,000	44,770	Green	This is on going capital project
212	Parking Pay Stations	Project to pilot replacement of parking meters with parking pay stations on selected streets.	Officers of Council	2026	250,000	0	0	250,000	0	0	250,000	Red	This is an ongoing capital project.

Appendix A 2025 Third Quarter General Capital Expenditure

Number	Project Name	Project Description	Division	Expected Project End Date	2024 Carryforward	2025 Budget	2025 Amendment	2025 Available Funds to Spend	2025 YTD Actual Expenses	2025 Third Quarter Annual Forecast Spend	Amount of Carryforward at End of Year	Project Status	2025 Carryforward Explanation
213	Fire Records Management System	Replacement of the Records Management System. The current platform is no longer supported and requires replacement that is compatible with the Next Generation 9-1-1 (NG911) project software implementation currently underway.	Officers of Council	2029	45,968	0	0	45,968	0	0	45,968	Red	Implementation of this project is needed to support the current NG911 upgrade requirements targeted for completion in early 2025. The new Records Management System is also expected to align with a Province-wide software solution selected by the Saskatchewan Public Safety Agency (SPSA). Delays have been encountered in this process resulting in the Department being unable to proceed with replacement. Indications from the Province are that a decision on a solution will occur in Q3 2025 allowing this project to move forward utilizing the capital carryforward and subsequent Capital Budget Request submitted for the 2026/2027 Budget process.
214	Fire Capital Equipment Restoration	This program addresses unfunded equipment replacement needs. Equipment life cycle analysis has identified funding gaps based on life expectancy and upgrades to equipment as identified by National Fire Protection Association (NFPA) Standards, Canadians Standards Association (CSA) and Occupational Health and Safety (OH&S) regulations.	Officers of Council	On-going Program	(3,700)	175,000	0	171,300	75,324	171,300	0	Green	This is an ongoing program.
215	Fireground Training Props	The project is intended to fund the purchase of training props to enhance delivery of key training programs including fire suppression, hazardous materials, and technical rescue.	Officers of Council	2028	175,929	250,000	0	425,929	92,324	300,000	125,929	Yellow	This is an ongoing capital project with remaining funds to be spent throughout 2026-2029.
216	Emergency Indigenous Wellness Center	Regina Treaty/Status Indian Services (RTSIS) led, Emergency Shelter, operated at the Nest. For the most part, costs are operational.	City Planning & Community Services	2025	3,000,000	0	700,001	3,700,000	2,976,606	3,700,000	0	Green	Project will be completed in 2025.
	Officers of City Council Total				**3,779,019**	**470,000**	**4,567,687**	**8,816,705**	**3,324,846**	**8,224,106**	**592,599**		
	Grand Total				**191,807,632**	**199,741,402**	**(1,316,350)**	**390,232,684**	**82,723,283**	**208,593,998**	**181,638,686**		

Appendix B 2025 Third Quarter Utility Capital Expenditure

Number	Project Name	Project Description	Division	Expected Project End Date	2024 Carryforward	2025 Budget	2025 Amendment	2025 Available Funds to Spend	2025 YTD Actual Expenses	2025 Third Quarter Annual Forecast Spend	Amount of Carryforward at End of Year	Project Status	2025 Carryforward Explanation
1	11th Avenue Revitalization Project	Underground water utility upgrades completed in conjunction with General Fund street enhancements.	City Operations	2026	800,000	3,425,000	0	4,225,000	0	4,225,000	0	Green	Project is planned to be completed in 2026.
2	Water Supply Modification	This program funds the assessment and rehabilitation of the water supply and trunk mains.	City Operations	ongoing	9,612,781	5,050,000	0	14,662,781	4,700,534	6,663,800	7,998,981	Green	Capital Program with assessments and rehabilitation work occurring on an ongoing basis.
3	Water Reservoir Upgrade & Rehabilitation	This program inspects, repairs, and rehabilitates the water reservoirs in the City of Regina. As the reservoirs age, these activities are necessary to ensure the long-term reliability of the water supply and reduce emergency repairs.	City Operations	0	3,512,582	250,000	0	3,762,582	6,726	75,000	3,687,582	Green	This is an ongoing capital program.
4	Lead Service Connection Management Program	To support replacement of lead water service connections.	City Operations	ongoing	2,338,969	5,980,000	0	8,318,969	2,255,221	4,000,000	4,318,969	Green	This is an ongoing capital program.
5	Groundwater Well Renewals	This project funds maintenance of the City's backup wells.	City Operations	ongoing	805,311	0	0	805,311	171,737	200,000	605,311	Green	This is an ongoing capital program.
6	Lead Connection - Private Side Replacement	A clearing account to support the Lead Service Connection program.	City Operations	2036	(4,240)	0	0	(4,240)	272,924	0	(4,240)	Green	Not a project, rather a clearing account to support the Lead Service Connection program. Capital spent by the City is paid back over five or 10 years by the home owners through taxes.
7	Hydrant Saver Set	Purchase winter cleaning equipment.	City Operations	2025	13,620	0	(4,805)	8,815	0	0	8,815	Green	Project is completed and money can be given back.
8	Community Water Fluoridation	This project funds the fluoridation of the water supply.	City Operations	2026	2,500,000	0	0	2,500,000	0	250,000	2,250,000	Green	Project to be completed in 2026 when Buffalo Pound Water Treatment Plant upgrades are complete.
9	Water Pumping Station	Rehabilitate or renew our existing water pumping stations to ensure reliable water service delivery.	City Operations	ongoing	9,143,803	0	0	9,143,803	167,728	426,733	8,717,070	Green	Capital Program-Includes upgrades of Farrell pumpstation and Replacement of Pumps one and two at the North Pumping Station
10	Water Infrastructure Renewal	Underground water infrastructure requires renewal to ensure reliability and safety of the water system. Includes studies, inspection, assessment, replacement, rehabilitation, upgrading of mains, fire hydrants, service connections, and valves.	City Operations	ongoing	640,003	16,120,000	0	16,760,003	9,553,921	15,063,171	1,696,832	Green	This is an ongoing capital program.
11	Hydrant Installation	Underground water infrastructure requires renewal to ensure reliability and safety of fire hydrants.	City Operations	ongoing	369,250	700,000	0	1,069,250	298,662	238,250	831,000	Green	This is an ongoing capital program.
12	Water Service Line Replacement	Underground water infrastructure requires renewal to ensure reliability and safety of service connections.	City Operations	ongoing	2,299,030	1,750,000	0	4,049,030	462,538	386,000	3,663,030	Green	This is an ongoing capital program.
13	Valve Replacement	To perform assessment and replacement of valves.	City Operations	ongoing	(331,352)	800,000	0	468,648	568,650	600,000	(131,352)	Green	This is an ongoing capital program.
14	Hydrant Replacement	The objective of this program is to upgrade the pumper nozzle for fire hydrants to a new standard nozzle. The new nozzle will allow the Fire Department to efficiently and effectively connect to a hydrant.	City Operations	ongoing	(304,717)	640,000	22,305	357,589	350,806	400,000	(42,411)	Green	This is an ongoing capital program.
15	Water Service Connection Replacement	To support replacement of water service connections.	City Operations	ongoing	(1,112,165)	3,500,000	20,804	2,408,639	1,909,425	2,408,639	(0)	Green	This is an ongoing capital program.
16	Leak Detection Program	To support Leak Detection Program	City Operations	ongoing	0	100,000	0	100,000	0	0	100,000	Green	This is an ongoing capital program.
17	Water Network Expansion (Eastern Pressure Solution)	To maintain an acceptable level of service as the City continues to grow, additional demands are placed on the City wide water distribution network, a Water Network Expansion is required.	City Operations	2026	(17,634,419)	73,210,000	0	55,575,581	17,897,720	37,000,000	18,575,581	Green	Multi-year project to be completed in 2026.
18	Environmental Compliance-Stormwater Retention Ponds	Improving stormwater quality through retention ponds.	City Operations	2026	188,326	0	0	188,326	0	0	188,326	Red	Work to be restarted in 2026.
19	Chlorine Booster Stations	New Regulations and Environmental Protection Projects and programs, including Chlorine Booster Stations.	City Operations	2026	4,000,000	0	0	4,000,000	0	0	4,000,000	Yellow	Multi-year project to be completed in 2026.
20	Flow Meter Chambers for Transmission Piping	This project will improve monitoring of the water supply and help operations better understand flow within the system.	City Operations	ongoing	1,500,000	0	0	1,500,000	0	0	1,500,000	Green	This is an ongoing capital program.
21	Tower Crossing Water Connections	Re-establish water connections to existing customer in Tower Crossing Established area.	City Operations	2026	1,176,066	360,000	0	1,536,066	210,644	250,000	1,286,066	Green	Multi-year project to be completed in 2026.

Appendix B 2025 Third Quarter Utility Capital Expenditure

Number	Project Name	Project Description	Division	Expected Project End Date	2024 Carryforward	2025 Budget	2025 Amendment	2025 Available Funds to Spend	2025 YTD Actual Expenses	2025 Third Quarter Annual Forecast Spend	Amount of Carryforward at End of Year	Project Status	2025 Carryforward Explanation
22	Distribution Trunk Mains-West Loop	Enhancements to the City's water distribution system to accommodate future growth.	City Operations	ongoing	200,000	0	0	200,000	0	0	200,000	Red	Construction deferred until development charge funds are available for the project.
23	Trench Settlement Remediation	Cracking and settling of sidewalks, curbs, gutter and pavement occur because of backfill settlement at water main work locations. This program corrects settlement at these locations.	City Operations	ongoing	245,164	300,000	0	545,164	0	0	545,164	Green	This is an ongoing capital program.
24	Meter Installation Program	The City's expanding community requires the installation of water meters in new homes. This program includes the purchase and installation of new water meters for new construction.	City Operations	ongoing	0	550,000	0	550,000	323,153	412,500	137,500	Green	This is an ongoing capital program.
25	Linear Infrastructure Contingency Fund	This account is intended to fund the response to an emergency situation in the water, wastewater, or stormwater linear systems.	City Operations	ongoing	50,000	0	0	50,000	0	0	50,000	Green	Carryforward maintained to fund emergency repairs to underground linear infrastructure.
26	Water Meter Test Bench	Funding for a new Water Meter Test Bench to replace the existing outdated equipment.	City Operations	2026	500,000	0	0	500,000	0	50,000	450,000	Yellow	Project to be complete in 2026.
27	Safe Sidewalk-Permanent Cold Mix	Funding for the improved material used to patch sidewalks. This material is used for short term patches until a permanent repair can be made.	City Operations	ongoing	140,000	0	0	140,000	0	140,000	0	Green	This is an ongoing capital program expected to be completed in 2025.
28	Wastewater Collection Renewal - Integrated Works	Underground infrastructure requires renewal to ensure reliability and safety of the wastewater system. Includes studies, inspection, assessment, and rehabilitation of mains, service connections and manholes.	City Operations	ongoing	2,574,400	7,820,000	8,000,000	18,394,400	1,216,106	17,548,000	846,400	Green	This is an ongoing capital program.
29	Wastewater Connections - Replacement	Underground infrastructure requires renewal to ensure reliability and safety of the wastewater system. Includes replacement of sanitary sewer service connections.	City Operations	ongoing	251,450	400,000	0	651,450	13,751	28,700	622,750	Green	This is an ongoing capital program.
30	Sewer Connection Replacement	Funds will be used to support replacement of wastewater service connections.	City Operations	ongoing	0	1,100,000	0	1,100,000	992,014	1,100,000	0	Green	This is an ongoing capital program.
31	Wastewater Lift Station Upgrade - Rehabilitation	The City's wastewater pumping stations are aging and require upgrading to restore or improve the level of service and to reduce emergency repair costs. This program will include assessment, pre-design, rehabilitation, and/or upgrades of pumping stations.	City Operations	ongoing	5,115,411	0	(1,200,000)	3,915,411	345,741	1,035,000	2,880,411	Yellow	This is an ongoing capital program.
32	Closed-Circuit Television Camera Truck Upgrades	Closed-Circuit Television camera Truck Upgrades, determines the structural condition of the mains and lateral lines.	City Operations	2024	15,972	0	0	15,972	0	0	15,972	Green	Project Completed. Funds balance needed for future software upgrade.
33	Wastewater Infrastructure - Predesign, Detailed Design and Construction	Funds to be used to advance Wastewater projects that result from servicing studies.	City Operations	2027	300,000	300,000	0	600,000	0	0	600,000	Green	Projects have now been identified through the serviceability study. New project(s) will be specified and tied to this funding. Such as proposed Interconnector Trunk Improvements
34	Wastewater Treatment Plant Force main Refurbishing	Inspect the portion of the McCarthy Pumping Station south force main to ensure its continuous operation.	City Operations	2025	281,002	0	200,000	481,002	215,599	240,000	241,002	Green	Project completed.
35	Water Service Connection Replacement Horizontal Coring System	Fund to purchase a Horizontal Coring System package. The Water Service Connection Replacement may require Horizontal Directional Drilling services to avoid open trenching.	City Operations	2025	25,276	0	4,805	30,081	0	30,081	0	Green	Project to be completed in 2025.
36	Lagoon Four Berm	Maintenance of Lagoon Four Berm at Wastewater Treatment Plant.	City Operations	2025	170,990	0	0	170,990	40,800	10,000	160,990	Green	Construction and invoicing completed. Final inspection occuring in Q4 after which the funds can be returned.
37	Wastewater Treatment Plant	Expansion of Wastewater Treatment Plant to meet city growth.	City Operations	2028	5,696,681	0	0	5,696,681	57,302	379,000	5,317,681	Green	Multi-year project. Design phase including project timeframe and cost estimates to be completed in 2025.
38	Storm Sewer Renewal - Catch-Up Program	The stormwater system requires ongoing rehabilitation to ensure system reliability. This includes catch basins replacements etc.	City Operations	ongoing	2,662,830	3,850,000	0	6,512,830	1,616,468	2,559,000	3,953,830	Green	This is an ongoing capital program.
39	Catch Basin Renewal - Catch-Up Program	The stormwater system requires ongoing rehabilitation to ensure system reliability. This includes catch basins.	City Operations	ongoing	1,699,060	850,000	0	2,549,060	0	0	2,549,060	Green	This is an ongoing capital program.

Appendix B 2025 Third Quarter Utility Capital Expenditure

Number	Project Name	Project Description	Division	Expected Project End Date	2024 Carryforward	2025 Budget	2025 Amendment	2025 Available Funds to Spend	2025 YTD Actual Expenses	2025 Third Quarter Annual Forecast Spend	Amount of Carryforward at End of Year	Project Status	2025 Carryforward Explanation
40	Catch Basin Replacement	The drainage system requires ongoing rehabilitation, including catch basin replacements to ensure system reliability.	City Operations	ongoing	0	150,000	0	150,000	179,412	0	150,000	Yellow	This is an ongoing capital program.
41	Drainage System Dredging	This program rehabilitates and improves the level of service of facilities such as berms, waterways, and storm channels. Periodic assessments, repair modifications and improvements are required to ensure their integrity and capacity.	City Operations	ongoing	917,921	400,000	0	1,317,921	250,995	400,000	917,921	Yellow	This is an ongoing capital program.
42	Northeast Neighbourhood Drainage Improvement Project	The project will replace and upgrade the storm sewer system to help reduce ponding as well as street and basement flooding to homes within the Northeast neighbourhood.	City Operations	2026	10,197,404	0	0	10,197,404	2,813,991	6,152,000	4,045,404	Green	Multi-year project to be completed in 2025/2026.
43	North Central Drainage Upgrade Project	The project will replace and upgrade the storm sewer system to help reduce ponding as well as street and basement flooding to homes within the North Central neighborhood.	City Operations	2025	579,381	0	0	579,381	2,808	100,000	479,381	Yellow	Multi-year project to be completed in 2025.
44	Drainage Pumping Station Upgrading	The City's stormwater pumping stations are aging and require upgrading to restore or improve the level of service and to reduce emergency repair costs. This program will include assessment, pre-design, rehabilitation, and/or upgrades of stormwater pumping stations.	City Operations	ongoing	1,806,294	0	(1,000,000)	806,294	0	0	806,294	Green	This is an ongoing capital program.
45	Trunk Relief Initiative	The project includes construction of the third force main from McCarthy Boulevard Pumping Station to the Wastewater Treatment Plant, upgrades to McCarthy Boulevard Pumping Station and initial work on the Wastewater Capacity Upgrades (South Trunk).	City Operations	2025	1,614,370	0	0	1,614,370	658,987	1,574,370	40,000	Green	Multi-year project to be completed in 2026.
46	Citywide Drainage Master Plan Update	This project will update the 2009 Drainage Master Plan Study to guide future renewal and upgrade plans to the drainage system to improve level of service.	City Planning & Community Services	2027	700,000	300,000	0	1,000,000	0	0	1,000,000	Green	Project started in 2024 with assessment and analysis. Targeted work plan to execute the external contracts to support the overall Drainage Master Plan will be advancing in 2025, 2026 and 2027.
47	Vehicle for Water Attendants	New vehicle to replace a long-term rental.	City Operations	2025	50,000	0	0	50,000	0	0	50,000	Green	Funds should be returned to source and project closed.
48	Wastewater Capacity Upgrades - South Trunk	This project is the continuation of ongoing efforts to comply with regulatory commitments to improve wastewater capacity and minimize bypasses to Wascana Creek during heavy precipitation events. The project was broken down into multiple phases and contracts.	City Operations	2030	15,588,224	12,000,000	0	27,588,224	3,796,255	16,500,000	11,088,224	Green	Multi-year project expected to be completed in 2029 and 2030.
49	Albert Street Storm Lift Station Replacement	This project will upgrade the stormwater infrastructure at the Albert Street Stormwater Lift Station to address surface ponding in the underpass.	City Operations	2030	6,697,000	0	(6,000,000)	697,000	0	0	697,000	Yellow	Multi-year project aligned with Saskatchewan Drive renewal project.
50	Heritage Stormwater Improvements	The project will replace and upgrade the storm sewer system to help reduce ponding as well as street and basement flooding to homes within the Heritage neighbourhood.	City Operations	2030	11,449,955	7,500,000	0	18,949,955	3,450,333	4,062,000	14,887,955	Yellow	Multi-year project to proceed in alignment with other projects in the Heritage Neighbourhood.
51	Al Ritchie Stormwater Improvements	This project will upgrade the stormwater system within the Al Ritchie neighbourhood to reduce surface flooding and improve level of service in this area. The project is part of a multi-year improvement plan in the area.	City Operations	2027	10,333,259	5,000,000	0	15,333,259	255,867	2,000,000	13,333,259	Green	Multi-year project anticipated to be completed in 2027.
52	Whitmore Park Stormwater Improvement	This project will upgrade the stormwater system within the Whitmore Park neighbourhood to reduce surface flooding and improve level of service in this area. The project is part of a multi- year improvement plan in the area.	City Operations	ongoing	1,200,000	0	0	1,200,000	0	0	1,200,000	Yellow	Multi-year ongoing project.
53	Uplands Stormwater Improvement Project	This project will upgrade the stormwater system within the Uplands neighbourhood to reduce surface flooding and improve level of service in this area. The project is part of a multi-year improvement plan in the area.	City Operations	ongoing	500,000	0	0	500,000	0	0	500,000	Yellow	Multi-year ongoing project.

Appendix B 2025 Third Quarter Utility Capital Expenditure

Number	Project Name	Project Description	Division	Expected Project End Date	2024 Carryforward	2025 Budget	2025 Amendment	2025 Available Funds to Spend	2025 YTD Actual Expenses	2025 Third Quarter Annual Forecast Spend	Amount of Carryforward at End of Year	Project Status	2025 Carryforward Explanation
54	Lead Service Connection Management Program Wastewater Support	The wastewater system requires ongoing rehabilitation to ensure system reliability and alignment with the increased lead service connection replacements.	City Operations	ongoing	0	1,100,000	0	1,100,000	1,195,215	1,100,000	0	Green	This is an ongoing program to be completed in 2036 to replace sanitary services where lead water services are replaced under the Lead Service Connections Management Program.
55	Research Funding	Funding is required to research and analyze downstream impacts of our wastewater effluent.	City Operations	2026	0	100,000	0	100,000	0	100,000	0	Green	First year of project, expect all funds will be used.
56	Redundant Services	A pilot program started in 2023/24 to find efficiencies when land developers improve sites. Through this program, the City does not otherwise spend resources to mobilize crews and equipment to do something when another party is already in the vicinity.	City Operations	ongoing	0	150,000	0	150,000	0	50,000	100,000	Green	Program to fund the discommissioning of water, wastewater, or storm connections made redundant by intensification.
57	AE Wilson Park Environmental Assessment and Remediation	The City's former Wastewater Treatment Plant and a waste incinerator were located on the northwest corner of this site. An environmental assessment needs to be conducted before determining the impacts and risks as a result.	City Operations	ongoing	0	750,000	0	750,000	0	175,000	575,000	Yellow	Due to construction work associated with the Trunk Relief Initiative work was delayed, $175,000 is expected to be used in 2026 to facilitate the additional sampling needed to determine next steps. The remainder will be used in 2027.
58	Drainage Lift Station Renewal	Drainage pumping stations are aging and require upgrading to restore or improve the level of service and to reduce emergency repair costs. This program will include assessment, pre-design, design, rehabilitation, and/or upgrades of existing pumping stations.	City Operations	2026	0	180,000	0	180,000	0	70,000	110,000	Green	Ongoing capital project.
		City Operations Total			**101,074,895**	**154,685,000**	**43,109**	**255,803,003**	**56,252,032**	**128,002,244**	**127,800,759**		
59	Information Technology Infrastructure (Utility)	This funding is focused on the upkeep and replacement of aging and end of life infrastructure components (includes hardware, software, storage and network equipment).	Corporate Services	ongoing	143,860	325,000	(468,860)	(0)	0	0	(0)	Green	This is an ongoing capital program and is used for the renewal of Technology infrastructure.
60	Operations Yard Facility Master Plan	This funding is to update the overall plan for City facilities across the City. This includes how to address growth, sustainability and renewal of existing City facilities.	Corporate Services	2026	0	63,000	0	63,000	0	15,750	47,250	Green	Study is expected to be completed in 2026.
		Corporate Services Total			**143,860**	**388,000**	**(468,860)**	**63,000**	**0**	**15,750**	**47,250**		
61	Northeast Economic Development	Water and Wastewater Serviceability Study and Preliminary Design for North Regina (Phase 1). Detailed Design, Tendering and Construction of Water and Wastewater Expansion for Northeast Regina (Phase 2) .	City Planning & Community Services	2026	9,708,474	0	(9,300,000)	408,474	7,644	200,000	208,474	Yellow	Construction pending advancement of industrial developments.
62	Serviceability Studies	This program will evaluate whether or not the City can provide service to various growth areas that meet current service standards and then develop a plan to ensure that the services are available when needed.	City Planning & Community Services	2028	1,170,931	0	0	1,170,931	0	0	1,170,931	Yellow	The large overarching servicing studies have been completed for the water and wastewater network. Now there is continued need for isolated servicing assessments to inform near term servicing investments. For example - Utility Corridor Studies or Determining Pipline easement requirements.
63	Geospatial Sustainable Technology & Growth	Purchase of new survey equipment, software and consulting services to support the Geospatial program.	City Planning & Community Services	ongoing	0	56,000	0	56,000	0	30,000	26,000	Yellow	Utility budget amounts will be spent before end of year. 9/28/2025 - Request for Information (RFI) completed for drone hardware, Technology delyed in server purchase, Request for Proposal (RFP)underway.
64	Speakers Corner Drainage Project	Installation of a permanent solution to address a 1950mm storm pipe collapse and decommissioning of the temporary pumping installation in Wascana Centre.	City Planning & Community Services	2026	0	12,000,000	0	12,000,000	710,230	1,100,000	10,900,000	Yellow	Construction is planned to start at two locations and will continue into 2026.
65	Wascana Parkway to Highway 1A Loop Ramp	Improving traffic flow on Highway No. 1A Northbound by installing a loop ramp from Eastbound Wascana Parkway.	City Planning & Community Services	2027	0	1,120,000	0	1,120,000	0	40,000	1,080,000	Green	Construction planned for 2027.
66	Northwest Regional Wastewater Lift Station	Improve wastewater capacity to existing properties in the Maple Ridge and Westhill neighbourhoods.	City Planning & Community Services	2028	0	0	10,991,269	10,991,269	0	54,000	10,937,269	Green	CR25-76 Municipal Front-ending Lift Stations Approved June 2025. This project will kick off internally in Third Quarter 2025.
		City Planning & Community Development Total			**10,879,405**	**13,176,000**	**1,691,269**	**25,746,674**	**717,874**	**1,424,000**	**24,322,674**		
67	Customer Information System - Utility System Upgrade	This funding ensures the Utility Billing system is maintained in a supported condition and allows for ongoing maintenance, functionality improvements and system architecture updates.	Financial Strategy & Sustainability	ongoing	950,400	110,000	0	1,060,400	477,218	900,000	160,400	Green	This is an ongoing capital program. The current upgrade is underway and is scheduled to be completed in 2025.

Appendix B 2025 Third Quarter Utility Capital Expenditure

Number	Project Name	Project Description	Division	Expected Project End Date	2024 Carryforward	2025 Budget	2025 Amendment	2025 Available Funds to Spend	2025 YTD Actual Expenses	2025 Third Quarter Annual Forecast Spend	Amount of Carryforward at End of Year	Project Status	2025 Carryforward Explanation
68	Water Meter and Automated Meter Read Replacement	The City's Water Meters and Automated Meter Reading system require upgrading to restore system reliability and reduce downtime costs. This project includes development, design installation and construction over multiple years.	Financial Strategy & Sustainability	2026	6,494,969	2,500,000	0	8,994,969	1,823,079	2,906,281	6,088,688	Green	This is a multi-year project to be completed in 2025/2026.
69	Funding Available for Reallocation	Contingency fund.	Financial Strategy & Sustainability	ongoing	6,757	0	0	6,757	0	0	6,757	Green	This account is being reviewed as per the capital governance review. Funds should be will be returned to their respective original funding source (reserve, deferred revenue, current contributions).
70	Renewal Road Infrastructure-Dewdney Ave Corridor Rehabilitation	Water, Wastewater and Stormwater infrastructure replacements along Dewdney Avenue (Albert to Broad) associated with the Dewdney Avenue Corridor Revitalization project.	Financial Strategy & Sustainability	2025	2,665,001	0	0	2,665,001	639,605	2,665,001	0	Green	Work to be completed in 2025.
		Financial Strategy & Sustainability Total			**10,117,127**	**2,610,000**	**0**	**12,727,127**	**2,939,902**	**6,471,282**	**6,255,846**		
		City Utility Total			**122,215,287**	**170,859,000**	**1,265,518**	**294,339,804**	**59,909,809**	**135,913,276**	**158,426,529**		

2025 Third Quarter Forecast

Date	December 3, 2025
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	Financial Strategy & Sustainability
Item #	CR25-153

RECOMMENDATION

That City Council receive and file this report.

HISTORY

At its November 27, 2025, meeting, the Audit and Finance Committee considered the attached report *AFC25-29 2025 Third Quarter Forecast* from the Financial Strategy & Sustainability Division.

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

Respectfully submitted,

AUDIT AND FINANCE COMMITTEE

Amber Ackerman, Acting City Clerk 11/27/2025

ATTACHMENTS

AFC25-29 2025 Third Quarter Forecast
Appendix A-1 - 2025 Third Quarter General Operating Fund Forecast
Appendix A-2 - 2025 Third Quarter General Operating Fund Net Forecast

Appendix A-3 - 2025 Third Quarter General Operating Fund Variance Notes
Appendix B-1 - 2025 Third Quarter General Utility Fund Forecast
Appendix B-2 - 2025 Third Quarter General Utility Fund Net Forecast
Appendix B-3 - 2025 Third Quarter General Utility Fund Variance Notes
Appendix C - 2025 Third Quarter General Fund Reserve and General Utility Reserve Forecast
Appendix D - 2025 Third Quarter Overtime Report Forecast
Appendix E - Regina Exhibition Association Limited August Financial Results & Commentary

2025 Third Quarter Forecast

Date	November 27, 2025
To	Audit and Finance Committee
From	Financial Strategy & Sustainability
Service Area	Financial Strategy & Sustainability
Item No.	AFC25-29

RECOMMENDATION

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

ISSUE

This report presents the City of Regina's (City) 2025 Third Quarter Forecast and supplementary information on the General Fund Reserve, Utility Reserve and overtime.

IMPACTS

Financial Impact

The Third Quarter Forecast for the General Operating Fund predicts a deficit of $6.8 million which represents an unfavourable variance of 1.0 per cent when compared to the 2025 Budget.

2025 Third Quarter Forecast General Operating (Fund 110)	Budget '000	Forecast '000	Variance $	Variance %	Year to Date Actual
Operating Revenue					
Taxation	329,617	330,863	1,246	0.4%	331,011
Government Grant - Program Specified	17,388	2,981	(14,407)	-82.9%	9,919
Investments	17,604	22,943	5,339	30.3%	9,702
Municipal Surcharge -Electricity	33,998	31,737	(2,261)	-6.7%	13,673
Municipal Surcharge - Gas	9,095	7,000	(2,095)	-23.0%	3,380
Levies & Fines	13,328	16,382	3,054	22.9%	11,773
Other Revenues	229,108	243,062	13,954	6.1%	174,929
Total Revenue	**650,138**	**654,968**	**4,830**	**0.7%**	**554,387**
Operating Expenses					
City Centre & Community Standards	9,427	11,397	(1,970)	-20.9%	11,397
Fire & Protective Services	50,415	53,641	(3,226)	-6.4%	39,443
Corporate Transactions	103,167	112,862	(9,695)	-9.4%	96,067
Roadways & Transportation	45,550	47,510	(1,960)	-4.3%	36,796
Indigenous Relations & Community Development	26,610	20,891	5,719	21.5%	6,972
Other Expenses	414,969	415,438	(469)	-0.1%	195,468
Total Expenses	**650,138**	**661,739**	**(11,601)**	**-1.8%**	**386,143**
Net General Operating Surplus/(Deficit)	**-**	**(6,771)**	**(6,771)**	**-1.0%**	**168,244**

The investment income in excess of budget of $5.216 million will be split 50/50 with $2.608 million being transferred to each of the General Fund Reserve (GFR) and the Asset Revitalization Reserve (ARR). The forecasted deficit of $6.771 million will be covered by a withdrawal from the GFR. The forecasted balance at the end of the year for the GFR is $15.1 million (recommended minimum balance is $35.8 million) and $3.7 million for the ARR (recommended minimum balance is $18.0 million).

General Operating Budget

The table on the previous page highlights some of the significant individual variances. However, overall actual results are forecasted to be very close to what was budgeted. The net deficit of 1.0 per cent of the 2025 Budget primarily consists of the following:

- $2.2 million unfavourable revenue variance in Municipal Surcharge – Electricity. When carbon pricing was removed in April of this year, it reduced the revenue pool on which the surcharge was calculated.
- $2.1 million unfavourable revenue variance in Municipal Surcharge – Natural Gas. In a prior year, the budget for this revenue stream was increased in anticipation of a rate increase. However, the rate increase was cancelled leading to an over estimation of the revenue that the City would receive from this source. This error in estimates has been corrected in the 2026 general Operating Budget.
- $3.2 million unfavourable expenditure variance in Fire & Protective Services. The collective agreement with the International Association of Firefighters Local 181 expired December 31, 2023. When a new agreement was settled and ratified in 2025, all of the retroactive pay for 2024 was recognized and expensed in 2025. In addition, the overall increase in pay per the agreement

was higher than what was anticipated by the 2025 Budget. As a result, 2025's actual salary & benefits expense are anticipated to exceed the 2025 Budget.

These unfavourable variances are slightly offset by a $0.7 million net favourable variance in all other revenues and expenses which results in a forecasted net deficit of $6.8 million.

Even though Administration is forecasting a net deficit of $6.8 million for the Third Quarter report, actual year-end results may differ as some of Administration's underlying assumptions may not materialize. However, Administration continues to remain conservative with forecasts bearing in mind the unpredictable nature of some expense categories, such as winter road maintenance that is dependent on snowstorms and snowfall amounts.

Utility Operating Budget

For the $187.4 million Utility Operating Budget, Administration is forecasting a Third Quarter surplus of $974 thousand. This represents a positive budget variance of 0.52 per cent. Administration remains relatively certain that Utility Operating budget will achieve a slight surplus as the risk of experiencing a material variance appears to be low.

Policy Impact

If surpluses are achieved by December 31, 2025, these amounts would be transferred into their respective reserves. However, if the City remains in a deficit position on December 31, 2025, the City must either offset the deficit by withdrawing funds from its reserves or it must budget for a surplus in 2026 sufficient to cover 2025's deficit.

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

OTHER OPTIONS

None with respect to this report.

COMMUNICATIONS & ENGAGEMENT

None with respect to this report.

DISCUSSION

The 2025 Third Quarter Forecast for the General Operating Fund, the General Utility Operating Fund, and related reserves. Key changes in revenue and expenses are highlighted and explained below.

The forecast also includes updated projections for reserve balances and overtime costs, identifying potential opportunities and detailed financial summaries are included in the appendices to provide a clearer understanding of the City's financial position forecast for the current fiscal year to December 2025.

General Operating Budget

General Operating (Fund 110)
(Reported in $'000's)

	Budget	Forecast	Variance		Year to Date Actual
			$	%	
Total Operating Revenue	650,138	654,968	4,830	0.7%	554,387
Total Operating Expenses	650,138	661,739	(11,601)	-1.8%	386,143
Net Operating Surplus/(Deficit)	-	(6,771)	(6,771)		**168,244**

Expenses are forecasted to exceed budget by $11.6 million or 1.8 per cent. This unfavourable expenditure variance is primarily due to:

- $9.7 million higher than budget expense under corporate level expenses such as transfers to reserves, bad debt expense, administration fees on fine revenue and foreign exchange.
- $5.2 million for a higher than budgeted transfer to reserve for investment income more than budget in accordance with City Council decision *CR24-51 Potential Allocation Investment Income to Reserves* at 50/50 shared between General Fund Reserve and Asset Revitalization Reserve.
- $3.2 million in increased expenses in the Fire & Protective Services because of the 21 months retroactive pay to the settlement of the Local 181 Collective Bargaining Agreement recently paid in September 2025.
- $2.0 million unfavourable expense variance relates to winter road maintenance operations in Roadways and Transportation offset by a transfer from the Winter Road Maintenance Reserve.
- $1.9 million unfavourable expense variance for city center and community standards for contracted services for Bylaw enforcement offset by forecasted $2 million revenue recovery.

- The total unfavorable overspend is offset by $5.2 million favourable underspend under other departments of the City, such as the Indigenous Relations department due to lower than budget forecast for community investment.

The investment income in excess of budget of $5.216 million will be split 50/50 with $2.608 million being transferred to each of the General Fund Reserve (GFR) and the Asset Revitalization Reserve (ARR). The forecasted deficit of $6.771 million will be covered by a withdrawal from the GFR. The forecasted balance at the end of the year for the GFR is $15.1 million (recommended minimum balance is $35.8 million) and $3.7 million for the ARR (recommended minimum balance is $18.0 million).

Appendices A-1 (2025 Third Quarter General Operating Fund Forecast) and A-2 (2025 Third Quarter General Operating Fund Net Forecast) show the annual variance of the 2025 Budget to the projected Third Quarter Forecast. Appendix A-3 (2025 Third Quarter General Operating Fund Variance Notes) details the related variances tied to the forecast.

General Utility Operating Fund

General Utility Operating (Fund 130)
(Reported in $'000's)

	Budget	Forecast	Variance		Year to Date Actual
			$	%	
Total Operating Revenue	187,426	189,764	2,338	1.2%	130,737
Total Operating Expenses	187,426	188,791	(1,365)	-0.7%	90,087
Net Operating Surplus/(Deficit)	-	**973**	**973**		**40,650**

The General Utility Operating Fund, revenues for the Third Quarter Forecast are projected to be higher than budget by $2.3 million (1.2 per cent), relating to higher than budget water, wastewater and drainage fees.

Expenses are forecasted to exceed budget by $1.4 million, with corporate transactions exceeding budget by $955 thousand (0.51 per cent of budget) due to unbudgeted fees relating to the Water Network Expansion and the Wastewater & Environment department overspending $1.5 million (0.8 per cent of budget) due to unplanned wastewater lift station repair.

Appendices B-1 (2025 Third Quarter General Utility Fund Forecast) and B-2 (2025 Third Quarter General Utility Fund Net Forecast) shows the annual variance of the 2025 Budget to the projected

Third Quarter Forecast. Appendix B-3 (2025 Third Quarter General Utility Fund Variance Notes) details the related variances tied to the forecast.

General Operating Reserve and General Utility Reserves

The General Fund Reserve (GFR) and General Utility Reserve (GUR) support the City's operational excellence and long-term financial sustainability. Reserves are funds authorized by City Council for future Capital and Operating needs and their primary purpose is to assist in smoothing out fluctuations in expenditures and support the City's priority of achieving long-term financial sustainability while offering the flexibility to take advantage of unplanned opportunities benefiting the City and its citizens.

The Third Quarter Forecast for the GFR reflects an estimated balance at the end of the 2025 fiscal year of $15.1 million after approved commitments (including 50 per cent forecasted excess revenue from investment). This balance is currently below the recommended $35.8 million (recently reviewed upward from $23 million) minimum balance by $20.7 million.

The Third Quarter Forecast for the GUR reflects an estimated balance at the end of the 2025 fiscal year of $72.4 million after approved commitments, which is within the recommended $100 million maximum threshold (recently reviewed upward from $90 million).

Appendix C (2025 Third Quarter General Fund Reserve and General Utility Reserve Forecasts) provides additional information on these two reserves.

Overtime

City Council directed Administration to provide regular updates alongside quarterly reporting on overtime as part of the efforts to monitor and reduce overtime *CR24-54 - Overtime Reduction*. The 2025 overtime budget for the City, excluding Regina Police Service, is $5.0 million. The Third Quarter Forecast predicts an expense of $6.7 million by year-end, resulting in an unfavourable variance from budget of $1.7 million or 33.5 per cent.

Appendix D (2025 Third Quarter Overtime Report Forecast) provides additional details of overtime amounts in the City.

Regina Exhibition Association Limited (REAL) August 2025 Financial Results

REAL's financial Results and Commentary as at August 31, 2025, are included in Appendix E (Regina Exhibition Association Limited August Financial Results & Commentary) and provide additional details of financial statement for REAL.

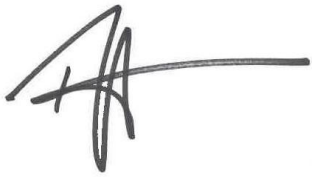
DECISION HISTORY & AUTHORITY

On May 22, 2024, City Council considered item *CR24-52 Quarterly Financial Statements Preparation* and directed Administration to prepare its quarterly financial statements mirroring Schedules 1, 2, 4, and 6 of the City of Winnipeg's reporting model, as outlined in Appendix A to item *AFC24-11 Quarterly Financial Statements Preparation*, effective First Quarter 2024.

Respectfully Submitted,

Jeff May,
Director, Financial Planning & Analysis

Respectfully Submitted,



Daren Anderson,
Chief Financial Officer & Deputy City Manager

Prepared by: Kazeem Bamigbose, Financial Business Partner

ATTACHMENTS

Appendix A-1 - 2025 Third Quarter General Operating Fund Forecast
Appendix A-2 - 2025 Third Quarter General Operating Fund Net Forecast
Appendix A-3 - 2025 Third Quarter General Operating Fund Variance Notes
Appendix B-1 - 2025 Third Quarter General Utility Fund Forecast
Appendix B-2 - 2025 Third Quarter General Utility Fund Net Forecast
Appendix B-3 - 2025 Third Quarter General Utility Fund Variance Notes
Appendix C - 2025 Third Quarter General Fund Reserve and General Utility Reserve Forecast
Appendix D - 2025 Third Quarter Overtime Report Forecast
Appendix E - Regina Exhibition Association Limited August Financial Results & Commentary

Appendix A -1
Third Quarter Forecast (September - 2025)
General Operating (Fund 110)

	Budget	Forecast	Variance to Budget		Year to Date Actual
			$	%	
REVENUES					
Taxation Revenues	330,838,438	330,558,241	(280,197)	-0.08%	331,010,649
Government Grants and Transfers Revenues	91,819,652	86,595,031	(5,224,621)	-5.69%	52,681,061
Licenses Levies and Fines Revenues	13,328,025	16,381,514	3,053,489	22.91%	15,220,630
Fees and Charges Revenues	89,521,330	88,568,491	(952,839)	-1.06%	65,208,369
Other External Revenues	68,639,563	71,253,347	2,613,784	3.81%	47,978,445
Internal Revenues	50,934,707	53,761,167	2,826,460	5.55%	38,780,154
Miscellaneous Revenues	5,056,406	7,850,386	2,793,980	55.26%	3,508,158
Total Revenues	**650,138,121**	**654,968,177**	**4,830,056**		**554,387,466**
EXPENSES					
Officers of City Council	1,977,052	2,065,587	(88,535)	-4.48%	1,280,153
City Manager's Office	1,667,856	1,987,028	(319,172)	-19.14%	1,247,404
City Clerk's Office	2,918,230	3,016,819	(98,589)	-3.38%	2,142,828
City Solicitor's Office	5,527,333	5,587,114	(59,781)	-1.08%	4,401,343
Indigenous Relations & Community Development	26,609,622	20,890,794	5,718,828	21.49%	6,971,996
City Centre & Community Standards	9,426,668	11,396,877	(1,970,209)	-20.90%	8,489,369
Fire & Protective Services	50,414,713	53,640,738	(3,226,025)	-6.40%	39,442,556
Sustainability, Performance & Service Improvements	3,009,116	2,248,909	760,207	25.26%	1,386,739
Total Officers of City Council	**101,550,590**	**100,833,866**	**716,724**		**65,362,388**
Financial Strategy & Sustainability - Deputy City Manager's Office	1,930,653	2,147,200	(216,547)	-11.22%	1,449,345
Land, Real Estate & Economic Development	17,836,110	17,631,771	204,339	1.15%	13,039,106
Financial Services	7,874,551	8,334,746	(460,195)	-5.84%	6,155,149
Corporate Transactions	103,166,576	112,862,321	(9,695,745)	-9.40%	96,067,458
Community Investments	16,034,224	16,034,224	-	0.00%	13,306,838
Assessment & Property Revenue Services	6,442,154	6,176,728	265,426	4.12%	4,239,752
Total Financial Strategy & Sustainability	**153,284,268**	**163,186,990**	**(9,902,722)**		**134,257,648**
Corporate Services - Deputy City Manager's Office	484,756	484,756	-	0.00%	191,614
People & Organizational Culture	7,502,530	7,441,132	61,398	0.82%	5,431,801
Technology	15,258,348	16,088,653	(830,305)	-5.44%	12,857,487
Facilities & Fleet	23,238,784	24,040,118	(801,334)	-3.45%	16,070,502
Total Corporate Services	**46,484,418**	**48,054,659**	**(1,570,241)**		**34,551,404**
Communications, Service Regina & Tourism - Deputy City Manager's Office	450,994	473,794	(22,800)	-5.06%	311,937
Strategic Communications & Customer Service	5,375,496	5,696,522	(321,026)	-5.97%	3,827,286
Tourism	1,798,560	2,115,648	(317,088)	-17.63%	1,068,367
Total Communications, Service Regina & Tourism	**7,625,050**	**8,285,964**	**(660,914)**		**5,207,590**
City Planning & Community Services - Deputy City Manager's Office	1,030,803	1,096,849	(66,046)	-6.41%	740,497
Sustainable Infrastructure	4,687,975	4,389,645	298,330	6.36%	3,520,644
Planning & Development Services	10,872,032	9,928,967	943,065	8.67%	6,875,328
Parks, Recreation & Cultural Services	65,422,809	66,193,342	(770,533)	-1.18%	42,630,412
Total City Planning & Community Services	**82,013,619**	**81,608,803**	**404,816**		**53,766,881**
City Operations - DCM Office	931,000	884,434	46,566	5.00%	633,924
Transit	49,289,867	50,051,847	(761,980)	-1.55%	37,542,088
Roadways & Transportation	45,550,123	47,509,671	(1,959,548)	-4.30%	36,796,269
Water, Waste & Environment	40,947,986	38,861,621	2,086,365	5.10%	18,025,108
Total City Operations	**136,718,976**	**137,307,573**	**(588,597)**		**92,997,389**
Total City (Excluding Police) Expenses	**527,676,921**	**539,277,855**	**(11,600,934)**	**-2.20%**	**386,143,300**
Total Police	**122,461,200**	**122,461,200**	**0**	**0.00%**	**-**
Total City (Including Police) Expenses	**650,138,121**	**661,739,055**	**(11,600,934)**	**-1.78%**	
Forecast Net Surplus/(Deficit)	**-**	**(6,770,878)**	**(6,770,878)**		

Appendix A-2
2025 Third Quarter Forecast
General Operating (Fund 110)
(Variances provided on net variance amounts over $100,000)

	Revenues				Expenses					
	Budget	Forecast	Variance to Budget		Budget	Forecast	Variance to Budget		Net Budget to Forecast	Notes (Appendix A-3)
			$	%			$	%		
Officers of City Council	-	-	-	0.0%	1,977,052	2,065,587	(88,535)	-4.5%	(88,535)	
City Manager's Office	-	-	-	0.0%	1,667,856	1,987,028	(319,172)	-19.1%	(319,172)	*Note 1*
City Clerk's Office	74,500	165,454	90,954	122.1%	2,918,230	3,016,819	(98,589)	-3.4%	(7,635)	
City Solicitor's Office	484,346	542,683	58,337	12.0%	5,527,333	5,587,114	(59,781)	-1.1%	(1,444)	
Indigenous Relations & Community Development	18,095,100	12,143,720	(5,951,380)	-32.9%	26,609,622	20,890,794	5,718,828	21.5%	(232,552)	*Note 3*
City Centre & Community Standards	6,222,285	7,926,582	1,704,297	27.4%	9,426,668	11,396,877	(1,970,209)	-20.9%	(265,912)	*Note 4*
Fire & Protective Services	1,114,400	1,324,626	210,226	18.9%	50,414,713	53,640,738	(3,226,025)	-6.4%	(3,015,799)	*Note 5*
Sustainabiity, Performance & Service Improvement	-	15,000	15,000	0.0%	3,009,116	2,248,909	760,207	25.3%	775,207	*Note 6*
Total Officers of Council	**25,990,631**	**22,118,065**	**(3,872,566)**		**101,550,590**	**100,833,866**	**716,724**		**(3,155,842)**	
Financial Strategy & Sustainability - Deputy City Manager's Office	-	-	-	0.0%	1,930,653	2,147,200	(216,547)	-11.2%	(216,547)	*Note 7*
Land, Real Estate & Economic Development	17,836,110	17,732,123	(103,987)	-0.6%	17,836,110	17,631,771	204,339	1.1%	100,352	*Note 8*
Financial Services	604,000	557,741	(46,259)	-7.7%	7,874,551	8,334,746	(460,195)	-5.8%	(506,454)	*Note 9*
Corporate Transactions	160,504,845	165,415,749	4,910,904	3.1%	103,166,576	112,862,321	(9,695,745)	-9.4%	(4,784,841)	*Note 10*
Community Investments	-	-	-	0.0%	16,034,224	16,034,224	-	0.0%	-	
Assessment & Property Revenue Services	325,921,838	326,884,924	963,086	0.3%	6,442,154	6,176,728	265,426	4.1%	1,228,512	*Note 11*
Total Financial Strategy & Sustainability	**504,866,793**	**510,590,537**	**5,723,744**		**153,284,268**	**163,186,990**	**(9,902,722)**		**(4,178,978)**	
Corporate Services - Deputy City Manager's Office	-	-	-	0.0%	484,756	484,756	-	0.0%	-	
People & Organizational Culture	-	124,898	124,898	0.0%	7,502,530	7,441,132	61,398	0.8%	186,296	*Note 12*
Technology	33,000	33,000	-	0.0%	15,258,348	16,088,653	(830,305)	-5.4%	(830,305)	*Note 13*
Facilities & Fleet	1,056,362	1,087,218	30,856	2.9%	23,238,784	24,040,118	(801,334)	-3.4%	(770,478)	*Note 14*
Total Corporate Services	**1,089,362**	**1,245,116**	**155,754**		**46,484,418**	**48,054,659**	**(1,570,241)**		**(1,414,487)**	
Communications, Service Regina & Tourism - Deputy City Manager's Office	-	8,000	8,000	0.0%	450,994	473,794	(22,800)	-5.1%	(14,800)	
Strategic Communications & Customer Service	9,000	125,818	116,818	1298.0%	5,375,496	5,696,522	(321,026)	-6.0%	(204,208)	*Note15*
Tourism	-	294,000	294,000	100.0%	1,798,560	2,115,648	(317,088)	-17.6%	(23,088)	
Total Communications, Service Regina & Tourism	**9,000**	**427,818**	**418,818**		**7,625,050**	**8,285,964**	**(660,914)**		**(242,096)**	
City Planning & Community Services - Deputy City Manager's Office	169,000	169,000	-	0.0%	1,030,803	1,096,849	(66,046)	-6.4%	(66,046)	
Sustainable Infrastructure	14,500	500	(14,000)	-96.6%	4,687,975	4,389,645	298,330	6.4%	284,330	*Note 16*
Planning & Development Services	8,739,887	7,890,979	(848,908)	-9.7%	10,872,032	9,928,967	943,065	8.7%	94,157	
Parks, Recreation & Cultural Services	34,643,876	38,108,386	3,464,510	10.0%	65,422,809	66,193,342	(770,533)	-1.2%	2,693,977	*Note 17*
Total City Planning & Community Services	**43,567,263**	**46,168,865**	**2,601,602**		**82,013,619**	**81,608,803**	**404,816**		**3,006,418**	
City Operations - DCM Office	-	-	-	0.0%	931,000	884,434	46,566	5.0%	46,566	
Transit	13,081,533	13,422,303	340,770	2.6%	49,289,867	50,051,847	(761,980)	-1.5%	(421,210)	*Note 18*
Roadways & Transportation	7,041,551	8,589,852	1,548,301	22.0%	45,550,123	47,509,671	(1,959,548)	-4.3%	(411,247)	*Note 19*
Water, Waste & Environment	40,947,988	38,861,621	(2,086,367)	-5.1%	40,947,986	38,861,621	2,086,365	5.1%	(2)	
Total City Operations	**61,071,072**	**60,873,776**	**(197,296)**	**-0.3%**	**136,718,976**	**137,307,573**	**(588,597)**	**-0.4%**	**(785,893)**	
Total City (Excluding Police)	**636,594,121**	**641,424,177**	**4,830,056**	**1%**	**527,676,921**	**539,277,855**	**(11,600,934)**	**-2.2%**	**(6,770,878)**	
Total Police	**13,544,000**	**13,544,000**	**-**	**0%**	**122,461,200**	**122,461,200**	**-**	**0%**	**-**	
Total City (With Police)	**650,138,121**	**654,968,177**	**4,830,056**	**0.7%**	**650,138,121**	**661,739,055**	**(11,600,934)**	**-1.8%**	**(6,770,878)**	

Appendix A-3
2025 Third Quarter Forecast
As at September 2025
Notes on Variances tied to Appendices A-2
* Variances are reported on amounts greater than $100,000

		$
1	City Manager's Office is forecasting $319 thousand deficit due to severances.	(319,172)
3	Indigenous Relations & Community Development is forecasting a $233 thousand net deficit due to an error in over-budgeted revenue for Community Well-Being branch.	(232,552)
4	City Centre & Community Standards is forecasting a net deficit of almost $266 thousand primarily due to a shortfall in parking revenue. Parking revenue has increased year over year since 2021; however, it has not returned to pre-pandemic levels.	(265,912)
5	Fire & Protective Services is forecasting a deficit of $3 million as a result of 21 months retroactive pay related to the settlement of the Local 181 Collective Bargaining Agreement.	(3,015,799)
6	Sustainability, Performance & Service Improvement is forecasting a surplus of $775 thousand due to salary lag, savings in consulting, contracted services and advertising costs.	775,207
7	Financial Strategy & Sustainability - Deputy City Manager's Office is forecasting a deficit of $185 thousand because of recent re-structure that added two directors to the division and Facilities cost to relocate the Chief Financial Officer to the 7th floor.	(216,547)
8	Land, Real Estate & Economic Development is forecasting a $100 thousand surplus due to underspending in consulting services	100,352
9	Financial Services is forecasting a deficit of $506 thousand due to unrealized salary lag and overtime requirements.	(506,454)
10	Corporate Transaction is forecasting a deficit of $4.8 million due to lower than anticipated Municipal Surcharge Tax revenues from SaskPower and SaskEnergy of $4 million; $1.3 million unrealized corporate savings; $500 thousand higher than anticipated bad debt expense; $800 thousand higher foreign exchange loss; offset by a transfer from the Stadium Activity of $1.6 million to account for a portion of the bad debt forecast. $5.2 million overbudget in investment income subsequently transfered to Reserve (General Fund Reserve and Asset Revitalisation Reserve) in line with City Council directive *(CR24-51 Potential Allocation Investment Income to Reserves)*.	(4,784,841)
11	Assessment & Property Revenue Services is forecasting a net favourable variance of $1.2 million primarily due to increased property taxation and penalty revenue and salary lag.	1,228,512
12	People & Organizational Culture is forecasting a net favourable variance of $186 thousand due primarily to salary lag and receiving an unanticipated grant.	186,296
13	Technology is forecasting a deficit of $830 thousand due to higher than budgeted software, telephone costs and unrealized salary lag.	(830,305)
14	Facilities and Fleet is forecasting an unfavourable variance of $770 thousand primarily due to increased costs in the maintenance of facilities.	(770,478)
15	Communications & Engagement is forecasting an unfavourable variance due to unrealized salary lag.	(204,208)
16	Sustainable Infrastructure is forecasting a favourable variance of $284 thousand due to salary lag.	284,330
17	Parks, Recreation & Cultural Services is forecasting a favourable variance of almost $2.7 million largely attributable to salary lag.	2,693,977
18	Transit is forecasting a $421 thousand net deficit primarily due to operator overtime and increased uncontrollable bus part pricing .	(421,210)
19	Roadways and Transportation is forecasting a $411 thousand net deficit due to Maintenance Grant funding reallocated to replace aging capital assets on Ring Road.	(411,247)
	Other Departments with variances under $100,000.	(60,827)
	Net Surplus/(Deficit)	**(6,770,878)**

