Regina Planning Commission

Tuesday, September 15, 2026
4:00 PM

Henry Baker Hall, Main Floor, City Hall

Public Agenda
Regina Planning Commission
Tuesday, September 15, 2026

Approval of Agenda

Adoption of Minutes

Minutes of the meeting held July 21, 2026

Administrative Reports

RPC26-15 Zoning Bylaw Amendment – 1202 & 1212 Retallack Street

Recommendation
The Regina Planning Commission recommends that City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
    a. Rezoning properties located at 1202 and 1212 Retallack Street, as shown in Appendix A2 – Zoning, and legally described as Lot 33 - Blk 149 - Plan 101162539 - Ext 91; Lot 32 – Blk 149 - Plan 101162528 - Ext 89; Lot 19 - Blk 149 - Plan OLD33 - Ext 0, from RL – Residential Low-Rise Zone to C – Contract Zone.
    b. Amending Zoning Map 2689(A) accordingly.

2. Approve execution of a Contract Zone Agreement between the City of Regina and the respective landowners, which shall include the following terms:
    a. The regulations pertaining to the ML – Mixed Low-Rise Zone shall apply, with the following exceptions:
        i. Principal land uses shall be limited to *Storage, Outdoor*; *Industry, Artistic* and *Industry, Light* (including operations that may be associated with the production of noise and particulate matter), as permitted uses.
        ii. The following sign types are prohibited: Freestanding, Billboard, Rotating, Roof.
        iii. The outdoor area utilized as *Storage, Outdoor* shall be screened from view on all sides through the installation of fence that meets the requirements of the ML – Mixed Low-Rise Zone; however, the fence along the south property line shall be, at a minimum, 2.43 metres height and shall be opaque.

OFFICE OF THE CITY CLERK

iv. Light and glare associated with outdoor parking, storage and loading area light fixtures shall be directed downward and inward toward the area being illuminated and away from neighbouring properties.

v. A buffer area, measuring three metres in width, shall be established and maintained, as shown in Appendix C – Site Plan, which must:
- Not be used for outdoor storage or operations.
- Be kept free and clear, except for fencing and landscaping (such as gardens, shrubs, or tree plantings).

vi. The location and configuration of land use and buildings shall conform, generally, to the plans included as Appendix C – Site Plan.

b. “Industry” land use class shall be limited to indoor operations only and measures shall be implemented to ensure that particulate matter does not migrate to the outdoor space.

c. Unless 1202 and 1212 Retallack Street are legally consolidated or tied, separate development permits shall be issued for both properties.

d. If this Agreement is declared void or otherwise terminated or expires, the zoning of the subject properties shall revert to the RL – Residential Low-Rise Zone designation.

3. 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.

4. Approve these recommendations at its meeting on September 23, 2026.

RPC26-16 Official Community Plan - Office Development Policies - 2 Year Review

Recommendation

The Regina Planning Commission recommends that City Council:

a. Approve the amendments to *Design Regina: The Official Community Plan Bylaw No. 2013-48* to reflect the changes in Appendix E – Proposed Office Policy and Zoning Bylaw Amendments.

b. Approve the amendments to *The Regina Zoning Bylaw, 2019* as outlined in Appendix E – Proposed Office Policy and Zoning Bylaw Amendments.

OFFICE OF THE CITY CLERK

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

d. Approve these recommendations at its September 23, 2026 meeting.

Adjournment

AT REGINA, SASKATCHEWAN, TUESDAY, JULY 21, 2026

AT A MEETING OF REGINA PLANNING COMMISSION
HELD IN PUBLIC SESSION

AT 4:00 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:	Councillor Shobna Radons, in the Chair John Aston Jordan Gasior Fred Hill Sharon Markesteyn Maynard Sonntag Leah Morrigan Councillor Dan Rashovich Councillor George Tsiklis
Regrets:	Nicole Torgerson Kathleen Wilson
Also in Attendance:	Council Officer, Jennifer Gentile Deputy City Manager, City Planning & Community Services, Deborah Bryden Director, Planning & Development Services, Autumn Dawson Senior Legal Counsel, Cheryl Willoughby Senior Engineer, Chad Bosgoed City Planner II, Zoey Drimmie City Planner I, Vanessa Berg

APPROVAL OF AGENDA

Councillor George Tsiklis moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted.

ADOPTION OF MINUTES

Sharon Markesteyn moved, AND IT WAS RESOLVED, that the minutes for the meeting held on June 16, 2026, be adopted, as circulated.

ADMINISTRATIVE REPORTS

RPC26-12 Zoning Bylaw Amendment - 2450 Harvey Street

Recommendation

The Regina Planning Commission recommends that City Council:

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

   b. Amending Zoning Map 2887(A) accordingly.

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

3. Approve these recommendations at its meeting on July 29, 2026.

Fred Hill moved that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Commissioner Hill
IN FAVOUR:	Commissioners: Aston, Gasior, Hill, Markesteyn, Morrigan and Sonntag Councillors: Radons, Rashovich, and Tsiklis

RPC26-13 Zoning Bylaw Amendment - 120 Broad Street

Recommendation

The Regina Planning Commission recommends that City Council:

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

   b. Amending Zoning Map 2691(A) accordingly.

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

1. Approve these recommendations at its meeting on July 29, 2026.

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

Jordan Gasior moved that the recommendations contained in the report be

concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Commissioner Gasior
IN FAVOUR:	Commissioners: Aston, Gasior, Hill, Markesteyn, Morrigan and Sonntag Councillors: Radons, Rashovich, and Tsiklis

RPC26-14 Zoning Bylaw Amendment - 1578 Elphinstone Street

Recommendation
The Regina Planning Commission recommends that City Council:

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

   b. Amending Zoning Map 2688(A) accordingly.

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

3. Approve these recommendations at its meeting on July 29, 2026.

Maynard Sonntag moved that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Commissioner Sonntag
IN FAVOUR:	Commissioners: Aston, Gasior, Hill, Markesteyn, Morrigan and Sonntag Councillors: Radons, Rashovich, and Tsiklis

ADJOURNMENT

Councillor George Tsiklis moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 4:36 p.m.

Chairperson Secretary

Zoning Bylaw Amendment – 1202 & 1212 Retallack Street

Date	September 15, 2026
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC26-15

RECOMMENDATION

The Regina Planning Commission recommends that City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
    a. Rezoning properties located at 1202 and 1212 Retallack Street, as shown in Appendix A2 – Zoning, and legally described as Lot 33 - Blk 149 - Plan 101162539 - Ext 91; Lot 32 – Blk 149 - Plan 101162528 - Ext 89; Lot 19 - Blk 149 - Plan OLD33 - Ext 0, from RL – Residential Low-Rise Zone to C – Contract Zone.
    b. Amending Zoning Map 2689(A) accordingly.

2. Approve execution of a Contract Zone Agreement between the City of Regina and the respective landowners, which shall include the following terms:
    a. The regulations pertaining to the ML – Mixed Low-Rise Zone shall apply, with the following exceptions:
        i. Principal land uses shall be limited to *Storage, Outdoor*; *Industry, Artistic* and *Industry, Light* (including operations that may be associated with the production of noise and particulate matter), as permitted uses.
        ii. The following sign types are prohibited: Freestanding, Billboard, Rotating, Roof.
        iii. The outdoor area utilized as *Storage, Outdoor* shall be screened from view on all sides through the installation of fence that meets the requirements of the ML – Mixed Low-Rise Zone; however, the fence along the south property line shall be, at a minimum, 2.43 metres height and shall be opaque.
        iv. Light and glare associated with outdoor parking, storage and loading area light fixtures shall be directed downward and inward toward the area being illuminated

and away from neighbouring properties.

v. A buffer area, measuring three metres in width, shall be established and maintained, as shown in Appendix C – Site Plan, which must:
   - Not be used for outdoor storage or operations.
   - Be kept free and clear, except for fencing and landscaping (such as gardens, shrubs, or tree plantings).

vi. The location and configuration of land use and buildings shall conform, generally, to the plans included as Appendix C – Site Plan.

b. “Industry” land use class shall be limited to indoor operations only and measures shall be implemented to ensure that particulate matter does not migrate to the outdoor space.

c. Unless 1202 and 1212 Retallack Street are legally consolidated or tied, separate development permits shall be issued for both properties.

d. If this Agreement is declared void or otherwise terminated or expires, the zoning of the subject properties shall revert to the RL – Residential Low-Rise Zone designation.

3. 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.

4. Approve these recommendations at its meeting on September 23, 2026.

ISSUE

This report responds to an application to amend *The Regina Zoning Bylaw, 2019* (Zoning Bylaw) by rezoning 1202 and 1212 Retallack Street (Subject Property), as shown in Appendix A2 – Zoning, from RL – Residential Low-Rise Zone to C – Contract Zone, to allow for a facility that is oriented towards neighbourhood revitalization initiatives.

IMPACTS

Policy Impact
The proposed rezoning supports the following economic policy of the City of Regina (City), as set forth in *Design Regina: The Official Community Plan, Bylaw No. 2013-48* (OCP):

Section D10; Goal 3 – Economic Generators; Policy 12.7.4*: Collaborate with stakeholders to create opportunities for all residents to participate in the labour force, including, but not limited to, on-the-job training, mentorship, and skill development in wide-ranging occupations.*

The proposed rezoning will accommodate a social enterprise operation that focuses on neighbourhood revitalization initiatives and youth employment; therefore, supports the following *Community Safety & Well-being Plan* (CSWB Plan) action item: *Support and expand prevention strategies for youth including recreation, peer-led programming, and job opportunities.*

Strategic Priority Impact
The proposed rezoning supports the Vibrancy Priority of the City's Strategic Plan:

Public safety and community well-being is addressed through proactive actions by the City and partnerships with community-based organizations.

Furthermore, the proposed rezoning supports the implementation of the CSWB Plan, which is recognized as a Strategic Plan action item (Vibrancy Priority).

Environmental Impact
Reducing greenhouse gas (GHG) emissions, supporting renewability and improving climate resilience are key objectives of the City, as set forth in the OCP, the *Energy & Sustainability Framework,* and the *Corporate Climate Adaptation Strategy.*

The rezoning is intended to accommodate a facility that will be oriented towards neighbourhood revitalization initiatives including property repair, landscaping and maintenance. Contributing to extending the lifespan of existing neighbourhoods and housing stock, by making them more habitable and livable, reduces the need for new residential buildings and subdivisions, which, as a result, reduces GHGs.

Indigenous Impact
The proposed rezoning supports objectives of kâ-nâsihcikêwin (Indigenous Framework), relating to:

- wihci-atoskêwin askîhk (WEE-chey-AH-toe-skay-win AHS-keek) – *Living together on the land in harmony*, as it is intended to accommodate a facility that will be oriented towards neighbourhood revitalization initiatives.
- pimâcihowin (Pee-MAH-chee-ho-win) – *Making a living*, as it will provide neighbourhood youth with an opportunity to obtain employment, as well as future career path experience.

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

OTHER OPTIONS

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

Advantage: The proposed rezoning supports an operation that will generate economic and employment opportunities, which is consistent with OCP policy and Strategic Priorities.

Consideration: The proposed rezoning accommodates a small-scale "quasi-industrial" development within a low-density residential context; however, regulatory measures are proposed to help achieve land use compatibility and integrate the proposal with the neighbourhood.