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Appendix B -1
2025 Third Quarter Forecast (September)
General Utility (Fund 130)

	Budget	Forecast	Variance to Budget		Year to Date Actual
			$	%	
REVENUES					
Licenses, Levies and Fines Revenues	23,086,200	22,942,603	(143,597)	-0.6%	16,186,394
Fees and Charges Revenues	154,159,051	153,712,310	(446,741)	-0.3%	109,656,208
Other External Revenues	202,000	343,418	141,418	70.0%	233,505
Internal Revenues	6,109,600	8,897,165	2,787,565	45.6%	1,295,274
Transfer to Reserve Revenue	3,366,000	3,366,000	-	0.0%	3,366,000
Miscellaneous Revenues	503,000	503,000	-	0.0%	-
Total Revenues	**187,425,851**	**189,764,496**	**2,338,645.00**		**130,737,381**
EXPENSES					
Sustainability, Performance & Service Improvement	224,239	148,096	76,143	34.0%	120,050
Total - Officers of City Council	**224,239**	**148,096**	**76,143**		**120,050**
Financial Services	225,428	184,443	40,985	18.2%	114,394
Corporate Transactions	102,793,953	103,749,667	(955,714)	-0.9%	32,478,631
Assessment & Property Revenue Services	28,553,627	27,920,097	633,530	2.2%	19,108,213
Total - Financial Strategy & Sustainability	**131,573,008**	**131,854,207**	**(281,199)**		**51,701,238**
Technology	763,481	776,761	(13,280)	-1.7%	650,672
Facilities & Fleet	507,105	483,337	23,768	4.7%	412,441
Total - Corporate Services	**1,270,586**	**1,260,098**	**10,488**		**1,063,113**
Strategic Communications & Customer Service	1,290,061	1,161,817	128,244	9.9%	765,394
Total - Commnications, Service Regina & Tourism	**1,290,061**	**1,161,817**	**128,244**		**765,394**
Sustainable Infrastructure	3,542,448	3,550,921	(8,473)	-0.2%	2,658,093
Planning & Development Services	1,382,120	1,257,377	124,743	9.0%	807,258
Total - City Planning & Community Services	**4,924,568**	**4,808,298**	**116,270**		**3,465,351**
Citizen Services - Deputy City Manager's Office	403,235	320,000	83,235	20.6%	246,078
Water, Waste & Environment	47,740,154	49,238,412	(1,498,258)	-3.1%	32,726,132
Total - City Operations	**48,143,389**	**49,558,412**	**(1,415,023)**		**32,972,210**
Total City (Excluding Police) Expenses	**187,425,851**	**188,790,928**	**(1,365,077)**	**-1%**	**90,087,356**
Total Police	**-**	**-**	**-**	**0%**	**-**
Total City (Including Police) Expenses	**187,425,851**	**188,790,928**	**(1,365,077)**	**-1%**	**90,087,356**
Forecast Net Surplus/(Deficit)	**-**	**973,568**	**973,568**		

Appendix B-2
2025 Third Quarter Forecast (September)
Utility Operations (Fund 130)
(Variances noted on net variances over $100,000)

	Revenue				Expense				Net Budget to Forecast	Notes (Appendix B-3)
	Budget	Forecast	Variance to Budget		Budget	Forecast	Variance to Budget			
			$	%			$	%		
Sustainability, Performance & Service Improvement	-	-	-	0%	224,239	148,096	76,143	34.0%	76,143	
Total Officers of City Council	**-**	**-**	**-**		**224,239**	**148,096**	**76,143**		**76,143**	
Financial Services	-	-	-	0%	225,428	184,443	40,985	18.2%	40,985	
Corporate Transactions	9,919,000	10,035,355	116,355	1.2%	102,793,953	103,749,667	(955,714)	-0.9%	(839,359)	*Note 1*
Assessment & Property Revenue Services	175,463,800	177,823,862	2,360,062	1.3%	28,553,627	27,920,097	633,530	2.2%	2,993,592	*Note 2*
Total Financial Strategy & Sustainability	**185,382,800**	**187,859,217**	**2,476,417**		**131,573,008**	**131,854,207**	**(281,199)**		**2,195,218**	
Technology	-	-	-	0%	763,481	776,761	(13,280)	-1.7%	(13,280)	
Facilities & Fleet	-	-	-	0%	507,105	483,337	23,768	4.7%	23,768	
Total Corporate Services	**-**	**-**	**-**		**1,270,586**	**1,260,098**	**10,488**		**10,488**	
Strategic Communications & Customer Service	-	-	-	0%	1,290,061	1,161,817	128,244	9.9%	128,244	*Note 3*
Total Communications, Service Regina & Tourism	**-**	**-**	**-**		**1,290,061**	**1,161,817**	**128,244**		**128,244**	
Sustainable Infrastructure	9,600	9,600	-	0%	3,542,448	3,550,921	(8,473)	-0.2%	(8,473)	
Planning & Development Services	759,951	714,951	(45,000)	0%	1,382,120	1,257,377	124,743	9.0%	79,743	
Total City Planning & Community Services	**769,551**	**724,551**	**(45,000)**		**4,924,568**	**4,808,298**	**116,270**		**71,270**	
Citizen Services - Deputy City Manager's Office	-	-	-	0%	403,235	320,000	83,235	20.6%	83,235	
Water, Waste & Environment	1,273,500	1,180,728	(92,772)	-7.3%	47,740,154	49,238,412	(1,498,258)	-3.1%	(1,591,030)	*Note 4*
Total City Operations	**1,273,500**	**1,180,728**	**(92,772)**		**48,143,389**	**49,558,412**	**(1,415,023)**		**(1,507,795)**	
Total City	**187,425,851**	**189,764,496**	**2,338,645**	**1.2%**	**187,425,851**	**188,790,928**	**(1,365,077)**	**-0.7%**	**973,568**	

Appendix B-3
2025 Third Quarter Forecast
As at September 2025
Notes on Variances tied to Appendices B-2

* Variances are reported on amounts greater than $100,000

		$
1	Corporate Transactions is forecasting an unfavourable variance of $839 thousand primarily due to unbudgeted fees related to the Water Network Expansion debt.	(839,359)
2	Assessment & Property Revenue Services is forecasting increased revenue of $2.4 million due to higher water sales than anticipated. Expenditures are anticipated to be $634 thousand below budget due to less water being purchased from Buffalo Pound Water Treatment Plant than anticipated.	2,993,592
3	Strategic Communications & Customer Service is forecasting lower than budget expense of $128 thousand for allocated internal cost.	128,244
4	Water, Waste & Environment is forecasting an unfavorable variance of $1.5 million primarily related to unplanned Wastewater Liftstation repairs and ongoing operational costs at Speaker's Corner	(1,591,030)
	Other Departments with variances under $100,000.	282,121
	Net Surplus/(Deficit)	**973,568**

Appendix C

2025 Third Quarter Forecast
As at September 2025
General Fund Reserve (GFR)

Opening Balance, General Fund Reserve	**$**	**20,527,942**
Add: Revenues		
Transfer to GFR for Animal Services Agreement - Regina Humane Society	$	762,000
Completed Projects - transfer funding back to source	$	4,708,860
Indoor Aquatic Facility 2025 Budget 0.5 per cent dedicated mill rate	$	1,550,000
Add: Forecasted Revenues		
Transfer to GFR from Investment Income (*CR24-51 Potential Allocation Investment Income to Reserves*)	$	2,608,184
2024 Allowance for Doubtful Accounts items funded through the Stadium Reserve	$	1,608,765
Transfer from Elections and Property Reassessment Reserve (*CR25-123 2025 Reserve Review*)	$	56,422
Less: Actual Expenditures		
Indigenous Relations & Community Development Funds-Level 2 Trainings in Disability Awareness and 2SLGBTQIAP+ (*CR24-39 Regina Accessibility Plan*)	$	(90,000)
Transfer 46 per cent of building grant to Regina Humane Society from GFR	$	(833,512)
Transfer of Catalyst Pathway (Central Loop Trail) Fund Balance from GFR to Project	$	(1,020,000)
Move expense to source since the related project balance has been transferred back to source	$	(254)
2025 Budget - Community Plan Studies funded through GFR	$	(162,500)
2025 Budget - Transfer funds to General Operating Fund	$	(5,080,392)
Estimated Balance	**$**	**24,635,514**
Less: Forecasted Expenditures		
Estimated Closing Balance	**$**	**24,635,514**
Committed Future Expenditures		
Downtown Intensification Projects	$	(1,065,000)
Indoor Aquatic Facility - Future Debt Repayment	$	(1,550,000)
Third Quarter Forecasted General Fund Operating Deficit	$	(6,870,876)
Estimated Uncommitted Balance	**$**	**15,149,638**

Range

Recommended Minimum	*35,800,000*
Recommended Maximum	*71,500,000*

2025 Third Quarter Forecast
As at September 2025
General Utility Reserve

Opening Balance, General Utility Reserve	**$**	**112,363,601**
Add: Forecasted Revenues		
Utility Operating Surplus - Budgeted	$	65,617,000
Third Quarter Forecasted Surplus	$	973,568
Less: Expenditures		
Annual Utility Capital Program - Actual	$	(93,749,000)
CR25-76 Municipal Front-ending Lift Stations	$	(10,991,269)
Less: Forecasted Expenditures		
2024 Water Network Expansion Sinking Fund Payment	$	(1,800,000)
Estimated Closing Balance	**$**	**72,413,900**

Range

Recommended Minimum	*37,000,000*
Recommended Maximum	*100,000,000*

Appendix D
2025 Third Quarter Forecast
Overtime (Accounts 61120 & 61220)
General Operating, Capital and Inter-Entity (Funds 110, 210, 620)

	Budget	Third Quarter Forecast	Year to Date Actuals
Officers of City Council	-	-	-
City Manager's Office	-	-	-
City Clerk's Office	3,000	3,000	1
City Solicitors' Office	-	-	-
Indigenous Relations & Community Development	-	3,419	2,936
City Centre & Community Standards	12,000	19,050	8,602
Fire & Protective Services	254,600	236,931	184,909
Sustainability, Performance & Service Improvement	-	-	-
Total Officers of Council	**269,600**	**262,400**	**196,448**
Assessment & Property Revenue Services	17,100	6,200	2,502
Financial Strategy & Sustainability - Deputy City Manager's Office	-	5,347	5,347
Financial Services	166,005	177,200	77,890
Land, Real Estate & Economic Development	-	2,216	2,344
Total Financial Strategy & Sustainability	**183,105**	**190,963**	**88,083**
People & Organizational Culture	17,100	10,000	9,032
Technology	21,400	23,304	10,913
Facilities & Fleet	154,800	181,613	102,795
Total Corporate Services	**193,300**	**214,917**	**122,740**
Strategic Communications & Customer Service	74,100	85,143	62,444
Tourism	-	5,090	5,089
Total Communications, Service Regina & Tourism	**74,100**	**90,233**	**67,533**
Sustainable Infrastructure	33,726	31,876	94,103
City Planning & Community Services - Deputy City Manager's Office	717	717	-
Planning & Development Services	40,901	23,051	18,699
Parks, Recreation & Cultural Service	319,263	330,510	274,582
Total City Planning & Community Services	**394,607**	**386,154**	**387,384**
City Operations - Deputy City Manager's Office	-	120	120
Transit	1,445,680	2,598,000	1,864,105
Roadways & Transportation	888,976	685,113	513,232
Water, Waste & Environment	321,333	245,597	208,894
Total City Operations	**2,655,989**	**3,528,830**	**2,586,351**
Total City General Operating(Excluding Police)	**3,770,701**	**4,673,497**	**3,448,539**
General Capital	**-**	**-**	**146,151**
Inter-Entity Overtime to be allocated	**184,822**	**453,365**	**471,911**
Total City General Operating, Inter-Entity & Capital Overtime(Excluding Police)	**$ 3,955,523**	**$ 5,126,862**	**$ 4,066,601**

2025 Third Quarter Forecast
Overtime (Accounts 61120 & 61220)
Utility Operations and Capital (Funds 130, 230)

	Budget	Third Quarter Forecast	Year to Date Actuals
Total Officers of City Council	**-**	**-**	**-**
Financial Services	-	6,000	5,222
Assessment & Property Revenue Services	6,000	38	38
Total Financial Strategy & Sustainability	**6,000**	**6,038**	**5,260**
Technology	-	576	576
Total Corporate Services	**-**	**576**	**576**
Strategic Communications & Customer Service	-	268	268
Total Communications, Service Regina & Tourism	**-**	**268**	**268**
Sustainable Infrastructure	1,200	-	-
Planning & Development Services	1,000	-	-
Total City Planning & Community Services	**2,200**	**-**	**-**
Water, Waste & Environment	1,033,200	1,538,756	1,387,985
Total City Operations	**1,033,200**	**1,538,756**	**1,387,985**
Total Utility Operating Overtime(Excluding Police)	**1,041,400**	**1,545,638**	**1,394,089**
Utility Capital	**-**	**-**	**310,727**
Total City Utility Operating & Capital Overtime(Excluding Police)	**$ 1,041,400**	**$ 1,545,638**	**$ 1,704,816**

2025 Third Quarter Forecast
Total City Overtime Actuals Including all Funds
Overtime (Accounts 61120 & 61220)
(Funds 110,130,210,230,620)

	Budget	Third Quarter Forecast	Year to Date Actuals
Total Overtime All Funds (excluding Police)	**$ 4,996,923**	**$ 6,672,500**	**$ 5,771,417**

Regina Exhibition Association Limited
August Financial Results & Commentary

CORPORATE OVERVIEW

Please find below a summary of REAL's corporate results for August 2025 and year-to-date financial statements:

The Regina Exhibition Association Limited

Statement of Earnings (Loss)
For the month ended August 31, 2025

		Actual 2025	Budget 2025	Actual 2024	Budget Variance
		$	$	$	$
	Revenue				
R1	External funding	528,584	518,334	397,283	10,250
R2	Event sales and recoveries	2,553,922	2,469,704	2,529,898	84,219
R3	Rental and lease revenue	610,320	619,857	516,838	(9,537)
R4	Sponsorship sales	510,929	548,275	538,423	(37,346)
R5	Food and beverage profit share	76,047	260,770	298,049	(184,723)
		4,279,802	4,416,940	4,280,490	(137,137)
	Expenses				
E1	Contracted labour	130,183	179,001	176,411	48,818
E2	Cost of goods sold	49,274	47,667	70,371	(1,607)
E3	Repairs and maintenance	222,314	162,172	375,763	(60,142)
E4	Administration, supplies, and services	1,612,242	1,727,063	2,052,237	114,821
E5	Utilities	311,982	357,500	351,150	45,518
E6	Impairment of long-term receivable	-	-	-	-
E7	Bad debt	-	-	1,030	-
E8	Wages and employee benefits	1,755,280	1,599,723	1,585,337	(155,558)
		4,081,274	4,073,125	4,612,299	(8,149)
	Earnings (loss) from operations	**198,528**	**343,814**	**(331,809)**	**(145,286)**

Notes:

- External operating funding from the City of Regina, approved by City Council during the budget process, is reflected in the budget figures above.
- 2025 Budget restatement reflects accounting treatment for concert structure, discussed with REAL's auditors and approved by City Administration (lines R2, R3 and E4) - no impact to EBITDA. There are also minor classification adjustments to food and beverage and cost of goods sold.

Monthly Summary

Expenses are on budget for the month. An in-month increase in event and other labour was offset by savings in other areas of the business. The decrease in revenue versus budget is largely driven by lower-than-expected F&B performance. REAL does expect this business line to be profitable and close to budget at year end.

Revenue Commentary

R1. External Funding

REAL receives funding from the City of Regina, the Province of Saskatchewan and other external sources. All funding is reported as revenue, however only operating funding is incorporated as top line revenue for financial reporting. Funding related to capital, debt or cash flow is reported on a separate line. Revenue for capital contributions are recognized over the term of the contract.

External funding is up $10K from budget primarily due to receiving an unplanned grant for the QCX grandstand.

R2. Event Sales and Recoveries

This line includes commissions, admissions/entry fees, labour recovery, ticketing fees and service fees.

The $84K favourable variance is primarily due to more activity/rentals than expected in the Tradeshows, Conferences and Meetings business.

R3. Rental and Lease Revenue

This line reports the rental revenue earned for the use of our facilities or land, exhibit and booth rentals and leases.

Rental and Lease revenue is largely on budget for the month of August.

R4. Sponsorship Sales

This line includes naming rights, advertising, and value in kind. Packages are offered for different events throughout the year as well as naming rights sponsorship for buildings or assets.

Sponsorship sales are ($37K) lower than budget primarily due to lower-than-expected Queen City Exhibition (QCX) value in kind sponsorship activations.

R5. Food and Beverage Profit Share

This line reports the profit share from the food and beverage provider partnership with Levy. The lower than expected profit share is driven by elevated event labour and other costs reported by Levy primarily stadium openings costs for the season and the Skills Canada event.

The ($185K) unfavourable variance is primarily due to lower than expected in month performance. REAL expects its Food and Beverage business to be profitable at year end.

Expense Commentary

E1. Contracted Labour

This line includes all contracted labour to meet specialized needs or fill gaps that can't be met internally. Typical contracted labour usage by REAL is primarily event related – specialized services, (Mosaic Stadium asset oversight, Farm Show sales/event consultants, CCHL officiating, etc.), or security/custodial where internal labour is insufficient.

Contracted Labour is $49K favourable to budget primarily due to lower than expected contracted labour expenses for events held on property - particularly QCX and Rider games (employees utilized instead of contractors).

E2. Cost of Goods Sold
This line includes sponsorship fulfilment costs. This expense line fluctuates depending on the services required, the type of fulfillment, or event activation.

The non-F&B Cost of Goods Sold is primarily on budget this month.

E3. Repairs and Maintenance
This includes electrical, plumbing, HVAC, parking lots, vehicle and equipment repairs and maintenance.

The ($60K) unfavourable variance is primarily due to an annual stadium electrical inspection ($43K), stadium security system maintenance, and QCX plumbing expenses ($19K).

E4. Administration, supplies and services
Typically, this expense category consists of all remaining discretionary and non-discretionary expenses – insurance, software licensing/maintenance, supplies, asset rentals, etc. It also includes event related expenses, such as commissions; performer fees; ticketing fees; professional consulting, (audit/finance, engineering, etc.); and other.

Administration, supplies, and services are $115K favourable to budget primarily due to a lower QCX performer fees of $41K, reduced discretionary spending of $57K, and $12K lower Stadium O&M administrative expenses.

E5. Utilities
This includes power, gas, and water. Utilities are in-line with the budget. It should be noted that Mosaic Stadium electrical utility is recovered as direct expense through Stadium O&M. Also, should note that the increase year over year is due to REAL now absorbing increased water utility as a result of smart meter repair on the Co-Operators Centre that was reconciled in 2024. Going forward, SaskPower has eliminated the Carbon Tax from our utility going forward. This elimination will be realized in future months and is reflected favourably in the forecast.

The $46K favourable variance is primarily due to lower power costs at the stadium $33K and at the REAL campus $37K. This is partially offset by a $22K higher water usage for the month.

E6. Impairment of long-term receivable
No variance for the month.

E7. Bad Debt
This line includes bad debts for accounts that have exceeded the timing threshold for collectability. The variance specifically originates in outstanding AR balances. There may be some recoverability, and REAL's ability to partially collect some of the outstanding balances; but recognized only once resolutions are finalized.

No bad debts have been assessed for the month.

E8. Wages and Employee Benefits
This includes all in-scope, and out-of-scope employees, as well as both part time and casual.

Wages and employee benefits are unfavourable by ($156K) primarily due to higher than budgeted labour expenses for QCX ($61K) as opposed to the planned use of contractors. There was also higher than expected Sports & Rec Rentals labour ($43K) to serve increased ice rental activities along with increased severance costs associated with staffing changes.

The Regina Exhibition Association Limited
Statement of Financial Position
As at August 31, 2025

	31-Aug 2025 $	31-Dec 2024 $
Assets		
Current Assets		
Cash	1,142,759	-
Accounts and grants receivable	4,547,399	3,103,097
Inventories	128,527	102,431
Supplies and prepaid expenses	702,678	407,688
	6,521,363	3,613,216
Long-term leases receivable	719,076	619,116
Capital assets	68,059,010	71,325,895
	75,299,449	**75,558,227**
Liabilities and Net Deficit		
Current liabilities		
Bank Indebtedness	-	1,092,710
Accounts payable and accrued liabilities	12,223,231	10,989,583
Deferred revenue and deposits	3,427,182	4,389,069
Current portion of capital lease obligations	132,812	219,843
Callable term loans due on demand	9,544,673	9,544,673
	25,327,898	26,235,878
Capital lease obligations	34,772	101,767
	25,362,670	26,337,645
Deferred grants and other contributions	62,207,773	64,837,413
	87,570,442	91,175,058
Share capital	10	10
Investment in capital assets	1,380,448	1,863,668
Accumulated deficit	(13,651,451)	(17,480,509)
Net deficit	(12,270,993)	(15,616,831)
	75,299,449	**75,558,227**

Note - Capital Assets

	2025	2024
Cost	128,724,412	128,428,579
Accumulated Amortization	60,665,402	57,102,684
Net Capital Assets	**68,059,010**	**71,325,895**

Regina Exhibition Association Limited
Statement of Loss
For the Period January 1 to August 31, 2025

	Actual 31-Aug 2025 $	*Budget* 31-Aug 2025 $	*Actual* 31-Aug 2024 $	*Budget* 2025 $	*Forecast* 2025 $	*Actual* 2024 $
Revenues						
External funding	4,106,698	4,165,670	3,330,692	6,199,000	6,140,028	4,992,776
Event sales and recoveries	12,087,342	11,408,067	8,749,667	15,889,907	17,113,306	12,764,226
Rental and lease revenue	6,994,630	6,684,675	7,658,429	10,148,151	10,355,474	11,416,925
Sponsorship sales	2,253,742	2,311,196	2,410,892	2,900,793	2,843,338	3,036,998
Food and beverage profit share	281,895	444,559	507,665	811,572	713,008	770,217
	25,724,307	25,014,166	22,657,344	35,949,423	37,165,154	32,981,142
Expenses						
Contracted labour	854,741	593,570	876,551	716,302	1,031,223	1,111,030
Cost of goods sold	201,024	200,333	196,066	243,000	243,691	266,070
Repairs and maintenance	1,800,370	1,438,946	1,574,056	2,088,824	2,617,625	2,151,511
Administration, supplies, and services	8,615,727	8,669,031	6,725,706	11,262,182	12,849,156	8,921,345
Utilities	2,790,252	2,975,400	3,043,940	4,581,400	4,329,585	4,683,096
Impairment of long-term receivable	-	-	-	-	-	893,737
Bad Debt	413,337	8,000	27,555	16,000	421,337	1,576,477
Wages and employee benefits	11,638,206	11,837,830	11,364,587	17,753,596	17,049,227	16,365,226
	26,313,657	25,723,110	23,808,461	36,661,304	38,541,843	35,968,492
Loss from operations	**(589,350)**	**(708,944)**	**(1,151,116)**	**(711,881)**	**(1,376,689)**	**(2,987,350)**
City of Regina - Non-operational funding*	5,243,054	5,835,928	9,489,628	7,715,224	6,831,324	7,063,775
City of Regina - Government of Canada repayment funding	-	-	8,034,913	-	-	8,034,913
(Loss)/Income before amortization and interest	**4,653,704**	**5,126,984**	**16,373,424**	**7,003,343**	**5,454,635**	**12,111,338**
Amortization	3,562,719	3,562,719	3,737,917	5,344,078	5,344,078	5,615,119
Interest on long term debt	374,789	967,928	855,793	1,451,891	565,934	1,156,391
(Loss)/Income before contributed capital and interest earned	716,196	596,337	11,779,714	207,374	(455,376)	5,339,828
Contributed capital and interest earned	2,629,642	2,629,642	2,625,808	3,944,462	3,944,462	3,938,712
Net (loss)/income for the period	**3,345,838**	**3,225,979**	**14,405,521**	**4,151,836**	**3,489,086**	**9,278,540**

* Funding for term debt payment and amounts for interest, capital and working capital.

The Regina Exhibition Association Limited
Statement of Changes in Net Assets
As at August 31, 2025

	Share capital $	Investment in capital assets $	Accumulated surplus $	31-Aug 2025 $	31-Dec 2024 $
Balance, beginning of year	10	1,863,668	(17,480,509)	(15,616,831)	(24,895,371)
Net (loss)/income, year to date	-	-	3,345,838	3,345,838	9,278,540
Amortization	-	(3,562,719)	3,562,719	-	-
Capital contributions deferred	-	-	-	-	-
Capital contributions recognized	-	2,629,640	(2,629,640)	-	-
Investment in capital assets during the year	-	295,833	(295,833)	-	-
Net change in term loans due on demand relating to capital assets	-	154,026	(154,026)	-	-
Balance, end of period	**10**	**1,380,448**	**(13,651,451)**	**(12,270,993)**	**(15,616,831)**

The Regina Exhibition Association Limited
Statement of Cash Flows
For the Period Ended August 31, 2025

	31-Aug 2025 $
Operating activities	
Net income / (loss) for the period	3,345,838
Items not affecting cash	
Amortization	3,562,719
Deferred capital contributions recognized	(2,629,642)
	4,278,915
Net increase in non-cash working capital balances related to operations	(1,593,587)
Net cash generated (used) through operating activities	2,685,328
Financing activities	
Advance of term loans due on demand	-
Repayment of term loans due on demand	(154,026)
(Decrease) Increase in bank indebtedness	(1,092,710)
Contributions received	-
Net cash (utilized) received through financing activities	(1,246,736)
Investing activities	
Purchase of capital assets	(295,833)
Increase in cash during the period	1,142,759
Cash, beginning of year	-
Cash, end of period	1,142,759

Note 1 - Net increase in non-cash working capital balances related to operations:

	2025
Accounts and grants receivable	(1,444,302)
Inventories	(26,096)
Supplies and prepaid expenses	(294,990)
Long-term leases receivable	(99,960)
Accounts payable and accrued liabilities	1,233,648
Government of Canada Liability	-
Deferred revenue, deposits, grants and other contributions	(961,887)
	(1,593,587)

Financial Reporting by Activity and Business Unit

August 2025

REGINA EXHIBITION ASSOCIATION LIMITED

Regina Exhibition Association Limited
REAL District
Total Business Overview

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August 2025 - Activity Summary – Variance Analysis to Budget *(Brackets denotes unfavourable variances)*

August Month – The EBITDA for the month of August was unfavorable to budget by ($145K).

Revenue increased by $158K compared to budget. This was primarily due to a $244K increase in Tradeshows, conferences & meetings activity as well as 185K better than expected tenant revenue driven by Rider games. Sports & Rec rentals were also $92K higher due to increased non-city ice usage. These favourable variances were partially offset by lower than budgeted QCX revenue mainly due to reduced programming and lower rides commissions ($340K) - corresponding cost efficiencies kept the event performance strong overall.

Expenses are unfavourable to budget by ($303K). Sponsorship expenses were ($61K) higher than budget due to a ($40K) rink board expense being budgeted evenly across the year and a ($20K) VIK expense offset in revenue. Tradeshows, tenants, and sport & rec expenses collectively were ($310K) higher to serve the higher revenue noted above. Overall overhead costs were ($179K) higher than budgeted primarily due to ($140K) higher than budgeted Levy overhead labour, ($61K) in-scope labour increase in place of hiring contractors, and ($45K) higher other non-labour costs. QCX event spending was $294K lower than budgeted to due to strong planning in a tight window to keep margins strong.

August YTD – The EBITDA Loss for August YTD was favorable to budget by $120K.

Revenue was favourable by $1.7M primarily due to a $700K increase in Tenants driven by strong Rider games F&B sales, a $330K increase in Tradeshows due to increased meeting bookings (including Red Cross in June), and a $304K increase in Events primarily due to strong concert performance. There was also a $220K increase in Sports, recreation and rentals primarily due to higher non-city ice rentals along with a $105K increase in Stadium O&M recoveries.

Expenses were unfavourable to budget by ($1.5M) primarily due to increased F&B expenses to serve higher activity across the property ($931K), bad debt expenses ($405K) primarily due to YQR and Pats allowances, and ($413K) in contracted labour to provide interim resources during the period of leadership transition. There were also ($105K) higher (fully recoverable) stadium O&M expenses and higher sponsorship costs ($83K). This was partially offset by $367K in labour and discretionary expense management.

Full Year Forecast – EBITDA for the full year is forecast to be a loss of ($1.4M), compared to the budget EBITDA loss of ($712K).

The unfavorable variance of ($665K) is primarily driven by an optimistic tenant revenue budget ($1.1M) and an unbudgeted PST audit ($350K). Other unfavourable variances include, increased overhead & labour costs in F&B ($184K), additional R&M requirements ($133K), the Special Examination Project ($100K), increased legal costs to support revenue generation and cost reduction initiatives ($100K), Sponsorship fulfilment costs ($155K), and a revenue double count in the Sport and Rec budget largely offset by increased sales ($35K).

REAL has been able to reduce these projected EBITDA loss impacts by outperforming in a number of areas, primarily Trade Shows, Conferences & Meetings - $516K, Concerts and Events - $360K, managing vacancy savings - $435K (net of increases to in-scope labour and contractor expense), utilities savings due to the removal of carbon charge - $112K, and managing discretionary expenses - $96K.

Activity Summary - as at August 31, 2025

REVENUE

	Actual August	Budget August	Variance Bud August	Actual August YTD	Budget August YTD	Variance August YTD	Forecast Full Year	Budget Full Year	Variance Full Year
External Funding	508,334	508,334	-	4,085,448	4,066,670	18,778	6,118,778	6,100,000	18,778
Sponsorships	156,829	158,275	(1,446)	1,214,018	1,239,696	(25,678)	1,803,615	1,829,293	(25,678)
Trade Shows, Conferences & Meetings	343,727	100,121	243,606	4,139,849	3,817,881	321,967	5,964,577	5,335,781	628,796
Events	2,534,124	2,886,154	(352,030)	8,974,781	8,669,923	304,858	10,917,462	9,584,122	1,333,340
Tenants	1,877,512	1,692,432	185,080	8,803,897	8,103,686	700,211	14,414,553	14,074,450	340,103
Sports, Recreation & Rentals	405,322	307,853	97,469	4,123,540	3,903,174	220,366	6,459,699	6,369,387	90,313
Stadium Ops & Maintenance	358,717	377,823	(19,106)	2,916,138	2,811,461	104,677	4,322,912	4,218,235	104,677
Day to Day - Other	6,057	1,700	4,357	37,400	13,600	23,800	52,200	20,400	31,800
Total Revenue	**6,190,621**	**6,032,692**	**157,929**	**34,295,071**	**32,626,092**	**1,668,979**	**50,053,795**	**47,531,666**	**2,522,129**

EXPENSES

	Actual August	Budget August	Variance Bud August	Actual August YTD	Budget August YTD	Variance August YTD	Forecast Full Year	Budget Full Year	Variance Full Year
Sponsorships	81,492	20,035	(61,457)	293,384	173,255	(120,130)	403,666	274,404	(129,262)
Trade Shows, Conferences & Meetings	139,624	56,496	(83,127)	1,982,759	2,180,914	198,154	3,260,277	3,147,748	(112,529)
Events	2,106,871	2,335,096	228,224	7,514,967	7,503,532	(11,434)	9,266,892	8,293,754	(973,138)
Tenants	1,403,624	1,213,378	(190,246)	6,536,718	5,142,917	(1,393,801)	10,556,998	9,045,347	(1,511,651)
Sports, Recreation & Rentals	155,725	118,744	(36,981)	1,670,059	1,550,074	(119,984)	2,435,037	2,309,724	(125,312)
Stadium Ops & Maintenance	358,717	377,823	19,106	2,916,138	2,811,460	(104,678)	4,322,913	4,218,235	(104,678)
Day to Day - Other	(323)	-	323	7,331	-	(7,331)	7,331	-	(7,331)
Overhead:									
Food & Beverage Cost[1]	(95,234)	(60,000)	35,234	(424,011)	(358,000)	66,011	(552,922)	(486,911)	66,011
Utilities	221,921	234,500	12,579	2,001,733	2,047,000	45,267	3,067,066	3,179,000	111,934
In-Scope Labour & Benefits	329,779	289,829	(39,950)	2,451,331	2,294,571	(156,761)	3,540,791	3,339,273	(201,518)
Out-of-Scope Labour & Benefits	691,020	688,376	(2,644)	5,077,227	5,418,973	341,746	7,095,960	8,172,472	1,076,512
Contracted Labour	-	(4,600)	(4,600)	301,640	(111,800)	(413,440)	309,640	(130,200)	(439,840)
Levy Contracted Labour	234,261	150,000	(84,261)	1,323,830	1,278,700	(45,130)	1,923,830	1,878,700	(45,130)
Other Non-Labour Costs	178,536	133,467	(45,069)	2,010,576	2,352,401	341,825	3,921,556	3,467,629	(453,927)
Levy Other Non-Labour Costs	93,743	37,652	(56,091)	361,764	157,283	(204,481)	451,670	247,189	(204,481)
Repairs & Maintenance	92,336	98,082	5,746	858,975	893,756	34,781	1,419,780	1,287,184	(132,596)
Total Expenses	**5,992,093**	**5,688,878**	**(303,214)**	**34,884,421**	**33,335,036**	**(1,549,385)**	**51,430,484**	**48,243,548**	**(3,186,936)**

EBITDA

	Actual August	Budget August	Variance Bud August	Actual August YTD	Budget August YTD	Variance August YTD	Forecast Full Year	Budget Full Year	Variance Full Year
External Funding	508,334	508,334	-	4,085,448	4,066,670	18,778	6,118,778	6,100,000	18,778
Sponsorships	75,336	138,239	(62,903)	920,634	1,066,441	(145,807)	1,399,949	1,554,889	(154,939)
Trade Shows, Conferences & Meetings	204,103	43,625	160,478	2,157,090	1,636,968	520,122	2,704,300	2,188,032	516,267
Events	427,253	551,058	(123,805)	1,459,814	1,166,390	293,424	1,650,569	1,290,368	360,202
Tenants	473,888	479,055	(5,167)	2,267,179	2,960,769	(693,590)	3,857,555	5,029,103	(1,171,548)
Sports, Recreation & Rentals	249,597	189,109	60,488	2,453,482	2,353,100	100,382	4,024,663	4,059,662	(35,000)
Stadium Ops & Maintenance	-	-	-	-	1	(1)	(1)	-	(1)
Day to Day - Other	6,379	1,700	4,679	30,069	13,600	16,469	44,869	20,400	24,469
Overhead	(1,746,363)	(1,567,306)	(179,057)	(13,963,065)	(13,972,884)	9,819	(21,177,371)	(20,954,335)	(223,036)
Total EBITDA	**198,528**	**343,814**	**(145,287)**	**(589,350)**	**(708,944)**	**119,595**	**(1,376,689)**	**(711,882)**	**(664,807)**

*Totals may not add due to rounding

LEGEND:

External Funding - City, Provincial, and Federal Funding
Sponsorships - Sponsorship revenue and fullfilment costs
Trade Shows, Conferences & Meetings - Trade & Consumer Shows, Conference & Meetings
Events - Community Events, Winter Activities, Brandt Centre Events, QCX, CFS, Stadium Concerts
Tenants - CWA, Rider Games, Regina Pat's Hockey, Tenant Rentals, External Vendors
Sports, Recreation & Rentals - S&R Rentals, Regina Soccer, CCHL, Minor Sports, Cougars Hockey
Day to Day - Other - Day-to-Day Other, Site Development, Store 84
Overhead - see above table for components

FOOTNOTES:

[1]**Food & Beverage Cost** is comprised of food rebates. This number is grossly reported for internal management review for greater transparency, and it is externally reported as part of the Food & Beverage Profit Share on the Annual Report Financial Statement.

Regina Exhibition Association Limited
REAL District
Total Business Overview

August
YTD Report

Total All Activities

	Month					YTD 2025			Full Year		Prior Year	
	Actual August $	*Budget* August $	*Forecast* August $	Variance to Budget August $	Variance to Forecast August $	*Actual* August YTD $	*Budget* August YTD $	*Variance to Budget* August YTD $	*Budget* 2025 $	*Forecast* 2025 $	*Actual* August YTD $	*Variance to '24* August YTD $
Revenues												
External Funding	528,584	518,334	508,334	10,250	20,250	4,106,698	4,165,670	(58,972)	6,199,000	6,140,028	3,330,692	776,006
Event Sales & Recoveries	2,708,854	2,701,244	2,305,378	7,610	403,476	12,700,106	11,725,807	974,300	16,271,647	17,790,070	9,743,074	2,957,032
Rental & Lease Revenue	610,320	619,857	593,065	(9,537)	17,255	6,994,630	6,684,675	309,955	10,148,151	10,355,474	7,658,429	(663,798)
Sponsorship Sales	510,929	548,275	548,275	(37,346)	(37,346)	2,253,742	2,311,196	(57,454)	2,900,793	2,843,338	2,410,892	(157,151)
Food & Beverage	1,831,935	1,644,983	1,642,408	186,952	189,527	8,239,894	7,738,744	501,150	12,012,076	12,924,885	7,725,615	514,280
Other Revenue	-	-	-	-	-	-	-	-	-	-	4,611	(4,611)
	6,190,621	6,032,692	5,597,460	157,929	593,162	34,295,071	32,626,092	1,668,979	47,531,666	50,053,795	30,873,312	3,421,759
Cost of Sales												
Event Sales & Recoveries	-	-	-	-	-	-	-	-	-	-	(1,585)	(1,585)
Sponsorships & Naming Rights Cost	49,274	47,667	47,667	(1,607)	(1,607)	201,024	200,333	(691)	243,000	243,691	197,651	(3,374)
Food & Beverage Cost	478,955	444,054	445,952	(34,901)	(33,003)	2,229,454	1,950,285	(279,168)	3,050,550	3,465,678	2,086,412	(143,042)
	528,229	491,721	493,619	(36,508)	(34,610)	2,430,478	2,150,618	(279,859)	3,293,550	3,709,369	2,282,477	(148,000)
Expenses												
Utilities	311,982	357,500	340,833	45,518	28,851	2,790,252	2,975,400	185,148	4,581,400	4,329,585	3,043,940	253,689
In-Scope Labour & Benefits	1,054,839	840,635	963,219	(214,204)	(91,620)	6,239,472	5,863,938	(375,534)	8,746,053	9,351,609	6,120,272	(119,200)
Out-of-Scope Labour & Benefits	700,442	759,088	572,059	58,646	(128,382)	5,398,732	5,973,892	575,160	9,007,543	7,697,617	5,244,314	(154,418)
Contracted Labour	130,183	179,001	190,101	48,818	59,918	854,741	593,570	(261,171)	722,352	1,031,223	876,551	21,810
Levy Contracted Labour	567,590	513,192	528,174	(54,398)	(39,416)	3,583,098	3,572,055	(11,043)	5,388,994	5,520,053	3,906,290	323,192
Other Non-Labour Costs	1,612,242	1,727,063	2,218,804	114,821	606,562	9,029,065	8,677,031	(352,033)	11,278,182	13,270,493	6,751,281	(2,277,784)
Levy Other Non-Labour Costs	864,274	658,506	645,470	(205,768)	(218,804)	2,758,213	2,089,586	(668,627)	3,136,650	3,902,910	2,223,266	(534,947)
Repairs & Maintenance	222,314	162,172	310,411	(60,142)	88,097	1,800,370	1,438,946	(361,424)	2,088,824	2,617,625	1,574,056	(226,314)
	5,463,864	5,197,157	5,769,071	(266,707)	305,207	32,453,943	31,184,417	(1,269,525)	44,949,998	47,721,116	29,739,971	(2,713,972)
EBITDA	198,528	343,814	(665,231)	(145,286)	863,759	(589,350)	(708,944)	119,594	(711,882)	(1,376,689)	(1,149,136)	559,786

Regina Exhibition Association Limited
REAL District
All of REAL
Statement of Income

August
YTD Report

External Funding

	Month					YTD 2025			Full Year		Prior Year	
	Actual August $	*Budget* August $	*Forecast* August $	Variance to Budget August $	Variance to Forecast August $	*Actual* August YTD $	*Budget* August YTD $	*Variance to Budget* August YTD $	*Budget* 2025 $	*Forecast* 2025 $	*Actual* August YTD $	*Variance to '24* August YTD $
Revenues												
External Funding	508,334	508,334	508,334	-	-	4,085,448	4,066,670	18,778	6,100,000	6,118,778	3,199,832	885,616
Event Sales & Recoveries	-	-	-	-	-	-	-	-	-	-	-	-
Rental & Lease Revenue	-	-	-	-	-	-	-	-	-	-	-	-
Sponsorship Sales	-	-	-	-	-	-	-	-	-	-	-	-
Food & Beverage	-	-	-	-	-	-	-	-	-	-	-	-
Other Revenue	-	-	-	-	-	-	-	-	-	-	-	-
	508,334	508,334	508,334	-	-	4,085,448	4,066,670	18,778	6,100,000	6,118,778	3,199,832	885,616
Cost of Sales												
Event Sales & Recoveries	-	-	-	-	-	-	-	-	-	-	-	-
Sponsorships & Naming Rights Cost	-	-	-	-	-	-	-	-	-	-	-	-
Food & Beverage Cost	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-
Expenses												
Utilities	-	-	-	-	-	-	-	-	-	-	-	-
In-Scope Labour & Benefits	-	-	-	-	-	-	-	-	-	-	-	-
Out-of-Scope Labour & Benefits	-	-	-	-	-	-	-	-	-	-	-	-
Contracted Labour	-	-	-	-	-	-	-	-	-	-	-	-
Levy Contracted Labour	-	-	-	-	-	-	-	-	-	-	-	-
Other Non-Labour Costs	-	-	-	-	-	-	-	-	-	-	-	-
Levy Other Non-Labour Costs	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-
EBITDA	508,334	508,334	508,334	-	-	4,085,448	4,066,670	18,778	6,100,000	6,118,778	3,199,832	885,616

Regina Exhibition Association Limited
REAL District
All of REAL
Statement of Income

August
YTD Report

Sponsorship

	Month					YTD 2025			Full Year		Prior Year	
	Actual August $	*Budget* August $	*Forecast* August $	Variance to Budget August $	Variance to Forecast August $	*Actual* August YTD $	*Budget* August YTD $	*Variance to Budget* August YTD $	*Budget* 2025 $	*Forecast* 2025 $	*Actual* August YTD $	*Variance to '24* August YTD $
Revenues												
External Funding	-	-	-	-	-	-	-	-	-	-	-	-
Event Sales & Recoveries	-	-	-	-	-	-	-	-	-	-	-	-
Rental & Lease Revenue	-	-	-	-	-	(440)	-	(440)	-	(440)	-	(440)
Sponsorship Sales	156,829	158,275	158,275	(1,446)	(1,446)	1,214,458	1,239,696	(25,238)	1,829,293	1,804,055	1,179,332	35,126
Food & Beverage	-	-	-	-	-	-	-	-	-	-	-	-
Other Revenue	-	-	-	-	-	-	-	-	-	-	-	-
	156,829	158,275	158,275	(1,446)	(1,446)	1,214,018	1,239,696	(25,678)	1,829,293	1,803,615	1,179,332	34,686
Cost of Sales												
Event Sales & Recoveries	-	-	-	-	-	-	-	-	-	-	-	-
Sponsorships & Naming Rights Cost	10,225	4,500	4,500	(5,725)	(5,725)	18,328	36,000	17,672	62,000	44,328	53,895	35,567
Food & Beverage Cost	-	-	-	-	-	-	-	-	-	-	-	-
	10,225	4,500	4,500	(5,725)	(5,725)	18,328	36,000	17,672	62,000	44,328	53,895	35,567
Expenses												
Utilities	-	-	-	-	-	-	-	-	-	-	-	-
In-Scope Labour & Benefits	9,199	6,369	6,369	(2,831)	(2,831)	56,470	52,071	(4,399)	78,804	83,203	42,467	(14,003)
Out-of-Scope Labour & Benefits	-	-	-	-	-	-	-	-	-	-	-	-
Contracted Labour	-	-	-	-	-	-	-	-	-	-	-	-
Levy Contracted Labour	-	-	-	-	-	-	-	-	-	-	-	-
Other Non-Labour Costs	62,068	9,167	11,650	(52,902)	(50,419)	218,586	85,183	(133,403)	133,600	276,135	33,220	(185,366)
Levy Other Non-Labour Costs	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	205	205
	71,268	15,535	18,018	(55,732)	(53,249)	275,056	137,255	(137,802)	212,404	359,338	75,892	(199,165)
EBITDA	75,336	138,239	135,756	(62,903)	(60,420)	920,634	1,066,441	(145,807)	1,554,889	1,399,949	1,049,545	(128,911)

Regina Exhibition Association Limited
REAL District
All of REAL
Statement of Income

August
YTD Report

Trade Shows, Conferences & Meetings

*(Includes: Conference & Meetngs, Trade & Consumer Shows)

	Month					YTD 2025			Full Year		Prior Year	
	Actual August $	*Budget* August $	*Forecast* August $	Variance to Budget August $	Variance to Forecast August $	*Actual* August YTD $	*Budget* August YTD $	*Variance to Budget* August YTD $	*Budget* 2025 $	*Forecast* 2025 $	*Actual* August YTD $	*Variance to '24* August YTD $
Revenues												
External Funding	-	-	-	-	-	-	-	-	-	-	-	-
Event Sales & Recoveries	130,236	19,246	20,060	110,989	110,176	924,413	780,387	144,026	1,035,393	1,165,495	539,489	384,924
Rental & Lease Revenue	66,496	29,100	54,184	37,396	12,312	1,622,711	1,371,934	250,777	1,783,998	2,020,652	1,242,328	380,383
Sponsorship Sales	-	-	-	-	-	-	-	-	-	-	-	-
Food & Beverage	146,996	51,775	208,200	95,221	(61,205)	1,592,724	1,665,560	(72,836)	2,516,390	2,778,429	2,112,523	(519,799)
Other Revenue	-	-	-	-	-	-	-	-	-	-	-	-
	343,727	100,121	282,444	243,606	61,283	4,139,849	3,817,881	321,967	5,335,781	5,964,577	3,894,340	245,508
Cost of Sales												
Event Sales & Recoveries	-	-	-	-	-	-	-	-	-	-	-	-
Sponsorships & Naming Rights Cost	-	-	-	-	-	-	-	-	-	-	-	-
Food & Beverage Cost	52,479	18,121	70,089	(34,358)	17,611	548,449	563,950	15,501	858,139	951,723	700,227	151,778
	52,479	18,121	70,089	(34,358)	17,611	548,449	563,950	15,501	858,139	951,723	700,227	151,778
Expenses												
Utilities	-	-	-	-	-	-	-	-	-	-	-	-
In-Scope Labour & Benefits	14,661	8,695	25,691	(5,967)	11,030	506,127	472,414	(33,713)	667,974	717,243	446,772	(59,355)
Out-of-Scope Labour & Benefits	-	-	-	-	-	-	-	-	-	-	-	-
Contracted Labour	14,374	-	-	(14,374)	(14,374)	19,546	-	(19,546)	-	19,546	1,447	(18,100)
Levy Contracted Labour	46,330	21,295	64,773	(25,035)	18,443	625,372	683,158	57,786	1,033,104	1,064,621	860,185	234,813
Other Non-Labour Costs	(2,596)	2,892	5,741	5,488	8,337	173,419	243,453	70,034	279,419	192,926	109,643	(63,776)
Levy Other Non-Labour Costs	14,636	5,493	46,112	(9,143)	31,476	87,247	199,939	112,691	291,112	291,618	282,845	195,598
Repairs & Maintenance	(260)	-	-	260	260	22,599	18,000	(4,599)	18,000	22,599	-	(22,599)
	87,145	38,375	142,317	(48,770)	55,173	1,434,310	1,616,963	182,653	2,289,609	2,308,554	1,700,892	266,581
EBITDA	204,103	43,625	70,037	160,478	134,066	2,157,090	1,636,968	520,122	2,188,032	2,704,300	1,493,222	(172,851)

Regina Exhibition Association Limited
REAL District
All of REAL
Statement of Income

August
YTD Report

Events

*(Includes: Community Events, Winter Activities, Brandt Centre Events, QCX, CFS, Stadium Concerts)

	Month					YTD 2025			Full Year		Prior Year	
	Actual August $	Budget August $	Forecast August $	Variance to Budget August $	Variance to Forecast August $	Actual August YTD $	Budget August YTD $	Variance to Budget August YTD $	Budget 2025 $	Forecast 2025 $	Actual August YTD $	Variance to '24 August YTD $
Revenues												
External Funding	20,250	10,000	-	10,250	20,250	20,750	99,000	(78,250)	99,000	20,750	113,344	(92,594)
Event Sales & Recoveries	1,831,253	2,086,064	1,709,814	(254,811)	121,439	5,925,983	5,771,038	154,945	6,493,517	7,603,166	4,100,060	1,825,923
Rental & Lease Revenue	40,947	64,465	64,965	(23,518)	(24,018)	718,272	782,615	(64,343)	856,415	789,066	1,344,765	(626,493)
Sponsorship Sales	354,100	390,000	390,000	(35,900)	(35,900)	1,039,283	1,071,500	(32,217)	1,071,500	1,039,283	1,231,560	(192,277)
Food & Beverage	287,575	335,625	176,625	(48,050)	110,950	1,270,493	945,770	324,723	1,063,690	1,465,196	1,570,976	(300,483)
Other Revenue	-	-	-	-	-	-	-	-	-	-	-	-
	2,534,124	2,886,154	2,341,404	(352,030)	192,720	8,974,781	8,669,923	304,858	9,584,122	10,917,462	8,360,704	614,077
Cost of Sales												
Event Sales & Recoveries	-	-	-	-	-	-	-	-	-	-	170	170
Sponsorships & Naming Rights Cost	39,000	39,000	39,000	-	-	151,903	131,000	(20,903)	131,000	151,903	118,755	(33,148)
Food & Beverage Cost	102,098	92,700	42,630	(9,398)	(59,468)	412,674	256,249	(156,425)	282,124	465,423	506,004	93,330
	141,098	131,700	81,630	(9,398)	(59,468)	564,577	387,249	(177,328)	413,124	617,327	624,930	60,352
Expenses												
Utilities	-	-	-	-	-	-	1,400	1,400	1,400	-	-	-
In-Scope Labour & Benefits	376,587	316,374	410,724	(60,212)	34,138	909,382	1,051,198	141,816	1,143,807	1,169,685	1,192,563	283,182
Out-of-Scope Labour & Benefits	-	-	-	-	-	-	-	-	-	-	-	-
Contracted Labour	90,765	126,450	116,450	35,685	25,685	281,827	336,650	54,823	338,450	284,927	312,053	30,225
Levy Contracted Labour	103,748	92,336	63,840	(11,412)	(39,908)	358,088	320,084	(38,004)	357,576	426,293	540,411	182,323
Other Non-Labour Costs	1,335,895	1,525,456	1,358,233	189,561	22,338	5,215,156	5,154,372	(60,785)	5,765,276	6,555,424	3,753,678	(1,461,478)
Levy Other Non-Labour Costs	35,444	141,939	98,945	106,495	63,501	162,110	245,790	83,680	267,331	189,410	358,902	196,791
Repairs & Maintenance	23,334	840	840	(22,494)	(22,494)	23,826	6,790	(17,036)	6,790	23,826	23,730	(96)
	1,965,773	2,203,396	2,049,033	237,622	83,260	6,950,389	7,116,283	165,894	7,880,630	8,649,566	6,181,337	(769,052)
EBITDA	427,253	551,058	210,741	(123,805)	216,512	1,459,814	1,166,390	293,424	1,290,368	1,650,569	1,554,437	(94,623)

Regina Exhibition Association Limited
REAL District
All of REAL
Statement of Income

August
YTD Report

Tenants

*(Includes: CWA, Rider Games, Regina Pat's Hockey, Tenant Rentals, External Vendors)

	Month					YTD 2025			Full Year		Prior Year	
	Actual August $	Budget August $	Forecast August $	Variance to Budget August $	Variance to Forecast August $	Actual August YTD $	Budget August YTD $	Variance to Budget August YTD $	Budget 2025 $	Forecast 2025 $	Actual August YTD $	Variance to '24 August YTD $
Revenues												
External Funding	-	-	-	-	-	500	-	500	-	500	-	500
Event Sales & Recoveries	378,605	213,258	190,828	165,347	187,777	1,968,721	1,302,095	666,626	2,903,759	3,295,780	1,525,490	443,231
Rental & Lease Revenue	101,543	221,592	169,216	(120,049)	(67,673)	1,457,999	1,674,178	(216,179)	2,738,696	2,437,014	1,066,448	391,550
Sponsorship Sales	-	-	-	-	-	-	-	-	-	-	-	-
Food & Beverage	1,397,364	1,257,583	1,257,583	139,781	139,781	5,376,677	5,127,414	249,263	8,431,996	8,681,259	4,038,908	1,337,770
Other Revenue	-	-	-	-	-	-	-	-	-	-	-	-
	1,877,512	1,692,432	1,617,627	185,080	259,885	8,803,897	8,103,686	700,211	14,074,450	14,414,553	6,630,846	2,173,051
Cost of Sales												
Event Sales & Recoveries	-	-	-	-	-	-	-	-	-	-	-	-
Sponsorships & Naming Rights Cost	-	-	-	-	-	-	-	-	-	-	-	-
Food & Beverage Cost	419,613	393,233	393,233	(26,380)	(26,380)	1,692,342	1,488,086	(204,256)	2,397,198	2,601,454	1,281,753	(410,589)
	419,613	393,233	393,233	(26,380)	(26,380)	1,692,342	1,488,086	(204,256)	2,397,198	2,601,454	1,281,753	(410,589)
Expenses												
Utilities	-	-	-	-	-	-	-	-	-	-	-	-
In-Scope Labour & Benefits	54,468	54,693	54,693	225	225	403,747	399,154	(4,594)	1,014,906	1,021,514	394,594	(9,154)
Out-of-Scope Labour & Benefits	-	-	-	-	-	-	-	-	-	-	-	-
Contracted Labour	12,596	37,284	47,284	24,688	34,688	55,360	97,484	42,124	162,714	140,590	99,399	44,039
Levy Contracted Labour	183,251	249,561	249,561	66,310	66,310	1,275,808	1,290,113	14,305	2,119,614	2,105,309	1,153,441	(122,367)
Other Non-Labour Costs	13,246	5,185	39,475	(8,061)	26,229	948,397	381,507	(566,890)	1,016,447	1,700,497	407,905	(540,492)
Levy Other Non-Labour Costs	720,451	473,422	462,760	(247,029)	(257,691)	2,147,091	1,486,574	(660,517)	2,331,018	2,970,211	1,465,571	(681,521)
Repairs & Maintenance	-	-	-	-	-	13,973	-	(13,973)	3,450	17,423	287	(13,686)
	984,011	820,145	853,773	(163,866)	(130,238)	4,844,377	3,654,831	(1,189,545)	6,648,149	7,955,545	3,521,196	(1,323,181)
EBITDA	473,888	479,055	370,621	(5,167)	103,267	2,267,179	2,960,769	(693,590)	5,029,103	3,857,555	1,827,897	3,906,821

Sports, Recreation & Rentals

*(Includes: S&R Rentals, Regina Soccer, CCHL, Minor Sports, Cougars Hockey)

	Month					YTD 2025			Full Year		Prior Year	
	Actual August $	*Budget* August $	*Forecast* August $	Variance to Budget August $	Variance to Forecast August $	*Actual* August YTD $	*Budget* August YTD $	*Variance to Budget* August YTD $	*Budget* 2025 $	*Forecast* 2025 $	*Actual* August YTD $	*Variance to '24* August YTD $
Revenues												
External Funding	-	-	-	-	-	-	-	-	-	-	-	-
Event Sales & Recoveries	4,987	-	-	4,987	4,987	935,202	1,022,002	(86,800)	1,562,499	1,345,646	774,731	160,470
Rental & Lease Revenue	400,335	307,853	307,853	92,481	92,481	3,188,339	2,881,173	307,166	4,806,887	5,114,053	3,261,223	(72,885)
Sponsorship Sales	-	-	-	-	-	-	-	-	-	-	-	-
Food & Beverage	-	-	-	-	-	-	-	-	-	-	-	-
Other Revenue	-	-	-	-	-	-	-	-	-	-	-	-
	405,322	307,853	307,853	97,469	97,469	4,123,540	3,903,174	220,366	6,369,387	6,459,699	4,035,955	87,586
Cost of Sales												
Event Sales & Recoveries	-	-	-	-	-	-	-	-	-	-	-	-
Sponsorships & Naming Rights Cost	49	4,167	4,167	4,118	4,118	30,793	33,333	2,540	50,000	47,460	25,000	(5,793)
Food & Beverage Cost	-	-	-	-	-	-	-	-	-	-	-	-
	49	4,167	4,167	4,118	4,118	30,793	33,333	2,540	50,000	47,460	25,000	(5,793)
Expenses												
Utilities	-	-	-	-	-	-	-	-	-	-	-	-
In-Scope Labour & Benefits	132,590	89,596	89,596	(42,994)	(42,994)	1,183,228	1,110,317	(72,911)	1,738,960	1,811,871	1,207,562	24,333
Out-of-Scope Labour & Benefits	-	-	-	-	-	-	-	-	-	-	-	-
Contracted Labour	10,855	-	-	(10,855)	(10,855)	167,946	146,403	(21,543)	209,488	231,031	155,981	(11,964)
Levy Contracted Labour	-	-	-	-	-	-	-	-	-	-	-	-
Other Non-Labour Costs	12,231	24,982	26,314	12,751	14,083	287,353	247,622	(39,731)	298,876	343,935	215,005	(72,348)
Levy Other Non-Labour Costs	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	739	12,400	11,661	12,400	739	2,575	1,836
	155,676	114,578	115,910	(41,099)	(39,767)	1,639,266	1,516,741	(122,525)	2,259,724	2,387,577	1,581,123	(58,143)
EBITDA	249,597	189,109	187,777	60,488	61,820	2,453,482	2,353,100	100,382	4,059,662	4,024,663	2,429,832	23,650

Regina Exhibition Association Limited
REAL District
All of REAL
Statement of Income

August
YTD Report

Stadium O&M

	Month					YTD 2025			Full Year		Prior Year	
	Actual August $	*Budget* August $	*Forecast* August $	Variance to Budget August $	Variance to Forecast August $	*Actual* August YTD $	*Budget* August YTD $	*Variance to Budget* August YTD $	*Budget* 2025 $	*Forecast* 2025 $	*Actual* August YTD $	*Variance to '24* August YTD $
Revenues												
External Funding	-	-	-	-	-	-	-	-	-	-	-	-
Event Sales & Recoveries	358,717	377,823	377,823	(19,106)	(19,106)	2,916,138	2,811,461	104,677	4,218,235	4,322,912	2,681,548	234,590
Rental & Lease Revenue	-	-	-	-	-	-	-	-	-	-	-	-
Sponsorship Sales	-	-	-	-	-	-	-	-	-	-	-	-
Food & Beverage	-	-	-	-	-	-	-	-	-	-	-	-
Other Revenue	-	-	-	-	-	-	-	-	-	-	-	-
	358,717	377,823	377,823	(19,106)	(19,106)	2,916,138	2,811,461	104,677	4,218,235	4,322,912	2,681,548	234,590
Cost of Sales												
Event Sales & Recoveries	-	-	-	-	-	-	-	-	-	-	-	-
Sponsorships & Naming Rights Cost	-	-	-	-	-	-	-	-	-	-	-	-
Food & Beverage Cost	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-
Expenses												
Utilities	90,061	123,000	123,000	32,939	32,939	788,519	927,000	138,481	1,401,000	1,262,519	863,905	75,387
In-Scope Labour & Benefits	137,554	75,080	75,080	(62,475)	(62,475)	729,187	484,214	(244,973)	762,329	1,007,302	562,418	(166,769)
Out-of-Scope Labour & Benefits	9,421	70,712	70,712	61,291	61,291	321,505	554,919	233,413	835,071	601,657	426,817	105,311
Contracted Labour	1,593	19,867	19,867	18,274	18,274	22,514	124,833	102,319	141,900	39,581	40,379	17,865
Levy Contracted Labour	-	-	-	-	-	-	-	-	-	-	-	-
Other Non-Labour Costs	13,618	25,915	25,915	12,297	12,297	174,589	212,494	37,905	316,935	279,030	184,370	9,781
Levy Other Non-Labour Costs	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	106,469	63,250	63,250	(43,219)	(43,219)	879,824	508,000	(371,824)	761,000	1,132,824	603,659	(276,164)
	358,717	377,823	377,823	19,106	19,106	2,916,138	2,811,460	(104,678)	4,218,235	4,322,913	2,681,548	(234,589)
EBITDA	-	-	-	-	-	-	1	(1)	-	(1)	-	-

Regina Exhibition Association Limited
REAL District
All of REAL
Statement of Income

August
YTD Report

Day to Day - Other

*(Includes: Day-to-Day Other, Site Development, Store 84)

	Month					YTD 2025			Full Year		Prior Year	
	Actual August $	Budget August $	Forecast August $	Variance to Budget August $	Variance to Forecast August $	Actual August YTD $	Budget August YTD $	Variance to Budget August YTD $	Budget 2025 $	Forecast 2025 $	Actual August YTD $	Variance to '24 August YTD $
Revenues												
External Funding	-	-	-	-	-	-	-	-	-	-	17,516	(17,516)
Event Sales & Recoveries	5,057	4,853	6,853	204	(1,796)	29,650	38,824	(9,174)	58,245	57,071	121,756	(92,106)
Rental & Lease Revenue	1,000	(3,153)	(3,153)	4,153	4,153	7,750	(25,224)	32,974	(37,845)	(4,871)	743,664	(735,914)
Sponsorship Sales	-	-	-	-	-	-	-	-	-	-	-	-
Food & Beverage	-	-	-	-	-	-	-	-	-	-	3,208	(3,208)
Other Revenue	-	-	-	-	-	-	-	-	-	-	4,611	(4,611)
	6,057	1,700	3,700	4,357	2,357	37,400	13,600	23,800	20,400	52,200	890,755	(853,356)
Cost of Sales												
Event Sales & Recoveries	-	-	-	-	-	-	-	-	-	-	(1,755)	(1,755)
Sponsorships & Naming Rights Cost	-	-	-	-	-	-	-	-	-	-	-	-
Food & Beverage Cost	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	(1,755)	(1,755)
Expenses												
Utilities	-	-	-	-	-	-	-	-	-	-	-	-
In-Scope Labour & Benefits	-	-	-	-	-	-	-	-	-	-	1,272	1,272
Out-of-Scope Labour & Benefits	-	-	-	-	-	-	-	-	-	-	-	-
Contracted Labour	-	-	-	-	-	5,908	-	(5,908)	-	5,908	20,101	14,193
Levy Contracted Labour	-	-	-	-	-	-	-	-	-	-	-	-
Other Non-Labour Costs	(757)	-	-	757	757	989	-	(989)	-	989	22,836	21,848
Levy Other Non-Labour Costs	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	434	-	-	(434)	(434)	434	-	(434)	-	434	-	(434)
	(323)	-	-	323	323	7,331	-	(7,331)	-	7,331	44,210	36,879
EBITDA	6,379	1,700	3,700	4,679	2,679	30,069	13,600	16,469	20,400	44,869	848,301	(888,479)

Regina Exhibition Association Limited
REAL District
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Statement of Income

August YTD Report

Overhead

	Month					YTD 2025			Full Year		Prior Year	
	Actual August $	*Budget* August $	*Forecast* August $	Variance to Budget August $	Variance to Forecast August $	*Actual* August YTD $	*Budget* August YTD $	*Variance to Budget* August YTD $	*Budget* 2025 $	*Forecast* 2025 $	*Actual* August YTD $	*Variance to '24* August YTD $
Revenues												
External Funding	-	-	-	-	-	-	-	-	-	-	-	-
Event Sales & Recoveries	-	-	-	-	-	-	-	-	-	-	-	-
Rental & Lease Revenue	-	-	-	-	-	-	-	-	-	-	-	-
Sponsorship Sales	-	-	-	-	-	-	-	-	-	-	-	-
Food & Beverage	-	-	-	-	-	-	-	-	-	-	-	-
Other Revenue	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-
Cost of Sales												
Event Sales & Recoveries	-	-	-	-	-	-	-	-	-	-	-	-
Sponsorships & Naming Rights Cost	-	-	-	-	-	-	-	-	-	-	-	-
Food & Beverage Cost	(95,234)	(60,000)	(60,000)	35,234	35,234	(424,011)	(358,000)	66,011	(486,911)	(552,922)	(401,573)	22,439
	(95,234)	(60,000)	(60,000)	35,234	35,234	(424,011)	(358,000)	66,011	(486,911)	(552,922)	(401,573)	22,439
Expenses												
Utilities	221,921	234,500	217,833	12,579	(4,088)	2,001,733	2,047,000	45,267	3,179,000	3,067,066	2,180,035	178,302
In-Scope Labour & Benefits	329,779	289,829	301,067	(39,950)	(28,712)	2,451,331	2,294,571	(156,761)	3,339,273	3,540,791	2,272,624	(178,707)
Out-of-Scope Labour & Benefits	691,020	688,376	501,348	(2,644)	(189,673)	5,077,227	5,418,973	341,746	8,172,472	7,095,960	4,817,498	(259,729)
Contracted Labour	-	(4,600)	6,500	(4,600)	6,500	301,640	(111,800)	(413,440)	(130,200)	309,640	247,192	(54,448)
Levy Contracted Labour	234,261	150,000	150,000	(84,261)	(84,261)	1,323,830	1,278,700	(45,130)	1,878,700	1,923,830	1,352,253	28,423
Other Non-Labour Costs[1]	178,536	133,467	751,476	(45,069)	572,940	2,010,576	2,352,401	341,825	3,467,629	3,921,556	2,024,623	14,047
Levy Other Non-Labour Costs	93,743	37,652	37,652	(56,091)	(56,091)	361,764	157,283	(204,481)	247,189	451,670	115,949	(245,815)
Repairs & Maintenance	92,336	98,082	246,321	5,746	153,985	858,975	893,756	34,781	1,287,184	1,419,780	943,600	84,626
	1,841,597	1,627,306	2,212,197	(214,291)	370,600	14,387,076	14,330,884	(56,192)	21,441,246	21,730,293	13,953,774	(433,302)
EBITDA	(1,746,363)	(1,567,306)	(2,152,197)	(179,057)	405,834	(13,963,065)	(13,972,884)	9,819	(20,954,335)	(21,177,371)	(13,552,202)	(410,863)

FOOTNOTES:

[1]**Overhead - Other Non-Labour Costs** primarily consist of: bad debt, computer software, insurance, F&B overhead and profit share costs, and any other administration, supplies, and services costs that are not directly contributable to a given activity.

Events, Conventions & Tradeshows Fund Annual Report

Date	December 3, 2025
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	Communications, Service Regina & Tourism
Item #	CR25-154

RECOMMENDATION

That City Council receive and file this report.

HISTORY

At its November 26, 2025, meeting, the Executive Committee considered the attached report *EX25-109 Events, Conventions, and Tradeshows Annual Fund Report* from the Communications, Service Regina & Tourism Division.

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

Respectfully submitted,

EXECUTIVE COMMITTEE

ATTACHMENTS
EX25-109 Events, Conventions & Tradeshows Fund Annual Report
Appendix A - 2025 Events, Conventions & Tradeshows Annual Report

Events, Conventions & Tradeshows Fund Annual Report

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

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, Tradeshows 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 tradeshows 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 Tradeshows (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 Tradeshows (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 Tradeshows (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 & Tradeshows 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	December 3, 2025
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	Planning & Development Services
Item #	CR25-155

RECOMMENDATION

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; and

2. Direct the City Solicitor to prepare and bring forward the necessary bylaw authorizing the execution of the Addendum.

HISTORY

At its November 26, 2025, meeting, the Executive Committee considered the attached report *EX25-110 Piapot First Nation Municipal Services and Compatibility Agreement Amendment* from the Planning & Development Services Division.

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

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

Respectfully submitted,

EXECUTIVE COMMITTEE

ATTACHMENTS
EX25-110 Piapot First Nation Municipal Services and Compatibility Agreement Amendment
Appendix A - Piapot 2007 MSCA
Appendix B-1 - Subject Property
Appendix B-2 - Subject Property

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.	

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.

IN WITNESS WHEREOF, the parties have executed this Agreement, effective the day and year first above written as attested to by the hands of their proper signing authorities on their behalf.

PIAPOT FIRST NATION as executed by a quorum of the Council of the Piapot First Nation

SIGNED on behalf of the PIAPOT FIRST NATION by at least a quorum of the Council of the Piapot First Nation in the presence of:

Signature: W. Allen Bachor

Name of Witness: W. Allen Bachor

Address: 484 Hatfield Drive

Regina, Sask S4N-7A1

as to all signatures unless otherwise indicated

Per: _____
Chief

Per: _____
Councillor

Per: _____
Councillor

Per: _____
Councillor

Per: _____
Councillor

Per: _____
Councillor

Per: _____
Councillor

Per: _____
Councillor

Per: _____
Councillor

Per: _____
Councillor

Per: _____
Councillor

Per: _____
Councillor

Per: _____
Councillor

THE CITY OF REGINA

Mayor

Acting City Clerk

SCHEDULE "A"

Indian and Northern Affairs Canada / Affaires indiennes et du Nord Canada

Chron./Appeal no. - N° consécutif: 06-07/712

File reference no. - N° de référence du dossier:

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.

	Cash free balance - Solde disponible
The council of the / Le conseil de: PIAPOT FIRST NATION #75	Capital account / Compte capital $
Date of duly convened meeting / Date de l'assemblée dûment convoquée: D-J 18 M 01 Y-A 07 — Province: SK	Revenue account / Compte revenu $

DO HEREBY RESOLVE:
DÉCIDE, 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

(Chief - Chef)

(Councillor - Conseiller) (Councillor - Conseiller) (Councillor - Conseiller)

(Councillor - Conseiller) (Councillor - Conseiller) (Councillor - Conseiller)

(Councillor - Conseiller) (Councillor - Conseiller) (Councillor - Conseiller)

FOR DEPARTMENTAL USE ONLY - RÉSERVÉ AU MINISTÈRE

Expenditure - Dépenses	Authority (Indian Act Section) Autorité (Article de la Loi sur les Indiens)	Source of funds / Source des fonds	Expenditure - Dépenses	Authority (Indian Act Section) Autorité (Article de la Loi sur les Indiens)	Source of funds / Source des fonds
		☐ Capital ☐ Revenue / Revenu			☐ Capital ☐ Revenue / Revenu

Recommending officer - Recommandé par

Signature Date

Approving officer - Approuvé par

Recommending officer - Recommandé par

Signature Date

Approving officer - Approuvé par

SCHEDULE "B"

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

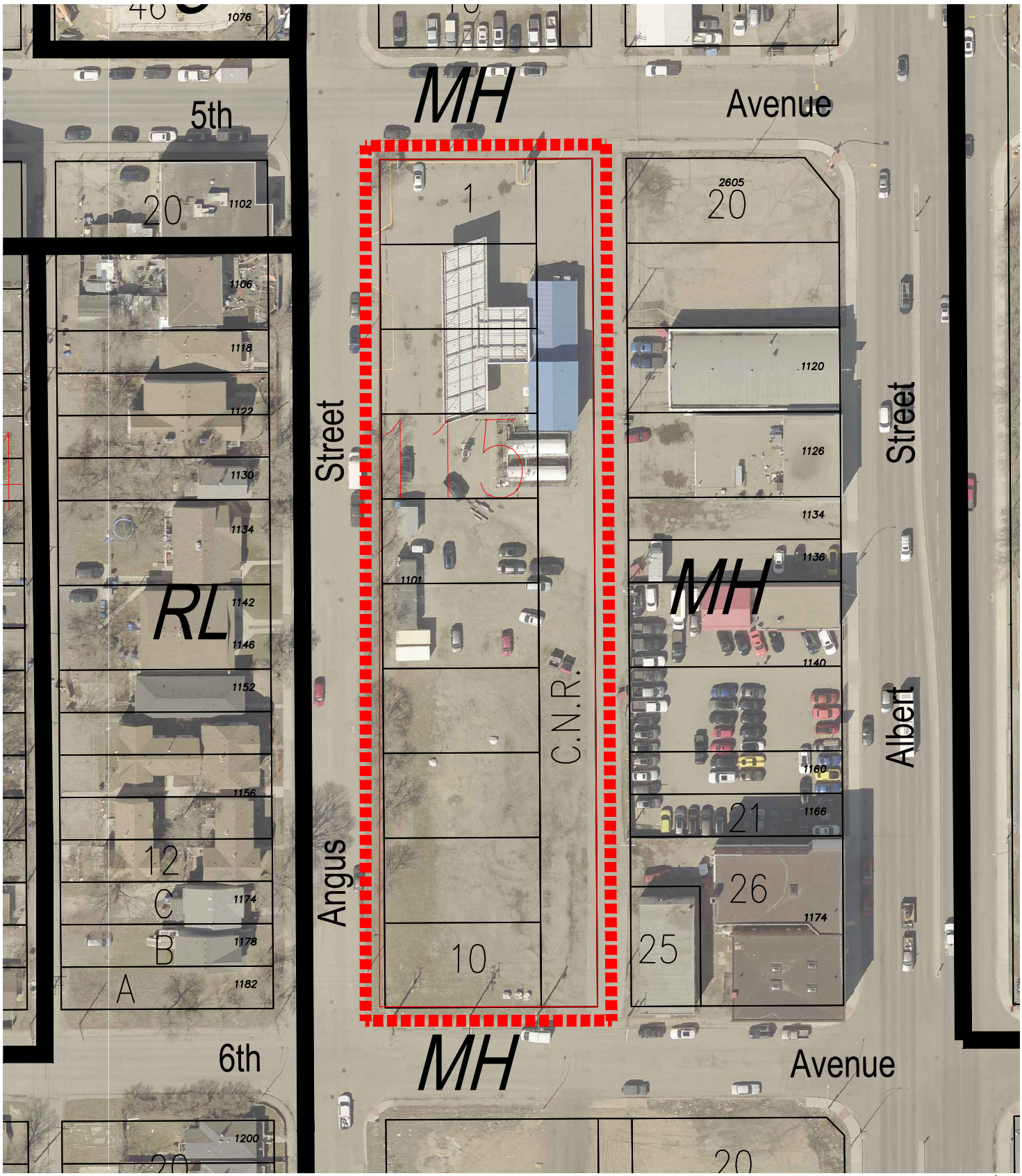
(SEAL)

CERTIFIED A TRUE COPY

Acting City Clerk

Approved as to form this 17 day of January, 2007.

City Solicitor



Subject Property

Date of Photography : 2024

Project Angus Street Civic Address/Subdivision 1101 Angus Street

Subject Property

Date of Photography: 2024

Project Angus Street Civic Address/Subdivision 1101 Angus Street

Traffic Bylaw Changes Report

Date	December 3, 2025
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	Roadways & Transportation
Item #	CR25-156

RECOMMENDATION

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; and

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.

HISTORY

At its November 26, 2025 meeting, Executive Committee considered the attached report *EX25-113 Traffic Bylaw Changes Report* from the Roadways & Transportation Division.

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

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

Respectfully submitted,

EXECUTIVE COMMITTEE

ATTACHMENTS

EX25-113 Traffic Bylaw Changes Report
Appendix A - Traffic Bylaw Amendments
Appendix B - Schedule T - Centre Square Map

Traffic Bylaw Changes Report

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

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,

Chris Warren,
Director, Roadways & Transportation

Respectfully Submitted,

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)	(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.	(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	(1) No person shall move a building, structure, or any load the dimensions of which, including the vehicle and trailer, exceed: (a) 3.7 metres in width; (b) 25.0 metres in length; or (c) 4.2 metres in height; over a public highway without first obtaining an Overdimensional Load Permit in compliance with the terms of that permit. (2) The Director is hereby authorized to issue Overdimensional Load Permits for moving overdimensional loads on public highways on: (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	(1) No person shall move a building, structure, or any load the dimensions of which, including the vehicle and trailer, exceed: (a) 3.7 metres in width; (b) 25.0 metres in length; or (c) 4.2 metres in height; over a public highway. (2) Notwithstanding subsection (1), the Director, or their delegate, may issue an Overdimensional Load Permit for moving overdimensional loads on public highways. (2.01) Notwithstanding subsection (2), the Director, or their delegate, shall only issue Overdimensional Load Permits upon: 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;

	regulations and City bylaws that may apply; (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; (f) the issuance of necessary permits or approvals by authorities having jurisdiction over activity for which the Overdimensional Load Permit is sought; (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 (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. (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”. (3) The Director is hereby authorized to waive the requirement for an operator moving an overdimensional load to obtain an Overdimensional Load Permit if: (a) the overdimensional load is not destined for any location within the City limits; and (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.	(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; (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; (d.1) the applicant agreeing to adhere to all applicable federal, provincial and municipal laws; (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; (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 (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 (2.02) The Director may impose conditions on the issuance of an Overdimensional Load Permit. (2.03) No person shall fail to comply with any conditions the Director may set for the Overdimensional Load Permit. (2.04) The Applicant shall pay to the City all charges for cost levied or damages arising from the move and shall make

		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 *The Regina Administration Bylaw*, *Bylaw No. 2003-69*. (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". (3) The Director is hereby authorized to waive the requirement for an operator moving an overdimensional load to obtain an Overdimensional Load Permit if: (a) the overdimensional load is not destined for any location within the City limits; and (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. (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. (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.

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

<table>
<tr><th>Section</th><th>Proposed Changes</th></tr>
<tr><td>Schedule "M"</td><td>
<table>
<tr><th>Section</th><th>Description</th></tr>
<tr><td>~~76~~</td><td>~~Driving farm or road construction equipment during prohibited hours~~</td></tr>
</table>
</td></tr>
</table>

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

<table>
<tr><th>Section</th><th>Existing</th><th>Proposed Changes</th></tr>
<tr><td>73.(2)</td><td>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:
<table>
<tr><th colspan="4">MAXIMUM ALLOWABLE WEIGHTS IN TONNES FOR BRIDGES OVER WASCANA CREEK</th></tr>
<tr><td>Bridge</td><td>Single Axle</td><td>Tandem</td><td>Semi-Trailer</td></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>
*City Transit buses are exempt.</td><td>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:
<table>
<tr><th colspan="4">MAXIMUM ALLOWABLE WEIGHTS IN TONNES FOR BRIDGES OVER WASCANA CREEK</th></tr>
<tr><td>Bridge</td><td>Single Axle</td><td>Tandem</td><td>Semi-Trailer</td></tr>
<tr><td>Fleet Street</td><td>10.0</td><td>14.0</td><td>Not Allowed</td></tr>
</table>
</td></tr>
</table>

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 in 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.

Rae St
10th Ave
North Railway St
Saskatchewan Dr
N
Sinton Lane
11th Ave
Cornwall St
12th Ave
Victoria Ave
Angus St
Mcintyre St
Smith St
Lorne St
Rose St
Rae St
13th Ave
Hamilton St
Osler St
Scarth St
14th Ave
Albert St
Cornwall St
Broad St
Treetop Lane
15th Ave
College Ave Entr
College Ave
Ramsey Dr
Angus Cres
Leopold Cres
History Museum Rd
Old Campus Rd
Anson Rd
Badham Blvd
Leopold Cres
Wascana Dr
Broadway Ave
Angus Blvd
19th Ave
Harrington Mews
19th Ave
Gladmer Pk
Saint Chads Cres
Gladmer Pk
Gladmer Pk

Legend
Centre Square
Centre Square Properties

0 50 100 200 300
Meters

Appendix B

REGINA

Centre Square Neighbourhood

Name: AGSP_CenterSquare.aprx
Author: R.Alejandria Date: March 2025

Geospatial solutions

Review of Nuisance and Derelict Properties

Date	December 3, 2025
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	Community Standards
Item #	CR25-157

RECOMMENDATION

That City Council approve this report to be tabled to the February 11, 2026, Executive Committee meeting.
.

HISTORY

On November 26, 2025, Executive Committee considered the attached report *EX25-114 Review of Nuisance and Derelict Properties* from the Community Standards Division.

The Committee adopted the following resolution:

That City Council approve this report to be tabled to the February 11, 2026, Executive Committee meeting.

Respectfully submitted,

EXECUTIVE COMMITTEE

ATTACHMENTS

EX25-114 Review of Nuisance and Derelict Properties

Appendix A - Bylaw Enforcement Processes
Appendix B - Repeat Payment and Fines within Community Standards Bylaw

REGINA

Review of Nuisance and Derelict Properties

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

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 *commercial* 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

Respectfully Submitted,

Kurtis Doney, Deputy City Manager,
City Operations

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

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	1st Notice of Violation	2nd Notice of Violation	3rd 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 1st Conviction	Fine on 2nd Conviction	Fine on 3rd Conviction	Fine on 4th 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	December 3, 2025
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	City Planning & Community Services
Item #	CR25-158

RECOMMENDATION

That City Council:

1. Approve the updated Underutilized Land Improvement Strategy in Appendix A; and

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.

HISTORY

At its November 26, 2025 meeting, Executive Committee considered the attached report *EX25-115 Underutilized Land Improvement Strategy 5-Year Review* from the City Planning & Community Services Division.

Delegation EX25-116 Paul Moroz and John Aston, representing KGS Group, Regina, SK, addressed the Committee.

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

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

Respectfully submitted,

EXECUTIVE COMMITTEE

ATTACHMENTS
EX25-115 Underutilized Land Improvement Strategy 5-Year Review
Appendix A - ULIS Update
Appendix B-What We Heard Report 2025

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.	

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 actions[1] 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)

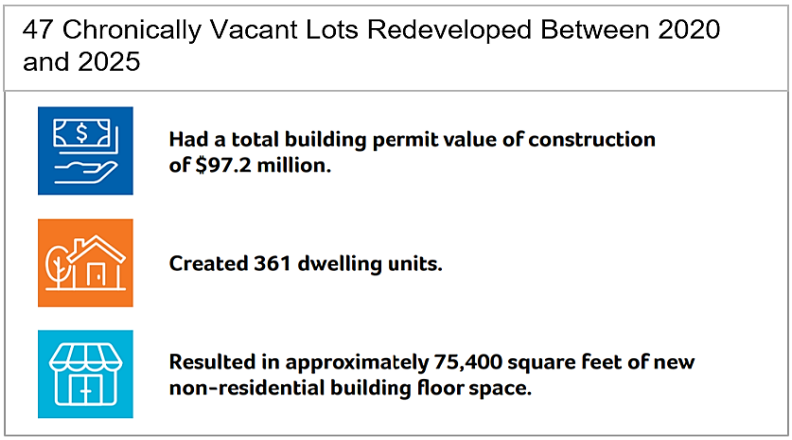


Figure 1: Summary of Chronically Vacant Lots Redeveloped Between 2020 and 2025

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

Appendix A

Underutilized Land Improvement Strategy

REGINA

Title	Underutilized Land Improvement Strategy
Version	November 2025
Link to the Official Community Plan	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: • 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.

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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.

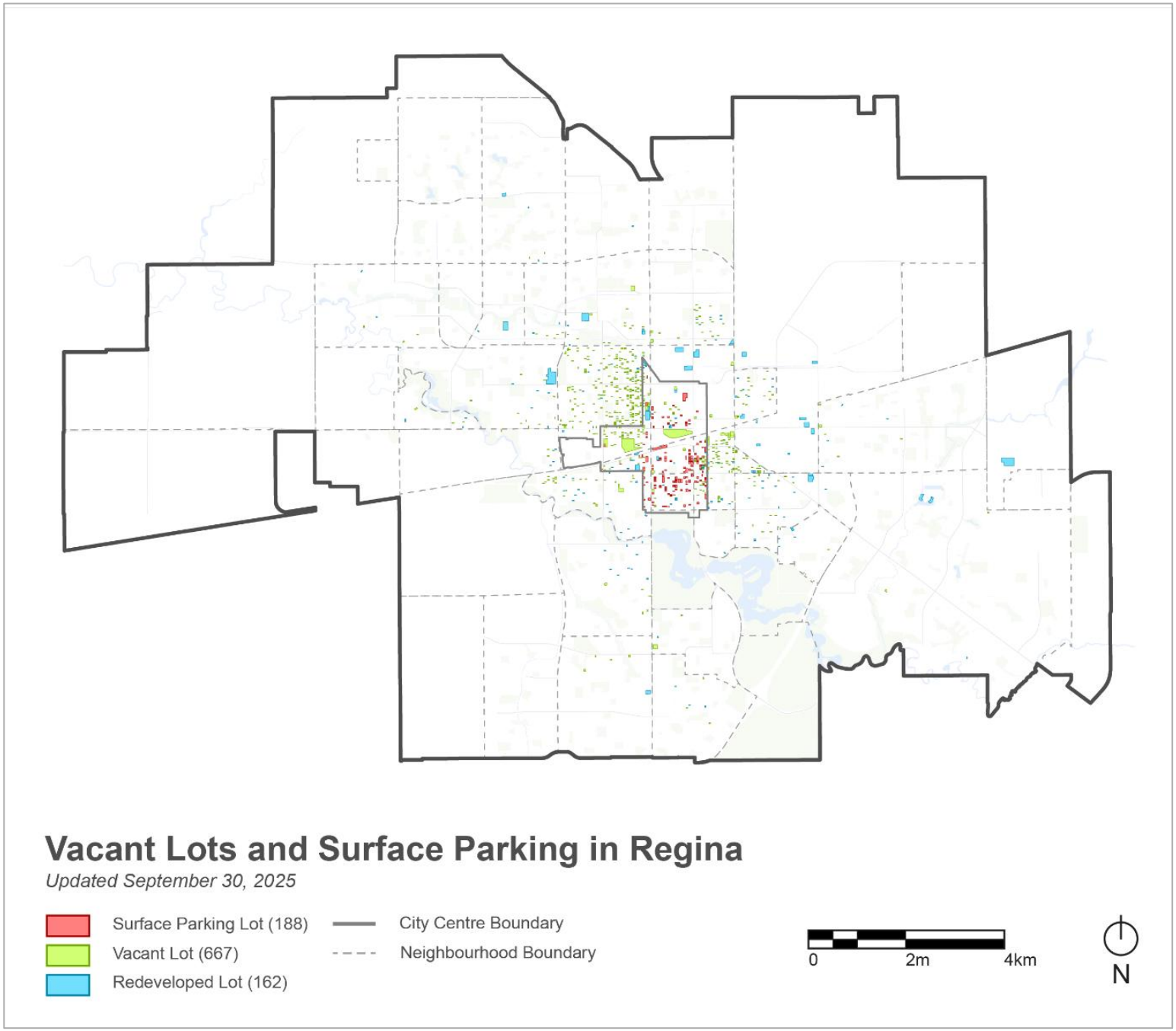


FIGURE 1: VACANT LOTS AND SURFACE PARKING IN REGINA

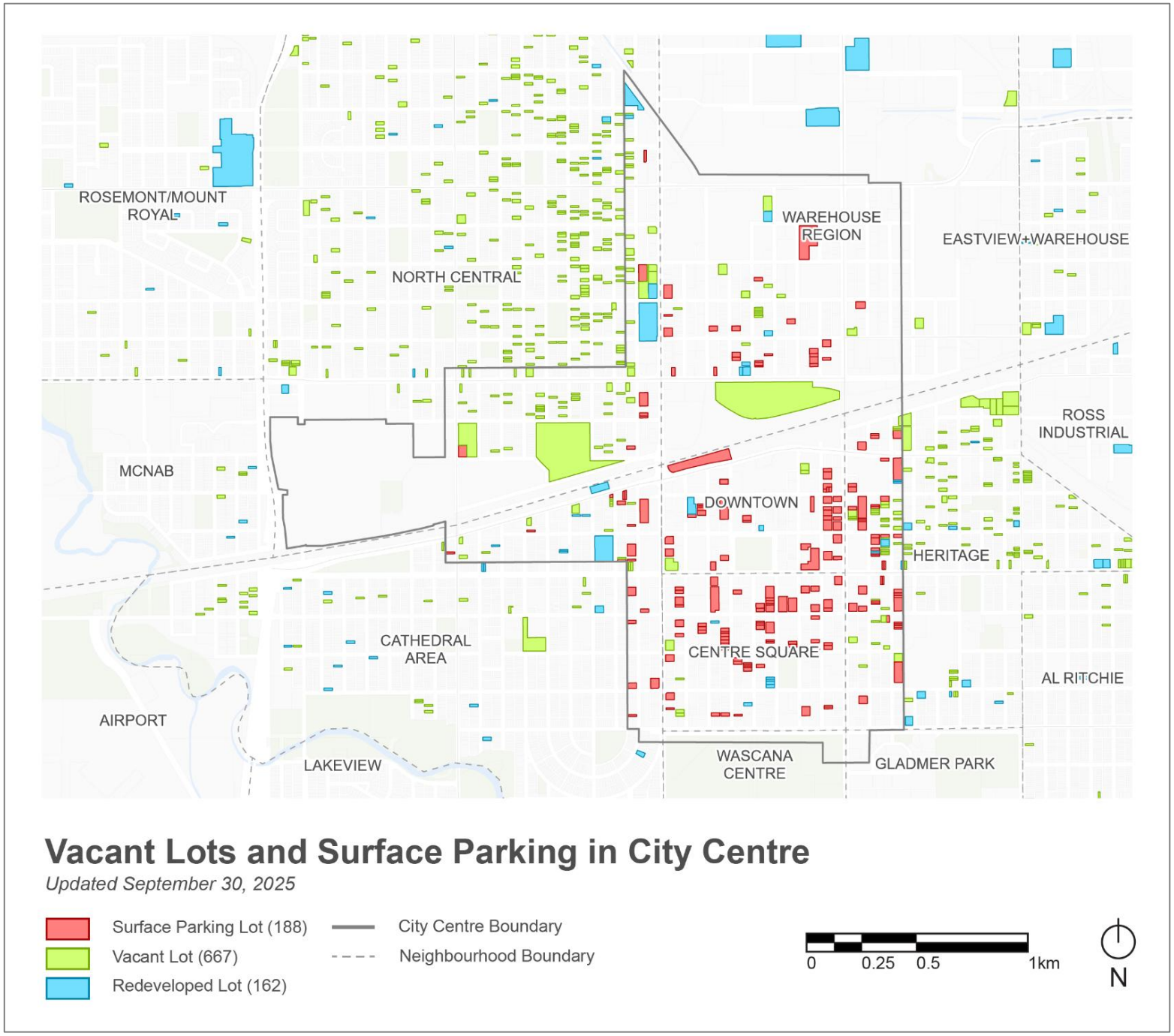


FIGURE 2: VACANT LOTS AND SURFACE PARKING IN CITY CENTRE

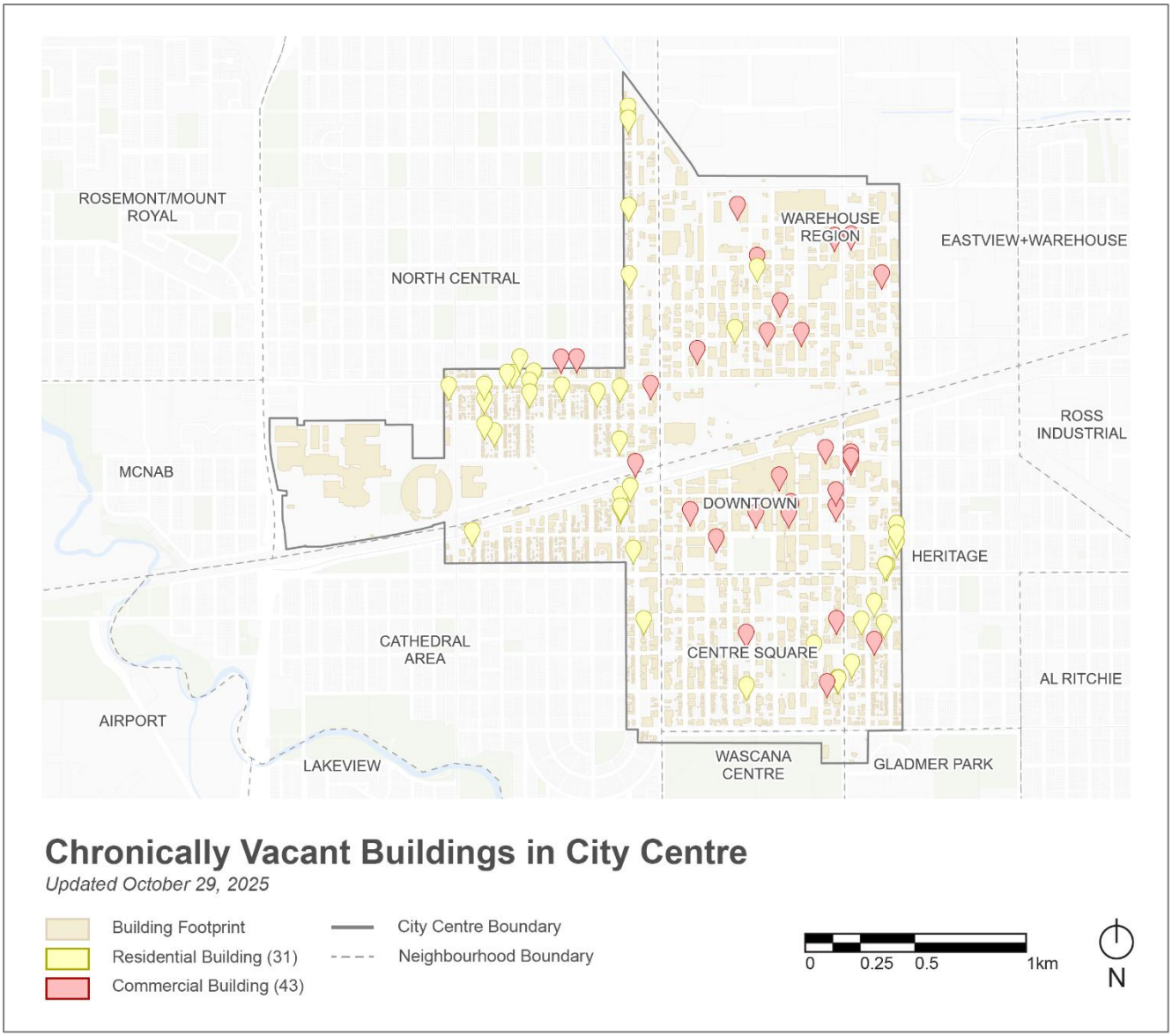


FIGURE 3: VACANT BUILDINGS IN THE CITY CENTRE

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.	• Review and update City regulations to consider feedback received through the 2018 Underutilized Land Study and implications to the community.	• 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.	• 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.	• Improve processes and clarify roles and responsibilities associated with the development of underutilized sites.	• 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.	• 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.	• 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.	Infill development has a higher cost and level of risk than greenfield development due to these factors: • 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.	• 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.	• 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.	Low interest and demand for development in established neighbourhoods is a result of: • Lack of understanding of regulatory processes and the value of building in existing areas. • Perceived safety concerns and limited housing demand in core areas.	• 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.	• Ensure reflection is planned, progress is measured, and refinements are made over time. • Set measurable goals and ensure that efforts are achieving desired outcomes.	• 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.	• 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.	ImmediateOngoing
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 *MN24-3 North Central Neighbourhood Revitalization* 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: MONITORING[1] – 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).	*The Regina Zoning Bylaw, 2019*, approved in December 2019 (*CM19-16 The Regina Zoning Bylaw, 2019 (No. 2019-19) Amendments Report*), 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" (*CR21-86 Intensification Incentive Discussion Paper*). Following stakeholder consultation, amendments to the Zoning Bylaw were approved in March 2024 (*CR24-6 Zoning Bylaw – Housekeeping and Administrative Amendments*), 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 (*CR23-5 Housing Incentives Policy – Amendments to Support Revitalization*) 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.	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 *CR21-161 Intensification Levy Referral Report* due to concerns that it created a barrier to intensification by adding financial pressure on builders and developers. Under *CR24-87 Development Charges Policy and Model Review*, 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.	Complete

Appendix B

What We Heard Report

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

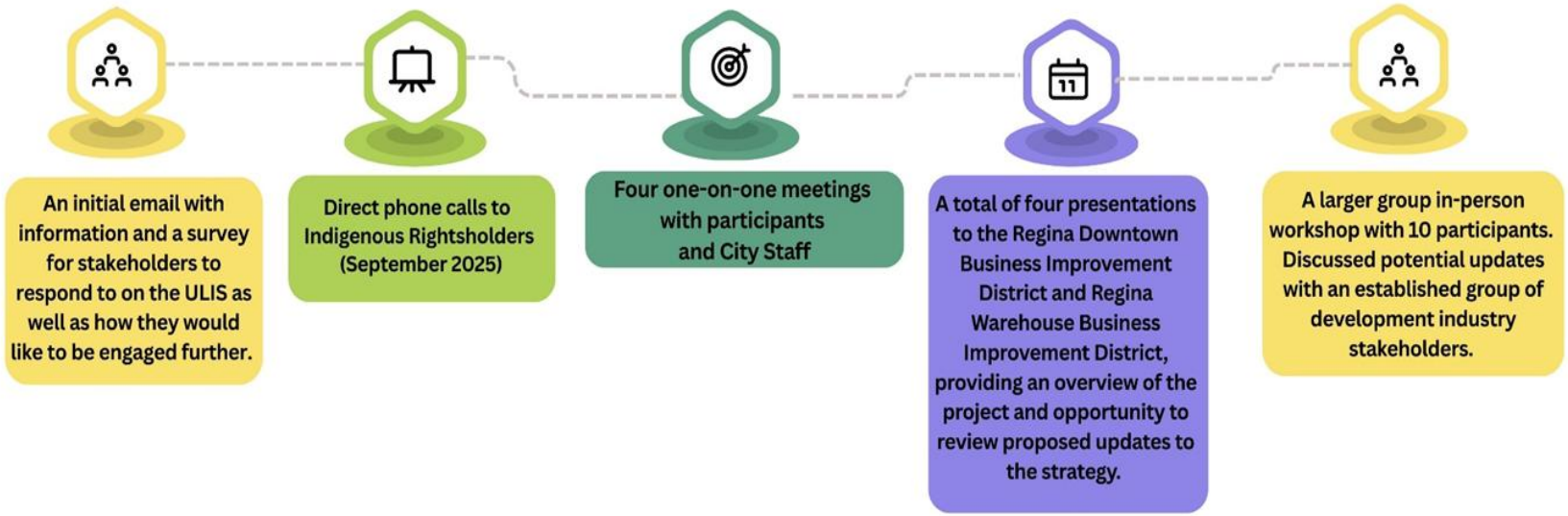
Objective

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.

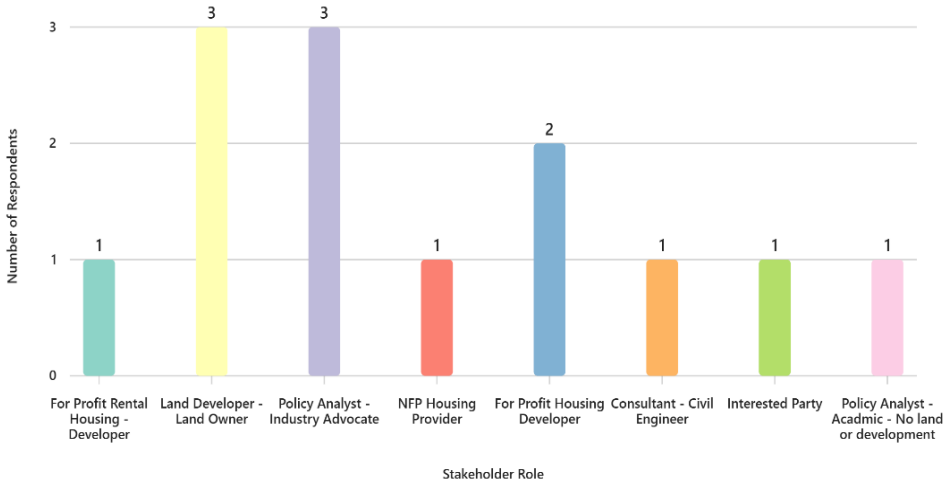
Summary of ULIS Review Engagement Opportunities



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)	• 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 • 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 initative, 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
	• 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 lobbing 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
	The City should consider pre-zoning all underutilized sites to support investment opportunities. ULIS lots should be ready for near-immediate permitting.	This aligns with Strategic Action 1-3 and proposed Strategic Action 3-13 to develop a program to provide key infrastructure data and calculations.
	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.	Many strategic actions have been designed to reduce regulatory barriers. Additional feedback is helpful to refining strategic actions to ensure they best address challenges.
Brownfield	I would like to know more about incentives for these properties.	There will be more work done on the establishment of a program supporting the remediation of brownfield (environmentally impacted) sites.
Finance	Poor infill examples harm perception we need attractive showcase projects.	Proposed Strategic Action 4-3 regarding awards and design competitions will help showcase attractive projects.
	Incentives rarely influence decisions despite political emphasis.	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.
	A potential incentive approach would be to have a mindset of approving "yes" on all development applications on underutilized sites. Have a clear vision of desired outcomes and the approach for achieving those outcomes.	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.
	Overlay zones remain a major financial challenge.	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.

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

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.
Look to adapt or promote pre-application meetings for underutilized sites, similar to what's available for greenfield. • 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.	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.
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. 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.	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. It's acknowledged there's a desire to make secondary and accessory suite regulatory processes clearer and less restrictive.

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.
There is need to acknowledge the average return on a surface parking lot. 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. 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.	This input will be taken into consideration as part of the City's initiative to explore a potential tax subclass on surface parking.
The City needs to create a mechanism to change behaviours. Incentives won't help. Look at punitive measures as opposed instead of incentives. It's acknowledged that parkades can have a negative impact on neighbourhood vibrancy.	

The Yards - Next Steps

Date	December 3, 2025
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	Land, Real Estate & Facilities
Item #	CR25-159

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Direct Administration to proceed with the Railyard Renewal Project ("Project") by issuing a Negotiated Request for Proposals, consistent *CR15-9 Regina Revitalization Initiative, Railyard Renewal Project, Land Disposition and Development Strategy*, to engage a private sector development partner to develop The Yards based upon the following evaluation criteria:

    - Vision & Project Understanding (~25%).
    - Company & Team Experience (~25%).
    - Community Benefit & Sustainability (~15%).
    - Indigenous Inclusion (~10%)
    - Methodology & Schedule (~10%).
    - Pricing (~8%).
    - Financial Return (~7%)

2. Approve the mandatory requirements of the Negotiated Request for Proposal to include compliance with the following:

    a. New Building Canada Fund-Provincial and Territorial Infrastructure Agreement Expected Results:
        i. Construction of one public park;
        ii. Minimum of 150 dwelling units (up to 1,200 dwelling units);

iii. Up to 50 per cent tree canopy threshold (approximately 500 trees);

b. The Yards Neighbourhood Plan; and

c. Corrective Action Plan – Railyard Renewal Project, Former Canadian Pacific Railway Intermodal Yard, 2001 Dewdney Avenue, Regina, Saskatchewan (January 27, 2023).

3. Delegate Authority to the Chief Financial Officer & Deputy City Manager, or designate, to negotiate with the three highest scoring proponents identified by the Negotiated Request for Proposal process.

4. Subject to the preferred proponent meeting all the Negotiated Request for Proposal requirements, authorize the Chief Financial Officer & Deputy City Manager to enter into an Agreement to deliver the Project with the preferred proponent ("Development Partner") identified by the Negotiated Request for Proposal process.

5. 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 agreement that do not substantially change what is described in this report and to approve, enter into, amend any ancillary agreements or documents required to give effect to the agreement(s) with the Development Partner and the Project.

6. Approve that the following City capital commitment for the design, construction, servicing, planning, remediation, procurement, project management and other reasonable costs associated with the land development component of the Yards Development be funded by the following funding sources:

    a. Eligible expenses up to an estimated amount of $5.5 million, as defined by the New Building Canada Fund – Provincial-Territorial Infrastructure Component Agreement, continue to be submitted for reimbursement until the terms of that agreement are fulfilled; and

    b. Up to $20.5 million from the Land Development Reserve

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

HISTORY

At its meeting on November 26, 2025, the Executive Committee in private session considered the attached report *E25-40 The Yards – Next Steps* from the Land, Real Estate & Facilities Division.

The Committee adopted the following resolution:

The Executive Committee recommends that City Council:

1. Direct Administration to proceed with the Railyard Renewal Project ("Project") by issuing a Negotiated Request for Proposals, consistent *CR15-9 Regina Revitalization Initiative, Railyard Renewal Project, Land Disposition and Development Strategy*, to engage a private sector development partner to develop The Yards based upon the following evaluation criteria:

    - Vision & Project Understanding (~25%).
    - Company & Team Experience (~25%).
    - Community Benefit & Sustainability (~15%).
    - Indigenous Inclusion (~10%)
    - Methodology & Schedule (~10%).
    - Pricing (~8%).
    - Financial Return (~7%)

2. Approve the mandatory requirements of the Negotiated Request for Proposal to include compliance with the following:

    a. New Building Canada Fund-Provincial and Territorial Infrastructure Agreement Expected Results:
        i. Construction of one public park;
        ii. Minimum of 150 dwelling units (up to 1,200 dwelling units);
        iii. Up to 50 per cent tree canopy threshold (approximately 500 trees);

    b. The Yards Neighbourhood Plan; and

    c. Corrective Action Plan – Railyard Renewal Project, Former Canadian Pacific Railway Intermodal Yard, 2001 Dewdney Avenue, Regina, Saskatchewan (January 27, 2023).

3. Delegate Authority to the Chief Financial Officer & Deputy City Manager, or designate, to negotiate with the three highest scoring proponents identified by the Negotiated Request for Proposal process.

4. Subject to the preferred proponent meeting all the Negotiated Request for Proposal requirements, authorize the Chief Financial Officer & Deputy City Manager to enter into an Agreement to deliver the Project with the preferred proponent ("Development Partner") identified by the Negotiated Request for Proposal process.