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

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

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

OPTION 3 – Deny the application to amend the Zoning Bylaw – NOT RECOMMENDED

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

Consideration: No significant opposition through the public notification process was received.

COMMUNICATIONS & ENGAGEMENT

Public and stakeholder consultation is summarized in Appendix B – Public Feedback. The North Central Community Association informed the City that they support the proposal.

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

DISCUSSION

Overview
Growing Young Movers (Applicant), on behalf of Saskatchewan Housing Corporation (SHC) and 101270241 Saskatchewan Ltd. (Landowners), is applying to amend the Zoning Bylaw by rezoning the Subject Property from RL – Residential Low-Rise Zone (RL Zone) to C – Contract Zone.

The intent of the C – Contract Zone is to accommodate "…proposed development that represents a unique development opportunity that does not conform to the zoning requirements." Lands subject to a C – Contract Zone will also be subject to a "Contract Zone Agreement", which includes unique land use and development regulations, authorized by the *Planning and Development Act, 2007*.

The intent of the Applicant is to develop a social enterprise operation, referred to as *Building Futures Collective*, which will be oriented towards neighbourhood revitalization initiatives, including the repair and improvement of buildings, landscaping and community spaces. The facility (Proposed Development) will consist of:

- One detached, single-story building used for general operations, equipment storage and the

fabrication and repair of property features (*Industry, Light*).
- Outdoor storage area (*Storage, Outdoor*).

The Proposed Development will serve as a staging area for coordinating and carrying out operations; however, most of the related activity will take place offsite, primarily at various properties within the neighbourhood.

The Contract Zone is proposed, as the Proposed Development represents a unique, small-scale “quasi-industrial” development, which is not allowed within the RL Zone.

The Subject Property is located in the North Central neighbourhood, at the intersection of 6th Avenue and Retallack Street, which are classified as local streets. The surrounding land use consists of low-density, single-detached residential buildings.

The Subject Property consists of three parcels and includes two landowners:
- 1202 Retallack Street (two parcels) – SHC
- 1212 Retallack Street (one parcel) – Landowners

Both properties are currently vacant; however, each previously accommodated a multi-unit residential building, which were demolished in 2022.

City Council has already considered a report and recommendation that the City acquire 1202 Retallack Street from SHC and then transfer ownership to the Applicant.

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

Through the Contract Zone Agreement, it will be required that the regulations (land use and development standards) of the ML – Mixed-Low Rise Zone (ML Zone) generally apply, with the exception of the following requirements, which are intended to ensure that the Proposed Development effectively integrates with the surrounding residential context:

- Principal land uses shall be limited to *Storage, Outdoor*; *Industry, Artistic* and *Industry, Light*. *Industry* land use class shall be limited to indoor operations only.
- The location and configuration of land use and buildings shall conform, generally, to the Site Plan included as Appendix C – notable aspects of this configuration include:
    - Placement of the outdoor storage area between the proposed building (*Industry* land use) and the abutting residential property, which can serve as a buffer.
    - Front yard setbacks that align with the adjacent residential properties and that allow for a front yard space to be used for landscaping or community art.
    - The size and massing of the proposed building, which may be described as “modestly scaled” and well below the maximum building size achievable through the ML Zone.

    - Buffer area between the *Storage, Outdoor* land use and adjacent residential property.
- Signage and outdoor lighting to be limited and reflect appropriate standards.

The screening and landscaping standards of the ML Zone require that a 1.83 metre tall (minimum) "aesthetic screening" fence be installed along the proposed outdoor storage and waste storage areas. In addition to this, and as a response to a concern from a resident regarding compatibility with the abutting residential property, a recommendation is included that:

- The fence along the south property line is at least 2.43 metres tall and opaque, which exceeds the minimum standards (typically 1.83 metres).
- A buffer area is established along the south property line that is 3 metres wide and that is kept free and clear, except for perimeter fencing and landscaping.

While the Proposed Development, as a small-scale "quasi-industrial" development, is not typical for a residential context, the following factors support the proposal:

- The above noted Site Plan and Contract Zone Agreement measures, which will help ensure effective land use compatibility and residential integration.
- Proximity and convenient access to the various properties that will benefit from the operation.
- The land acquisition opportunity (SHC surplus lands).