5. 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 agreement that do not substantially change what is described in this report and to approve, enter into, amend any ancillary agreements or documents required to give effect to the agreement(s) with the Development Partner and the Project.

6. Approve that the following City capital commitment for the design, construction, servicing, planning, remediation, procurement, project management and other reasonable costs associated with the land development component of the Yards Development be funded by the following funding sources:

    a. Eligible expenses up to an estimated amount of $5.5 million, as defined by the New Building Canada Fund – Provincial-Territorial Infrastructure Component Agreement, continue to be submitted for reimbursement until the terms of that agreement are fulfilled; and

    b. Up to $20.5 million from the Land Development Reserve

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

8. Approve an edited version of this report at its December 3, 2025 meeting.

Recommendation #8 above does not require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE

ATTACHMENTS
E25-40 The Yards - Next Steps

The Yards - Next Steps

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

RECOMMENDATION

The Executive Committee receive and file this report.

ISSUE

The City of Regina (City) is preparing to initiate a competitive procurement process to select a qualified Development Partner to lead development of The Yards Neighbourhood (Yards). This report outlines the rationale for proceeding with a Negotiated Request for Proposals (NRFP), the evaluation framework for proponents, and the alignment with the City's 2026-29 Strategic Plan and City Council's (Council) previously approved direction under the Regina Revitalization Initiative (RRI).

IMPACTS

Financial Impact

The City has set aside funds in the Land Development Reserve (LDR) to complete the land development aspects of the Yards including remediation of environmental concerns, berming adjacent to rail lines, installation of underground utilities for water, wastewater and stormwater, park development and road construction. The NRFP will require proponents to propose the terms by which the expenses and revenues for the land development aspect of the project will be shared between the City and the successful proponent. Any proposal that requires City investment in above ground structures will require Council approval. Proposals will be required to achieve the City's

obligations in the New Building Canada Fund – Provincial-Territorial Infrastructure Component (NBCF-PTIC) Agreement.

Legal Impact
The NRFP and resulting agreement will be subject to review by the City Solicitor's Office to ensure compliance with applicable laws and City policies. The Project agreements will also include requirements ensuring development is carried out in compliance with the City's funding agreements, environmental remediation and other obligations related to the Yards.

Policy Impact
This initiative aligns with the Yards Neighbourhood Plan and subsequently *Design Regina: The Official Community Plan (OCP)* and the *Indigenous Procurement Policy*. It supports the implementation of the City's 2026-29 Strategic Plan and Council's strategic direction for the Railyard Renewal Project. The NRFP allows for a variety of visions to be proposed by proponents and evaluated against a consistent criteria.

Strategic Priority Impact
The City's 2026–2029 Strategic Plan identifies Livability as a core strategic priority. Under this priority, the plan explicitly lists *"Develop Taylor Field and The Yards"* as a key action and initiative. The Yards Neighbourhood redevelopment will be a transformative project that will revitalize a significant area of the Warehouse District. It will provide opportunities for residential and commercial land uses, leverage Dewdney Avenue Revitalization infrastructure and support the City's infill development targets. The development will contribute to the outcomes outlined in the Livability section of the Strategic Plan, including:

- Enhancing the city through new residential and commercial development.
- Serving the diverse needs of residents.
- Building safe and inclusive communities.
- Supporting long-term sustainable growth.

Initiating the NRFP will be a deliberate and strategic step toward realizing the Council-approved vision for the Yards and advancing the broader objectives of the Livability priority.

Environmental Impact
The NRFP will require compliance with the Environmental Corrective Action Plan and Saskatchewan Ministry of Environment guidelines. The Development Partner will be responsible for implementing a land use-based remediation strategy that addresses contamination from the site's historical use as a railyard. This approach will ensure that impacted soils are assessed and treated, enabling safe and sustainable redevelopment. Remediation will be integrated into the development process, supporting the City's commitment to environmental stewardship and aligning with the principles outlined in the 2026–2029 Strategic Plan.

Indigenous Impact
The NRFP includes a target of 20 per cent Indigenous vendor participation and encourages land allocation strategies that support the Truth & Reconciliation Commission's Call to Action #92:

Economic Reconciliation. In addition, the inclusion of the *Indigenous Procurement Policy* and intention to include Indigenous community in this process aligns with kâ-nâsihcikêwin (City of Regina's Indigenous Framework) and all five of the Treaty Principles that guide this framework.

Community Well-being Impact
The NRFP evaluation will include criteria for community benefit, including mixed housing options, cultural programming, and public realm activation.

There are no immediate labour impacts respecting this report.

OTHER OPTIONS

None with respect to this report.

COMMUNICATIONS & ENGAGEMENT

Stakeholder engagement has been ongoing with the Regina Warehouse Business Improvement District (RWBID), private developers and Indigenous communities.

DISCUSSION

Background
The Yards is a 17.3-acre brownfield site located in Regina's City Centre. The site was formerly home to Canadian Pacific Railway's intermodal operations. The site was acquired by the City in 2012 for $7.5 million, following Council's formal initiation of the RRI in 2011. The RRI was envisioned as a generational opportunity to transform underutilized lands in Regina's core into vibrant mixed-use communities that reflect best practices in urban design, and city-building.

Between 2011 and 2020, the City undertook a series of coordinated actions to prepare the Yards for redevelopment. These included:

- Environmental assessments and remediation planning.
- Demolition and surface clearing.
- Stakeholder and public engagement through multiple design charettes and information sessions.
- Technical studies to inform land use, servicing and infrastructure needs.
- Development of a funding strategy for enabling infrastructure.
- Environmental Remediation of significantly impacted areas.

In 2015, Council approved the Public Investment Development strategy as described in report *CR15-9 Regina Revitalization Initiative (RRI) Railyard Renewal Project (RRP), Land Disposition and Development Strategy*, which established the approach to land development. This strategy emphasizes the following:

- Early investment in infrastructure and public realm improvements.

- Competitive procurement to attract private sector partners.
- Retention of public ownership during early phases to guide development outcomes.

In 2020, the Yards Neighbourhood Plan was unanimously approved by Council and then approved by the Province of Saskatchewan (Province). The plan envisions the transformation of the 17.3-acre site into a vibrant, unique and connected urban neighbourhood that supports the ongoing revitalization of Regina's City Centre. The plan was informed by one of the most extensive community and stakeholder consultation processes in Regina's history.

The Yards is adjacent to the Dewdney Avenue Corridor Rehabilitation Project, a two-year major construction project between Albert Street and Broad Street that is now substantially complete. The upgrades to this section of Dewdney Avenue have transformed it into a desirable landscaped roadway with improved safety and enhanced service levels to meet the growing needs of the Warehouse District and the Yards. The Dewdney Avenue Corridor Rehabilitation Project installed the underground water, wastewater and stormwater infrastructure required for development of the Yards.

To further support the implementation of the Yards Neighbourhood Plan, the City commissioned the Yards & Warehouse District Parking Study in 2025 to assess existing conditions and future parking needs. The study found that existing parking spaces in the Warehouse District are highly utilized and limit availability to support any future development. The Yards Neighbourhood will generate more parking demand, which cannot be met through surface parking alone. Structured or underground parking will be essential for development. The study also evaluated scenarios involving a baseball stadium and a multi-purpose facility, both of which would significantly increase parking demand and require additional infrastructure, such as structured parking or a pedestrian bridge to connect to parking in Downtown Regina. The findings reinforce the importance of integrating parking solutions early in the development process to ensure accessibility and minimize impacts on the surrounding Warehouse District.

The City has supported interim activation of the site, including the 2023 approval of $100,000 in funding to the RWBID for temporary programming and infrastructure. These efforts help maintain momentum and community engagement while formal development is pursued on the Yards.

Next Steps
Administration intends to issue an NRFP in Q1 of 2026 to secure a Development Partner as the next step in implementing the Yards Neighbourhood Plan and fulfilling the strategic direction set by Council.

City Administration does not possess the specialized expertise required for vertical development, and acquiring such expertise internally would be both costly and inefficient. Successful development of the Yards is best achieved through a partnership with a private developer that brings an experienced, multidisciplinary development team with knowledge and expertise aligned to their proposed development vision. Private developers typically manage multiple projects concurrently, allowing them to spread the cost of employing experts in residential, office, retail, and industrial

development, as well as construction, finance, and marketing, over multiple projects.

The NRFP will establish a competitive process through which proponents can present a vision for the Yards and propose a partnership structure that works for their business model. To attract talented developers, the City must ensure the opportunity is compelling enough for a for-profit developer to allocate significant resources toward pursuing and ultimately developing the project. The City is currently demonstrating its commitment to the area through the major investment in the Dewdney Avenue Revitalization project.

The City's financial commitment will be limited to land development investments. The selected Development Partner will be responsible for leading vertical development with the potential for financial profit through that vertical development serving as the motivating factor to ensure development schemes are realistic and successful. Developers have expressed a clear preference for transparency and predictability in the selection process. Developers have indicated that clarity on goals, evaluation criteria, and assurance that the process will remain non-political are all important aspects of the NRFP. In response, Administration will request delegated authority to select the Development Partner based on a criteria.

While the criteria must be broad enough to reflect Council's priorities, it must be clear enough for proponents to invest their resources in preparing a response. The proposed categories by which proposals will be evaluated are:

- **Project Understanding & Vision** – Alignment of proposal with the Yards Neighborhood Plan and Council's strategic priorities.
- **Company & Team Experience** – Ability and capacity of the respondent to deliver on the specific type of development proposed. A track record of successful projects similar in scale and complexity is required.
- **Financial Return** – Proposals must be economically viable and will consider land sale and development strategies, as well as future costs to the City to deliver municipal services to the area, future property tax generation in the area, and annual future economic activity on the site.
- **Methodology & Schedule** – Schedule and phasing of land development and vertical construction.
- **Pricing** – Revenue and expense sharing, proposed fees, and proposed cost control measures.
- **Community Benefit & Sustainability** – Alignment of proposal with housing, public realm, and climate resilience goals.
- **Indigenous Inclusion** – Land allocation, vendor participation, and cultural integration.

This framework allows for a balanced evaluation of financial, social, and environmental outcomes.

DECISION HISTORY & AUTHORITY

On January 26, 2015, City Council approved the Public Investment Development strategy as described in report *CR15-9 Regina Revitalization Initiative (RRI) Railyard Renewal Project (RRP), Land Disposition and Development Strategy*, which established the approach to land development.

On March 26, 2025, City Council considered item *CR25-25 Land & Real Estate Annual Report* and adopted a resolution directing Administration to pursue real estate strategies for City land holdings, including to “evaluate strategies for development” for The Yards.

Respectfully Submitted,

Chad Jedlic, Director
Land, Real Estate & Economic Development

Respectfully Submitted,

Daren Anderson, Chief Financial Officer &
Deputy City Manager

Prepared by: Dustin McCall, Manager Land Development

Western Potash Agreement

Date	December 3, 2025
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	Water, Waste & Environment
Item #	CR25-160

RECOMMENDATION

That City Council terminate the current agreement the City of Regina (City) has with Western Potash Corporation (WPC) for access to treated wastewater and to forgive all outstanding amounts owed ($655,300.84).

HISTORY

At its November 26, 2025 meeting, Executive Committee considered in private session the attached report *E25-39 Western Potash Agreement Report* from the Water, Waste & Environment Division.

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

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

Respectfully submitted,

EXECUTIVE COMMITTEE

Acting City Clerk 11/28/2025

ATTACHMENTS
E25-39 Western Potash Agreement Report

Western Potash Agreement

Date:	December 3, 2025
To:	City Council
From:	City Operations
Service Area:	Water, Waste & Environment
Item No.:	

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Terminate the current agreement the City of Regina (City) has with Western Potash Corporation (WPC) for access to treated wastewater and to forgive all outstanding amounts owed ($655,300.84);

2. Approve an edited version of this report at the December 3, 2025, meeting of City Council.

ISSUE

In 2012, the City entered into a 45-year agreement with WPC to provide them with access to recycled water, the treated wastewater from the Wastewater Treatment Plant (WWTP), for an innovative potash mining process. This process had the potential to provide a long-term revenue source for the City; however, the landscape for this project has since changed substantially.

It was recognized at that time that the project may not proceed, as WPC was seeking additional investment to fund the mine. Therefore, the City negotiated commitment and stand-by payments to ensure the City would receive at least some upfront payments as part of the Agreement.

It was anticipated that the City would receive at least $1.1 million if the project did not proceed by 2019. To date, WPC has paid the City $1,016,821.46 but still owes $655,300.84 (including interest) in stand-by fees. WPC has indicated that it cannot, at the present time, pay these outstanding fees given its current financial state, and it is unlikely that the City will be able to enforce payment of these fees.

To date, the City has not needed to construct anything or outlay any funds related to this, and there has been no recycled water provided to WPC.

IMPACTS

Financial Impact

To date, WPC has paid the City $1,016,821.46, but under the agreement, the amount of $655,300.84 is owing for 2021 to 2025 stand-by fees and interest. The City has the right to terminate this Agreement as WPC owes outstanding fees and at the end of 2025, either party may terminate the agreement. Termination of the Agreement does not change the amount owed.

Legal Impact
The City Solicitor has provided a confidential memo outlining the advice on this situation.

Strategic Priority Impact
The recommendation aligns with the Strategic Priority of Economic Prosperity. The recommendation recognizes the benefit WPC has had, and may continue to provide to Regina and surrounding area and the financial situation WPC is currently in.

Environmental Impact
While this report does not have an environmental impact, if WPC were to use the recycled water in the future, there would be a beneficial environmental impact, as fewer nutrients would be introduced to Wascana Creek and the downstream waterbodies.

There is no Policy, Community Well-being, Indigenous or Labour impacts respecting this report.

OTHER OPTIONS

Option 1: Forgive outstanding amounts and terminate the current agreement- RECOMMENDED
Forgive the $655,300.84 owed to the City and terminate the current agreement the City has with WPC for access to recycled water.

Option 2: Enforce payment through the commercial arbitration process outlined in the Agreement – NOT RECOMMENDED
If Council is not amenable to forgiving the current outstanding debt, then the City would proceed to enforce payment through the commercial arbitration process. WPC has indicated that they are not able to pay the debt given their current financial situation; therefore, pursuing the commercial arbitration process is unlikely to be successful in collecting the outstanding amounts. All administrative costs were paid in advance by WPC. From 2021 to 2025, no other company has seriously approached Administration requesting the use of the recycled water.

COMMUNICATIONS & ENGAGEMENT

Beginning in late 2023, various communications and meetings have occurred in an effort to collect outstanding amounts, including communication around WPC's preferred path forward. In March of 2024, WPC requested the full waiver of outstanding fees, termination of the current agreement and the ability to renegotiate a Water Access Memorandum of Understanding in late 2025, once they have clarity on future investments and project timelines.

DISCUSSION

The City entered into an Agreement with WPC in November 2012 to provide them with access to recycled water for use in its potash solution mine. Under this agreement, WPC is entitled to a maximum daily recycled water supply, with priority over any other third-party customer. In this

original agreement, it was recognized at the time that the project was somewhat speculative for the following reasons:

- The mine had not been constructed.
- Further investment was needed.
- The funds necessary to build the mine were substantial.
- Changes in global markets could influence potash production.

As there was no guarantee that the mine would be constructed and lead to a guaranteed source of revenue for the City, the original Agreement required WPC to pay up-front fees upon the signing of the Agreement ($500,000) and an annual stand-by fee of $200,000 for each year after January 1, 2017, where water was not drawn. The original intent was that the City would receive a minimum of $1.1 million if the project did not move forward by 2019.

This Agreement was renegotiated in 2017 when WPC requested that the City revisit the terms of the Agreement. Construction of infrastructure had not commenced to begin drawing water, leading WPC to request an extension for the duration of time required to build the infrastructure. WPC agreed to pay stand-by fees to secure that extension. At the time, the City was also interested in renegotiating the Agreement, as it wanted flexibility to provide a larger amount of recycled water to other commercial users. Under the terms of the renegotiated Agreement, WPC was required to pay another up-front fee of $200,000. In exchange for the right and license to access recycled water in certain amounts in priority to other customers, WPC also agreed to pay the City annual stand-by fees.

Under the renegotiated Agreement, WPC was supposed to construct the facilities to access water by December 31, 2017, failing which WPC was required to pay the City an annual stand-by fee of $100,000 (adjusted by an indexing multiplier) prior to February 15 from 2018 to 2025. Upon payment of the fees, WPC was to receive an annual credit of $50,000 to be applied to the annual connection fees required under the agreement. These credits can only be used where the infrastructure for the water is built prior to December 31, 2025, failing which the credits expire.

The construction of the facilities to access recycled water was not completed prior to December 31, 2017, so stand-by fees were required to be paid in each of the years from 2018 to 2025. While WPC paid fees in 2018, 2019 and 2020, it has not made payments as required from 2021 to 2025.

As of December 31, 2025, either the City or WPC may terminate the Agreement if the infrastructure for drawing the water is not built. Under the renegotiated Agreement, if WPC wishes to continue the existing agreement past December 31, 2025, and have the City continue to reserve water for WPC in priority to other customers, it will have to pay a $500,000 annual stand-by fee onward until the infrastructure is built.

The following lists the required payments by WPC to the City under the original Agreement, as well as the renegotiated contract:

- $500,000 (paid in 2012).
- $200,000 commitment fee upon execution of renegotiated Agreement in 2017 (paid).

- $100,000 annual stand-by fee with an annual inflationary increase for the City to hold a specific volume of recycled water for their future use 2018 to 2020 (paid), 2021 to 2025 (not paid).
- $500,000 annual stand-by fee 2026 onward (this is only required if WPC wishes to continue with the current agreement, which it has advised it does not).
- Credit: 50 per cent of commitment and stand-by fees to go towards the future connection fee (these will expire if water is not drawn by the end of 2025).
- The rate, per cubic metre, once recycled water effluent is drawn (not yet needed).

WPC constructed a pilot plant near Milestone for approximately $100 million, according to WPC and was using well water. In May 2024, the company experienced financial challenges, and the pilot operation was shut down and not reopened. As of 2017, the full mine was estimated to cost $3 billion.

To date, the City has not built anything, no recycled water has been drawn, and the City has not experienced any financial burden or limitations caused by WPC's non-fulfillment of the Agreement. The recommendation proposed by Administration acknowledges the economic benefit WPC has had on the region over the years and the amounts that have already been paid to the City.

If WPC needs recycled water in the future, a new Agreement with appropriate compensation can be negotiated at that time.

DECISION HISTORY & AUTHORITY

On June 25, 2012, City Council considered item *CR12-97 Proposed Commercial Terms to Supply Treated Wastewater to Western Potash Corp* and approved the terms of the original agreement to provide access to treated wastewater.

On January 30, 2017, City Council considered item *CR17-1 Western Potash Corp. - Payment Extension and Renegotiation of Agreement* and approved the concept of a renegotiated agreement to provide access to treated wastewater.

On October 30, 2017, City Council considered item *CR17-102 Proposed Commercial Terms to Supply Recycled Wastewater to Western Potash Corp* and approved the concept of a renegotiated agreement to provide access to treated wastewater, as it was confirmed that the contractual terms were finalized.

Respectfully Submitted,

Carolyn Kalim, P. Eng
Director, Water, Waste & Environment

Respectfully Submitted,

Kurtis Doney, P. Eng., MSc.
Deputy City Manager, City Operations

Prepared by: Shelley Wellman, Manager, Environmental Services

Heritage Demolition 2184 12th Avenue

Date	December 3, 2025
To	Mayor Bachynski and City Councillors
From	Regina Planning Commission
Service Area	City Planning & Community Services
Item #	CR25-161

RECOMMENDATION

That City Council deny the demolition application and direct the property owner to undertake necessary repairs and other measures to rehabilitate the building.

HISTORY

At its meeting on November 13, 2025, the Regina Planning Commission considered the attached report *RP25-32 - Heritage Demolition – 2184 12th Avenue* from the City Planning & Community Services division.

Delegation Jackie Schmidt, representing Heritage Regina, Regina, SK addressed the Regina Planning Commission.

The Commission adopted the following resolution:

That City Council:

1. Deny the demolition application and direct the property owner to undertake necessary repairs and other measures to rehabilitate the building; and

2. Consider this recommendation at its meeting on December 3, 2025.

Recommendation #2 does not require City Council approval.

Respectfully submitted,

REGINA PLANNING COMMISSION

Tracey Hendriks, Council Officer 11/27/2025

ATTACHMENTS
RPC25-32 Heritage Demolition – 2184 12th Avenue
Appendix A - Subject Property Map
Appendix B - Victoria Park Conservation District Bylaw
Appendix C - Demolition Request Letter
Appendix D - Western Building Interim Use
Appendix E - Heritage Review and Assessment

Heritage Demolition – 2184 12th Avenue

Date	November 13, 2025
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC25-32

RECOMMENDATION

The Regina Planning Commission recommends that City Council:

1. Approve the demolition of the building at 2184 12th Avenue subject to the property owner entering into a heritage easement and covenant agreement to be registered on the title of the property. This will include terms and conditions that provide for interim redevelopment of the property in accordance with the plans submitted by the Applicant. It will also require the façade and any significant heritage features to be carefully dismantled where feasible and stored for use in future development where practical.

2. Retain 2184 12th Avenue as a designated property within the boundaries of the Victoria Park Heritage Conservation District.

3. Delegate authority to the Director, Planning & Development Services or designate to negotiate and approve a heritage easement and covenant agreement with the property owner including salvage and documentation protocol for heritage materials and any ancillary agreements or documents required to give effect to the Agreement.

4. Approve these recommendations at its meeting on November 19, 2025.

ISSUE

The owner of 2184 12th Avenue has applied to demolish the building on the property, known as the Credit Foncier Building, citing the condition of the building following a fire in an adjacent building and the associated cost to rehabilitate the building for use. The property is designated under *The Victoria Park Heritage Conservation District Bylaw, 1994* (the Bylaw) (Appendix B – Victoria Park Conservation District Bylaw) and in accordance with *The Heritage Property Act,* the owner of any designated property must obtain approval from the Council of the local municipality to demolish the building. The Guidelines of *The Victoria Park Heritage Conservation District Bylaw, 1994* require a redevelopment plan to be submitted with any demolition application.

The Owner (Western Limited) has not determined final redevelopment at this time but has provided a redevelopment plan, which provides for interim use of the site, developed in conjunction with the Regina Downtown Business Improvement District, that will incorporate the property into existing interim plans for the adjacent vacant lands.

IMPACTS

Policy Impact

The *Design Regina: The Official Community Plan, Bylaw No. 2013-48* (OCP) provides overarching policy direction to support cultural development and cultural heritage, including support for the protection, conservation, and maintenance of historic places. This includes encouraging owners to protect historic places through good stewardship and voluntary heritage designation. The Regina Downtown Neighbourhood Plan (RDNP) directs that all new development within the Victoria Park Heritage Conservation District should be of the highest design and material quality and be compatible with the character of the District. It also notes that no buildings of heritage value in the District should be demolished, rather that their heritage characteristics should be identified, maintained, and enhanced by new construction. Regina's Cultural Plan further provides direction to conserve cultural heritage resources and ensure new development contributes to sense of place.

While the proposed demolition of this property does not align with certain policy objectives related to heritage conservation, the current condition of the building makes full rehabilitation unfeasible. Approving the demolition with conditions that provide a pathway for interim activation of the site and future reinvestment does align with the broader objectives of the OCP and RDNP, thereby balancing policies and complying with the OCP and RDNP.

Strategic Priority Impact

The proposed demolition of this property impacts the strategic priorities of Community Safety & Well-being, Vibrant Community and Economic Prosperity. While the demolition will address immediate safety concerns associated with the deteriorating structure, any future redevelopment of the site will also be required to align with the Victoria Park Heritage Conservation District Guidelines and RDNP, which emphasize creating a safe, vibrant, and economically resilient downtown. Redevelopment consistent with these policies will support strategic priorities by improving community safety, contributing to a lively urban environment, and fostering new economic opportunities within the downtown area.

Environmental Impact
Demolishing any building can harm the environment. The demolition process generates large volumes of waste, much of which ends up in landfills. Materials in landfills release greenhouse gas (GHG) emissions as they break down, adding to the carbon footprint. In addition, demolition creates the need for new construction, which further increases emissions through the production and transport of new building materials.

The recommendations in this report have some direct impacts on energy consumption and GHG emissions. Demolition uses fuel for equipment and material transportation, contributes to emissions from organic material (wood) in the landfill, and the loss of materials with high embodied carbon (concrete) that are landfilled instead of being reused or recycled. If demolition facilitates new construction, there would also be future emissions from new materials and construction activities. New construction methods, building technologies and building system efficiencies may help offset impacts over the longer term.

Indigenous Impact
The City of Regina (City) is committed to active, respectful and ongoing participation in shared processes with Indigenous communities and acknowledges that there is an ongoing need for reflection and implementation of an Indigenous worldview (ways of knowing, being, learning, etc.) into everyday policies, practices and procedures. With respect to this report, Administration recognizes that the legislation governing the demolition of municipal heritage properties and the criteria used to evaluate demolition applications for designated buildings were not developed with an Indigenous worldview.

There are no financial, legal, labour or community wellbeing impacts associated with this report.

OTHER OPTIONS

OPTION 1 – Approve the demolition of the Credit Foncier Building while retaining the site as a heritage property within the Victoria Park Heritage Conservation District and requiring conditions for interim use and future redevelopment – RECOMMENDED

City Council may approve demolition of the Credit Foncier Building, while retaining the site as a designated heritage property within the Victoria Park Heritage Conservation District. As part of this approval, the property owner would be required to:

- Prepare and submit a salvage and documentation plan describing what significant heritage features on the façade will be salvaged and how the work will be undertaken and submit such plan to the City for approval prior to any demolition.

- Enter into a heritage easement and covenant agreement to be registered on the title of the property. The agreement and easement will include terms and conditions that provide for interim redevelopment of the property in accordance with the plans submitted by the

Applicant. It requires that the façade and any significant heritage features be carefully dismantled where feasible and stored for use in future development where practical.

- Ensure that any permanent redevelopment of the site adheres to the Guidelines for the Victoria Park Heritage Conservation District.

Advantage: This option removes a building that may pose ongoing safety, security, and maintenance risks while preserving the site's heritage designation. This ensures that any future redevelopment respects the established character of the District. It will also provide immediate improvement to the appearance and use of the site through interim measures and create opportunities for long term redevelopment that can contribute to downtown revitalization. The inclusion of a covenant agreement and salvage requirements ensures that key heritage elements are retained for potential future use.

Considerations: The approval would result in the loss of a heritage building, reducing the tangible heritage presence within the Conservation District. This option requires ongoing monitoring and enforcement of both interim site management measures and compliance with heritage guidelines for any permanent redevelopment.

OPTION 2 – Deny the demolition application – NOT RECOMMENDED

City Council can deny the demolition application and direct the property owner to undertake necessary repairs and other measures to rehabilitate the building.

Advantage: This option ensures the retention of a recognized heritage property, safeguarding its cultural and historical value. It directly supports the City's heritage goals and policies by promoting adaptive reuse rather than demolition, thereby reinforcing the character and integrity of the Victoria Park Heritage Conservation District. Rehabilitation would also address safety concerns by restoring the building to a usable condition.

Consideration: Rehabilitation would require substantial financial investment from the property owner and likely the City. While structural rehabilitation of the building would cost approximately $350,000, it would not cause the building to be functional for tenancy. The owner has estimated that full rehabilitation of the interiors and ensuring the building is code compliant would cost over $3 million. Financial feasibility given current market conditions and uncertain tenant demand may also limit the ability to bring the building into use. In addition to existing incentives provided by the City (i.e. Heritage incentives, City Centre incentives), the owners may seek additional support to offset costs. Delays in securing funding and undertaking rehabilitation could prolong safety and security risks if the property remains vacant in the interim.

In the event City Council wishes to order repairs to be undertaken, the consideration of the order must be tabled to allow for sufficient public notice of consideration of an order to repair as required by *The Heritage Property Act*.

COMMUNICATIONS & ENGAGEMENT

Administration has provided information on this application to Heritage Regina, the Government of Saskatchewan's Ministry of Parks, Cultural and Sport and the Heritage Sector Reference Group. Feedback received generally expressed a preference for conserving the building, or at minimum, retaining and bracing the façade so that it can be incorporated into any future redevelopment of the site.

DISCUSSION

The owner of 2184 12th Avenue (Credit Foncier Building) has applied to demolish the building on the property (Appendix A – Subject Property Map). The subject property is located within the Victoria Park Heritage Conservation District and is therefore designated as part of *The Victoria Park Heritage Conservation District Bylaw, 1994*. The area that makes up the District was designated due to its concentration of early commercial architecture designed by numerous notable local architects, the number of intact buildings built prior to World War I, and its history as Regina's commercial, financial and professional core.

Built in 1912, the Credit Foncier Building is one of the oldest buildings in the District and its historical value pertains to its connection to Regina's pre-war building boom and the evolution of Regina's financial institutions. The Bylaw includes guidelines which set out specific regulations applicable to properties designated as part of the District. The guidelines are intended to preserve the character of the area and enhance the streetscapes around Victoria Park. They also detail considerations and requirements for the alteration and maintenance of existing properties, as well as for demolition and new development of properties within the District.

In the last 10 years, two buildings within the District have been demolished, both adjacent to the subject property. In 2022, City Council approved the demolition of the Burns Hanley Building (north of the subject property), with conditions including a requirement that the façade be reconstructed and integrated into any future redevelopment. The following year, the Gordon Block (east of the subject property) was demolished due to a fire; therefore, no conditions were attached to the demolition. The properties remain designated as part of the District and future redevelopment is still required to adhere to the guidelines. Both sites are currently vacant and leased by the Regina Downtown Business Improvement District who intend to use the sites on an interim basis as a pocket park (the Skuare), providing space for entertainment and downtown events. The Credit Foncier Building sustained water damage during the Gordon Block fire and has been vacant since 2023.

Demolition Application

In February 2025, the owners of the building submitted a demolition application citing damage to the building that was sustained from the Gordon Block fire in 2023 and the cost to rehabilitate the building for future use. Administration has been actively working with the owners to evaluate options. The owners have ongoing concerns regarding vandalism, theft, and deterioration as well as the cost

to rehabilitate the building for occupancy including the removal of asbestos-containing materials (estimated at over $3 million) (Appendix C – Demolition Request Letter).

The owner has not determined final redevelopment of the site at this time but has provided a redevelopment plan that provides for interim use, developed in conjunction with the Regina Downtown Business Improvement District indicating that the site will be incorporated and form part of the ongoing Skuare project providing outdoor event and community space downtown (Appendix D – Western Building Interim Use).

Administration's Assessment

Administration has worked with the owner to understand the current condition of the building. Administration hired Donald Luxton & Associates to undertake a Heritage Review and Structural Assessment of the building (Appendix E – Heritage Review and Assessment). The assessment confirmed that the building retains heritage value as one of the oldest pre-war commercial structures around Victoria Park and as a significant example of early commercial architecture by local firm Storey & Van Egmond.

The assessment also found the structure to be in fair to good condition overall, with the concrete frame and floor slabs performing adequately and no evidence of major structural failure. The deficiencies identified were related to masonry, drainage and moisture infiltration. The cost of conservation interventions was estimated at $225,000 to $350,000 with a recommended $10,000 annual budget for ongoing structural maintenance. These figures represent baseline conservation interventions and do not account for full rehabilitation or fit up of the building to meet building code, accessibility, or modern mechanical/electrical system upgrades. The property owner's independent estimate for full remediation exceeds $3 million.

Administration concludes that while the building retains heritage significance and is structurally viable for conservation, the economic feasibility of full rehabilitation and fit up of the building to meet building code, accessibility, or modern mechanical/electrical system appears to be constrained. Meanwhile, the risks of ongoing deterioration and vandalism remain and there are likely limitations of successfully integrating this building into a future redevelopment of the site to support reinvestment and revitalization of the downtown.

Administration acknowledges that current conditions in this part of the District are very different than in 2022 when City Council considered the demolition application for the Burns Hanley building. At that time there was a consistent building fabric that supported the recommendation to retain and reconstruct the building façade as part of a future redevelopment as both the Gordon Block and the Credit Foncier Building were intact. At this time, with two of the three buildings on this corner demolished, allowing the demolition will provide an opportunity to design a future redevelopment of the sites collectively.

While not encouraged, the Bylaw provides a path forward for demolition of properties within the District, provided that future redevelopment respects the intent of the guidelines to maintain the

heritage integrity of Victoria Park. Consistent with other recent heritage property demolition applications, such as the Burns Hanley and St. Matthew's Anglican Church, the recommendations in this report would require the applicant to enter into a covenant agreement with the City that includes, but is not limited to, the following conditions: implementing the redevelopment plan for interim use, preparing a salvage and documentation plan that describes what will be documented and salvaged and how this will occur, submitting the plan to the City for approval prior to any demolition, and reusing salvaged materials where possible in a new development.

DECISION HISTORY & AUTHORITY

On May 27, 1996 City Council considered report *CM96-16 The Victoria Park Heritage Conservations District* adopted Bylaw 9656, *The Victoria Park Heritage Conservation District Bylaw, 1994*.

Respectfully Submitted,

Autumn Dawson, Director
Planning & Development Services

Respectfully Submitted,

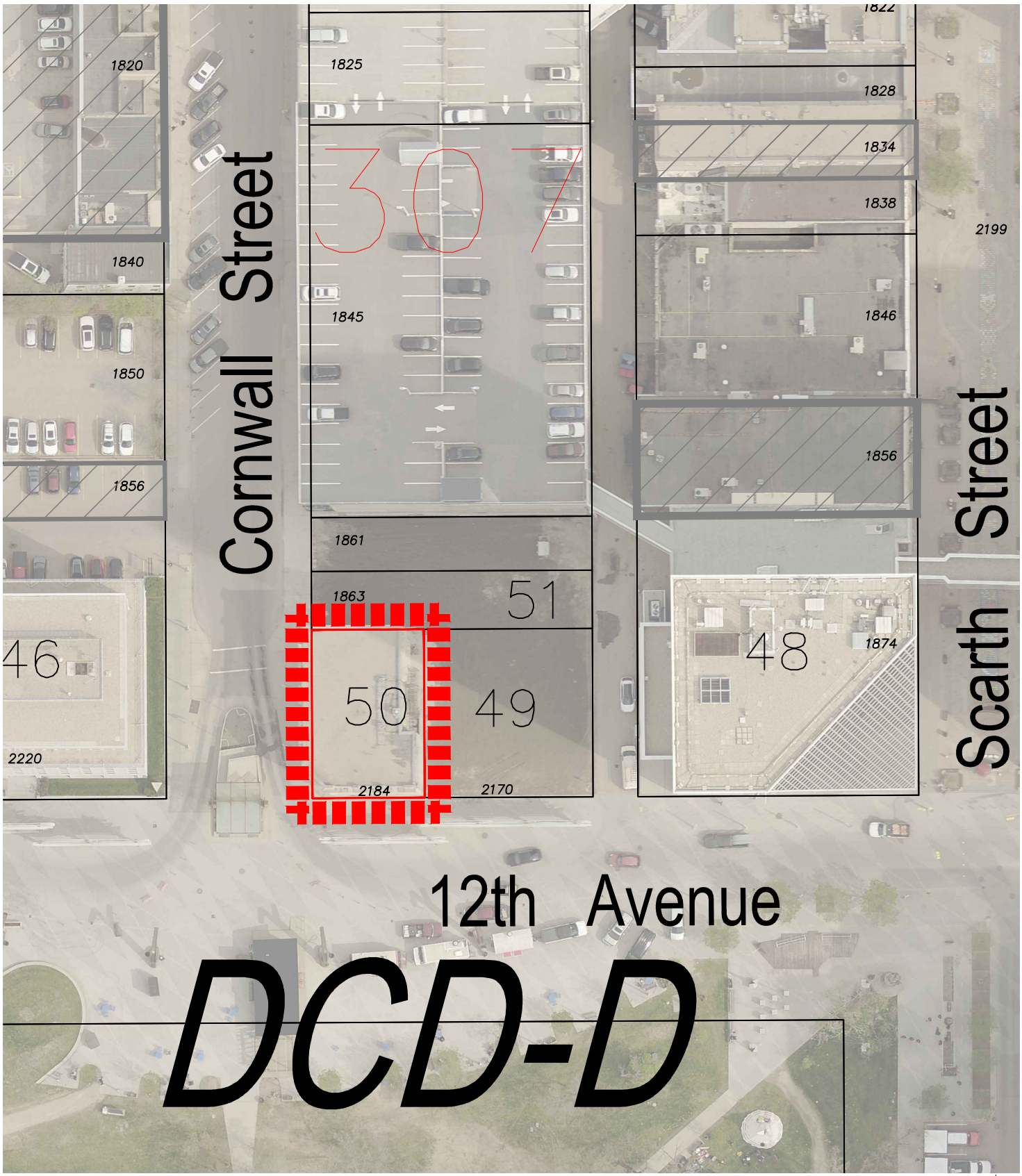
Deborah Bryden, Deputy City Manager
City Planning & Community Services

Prepared by: Femi Adegeye, Senior City Planner

ATTACHMENTS

Appendix A - Subject Property Map
Appendix B - Victoria Park Conservation District Bylaw
Appendix C - Demolition Request Letter
Appendix D - Western Building Interim Use
Appendix E - Heritage Review and Assessment

Appendix A



Subject Property

Heritage Designation

Date of Photography : 2024

Project _____ Civic Address/Subdivision 2184 - 12th Avenue Demolition Report

Subject Property

Date of Photography: 2024

Project _____ Civic Address/Subdivision 2184 - 12th Avenue Demolition Report

Bylaw No. 9656

Disclaimer:

This information has been provided solely for research convenience. Official bylaws are available from the Office of the City Clerk and must be consulted for purposes of interpretation and application of the law.

Office Consolidation

A BYLAW OF THE CITY OF REGINA TO DESIGNATE AN AREA OF THE CITY SURROUNDING VICTORIA PARK AS A MUNICIPAL HERITAGE CONSERVATION DISTRICT

Bylaw No. 9656

Including Amendments to November 26, 2018

This Bylaw has been consolidated under the authority of the City Clerk. It represents proof, in absence of evidence to the contrary of:

a) the original bylaw and of all bylaws amending it; and

b) the fact of passage of the original and all amending bylaws.

AMENDMENTS	DATE PASSED
Bylaw No. 10014	August 24, 1998
Bylaw No. 10080	March 8, 1999
Bylaw No. 10269	January 22, 2001
Bylaw No. 2009-40	June 22, 2009
Bylaw No. 2018-60	November 26, 2018

BYLAW NO. 9656

A BYLAW OF THE CITY OF REGINA
TO DESIGNATE AN AREA OF THE CITY
SURROUNDING VICTORIA PARK AS A
MUNICIPAL HERITAGE CONSERVATION DISTRICT

WHEREAS sections 11 and 12 of The Heritage Property Act authorizes the Council to enact a bylaw to designate as a Municipal Heritage Conservation District an area of the City that contains heritage property; and

WHEREAS the Council has determined that certain land and premises surrounding Victoria Park be designated as The Victoria Park Municipal Heritage Conservation District; and

WHEREAS the Council has, not less than thirty (30) days prior to consideration of this bylaw, caused a Notice of Intention to Designate to be:

a. served on the owners of the lands and premises within the district;
b. served on the Registrar of Heritage property;
c. published in the Leader Post, a newspaper with general circulation in the municipality; and

WHEREAS the Council has, not less than thirty (30) days prior to consideration of this bylaw, caused a Heritage Conservation District Notice to be registered on the Certificate of Title for each real property within the district in the Land Titles Office for the Regina Land Registration District; and

AND WHEREAS this Bylaw was the subject of a hearing conducted by the Saskatchewan Heritage Property Review Board following an objection to inclusion of a certain property within the proposed Heritage Conservation District;

THE COUNCIL OF THE CITY OF REGINA HEREBY ENACTS AS FOLLOWS:

1. This Bylaw may be cited as The Victoria Park Heritage Conservation District Bylaw, 1994.

2. The property bearing the civic addresses:

1) Deleted. (#10014, s. 2, 1998)
2) 1775 to 1778, 1800 to 1881, and 1901 to 1975 Scarth Street excluding the Willoughby & Duncan Building, having a civic address of 1839-51 Scarth Street excluding the Armstrong, Smyth & Dowswell Building, having a civic address of 1834 Scarth Street;
3) 2025 to 2125 and 2340 Victoria Avenue;

4) 1855, 1870 and 1930 Lorne Street;
5) 2170 to 2184, 2220 and 2311 12th Avenue; and
6) 1863 Cornwall Street; and

the boundary of which properties is shown on Schedule A is designated as the Victoria Park Municipal Heritage Conservation District.
(#10080, s. 2, 1999; #10269, s. 2, 2001)

3. The legal description of the properties included within the area designated as the Victoria Park Municipal Heritage Conservation District pursuant to section 2 is as follows:

All the Lots and Blocks in Regina, Saskatchewan described as follows:

Firstly: Block T and V, Plan 80R07450;

Secondly:
a) Lots 8 and 9, and 14 to 20 inclusive, Block 306;
b) Lots 17 to 40 inclusive and the most southerly 1 foot in perpendicular width throughout of Lot 16, all in Block 307;
c) Lots 12 to 25 inclusive, Block 308;
d) Lots 21 to 23 inclusive and the most southerly 20 feet of Lots 24, all in Block 309;
e) Lot 2 and Lots 19 to 32 inclusive, Block 344;
f) Lots 1 to 20 inclusive, Block 345;
g) Lots 1 to 10 inclusive, Block 367;

all shown on Plan Old No. 33;

Thirdly: Lots 1 to 10 inclusive, Block 366, Plan K4469.
(#10014, s. 3, 1998; #10080, s. 3, 1999)

4. The Victoria Park Heritage Conservation District created pursuant to section 2 of this Bylaw is designated for the following reasons:

a) Victoria Park dates back to the founding of Regina, having been set aside as public open space in the original townsite plan;

b) The 1800 Block Scarth Street contains the highest concentration of early commercial architecture in Regina;

c) Many of the buildings in the District date from before World War One;

d) In 1914, Regina's commercial, financial and professional core was located in the District;

e) Many of the buildings in the District were designed by prominent local architects, for example: F. Champman Clemesha, Storey and Van

Egmond, and Francis Portnall.

5. The City Clerk is authorized to serve:

   a) on the owners of all properties within the district a Notice of Designation; and

   b) on the Registrar of Heritage Property, a certified copy of this Bylaw.

6. The document attached hereto as Schedule B, entitled Guidelines for the Victoria Park Heritage Conservation District is incorporated into and forms part of this Bylaw.

7. This Bylaw comes into force and effect on its passage.

READ A FIRST TIME THIS 27TH DAY OF MAY 1996.

READ A SECOND TIME THIS 27TH DAY OF MAY 1996.

READ A THIRD TIME AND PASSED THIS 27TH DAY OF MAY 1996.

(SGD.) D.R. ARCHER
Mayor

(SGD.) R.M. MARKEWICH
City Clerk

(SEAL)

CERTIFIED A TRUE COPY

_____
City Clerk

SCHEDULE A

VICTORIA PARK
HERITAGE CONSERVATION DISTRICT
MAP 1
WOODBINE OFFICE BLDG.
DONAHUE BLK.
S.G.I.
EATONS
CORNWALL CENTRE MALL
ROYAL BANK BLDG.
CANADA PERMANENT TRUST
BANK OF COMMERCE
GUARANTY TRUST
MERCHANT'S BANK OF CANADA
WHEATLAND STEEL BLDG.
PROVINCIAL COURT HOUSE
FEDERAL GOV'T
WORKMAN'S COMPENSATION BOARD
SASK. SPORT/ CULTURE
SASK. REVENUE BLDG. Business Reg. & Resource
SASK. SPORT /CULTURE
SASK.-TEL.
SASK.-TEL.
CANADA LIFE ASSURANCE
ROYAL CANADIAN LEGION BLDG.
R.M. OF SHERWOOD
BANK OF CANADA
Cornwall Street
MEDICAL ARTS CLINIC
SUMA BLDG.
CORNWALL PARKADE
BURNS-HANLEY BLOCK
CREDIT FONCIER BLDG.
GORDON BLDG.
BANK OF MONTREAL
ARMSTRONG, SMYTH & DOWNSWELL
PRINCESS THEATRE
HALMAC & ASSOCIATES
MITCHELL BLDG.
HONG KONG BANK
Scarth Street Mall
OLD POST OFFICE (OLD CITY HALL)
NORTHERN CROWN BLDG.
GILMOUR BLOCK
WILLOUGHBY and DUNCAN BLDG.
McARA BLOCK
HEINTZMAN BLDG.
ASSINIBOIA BLOCK
TOWER
CIBC BANK TOWER
HOWELL BLDG.
12th Avenue
PUBLIC LIBRARY
REVENUE CANADA TAXATION
MASONIC TEMPLE
FELLOW-SHIP HALL
KNOX METROPOLITAN UNITED CHURCH
Lorne Street
VICTORIA PARK
Scarth Street
CROWN LIFE BLDG.
STEEN & WRIGHT
VICTORIA PARK BLDG.
TORONTO DOMINION BANK
RATNER BLDG.
GOV'T SERVICES
FEDERAL BLDG. (Nationally Recognized Heritage Property)
AVORD TOWERS
Victoria Avenue
BALFOUR CONDOMINIUMS
FIRST BAPTIST CHURCH
SASK. SPORTS HALL OF FAME
HOTEL SASKATCHEWAN
SASK. POWER CORP.
FRONTENAC APPTS.
OFFICE
DRESSEN PLACE (VAC)
LEGEND
DESIGNATED HERITAGE PROPERTIES – NOT PART OF THE CONSERVATION DISTRICT
POTENTIAL HERITAGE PROPERTIES
BOUNDARY OF HERITAGE CONSERVATION DISTRICT
Community Services Department
Urban Planning Division
MARCH, 1999
Revised: January 2001
N
File: O:\UP\DWGS\DOWNTOWN\DESIGNTD.DWG

SCHEDULE B

GUIDELINES

for the

VICTORIA PARK

HERITAGE CONSERVATION DISTRICT

1994

Guidelines for the Victoria Park Heritage Conservation District

1.0 OBJECTIVES

The objectives of these Guidelines are to:

1. preserve and promote the distinctive heritage and character of the area surrounding Victoria Park and the Scarth Street Mall by facilitating the rehabilitation of the predominantly pre-World War I heritage buildings and encouraging the redevelopment of properties in keeping with the character of the adjacent heritage buildings, and

2. enhance the streetscapes of the Victoria Park area with regard to landscape, lighting and signage to create a pedestrian-oriented environment.

Guidelines are established for the alteration and maintenance of existing properties, including buildings, structures and landscapes. New development shall be compatible with the established heritage character of its immediate surroundings and the Victoria Park area in general.

2.0 DEFINITIONS

The following definitions apply in interpreting these Guidelines:

Act - means The Heritage Property Act as amended

Advisory Committee - means the Regina Planning Commission
(#2018-60, s. 28, 2018)

Alter - as defined by The Act

Council - means the Council of the City of Regina

Development Officer - means the Director of Planning and Building

Heritage Property - means a designated Heritage Property whether Municipal, Provincial or Federal

Maintenance - means actions undertaken to prevent the deterioration of a building or structure including functional adaptations required for modification of building systems, or to improve the quality of the exterior finish of the building or structure, but does not include any design change or replacement

Municipal Heritage Property - means any real property designated by Council, by bylaw, as municipal heritage property under the provisions of Section 11(1)a of the Act and shall also include any heritage property protected by Provincial or Federal legislation

Potential Heritage Property - means a property identified on Schedule "A" to the City's Heritage Holding Bylaw No. 8912.

Review Board - means the Saskatchewan Heritage Property Review Board
(#2009-40, s. 40, 2009)

3.0 ADMINISTRATION

3.1 APPLICATION OF THE GUIDELINES

3.1.1 That portion of the City of Regina shown on Map 1 which forms part of these Guidelines is hereby established, by bylaw, as a Heritage Conservation District to be known as the "Victoria Park Heritage Conservation District".

3.1.2 The Guidelines shall apply to the area established under Section 3.1.1.

3.1.3 No person shall erect, alter or demolish the external portions of any building or structure in the area without a heritage conservation permit approved in accordance with the provisions of these Guidelines.

3.1.4 Notwithstanding Section 3.1.3, a heritage conservation permit shall not be required for maintenance, as defined in these Guidelines, of the exterior of a building or structure.

3.2 APPLICATION FOR A HERITAGE CONSERVATION PERMIT

3.2.1 An application for a heritage conservation permit shall be filed with the Development Officer.

3.2.2 An application for a heritage conservation permit shall be evaluated on the basis of compliance with these Guidelines, with the applicable policies of the City of Regina's Development Plan and the regulations of the Zoning Bylaw.

3.2.3 An application shall be made by the owner or an agent on behalf of the owner of the property for which the development is proposed in the form prescribed in Appendix 'A' of these Guidelines and, if required by the Development Officer, shall be accompanied by supporting material which shall include:

(a) in the case of an existing building or structure, site plans and specifications which describe and illustrate in detail any proposed demolition, removal or other alterations to such building or structure and appurtenances thereto, including additions, deletions, design changes, replacements, and repairs (excluding maintenance as defined in these Guidelines) and any proposed changes to the existing open spaces, landscaping and other site details. The applicant shall provide a streetscape context elevation drawing if required by the Development Officer.

(b) in the case of new construction, site plans and specifications of the proposed building or structure and appurtenance thereto including details relating to the site such as landscaping and open spaces. The applicant shall provide a streetscape context elevation drawing if required by the Development Officer.

3.2.4 Applications for total demolition shall include plans for the redevelopment of the

site affected.

3.2.5 Where the Development Officer finds an application to be in accordance with these Guidelines, the Development Officer may issue a permit at his/her discretion. The Development Officer may refer an application to the Regina Planning Commission and shall give notice to the applicant of the date, place and time of the meeting that the application will be considered by the Regina Planning Commission in order that the applicant may make representation on the application.

(#2018-60, s. 28, 2018)

3.2.6 Upon approval of the application the Development Officer or his/her designate shall issue a heritage conservation permit for the property, under the terms and conditions specified in the approval.

3.2.7 No development under a heritage conservation permit shall commence without a building permit, where required, and a development permit first being obtained.

3.3 PUBLIC NOTIFICATION

3.3.1 The Development Officer may advertise the application in The Leader Post and/or post public notification signage on property affected by the heritage conservation permit application if the project is deemed to have a significant impact on the affected building and/or on the Victoria Park Heritage Conservation District. The sign shall indicate the purpose of the application and shall indicate where additional information may be obtained.

(#2009-40, s. 40, 2009)

4.0 GUIDELINES

The Victoria Park Heritage Conservation District has an impressive collection of older public and commercial buildings. New buildings in the district should be designed in such a manner that they are compatible with these heritage properties, it being understood that the purpose of these guidelines is not to limit the development density which would otherwise be permitted. The following guidelines shall be considered:

4.1 SCALE AND PROPORTION

4.1.1 Where new development is proposed adjacent to a Municipal Heritage Property or potential heritage property the new building should relate to the design elements of the heritage buildings in a way which enhances the existing heritage character.

4.1.2 New buildings which incorporate or are adjacent to a heritage building should respect the form of the heritage building.

4.1.3 Where a "podium plus tower" design is used, the facade of the podium portion of the new development should be set back from that of a heritage building. Where such an overall setback is not possible and both old and new facades are on the same or nearly the same plane, a physical architectural separation, such as a recess, may be needed to distinguish the two facades.

4.1.4 The tower portion of a new development which includes or is adjacent to a heritage building should be set back from the line of the facade of the heritage building to allow the heritage building to appear to be standing independently to the greatest extent possible, and to avoid the heritage building being dominated by the tower when viewed from pedestrian level.

4.1.5 An addition to an original building should incorporate a roof design which is similar or compatible to the roof of the existing building, and should use window and door proportions and spacing which are similar or compatible to those of the existing building.

4.1.6 Careful consideration should be given to the placement of mechanical equipment in order to maintain the visual integrity of the architectural characteristics that are appropriate to the Victoria Park Heritage Conservation District.

4.2 GENERAL GUIDELINES FOR REHABILITATION OF HERITAGE PROPERTIES OR POTENTIAL HERITAGE PROPERTIES

4.2.1 Whenever possible, the use proposed for the buildings should be compatible with the existing building such that only minimal changes are required to the building.

4.2.2 Re-creation of the original character of the buildings should always be a priority. The removal or alteration of any historical materials or features should be avoided whenever possible.

4.2.3 Design alterations which are not based on historical fact or which predate the period in which the building was originally constructed or are a later design character should be discouraged.

4.2.4 Distinctive stylistic features and examples of skilled craftsmanship should be preserved and treated sensitively.

4.2.5 Deteriorated architectural features should be repaired rather than replaced whenever possible. When replacement is necessary, the new material should match the original as to composition, colour, texture and design. The repair or replacement of architectural features should be based on historical or pictorial evidence.

4.2.6 In all cases, surface cleaning should be undertaken with the gentlest means available. Sandblasting, in particular, damages historic buildings and should not be undertaken without thorough testing prior to use on a building.

4.3 GENERAL GUIDELINES FOR RENOVATION OF OTHER PROPERTIES

4.3.1 Renovation of properties which are not heritage or potential heritage properties should be effected so that the renovation design relates to and respects the design elements of neighbouring heritage or potential heritage properties.

4.4 BUILDING MATERIALS

4.4.1 When new development is proposed adjacent to a Municipal Heritage Property or potential heritage property, the new building should incorporate building materials that are compatible with that of the subject heritage property(ies) with regard to type, colour and texture.

4.5 LANDSCAPING AND LIGHTING

4.5.1 Landscaping of the Scarth Street Mall and 1900 Block of Scarth Street shall be as per the revitalization plans previously approved by Council.

4.5.2 Landscaping and the design plan of Victoria Park shall be as per the intent of the Victoria Park Master Plan previously approved by Council.

4.5.3 New street furniture, including light standards, benches, garbage receptacles and transit shelters, shall be designed to complement the heritage character of the Heritage Conservation District.

4.5.4 When required, new street lighting shall be located to enhance the pedestrian environment.

4.6 SIGNS AND AWNINGS

4.6.1 Signs should be designed to complement the building to which they will be attached with regard to the size, typeface, graphics and materials used for the sign.

4.6.2 No sign should be of a size or situated in such a manner as to conceal any significant architectural features of the building.

4.6.3 When redevelopment of a site has occurred, the new signs shall be designed to be generally compatible with regard to size, typeface, graphics and materials used for other signs in the Heritage Conservation District.

4.6.4 Signs shall be limited to the identification of the business carried out on the premises. Off-premise advertising is not appropriate.

4.6.5 Portable signs as defined in Zoning Bylaw No. 9250 are prohibited.

4.6.6 Indirect lighting and neon tube are preferred to back-lit fluorescent sign illumination. When back-lit fluorescent signs are used:

- only the lettering should be lit;
- the background of the sign should be a dark or subdued colour that blends in with the building; and
- light intensity should not conflict with pedestrian-level street lighting.

4.6.7 The size and shape of awnings should be compatible with the sizes and shapes of windows and other architectural features.

4.6.8 The colours of the awnings should be compatible with the colour of the building.

4.6.9 Awnings should be installed within masonry openings so that they do not obscure details in the masonry or distort the architectural features of the building.

5.0 EXISTING MUNICIPAL HERITAGE PROPERTY WITHIN THE VICTORIA PARK HERITAGE CONSERVATION DISTRICT

5.1 With respect to Municipal Heritage Property, the above Guidelines will be used to consider the appropriateness of the alteration or demolition of all or any external portion of such a building or structure and any change to the existing signage and/or landscaping.

APPENDIX 'A'

APPLICATION FOR VICTORIA PARK HERITAGE CONSERVATION DISTRICT PERMIT

FOR OFFICE USE ONLY
APPLICATION NO.
LAND USE

1. APPLICANT: _____

_____

Name _____ _____
Address _____
Telephone: Home Office
Fax:

2. LOCATION OF SUBJECT PROPERTY:

_____

i) Legal Description: _____
Lot(s) _____
Block
Plan No.

ii) Civic Address: _____

3. APPLICANT'S INTEREST IN THE PROPERTY:

☐ Owner
☐ Tenant Provide letter of authorization
☐ Option to Buy] from owner to apply for development.

4. PRESENT ZONING OF PROPERTY:

5. PRESENT USE OF BUILDINGS AND PROPERTY: (be specific)

_____

6. PROPOSED USE OF BUILDINGS AND PROPERTY:
(State exactly what you propose to do.)

_____

7. IF REQUIRED BY THE DEVELOPMENT OFFICER, ATTACH 5 COPIES OF PLANS WHICH CONTAIN THE FOLLOWING INFORMATION AS NECESSARY:

a) Location of the building(s) on site.
b) Dimensions of all buildings, setbacks, and property lines (in metric).
c) Drawn to scale (in metric units).
d) Indicate any streets or lanes bordering on the property.
e) Floor plan and dimensions of each floor, and street facing/flanking elevation plans indicating height.
f) Materials used and architectural details.
g) A landscape plan.
h) Illustration of proposed signs.
i) Provide North arrow.
j) Elevation plans of buildings on adjacent properties showing all significant architectural details.

A streetscape elevation drawing may also be required by the Development Officer.

8. ~~PROVIDE HISTORY OF THE SITE, AND INCLUDE AVAILABLE HISTORIC PHOTOGRAPHIC MATERIAL AND PLANS.~~

Date of Construction:
Date of Photograph(s):
Site History (or attachment):

9. SITE PHOTOGRAPHS:

All applications must include exterior photographs, as detailed below:

- ~~All street facades (straight on views).~~
- ~~All accessible corners (showing two sides in each~~

photograph).

- Details of any areas where repairs or replacements are necessary.
- General view of overall property, showing the structure in relation to the surrounding properties.

10. PROJECT IMPACT:

Please indicate how the project will conform to the Victoria Park Heritage Conservation District Guidelines:

11. SUBMIT THIS FORM TOGETHER WITH ALL ATTACHMENTS TO:

Director of Planning and Building
9th Floor, City Hall
P.O. Box 1790
Regina, Saskatchewan
S4P 3C8

Signature of Applicant

Signature of Owner
(If different from Applicant)

Date

WESTERN
LIMITED

SUITE 200
2184 - 12TH AVENUE
REGINA, SASKATCHEWAN
S4P 0M5
TELEPHONE (306) 757-4555
FAX NO. (306) 565-2544

May 26, 2025

Laura Pfeifer
Planning and Development Services
Regina City Hall - 12th Floor
2476 Victoria Ave
Regina, SK S4P 3C8

Dear Laura Pfeifer :

Re: Application for Approval to Demolish Building at 2184 12th Avenue

We are pleased to submit this application to City Council for approval to demolish the building at 2184 12th Avenue ("Building") in order to operate the land as an open space suitable for active programing and other public uses. Through this letter and attachments, we will provide information intended to assist with your evaluation under the following headings:

1. An explanation/rationale for requesting the demolition
2. Supporting documentation related to the request
3. Information regarding plans for the site
4. Other information considered to be important for the evaluation of the Application

1. An explanation/rationale for requesting the demolition

The Building suffered severe damage due to a fire at an adjacent building known as the Gordon Block Building ("Adjacent Building"). The Regina Fire Department, responding on an emergency basis, had to fight the fire using hoses that did not have tight fittings. This meant that water ran continuously into the Building while the fire was being fought from the fire escapes located on the 2nd and 3rd floors. This continued over two calendar days. The Adjacent Building suffered significant damage and eventually its owner, Harvard Diversified Enterprises Inc., obtained a demolition permit. The Burns building on the other side has also been demolished. As a result, the Building is now surrounded by a vacant lot. Demolition of the Building will now be in the best interest of the downtown core area. Since the Building condition is in such disrepair it cannot be remediated except at an exorbitant cost no business could justify. It has been vacant since the date of the fire and has been an ongoing target for break and enter as well as graffiti on the exterior. The break and enter has resulted in further damage to the interior and even to the theft of items such as brass railings. The Building continues to deteriorate and poses an increasing hazard to the downtown core area. Its demolition would result in the ability to operate the lands as an open space suitable for active programing and other public uses that would enhance planning and development of the Entertainment Plaza.

2. Supporting documentation related to the request

Along with the application are the following documents to assist in your evaluation:

(i) PCL Conceptual Estimate for Remediation of the Building
(ii) Silverado Demolition Report for Salvage and Work
(iii) Rittenburg and Associates Email with SaskPower's quote for new service as well as Croft Electric's quote to move the service
(iv) Ken Maskell, Engineer from MP&P regarding electrical service, notes from meeting
(v) Wyatt Engineering post fire report for Remediation and current report for demolition purpose

3. Information regarding plans for the site

As noted above, given the Building's initial damage from the fire in the Adjacent Building and its ongoing deterioration, the costs to redevelop are prohibitive. The PCL Conceptual Estimation for Remediation of the Building, have been estimated at $2,314,099.48 in June 2024 (not including PST/GST, bonding, overtime or after-hours work, design, engineering or consultant fees, Restorex Estimate of $32,661.59 plus tax, all elevator scope and repair, any impacts to City activities to be held on Pat Fiacco Plaza and no contingency for design or construction). There will also be the cost to make the building to code with new electrical panels and handicap accessible entrances and existing washrooms as well as the construction of new washrooms on the main floor with an estimated cost of approximately $1,000,000. We have been advised that these costs have increased even though we do not have a specific updated estimate to provide. We would also ask you to consider that even if that remediation was completed to bring the interior up to acceptable levels of occupancy, based on the current downtown rental situation, it could take many years to find tenants and there would be no guarantee that the Building would be occupied. In contrast, demolition would create a strategic property for the downtown core and prove to be an attractive site for a larger future development that could be a compliment to the City's downtown plan and generate much more tax revenue.

4. Other information considered to be important for the evaluation of the Application

The City Heritage Holding By-law Evaluation Form names the site as the "Credit Foncier Building". That evaluation concluded that it was a Grade 2 relative to historical resources inventory. Silverado Demolition have recommended that stone from the upper level of the Building structure could be removed to permit preservation of the original carved "Credit Foncier FC" name that is now hidden by the current "Canadian Western Place" sign. This will preserve the only tangible historical reference for the Building and will be in recognition of the element which reflects the original function of the building as set out in the section of the Evaluation Form entitled, "Character Defining Elements".

As noted above, it is also important to take into account that the adjacent buildings have been demolished pursuant to a City Council resolution. Refusing a demolition permit for the Building will not be fair and equitable treatment.

Conclusion

Thank you for your consideration of this application. We would be pleased to respond to any questions or provide further information you might require.

Sincerely,

Vaughn Schofield

Adrian Burns

Cornwall St
12 Avenue

HERITAGE
CONSULTANTS

LUXTON

PROJECT: **CREDIT FONCIER BUILDING**

SERVICE: **HERITAGE REVIEW AND ASSESSMENT**

ADDRESS: **2184 12TH AVENUE, REGINA**

DATE: August 2025

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Executive Summary

HISTORIC NAMES
Credit Foncier Building; Western Canadian Place

CIVIC ADDRESS
2184 12th Avenue Regina

LEGAL DESCRIPTION
Lot 50, Block 307, Plan 00RA12095

YEAR BUILT
1911-1912

ARCHITECT
Storey & Van Egmond

BUILDER/CONTRACTOR
Smith Bros. & Wilson

This Heritage Review and Assessment has been prepared to evaluate the Credit Foncier Building, located at 2184 12th Avenue, Regina, Saskatchewan. The report provides an overview of the building's heritage value, current physical condition, and conservation recommendations. The intent of this assessment is to provide a clear, practical framework for the conservation and long-term stewardship of this heritage resource.

Constructed c.1912 and designed by the prominent firm Van Egmond & Story, the Credit Foncier Building is a well-preserved example of early commercial architecture in Regina, notable for its use of Tyndall stone and its contribution to the historic streetscape along 12th Avenue.

Overall, the building is in fair to good condition. The primary structure shows no significant deficiencies, with concrete floor slabs, steel framing, and masonry foundations performing adequately. The most pressing concerns are exterior masonry deterioration, including mortar erosion and cracking of the east and north brick elevations and localized cracking and moisture staining of the Tyndall stone façades, along with moisture-related issues in the basement and a need for improved roof drainage. These deficiencies are manageable through targeted conservation interventions.

The conservation recommendations emphasize preservation and rehabilitation, with priority given to masonry repointing and repair, moisture management, and roof and drainage upgrades. Sensitive adaptation of the existing structure could support its continued performance and contribution to the historic streetscape, indicating that the building envelope and structure remain viable for long-term conservation.

1. Introduction

1.1 HERITAGE REVIEW AND ASSESSMENT PURPOSE

The Credit Foncier Building, located at 2184 12th Avenue within Regina's Victoria Park Heritage Conservation District, is a designated Municipal Heritage Property. Luxton has been engaged by the City of Regina to prepare a Heritage Review and Assessment to evaluate the building's heritage character, physical condition, and conservation recommendations.

The purpose of this assessment is to document the building's heritage values and character-defining elements, determine the current condition of its exterior and interior components, where possible, and recommend appropriate conservation strategies. The report establishes a framework for interventions in alignment with the Standards and Guidelines for the Conservation of Historic Places in Canada, setting out a condition assessment of the site and building, preservation and rehabilitation recommendations for individual elements, intervention priorities with order-of-magnitude cost estimates, and a long-term maintenance regime. The review also outlines recommended next steps to guide conservation, stewardship, and the potential adaptive re-use of the building.

This Heritage Review and Assessment is intended to provide the City of Regina, and project stakeholders, with a clear and practical roadmap for conserving the heritage significance of the Credit Foncier Building.

Credit Foncier Building at 2184 12th Avenue [CORA-E-5.132_1962]

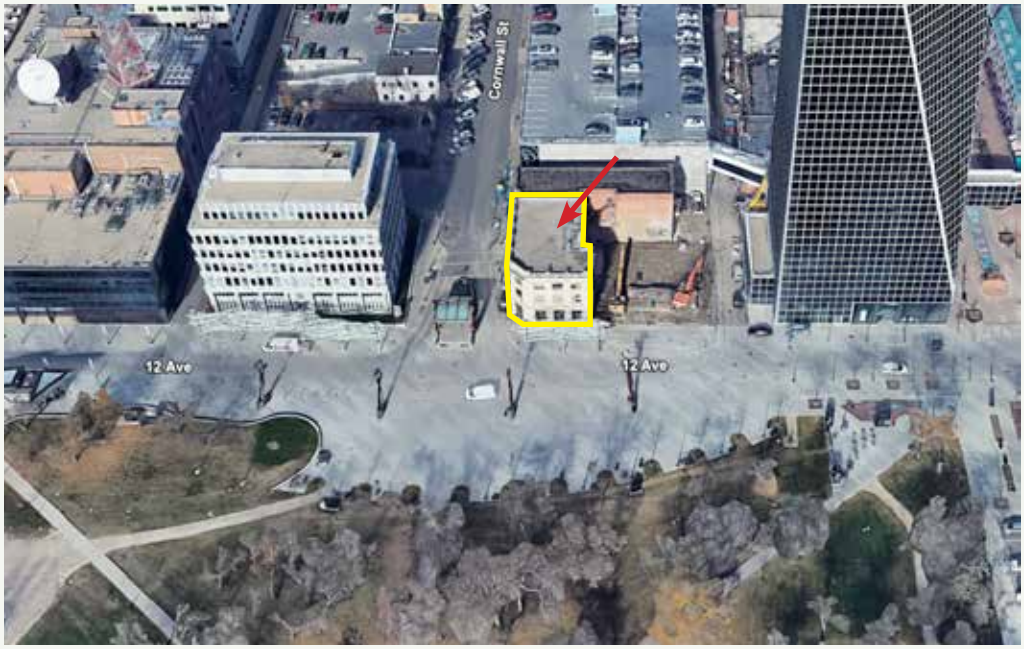
1.2 SITE CONTEXT

The Credit Foncier Building is located at 2184 12th Avenue, occupying a prominent corner at the intersection of 12th Avenue and Cornwall Street. Situated north of Victoria Park in downtown Regina, the building holds a landmark position within the city's central business district, with the park providing an open civic foreground that reinforces its urban presence within the streetscape.

The three-storey masonry building is constructed to the property lines on its south and west façades, consistent with the historic urban form of downtown Regina. It occupies a flat lot, which further emphasizes its rectangular form and solid massing. The principal façades front 12th Avenue and Cornwall Street, where the robust use of Tyndall stone, classical detailing, and a prominent corner entrance reinforce its stature within the streetscape. By contrast, the north and east elevations are executed in plain buff brick with minimal ornamentation, as these sides were historically concealed by adjacent buildings within the dense commercial fabric of the downtown core.

The Credit Foncier Building once formed part of a continuous row of historic commercial buildings that framed the north edge of Victoria Park. Immediately to the east stood the Gordon Block (1913), designed by architect Ernest Brown and originally known as the Aldon Block. With its brick pilasters, rusticated stonework, and elaborately carved entrance pediment, it was a strong example of Regina's pre-war commercial architecture. The Gordon Block was deconstructed in 2023 after a fire, leaving the site vacant and erasing a key element of the historic frontage and the architectural character of the city block.

To the north stood the Burns Hanley Block (1912), built on the former site of St. Mary's Roman Catholic Church, where Louis Riel's body lay in state in 1885. Its dark brick façade, applied metal cornice, and segmented-arch windows gave the building a distinctive presence along Cornwall Street. In 2022, City Council approved its demolition due to structural instability and the prohibitive cost of rehabilitation. As part of the process, the west-facing façade was dismantled and stored for potential reuse in future redevelopment. The loss of the Burns Hanley Block, alongside the Gordon Block, has eroded what was once a continuous historic frontage along Victoria Park, leaving the Credit Foncier Building as one of the few surviving anchors of this important civic setting.



Site Context Overview (Google Earth)

2. Heritage Designation and Context

This section outlines the heritage status of the Credit Foncier Building, its significance, and its relationship to Victoria Park and the surrounding Heritage Conservation District. The Credit Foncier Building is designated as part of the District.

2.1 HISTORIC RESOURCE STATUS

A Heritage Evaluation Form was prepared for the building in 1980, which documented its heritage value and supported its inclusion on the Inventory. This evaluation remains an important early record of the building's architectural and historical significance *(see Appendix A).*

2.2 STATEMENT OF SIGNIFICANCE

The following Statement of Significance (SOS) for the Credit Foncier Building has been prepared by others, as part of its heritage evaluation framework.

Description of Historic Place

The Credit Foncier Building, located across from Victoria Park at 2184 12th Avenue on the corner of Cornwall Street, is a three-storey, steel frame and Tyndall stone-faced office building. The building is distinguished by its corner entrance overlooking Victoria Park.

Heritage Value

Commissioned in 1911 by the Credit Foncier Franco-Canadien Mortgage Company Ltd., the Credit Foncier Building was designed by Regina architects Edgar Storey and William Van Egmond and constructed by Smith Brothers & Wilson. The aesthetic value of the building resides in its design which exhibits elements of the Chicago School style of architecture. The skeletal, steel-frame construction of this building is characteristic of the style, as the construction technique had enabled the opening of thick masonry walls. The steel-frame construction of this building enabled large plate-glass window areas and limited amount of exterior ornamentation. The steel-frame construction is faced with masonry (i.e. Tyndall stone) and detailing is clearly subordinate to the structural and window pattern. The skeletal construction is expressed through the flat roof and regular window arrangement. The rectangular windows and the area of glass exceed the solid wall material. There is a vertical emphasis and an underlying classical composition with a ground floor as base, top floors as capital and middle storeys as the shaft of a grand column. The substantial cornice is boldly projecting.

The historical value of the property resides in its connection to Regina's pre-war building boom and the evolution of Regina's financial institutions. Credit Foncier Franco-Canadien was established in Montreal in 1880 as a mortgage and loan company. It was one of the first

companies of its kind. The company conducted business in this building between 1912 and 1988. After 1995 the building was acquired by the Canadian Western Bank and became Canadian Western Place. The original "Credit Foncier FC" name, which was carved into the Tyndall stone, is hidden behind the current "Canadian Western Place" sign.

Character-Defining Elements

Those elements related to the design of this office building, such as:

- three-storey office building with a rectangular, block-like massing that contributes to a relatively small-scale streetscape on a prominent block on the north side of Victoria Park in the Victoria Park Heritage Conservation District;
- office building form defined by the regular arrangement of large windows and the absence of store fronts;
- angled corner entrance, which extends to the substantial cornice and date stone;
- raised Tyndall stone band, now covered with anodized panels, which defines the ground floor;
- steel frame and extensive use of Tyndall stone facing;
- subdued pilasters, surmounted with medallions, which extend above the ground floor to the frieze;
- spandrel panels between the upper windows.

Elements which reflect the original function of the building, including:

- original carved 'Credit Foncier FC' name, which is hidden behind the current 'Canadian Western Place' sign.

2.3 THE VICTORIA PARK MUNICIPAL HERITAGE CONSERVATION DISTRICT (BYLAW NO. 9656)

The Credit Foncier Building is located within the Victoria Park Municipal Heritage Conservation District, established by Bylaw No. 9656 on May 27, 1996. The District encompasses the blocks that frame Victoria Park, an area long recognized as the civic heart of Regina. Its designation under The Heritage Property Act reflects the concentration of pre–First World War commercial buildings that define the character of the area, as well as the park's role as a historic public open space dating to the founding of the city.

The District highlights several key heritage values: Victoria Park's continuous role as Regina's central gathering space since the townsite plan of 1882; the presence of the city's highest concentration of early commercial architecture, much of it dating before 1914; the area's historic function as Regina's financial, commercial, and professional core; and the work of prominent local architects such as F. Chapman Clemesha, Storey and Van Egmond, and Francis Portnall.

As part of the District, the Credit Foncier Building contributes to this collective heritage character through its corner siting, use of Tyndall stone façades, and classical detailing. Any alteration, demolition, or new development within the District is subject to the requirements of the bylaw, including the need for a heritage conservation permit, and new construction is expected to respect the heritage values of the area.

See *Appendix B: The Victoria Park Heritage Conservation District Bylaw No. 9656 (including the Guidelines for the Victoria Park Heritage Conservation District).*

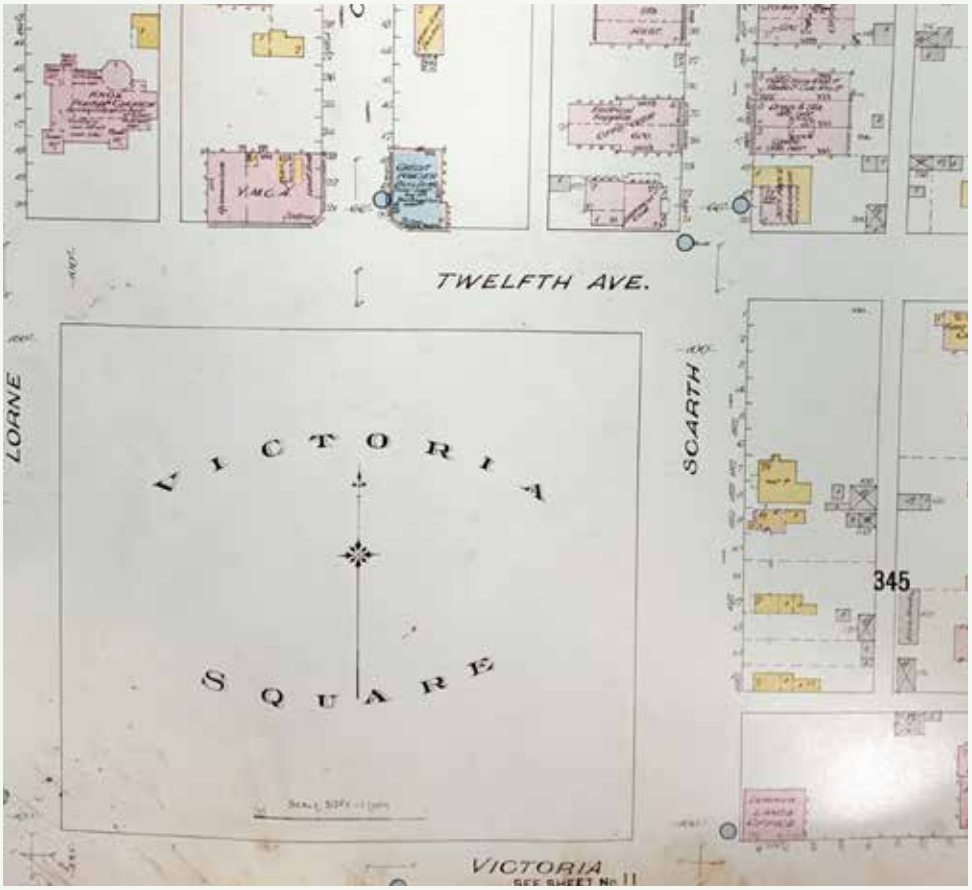
Victoria Park Heritage Conservation District Map, City of Regina Bylaw 9656

2.4 VICTORIA PARK HISTORICAL CONTEXT (OVERVIEW)

Victoria Park has been a central open space in Regina since the city's founding. Originally known as Victoria Square, it was identified as a public reserve in the original townsite plan of 1882. The park quickly became a focal point for civic life, serving as the setting for fairs, livestock shows, sporting events, and military parades. On September 4, 1905, the Province of Saskatchewan was officially proclaimed here, further cementing its symbolic role in the city's identity.

In 1907, the City of Regina commissioned Frederick G. Todd, Canada's first professional landscape architect, to prepare a formal plan for the park. Todd's design introduced a radial layout of tree-lined walks centered on a circular common, softened with curving paths, a pond, and a bandstand oriented to Cornwall Street. A fountain dedicated to Nicholas Flood Davin was installed in 1908, later replaced in 1926 by the present granite cenotaph, designed by Ross & MacDonald in collaboration with Francis Portnall, as a memorial to the First World War.

While the landscape has changed over time, Victoria Park has consistently served as Regina's civic heart. The perimeter hedge was removed in the late 1970s to improve visibility, and in the 1990s a major upgrading program re-landscaped the park's edges, added a promenade around the cenotaph, and enhanced the park's entries. This work was recognized with a 1990 Municipal Heritage Award. Today, Victoria Park remains both a historic landscape and a central gathering space, integral to the character of the Victoria Park Municipal Heritage Conservation District designated in 1996.



Insurance Plan of Regina. 1911. Chas. E. Goad

Next Page: Except from Design for Victoria Park, 1907

CITY OF REGINA.
SASKATCHEWAN.
DESIGN FOR VICTORIA PARK
SCALE OF FEET
FREDERICK G. TODD LANDSCAPE ARCHITECT
MONTREAL, P.Q.
1907
TWELFTH AVENUE
CORNWALL ST.
LORNE STREET
SCARTH STREET
COURT

3. Conservation Guidelines

The conservation recommendations for the Credit Foncier Building are guided by Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*. This framework establishes nationally recognized principles and practices for the conservation of historic places and provides definitions for three primary conservation treatments:

- **Preservation:** the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value.
- **Rehabilitation:** the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.
- **Restoration:** the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

All interventions to the Credit Foncier Building should be based upon the Standards outlined in the Standards and Guidelines.

Standards relating to all Conservation Projects

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.

Standards and Guidelines: Conservation Decision Making Process

UNDERSTANDING

- **REFER TO HERITAGE VALUE AND CHARACTER-DEFINING ELEMENTS**
  An historic place's heritage value and character-defining elements are identified through formal recognition by an authority or by nomination to the *Canadian Register of Historic Places*.
- **INVESTIGATE AND DOCUMENT CONDITION AND CHANGES**
  On-site investigation as well as archival and oral history research should be carried out as a basis for a detailed assessment of current conditions and previous maintenance and repair work.

PLANNING

- **MAINTAIN OR SELECT AN APPROPRIATE AND SUSTAINABLE USE**
  Find the right fit between the use and the historic place to ensure existing new use will last and provide a stable context for ongoing conservation.
- **IDENTIFY PROJECT REQUIREMENTS**
  Define the needs of existing or future users, and determine the scope and cost of conservation work to establish realistic objective. Define priorities and organize the work in logical phases.
- **DETERMINE THE PRIMARY TREATMENT**
  While any conservation project may involve aspects of more than one of the three conservation treatments, it helps to decide during the planning stage whether the project falls under *Preservation*, *Rehabilitation* or *Restoration*.
- **REVIEW THE STANDARDS**
  The Standards are central to the process of preserving, rehabilitating or restoring an historic place in a consistent manner.
- **FOLLOW THE GUIDELINES**

INTERVENING

- **UNDERTAKE THE PROJECT WORK**
  Familiarize those working on the project with the planned conservation approach and to ensure they understand the scope of the project. Hiring processes for consultants and contractors should identify the need for heritage expertise and experience.
- **CARRY OUT REGULAR MAINTENANCE**
  The best long-term investment in an historic place is adequate and appropriate maintenance. Develop and implement a maintenance plan that includes a schedule for regular inspection to pro-actively determine the type and frequency of necessary maintenance work.

4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Additional Standards relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

4. Condition Assessment

This section summarizes the findings of a structural condition assessment prepared by JCK Engineering (August 28, 2025). The full report is included in *APPENDIX C: Structural Condition Assessment – Credit Foncier Building*.

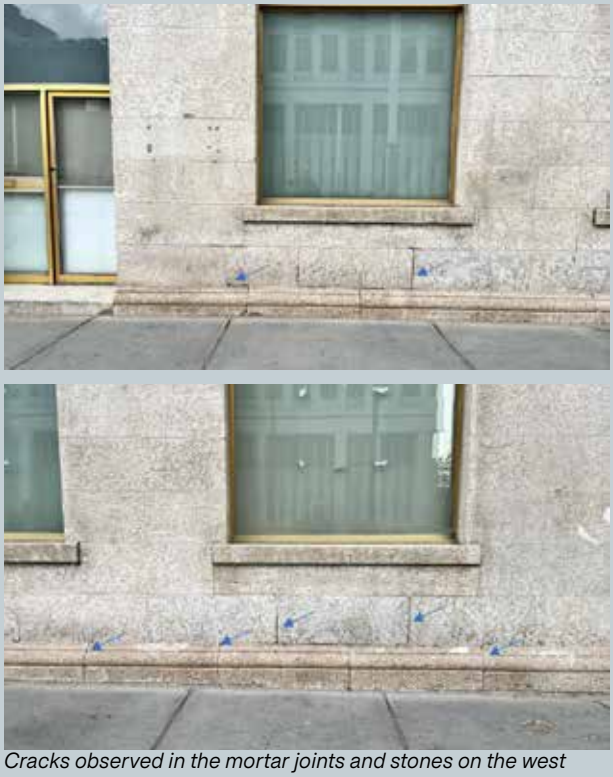
The assessment was visual in nature, with no destructive testing or removal of finishes to view hidden structural components. As such, some details of the construction could not be verified, and the assessment does not warrant conformance with current National Building Code of Canada loading requirements.

4.1 STRUCTURAL DESCRIPTION

The building was constructed c.1912 and designed by Van Egmond & Story. The primary structure consists of concrete floor slabs at the main, second, and third levels, supported by steel beams and columns encased in concrete, a construction method typical of the period. The west and south elevations, clad in Tyndall stone, are understood to conceal structural steel columns, while the east and north elevations are multi-wythe load-bearing brick masonry. Foundations comprise brick masonry walls on presumed concrete strip footings, with a concrete basement slab-on-grade.

4.2 OBSERVED CONDITIONS

- West and South (Tyndall stone): Localized cracking was observed in both stone and mortar joints, along with moisture staining at lower courses, consistent with capillary wicking.
- Southwest entrance: Cracks were present in surrounding mortar joints.
- East and North (brick masonry): Severe mortar joint erosion and widespread cracking were noted, including deterioration at the parapets.
- Basement stairwell (east side): Retaining wall failure had caused inward bowing and displacement of the adjacent walkway; this condition was identified as a safety hazard and has since been infilled.
- Basement: The floor slab exhibited heaving, scaling, and efflorescence. Moisture infiltration was evident at brick foundation walls, with areas of surface spalling and material loss.
- Upper floors: The main, second, and third floor slabs showed no signs of structural distress, though minor unevenness may reflect long-term settlement.
- Roof: A hole was observed adjacent to a roof drain, indicating past water ingress.



Cracks observed in the mortar joints and stones on the west elevation.

Cracks observed in the mortar joints and stones on the west elevation.

Eroded mortar joints, deteriorated brick masonry, and cracks from differential movement

Eroded mortar joints on the east elevation

Uneven sidewalk above the retaining wall that had failed

Cracks observed throughout the wall and eroded mortar joints at the parapet

Heaved floor slab in the basement with cracks and efflorescence.

Views of the foundation wall where moisture had caused the surface to fail

View of the foundation wall where moisture had caused the surface to fail

View of the Third Floor, also showing the location of the water leak

Within the wood roof structure, a metal pipe was observed where the leaks appeared to have originated.

4.3 DISCUSSION

In general, the building structure was assessed to be in fair to good condition. The most significant concerns relate to the deterioration of the east and north brick masonry walls, where repointing and repair will be required to stabilize the façades, as well as localized cracking and moisture staining of the Tyndall stone on the west and south elevations. The basement conditions, including foundation wall deterioration from moisture wicking and heaving of the concrete slab, reflect long-term moisture infiltration. While excavation and installation of full perimeter waterproofing would be the only way to eliminate this source of water ingress, such intervention was noted to be highly challenging and uneconomical given the proximity of the building to the street and sidewalk. A more practical approach is to monitor conditions and undertake localized masonry repairs as needed. The former basement stairwell retaining wall was observed to be a safety hazard at the time of inspection, but has since been infilled.

4.4 CONCLUSION

Based on current observations, the Credit Foncier Building does not exhibit significant structural deficiencies. The primary interventions required at this time are the repointing and repair of the exterior masonry to address deterioration and stabilize the façades. With these measures, along with ongoing monitoring and minor maintenance, the structure can continue to perform adequately from a structural point of view.

5. Conservation Interventions and Recommendations

A site visit was conducted on August 11, 2025, with JCK Engineering in attendance. Access to the building interior was not possible due to an asbestos-related hazardous materials declaration, and no material testing or physical sampling was undertaken as part of this assessment.

This section outlines the full range of conservation treatments available and provides recommended strategies for the Credit Foncier Building, informed by site observations, historical research, and the building's broader architectural and cultural context. Recommendations are organized by building element, with treatment options identified under Preservation, Rehabilitation, and Restoration, as appropriate.

The intent of these recommendations is to provide clear, prioritized guidance that supports the feasible retention and long-term conservation of the Credit Foncier Building.

5.1 ROOF

The Credit Foncier Building features a flat roof, characteristic of Chicago School design architecture. The skeletal steel-frame construction is articulated externally through the flat roof form and the regularity of the façades. According to the 1980 Heritage Evaluation Form, the functional roof assembly was constructed as a tar and gravel system, typical of the period of construction.

The roof was not accessed as part of the heritage review, as access was not possible during the site visit. Observations are therefore limited to archival sources, visible exterior conditions, and findings from the structural assessment, which noted localized deterioration including a hole adjacent to a roof drain and evidence of recent water ingress. These conditions highlight the need for ongoing maintenance of the roof membrane and drainage system to prevent further moisture infiltration into the structure.

Table 5.1 outlines all conservation treatments available for the roof of the Credit Foncier Building.

Aerial view of the Credit Foncier Building roof, showing the flat roof form and surrounding context (Google Earth)

Detail of the Credit Foncier Building roofline, showing the flat roof assembly, projecting cornice, and parapet, as viewed from Cornwall Street

Table 5.1: Conservation Treatments for Roof

Conservation Treatment	Treatment Objective & Outcome	Action	Relevant Standards & Guidelines
Preservation	• Protect and maintain the existing flat roof form as an essential aspect of the building's Chicago School design.	• Retain the overall flat roof profile. • Carry out regular inspection, maintenance, and repair of the roofing assembly to ensure continued performance.	Standards 1, 3, 6. Roof (4.3.3), Guidelines 1–13.
Rehabilitation	• Upgrade or replace functional components of the roof to ensure continued performance while maintaining heritage character. • Upgrade or adapt the roof assembly for continued or new compatible use.	• Replace the existing roofing assembly with a compatible contemporary system where deterioration requires renewal. • Integrate improved drainage, insulation, or membrane systems as needed, ensuring the flat roof form is maintained and visual impacts are minimized. • If required to accommodate a compatible new addition, the roof assembly may be removed and reconstructed, provided interventions remain visually and materially compatible.	Standards 8, 9, 10, 11. Roof (4.3.3), Guidelines 1–13, 14–29.
Restoration	• Reinstate missing roof features where sufficient physical or archival evidence exists.	• Reinstate original flashing, coping, or drainage details where documented, ensuring restored elements are based on verifiable evidence.	Standard 14. Roof (4.3.3), Guidelines 1–13, 31–35.

While all three conservation treatments are viable, the following combined approach, based on the findings of the condition review and assessment, best balances heritage conservation objectives with long-term functionality:

Recommended Conservation Strategy: Preservation & Rehabilitation

The preferred approach for the roof is to retain and maintain the existing flat roof form while ensuring its long-term performance through compatible upgrades. Preservation efforts should focus on protecting the overall profile and continuing regular maintenance. Rehabilitation may involve replacement of the roofing assembly with a compatible contemporary system where deterioration requires renewal, as well as the integration of improved drainage or insulation to enhance performance. Rehabilitation may also entail removal and reconstruction for the integration of new construction or additions within the site, if desired. Any interventions should be discreet and avoid altering the flat roof form as experienced from the exterior.

These interventions demonstrate that the existing roof assembly can be maintained, adapted, and renewed as

required, supporting the ongoing use and retention of the building.

Preservation & Rehabilitation

- Retain the flat roof profile as a character-defining feature of the building.
- Undertake cyclical inspection and maintenance of the roofing membrane, drainage systems, and associated flashings
- Repair localized failures in the roofing membrane using compatible materials and detailing.
- Where deterioration is extensive, replace the roof assembly with a compatible contemporary system that maintains the flat profile and minimizes visual impact from the street.
- Integrate improved drainage systems (scuppers, internal drains) where required to address water management, ensuring interventions are discreet.
- Upgrade insulation or vapour barrier layers only if they can be accommodated without raising the roofline or altering exterior expression.
- Protect and monitor junctions between the roof assembly and adjacent character-defining elements (cornice, parapet, masonry walls) to prevent water infiltration.

Rehabilitation for Integration with New Construction or Additions

- If required to accommodate compatible new construction within the site, the roof assembly may be removed and reconstructed, provided interventions respect the flat roof form and do not compromise adjacent character-defining elements.
- New rooftop elements (penthouses, mechanical equipment) should be minimized, set back from the principal façades, and designed to reduce visual impact from public views.
- Any integration of modern systems should be reversible and designed to avoid alteration of the roof's profile or the adjacent cornice/parapet.
- Ensure new assemblies tie in with historic materials in a manner that prevents water infiltration and differential movement at roof-to-wall junctions.

5.1.1 Roof Cornice

The roofline is visually defined by a projecting Tyndall stone cornice, which provides a strong horizontal termination to the building's vertical composition. The cornice extends the full length of the main façades facing 12th Avenue and Cornwall Street.

As viewed from street level, the roof cornice appears to be in fair condition, with evidence of organic growth, staining, and localized cracking of the Tyndall stone and mortar joints, as noted in the structural condition assessment. A structural review and exploratory investigation of attachment conditions will be required to confirm its soundness and to determine whether additional reinforcement is necessary.

The following table outlines all conservation treatments available for the roof cornice of the Credit Foncier Building.

Credit Foncier Building, detail of the projecting Tyndall stone roof cornice and partial parapet, as viewed from the corner of Cornwall Street and 12th Avenue

Table 5.1.1: Conservation Treatments for Roof Cornice

Conservation Treatment	Treatment Objective & Outcome	Action	Relevant Standards & Guidelines
Preservation	• Protect and maintain the existing Tyndall stone cornice.	• Retain and protect all original stonework in place. • Undertake localized conservation (cleaning, repointing, and minor repairs) to address deterioration and staining.	Standards 1, 3, 6, 7. Roof (4.3.3), Guidelines 1–13. Masonry (4.5.1), Guidelines 1–18.
Rehabilitation	• Repair and adapt the cornice to ensure long-term stability and water management while maintaining heritage character.	• Undertake selective stone repair or limited in-kind replacement where units are cracked, spalled, or missing. • Introduce discreet flashing, anchors, or capping elements to improve drainage and weather protection, ensuring minimal visual impact on the cornice profile.	Standards 10, 11. Roof (4.3.3), Guidelines 1–13. Masonry (4.5.1), Guidelines 1–18.
Restoration	• Reinstate missing roof cornice features where sufficient archival or physical evidence exists.	• The roof cornice is largely intact and does not currently require restoration; reinstatement should only be pursued if future loss occurs and sufficient documentation exists.	Standard 13, 14. Roof (4.3.3), Guidelines 1–13. Masonry (4.5.1), Guidelines 1–18.

As the extant roof cornice is largely intact, restoration treatment is not warranted. A combined approach of preservation and rehabilitation best balances heritage conservation objectives with long-term functionality.

Credit Foncier Building, detail of the projecting Tyndall stone roof cornice and partial parapet, as viewed from Cornwall Street

Recommended Conservation Strategy: Preservation & Rehabilitation

The preferred approach for the roof cornice is to retain and repair it in place, with a structural review undertaken through exploratory investigation to determine whether reinforcement is required. Preservation should focus on cleaning, maintaining, and protecting the existing stone. Rehabilitation could include targeted repairs or selective replacement of deteriorated units with

compatible stone, as well as reinforcement of concealed structural supports to ensure long-term stability. All interventions should be discreet, prioritize retention of original fabric, and maintain the visual prominence of the cornice as a defining termination of the façade.

Preservation & Rehabilitation

- Retain the existing Tyndall stone cornice as a character-defining feature and avoid unnecessary removal.
- Carefully clean the surface using non-abrasive methods to remove biological growth and surface staining without damaging the stone.
- Repair localized areas of cracking, spalling, or mortar loss using compatible stone patching and mortars.
- Where units are severely deteriorated or structurally unsound, replace selectively with new stone matching the original in type, colour, texture, and finish.
- Review anchorage conditions through exploratory openings; reinforce or replace embedded metal anchors and supports where corrosion or failure is evident.
- New structural reinforcement (steel anchors, hidden structural angles) should be concealed and detailed to avoid altering the cornice's exterior appearance.
- Ensure proper detailing of flashings and sealants at the roof-to-cornice junction to prevent water infiltration.
- Monitor junctions between the cornice, parapet, and adjacent masonry walls to manage differential movement and water ingress.

5.1.2 Parapet

Situated above the roof cornice is a roof parapet which extends along the cornice perimeter facing 12th Avenue and Cornwall Street. Archival evidence (Construction Magazine, January 1915) indicates that the cornice was originally surmounted by a full parapet balustrade. While the parapet's newel posts remain in place, the balusters have been removed. This alteration has simplified the parapet outline and diminished the ornamental emphasis at the roofline and its parapet, leaving the termination visually incomplete.

As observed from street level, the surviving parapet elements exhibit staining, graffiti, and surface erosion, indicative of long-term exposure and limited maintenance. The structural condition assessment also identified cracking in the parapet masonry, particularly on the east and north elevations. Additional investigation will be required to confirm the condition of the underlying fabric and to establish the appropriate scope of stabilization and potential restoration treatments.

Table 5.1.2 outlines all conservation treatments available for the parapet of the Credit Foncier Building.

1962 Archival image of Credit Foncier Building, showing historical parapet construction with original balustrades

Table 5.1.2: Conservation Treatments for Parapet

Conservation Treatment	Treatment Objective & Outcome	Action	Relevant Standards & Guidelines
Preservation	• Protect and maintain the surviving parapet.	• Retain and protect all original stonework in place. • Undertake localized conservation (cleaning, repointing, and minor repairs) to address staining, graffiti, and surface erosion. • Monitor and repair cracks in parapet masonry (noted on east and north elevations) using compatible lime-based mortars.	Standards 1, 3, 4, 6, 7, 8, 9. Roof (4.3.3), Guidelines 1–13. Masonry (4.5.1), Guidelines 1–18.
Rehabilitation	• Stabilize and repair surviving parapet elements to ensure long-term durability and water management, while retaining heritage character. Adapt anchorage and supports as required for safety.	• Investigate condition of anchorage and embedded supports; reinforce or replace as needed. • Replace severely deteriorated stone or brick units with compatible new material. • Integrate discreet reinforcement and concealed flashings/cap flashings to improve stability and water control, ensuring minimal impact on the cornice/ parapet profile.	Standards 10, 11. Roof (4.3.3), Guidelines 1–13. Masonry (4.5.1), Guidelines 1–18.
Restoration	• Reinstate the parapet's original balustrade profile, based on archival and physical evidence, to recover the historic roofline composition.	• Repair surviving parapet and newel posts with compatible materials. • Reconstruct missing balusters and profiles using Tyndall stone (or compatible substitute) to match original scale, finish, and detailing. • Use concealed reinforcement to ensure stability of restored features.	Standard 13, 14. Roof (4.3.3), Guidelines 1–13. Masonry (4.5.1), Guidelines 1–18.

As the parapet retains notable original elements, such as the newel posts, but has also lost significant portions of its historic composition, a combined approach of preservation and restoration is recommended. Rehabilitation could address stability and water management without reinstating the missing balustrade, but restoration offers the opportunity to recover the parapet's original profile where sufficient archival and physical evidence exists. The final scope of work should be guided by further investigation to confirm the condition of surviving fabric and the feasibility of accurate reconstruction.

Recommended Conservation Strategy: Preservation and Restoration

The preferred approach for the parapet is to retain and stabilize existing elements while reinstating the

missing balustrade to re-establish the historic roofline composition. Preservation should focus on protecting and cleaning the remaining parapet components, repairing eroded stone, and addressing water ingress at roof junctions. Restoration should be informed by surviving newel posts, archival documentation, and comparable precedents, with new work carefully detailed to match the original scale, material, and finish.

Preservation and restoration

- Retain the parapet and surviving newel posts in situ.
- Clean staining, graffiti, and biological growth using non-abrasive, conservation-appropriate methods.
- Repoint open or failed joints with lime-based mortars; consolidate eroded stonework where required.
- Undertake exploratory investigation to assess anchorage conditions; reinforce or replace embedded metal supports where corrosion is evident or as needed.
- Reinstate missing balusters based on archival documentation and surviving evidence, using Tyndall stone (or compatible substitute) to match the original colour, texture, and profile.
- Incorporate discreet reinforcement to ensure stability and longevity of reconstructed features.
- Ensure junctions between parapet, roof, and cornice are watertight to prevent water infiltration.
- Monitor parapet performance through cyclical maintenance, adjusting repair strategies as needed.

APPLICABLE CHARACTER-DEFINING ELEMENTS (ROOF)

The following character-defining elements, identified in the Statement of Significance, are directly related to the roof and its expression:

- three-storey office building with a rectangular, block-like massing that contributes to a relatively small-scale streetscape on a prominent block on the north side of Victoria Park in the Victoria Park Heritage Conservation District.
- angled corner entrance, which extends to the substantial cornice and date stone.
- steel frame and extensive use of Tyndall stone facing.
- original carved ‘Credit Foncier FC’ name, which is hidden behind the current ‘Canadian Western Place’ sign.

5.2 EXTERIOR MASONRY WALLS

5.2.1 Tyndall Stone

The principal façades of the Credit Foncier Building are clad in Tyndall stone, articulated with pilasters, spandrel panels, and projecting cornice features that reinforce the building’s classical tripartite organization. Quarried in Manitoba, Tyndall stone was widely used in Regina during the pre-war period, valued for its durability, distinctive fossil inclusions, and association with civic permanence and prestige. Its cream-coloured surface and expressive patterning lend the façades a high degree of visual richness despite their restrained ornamentation, and continue to convey the building’s architectural significance within the Victoria Park streetscape.

As observed from street level, the stone envelope is in generally good condition, with the primary façades retaining their integrity and original character. The structural condition assessment identified localized hairline cracking in both stone and mortar joints on the west and south elevations, along with staining and moisture wicking at lower courses. Additional deterioration was noted in the form of surface spalling, mortar erosion, and weathering at moisture-exposed areas and around service penetrations. These conditions are localized to discrete areas and are consistent with long-term exposure of Tyndall stone in an urban setting. No significant structural failures were identified, and the masonry envelope remains stable overall.

Given the prominence of the Tyndall stone and its largely intact condition, its conservation is fundamental to preserving the building’s architectural value.

South street façade facing 12th Avenue with contemporary art installation visible in the foreground

West street façade along Cornwall Street showcasing Tyndall stone construction

Table 5.2.1: Conservation Treatments for Tyndall Stone

Conservation Treatment	Treatment Objective & Outcome	Action	Relevant Standards & Guidelines
Preservation	• Protect and maintain the existing Tyndall stone façades as integral character-defining features. Ensure their long-term stability and continued ability to convey historic value.	• Retain historic Tyndall stone masonry, including façades and quoining details, in situ. • Undertake localized cleaning, repointing with compatible mortar, and repair where necessary. • Address hairline cracking, surface spalling, mortar erosion, and moisture staining/wicking through targeted repairs. • Protect original finishes and detailing, including pilasters, spandrel panels, cornice, and quoins.	Standards 1, 2, 7, 9. Masonry (4.5.1), Guidelines 1–18.
Rehabilitation	• Repair and adapt the Tyndall stone envelope to ensure continued performance while accommodating long-term use. Strengthen water-shedding, anchorage, and stability measures where necessary, while respecting heritage character.	• Where deterioration or past repairs require intervention, selectively replace damaged or structurally unsound Tyndall stone in kind, carefully matching colour, finish, and tooling. • Introduce discreet reinforcement or water-shedding improvements as needed. • Ensure all interventions remain visually and materially compatible with the original envelope.	Standards 10, 11. Masonry (4.5.1), Guidelines 1–18.
Restoration	• Reinstate missing or altered Tyndall stone features based on sufficient physical or archival evidence, in order to recover lost aspects of the building's historic appearance.	• Restore or replicate original masonry detailing where verifiable physical or archival evidence exists. • Remove visually or physically incompatible repairs and replace with historically appropriate treatments. • Avoid conjecture or over-restoration that could create a false sense of history.	Standard 13, 14. Masonry (4.5.1), Guidelines 1–18.

Interventions should prioritize in-situ retention, cleaning, and repointing, with selective repair or replacement of units only where structurally unsound. Even under redevelopment scenarios, the principal façades would require retention in situ to maintain the building's heritage presence within the streetscape.

Table 5.2.1 outlines all conservation treatments available for the exterior masonry walls constructed of Tyndall stone in the Credit Foncier Building.

As the Tyndall stone façades remain largely intact and continue to convey their expressive qualities, a preservation-first approach is recommended. Localized rehabilitation may be considered only where deterioration, such as cracking, spalling, or mortar loss, is more advanced, and restoration may be appropriate if sufficient evidence exists to reinstate altered details.

Recommended Conservation Strategy: Preservation

The preferred approach for the Tyndall stone façades is to retain the historic masonry in situ and undertake localized repair to ensure long-term stability and performance. Preservation should focus on protecting original finishes and detailing, including pilasters, spandrel panels, cornices, and quoining, while addressing the issues identified in the structural condition assessment (hairline cracking, moisture staining at lower courses, and mortar erosion). Interventions should minimize disturbance and conserve as much original fabric as possible.

Preservation

- Retain the existing Tyndall stone façades and quoining details as essential character-defining features.
- Undertake localized cleaning using the gentlest effective methods to remove staining, graffiti, and biological growth without damaging the stone surface.
- Repoint open or deteriorated joints with compatible mortar matched in composition, colour, texture, and tooling to the historic mortar.
- Repair localized cracking and surface spalling with compatible patching materials; replace only where deterioration is severe and repair is not feasible.
- Where replacement is required, use new Tyndall stone sourced or tooled to match the original in type, colour, finish, and tooling.
- Protect original architectural detailing, including pilasters, spandrel panels, cornices, and quoins, from alteration or removal.
- Monitor masonry conditions, with particular attention to moisture staining and mortar erosion at base courses, as part of cyclical maintenance, addressing localized deterioration before it accelerates.

Corner condition showing Tyndall stone base courses and quoining detail, with adjacent brick masonry at return wall

5.2.2 Brick

The rear and secondary elevations are constructed of common-bond, buff-coloured brick. Originally concealed by adjacent buildings, these walls show greater alteration and weathering than the principal Tyndall stone façades. The north elevation, once a party wall, is a largely unarticulated brick wall with several window openings infilled over time, while the east elevation incorporates a metal fire escape and wall-mounted mechanical units.

As viewed from the exterior, the brick elevations exhibit severe mortar joint erosion, widespread cracking, and surface staining, most pronounced at grade and around service penetrations where moisture exposure is elevated. Cracking at parapets and through-wall locations was also noted in the structural condition assessment. Additional weathering and moisture-related damage are evident along wall bases and corners, where runoff and ground contact have concentrated deterioration. These conditions have been exacerbated by increased exposure following the demolition of adjacent buildings and further intensified by the 2023 Gordon Block fire. While deterioration is more advanced on these elevations than on the Tyndall stone façades, it remains manageable through targeted conservation interventions.

Despite these cumulative impacts, the brickwork remains stable and continues to perform its structural and functional role within the masonry envelope. Stabilization through repointing and repair will be required to ensure long-term performance. As secondary masonry, the brick elevations may be preserved in situ alongside the existing structure, or rehabilitated to accommodate redevelopment scenarios that involve new construction behind the retained Tyndall stone façades.

Table 5.2.2 outlines all conservation treatments available for the exterior masonry walls constructed of brick in the Credit Foncier Building.

As the secondary brick elevations remain stable but exhibit severe mortar erosion, cracking (including parapets), and cumulative weathering noted in the structural assessment, a combined approach of preservation and rehabilitation is recommended.

Recommended Conservation Strategy: Preservation & Rehabilitation

The preferred approach for the secondary brick elevations is to retain and maintain the existing masonry where feasible, while ensuring long-term performance through compatible repair and selective adaptation. Preservation efforts should focus on stabilizing the existing walls, maintaining original fabric, and addressing localized deterioration. Rehabilitation may involve replacement of damaged units in kind, repointing, parapet rebuilding where required, or the discreet integration of reinforcement, through-wall flashings, and weep systems to improve moisture management. In redevelopment scenarios, rehabilitation may also include adaptation or reconstruction of the rear brick walls to integrate with new construction behind the retained Tyndall stone façades. All interventions should remain visually and materially compatible, avoiding treatments that diminish the character of the historic envelope.

Preservation & Rehabilitation

- Retain the existing brickwork in situ wherever feasible as part of the historic masonry envelope.
- Undertake cyclical inspection and maintenance of masonry walls, with repointing carried out using mortar compatible with the original in colour, texture, and tooling.
- Repair localized cracking, severe mortar erosion, and staining using conservation-appropriate techniques, prioritizing retention of original fabric.
- Where brick units are severely deteriorated, replace selectively in kind, matching size, colour, and finish.
- Preserve evidence of historic alterations, such as window infill or patch repairs, where they contribute to the building's documentary and material history.