DECISION HISTORY & AUTHORITY

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

Respectfully Submitted,

Autumn Dawson, Director
Planning & Development Services

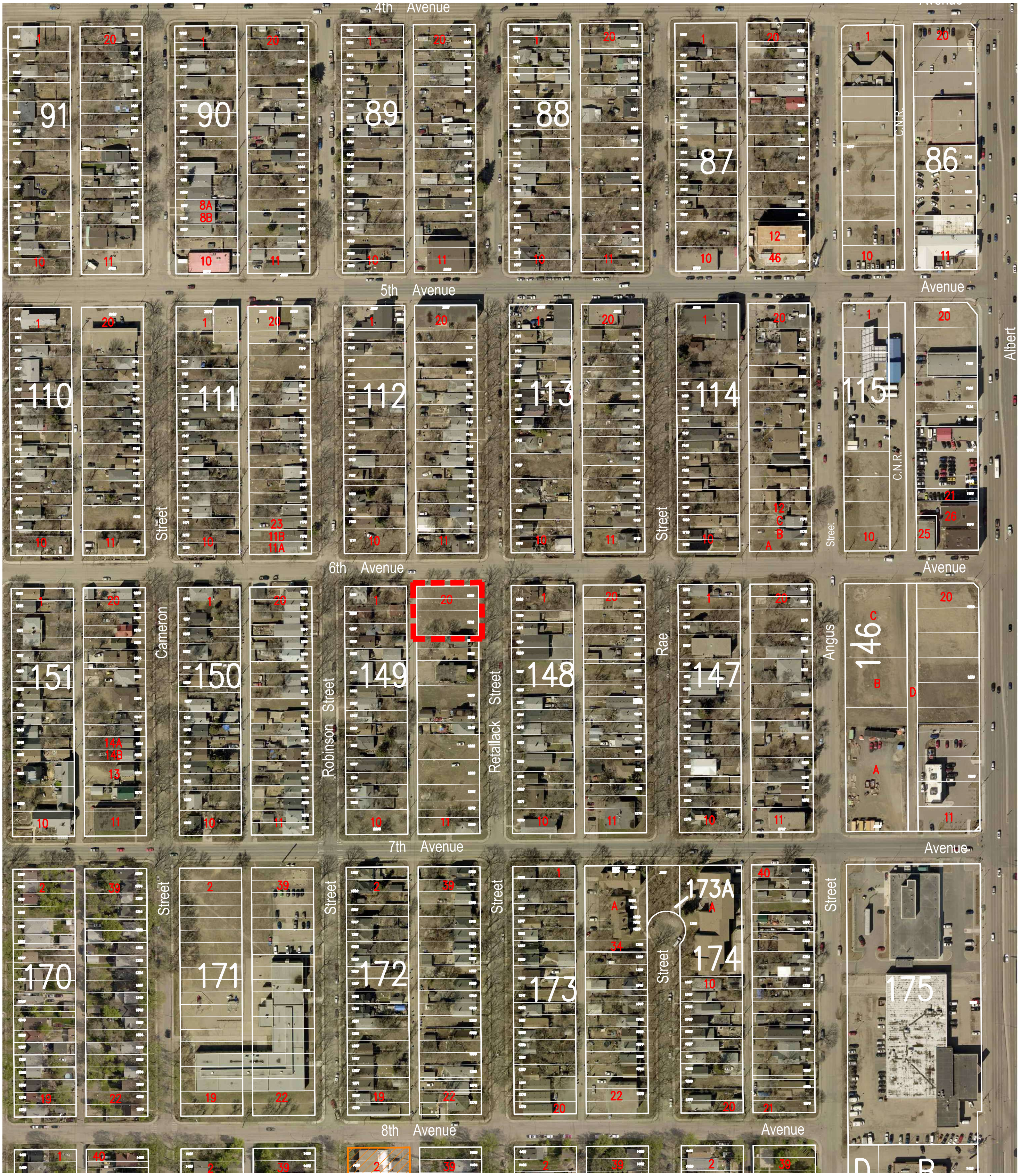
Respectfully Submitted,

Deborah Bryden, Deputy City Manager
City Planning & Community Services

Prepared by: Jeremy Fenton, Senior City Planner

ATTACHMENTS
Appendix A1 - Location
Appendix A2 - Zoning
Appendix B - Public Feedback
Appendix C - Site Plan