Table 5.2.2: Conservation Treatments for Brick

Conservation Treatment	Treatment Objective & Outcome	Action	Relevant Standards & Guidelines
Preservation	• Protect and maintain the existing buff brick rear and secondary elevations as part of the overall masonry envelope.	• Retain historic brickwork in situ wherever feasible. • Undertake localized cleaning, repointing with compatible mortar, and consolidation where required. • Address severe mortar erosion, localized cracking (including parapets), and moisture wicking at wall bases through targeted repair. • Preserve evidence of historic alterations, such as window infill, where they contribute to the building's evolution.	Standards 1, 2, 7, 8, 9. Masonry (4.5.1), Guidelines 1–18.
Rehabilitation	• Upgrade or adapt the brick assemblies to ensure long-term performance while allowing for compatible new use.	• Where deterioration or past repairs require intervention, selectively replace damaged or structurally unsound brick units in kind, carefully matching size, colour, finish, and tooling. • Rebuild cracked parapet sections as required, integrating new cap flashings, through-wall flashings, and weep systems for moisture control. • Where redevelopment involves retained stone façades, reconstruct or adapt the rear brick walls as necessary for integration with new construction. • Introduce discreet reinforcement or moisture-management improvements while maintaining heritage character.	Standards 10, 11. Masonry (4.5.1), Guidelines 1–18.
Restoration	• Reinstate missing or altered masonry features where sufficient evidence exists.	• Restore original brick detailing, coursing, or proportions where archival or physical documentation supports accurate reconstruction. • Remove visually or physically incompatible past repairs and replace with historically appropriate treatments. • Reinstate the original rhythm of openings only where documentary evidence clearly supports accurate reconstruction.	Standard 13, 14. Masonry (4.5.1), Guidelines 1–18.

North brick façade with infilled window openings

East brick façade with altered openings and fire escape

Rehabilitation for Integration with New Construction or Additions

- If required to accommodate compatible new construction, adapt or reconstruct the rear brick walls to ensure structural stability and proper integration with retained Tyndall stone façades.
- Ensure new construction respects the hierarchy between the primary stone façades and secondary brick elevations by retaining and expressing the quoining detail at building corners.
- Incorporate discreet reinforcement and improved moisture-management measures designed to be physically and visually compatible.

5.2.3 Middle Cornice

An intermediate belt cornice, identified in the SOS as a "raised Tyndall stone band" is present between the main floor and second storey, providing a strong horizontal division in the façade composition, and defining the ground floor. Constructed of projecting Tyndall stone, the belt cornice reinforces the building's overall proportion and rhythm while contributing to its masonry expression. Archival photographs from 1988 and earlier confirm the feature as an original design element, projecting continuously along the principal façades. This detailing emphasized the ornamental hierarchy of the street elevations, clearly distinguishing the finely articulated base from the upper storeys.

In its current condition, the Middle Cornice is partially concealed by later cladding, which diminishes the visibility of its original profile. Exposed portions display staining, soiling, and localized deterioration typical of Tyndall stone exposed to weathering in an urban setting. Biological growth, mortar erosion, and minor cracking were also noted, consistent with findings of the structural condition assessment.

Table 5.2.3 outlines all conservation treatments available for the middle cornice of the Credit Foncier Building.

As the surviving intermediate belt cornice remains largely intact and in repairable condition, a combined approach of preservation and restoration is recommended.

Recommended Conservation Strategy: Preservation & Restoration

The preferred approach for the Middle Cornice is to retain and conserve the original Tyndall stone in situ while addressing localized deterioration such as cracking, mortar erosion, and biological growth and restoring its visual continuity where it has been obscured or altered. Preservation should focus on retaining the original Tyndall stone in situ, addressing deterioration, and protecting the feature as an integral component of the façade composition. Restoration may involve the careful removal of non-original cladding, repair or selective replacement-in-kind of damaged stone units, and reinstatement of original detailing where sufficient archival or physical evidence exists.

Preservation & Restoration

- Retain the existing Middle Cornice (Belt) in situ as an integral component of the masonry envelope.
- Carefully remove non-original cladding that obscures the cornice, reinstating its full profile.
- Clean staining, soiling, and biological growth using the gentlest effective, non-abrasive methods.
- Repoint open or deteriorated mortar joints with mortar compatible in composition, colour, and tooling.
- Repair localized areas of cracking, spalling, or erosion using compatible patching materials.
- Where individual stone units are severely deteriorated, replace selectively with new Tyndall stone that matches the original in type, colour, finish, and tooling.
- Reinstate missing or obscured detailing only where supported by archival photographs and surviving fabric, to accurately recover the cornice's original horizontal emphasis.
- Incorporate cyclical inspection and maintenance into ongoing building care to ensure continued stability and performance.

Table 5.2.3: Conservation Treatments for Middle Cornice

Conservation Treatment	Treatment Objective & Outcome	Action	Relevant Standards & Guidelines
Preservation	• Protect and maintain the existing Tyndall stone Middle Cornice (Belt) as an integral component of the façade composition.	• Retain cornice in situ. • Undertake localized cleaning, repointing with compatible mortar, and repair where required. • Address minor cracking, mortar erosion, and biological growth through targeted conservation treatments.	Standards 1, 2, 7, 8, 9. Masonry (4.5.1), Guidelines 1–18.
Rehabilitation	• Repair and adapt the middle cornice to ensure long-term performance while retaining its heritage character.	• Where deterioration or past repairs require intervention, selectively replace damaged or structurally unsound stone units in kind, carefully matching size, colour, finish, and tooling. • Introduce discreet reinforcement or moisture-management improvements to improve durability while maintaining visual compatibility.	Standards 10, 11. Masonry (4.5.1), Guidelines 1–18.
Restoration	• Reinstate missing or altered portions of the middle cornice where sufficient evidence exists to guide accurate reconstruction.	• Restore original belt cornice profile and detailing based on archival or physical evidence. • Remove visually or physically incompatible past repairs and replace with historically appropriate treatments. • Reconstruct obscured or missing sections using new Tyndall stone matched to the original in type, colour, texture, and finish, ensuring interventions are evidence-based.	Standard 13, 14. Masonry (4.5.1), Guidelines 1–18.

APPLICABLE CHARACTER-DEFINING ELEMENTS (MASONRY WALLS)

The following character-defining elements, identified in the Statement of Significance, are directly related to the masonry walls:

- three-storey office building with a rectangular, block-like massing that contributes to a relatively small-scale streetscape on a prominent block on the north side of Victoria Park in the Victoria Park Heritage Conservation District;
- angled corner entrance, which extends to the substantial cornice and date stone;
- raised Tyndall stone band, now covered with anodized panels, which defines the ground floor;
- steel frame and extensive use of Tyndall stone facing;
- subdued pilasters, surmounted with medallions, which extend above the ground floor to the frieze;
- spandrel panels between the upper windows.
- original carved 'Credit Foncier FC' name, which is hidden behind the current 'Canadian Western Place' sign.

5.3 FENESTRATION

5.3.1 Windows

Archival photographs from 1962 and earlier confirm that the street-facing façades featured wood-frame, one-over-one hung sash windows on the upper floors, proportioned with a 40/60 split (taller lower sash, shorter upper sash). At the ground floor, large windows were surmounted by multi-light transoms, reinforcing the horizontal emphasis of the base. The original window openings remain largely intact, with the exception of the southeast corner window on the south elevation (12th Avenue), which was later converted into a doorway.

Historic evidence for the rear elevations is limited, as these façades were originally concealed by adjacent buildings and are not depicted in archival photographs. Site observations suggest that the original windows were likely wood-frame sash assemblies consistent with the period of construction. On the rear brick walls, several original openings remain visible, though many have been infilled with later brickwork or obscured by alterations, cumulatively disrupting the historic fenestration pattern. Today, none of the original wood window assemblies survive on either the street-facing or rear elevations. The fenestration pattern, however, remains a defining feature of the façades. The preservation of existing openings and the sensitive reinstatement of compatible assemblies will therefore be critical to conserving the building's architectural character.

The Credit Foncier Building is also characterized by its absence of storefronts, as identified in the Statement of Significance, with its ground-floor glazing designed as part of the formal façade treatment rather than as commercial fronts.

Table 5.3.1 outlines all conservation treatments available for the windows of the Credit Foncier Building, including preservation, rehabilitation, and restoration.

Recommended Conservation Strategy: Preservation & Rehabilitation

The preferred approach for the windows is to retain and preserve the original masonry openings, recognizing that no original window assemblies survive, while replacing non-historic units with new assemblies that are historically appropriate in material, proportion, and configuration. Preservation should focus on maintaining the legibility of original openings, protecting surviving transom details, and preventing further loss of fabric. Rehabilitation may involve the installation of new wood-frame sash windows replicating the documented historic 40/60 one-over-one hung assemblies on the upper floors, as well as reinstating ground-floor glazing with multi-light transoms based on archival evidence. On rear façades, rehabilitation should prioritize the retention of existing openings and, where feasible, the careful removal of unsympathetic infill to re-establish the historic fenestration pattern. All interventions should be designed to be reversible and to support the long-term retention of the building's historic façades.

Table 5.3.1: Conservation Treatments for Windows

Conservation Treatment	Treatment Objective & Outcome	Action	Relevant Standards & Guidelines
Preservation	• Protect and maintain original window openings as integral character-defining features of the façades.	• Retain historic masonry window openings in situ. • Undertake localized maintenance of surrounding masonry (repointing, repair) to preserve integrity of openings. • Protect surviving transom banding and associated detailing from alteration or removal. • Maintain legibility of original fenestration pattern, even where openings have been infilled.	Standards 1, 2, 7, 8, 9. Windows (4.3.6), Guidelines 1–12. Masonry (4.5.1), Guidelines 1–18.
Rehabilitation	• Repair or replace non-historic window assemblies with new historically appropriate units that are compatible in material, proportion, and detailing.	• Replace existing non-historic windows with new wood-frame sash units (or visually compatible alternatives) replicating the documented 40/60 one-over-one hung assemblies on upper floors. • Reinstate large-pane glazing with multi-light transoms at the ground floor based on archival evidence. • On rear façades, retain existing openings where feasible and consider carefully removing unsympathetic infill to re-establish historic fenestration patterns, ensuring interventions are reversible.	Standards 10, 11. Windows (4.3.6), Guidelines 1–12. Masonry (4.5.1), Guidelines 1–18.
Restoration	• Reinstate original window configurations and detailing where sufficient archival or physical evidence exists. •	• Restore original window assemblies based on 1962 archival photographs and comparable documentation. • Reinstate missing transom configurations and original glazing proportions. • Remove visually or physically incompatible window replacements and replace with historically accurate wood-frame units.	Standard 14. Windows (4.3.6), Guidelines 1–12.

Corner entrance at Cornwall Street ad 12th Avenue with symmetrical fenestration and upper cornice detailing in Tyndall stone

Rear brick façades showing blocked openings, fire escape, and mounted mechanical units

Preservation & Rehabilitation

- Retain original masonry window openings on both street and rear façades.
- Preserve evidence of historic configurations, including transom banding at the ground floor, ensuring these features are not obscured or removed.
- Replace non-historic insert windows with new assemblies that are historically appropriate in profile, material, and finish.
- On upper floors, reinstate one-over-one hung sash wood windows with 40/60 proportions, based on archival photographs.
- At the ground floor, reinstate large-pane glazing with multi-light transoms, guided by documentary evidence.
- On rear elevations, retain existing openings where feasible, and consider removal of incompatible infill to re-establish the fenestration rhythm.
- Ensure all new assemblies are detailed and installed to minimize visual and physical impacts on surrounding historic masonry.

5.3.2 DOORS

Historic evidence indicates that the building originally contained two primary entrances: one at the angled corner facing the intersection of 12th Avenue and Cornwall Street, and another at the northwest corner of the west elevation, facing Cornwall Street. These openings reinforced the formal treatment of the façades and provided access to the commercial interior.

The angled corner entrance has undergone multiple interventions, having been converted into a window opening before later being reinstated as a doorway. An additional entrance was introduced at the southeast end of the 12th Avenue elevation, replacing what was originally a window opening. Although the original wood door assemblies no longer survive, the historic masonry openings remain legible and continue to define the façades. Conservation efforts should therefore prioritize the retention of these openings, the reinstatement of historically appropriate assemblies at primary entrances, and the sensitive treatment of later alterations as part of the building's evolving use.

Table 5.3.2 outlines all conservation treatments available for the doors of the Credit Foncier Building, including preservation, rehabilitation, and restoration.

Original masonry opening at the north end of west façade facing Cornwall Street, with modern door and transom inserts

Table 5.3.2: Conservation Treatments for Doors

Conservation Treatment	Treatment Objective & Outcome	Action	Relevant Standards & Guidelines
Preservation	• Protect and maintain the original masonry entrance openings as integral character-defining features of the façades.	• Retain historic door openings in situ at the angled corner and northwest corner entrances. • Preserve legibility of original entrance locations through appropriate detailing and finishes. • Maintain existing masonry openings without enlargement or alteration, ensuring their continued visibility within the façade composition.	Standards 1, 2, 7. Doors (4.3.7), Guidelines 1–12. Masonry (4.5.1), Guidelines 1–18.
Rehabilitation	• Repair or replace non-historic door assemblies with new units that are historically appropriate in configuration, material, and detailing.	• Replace existing non-historic door assemblies with historically compatible designs based on archival evidence. • Rehabilitate the corner entrance to reflect its historic role as a primary entry, as needed. • Where later openings are retained, ensure assemblies are physically and visually compatible with heritage character of the building.	Standards 10, 11. Doors (4.3.7), Guidelines 1–12. Masonry (4.5.1), Guidelines 1–18.
Restoration	• Reinstate original door assemblies and detailing where sufficient archival or physical evidence exists to guide accurate reconstruction.	• Restore the historic appearance of the corner and west elevation entrances using new assemblies designed to replicate original doors in proportion, material, and finish. • Remove visually or physically incompatible door replacements and substitute with historically accurate units.	Standard 14. Doors (4.3.7), Guidelines 1–12.

Recommended Conservation Strategy: Preservation & Rehabilitation

The preferred approach for the doors is to retain and preserve the original masonry openings, acknowledging that none of the original wood assemblies survive, while replacing non-historic door units with new assemblies that are historically appropriate in material, configuration, and detailing. Preservation should ensure that the two original entrance locations remain legible as part of the building's heritage character, while rehabilitation should reinstate door assemblies that reflect the documented historic appearance. Later alterations, such as the added entrance on the 12th Avenue elevation, may be interpreted as part of the building's evolution and retained if required for functional use, but should remain visually compatible and clearly subordinate to the primary entrances.

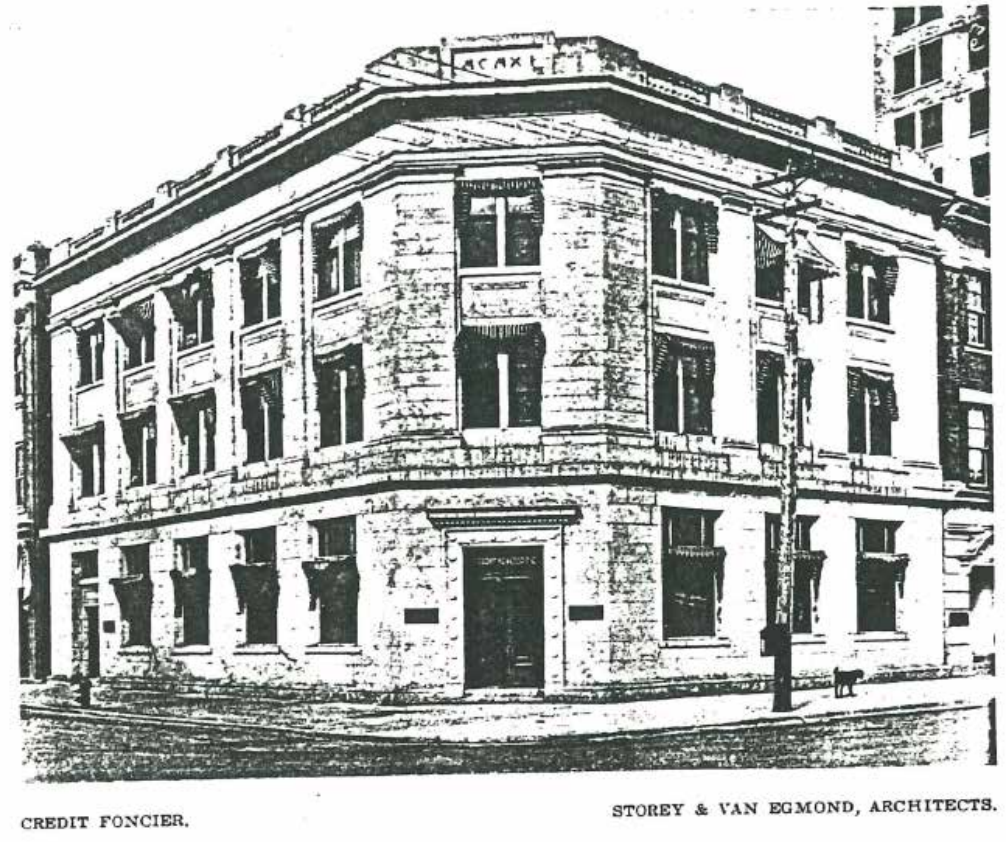
Preservation & Rehabilitation

- Retain original masonry door openings at the angled corner and northwest corner of the west elevation as character-defining features.
- Preserve the legibility of original entrance locations through appropriate detailing and finishes.
- Replace existing non-historic door assemblies with new historically compatible doors based on archival documentation and physical evidence.
- Rehabilitate the corner entrance to reflect its original function as a primary entry point.
- Where later openings are retained (southeast 12th Avenue entrance), ensure new assemblies are designed to be visually compatible but distinguishable from original entrances.
- Incorporate durable, high-quality materials that reflect historic finishes while meeting contemporary performance and accessibility requirements.

APPLICABLE CHARACTER-DEFINING ELEMENTS (FENESTRATION)

The following character-defining elements, identified in the Statement of Significance, are directly related to the building fenestration:

- three-storey office building with a rectangular, block-like massing that contributes to a relatively small-scale streetscape on a prominent block on the north side of Victoria Park in the Victoria Park Heritage Conservation District;
- office building form defined by the regular arrangement of large windows and the absence of store fronts;
- angled corner entrance, which extends to the substantial cornice and date stone;
- spandrel panels between the upper windows.



Excerpt from journal entry of Architectural Engineering and Contracting Interest of Canada - Construction Magazine, showing Credit Foncier Building, January 1915

5.4 STRUCTURE

Archival drawings indicate that the Credit Foncier Building was constructed on concrete foundations, with continuous footings supporting concrete foundation walls clad in brick and a poured concrete basement slab. The primary structure consists of a steel frame with columns and beams supporting concrete floor slabs, allowing for open-span interiors typical of early commercial office construction. The roof is likely framed in steel and integrates with the projecting Tyndall stone cornices and parapet walls.

A structural condition assessment prepared by JCK Engineering (Aug 2025) confirmed that the frame and floor slabs are in fair to good condition, with no significant structural deficiencies observed. Minor unevenness of interior floors was noted, likely reflecting historic settlement, but without active distress. At the basement level, the slab displays heaving, scaling, and efflorescence, while the foundation walls show moisture wicking, surface spalling, and localized deterioration. Excavation and installation of perimeter waterproofing was deemed impractical due to the building's proximity to the sidewalk and street; instead, JCK recommends ongoing monitoring and top-down water management. Roof drainage requires immediate repair to address a hole near a roof drain that has allowed localized water ingress.

Overall, the building reflects a robust and fire-resistant structural system consistent with its era of construction, with deterioration limited to localized conditions that can be addressed through preservation and rehabilitation treatments.

Table 5.4 outlines all conservation treatments available for the structure of the Credit Foncier Building, including preservation, rehabilitation, and restoration.

Recommended Conservation Strategy: Preservation & Rehabilitation

The Credit Foncier Building's structural system was found to be in fair to good condition, with no significant deficiencies noted. The existing steel frame, concrete slabs, and foundations can be preserved in situ with cyclical monitoring and localized maintenance. Preservation should focus on managing moisture infiltration at the basement level, repairing the roof drain to prevent further water ingress, and protecting connections against corrosion. Minor rehabilitation may include repair of the basement slab, reinforcing parapets or cornice anchorage where required, and introducing discreet supplementary supports where necessary for long-term stability.

If the building is retained, these interventions would be sufficient to ensure ongoing performance. In scenarios involving adaptive reuse or redevelopment, the primary street façades could feasibly be retained in situ as the defining public face of the building, while the rear brick walls, currently carrying the greater burden of repointing and stabilization, could be removed to accommodate new construction behind. This approach would conserve the building's heritage streetscape presence while allowing flexibility for future development.

Preservation & Rehabilitation

- Preserve the steel frame and concrete slabs in situ; undertake cyclical monitoring of settlement and corrosion.
- Repair localized deterioration of the basement slab; manage moisture with improved drainage and ventilation rather than intrusive excavation.
- Patch or repoint masonry connections as required to maintain structural continuity.
- Repair and maintain roof drainage to prevent further water ingress.
- Reinforce parapets and anchorage points where needed, with interventions concealed wherever possible.

Rehabilitation for Integration with New Construction or Additions

- In adaptive reuse or redevelopment scenarios, retain the principal Tyndall stone façades in situ as defining elements of the streetscape.
- Consider removal of the secondary brick walls to facilitate integration of new construction behind the retained façades.

Table 5.4: Conservation Treatments for Structure

Conservation Treatment	Treatment Objective & Outcome	Action	Relevant Standards & Guidelines
Preservation	• Protect and maintain the existing steel frame and concrete foundations as integral to the building's construction and performance.	• Retain the original structural system in situ. • Undertake cyclical monitoring for signs of movement, corrosion, or settlement. • Address basement moisture through surface drainage, ventilation or repair methods rather than intrusive excavation. • Repair roof drainage immediately to prevent further water ingress. • Protect structural connections with appropriate maintenance and repairs.	Standards 1, 2, 6, 7 9. Structural Systems (4.3.1), Guidelines 1–10.
Rehabilitation	• Upgrade or adapt structural assemblies to ensure continued safety and performance while retaining heritage character.	• Reinforce or repair structural elements as required, using compatible methods and materials. • Repair basement slab where heaving, scaling, or efflorescence has occurred. • Introduce supplementary supports or anchorage where needed for stability. • Provide discreet reinforcement for parapets and cornices, ensuring concealed detailing wherever possible. • Ensure interventions are concealed where possible and designed to minimize impact on heritage fabric	Standards 11, 12 Structural Systems (4.3.1), Guidelines 1–10.
Restoration	• Reinstate lost or altered structural elements where sufficient evidence exists to guide accurate reconstruction.	• Restore original structural detailing or components based on archival documentation. • Remove incompatible later alterations and replace with historically appropriate treatments where feasible.	Standard 14. Structural Systems (4.3.1), Guidelines 1–10.

- Where new construction interfaces with historic fabric, ensure connections are designed to minimize stress and allow for differential movement.
- Conceal supplementary structural reinforcement where possible, ensuring compatibility with the historic fabric.

APPLICABLE CHARACTER-DEFINING ELEMENTS (STRUCTURE)

The following character-defining elements, identified in the Statement of Significance, are directly related to the structure:

- steel frame and extensive use of Tyndall stone facing;
- spandrel panels between the upper windows.

5.5 INTERIOR ELEMENTS

The interior of the Credit Foncier Building has been extensively altered through major renovations in 1961, 1986, and 1988. Based on archival information, few if any original finishes or spatial qualities are expected to survive intact. Interior access was not possible during the heritage assessment due to asbestos-related restrictions, and no review of interior heritage elements could therefore be completed.

The structural condition assessment by JCK Engineering (Aug 2025) confirmed that the interior was accessible only for structural review. Their findings noted no significant structural deficiencies but did not identify or evaluate heritage finishes or design features.

Given these limitations, this report does not provide a detailed conservation assessment of the interior. Interventions should therefore be understood as rehabilitation measures driven by future redevelopment, with an emphasis on documenting and preserving

Table 5.5: Conservation Treatments for Interior

Conservation Treatment	Treatment Objective & Outcome	Action	Relevant Standards & Guidelines
Preservation	• Protect and document any surviving interior elements of heritage value if encountered.	• Retain in situ any incidental historic finishes, details, or spatial features identified during future investigation or abatement. • Document interior conditions before major alterations or redevelopment. • Protect original materials during hazardous materials abatement or future renovations.	Standards 1, 4, 7. Interior (4.3.11), Guidelines 1–8.
Rehabilitation	• Adapt and upgrade the interior to support ongoing or new use while maintaining compatibility with the building's heritage character.	• Reconfigure or renovate interior spaces as needed for functional use. • Introduce new finishes, systems, or layouts in a manner that avoids adverse impact on character-defining exterior elements. • Ensure new interventions are reversible where feasible.	Standards 10, 11, 12. Interior (4.3.11), Guidelines 1–8.
Restoration	• Reinstate lost or altered interior elements where sufficient evidence exists to guide accurate reconstruction • Not generally applicable, as most interior fabric has likely been lost.	• Reinstatement of interior features should only be considered where clear archival or physical evidence exists. • Remove visually or physically incompatible later finishes only if replacement with appropriate alternatives is justified by evidence and project scope.	Standard 14. Interior (4.3.11), Guidelines 1–8.

any surviving historic materials if encountered during demolition or abatement. Restoration is not considered feasible given the extent of past alteration.

Table 5.5 outlines all conservation treatments available for the interior of the Credit Foncier Building.

Recommended Conservation Strategy: Rehabilitation

The preferred approach for the interior is rehabilitation, allowing for adaptation and upgrades as required to support continued use or redevelopment. As interior access was not available during this assessment, this approach remains preliminary and should be revisited if future investigation or abatement uncovers surviving finishes or elements of potential heritage value.

It is understood that the interior has been extensively altered through successive renovations in 1961, 1986, and 1988. As a result, few, if any, original finishes or spatial qualities are expected to remain intact. Restoration of the interior to an earlier condition is therefore not considered feasible or recommended. Rehabilitation should instead be directed toward accommodating new programmatic use while ensuring interventions do not adversely impact the building's exterior heritage character.

Any incidental historic materials uncovered during future work, particularly during hazardous materials abatement or demolition, should be documented and preserved in situ where feasible, or otherwise recorded prior to removal.

APPLICABLE CHARACTER-DEFINING ELEMENTS (INTERIOR)

It is understood that no significant interior character-defining elements survive. The interior has been substantially altered through major renovations, and any remaining fabric would require confirmation through further investigation.

5.6 CONSERVATION PRIORITIES AND ORDER OF MAGNITUDE COST

Table 5.6 summarizes recommended conservation interventions for the Credit Foncier Building. Interventions are organized by building component and outline observed condition, recommended conservation approach, and an order of magnitude cost. These figures are intended to provide a baseline understanding of potential financial requirements associated with stabilization and conservation, recognizing that more precise costing will require detailed design development, tendering, and full site access.

Preliminary costing for the Credit Foncier Building has been informed by two main sources:

1. **JCK Engineering (Aug 2025)**: $225,000–$350,000 for exterior masonry repairs, with an additional $10,000/year allowance for ongoing brick maintenance. This estimate reflects the scale of required repointing, stabilization of parapets, and localized stone and brick repairs, and underscores the importance of cyclical maintenance to avoid accelerated deterioration.
2. **Vintage Woodworks (Aug 2025):** $327,825 (incl. GST/PST) for 24 heritage windows and 2 door sets, supply only. When installation, finishing, and contingency are factored in, the total cost of fenestration work is expected in the range of $400,000–$450,000. These figures align with typical market costs for custom heritage assemblies, reflecting the specialized craftsmanship and detailing required for accurate replication.

For planning purposes, a contingency allowance of 20–30% is recommended to account for unforeseen conditions, a standard practice in heritage projects where concealed fabric and variable deterioration can only be confirmed during active work. Future project phases should include refinement of these costs through detailed specifications, mock-ups, and competitive pricing.

Table 5.5: Conservation Treatments and Order of Magnitude Costs

Building Component	Condition	Recommended Conservation Approach	Order of Magnitude Cost
Roof Cornice	Intact, weathered; minor cracks; anchorage requires review.	Preservation & Rehabilitation	Included in masonry allowance
Parapet & Balustrade	Surviving newels; balusters missing; erosion and cracking.	Preservation & Restoration	Included in masonry allowance
Tyndall Stone (Primary Façades)	Good overall; hairline cracks; mortar erosion; base staining.	Preservation	$225k–$350k (JCK masonry allowance)
Brick (Rear & Secondary Walls)	Advanced mortar erosion; cracking at parapets; moisture wicking; brick replacement as required.	Preservation & Rehabilitation	Included in masory allowance + $10k/year allowance
Middle Cornice (Belt)	Partially concealed; staining, minor erosion.	Preservation & Restoration	Included in masonry allowance
Windows	Openings intact; all assemblies replaced.	Preservation & Rehabilitation	$400k–$450k (Vintage window estimate)
Doors	Openings intact; no original assemblies.	Preservation & Rehabilitation	TBD
Structure	Frame and slabs stable; moisture issues in basement; roof drain failure.	Preservation & Rehabilitation	No major cost beyond masonry repairs
Interior	Extensively altered; no heritage finishes evident.	Rehabilitation (redevelopment-driven)	TBD (redevelopment dependent)

Notes:

- These are order of magnitude estimates, intended for planning and comparative purposes only. Figures are not based on detailed design, tender drawings, or full site access.
- Masonry costs are based on JCK Engineering's preliminary order of magnitude estimate.
- Fenestration pricing is drawn from Vintage Woodworks' August 2025 quote (supply only, excluding finish painting, delivery, engineering, or trim, with the exception of brickmould). Installation, finishing, and site coordination will increase total cost.
- A 20–30% contingency should be included for heritage conservation projects due to the likelihood of unforeseen conditions.
- Estimates do not include upgrades required to meet building code for adaptive reuse (accessibility, structural/seismic upgrades, fire/life safety, or mechanical/electrical systems).
- Costs reflect heritage conservation interventions only. Redevelopment-driven items (such as interior rehabilitation) are not urgent for stabilization or retention.

6. Maintenance Plan

The conservation recommendations outlined in Section 4 establish the immediate and long-term interventions required to stabilize and retain the Credit Foncier Building. Once these interventions are implemented, ongoing maintenance will be critical to ensuring their effectiveness and to extending the life of the building's character-defining elements. A proactive maintenance plan reduces long-term repair costs, prevents unnecessary deterioration, and provides a framework for responsible stewardship of the building.
The following guidelines provide a framework for cyclical inspection and maintenance.

6.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards and Guidelines for the Conservation of Historic Places in Canada*. As defined by the *Standards and Guidelines*, maintenance is defined as:

> *Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.*

The assumption that newly renovated buildings become immune to deterioration and require less maintenance is a falsehood. Rather, newly renovated buildings require heightened vigilance to spot errors in construction where previous problems had not occurred, and where deterioration may gain a foothold.

Routine maintenance keeps water out of the building, which is the single most damaging element to a heritage building. Maintenance also prevents damage by sun, wind, snow, frost and all weather; prevents damage by insects and vermin; and aids in protecting all parts of the building against deterioration. The effort and expense expended on an aggressive maintenance will not only lead to a higher degree of preservation, but also over time potentially save large amount of money otherwise required for later repairs.

6.2 PERMITTING

All conservation and maintenance work should be planned in consultation with the City of Regina to confirm permitting requirements. Routine, like-for-like maintenance, such as repointing with compatible mortar or replacing deteriorated units in kind, may not require formal approval. However, any intervention that alters the appearance, materials, or configuration of character-defining elements should be reviewed and approved by the City's heritage planning staff prior to implementation. Obtaining the appropriate permits ensures that conservation work is consistent with municipal requirements and recognized heritage best practice.

6.3 ROUTINE, CYCLICAL AND NON-DESTRUCTIVE CLEANING

In accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, cleaning should always follow the principle of "using the gentlest means possible." Routine cleaning should be carried out with non-destructive methods on a cyclical basis.
Cleaning should be limited to exterior materials such as masonry surfaces and wood elements, including window and door frames. In most cases, these can be effectively cleaned with a soft, natural bristle brush, used dry, to

remove surface dirt and debris. Where more intensive cleaning is required, it may be undertaken with warm water, mild detergent, and a soft bristle brush. High-pressure washing, sandblasting, or any other abrasive cleaning methods should not be undertaken under any circumstances, as they will cause irreversible damage to historic fabric.

6.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The building's character-defining elements – characteristics of the building that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. - Must be conserved, referencing the following principles to guide interventions:

- An approach of minimal intervention must be adopted - where intervention is carried out it will be by the least intrusive and most gentle means possible.
- Repair rather than replace character-defining elements.
- Repair character-defining elements using recognized conservation methods.
- Replace 'in kind' extensively deteriorated or missing parts of character-defining elements.
- Make interventions physically and visually compatible with the historic place.

6.5 INSPECTIONS

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building. From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then be entered in a log book so that corrective action can be documented and tracked. Major issues of concern should be extracted from the report by the property manager.

An appropriate schedule for regular inspections would be twice a year, preferably during spring and fall. The spring inspection should be more rigorous since in spring moisture-related deterioration is most visible, and because needed work, such as painting, can be completed during the good weather in summer. The fall inspection should focus on seasonal issues such as weather-sealants, mechanical (heating) systems and drainage issues. Comprehensive inspections should occur at five-year periods, comparing records from previous inspections and the original work, particularly in monitoring structural movement and durability of utilities. Inspections should also occur after major storms.

6.6 INFORMATION FILE

The building should have its own information file where an inspection report can be filed. This file should also contain the log book that itemizes problems and corrective action. Additionally, this file should contain building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available, which will aid in determining appropriate interventions when needed.

The file should also contain a list outlining the finishes and materials used, and information detailing where they are available (store, supplier). The building owner should keep on hand a stock of spare materials for minor repairs.

Log Book

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building. Routine maintenance work should be noted in the maintenance log to keep track of past and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity.

Each log should include the full list of recommended maintenance and inspection areas noted in this Maintenance Plan, to ensure a record of all activities is maintained. A full record of these activities will help in planning future repairs and provide valuable building information for all parties involved in the overall maintenance and operation of the building, and will provide essential information for long term programming and determining of future budgets. It will also serve as a reminded to amend the maintenance and inspection activities should new issues be discovered or previous recommendations prove inaccurate. The log book will also indicate unexpectedly repeated repairs, which may help in solving more serious problems that may arise in the historic building. The log book is a living document that will require constant adding to, and should be kept in the information file along with other documentation noted in section Information File.

6.7 EXTERIOR MAINTENANCE

Water, in all its forms and sources (rain, snow, frost, rising ground water, leaking pipes, back-splash, etc.) is the single most damaging element to historic buildings.

The most common place for water to enter a building is through the roof. Keeping roofs repaired or renewed is the most cost-effective maintenance option. Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

Inspection Checklist

The following checklist considers a wide range of potential problems specific to the Randall Building, such as water/moisture penetration, material deterioration and structural deterioration. This does not include interior inspections.

<u>Exterior Inspection</u>

Site Inspection:

- ☐ Is the lot well drained? Is there pooling of water?
- ☐ Does water drain away from foundation?

Foundation:

- ☐ Moisture: Is rising damp present?
- ☐ Is there back splashing from ground to structure?
- ☐ Is any moisture problem general or local?
- ☐ Is spalling from freezing present? (Flakes or powder?)
- ☐ Is efflorescence present?
- ☐ Is spalling from sub-fluorescence present?
- ☐ Is damp proof course present?
- ☐ Are there shrinkage cracks in the foundation?
- ☐ Are there movement cracks in the foundation?
- ☐ Is crack monitoring required?
- ☐ Is uneven foundation settlement evident?
- ☐ Are foundation crawl space vents clear and working?
- ☐ Do foundation openings (doors and windows) show: rust; rot; insect attack; paint failure; soil build-up;
- ☐ Deflection of lintels?

Masonry:

- ☐ Are moisture problems present? (Rising damp, rain penetration, condensation, water run-off from roof, sills, or ledges?)
- ☐ Is spalling from freezing present? Location?
- ☐ Is efflorescence present? Location?
- ☐ Is spalling from sub-florescence present? Location?
- ☐ Need for pointing repair? Condition of existing pointing and re-pointing?
- ☐ Is bedding mortar sound?
- ☐ Are weep holes present and open?

- ☐ Are there cracks due to shrinking and expansion?
- ☐ Are there cracks due to structural movement?
- ☐ Are there unexplained cracks?
- ☐ Do cracks require continued monitoring?
- ☐ Are there signs of steel or iron corrosion?
- ☐ Are there stains present? Rust, copper, organic, paints, oils / tars? Cause?
- ☐ Does the surface need cleaning?

Wood Elements:

- ☐ Are there moisture problems present? (Rising damp, rain penetration, condensation moisture from plants, water run-off from roof, sills, or ledges?)
- ☐ Is wood in direct contact with the ground?
- ☐ Is there insect attack present? Where and probable source?
- ☐ Is there fungal attack present? Where and probable source?
- ☐ Are there any other forms of biological attack? (Moss, birds, etc.) Where and probable source?
- ☐ Is any wood surface damaged from UV radiation? (bleached surface, loose surface fibres)
- ☐ Is any wood warped, cupped or twisted?
- ☐ Is any wood split? Are there loose knots?
- ☐ Are nails pulling loose or rusted?
- ☐ Is there any staining of wood elements? Source?

Windows:

- ☐ Is there glass cracked or missing?
- ☐ If the glazing is puttied has it gone brittle and cracked? Fallen out? Painted to shed water?
- ☐ If the glass is secured by beading, are the beads in good condition?
- ☐ Is there condensation or water damage to the paint?
- ☐ Are the sashes easy to operate?
- ☐ Is the frame free from distortion?
- ☐ Do sills show weathering or deterioration?
- ☐ Are drip mouldings/flashing above the windows properly shedding water?
- ☐ Is the caulking between the frame and the cladding in good condition?

Doors:

- ☐ Do the doors create a good seal when closed?
- ☐ Are the hinges sprung? In need of lubrication?
- ☐ Do locks and latches work freely?
- ☐ If glazed, is the glass in good condition? Does the putty need repair?
- ☐ Are door frames wicking up water? Where? Why?
- ☐ Are door frames caulked at the cladding? Is the caulking in good condition?
- ☐ What is the condition of the sill?

Gutters and Downspouts:

- ☐ Are downspouts leaking? Clogged? Are there holes or corrosion? (Water against structure)
- ☐ Are downspouts complete without any missing sections? Are they properly connected?
- ☐ Is the water being effectively carried away from the downspout by a drainage system?
- ☐ Do downspouts drain completely away?

Roof:

- ☐ Are there water blockage points?
- ☐ Is the leading edge of the roof wet?
- ☐ Is there evidence of biological attack? (Fungus, moss, birds, insects)
- ☐ Are wood shingles wind damaged or severely weathered? Are they cupped or split or lifting?
- ☐ Are the nails sound? Are there loose or missing shingles?
- ☐ Are flashings well seated?
- ☐ If there is a lightening protection system are the cables properly connected and grounded?
- ☐ Does the soffit show any signs of water damage? Insect or bird infestation?
- ☐ Is there rubbish buildup on the roof?
- ☐ Are the drain pipes plugged or standing proud?

Interior Inspection

Concealed Spaces:

- ☐ Is light visible through walls, to the outsider or to another space?
- ☐ Are the ventilators for windowless spaces clear and functional?
- ☐ Do pipes or exhausts that pass through concealed spaces leak?
- ☐ Are wooden elements soft, damp, cracked? Is metal material rusted, paint peeling or off altogether?
- ☐ Infestations - are there signs of birds, bats, insects, rodents, past or present?

Maintenance Programme

Inspection Cycle:

Daily

- Observations noted during cleaning (cracks; damp, dripping pipes; malfunctioning hardware; etc.) to be noted in log book or building file.

Semi-annually

- Semi-annual inspection and report with special focus on seasonal issues.
- Thorough cleaning of drainage system to cope with winter rains and summer storms
- Check condition of weather sealants (Fall).
- Clean the exterior using a soft bristle broom/brush.

Annually (Spring)

- Inspect concrete for cracks, deterioration.
- Inspect windows for paint and glazing compound failure, corrosion and wood decay and proper operation.
- Complete annual inspection and report.
- Clean out of all perimeter drains and rainwater systems.
- Touch up worn paint on the building's exterior.
- Check for plant, insect or animal infestation.
- Routine cleaning, as required.

Five-Year Cycle

- A full inspection report should be undertaken every five years comparing records from previous inspections and the original work, particularly monitoring structural movement and durability of utilities.
- Repaint windows every five to fifteen years.

Ten-Year Cycle

- Check condition of roof every ten years after last replacement.

Twenty-Year Cycle

- Confirm condition of roof and estimate effective lifespan. Replace when required.

Major Maintenance Work (as required)

- Thorough repainting, downspout and drain replacement; replacement of deteriorated building materials; etc.

7. Recommended Next Steps

The Credit Foncier Heritage Review and Assessment Report provides a detailed condition assessment and recommended conservation interventions to address the building's condition, required interventions, and long-term stewardship. The recommended next conservation steps are as follows:

1. Revise the Statement of Significance: Prepare an updated SOS for the Credit Foncier Building to reflect its current design and materiality, to provide a more comprehensive definition of its character-defining elements. This will ensure consistency with the City of Regina's Heritage Conservation Program and provide greater clarity for future decision-making.
2. Implement Immediate Interventions: Address priority items identified in the structural condition assessment, including repair of the roof drain to prevent further water ingress, localized masonry stabilization, and monitoring of basement moisture.
3. Plan for Exterior Envelope and Fenestration Repairs: Advance scope development for exterior masonry conservation, along with replacement of non-historic window and door assemblies with historically appropriate units. This work should be coordinated as part of a unified envelope strategy to ensure long-term durability and consistency in treatment.
4. Explore Retention Options: Based on the findings of this assessment, the Credit Foncier Building appears to meet the criteria for municipal heritage designation. The City is encouraged to engage with the property owner to explore redevelopment scenarios that retain the Tyndall stone façades on 12th Avenue and Cornwall Street as part of an integrated new development. As part of this dialogue, the possibility of designation under The Heritage Property Act could be considered as one mechanism to support long-term retention. This approach would conserve the building's historic presence on the streetscape while allowing flexibility for adaptive reuse.
5. Develop an Implementation and Phasing Strategy: Prepare a strategic conservation plan that establishes sequencing, budgets, and priorities to guide stabilization, rehabilitation, and potential adaptive reuse.
6. Establish a Monitoring and Maintenance Regime: Adopt a cyclical program of annual inspection and minor repairs, with a comprehensive review of the building's condition and conservation priorities every five years to support long-term stewardship.

Potential Revisions to Statement of Significance

In order to more accurately reflect the heritage character of the Credit Foncier Building, the following elements are recommended for explicit identification in a revised Statement of Significance:

- Flat roof form.
- Projecting Tyndall stone cornice at the roofline.
- Roof parapet.
- Intermediate Tyndall stone belt course separating the ground and upper storeys.
- Use of Tyndall stone throughout, including pilasters, spandrels, quoining, ornamental detailing, and fossil inclusions.
- Tyndall stone window sills.
- Steel frame construction with concrete floor slabs and foundations.
- Historic window openings.
- Angled corner entrance at 12th Avenue and Cornwall Street, with a secondary entrance on the west elevation.
- Absence of ground-floor storefronts.

8. References and Research Summary

POLICY AND GUIDELINES

- Standards and Guidelines for the Conservation of Historic Places in Canada. 2010. Canada's Historic Places: A Federal, Provincial and Territorial Collaboration.
- The Heritage Property Act, H2-2. 1980. Statutes of Saskatchewan, November 28, 1980.
- Victoria Park Municipal Heritage Conservation District, Bylaw 9656 (Office Consolidation Version). 2018. City of Regina, City Clerk's Office, May 27, 1996.

CITY OF REGINA DOCUMENTS

- City of Regina Heritage Holding Bylaw Evaluation Form and Background Information. 2018. Prepared by Donald Luxton & Associates.
- City of Regina Thematic Framework and Historical Context. 2017. Accessed on City of Regina website: https://www.regina.ca/export/sites/Regina.ca/home-property/heritage-properties/.galleries/pdfs/Thematic-Framework-Historical-Context.pdf
- City of Regina Heritage Properties and Conservation – Heritage Processes and Reference Materials. 2017. Accessed on City of Regina website: https://www.regina.ca/home-property/heritageproperties/
- City of Regina Walking Tours Brochure. 2017. "Downtown: Aldon/Gordon Block, Tour Description No. 45." Accessed on City of Regina website: https://www.regina.ca/about-regina/regina-history-facts/heritage-walking-tours/

ARCHIVES AND LIBRARIES

- City of Regina Archives. Historic photographs and renovation drawings of the Credit Foncier Building (CRP-01-4263), 1964.
- Todd, Frederick G. Design for Victoria Park. 1907. City of Regina Archives (CRP-02-240).
- Historical Annexation Map. City of Regina Archives.
- The Flood Land Co. 1911. City of Regina. BLR Antique Maps Inc.
- Insurance Plan of Regina. 1911. Chas. E. Goad [PAS A310].

PUBLICATIONS

- Flaman, B. and A. Hurtig. The Sun Never Sets – Victoria Park in Context. Regina: Dunlop Art Gallery, 2008.
- Cook, Denis et al. Regina's Recent Past 1930–1976. Prepared for the City of Regina, December 2010.
- "Construction." Construction 8, no. 1 (January 1915). H. Gagnier Limited, Toronto.

CONSULTANT REPORTS

Gordon Block Heritage Review and Assessment. Prairie Wild Consulting, J M Gartly Design Studio Inc., and RJC Engineers. Prepared for the City of Regina. September 1, 2022.

APPENDIX A: Heritage Evaluation From 1980

CITY OF REGINA
HERITAGE
INVENTORY

TYPE Commercial
SUB-TYPE/ Bank
STYLE Neo-classical

Address 1879 Cornwall and *2184 12th Avenue
Legal _____ LOT W.50'-13+20 BLOCK 307 PLAN Old 33
Building Name (original/current) Credit Foncier
Date of Construction (factual/estimate) 1911 (datestone)(1) c.1912(2)
Building Owner Credit Frontier F.C.
Address 1879 Cornwall St.
Original Use - *residential* *commercial* Present Use *R* *C*
Active/Occasional Use/Abandoned Dimensions ____ x ____
Condition: Structure *G F P* Repair *G F P*
Alterations: *wings* *porch* *sheathing* *windows*

View
N S E W elevation
S. W. *corner*

Date of Photo
summer 1980

Source
s. lazear
planning dept.
city of regina

Neg./Ref.#
R12-22

P80/241

View
N (S) E W elevation
corner

Date of Photo
summer 1980

Source
s. lazear
planning dept.
city of regina

Neg./Ref.#
R12-24

P80/242

Note: Please comment on any details not easily identifiable in photos

ARCHITECTURE:

Architect/Builder/Patron/Designer/Engineer/Craftsman/Contractor

W.G. Van Egmond and Edgar Storey (1)

Foundation *concrete - poured blocks brick*

Structure *wood frame brick concrete steel*

Covering *clapboard brick shingle stucco cut stone*

Roof Type *gable hip gambrel flat*

Roof Covering *shingles - wood, asphalt, tar & gravel*

Basic Plan Shape *rectangular square irregular*

No. of Storeys *1 1½ 2 2½ 3 3½ 4*

Exterior Details *bargeboard roof trim cornice entablature brackets dormers datestone pediment shingles - fishscale quoins columns windows - bay, palladian, gothic, stained porch decorative brick moulding garden landscaping*

Interior Details *mouldings balustrade newel post*

Setting/Environment _____ Zoning _____

HISTORY: Persons _____

Events/Trends _____

Comments _____

Sources: *city file* _____ *C.I.H.B. geocode* _____

directory (1) Index to Architects' Dwg.s - Prov.l Archives.

newspaper _____

assessment (2) Assessmentfile

land titles _____

Form Completed *summer 1980* by *s. lazear*

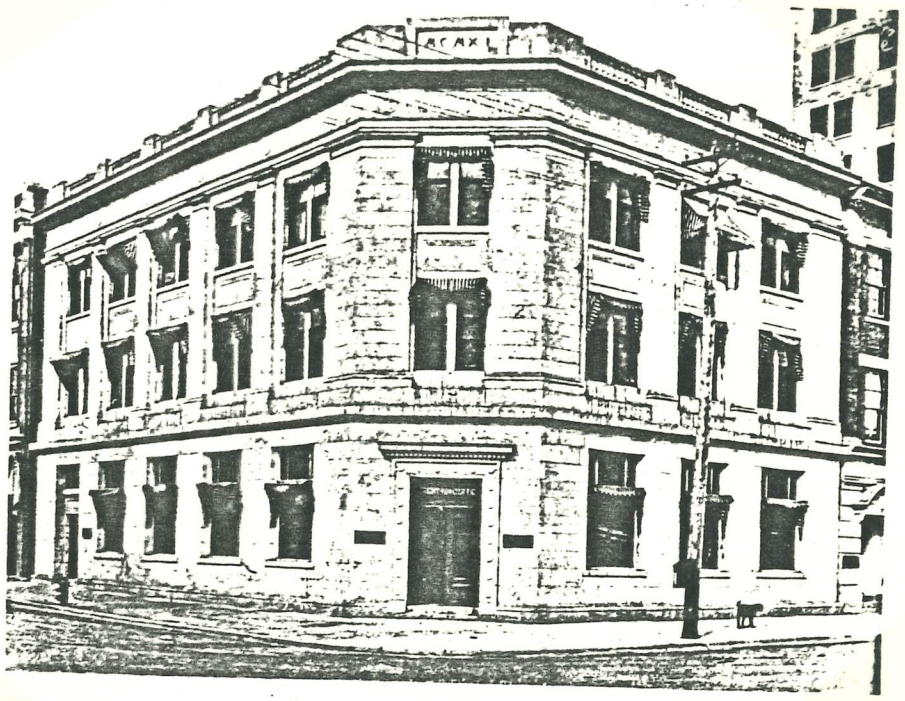
Address *planning dept./city of regina* Phone *569-7549*

2184 - 12th Ave
Credit Foncier

Credit Foncier

Construction Magazine: A Journal For The Architectural Engineering And Contracting Interest of Canada

January 1915



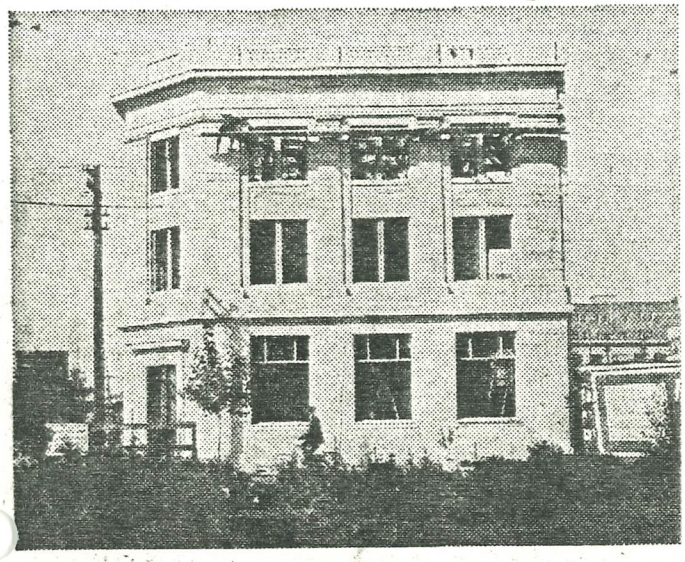
CREDIT FONCIER.

STOREY & VAN EGMOND, ARCHITECTS.

Source : May 22, 1973 Regina Leader Post

Congratulations

RCMP



1907

ON 100 YEARS OF SERVICE

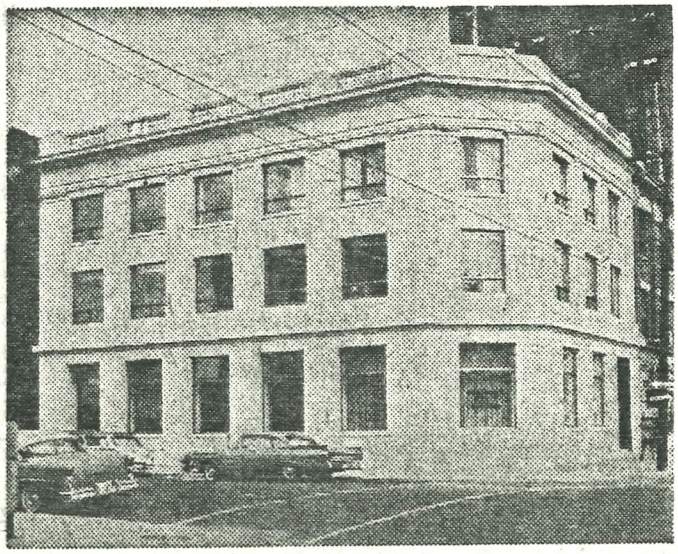
It is our pleasure to congratulate the Royal Canadian Mounted Police on the Celebration of their 100th Anniversary.

We are proud to have been able to participate in the growth and development of the Province and the City of Regina during the 66 years our Company has been operating in Saskatchewan.