Appendix A-1



Subject Property

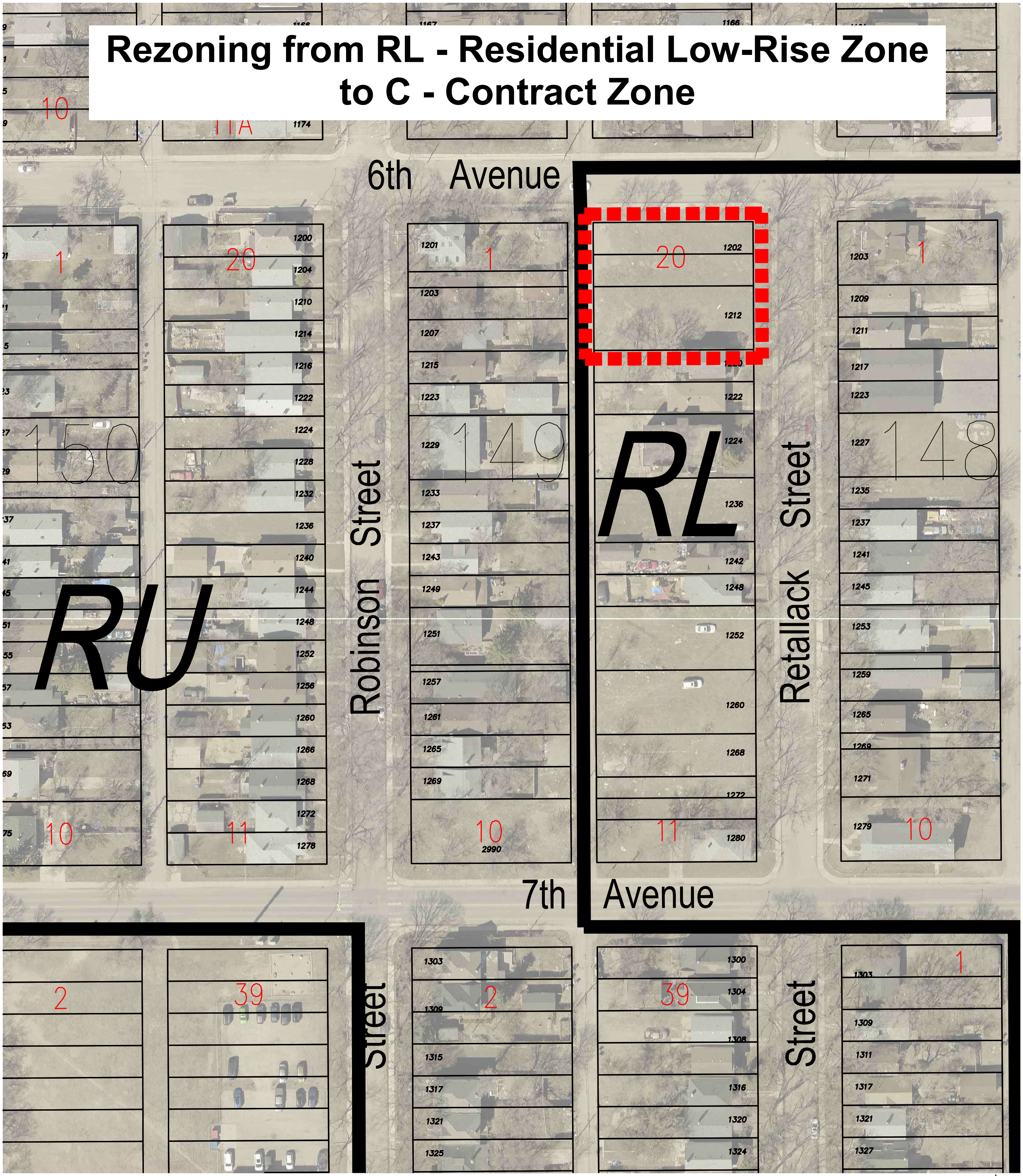
Date of Photography: 2024

N

Project PL202600241 Civic Address/Subdivision 1202,1212 Retallack St

Appendix A-2

Rezoning from RL - Residential Low-Rise Zone to C - Contract Zone



Subject Property

Date of Photography : 2024

N

Project PL202600241 Civic Address/Subdivision 1202,1212 Retallack St

Appendix B

Community Contact and Feedback Summary

Communications	
Public Notice Sign July 20, 2026	• One Public Notice sign posted at Subject Property
Public Notice Letter July 9, 2026	• Mailed (Canada Post) to 105 addresses • Standard notification radius (75 metres)
Website Information July 9, 2026	• Information Notice posted on the City of Regina website • Online comment portal open

Response	#	Comments
Completely opposed	**0**	
Accept if different	**1**	One submission indicated general support; however, requested that measures be implemented to ensure compatibility with the abutting residential property, including measures to: • Contain parking and loading on-site (avoid using Retallack Street) • Ensure noise is contained on-site via soundproof fencing • Restrictions on heavy machinery • Limit hours of operation to: Monday to Friday from 8 a.m. to 5 p.m. • Prohibit community gathering (e.g. “block parties”, “food bank”)
Support proposal	**2**	Neighborhood revitalization
Total	**3**	

City Administration Response

Issue: Parking/Loading

It is recognized that the Proposed Development is a concern, with some residents, in terms of parking and the loading/unloading of trucks associated with the operation.

Administration’s Response:
Per the Zoning Bylaw requirements (ML Zone parking regulations), no loading stall is required, as the proposed building floor area is below the threshold where a stall would be required. Loading for the facility will be done within the compound, which has access to overhead doors.

The Site Plan, which will form part of the Contract Zone Agreement, includes a parking area on-site, which is to be located to the rear of the development with access from the laneway.

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

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

Issue: Land Use Compatibility/Noise (Hours/Operations)

It is recognized that the Proposed Development is a concern, with some residents, in terms of land use compatibility (hours and operations), as it relates to the abutting residential property.

Administration's Response:
Impacts (nuisance) associated with noise are regulated through the City's *Noise Abatement Bylaw No. 6980*, which prohibits the loading/unloading of trucks and construction activity (which may be heard beyond the boundaries of the site), between 10 p.m. and 7 a.m.

The Applicant has indicated that hours of operation will be *Monday to Friday from 7:30 a.m. to 5:30 p.m. Occasional evening or weekend activity may occur to accommodate seasonal work, construction schedules, youth programming, or special community projects.*

The screening and landscaping standards of the ML Zone require that a 1.83 metre tall (minimum) "aesthetic screening" fence be installed along the proposed outdoor storage and waste storage areas. In addition to this, and as a response to the above noted resident concern, a recommendation is included that:

- The fence along the south property line is at least 2.43 metres tall and opaque, which exceeds the minimum standards (typically 1.83 metres).
- A buffer area is established along the south property line that is 3.0 metres wide and that is kept free and clear, except for perimeter fencing and landscaping.

Issue: Land Use Compatibility/ Noise (Other Land Uses)

It is recognized that the Proposed Development is a concern, with some residents, in terms of land use compatibility (other land uses), as it relates to the abutting residential property.

Administration's Response:
The Proposed Development will be limited to *Storage, Outdoor*; *Industry, Artistic*; *Industry, Light.* Land uses not authorized by the Contract Zone Agreement (e.g. *Assembly, Community*), would be in contravention of *The Regina Zoning Bylaw, 2019.*

Appendix C

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EXISTING RESIDENCES

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PROPOSED SITE PLAN - DEVELOPMENT
01 - scale: 1:250

SITE INFORMATION
Zoning is RL - Residential Low-Rise Zone. (TABLE 3C.T2.8 SERVICE TRADE - PERMITTED) (TABLE 3C.T3) Maximum Lot Coverage - 60% Maximum Floor Area Ratio - .075 Max height - 11 m (36') Minimum setbacks to the: Front Yard : 6.0 m Rear Yard : 3.5m Side site line: 1.2 m : 450 mm from flanked yard. PROPOSED DEVELOPMENT: BUILDING: 25 X 80 = 2000 sq. ft. (185.8m²) LOT SIZE: (1202 RETALLACK) : 6250 sq. ft. (580.6 m²) F.A.R. = 185.6/ 580.6= 0.32 WALL HEIGHT - 12' (3.048 m) 2 - 10' (h) x 12' (w) OVERHEAD DOOR 2 - 915 X 2134 ENTRANCE / EXIT DOORS

VIEW FROM THE SOUTH WEST
04 - scale: N.T.S

OPPORTUNITIES FOR LOCAL / COMMUNITY PUBLIC ART

EXISTING TREES

OPPORTUNITEIS FOR COMMUNITY GATHERING PLACE, COMMUNITY ART AND LANDSCAPING.

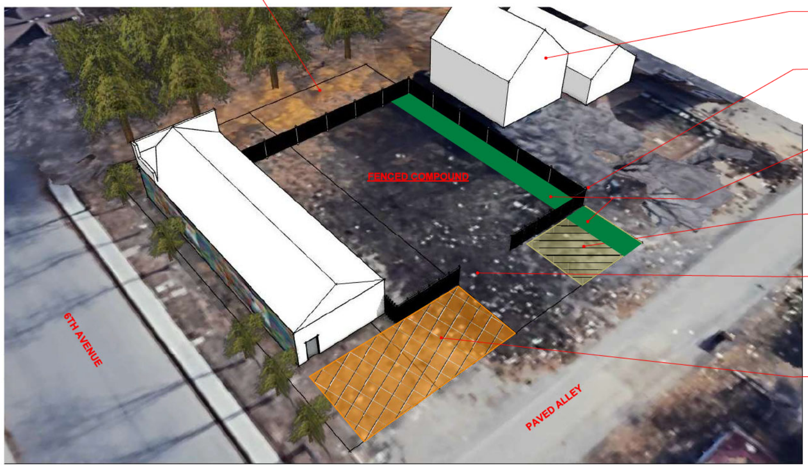
VIEW FROM THE NORTH EAST
02 - scale: N.T.S

THE PROPOSED SINGLE-STOREY COMMERCIAL BUILDING INTENDS TO BLEND THE TIMELESS CHARM OF A TRADITIONAL CORNER GROCERY STORE WITH A CLEAN, CONTEMPORARY AESTHETIC. THE FRONT FAÇADE COULD FEATURE TRADITIONAL ELEMENTS SUCH AS LARGE STREET-FACING DISPLAY WINDOWS, A RECESSED ENTRANCE, DECORATIVE BRICKWORK, AND A PROMINENT PARAPET, REINTERPRETED WITH MODERN MATERIALS, SIMPLIFIED DETAILING, AND EXPANSIVE GLAZING. A REFINED PALETTE OF BRICK, METAL ACCENTS, AND CONTEMPORARY LIGHTING CREATES A WELCOMING STREETSCAPE THAT PAYS HOMAGE TO THE CHARACTER OF HISTORIC NEIGHBOURHOOD SHOPS WHILE PROVIDING A FRESH, FUNCTIONAL, AND VISUALLY APPEALING DESIGN SUITED TO TODAY'S COMMERCIAL ENVIRONMENT.

INSPIRATION IMAGE 1
(USED WITHOUT PERMISSION)

INSPIRATION IMAGE 2
(USED WITHOUT PERMISSION)

OPPORTUNITEIS FOR COMMUNITY GATHERING PLACE, COMMUNITY ART AND LANDSCAPING.



EXISTING RESIDENCES

PROPOSED DECORATIVE - TRANSPARENT SECURITY FENCING TO MEET CPTED STANDARDS AND OBJECTIVES.

3m (9.8') LANDSCAPE / GARDEN /PLANTING BUFFER ALONG THE SOUTH PROPERTY LINE ABUTTING EXISTING RESIDENTIAL.

PROPOSED AREA FOR GARBAGE, RECYCLING, FOOD AND YARD WASTE COMPLETE WITH SCREENING ENCLOSURE AS PER CITY OF REGINA BYLAW REGULATIONS.

PROPOSED LOCATION OF ENTRY / EXIT LOCATION AND ACCESS GATE.

PROPOSED LOCATION OF STAFF AND VISITOR PARKING.

VIEW FROM THE NORTH WEST
03 - scale: N.T.S

Official Community Plan - Office Development Policies - 2 Year Review

Date	September 15, 2026
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC26-16

RECOMMENDATION

The Regina Planning Commission recommends that City Council:

a. Approve the amendments to *Design Regina: The Official Community Plan Bylaw No. 2013-48* to reflect the changes in Appendix E – Proposed Office Policy and Zoning Bylaw Amendments.

b. Approve the amendments to *The Regina Zoning Bylaw, 2019* as outlined in Appendix E – Proposed Office Policy and Zoning Bylaw Amendments.

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

d. Approve these recommendations at its September 23, 2026 meeting.

ISSUE

At the September 25, 2024 meeting, City Council approved changes to the Office Development Policies in *Design Regina: The Official Community Plan, Bylaw 2013-48* (OCP) and *The Regina Zoning Bylaw,* 2019 (Zoning Bylaw). City Council directed Administration to report back in two years on the impacts of these changes. During the review, Administration identified additional adjustments, which are also being brought forward for consideration.

IMPACTS

Policy Impact

The recommendations in this report include amendments to the OCP policies related to office development.

The proposed changes allow the Office Area in Harbour Landing (proposed Office Area A) to have the same office development permissions as the Albert Street Transit Hubs. These permissions include allowing medium-sized office buildings and not requiring consideration of the Downtown office vacancy rate. Making these changes would reduce barriers to development, provide more flexibility for future growth, and align current policies with previous approvals for the area.

The proposed changes support the completion of the planned office development within the Office Area in Harbour Landing (Office Area A) while maintaining the intent of the existing policies.

The amendments continue to align with the OCP objective of ‘support Downtown as the primary business centre of the city’ (Part A, Section D5, Goal 5). At the same time, they would reduce regulatory barriers to development by providing flexibility for office location decisions and allowing office development to respond to changing market demand (Part A, Section D10, Goal 1) in an area of the city previously approved for office development,.