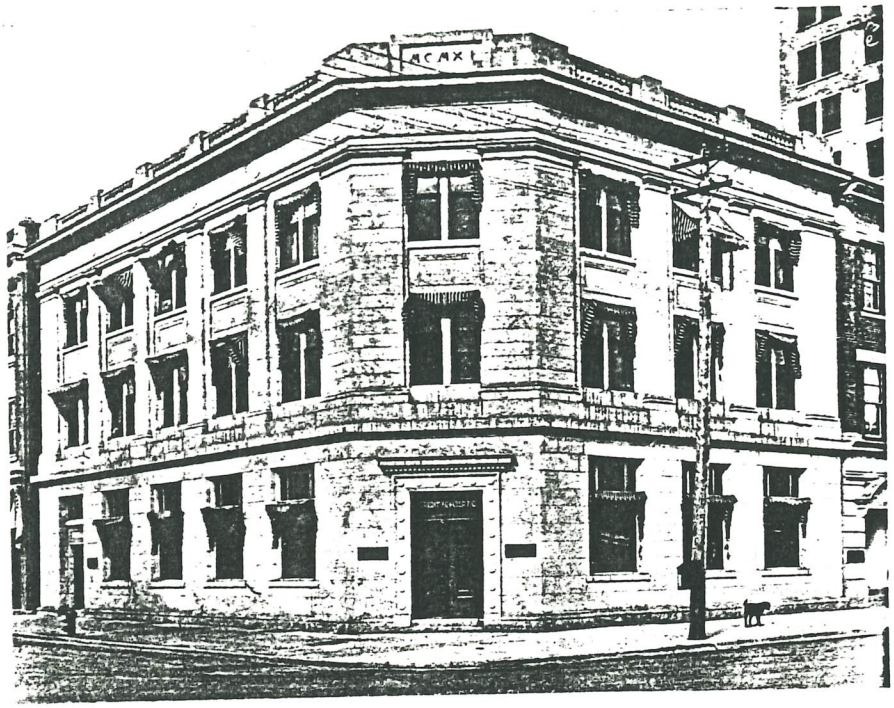
CREDIT FRONCIER

Mortgage Loans on Real Estate
Short Term Debentures
1-5 Years

12th Ave. and Cornwall St.



1973



CREDIT FONCIER. STOREY & VAN EGMOND, ARCHITECTS.

six suites. All finish throughout is of birch stained to represent mahogany, and floors are of maple. The walls are of brick and tile and finished on the outside with buff colored stucco plaster. All trimmings are of dark brown with the shingle roof in a warm red color. The base to the building is of red and black brick laid in Flemish bond, which harmonizes well with the buff walls and red roof. The **Royal George Apartments** was built at a cost of $35,000.00 and contains twelve separate suites. There are six suites, each containing a drawing room, dining room, two bedrooms, kitchen, bathroom and maid's room. Three suites, each having drawing room, dining room, bedroom, kitchen and bathroom; three suites, each having a large living room with alcove bedroom, kitchen and bathroom. Each suite has a private hall giving direct access to all rooms. There are two fireproof stairs at the rear, with concrete balconies at each floor. Many closets, cupboards and other conveniences are provided. Apartment house telephones are installed in each suite with centrals in the vestibules and so arranged that the caretaker can be called from each suite. In the basement are located two laundries, store room for each suite, boiler room, and caretaker's quarters. The exterior is executed in a dark brown paving brick with Bedford stone trim-

ment. The exterior is of dark red brick. **The H. G. Smith warehouse** is of first class slow-burning mill construction and cost $50,000.00. All main girders and columns are of large dimensions and there are no joist or secondary beams. The floors are of 2 x 6 on edge well spiked together, covered with waterproof paper and finished with 1 x 2 maple flooring. All floors are scuppered one inch in twenty feet and graded to hoppers on each floor which are connected to drains. All stairs and elevators are enclosed with brick fire walls with automatic steel doors at all openings. All walls, ceilings, posts, etc., are whitewashed throughout, except in office part, where the walls are plastered. The exterior is of dark red brick and buff stone.

A large wing is now being added to the general hospital at a cost of $150,000.00. This building is of fireproof construction throughout.

A description of Regina's public buildings would not be complete without some reference to the **Royal North-West Mounted Police Barracks**, where there are a number of large and interesting buildings. These surround the parade square and include the officers' quarters, Commissioner's and Assistant Commissioner's residences, drill hall, men's quarters, and a fine new building for officers recently completed.

1912 Henderson Directory

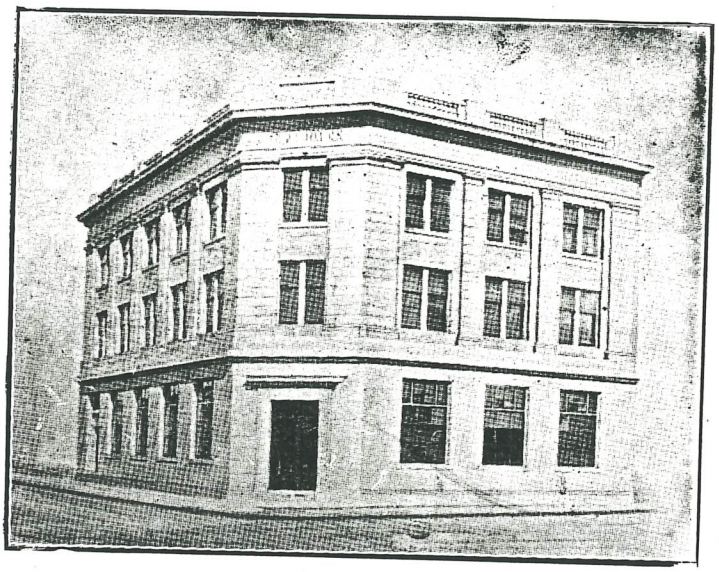
Credit Foncier F.C.

HEAD OFFICE - MONTREAL, QUE.

Capital - - - -	$8,000,000.00
Assets, Over - - -	$35,000,000.00

Branches:

QUEBEC CHARLOTTETOWN TORONTO EDMONTON VANCOUVER
REGINA WINNIPEG



Credit Foncier Building, Corner Twelfth Ave. and Cornwall St.

Mortgage Loans

On Revenue Bearing Farm and City Property

Phone - 691

SASKATCHEWAN BRANCH:

Credit Foncier Building - Regina

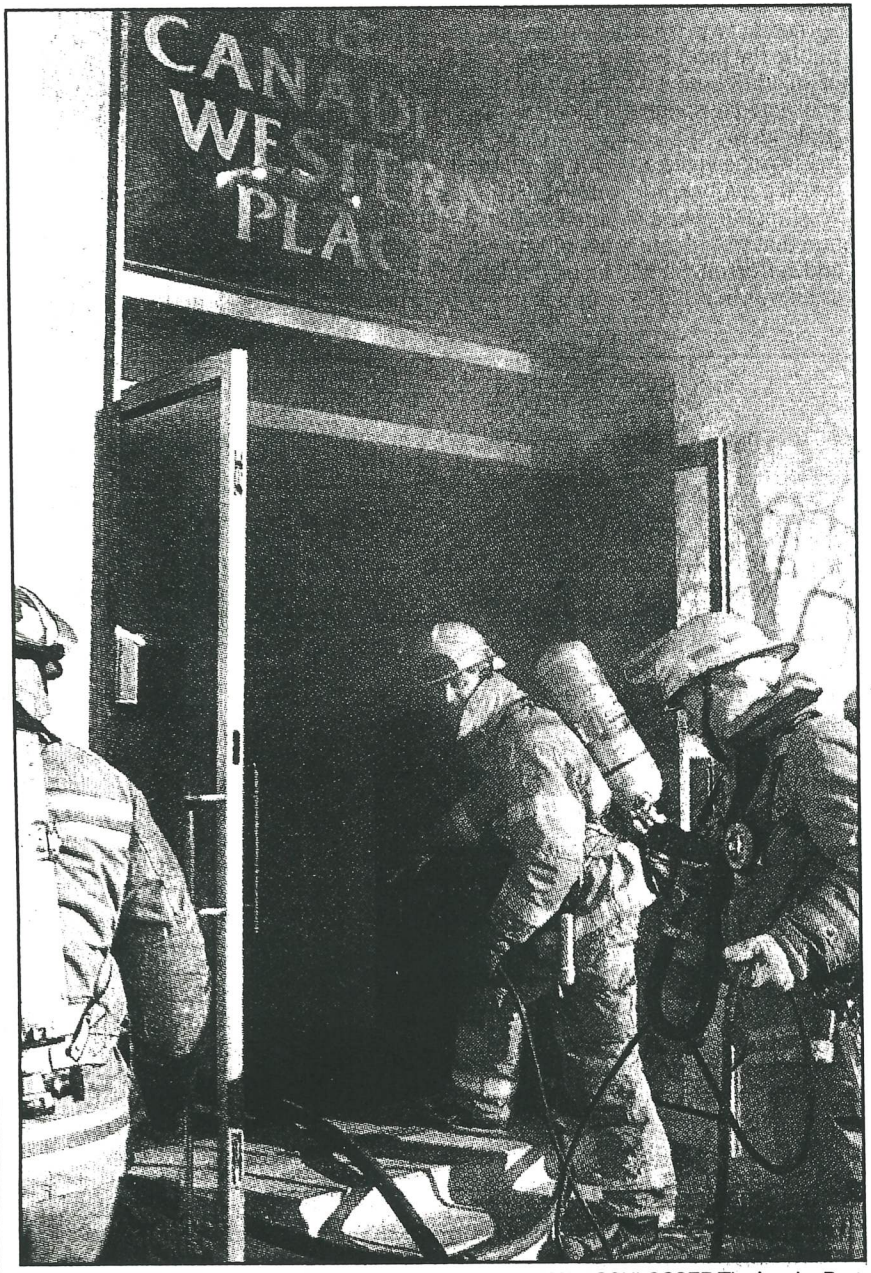
Robert Cram, Manager

Leader-Post

TONIGHT
7:00 AT THE DOME!

Informing Regina and Southern Saskatchewan since 1883

Mon.-Thurs. 70¢/Fri.-Sat. $1.17



BRYAN SCHLOSSER/The Leader-Post

Firefighters enter the Canadian Western Place building on Thursday

Elevator traps two

By KEVIN BLEVINS
of The Leader-Post

A Regina couple spent some harrowing minutes trapped in an elevator Thursday as a fire raged below them in a downtown Regina office building.

Casey and Fawna Harford escaped without injury after their lawyer and a firefighter freed them from the stalled elevator.

"After about 15 or 20 minutes in there, we could start to smell the smoke coming up from down below," Casey Harford told reporters.

The Harfords said they went to the Canadian Western Place building, 2184 12th Ave., Thursday morning to see their lawyer, Dan MacMullin.

They stepped on the elevator shortly after 10 a.m., to go to his third-floor office, when it suddenly stopped between the second and third floors.

'We could hear it sort of whirring and shorting out," Casey Harford said. "We waited a few minutes and hit the power button. Our lawyer came by and said they were working on getting some help for us."

After realizing his clients were trapped in the elevator, MacMullin said he pried open the doors to try to get the pair some air.

"They're very good people. We were actually more concerned than they were," he said.

Firefighters arrived a short time later, and with the help of MacMullin, one of them pulled the couple out of the elevator through a ceiling escape hatch.

"We have to say thank you to both Dan and the fire department — Dan for his quick thinking," Fawna Harford said.

"He put the book in the door. He told us there was no fire, even though there was smoke. He was just trying to keep us calm."

Four other people who were in the building also escaped without injury.

Fire investigators believe the fire started in the basement of the three-storey, stone office building.

However, they don't know what caused it, said Grant Nicurity, a fire department spokesman.

The blaze burned for nearly two hours after diesel fuel from a furnace spilled on the basement floor and ignited.

The thick black smoke hindered firefighters from locating the fire and extinguishing it, Nicurity said.

"There was a lot of smoke. There will be extensive smoke damage to the building," he said.

Vaughn Schofield, whose family owns the office building, said she hopes damage isn't too extensive.

"My heart just dropped when I heard about the fire," she said. "The building is a very old landmark for the city."

L-P: 8/11/96

2184 12th

CREDIT FONCIER BUILDING

BUILT: 1911
ARCHITECTS: Storey and Van Egmond
CONTRACTORS/BUILDER: Smith Bros. and Wilson
BUILDING PARTICULARS: rustification?

BUILDING MATERIALS:

-Montreal based finance company still in business
- oak, marble & ~~interior~~ mosaic interior [1]

1. Construction Magazine Jan. 1915 pg. 19.

Office Consolidation

A BYLAW OF THE CITY OF REGINA TO DESIGNATE AN AREA OF THE CITY SURROUNDING VICTORIA PARK AS A MUNICIPAL HERITAGE CONSERVATION DISTRICT

Bylaw No. 9656

Including Amendments to November 26, 2018

This Bylaw has been consolidated under the authority of the City Clerk. It represents proof, in absence of evidence to the contrary of:

a) the original bylaw and of all bylaws amending it; and

b) the fact of passage of the original and all amending bylaws.

2311 12th

REGINA PUBLIC LIBRARY:

BUILT: 1912 rebuilt 1913 1962
ARCHITECT: Storey and Van Egmond '62-Pettick
CONTRACTOR/BUILDER: Wilson and Wilson
BUILDING PARTICULARS:
BUILDING MATERIALS:

-previously housed in 3 rooms, City Hall
-land at Lorne and 12th donated by city
-funds supplied by Mr. Andrew Carnegie, New York--$50,000.00
-open 6 weeks before cyclone, demolished
-repair funds, Mr. Carnegie, $9,500.00
- remnants of 1912 structure in East Wall (R. Public library carved stone from over entranceway & dedication circle from top of pediment) and in Courtyard - pillars 2

1. Regina Leader May 11, 1912 pg 17
May 13, 1912 pg 7
2. H. Lazear.

APPENDIX B: Victoria Park Heritage Conservation District Bylaw No. 9656

Bylaw No. 9656

Disclaimer:

This information has been provided solely for research convenience. Official bylaws are available from the Office of the City Clerk and must be consulted for purposes of interpretation and application of the law.

AMENDMENTS	DATE PASSED
Bylaw No. 10014	August 24, 1998
Bylaw No. 10080	March 8, 1999
Bylaw No. 10269	January 22, 2001
Bylaw No. 2009-40	June 22, 2009
Bylaw No. 2018-60	November 26, 2018

BYLAW NO. 9656

A BYLAW OF THE CITY OF REGINA
TO DESIGNATE AN AREA OF THE CITY
SURROUNDING VICTORIA PARK AS A
MUNICIPAL HERITAGE CONSERVATION DISTRICT

WHEREAS sections 11 and 12 of The Heritage Property Act authorizes the Council to enact a bylaw to designate as a Municipal Heritage Conservation District an area of the City that contains heritage property; and

WHEREAS the Council has determined that certain land and premises surrounding Victoria Park be designated as The Victoria Park Municipal Heritage Conservation District; and

WHEREAS the Council has, not less than thirty (30) days prior to consideration of this bylaw, caused a Notice of Intention to Designate to be:

a. served on the owners of the lands and premises within the district;
b. served on the Registrar of Heritage property;
c. published in the Leader Post, a newspaper with general circulation in the municipality; and

WHEREAS the Council has, not less than thirty (30) days prior to consideration of this bylaw, caused a Heritage Conservation District Notice to be registered on the Certificate of Title for each real property within the district in the Land Titles Office for the Regina Land Registration District; and

AND WHEREAS this Bylaw was the subject of a hearing conducted by the Saskatchewan Heritage Property Review Board following an objection to inclusion of a certain property within the proposed Heritage Conservation District;

THE COUNCIL OF THE CITY OF REGINA HEREBY ENACTS AS FOLLOWS:

1. This Bylaw may be cited as The Victoria Park Heritage Conservation District Bylaw, 1994.

2. The property bearing the civic addresses:

1) Deleted. (#10014, s. 2, 1998)
2) 1775 to 1778, 1800 to 1881, and 1901 to 1975 Scarth Street excluding the Willoughby & Duncan Building, having a civic address of 1839-51 Scarth Street excluding the Armstrong, Smyth & Dowswell Building, having a civic address of 1834 Scarth Street;
3) 2025 to 2125 and 2340 Victoria Avenue;

4) 1855, 1870 and 1930 Lorne Street;
5) 2170 to 2184, 2220 and 2311 12th Avenue; and
6) 1863 Cornwall Street; and

the boundary of which properties is shown on Schedule A is designated as the Victoria Park Municipal Heritage Conservation District.
(#10080, s. 2, 1999; #10269, s. 2, 2001)

3. The legal description of the properties included within the area designated as the Victoria Park Municipal Heritage Conservation District pursuant to section 2 is as follows:

All the Lots and Blocks in Regina, Saskatchewan described as follows:

Firstly: Block T and V, Plan 80R07450;

Secondly:
a) Lots 8 and 9, and 14 to 20 inclusive, Block 306;
b) Lots 17 to 40 inclusive and the most southerly 1 foot in perpendicular width throughout of Lot 16, all in Block 307;
c) Lots 12 to 25 inclusive, Block 308;
d) Lots 21 to 23 inclusive and the most southerly 20 feet of Lots 24, all in Block 309;
e) Lot 2 and Lots 19 to 32 inclusive, Block 344;
f) Lots 1 to 20 inclusive, Block 345;
g) Lots 1 to 10 inclusive, Block 367;

all shown on Plan Old No. 33;

Thirdly: Lots 1 to 10 inclusive, Block 366, Plan K4469.
(#10014, s. 3, 1998; #10080, s. 3, 1999)

4. The Victoria Park Heritage Conservation District created pursuant to section 2 of this Bylaw is designated for the following reasons:

a) Victoria Park dates back to the founding of Regina, having been set aside as public open space in the original townsite plan;

b) The 1800 Block Scarth Street contains the highest concentration of early commercial architecture in Regina;

c) Many of the buildings in the District date from before World War One;

d) In 1914, Regina's commercial, financial and professional core was located in the District;

e) Many of the buildings in the District were designed by prominent local architects, for example: F. Champman Clemesha, Storey and Van

Egmond, and Francis Portnall.

5. The City Clerk is authorized to serve:

   a) on the owners of all properties within the district a Notice of Designation; and

   b) on the Registrar of Heritage Property, a certified copy of this Bylaw.

6. The document attached hereto as Schedule B, entitled Guidelines for the Victoria Park Heritage Conservation District is incorporated into and forms part of this Bylaw.

7. This Bylaw comes into force and effect on its passage.

READ A FIRST TIME THIS 27TH DAY OF MAY 1996.

READ A SECOND TIME THIS 27TH DAY OF MAY 1996.

READ A THIRD TIME AND PASSED THIS 27TH DAY OF MAY 1996.

(SGD.) D.R. ARCHER
Mayor

(SGD.) R.M. MARKEWICH
City Clerk

(SEAL)

CERTIFIED A TRUE COPY

_____
City Clerk

SCHEDULE A

VICTORIA PARK
HERITAGE CONSERVATION DISTRICT
MAP 1
WOODBINE OFFICE BLDG.
DONAHUE BLK.
S.G.I.
EATONS
CORNWALL CENTRE MALL
ROYAL BANK BLDG.
CANADA PERMANENT TRUST
BANK OF COMMERCE
GUARANTY TRUST
MERCHANT'S BANK OF CANADA
WHEATLAND STEEL BLDG.
PROVINCIAL COURT HOUSE
FEDERAL GOV'T
WORKMAN'S COMPENSATION BOARD
SASK. SPORT/ CULTURE
SASK. REVENUE BLDG. Business Reg. & Resource
SASK. SPORT /CULTURE
SASK.-TEL.
SASK.-TEL.
CANADA LIFE ASSURANCE
ROYAL CANADIAN LEGION BLDG.
R.M. OF SHERWOOD
BANK OF CANADA
Cornwall Street
MEDICAL ARTS CLINIC
SUMA BLDG.
CORNWALL PARKADE
BURNS-HANLEY BLOCK
CREDIT FONCIER BLDG.
GORDON BLDG.
BANK OF MONTREAL
ARMSTRONG, SMYTH & DOWNSWELL
PRINCESS THEATRE
HALMAC & ASSOCIATES
MITCHELL BLDG.
HONG KONG BANK
Scarth Street Mall
OLD POST OFFICE (OLD CITY HALL)
NORTHERN CROWN BLDG.
GILMOUR BLOCK
WILLOUGHBY and DUNCAN BLDG.
McARA BLOCK
HEINTZMAN BLDG.
ASSINIBOIA BLOCK
TOWER
CIBC BANK TOWER
HOWELL BLDG.
12th Avenue
PUBLIC LIBRARY
REVENUE CANADA TAXATION
MASONIC TEMPLE
FELLOW-SHIP HALL
KNOX METROPOLITAN UNITED CHURCH
Lorne Street
VICTORIA PARK
Scarth Street
CROWN LIFE BLDG.
STEEN & WRIGHT
VICTORIA PARK BLDG.
TORONTO DOMINION BANK
RATNER BLDG.
GOV'T SERVICES
FEDERAL BLDG. (Nationally Recognized Heritage Property)
AVORD TOWERS
Victoria Avenue
BALFOUR CONDOMINIUMS
FIRST BAPTIST CHURCH
SASK. SPORTS HALL OF FAME
HOTEL SASKATCHEWAN
SASK. POWER CORP.
FRONTENAC APPTS.
OFFICE
DRESSEN PLACE (VAC)
LEGEND
DESIGNATED HERITAGE PROPERTIES – NOT PART OF THE CONSERVATION DISTRICT
POTENTIAL HERITAGE PROPERTIES
BOUNDARY OF HERITAGE CONSERVATION DISTRICT
Community Services Department
Urban Planning Division
MARCH, 1999
Revised: January 2001
N
File: O:\UP\DWGS\DOWNTOWN\DESIGNTD.DWG

SCHEDULE B

GUIDELINES

for the

VICTORIA PARK

HERITAGE CONSERVATION DISTRICT

1994

Guidelines for the Victoria Park Heritage Conservation District

1.0 OBJECTIVES

The objectives of these Guidelines are to:

1. preserve and promote the distinctive heritage and character of the area surrounding Victoria Park and the Scarth Street Mall by facilitating the rehabilitation of the predominantly pre-World War I heritage buildings and encouraging the redevelopment of properties in keeping with the character of the adjacent heritage buildings, and

2. enhance the streetscapes of the Victoria Park area with regard to landscape, lighting and signage to create a pedestrian-oriented environment.

Guidelines are established for the alteration and maintenance of existing properties, including buildings, structures and landscapes. New development shall be compatible with the established heritage character of its immediate surroundings and the Victoria Park area in general.

2.0 DEFINITIONS

The following definitions apply in interpreting these Guidelines:

Act - means The Heritage Property Act as amended

Advisory Committee - means the Regina Planning Commission
(#2018-60, s. 28, 2018)

Alter - as defined by The Act

Council - means the Council of the City of Regina

Development Officer - means the Director of Planning and Building

Heritage Property - means a designated Heritage Property whether Municipal, Provincial or Federal

Maintenance - means actions undertaken to prevent the deterioration of a building or structure including functional adaptations required for modification of building systems, or to improve the quality of the exterior finish of the building or structure, but does not include any design change or replacement

Municipal Heritage Property - means any real property designated by Council, by bylaw, as municipal heritage property under the provisions of Section 11(1)a of the Act and shall also include any heritage property protected by Provincial or Federal legislation

Potential Heritage Property - means a property identified on Schedule "A" to the City's Heritage Holding Bylaw No. 8912.

Review Board - means the Saskatchewan Heritage Property Review Board
(#2009-40, s. 40, 2009)

3.0 ADMINISTRATION

3.1 APPLICATION OF THE GUIDELINES

3.1.1 That portion of the City of Regina shown on Map 1 which forms part of these Guidelines is hereby established, by bylaw, as a Heritage Conservation District to be known as the "Victoria Park Heritage Conservation District".

3.1.2 The Guidelines shall apply to the area established under Section 3.1.1.

3.1.3 No person shall erect, alter or demolish the external portions of any building or structure in the area without a heritage conservation permit approved in accordance with the provisions of these Guidelines.

3.1.4 Notwithstanding Section 3.1.3, a heritage conservation permit shall not be required for maintenance, as defined in these Guidelines, of the exterior of a building or structure.

3.2 APPLICATION FOR A HERITAGE CONSERVATION PERMIT

3.2.1 An application for a heritage conservation permit shall be filed with the Development Officer.

3.2.2 An application for a heritage conservation permit shall be evaluated on the basis of compliance with these Guidelines, with the applicable policies of the City of Regina's Development Plan and the regulations of the Zoning Bylaw.

3.2.3 An application shall be made by the owner or an agent on behalf of the owner of the property for which the development is proposed in the form prescribed in Appendix 'A' of these Guidelines and, if required by the Development Officer, shall be accompanied by supporting material which shall include:

(a) in the case of an existing building or structure, site plans and specifications which describe and illustrate in detail any proposed demolition, removal or other alterations to such building or structure and appurtenances thereto, including additions, deletions, design changes, replacements, and repairs (excluding maintenance as defined in these Guidelines) and any proposed changes to the existing open spaces, landscaping and other site details. The applicant shall provide a streetscape context elevation drawing if required by the Development Officer.

(b) in the case of new construction, site plans and specifications of the proposed building or structure and appurtenance thereto including details relating to the site such as landscaping and open spaces. The applicant shall provide a streetscape context elevation drawing if required by the Development Officer.

3.2.4 Applications for total demolition shall include plans for the redevelopment of the

site affected.

3.2.5 Where the Development Officer finds an application to be in accordance with these Guidelines, the Development Officer may issue a permit at his/her discretion. The Development Officer may refer an application to the Regina Planning Commission and shall give notice to the applicant of the date, place and time of the meeting that the application will be considered by the Regina Planning Commission in order that the applicant may make representation on the application.

(#2018-60, s. 28, 2018)

3.2.6 Upon approval of the application the Development Officer or his/her designate shall issue a heritage conservation permit for the property, under the terms and conditions specified in the approval.

3.2.7 No development under a heritage conservation permit shall commence without a building permit, where required, and a development permit first being obtained.

3.3 PUBLIC NOTIFICATION

3.3.1 The Development Officer may advertise the application in The Leader Post and/or post public notification signage on property affected by the heritage conservation permit application if the project is deemed to have a significant impact on the affected building and/or on the Victoria Park Heritage Conservation District. The sign shall indicate the purpose of the application and shall indicate where additional information may be obtained.

(#2009-40, s. 40, 2009)

4.0 GUIDELINES

The Victoria Park Heritage Conservation District has an impressive collection of older public and commercial buildings. New buildings in the district should be designed in such a manner that they are compatible with these heritage properties, it being understood that the purpose of these guidelines is not to limit the development density which would otherwise be permitted. The following guidelines shall be considered:

4.1 SCALE AND PROPORTION

4.1.1 Where new development is proposed adjacent to a Municipal Heritage Property or potential heritage property the new building should relate to the design elements of the heritage buildings in a way which enhances the existing heritage character.

4.1.2 New buildings which incorporate or are adjacent to a heritage building should respect the form of the heritage building.

4.1.3 Where a "podium plus tower" design is used, the facade of the podium portion of the new development should be set back from that of a heritage building. Where such an overall setback is not possible and both old and new facades are on the same or nearly the same plane, a physical architectural separation, such as a recess, may be needed to distinguish the two facades.

4.1.4 The tower portion of a new development which includes or is adjacent to a heritage building should be set back from the line of the facade of the heritage building to allow the heritage building to appear to be standing independently to the greatest extent possible, and to avoid the heritage building being dominated by the tower when viewed from pedestrian level.

4.1.5 An addition to an original building should incorporate a roof design which is similar or compatible to the roof of the existing building, and should use window and door proportions and spacing which are similar or compatible to those of the existing building.

4.1.6 Careful consideration should be given to the placement of mechanical equipment in order to maintain the visual integrity of the architectural characteristics that are appropriate to the Victoria Park Heritage Conservation District.

4.2 GENERAL GUIDELINES FOR REHABILITATION OF HERITAGE PROPERTIES OR POTENTIAL HERITAGE PROPERTIES

4.2.1 Whenever possible, the use proposed for the buildings should be compatible with the existing building such that only minimal changes are required to the building.

4.2.2 Re-creation of the original character of the buildings should always be a priority. The removal or alteration of any historical materials or features should be avoided whenever possible.

4.2.3 Design alterations which are not based on historical fact or which predate the period in which the building was originally constructed or are a later design character should be discouraged.

4.2.4 Distinctive stylistic features and examples of skilled craftsmanship should be preserved and treated sensitively.

4.2.5 Deteriorated architectural features should be repaired rather than replaced whenever possible. When replacement is necessary, the new material should match the original as to composition, colour, texture and design. The repair or replacement of architectural features should be based on historical or pictorial evidence.

4.2.6 In all cases, surface cleaning should be undertaken with the gentlest means available. Sandblasting, in particular, damages historic buildings and should not be undertaken without thorough testing prior to use on a building.

4.3 GENERAL GUIDELINES FOR RENOVATION OF OTHER PROPERTIES

4.3.1 Renovation of properties which are not heritage or potential heritage properties should be effected so that the renovation design relates to and respects the design elements of neighbouring heritage or potential heritage properties.

4.4 BUILDING MATERIALS

4.4.1 When new development is proposed adjacent to a Municipal Heritage Property or potential heritage property, the new building should incorporate building materials that are compatible with that of the subject heritage property(ies) with regard to type, colour and texture.

4.5 LANDSCAPING AND LIGHTING

4.5.1 Landscaping of the Scarth Street Mall and 1900 Block of Scarth Street shall be as per the revitalization plans previously approved by Council.

4.5.2 Landscaping and the design plan of Victoria Park shall be as per the intent of the Victoria Park Master Plan previously approved by Council.

4.5.3 New street furniture, including light standards, benches, garbage receptacles and transit shelters, shall be designed to complement the heritage character of the Heritage Conservation District.

4.5.4 When required, new street lighting shall be located to enhance the pedestrian environment.

4.6 SIGNS AND AWNINGS

4.6.1 Signs should be designed to complement the building to which they will be attached with regard to the size, typeface, graphics and materials used for the sign.

4.6.2 No sign should be of a size or situated in such a manner as to conceal any significant architectural features of the building.

4.6.3 When redevelopment of a site has occurred, the new signs shall be designed to be generally compatible with regard to size, typeface, graphics and materials used for other signs in the Heritage Conservation District.

4.6.4 Signs shall be limited to the identification of the business carried out on the premises. Off-premise advertising is not appropriate.

4.6.5 Portable signs as defined in Zoning Bylaw No. 9250 are prohibited.

4.6.6 Indirect lighting and neon tube are preferred to back-lit fluorescent sign illumination. When back-lit fluorescent signs are used:

- only the lettering should be lit;
- the background of the sign should be a dark or subdued colour that blends in with the building; and
- light intensity should not conflict with pedestrian-level street lighting.

4.6.7 The size and shape of awnings should be compatible with the sizes and shapes of windows and other architectural features.

4.6.8 The colours of the awnings should be compatible with the colour of the building.

4.6.9 Awnings should be installed within masonry openings so that they do not obscure details in the masonry or distort the architectural features of the building.

5.0 EXISTING MUNICIPAL HERITAGE PROPERTY WITHIN THE VICTORIA PARK HERITAGE CONSERVATION DISTRICT

5.1 With respect to Municipal Heritage Property, the above Guidelines will be used to consider the appropriateness of the alteration or demolition of all or any external portion of such a building or structure and any change to the existing signage and/or landscaping.

APPENDIX 'A'

APPLICATION FOR VICTORIA PARK HERITAGE CONSERVATION DISTRICT PERMIT

FOR OFFICE USE ONLY
APPLICATION NO.
LAND USE

1. APPLICANT: _____

_____

Name _____ _____
Address _____
Telephone: Home Office
Fax:

2. LOCATION OF SUBJECT PROPERTY:

_____

i) Legal Description: _____
Lot(s) _____
Block
Plan No.

ii) Civic Address: _____

3. APPLICANT'S INTEREST IN THE PROPERTY:

☐ Owner
☐ Tenant Provide letter of authorization
☐ Option to Buy] from owner to apply for development.

4. PRESENT ZONING OF PROPERTY:

5. PRESENT USE OF BUILDINGS AND PROPERTY: (be specific)

_____

6. PROPOSED USE OF BUILDINGS AND PROPERTY:
(State exactly what you propose to do.)

_____

7. IF REQUIRED BY THE DEVELOPMENT OFFICER, ATTACH 5 COPIES OF PLANS WHICH CONTAIN THE FOLLOWING INFORMATION AS NECESSARY:

a) Location of the building(s) on site.
b) Dimensions of all buildings, setbacks, and property lines (in metric).
c) Drawn to scale (in metric units).
d) Indicate any streets or lanes bordering on the property.
e) Floor plan and dimensions of each floor, and street facing/flanking elevation plans indicating height.
f) Materials used and architectural details.
g) A landscape plan.
h) Illustration of proposed signs.
i) Provide North arrow.
j) Elevation plans of buildings on adjacent properties showing all significant architectural details.

A streetscape elevation drawing may also be required by the Development Officer.

8. ~~PROVIDE HISTORY OF THE SITE, AND INCLUDE AVAILABLE HISTORIC PHOTOGRAPHIC MATERIAL AND PLANS.~~

Date of Construction:
Date of Photograph(s):
Site History (or attachment):

9. SITE PHOTOGRAPHS:

All applications must include exterior photographs, as detailed below:

- ~~All street facades (straight on views).~~
- ~~All accessible corners (showing two sides in each~~

10. PROJECT IMPACT:

Please indicate how the project will conform to the Victoria Park Heritage Conservation District Guidelines:

11. SUBMIT THIS FORM TOGETHER WITH ALL ATTACHMENTS TO:

Director of Planning and Building
9th Floor, City Hall
P.O. Box 1790
Regina, Saskatchewan
S4P 3C8

Signature of Applicant

Signature of Owner
(If different from Applicant)

Date

photograph).

- Details of any areas where repairs or replacements are necessary.
- General view of overall property, showing the structure in relation to the surrounding properties.

APPENDIX C: Structural Condition Assessment – Credit Foncier Building (JCK Engineering)

JCK ENGINEERING
STRUCTURAL ENGINEERING CONSULTANTS

2424 College Avenue
Regina, SK S4R 1C8
P: 306.585.6126
www.jckengineering.com

August 28, 2025

JCK File: 196-25

Donald Luxton and Associates Inc.
602-134 Abbott Street
Vancouver, BC V6B 2K4

Attn: Paola Rodriguez

Re: Structural Condition Assessment – Credit Foncier Building
2184 12th Avenue, Regina, Saskatchewan

Dear Paola:

As requested, JCK Engineering has completed a structural condition assessment of the Credit Foncier Building located at 2184 12th Avenue in Regina, Saskatchewan. It is our understanding that our assessment and this report will be included in a comprehensive heritage review and assessment that is being prepared by Luxton and Associates for the City of Regina. The purpose of our assessment was to identify structural deficiencies and to present methods that could be undertaken to stabilize the structure should that be required.

The original construction drawings of the building were not available at the time of our inspection, therefore critical details regarding the methods of construction could not be referenced as part of our assessment of the structure. Our assessment was visual only and did not include any destructive testing or removal of architectural finishes to view hidden structural components. We cannot guarantee that the building structure or the structural components would meet the loading requirements of the National Building Code of Canada.

Building Structure Description

The Credit Foncier Building was constructed c. 1912 and designed by Van Egmond & Story, a prominent architectural firm in Regina during that time. During our inspection we observed concrete floor slabs at the main, second and third floors that spanned to what we believe were steel beams embedded in concrete. We believe that the columns were also constructed of steel that were embedded in concrete. This was a common construction type at that time, and we are aware of similar buildings designed by Egmond & Story that used this method of construction. It is possible that the east and north walls consist of load bearing masonry, however the architectural style on the west and south elevations suggests that steel columns are embedded behind the Tyndall stone pilasters. The building structure is supported by a brick masonry foundation that is presumably constructed on a concrete strip footing. The basement floor slab is a concrete slab on grade.

Observations

During our inspections we made the following observations:

1. The west and south elevations of the building were clad in Tyndal Stone. At several locations we observed cracks projecting from grade level up into the stone, and the lower portions of the stone were stained from moisture that has been wicked upwards from the stone. There were cracks in some mortar joints, but also cracks in the stones, Photos 1 to 4.
2. There were cracks in the mortar joints on the southwest elevation around the entrance, Photo 5.
3. The east and north elevations of the building consist of multi wythe brick masonry that had experienced severe erosion of the mortar joints at several locations. Cracks had also formed at various locations throughout the wall, Photo 7 to 13.
4. A stairwell was located on the east side of the building that led to an entrance in the basement. The retaining wall along the length of the stairs had failed, causing the wall to bow inwards and a concrete walkway along the edge to rotate, Photo 14.
5. The concrete floor slab in the basement was heaved. Moisture infiltration had caused the surface to scale, and efflorescence deposits were present, Photo 15.
6. In the basement it was clear that the brick masonry foundation walls were wicking moisture from the footing and soil below. Paint and small pieces of brick had fallen from the wall. The condition was present throughout the basement, Photo 16 to 18.
7. The main floor, second floor and third floors of the building did not display any indications that structural deficiencies were present. The floors may have been slightly uneven from foundation movement, however there were no obvious signs of distress.
8. There was a hole present near a roof drain on the roof. It appeared that water had flowed into space at some point recently, Photo 24.

Discussion

Generally speaking, the building structure was in fair to good condition. If the building were to remain in place, then the east and north walls would require brick repointing and repairs to stabilize the walls. The west and south elevations would also need to be repointed.

The poor condition of the brick masonry lower on the building, and the erosion of the mortar joints, appeared to have been partially caused by moisture that had been wicked up from the ground below. This was consistent with the condition of the foundation walls inside the building that had also deteriorated from wicking of the moisture. The only way to stop this type of water infiltration is to excavate around the perimeter of the building and install proper waterproofing and drainage. The buildings proximity to the sidewalk and street on the south and west sides would make this level of intervention very challenging. It would be more economical to simply monitor the conditions and make minor repairs as needed.

The condition of the stairwell down to the basement on the south side of the building was significant safety hazard. Its condition was brought to the attention of the property manager immediately as the

space appeared to be frequently occupied and there is a risk that the wall could fail further. It is our understanding that the stairwell has been filled since the time of our inspection.

Conclusion

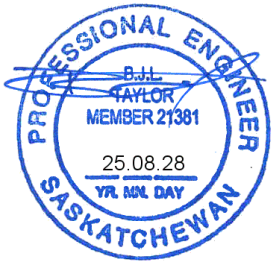
Based on our observations, we believe that the only required intervention at this time would be repointing and repair of the brick and blocks around the exterior of the building. The order of magnitude cost for this scope of work would be between $225,000 and $350,000. In terms of maintenance, we would recommend that an owner carry $10,000 for miscellaneous brick repairs that may be required from time to time.

We trust that this report meets your needs at this time.

Yours truly,

JCK ENGINEERING INC.

Brad Taylor, P.Eng.
Principal | Director of Engineering



Association of Professional Engineers & Geoscientists of Saskatchewan

CERTIFICATE OF AUTHORIZATION

JCK Engineering Inc.

Number C0794

Permission to Consult held by:

Discipline	Sk. Reg. No.	Signature
STRUCTURAL	21381	

Photo 1: Cracks observed in the mortar joints and stones on the west elevation

Photo 2: Cracks observed in the mortar joints and stones on the west elevation

Photo 3: Cracks observed in the mortar joints and stones on the south elevation

Photo 4: Cracks observed in the mortar joints and discoloration of the stone from moisture

Photo 5: Cracks in the mortar joints around the southwest entrance

Photo 6: Partial View of the East Elevation

Photo 7: Partial View of the East Elevation

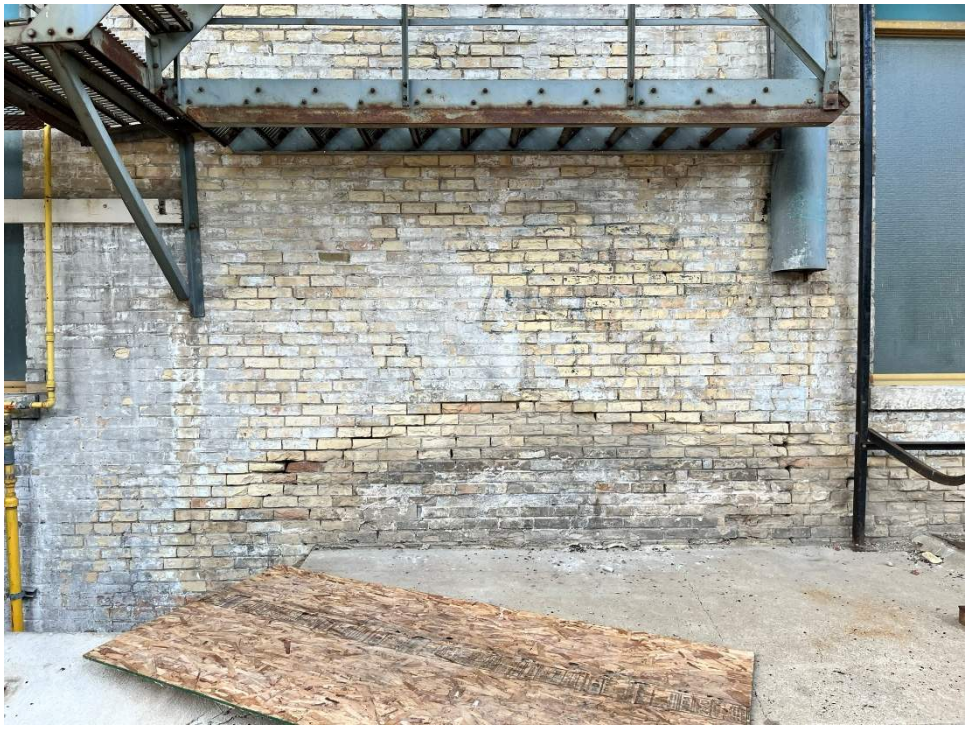


Photo 8: Eroded mortar joints on the east elevation

Photo 9: Cracks observed throughout the wall and eroded mortar joints the parapet

Photo 10: Eroded mortar joints, deteriorated brick masonry, and cracks from differential movement

Photo 11: View of the building from the north east side of the building

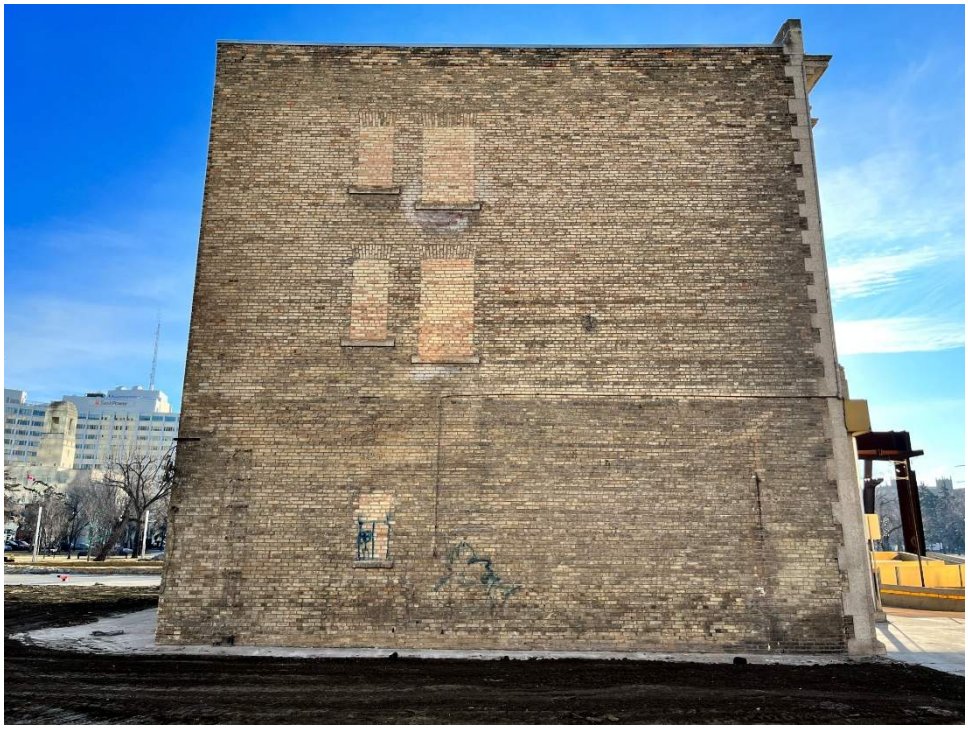


Photo 12: Elevation of the north side of the building

Photo 13: Partial elevation of the north side of the building where mortar joints have eroded at the parapet

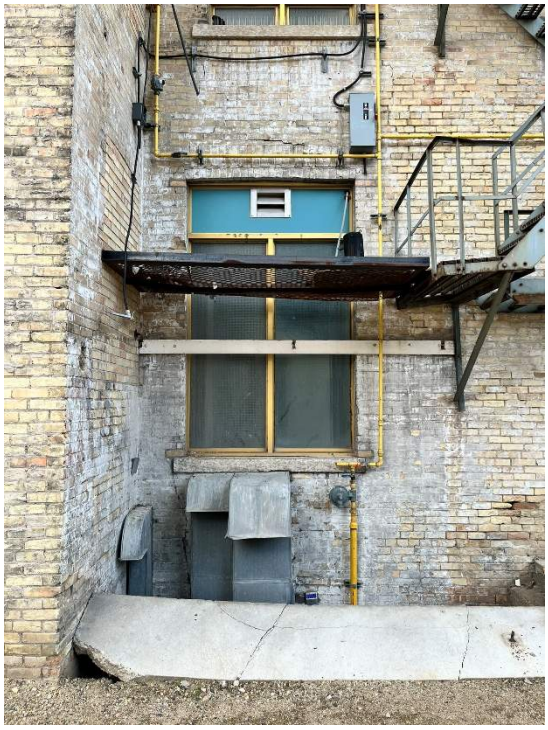


Photo 14: Uneven sidewalk above the retaining wall that had failed

Photo 15: Heaved floor slab in the basement with cracks and efflorescence. Typical slab and beam construction could also be observed in the basement.

Photo 16: View of the foundation wall where moisture had caused the surface to fail

Photo 17: View of the foundation wall where moisture had caused the surface to fail

Photo 18: View of the foundation wall where moisture had caused the surface to fail

Photo 19: View of the Main Floor

Photo 20: View of the Main Floor

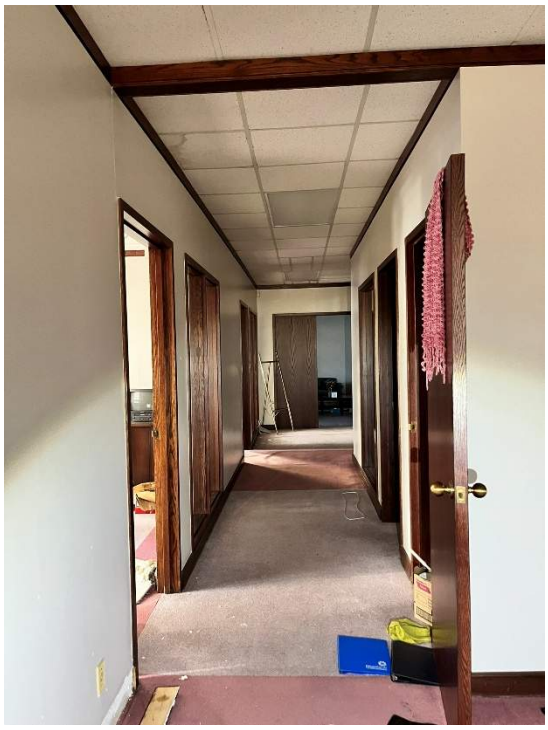


Photo 21: View of the Second Floor

Photo 23: View of the Third Floor, also showing the location of the water leak

Photo 24: Within the wood roof structure, a metal pipe was observed where the leaks appeared to have originated.

BYLAW NO. 2025-83

THE CONSERVATION OF HERITAGE PROPERTIES TAX EXEMPTION FOR THE JOHN DEERE PLOW COMPANY LIMITED BUILDING LOCATED AT 1255 - 1275 BROAD STREET BYLAW, 2025

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Purpose

1 The purpose of this Bylaw is to provide a heritage property tax exemption to the Owner of the property located at 1255 - 1275 Broad Street, pursuant to the City of Regina's Heritage Incentive Policy.

Authority

2 The authority for this Bylaw is clause 28(a) of *The Heritage Property Act*.

Exemption

3 An exemption for taxation pursuant to the City of Regina's Heritage Incentive Policy is granted for the real property, located at 1255 - 1275 Broad Street and legally described as:

Units 1 - 28
Condo Plan 101634533 Ext 0

Scope of Exemption

4 The City shall exempt from taxation or provide a partial exemption for the Property in an amount equal to the lesser of:

(a) 50 percent of the actual cost incurred by, or on behalf of, the Owner in completing the Eligible Work on the Property minus the amount of any Major Grants the Owner is eligible to receive for Eligible Work on the Property; or

(b) an amount equivalent to the total property tax on the Property payable for the years 2026 to 2034.

5 Notwithstanding section 3 of the attached Agreement, the term of this Agreement may be extended until 2035, at the sole discretion of the Deputy City Manager, City Planning and Community Services where there have been unanticipated construction delays.

Agreement

6 The exemption in sections 3, 4 and 5 shall be governed by the attached form of Agreement between The City of Regina and the Owner marked as Schedule "A".

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

City Solicitor

7 The City Clerk of the Corporation of the City of Regina is authorized to enter into and execute under seal the attached Agreement between the City of Regina and the Owner identified in section 6 as well as any assignment agreement that may be authorized under section 8.

8 The Agreement may be assigned to a subsequent owner of the property at the sole discretion of the Deputy City Manager, City Planning and Community Services if the parties enter into an assignment agreement.

9 The Deputy City Manager, City Planning and Community Services is authorized to determine whether the work done to the property is eligible for a tax exemption within the meaning of the Agreement.

Coming Into Force

10 This Bylaw comes into force on the day of passage of the Bylaw, or on the date the Agreement is executed, whichever is later.

READ A FIRST TIME THIS 3rd DAY OF December 2025.

READ A SECOND TIME THIS 3rd DAY OF December 2025.

READ A THIRD TIME AND PASSED THIS 3rd DAY OF December 2025.

Mayor

City Clerk (SEAL)

CERTIFIED A TRUE COPY

City Clerk

Schedule "A"

HERITAGE PROPERTIES TAX EXEMPTION AGREEMENT 1255-1275 BROAD STREET THE JOHN DEERE PLOW COMPANY LIMITED BUILDING

Agreement dated_____, 20__
(City Clerk to put in date)

Between:

THE CITY OF REGINA
(the "City")

- and -

AMANDA MARLENE GILHOOLY, WILLIAM KENNETH HARRISON, JASON CURTIS MEYER, PETRINA CLAIRE CHRISTOFFEL, ALBERTUS BERNARDUS LOTZ, HAYDEN BRUNAS, GEE BEE CONSTRUCTION CO. LTD., ALEXANDRA JOANNE FINDLAY, MITCHELL CRAIG SPENCER, CARMEN LOUISE DYBWAD, DONALD GORDON HAVELOCK, MARNIE RAE LEVESQUE & COLIN EDWARD LEVESQUE, BYRON CRONK, EQUINOX DEVELOPMENT GROUP LTD., BRUCE FRANCIS MCSTAY III, BRADLEY JASON JOYCE, RANDAL BRETT BUTLER, AMANDA LERE, PAYAM GHIASI, DAVID PETER HUNTLEY, CARMEN IRONSTAR, EM LEIGH IRONSTAR, PAUL HENRIK BORUP-JORGENSEN, KATHRYN ANN RICKETTS, BROWNSTONE CONDOMINIUM CORPORATION & JODY HOLLIDAY
(the "Owner")

The Parties agree as follows:

Definitions

1 In this Agreement:

"Conservation Consultant" means a duly qualified professional architect or engineer or other person with substantial knowledge and experience in respect of the conservation of heritage buildings and structures;

"Director" means the person occupying the position of Deputy City Manager of City Planning and Development or his/her designate of the City;

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

"Eligible Work" means the work on the property as determined by the Director to be eligible for consideration pursuant to the City's *Heritage Incentive Policy* and which corresponds with the eligible work items presented to the Executive Committee on June 4, 2025, which work is generally described in Schedule A to this Agreement;

"Heritage Alteration Permit" means the permit approval given by the City to alter the Property;

"Major Grant" means a Major Grant provided to the Owner by the City pursuant to the city's Heritage Incentives Policy;

"Property" means the real property owned by the Owner located at 301 – 307, 404, 501 – 510, C13 – C21 1255 & 1275 Broad Street, Regina, Saskatchewan and legally described as:

Units 1 – 28
Condo Plan 101634533 Ext 0

Authority

2 The Owner represents and warrants to the City that:

(a) they have the power, authority and capacity to enter into this Agreement and to carry out the respective obligations under this Agreement;

(b) they have obtained all necessary approvals required to carry out the Eligible Work with respect to the Property, including any approvals from the condominium corporation constituted with respect to the Property; and

(c) the obligations under this Agreement do not conflict with any bylaws enacted by the condominium corporation constituted with respect to the Property or any agreements that exist between the unit owners and the condominium corporation.

Tax Exemption

3(1) Pursuant to clause 28(a) of *The Heritage Property Act*, and subject to the terms of this Agreement, the City shall exempt from taxation, or provide a partial exemption to the Property in an amount equal to the lesser of:

(a) 50 percent of the actual cost incurred by, or on behalf of, the Owner in completing the Eligible Work on the Property minus the amount of any Major Grants the Owner is eligible to receive for Eligible Work on the Property; or

(b) an amount equivalent to the total property tax on the Property payable for the years 2026 to 2034.