By balancing the needs and aspirations of both suburban and downtown office markets, the proposed amendments support economic growth while maintaining the broader policy framework for office development in Regina.

Strategic Impact

The proposed amendments support the Livability strategic priority of intentional planning and development that enables communities to thrive. The recommendation reduces regulatory barriers, provides greater opportunity for future investment and allows for the completion of the Office Area A, while also aligning with the City’s broader planning and development objectives.

Environmental Impact

The recommendations in this report are not anticipated to have direct impacts on energy use and greenhouse gas (GHG) emissions. As no specific development proposal is associated with the proposed amendments, the environmental impacts of any future office development cannot be quantified at this time.

Future development within the established Office Area may benefit from existing infrastructure and access to nearby services and amenities, which can support more efficient land use and development patterns.

Indigenous Impact
The proposed amendments support key objectives of kâ-nâsihcikêwin (Indigenous Framework), relating to pimâcihowin – *making a living*, by enabling additional office development opportunities within an established Office Area, supporting employment and economic development.

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

OTHER OPTIONS

OPTION 1 – Approve changes to the Office Development policies – RECOMMENDED

Advantage: This option reduces regulatory barriers by allowing medium-scale office development within established Office Area A, without requiring City Council approval. This supports investment and employment opportunities within areas previously approved for office development.

Consideration: There may be concerns about additional medium-scale office development outside of the Downtown, which may be seen as undermining the goal to maintain the primacy of the Downtown as the primary business area of the city. The amendments could increase the suburban office space inventory by as much as 4000 square metres. Office development in other areas of the city continues to be limited except in unique circumstances.

OPTION 2 – Refer the proposed amendments back to Administration for further review – NOT RECOMMENDED

Advantage: This option could provide an opportunity for clarification and additional information, if deemed necessary.

Consideration: This would delay consideration and implementation of the proposed amendments. Additional review may not result in different conclusions or recommendations.

OPTION 3 – Status Quo – NOT RECOMMENDED

This option would deny the proposed amendments, which would mean the current policies would continue to be applied.

Advantage: This option would avoid the potential increase in the suburban office inventory and continue the current level of City Council oversight for medium-scale office development proposals in the Office Area in Harbour Landing, with regard for impact to the downtown office market.

Consideration: Medium-scale office buildings will continue to need City Council approval through a discretionary use decision, with the exception of the Albert Street Transit Hub area which would continue to allow for office development as permitted use.

COMMUNICATIONS & ENGAGEMENT

Communication and engagement opportunities regarding office development policies have been ongoing for many years. Reviews of the City's office development policies and regulations have included consultation with a core stakeholder group consisting of approximately 50 self-identified interested parties and industry representatives, including commercial real estate professionals, office developers and building managers, business improvement districts and others affected by the City's office development policies.

The proposed amendments were presented to a focused stakeholder group for discussion and feedback. In addition, a letter was distributed on July 20, 2026 to stakeholders who had participated in previous policy discussions, inviting further feedback on the proposed amendments. A summary of stakeholder communication is provided in Appendix D – Stakeholder Communication Summary.

As interested parties, stakeholders will receive a copy of the report and notification of the meeting to appear as a delegation in addition to receiving written notification of City Council's decision. Should City Council direct Administration to proceed with the recommended OCP and Zoning Bylaw amendments related to office development policies outlined in this report, public notice of the public hearing that is required to be held when Council considers the proposed bylaws will be given in accordance with *The Public Notice Policy Bylaw, 2020*.

DISCUSSION

Background
Office development policies in Regina have historically recognized Downtown as the primary centre for larger-scale office development in the city. In 2012, in an environment of low vacancies, high demand and pending development of offices in suburban locations, City Council amended the OCP by clarifying the conditions that would allow office development outside of Downtown. Since 2012, office development policies have undergone minor revisions. Each revision focused on balancing the needs of different stakeholders while ensuring Downtown continues to be the city's primary business centre.

The office development policies categorize office development based on total building size. Setbacks, height and other requirements are regulated through zoning:

- Medium Office: A purpose-built office building that is between 1,000 and 4,000 square metres in size.
- Major Office: A purpose-built office building that is over 4,000 square metres in size.

The OCP prescribes where medium and major offices may be located (OCP Part A, Section D5, Goal 5). Small offices (less than 1,000 square metres) or those accessory to principal uses are not impacted by the OCP office development policies and are only regulated through zoning. A detailed explanation of the current policies including where medium and major office can locate is attached as Appendix A.2 – Current Policies.

Monitoring Office Metrics
Administration monitors the distribution of office developments (Downtown/Central City Office Area versus suburban) and the Downtown vacancy rate for medium and major offices annually. Administration uses office market reports from Colliers International to monitor the office vacancy rate in Regina.

Under the current policies, if the Downtown vacancy rate is above 6.5 per cent, medium or major office developments will not be possible within suburban Urban Centres or Office Areas. Meanwhile, there is approximately 79.8 per cent of medium and major office development located in the Downtown/Central City Office Area currently where the OCP includes a target of 80 per cent over the life of the OCP.

Historical summaries of office distribution and vacancy are provided in Appendix B – Office Distribution and Vacancy.

Current Office Market Analysis (Summary from Collier's Office Market Report)
Regina's office vacancy rates lowered between 2024 and 2026. Downtown office vacancy decreased from 15 per cent in the fourth quarter (Q4) of 2024 to 12.6 per cent in the second quarter (Q2) of 2026, indicating that a smaller proportion of Downtown office space was vacant at the later date.