(1.1) Where the work to the Property is work to the common property of the condominium corporation, the City Assessor has the discretion to determine the amount of the

exemption for each unit based on the proportionate share of the unit factors associated with the unit.

(1.2) The total amount of the exemption provided in subsection (1) shall be applied on the Property's tax account annually based on the Eligible Work completed on the Property from 2025 to 2033, until the total amount in subsection (1) is exhausted.

(2) Notwithstanding subsection (1), where the amount of the education portion of the taxes being exempted for the Property requires the approval of the Government of Saskatchewan or the Regina Roman Catholic Separate School Division No. 81, and the amount of the education portion being exempted is not approved by these entities (where required), the City may reduce the amount of the exemption for the education portion of the taxes to less than $25,000.

(3) Where the exemption of the education portion of the property taxes is not approved and is reduced, the Owner will be required to pay the balance of the education portion of the property taxes and the City shall not be liable to the Owner for any amount of the tax exemption which would have otherwise been granted to the Owner.

(4) If for any reason, the exemption of the education portion of the taxes for the Property is found to be invalid or unauthorized or legislation is changed that would not allow for an exemption of the education portion of the taxes to be exempted, the Owner of the Property will be required to pay the education portion of the property taxes, and the City shall not be liable to the Owner of the Property for any amount of the tax exemption which would have otherwise been granted.

(5) Where the Property is eligible for a Major Grant from the City in addition to the tax exemption provided in this Agreement, the Owner is required to submit invoices and exhaust the funding under the Major Grant agreement prior to submitting Eligible Work for the purposes of a tax exemption.

(6) Where the Owner completes the Eligible Work or an item of the Eligible Work and receives funding under a Major Grant agreement from the City for that work or an item of that work, the Owner is not eligible to submit that same invoice and item for a tax exemption under this Tax Exemption Agreement.

(7) Notwithstanding any other provision of this Agreement, the combined value of any Major Grants and tax exemptions received by the Owner from the City shall not exceed 50% of the actual cost incurred by, or on behalf of, the Owner in completing the Eligible Work on the Property.

(8) Where the Owner completes the Eligible Work or an item of the Eligible Work and receives funding under this Agreement for that work or an item of that work, the Owner is not eligible to submit that same invoice and item for a tax exemption or grant under any other tax exemption agreement or grant agreement that the Owner has entered into with the City.

(9) The Owner shall not be reimbursed for Eligible Work where the Owner has been provided with a grant or tax exemption to reimburse the Owner for costs for that same work under another program that the City offers (i.e. the same costs may only be claimed once under one incentive program).

4 Notwithstanding subsection 3(1) of this Agreement, the tax exemption for this Eligible Work may commence in 2027 and extend until 2035 at the sole discretion of the Director where there have been unanticipated construction delays.

5(1) If the Owner fails to commence the Eligible Work in accordance with this Agreement within two years after this Agreement is signed, this Agreement will be automatically terminated for all purposes, and the City will not be obligated to provide any tax exemption.

(2) Notwithstanding sections 3 and 4 of this Agreement, the term of this Agreement shall not extend past December 31, 2035.

Owner's Covenants

6 The Owner agrees that:

(a) the Property will be used in accordance with this Agreement;

(b) the Owner, to the City's satisfaction, as soon as reasonably possible after the issuance of any required permits, will commence the Eligible Work on the conservation of the Property in accordance with any required permits and the *Standards and Guidelines for the Conservation of Historic Places in Canada* and thereafter will diligently carry out such work until the Property is conserved in accordance with any required permits and this Agreement;

(c) notwithstanding any other provision, the Owner, to the City's satisfaction will fully complete the Eligible Work by no later than ten years after the signing of this Agreement;

(d) the Owner will ensure that at all times during the conservation, the Property is adequately secured, supported and otherwise protected in all respects from damage or injury of any kind;

(e) the Owner will ensure that the Eligible Work is carried out lawfully in all respects at all times, and without limitation to the generality of the foregoing, the Owner will ensure that, prior to commencement and during the Eligible Work it has obtained and holds valid and unexpired permits for the work done on the Property;

(f) the Owner shall, prior to carrying out the Eligible Work, obtain and hold a Heritage Alteration Permit and any other permits required, including Building Permits. The Owner shall submit an application for a Heritage Alteration Permit

within 120 days of the date of this agreement and shall submit any schedules, reports, and drawings required as part of the application; and

(g) the Owner, in carrying out the Eligible Work, will notify the City and obtain its explicit prior written approval from the Director for any deviation from or modification to the Eligible Work.

7 The Owner shall promptly:

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

(b) provide the City Assessor with any information or documentation requested by the City Assessor to complete and check the assessment of the Property;

(c) provide the Director with any information, documentation, or access to the Property requested by the Director to check the progress of construction for the purposes of this Agreement.

8(1) The Owner shall ensure that the Property retains its formal heritage designation as Municipal Heritage Property, in accordance with *The Heritage Property Act*.

(2) The Owner shall ensure the Property is maintained in an attractive, tidy and safe condition in compliance with all legislation, including Bylaw 2023-37, *The Municipal Heritage Property Maintenance Bylaw,* Bylaw 2016-2, *The Regina Community Standards Bylaw* and 2023-59, *The Building Bylaw, 2023* and *The Cities Act.*

9(1) Upon completion of the Eligible Work or an item of the Eligible Work, the Owner shall submit the following to the Director:

(a) detailed written documentation of payments made for actual costs incurred (i.e. itemized invoices and receipts) in the completion of identified Eligible Work items as described in Schedule A;

(b) receipts or invoices should clearly identify:
   i. the vendor/contractor including business address and (if applicable) their GST/HST registration number;
   ii. the type and quantity of goods purchased and/or services provided;
   iii. the dates when the goods and/or services were purchased or delivered;
   iv. invoices must by marked "paid" or be accompanied by other proof of payment such as credit card slips or cheques deposit copies; and

(c) where requested by the City, a written report, prepared, signed and certified by the Conservation Consultant, showing that the work has been completed in accordance with the description of the Eligible Work in Schedule A, it meets all

permit requirements, including Heritage Alteration Permits and building permits and that it conforms with the Standards and Guidelines for the Conservation of Historic Places in Canada.

(2) If a work item that is submitted does not qualify as an Eligible Work item, then it shall not be included for the purposes of calculating this tax exemption.

(3) The Director may request further documentation from the Owner and may independently gather estimates as to the Eligible Work to confirm the authenticity of the documentation of payments made for actual costs incurred (i.e. itemized invoices and receipts).

(4) In the event that actual costs exceed the corresponding estimates by more than 10 percent, the Owner shall provide full particulars as to the reason(s) for such overruns.

(5) It is understood that the City may decline to approve any cost overrun, or portion thereof, if considered not to be reasonably or necessarily incurred for the Eligible Work.

(6) The tax exemption will not be granted unless and until the Director receives the documentation required by this section and has confirmed the authenticity of the same.

(7) The Director will conclusively determine the cost of Eligible Work items in Schedule "A" after he or she has viewed the estimates and received information pursuant to section 9.

(8) To be eligible for the tax exemption, the Owner is required to ensure that all Eligible Work be:

(a) of good quality; and

(b) completed in a good and professional manner, in accordance with good and recognized standards, methods, practices and principles employed in the industry for similar work.

10 Upon completion of the Eligible Work, or portion thereof, the Director:

(a) shall review the documentation submitted pursuant to section 9;

(b) may inspect the Property to confirm the completion of the Eligible Work, or portion thereof; and

(c) shall certify the amount of the tax exemption to be conferred pursuant to this Agreement.

11 Once the Director has certified the amount(s) of the exemption to be granted to the Owner, the Director shall provide the particulars of the amount(s) to the City Assessor.

12(1) For 2026, the tax exemption shall only be applied where the Eligible Work items or portion thereof is completed and submitted to the City prior to September 30, 2025, and shall be limited to 50 per cent of eligible expenditures.

(2) For tax years after 2026, the Eligible Work items or any portion thereof completed and submitted to the City by September 30 in each year shall be eligible for an exemption in the following years and shall be limited to 50 percent of eligible expenditures.

Termination

13(1) The tax exemption shall continue only for so long as the Owner complies with the terms of this Agreement.

(2) Where the Owner has not complied with a term of the Agreement, the City may terminate the Agreement by notice to the Owner.

14(1) The tax exemption shall cease if:

(a) the Owner becomes bankrupt or insolvent or is so adjudged;

(b) the Owner make a general assignment for the benefit of creditors;

(c) the Owner fails to comply with any provision of the City's Heritage Incentive Policy or any grant agreements that it has entered into with respect to the Property;

(d) the improvements on the Property do not conform to all civic and provincial laws governing the construction and use of the improvements, including any permits, zoning bylaws, building bylaws, *The Construction Codes Act* and *The Planning and Development Act, 2007*; or

(e) there are outstanding taxes (including special taxes, local improvement levies, utility charges, and any other such charges or fees added to the taxes) owing on the Property or portions of the Property which are not exempt or the Owner has other fees or charges that are owed to the City.

15(1) If the City terminates this Agreement for any reason, the tax exemption will cease and the full amount of the property taxes for the year in which the event which caused the termination occurred and any subsequent years in which a tax exemption was received will become due and owing as of the date of the termination, including any penalties incurred, and the Property will become fully taxable for any subsequent years.

(2) If the City terminates the Agreement pursuant to section 13 or 14, the Owner must immediately repay the City for the total tax exemptions provided to such Owner under this Agreement for the year in which the event which caused the termination occurred and any subsequent years in which a tax exemption was received, or a lesser amount as the City may determine or if no tax exemption has been provided, the City shall not be obligated to provide any tax exemption under this Agreement.

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

17 The amount of the assessment is subject to change in future years.

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

19 This Agreement will be void if there are outstanding taxes owing on the Property as of the date this Agreement is signed.

19.1 Any requirement to repay tax exemptions provided pursuant to this Agreement survives the termination or expiry of this Agreement.

Notices

20(1) Any notice required or permitted to be given to either Party pursuant to this Agreement shall be in writing and may be delivered to the Party in person, or to its authorized agent, or by sending it by mail, addressed:

To the City at:

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

To the Owner at the following addresses:

Amanda Marlene Gilhooly & William Kenneth Harrison
501-1255 Broad Street
Regina, SK S4R 1Y2

Jason Curtis Meyer
502-1255 Broad Street
Regina, SK S4R 1Y2

Albertus Bernardus Lotz & Petrina Claire Christoffel
503-1255 Broad Street
Regina, SK S4R 1Y2

Hayden Brunas
504-1255 Broad Street
Regina, SK S4R 1Y2

Gee Bee Construction Co. Ltd. c/o Alan Batters
PO Box 640
Kipling, SK S0G 2S0

Alexandra Joanne Findlay
506-1255 Broad Street
Regina, SK S4R 1Y2

Mitchell Craig Spencer
507-1255 Broad Street
Regina, SK S4R 1Y2

Carmen Louise Dybwad & Donald Gordon Havelock
508-1255 Broad Street
Regina, SK S4R 1Y2 Canada

Jody Holliday
509-1255 Broad Street
Regina, SK S4R 1Y2 Canada

Marie Rae Levesque & Colin Edward Levesque
510-1255 Broad Street
Regina, SK S4R 1Y2

Byron Cronk
404-1255 Broad Street
Regina, SK S4R 1Y2

Equinox Development Grp. Ltd.
1275 Broad Steet
Regina, SK S4R 1Y2

Bruce Francis McStay III
303-1255 Broad Street
Regina, SK S4R 1Y2

Bradley Jason Joyce
304-1255 Broad Street
Regina, SK S4R 1Y2

Randall Brett Butler & Amanda Lere
305-1255 Broad Street
Regina, SK S4R 1Y2

Payam Ghiasi
306-1255 Broad Street

Regina, SK S4R 1Y2

David Peter Huntley
307-1255 Broad Street
Regina, SK S4R 1Y2

Em Leigh Ironstar & Carmen Ironstar
301-1255 Broad Street
Regina, SK S4R 1Y2

Paul Henrik Borup-Jorgensen & Ricketts, Kathryn Ann Ricketts
302-1255 Broad Street
Regina, SK S4R 1Y2

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

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

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

21(1) The Owner shall notify the Director in writing within 15 days prior to the transfer of the title in the event that the Property is sold.

(2) This agreement is not assignable without prior written approval of the City, which will be determined in the sole discretion of the Director and will only be granted where the new owner meets the eligibility criteria outlined in the City's Heritage Incentive Policy.

22(1) This Agreement may be amended by written agreement between the Parties.

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

23 If this Agreement or any part of it is found to be invalid or ultra vires of the Regina City Council, then the City shall not be liable to the Owner for any amount of the invalid or unlawful exemption which would otherwise have been granted to the Owner.

24 This Agreement shall not become effective until adopted by bylaw of City Council of the City and fully executed by the parties to the Agreement.

25 This Agreement may be executed in multiple counterparts, each of which shall be deemed an original agreement and shall constitute one and the same agreement. The counterparts of this Agreement may be executed and delivered by facsimile or other electronic signature (including portable document format) by any of the parties and the

other parties may rely on the receipt of such document so executed and delivered electronically or by facsimile as if the original had been received.

The Parties have executed the Agreement on the date first written above.

CITY OF REGINA

Per: _____ {seal} Date: _____
City Clerk

THE OWNERS

BROWNSTONE CONDOMINIUM CORPORATION

Per: _____ {seal} Date: _____
Authorized Signing Officer

- If the corporate seal of the corporation is not affixed, then the Authorized Signing Officer must fill out and execute an Affidavit of Corporate Signing Authority in the form attached to this Agreement. If there is more than one Authorized Signing Officer who must execute this Agreement, then make copies of the attached form.

GEE BEE CONSTRUCTION CO. LTD.

Per: _____ {seal} Date: _____
Authorized Signing Officer

- If the corporate seal of the corporation is not affixed, then the Authorized Signing Officer must fill out and execute an Affidavit of Corporate Signing Authority in the form attached to this Agreement. If there is more than one Authorized Signing Officer who must execute this Agreement, then make copies of the attached form.

EQUINOX DEVELOPMENT GROUP LTD.

Per: _____ {seal} Date: _____
Authorized Signing Officer

- If the corporate seal of the corporation is not affixed, then the Authorized Signing Officer must fill out and execute an Affidavit of Corporate Signing Authority in the form attached to this Agreement. If there is more than one Authorized Signing Officer who must execute this Agreement, then make copies of the attached form.

_____ Date: _____
AMANDA MARLENE GILHOOLY

_____ Date: _____
WILLIAM KENNETH HARRISON

_____ Date: _____
JASON CURTIS MEYER

_____ Date: _____
PETRINA CLAIRE CHRISTOFFEL

_____ Date: _____
ALBERTUS BERNARDUS LOTZ

_____ Date: _____
JODY HOLLIDAY

_____ Date: _____
ALEXANDRA JOANNE FINDLAY

_____ Date: _____
MITCHELL CRAIG SPENCER

_____ Date: _____
CARMEN LOUISE DYBWAD

_____ Date: _____
DONALD GORDON HAVELOCK

_____ Date: _____
MARNIE RAE LEVESQUE

_____ Date: _____
COLIN EDWARD LEVESQUE

_____ Date: _____
BYRON CRONK

_____ Date: _____
BRUCE FRANCIS MCSTAY III

_____ Date: _____
BRADLEY JASON JOYCE

_____ Date: _____
RANDAL BRETT BUTLER

_____ Date: _____
AMANDA LERE

_____ Date: _____
PAYAM GHIASI

_____ Date: _____
DAVID PETER HUNTLEY

_____ Date: _____
CARMEN IRONSTAR

_____ Date: _____
EM LEIGH IRONSTAR

_____ Date: _____
PAUL HENRIK BORUP-JORGENSEN

_____ Date: _____
KATHRYN ANN RICKETTS

SCHEDULE "A"

ELIGIBLE WORK ITEMS **1255 – 1275 Broad Street (The John Deere Plow Company Limited Building)**	**$59,540.40**
▪ Elevator piston replacement	
TOTAL ESTIMATE OF ELIGIBLE COSTS	**$59,540.40**

This is only required to be filled out if **BROWNSTONE CONDOMINIUM CORPORATION** does not affix its seal to the agreement.

AFFIDAVIT OF SIGNING AUTHORITY

CANADA
SASKATCHEWAN

I, _____ of Regina, Saskatchewan,
Print Full Name of Signing Authority

MAKE OATH/AFFIRM AS FOLLOWS:

1. I am _____(list position) of **BROWNSTONE CONDOMINIUM CORPORATION** in the Grant Agreement to which this Affidavit is attached.

2. I am authorized by **BROWNSTONE CONDOMINIUM CORPORATION** to execute the Grant Agreement without affixing the Seal of the Organization.

Sworn/Affirmed before me at _____,
on _____ _____ , 2__
Month Date

A Commissioner for Oaths in and for the
Province of Saskatchewan.
Being a lawyer —or—
My commission
expires:

Signature of Signing Authority

This is only required to be filled out if **GEE BEE CONSTRUCTION COMPANY** does not affix its seal to the agreement.

AFFIDAVIT OF SIGNING AUTHORITY

CANADA
SASKATCHEWAN

I, _____ of Regina, Saskatchewan,
Print Full Name of Signing Authority

MAKE OATH/AFFIRM AS FOLLOWS:

1. I am _____(list position) of **GEE BEE CONSTRUCTION COMPANY** in the Grant Agreement to which this Affidavit is attached.

2. I am authorized by **GEE BEE CONSTRUCTION COMPANY** to execute the Grant Agreement without affixing the Seal of the Organization.

Sworn/Affirmed before me at _____,
on _____ _____ , 2__
Month Date

A Commissioner for Oaths in and for the
Province of Saskatchewan.
Being a lawyer —or—
My commission
expires:

Signature of Signing Authority

This is only required to be filled out if **EQUINOX DEVELOPMENT GROUP LTD.** does not affix its seal to the agreement.

AFFIDAVIT OF SIGNING AUTHORITY

CANADA
SASKATCHEWAN

I, _____ of Regina, Saskatchewan,
Print Full Name of Signing Authority

MAKE OATH/AFFIRM AS FOLLOWS:

1. I am _____(list position) of **EQUINOX DEVELOPMENT GROUP LTD** in the Grant Agreement to which this Affidavit is attached.

2. I am authorized by **EQUINOX DEVELOPMENT GROUP LTD** to execute the Grant Agreement without affixing the Seal of the Organization.

Sworn/Affirmed before me at _____,
on _____ _____ , 2__
Month Date

A Commissioner for Oaths in and for the
Province of Saskatchewan.
Being a lawyer —or—
My commission
expires:

Signature of Signing Authority

ABSTRACT

BYLAW NO. 2025-83

THE CONSERVATION OF HERITAGE PROPERTIES TAX EXEMPTION FOR THE JOHN DEERE PLOW COMPANY LIMITED BUILDING LOCATED AT 1255 - 1275 BROAD STREET BYLAW, 2025

PURPOSE:	To provide a heritage property tax exemption to the Owner of property located at 1255 - 1275 Broad Street, Regina, SK.
ABSTRACT:	The Owner of the property located at 1255 - 1275 Broad Street will receive a heritage property tax exemption, which is governed by a tax exemption agreement between the parties.
STATUTORY AUTHORITY:	Clause 28(a) of *The Heritage Property Act.*
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	N/A
PUBLIC NOTICE:	N/A
REFERENCE:	Heritage Incentive Policy, City Council, March 16, 2022, CR22-30, Executive Committee, June 4, 2025, EX25-52, City Council, June 11, 2025, CR25-71 and City Council, June 11, 2025, CR25-72.
AMENDS/REPEALS:	N/A
CLASSIFICATION:	Executory
INITIATING DIVISION:	City Planning and Community Services
INITIATING DEPARTMENT:	Planning and Development Services

BYLAW NO. 2025-84

THE HERITAGE MAJOR GRANT AGREEMENT FOR THE JOHN DEERE PLOW COMPANY LIMITED BUILDING LOCATED AT 1255 - 1275 BROAD STREET BYLAW, 2025

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Statutory Authority

1 The statutory authority for this Bylaw is subsection 89(4) of *The Cities Act* and clause 28(a) of *The Heritage Property Act*.

Interpretation

2 In this Bylaw:

"**Agreement**" means the Major Grant Agreement attached as Schedule "A" to this Bylaw between the City of Regina and the owner for the property located at 1255 – 1275 Broad Street and legally described as:

"**City**" means the City of Regina.

Agreement Execution

3 The City Clerk of the Corporation of the City of Regina is authorized to enter into and execute under seal the attached Agreement between the City of Regina and the owner identified in section 2 as well as any assignment agreements that may be authorized under section 4.

4 The Agreement may be assigned to a subsequent owner of the property at the sole discretion of the Executive Director, City Planning and Community Services if the parties enter into an assignment agreement.

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

City Solicitor

Coming Into Force

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

READ A FIRST TIME THIS 3rd DAY OF December 2025.

READ A SECOND TIME THIS 3rd DAY OF December 2025.

READ A THIRD TIME AND PASSED THIS 3rd DAY OF December 2025.

Mayor

City Clerk (SEAL)

CERTIFIED A TRUE COPY

City Clerk

SCHEDULE "A"
CONSERVATION OF HERITAGE PROPERTIES
MAJOR GRANT AGREEMENT – 1255-1275 BROAD STREET
THE JOHN DEERE PLOW COMPANY LIMITED BUILDING

Agreement dated_____, 202_
(City Clerk to put in date)

Between:

THE CITY OF REGINA
(the "City")

- and –

AMANDA MARLENE HARRISON, WILLIAM KENNETH HARRISON, JASON CURTIS MEYER, PETRINA CLAIRE CHRISTOFFEL, ALBERTUS BERNARDUS LOTZ, HAYDEN BRUNAS, GEE BEE CONSTRUCTION CO. LTD., ALEXANDRA JOANNE FINDLAY, MITCHELL CRAIG SPENCER, CARMEN LOUISE DYBWAD, DONALD GORDON HAVELOCK, MARNIE RAE LEVESQUE & COLIN EDWARD LEVESQUE, BYRON CRONK, EQUINOX DEVELOPMENT GROUP LTD., BRUCE FRANCIS MCSTAY III, BRADLEY JASON JOYCE, RANDAL BRETT BUTLER, AMANDA LERE, PAYAM GHIASI, DAVID PETER HUNTLEY, CARMEN IRONSTAR, EM LEIGH IRONSTAR, PAUL HENRIK BORUP-JORGENSEN, KATHRYN ANN RICKETTS, BROWNSTONE CONDOMINIUM CORPORATION & JODY HOLLIDAY
(the "Owner")

The Parties agree as follows:

Definitions

1 In this Bylaw:

"**Conservation Consultant**" means a duly qualified professional architect or engineer or other person with substantial knowledge and experience in respect of the conservation of heritage buildings and structures.

"**Eligible Work**" means the work on the property as determined by the Executive Director to be eligible for consideration pursuant to the City's *Heritage Incentive Policy* and which corresponds with the eligible work items presented to the Executive Committee on June 4, 2025, which work is generally described in Schedule A to this Agreement.

"**Executive Director**" means the person occupying the position of Deputy City Manager of City Planning and Community Services or his/her designate of the City.

"**Heritage Alteration Permit**" means the permit approval given by the City to alter the Property.

"**Major Grant**" means a Major Grant provided to the Owner by the City pursuant to the City's Heritage Incentive Policy;

"**Property**" means the real property owned by the Owner located at 301 – 307, 404, 501 – 510, C13 – C21 1255 & 1275 Broad Street, Regina, Saskatchewan and legally described as:

Units 1 - 28
Condo Plan 101634533 Ext. 0

Cash Grant

2(1) Pursuant to clause 28(a) of *The Heritage Property Act*, and subject to the terms of this Agreement, the City shall provide the Owner with a cash grant for the Property in an amount equal to the lesser of:

(a) 50 percent of the actual costs incurred by, or on behalf of, the Owner in completing the Eligible Work; or

(b) $5,954.04.

(2) Where the Property is eligible for a tax exemption in addition to the Major Grant provided in this Agreement, the Owner is required to submit invoices and exhaust the funding under this Agreement prior to submitting Eligible Work for the purposes of a tax exemption.

(3) Where the Owner completes the Eligible Work or an item of the Eligible Work and receives funding under this Agreement for that work or an item of that work, the Owner is not eligible to submit that same invoice and item for a tax exemption or grant under any other tax exemption agreement or grant agreement that the Owner has entered into with the City.

(4) The combined value of any Major Grants and tax exemptions received by the Owner from the City shall not exceed 50% of the actual cost incurred by, or on behalf of, the Owner in completing the Eligible Work on the Property.

(5) The Owner shall not be reimbursed for Eligible Work where the Owner has been provided with a grant or tax exemption to reimburse the Owner for costs for that same work under another program that the City offers (i.e. the same costs may only be claimed once under one incentive program).

Authority

3.1(1) Brownstone Condominium Corporation and the Owner represents and warrants to the City that:

(a) Brownstone Condominium Corporation has been duly appointed as the agent for the Owner, to fulfill all obligations of the Owner pursuant to this Agreement;

(b) Brownstone Condominium Corporation has the power, authority and capacity to enter into this Agreement and to carry out the obligation of the Owner under this Agreement;

(c) Brownstone Condominium Corporation has obtained all necessary approvals required to carry out the Eligible Work with respect to the property; and

(d) The obligations under this Agreement do not conflict with any bylaws enacted by Brownstone Condominium Corporation or any agreements that exist between the Owner and Brownstone Condominium Corporation.

(2) The Owner agrees to be bound by any actions, statements or omissions of Brownstone Condominium Corporation related to the obligations under this Agreement or the administration of this Agreement.

(3) Where the City provides the cash grant to Brownstone Condominium Corporation in the name of Brownstone Condominium Corporation the Owner and Brownstone Condominium Corporation agrees that the payment fulfills the City's obligations with respect to the payment of the grant and that the City is not obligated to make any individual payments to individual unit owners.

4(1) Notwithstanding section 2 of this Agreement, the Owner has until September 30, 2026, to submit their eligible costs incurred in completing the Eligible Work.

(2) Costs will not be reimbursed where they are submitted after September 30, 2026.

Owners' Covenants

5 The Owner shall promptly:

(a) notify the City of any occurrences which would, pursuant to this Agreement, terminate this Agreement;

(b) provide the Executive Director with any information, documentation, or access to the Property requested by the Executive Director to check the progress of the Eligible Work for the purposes of this Agreement.

6 The Owner shall ensure all work undertaken to the Property shall correspond with the Eligible Work items presented to the Executive Committee on June 4, 2025, and the *Standards and Guidelines for the Conservation of Historic Places in Canada* and that all deviations must receive written approval from the Executive Director.

7(1) The Owner shall ensure that the Property retains its formal heritage designation as Municipal Heritage Property, in accordance with *The Heritage Property Act*.

(2) The Owner shall ensure the Property is maintained in an attractive, tidy and safe condition in compliance with all legislation, including Bylaw 2023-37, *The Municipal Heritage Property Maintenance Bylaw,* Bylaw 2016-2, *The Regina Community Standards Bylaw* and Bylaw 2023-59, *The Building Bylaw, 2023* and *The Cities Act.*

(3) The Owner shall ensure that it is in compliance with the City's Heritage Incentive Policy and any other tax exemption or grant agreements that it has entered into with respect to the Property.

(4) If the City determines in its sole discretion that the Owner has failed to maintain the Property in accordance with subsections (1) or (2) or failed to comply with the requirements in subsection (3), the Executive Director may require that the Owner repay to the City the amount of the cash grant that has been provided under this Agreement.

7.1 The Owner agrees that they will, to the City's satisfaction, as soon as reasonably possible after the issuance of any required permits, commence work on the conservation of the Property in accordance with any required permits, including any Heritage Alteration Permits and Building Permits and thereafter will diligently carry out such work until the Property is conserved in accordance with any required permits, and this Agreement.

8(1) Upon completion of the Eligible Work, or in the alternative, upon completion of an item of the Eligible Work, the Owner shall submit the following to the Executive Director:

(a) detailed written documentation of payments made for actual costs incurred (i.e. itemized invoices and receipts) in the completion of identified Eligible Work items as described in Schedule A;

(b) receipts or invoices should clearly identify:

i. the vendor/contractor including business address and (if applicable) their GST/HST registration number;

ii. the type and quantity of goods purchased and/or services provided;

iii. the dates when the goods and/or services were purchased or delivered;

iv. invoices must by marked "paid" or be accompanied by other proof of payment such as credit card slips or cheques deposit copies;

(c) where requested by the City, a written report, prepared, signed and certified by the Conservation Consultant, showing that the work has been completed in accordance with the description of the Eligible Work in Schedule A, it meets all permit requirements, including Heritage Alteration Permits and building permits and that it conforms with the Standards and Guidelines for the Conservation of Historic Places in Canada.

(2) If a work item that is submitted does not qualify as an Eligible Work item, then it shall not be included for the purposes of calculating this cash grant.

(3) The Executive Director may request further documentation from the Owner and may independently gather estimates as to the Eligible Work in order to confirm the authenticity of the documentation of payments made for actual costs incurred (i.e. itemized invoices and receipts).

(4) It is understood that the City may decline to approve any cost if considered not to be reasonably or necessarily incurred for Eligible Work.

(5) The cash grant will not be provided unless and until the Executive Director receives the documentation in this section and has confirmed the authenticity of the same as well as the quality of the work.

(6) The Executive Director will conclusively determine the cost of Eligible Work in Schedule A after the Executive Director has viewed the estimates and received information pursuant to section 7.

(7) To be eligible for the cash grant, the Owner is required to ensure that all Eligible Work be:

(a) of good quality; and

(b) completed in a good and professional manner, in accordance with good and recognised standards, methods, practices and principles employed in the industry for similar work.

9(1) Upon completion of the Eligible Work, or portion thereof, the Executive Director:

(a) shall review the documentation submitted pursuant to section 8;

(b) may inspect the Property to confirm the completion of the Eligible Work, or portion thereof as well as to confirm that the Eligible Work has been completed and is of good quality and completed in a good and professional manner; and

(c) shall certify the amount of the cash grant to be provided pursuant to this Agreement.

(2) Where the Owner has not complied with a term of the Agreement or the Heritage Incentive Policy, the City may refuse to pay the cash grant or if paid, may require that the Owner repay the grant or a portion of the grant.

Termination

10 Where the Owner has not complied with a term of the Agreement, the City may terminate the Agreement by notice to the Owner.

11 This Agreement shall cease if the Owner:

(a) becomes bankrupt or insolvent or is so adjudged;

(b) makes a general assignment for the benefit of creditors;

(c) does not keep the taxes current on the Property or has other fees or charges that are owed to the City.

Notices

12(1) Any notice required or permitted to be given to either Party pursuant to this Agreement shall be in writing and may be delivered to the Party in person, or to its authorized agent, or by sending it by mail, addressed:

To the City at:

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

To the Owner at the following addresses:

Amanda Marlene Harrison & William Kenneth Harrison
501-1255 Broad Street
Regina, SK S4R 1Y2

Jason Curtis Meyer
502-1255 Broad Street
Regina, SK S4R 1Y2

Albertus Bernardus Lotz & Petrina Claire Christoffel
503-1255 Broad Street
Regina, SK S4R 1Y2

Hayden Brunas
504-1255 Broad Street
Regina, SK S4R 1Y2

Gee Bee Construction Co. Ltd. c/o Alan Batters
PO Box 640
Kipling, SK S0G 2S0

Alexandra Joanne Findlay
506-1255 Broad Street

Regina, SK S4R 1Y2

Mitchell Craig Spencer
507-1255 Broad Street
Regina, SK S4R 1Y2

Carmen Louise Dybwad & Donald Gordon Havelock
508-1255 Broad Street
Regina, SK S4R 1Y2 Canada

Jody Holliday
509-1255 Broad Street
Regina, SK S4R 1Y2

Marie Rae Levesque & Colin Edward Levesque
510-1255 Broad Street
Regina, SK S4R 1Y2

Byron Cronk
404-1255 Broad Street
Regina, SK S4R 1Y2

Equinox Development Grp. Ltd.
1275 Broad Steet
Regina, SK S4R 1Y2

Bruce Francis McStay III
303-1255 Broad Street
Regina, SK S4R 1Y2

Bradley Jason Joyce
304-1255 Broad Street
Regina, SK S4R 1Y2

Randall Brett Butler & Amanda Lere
305-1255 Broad Street
Regina, SK S4R 1Y2

Payam Ghiasi
306-1255 Broad Street
Regina, SK S4R 1Y2

David Peter Huntley
307-1255 Broad Street
Regina, SK S4R 1Y2

Em Leigh Ironstar & Carmen Ironstar
301-1255 Broad Street
Regina, SK S4R 1Y2

Paul Henrik Borup-Jorgensen & Kathryn Ann Ricketts
302-1255 Broad Street
Regina, SK S4R 1Y2

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

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

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

13(1) The Owner shall notify the Executive Director in writing within 15 days prior to the transfer of the title in the event that the Property is sold.

(2) This Agreement is not assignable without prior written approval of the City, which will be determined in the sole discretion of the Executive Director and will only be granted where the new owner meets the eligibility criteria outlined in the City's Heritage Incentive Policy.

14(1) This Agreement may be amended by written agreement between the Parties.

(2) For the purposes of subsection (1), the Executive Director may authorise any amendments to the Agreement on behalf of the City.

15 If this Agreement or any part of it is found to be invalid or ultra vires of the Regina City Council, then the City shall not be liable to the Owner for any amount of the invalid or unlawful exemption which would otherwise have been granted to the Owner.

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

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

The Parties have executed the Agreement on the date first written above.

CITY OF REGINA

Per: _____ {seal} Date: _____
City Clerk

THE OWNERS

BROWNSTONE CONDOMINIUM CORPORATION

Per: _____ {seal} Date: _____
Authorized Signing Officer

- If the corporate seal of the corporation is not affixed, then the Authorized Signing Officer must fill out and execute an Affidavit of Corporate Signing Authority in the form attached to this Agreement. If there is more than one Authorized Signing Officer who must execute this Agreement, then make copies of the attached form.

GEE BEE CONSTRUCTION CO. LTD.

Per: _____ {seal} Date: _____
Authorized Signing Officer

- If the corporate seal of the corporation is not affixed, then the Authorized Signing Officer must fill out and execute an Affidavit of Corporate Signing Authority in the form attached to this Agreement. If there is more than one Authorized Signing Officer who must execute this Agreement, then make copies of the attached form.

EQUINOX DEVELOPMENT GROUP LTD.

Per: _____ {seal} Date: _____
Authorized Signing Officer

- If the corporate seal of the corporation is not affixed, then the Authorized Signing Officer must fill out and execute an Affidavit of Corporate Signing Authority in the form attached to this Agreement. If there is more than one Authorized Signing Officer who must execute this Agreement, then make copies of the attached form.

_____ Date: _____
AMANDA MARLENE HARRISON

_____ Date: _____
WILLIAM KENNETH HARRISON

_____ Date: _____
JASON CURTIS MEYER

_____ Date: _____
PETRINA CLAIRE CHRISTOFFEL

_____ Date: _____
ALBERTUS BERNARDUS LOTZ

_____ Date: _____
HAYDEN BRUNAS

_____ Date: _____
ALEXANDRA JOANNE FINDLAY

_____ Date: _____
MITCHELL CRAIG SPENCER

_____ Date: _____
CARMEN LOUISE DYBWAD

_____ Date: _____
DONALD GORDON HAVELOCK

_____ Date: _____
MARNIE RAE LEVESQUE

_____ Date: _____
JODY HOLLIDAY

_____ Date: _____
COLIN EDWARD LEVESQUE

_____ Date: _____
BYRON CRONK

_____ Date: _____
BRUCE FRANCIS MCSTAY III

_____ Date: _____
BRADLEY JASON JOYCE

_____ Date: _____
RANDAL BRETT BUTLER

_____ Date: _____
AMANDA LERE

_____ Date: _____
PAYAM GHIASI

_____ Date: _____
DAVID PETER HUNTLEY

_____ Date: _____
CARMEN IRONSTAR

_____ Date: _____
EM LEIGH IRONSTAR

_____ Date: _____
PAUL HENRIK BORUP-JORGENSEN

_____ Date: _____
KATHRYN ANN RICKETTS

SCHEDULE A

ELIGIBLE WORK ITEMS 1255 – 1275 Broad Street (The John Deere Plow Company Limited Building)	ESTIMATED COST
▪ Elevator piston replacement	
TOTAL ESTIMATE OF ELIGIBLE COSTS	**$59,540.40**

This is only required to be filled out if **BROWNSTONE CONDOMINIUM CORPORATION** does not affix its seal to the agreement.

AFFIDAVIT OF SIGNING AUTHORITY

CANADA
SASKATCHEWAN

I, _____ of Regina, Saskatchewan,
Print Full Name of Signing Authority

MAKE OATH/AFFIRM AS FOLLOWS:

1. I am _____(list position) of **BROWNSTONE CONDOMINIUM CORPORATION** in the Grant Agreement to which this Affidavit is attached.

2. I am authorized by **BROWNSTONE CONDOMINIUM CORPORATION** to execute the Grant Agreement without affixing the Seal of the Organization.

Sworn/Affirmed before me at _____,
on _____ _____ , 2__
Month Date

A Commissioner for Oaths in and for the
Province of Saskatchewan.
Being a lawyer —or—
My commission
expires:

Signature of Signing Authority

This is only required to be filled out if **GEE BEE CONSTRUCTION COMPANY** does not affix its seal to the agreement.

AFFIDAVIT OF SIGNING AUTHORITY

CANADA
SASKATCHEWAN

I, _____ of Regina, Saskatchewan,
Print Full Name of Signing Authority

MAKE OATH/AFFIRM AS FOLLOWS:

1. I am _____(list position) of **GEE BEE CONSTRUCTION COMPANY** in the Grant Agreement to which this Affidavit is attached.

2. I am authorized by **GEE BEE CONSTRUCTION COMPANY** to execute the Grant Agreement without affixing the Seal of the Organization.

Sworn/Affirmed before me at _____,
on _____ _____ , 2__
Month Date

A Commissioner for Oaths in and for the
Province of Saskatchewan.
Being a lawyer —or—
My commission
expires:

Signature of Signing Authority

This is only required to be filled out if **EQUINOX DEVELOPMENT GROUP LTD.** does not affix its seal to the agreement.

AFFIDAVIT OF SIGNING AUTHORITY

CANADA
SASKATCHEWAN

I, _____ of Regina, Saskatchewan,
Print Full Name of Signing Authority

MAKE OATH/AFFIRM AS FOLLOWS:

1. I am _____(list position) of **EQUINOX DEVELOPMENT GROUP LTD.** in the Grant Agreement to which this Affidavit is attached.

2. I am authorized by **EQUINOX DEVELOPMENT GROUP LTD.** to execute the Grant Agreement without affixing the Seal of the Organization.

Sworn/Affirmed before me at _____,
on _____ _____ , 2__
Month Date

A Commissioner for Oaths in and for the
Province of Saskatchewan.
Being a lawyer —or—
My commission
expires:

Signature of Signing Authority

ABSTRACT

BYLAW NO. 2025-84

THE HERITAGE MAJOR GRANT AGREEMENT FOR THE JOHN DEERE PLOW COMPANY LIMITED BUILDING LOCATED AT 1255 - 1275 BROAD STREET BYLAW, 2025

PURPOSE:	To authorize the execution of a Major Grant Agreement entered into between the City of Regina and the owner listed in the agreement. The agreement is being brought forward under the City's Heritage Incentive Policy.
ABSTRACT:	The Owner of the property located at 1255 – 1275 Broad Street will receive a grant, which is governed by the grant agreement between the parties that are attached as Schedule "A" to the Bylaw.
STATUTORY AUTHORITY:	Subsection 89(4) of *The Cities* Act and section 28(a) of *The Heritage Property Act.*
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	N/A
PUBLIC NOTICE:	N/A
REFERENCE:	Heritage Incentive Policy, City Council, March 16, 2022, CR22-30, Executive Committee, June 4, 2025, EX25-52, City Council, June 11, 2025, CR25-71 and City Council, June 11, 2025, CR25-72.
AMENDS/REPEALS:	N/A
CLASSIFICATION:	Executory
INITIATING DIVISION:	City Planning and Community Development
INITIATING DEPARTMENT:	Planning and Development Services

BYLAW NO. 2025-87

PIAPOT FIRST NATION
MUNICIPAL SERVICES AGREEMENT EXECUTION BYLAW

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Purpose

1 The purpose of this Bylaw is to authorize the City of Regina to enter into an addendum with the Piapot First Nation with respect to the Municipal Services and Compatibility Agreement, dated January 23, 2007 and authorized by Bylaw 2007-8.

Statutory Authority

2 The statutory authority for this Bylaw is section 33 of *The Cities Act*.

Agreement Execution

3 The City Clerk of the City of Regina is authorized to enter into and execute under seal the Addendum, attached as Appendix A and forming part of this Bylaw, between the City of Regina and the Piapot First Nation.

Coming Into Force

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

READ A FIRST TIME THIS 3rd DAY OF December 2025.

READ A SECOND TIME THIS 3rd DAY OF December 2025.

READ A THIRD TIME AND PASSED THIS 3rd DAY OF December 2025.

Mayor

City Clerk (SEAL)

CERTIFIED A TRUE COPY

City Clerk

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

City Solicitor

"APPENDIX A"

FIRST ADDENDUM TO
MUNICIPAL SERVICES AND COMPATIBILITY AGREEMENT

THIS ADDENDUM is made effective as of the 3rd day of December, 2025.

WHEREAS the Piapot First Nation ("**Piapot**") and the City of Regina ("**Regina**") entered into a Municipal Services and Compatibility Agreement dated the 23rd day of January, 2007 with respect to, among other matters, the provision of Municipal Services to certain Land located within the municipal boundaries of the city and civically known as 1101 Angus Street, Regina (the "**Agreement**");

AND WHEREAS Piapot has advised Regina of its intention to expand development on and make improvements to the Land (the "**Improvements**") and has requested a reduction of the fees payable to Regina under the Agreement to support said redevelopment of the Land;

AND WHEREAS by passing Bylaw No. 2025-87 at its meeting held on December 3, 2025 Regina City Council authorized an amendment to the Agreement to waive certain fees payable by Piapot for a five-year period on the terms and conditions as set out herein.

PIAPOT AND REGINA HEREBY AGREE AS FOLLOWS:

1. In this Addendum, except as otherwise set forth herein, capitalized terms used and not defined in this Addendum shall have the respective meanings given to them in the Agreement.

2. The Agreement is amended to add a new section 10.1 as follows: "**Fee**

Waiver Period

10.1. (1) Notwithstanding section 10, Regina agrees to waive the annual amount required to be paid by Piapot to Regina for the municipal services under subsection 10(1) for a period of five (5) years commencing on the date of completion of construction of the Improvements (the "**Fee Waiver Period**"), provided that:

(a) the waiver of fees applies only to that portion of the Lands and Improvements located within the area identified as Lot 18, Plan 96094 CLSR, as outlined in red on Appendix "A" attached hereto;

(b) the Improvements shall include development of a new two-storey building with main floor retail and professional office uses ;

(c) the Improvements shall be constructed in accordance with all building and development standards and permitting regimes applicable to the Land; and

(d) Piapot shall promptly notify Regina in writing upon completion of the Improvements and provide the City Assessor with reasonable access to the Land to confirm completion and establish the start date of the Fee Waiver Period.

(2) At any time within six months prior to the expiry of the Fee Waiver Period provided for herein, Piapot may apply in writing to Regina for an extension of the Fee Reduction Period; provided, however, that any such extension agreed to by Regina shall require and be subject to the approval of Regina City Council, and Regina expressly disclaims any representation or warranty that City Council will grant such extension.

(3) Upon expiry of the Fee Waiver Period, Piapot shall resume payment of the annual amount payable under section 10(1), in the amount determined by the City Assessor in accordance with this Agreement. The first payment following the Fee Waiver Period shall be calculated on a pro-rata basis for the remainder of the calendar year in which the Fee Waiver Period ends."

3. Except as expressly amended by this Addendum, the parties hereby affirm and ratify the Agreement in all other respects and acknowledge that all other terms and conditions of the Agreement remain unchanged and in full force and effect.

IN WITNESS WHEREOF the parties have executed this Addendum as of the day and year first above written.

PIAPOT FIRST NATION
as executed by a quorum of the
Council of the Piapot First Nation

SIGNED on behalf of the PIAPOT FIRST NATION by at least a quorum of the Council of the Piapot First Nation in the presence of:

Signature: _____

Name of Witness: _____

Address: _____

_____

as to all signatures unless otherwise indicated

Per: _____
Chief

Per: _____
Councillor

Per: _____
Councillor

Per: _____
Councillor

Per: _____
Councillor

Per: _____
Councillor

Per: _____
Councillor

Per: _____
Councillor

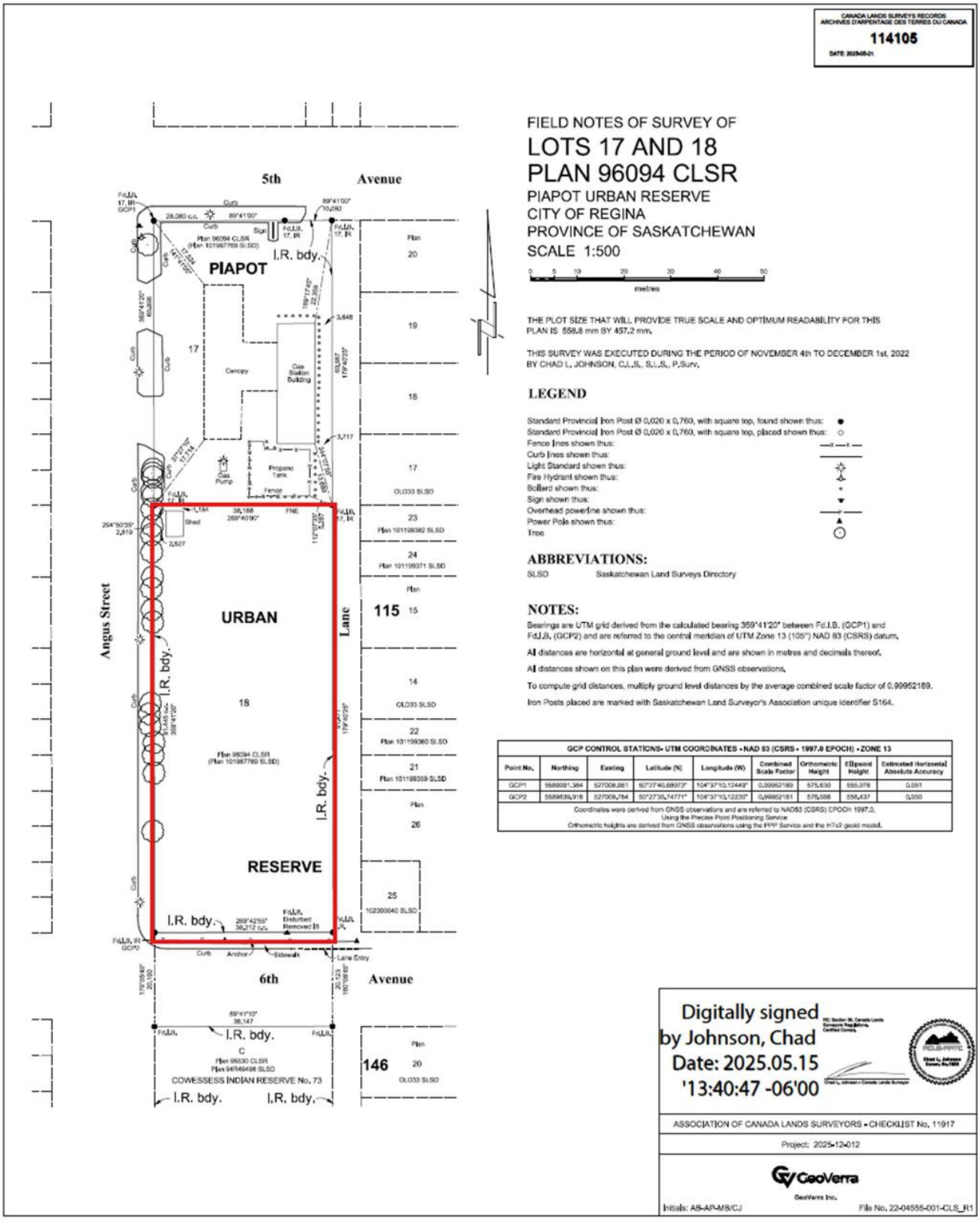
Per: _____
Councillor

THE CITY OF REGINA

(seal)

_____
City Clerk

APPENDIX "A"


CANADA LANDS SURVEYS RECORDS
ARCHIVES D'ARPENTAGE DES TERRES DU CANADA
114105
5th Avenue
6th Avenue
Angus Street
Lane
PIAPOT
URBAN
RESERVE
I.R. bdy.
COWESSESS INDIAN RESERVE No. 73
Plan 96094 CLSR
(Plan 101987760 SLSD)
Plan 95630 CLSR
Plan 94R46498 SLSD
Gas Station Building
Canopy
Propane Tank
Gas Pump
Shed
Fence
Curb
Sign
Anchor
Sidewalk
Lane Entry
Fd.I.B. 17, IR GCP1
Fd.I.B. 17, IR
Fd.I.B. IR GCP2
Fd.I.B. Disturbed Removed IB
Plan 20
19
18
17
OLD33 SLSD
Plan 101198382 SLSD
24
Plan 101199371 SLSD
Plan
115 15
14
OLD33 SLSD
22
Plan 101199360 SLSD
21
Plan 101199359 SLSD
Plan
26
25
102300040 SLSD
Plan
146 20
OLD33 SLSD
C
38,147
38,188
2,527
2,819
3,717
3,648
FIELD NOTES OF SURVEY OF
LOTS 17 AND 18
PLAN 96094 CLSR
PIAPOT URBAN RESERVE
CITY OF REGINA
PROVINCE OF SASKATCHEWAN
SCALE 1:500
0 5 10 20 30 40 50
metres
THE PLOT SIZE THAT WILL PROVIDE TRUE SCALE AND OPTIMUM READABILITY FOR THIS PLAN IS 558.8 mm BY 457.2 mm.
THIS SURVEY WAS EXECUTED DURING THE PERIOD OF NOVEMBER 4th TO DECEMBER 1st, 2022 BY CHAD L. JOHNSON, C.L.S., S.L.S., P.Surv.
LEGEND
Standard Provincial Iron Post Ø 0.020 x 0.760, with square top, found shown thus:
Standard Provincial Iron Post Ø 0.020 x 0.760, with square top, placed shown thus:
Fence lines shown thus:
Curb lines shown thus:
Light Standard shown thus:
Fire Hydrant shown thus:
Bollard shown thus:
Sign shown thus:
Overhead powerline shown thus:
Power Pole shown thus:
Tree
ABBREVIATIONS:
SLSD Saskatchewan Land Surveys Directory
NOTES:
Bearings are UTM grid derived from the calculated bearing 359°41'20" between Fd.I.B. (GCP1) and Fd.I.B. (GCP2) and are referred to the central meridian of UTM Zone 13 (105°) NAD 83 (CSRS) datum.
All distances are horizontal at general ground level and are shown in metres and decimals thereof.
All distances shown on this plan were derived from GNSS observations.
To compute grid distances, multiply ground level distances by the average combined scale factor of 0.99952189.
Iron Posts placed are marked with Saskatchewan Land Surveyor's Association unique identifier S164.
GCP CONTROL STATIONS- UTM COORDINATES - NAD 83 (CSRS - 1997.0 EPOCH) - ZONE 13
Point No. | Northing | Easting | Latitude (N) | Longitude (W) | Combined Scale Factor | Orthometric Height | Ellipsoid Height | Estimated Horizontal Absolute Accuracy
GCP1 | 5589991.384 | 527008.861 | 50°27'40.68973" | 104°37'10.12449" | 0.99952189 | 575.630 | 555.978 | 0.051
GCP2 | 5589839.916 | 527009.764 | 50°27'35.74771" | 104°37'10.12230" | 0.99952181 | 575.666 | 556.437 | 0.050
Coordinates were derived from GNSS observations and are referred to NAD83 (CSRS) EPOCH 1997.0.
Using the Precise Point Positioning Service
Orthometric heights are derived from GNSS observations using the PPP Service and the HTv2 geoid model.
Digitally signed by Johnson, Chad
Date: 2025.05.15 '13:40:47 -06'00
ASSOCIATION OF CANADA LANDS SURVEYORS - CHECKLIST No. 11917
Project: 2025-12-012
GeoVerra
GeoVerra Inc.
Initials: AB-AP-MB/CJ
File No. 22-04555-001-CLS_R1

ABSTRACT

BYLAW NO. 2025-87

PIAPOT FIRST NATION
MUNICIPAL SERVICES AGREEMENT EXECUTION BYLAW

PURPOSE:	To authorize the execution of an addendum to the Municipal Services and Compatibility Agreement dated January 23, 2007 between the City of Regina and the Piapot First Nation.
ABSTRACT:	The addendum amends the MSCA to allow for a waiver of fees for municipal services for a five year period in relation to the lands located at 1101 Angus Street, Regina.
STATUTORY AUTHORITY:	Section 33 of *The Cities Act.*
MINISTER'S APPROVAL:	Not required.
PUBLIC HEARING:	Not required.
PUBLIC NOTICE:	Not required.
REFERENCE:	Executive Committee, November 26, 2025, EX25-110.
AMENDS/REPEALS:	Not applicable.
CLASSIFICATION:	Execution
INITIATING DIVISION:	City Manager
INITIATING DEPARTMENT:	Indigenous Relations and Community Development