During the same period, the distribution of suburban and downtown office remained stable and aligned with the City's 80 per cent target. In Q2 of 2026 the current proportion of office space in suburban locations is 20.2 per cent. A map of medium and major office distribution is attached as Appendix C – Medium and Major Office Distribution 2026 for location reference

Impacts from Approved Policy Changes to permit medium-sized office development outside the Downtown/City Centre Office Area (2024 to 2026)
In 2024, City Council approved OCP and Zoning Bylaw amendments that introduced transit hubs along Albert Street (Golden Mile and Northgate areas) as locations where "medium office" development is a permitted use and is not subject to the Downtown office vacancy rate (Policy 7.32.4 in the OCP). Other significant changes approved were to include the Warehouse District as part of the Downtown/City Centre Office Area, and to allow medium office outside specified areas and centres as a discretionary use.

Administration was directed to report back in two years on the impacts of the approved changes (Appendix A.2 – Current Policies).

Since these permissions came into effect, no office developments have been proposed within the Transit Hubs on Albert Street, primarily due to a lack of market demand for medium-scale office buildings. As a result, the 2024 policy changes have had no impact.

Although there has been development of smaller office developments, which occur organically over time, there have been no new offices greater than 1,000 square metre constructed, which would require consideration of the City's Office Development policy.

Overall, as the Collier's Office Market Reports have indicated, Regina's office market has remained relatively stable from 2024 to 2026. There is no evidence of significant impacts on either the suburban or downtown office vacancy rates that would suggest the 2024 policy changes have negatively affected the City's office development policy objectives.

Proposed Policy Amendments
During the review of the impacts of the 2024 office policy amendments, Administration identified additional amendments to the policies, per Appendix E – Proposed Office Policy and Zoning Bylaw Amendments, and related changes to the Zoning Bylaw. The proposed amendments would identify Harbour Landing office area as Office Area A by extending the same permissions that were granted in 2024 to Transit Hubs. Specifically, Office Area A would be designated as an area where "medium office" development is a permitted use and would not be subject to the Downtown office vacancy rate criteria.

The Harbour Landing Business Park consists of four parcels intended exclusively for office development. In 2011, City Council approved *CR11-76 Discretionary Use Application (10-DU-19) Proposed Office Use – Three Storey Office Building, SE Corner of Harbour Landing Drive and Parliament Avenue* on July 4, 2011 for a four-building office complex, consisting of four three-storey office buildings. Following approval, the developer elected to proceed through separate development applications for each building. Since then, three of the four parcels have been developed. As of 2026, one parcel remains undeveloped. The Discretionary Use application for the final office building was approved in 2013 and subsequently extended on several occasions. Although revised plans for a smaller two-storey office building were approved, development did not proceed, and the permits ultimately expired.

At the time, development of the final parcel did not proceed primarily due to limited market demand for suburban office space. The proposed amendments would provide an opportunity to develop in response to future market conditions and facilitate completion of the Harbour Landing Business Park. As the amendments would apply to a single remaining parcel, they represent a limited opportunity for additional suburban office development while aligning Office Area A with the policy approach currently applied to the Albert Street Transit Hubs. If market demand for office space emerges in the future, the amendments would allow office development on the site without being subject to the Downtown vacancy rate criteria.

Summary of Proposed Policy Amendments
The proposed amendments would distinguish the existing Office Areas as Office Area A and Office Area B and exempt Office Area A from office vacancy rate policies, similar to the existing transit hub exemption. This change would support development of the remaining undeveloped parcel within the Harbour Landing Business Park. Office Area B would remain subject to the existing office policies.

Additional administrative and mapping updates are proposed to reflect these changes. Detailed amendments are provided in Appendix E – Proposed Office Policy and Zoning Bylaw Amendments.

Other proposed changes related to office policies include a housekeeping item to remove redundant language in the DCD-CBM – Chuka Boulevard Mixed Direct Control District Land Use Table (6G.T2).

Additional amendments to Chapters 4 and 6 of the Zoning Bylaw are also proposed. These changes would update the bylaw to reflect the revised office policies and remove duplicate language to make the bylaw easier to understand.

DECISION HISTORY & AUTHORITY

At its meeting held February 14, 2024, City Council passed motion *MN24-2 Office Development Policy* to bring forward a report to the May 2024 meeting of Regina Planning Commission with amendments to the office development policies in the OCP (Part A, Section D5, Goal 5) to allow medium office development within the interior of the Warehouse District and to consider flexibility for unique circumstances addressed through a contract zone. The motion also directed Administration to consult the RDBID on potential incentive and investment initiatives options for City Council to consider in support of the Downtown to be brought forward in a separate report.

On June 26, 2024, City Council considered item *CR24-63 Official Community Plan – Office Development Polices Review* and adopted a resolution to table the report until such time that the downtown incentivization report is brought forward for City Council's consideration in September 2024.

At its meeting on September 25, 2024, City Council considered item *CR24-63 Official Community Plan – Office Development Policies Review* and adopted a resolution to approve OCP and Zoning Bylaw amendments to allow medium office development within the Warehouse District and introduce transit hubs along Albert Street as an area where "medium office" development is a permitted use and not subject to the downtown office vacancy rate.

THEREFORE BE IT RESOLVED that Administration:

a. Report back to City Council in two years on the impacts of the following changes:

    1) Amendments to Part A - Citywide Plan of *Design Regina: The Official Community Plan, Bylaw 2013-48* as outlined in Appendix D with revisions noted in #3 of the recommendation;
    2) Amendments to *The Regina Zoning Bylaw*, *2019*, as outlined in Appendix E – Proposed Office Policy and Zoning Bylaw Amendments to come into force upon ministerial approval of September 25, 2024 amendments to *Design Regina: The Official Community Plan, Bylaw No. 2013-48*;
    3) Changes to the OCP to allow "medium office" within the Warehouse District and changes to the Zoning Bylaw as outlined in the report (i.e. industrial offices, heritage

properties); and introduce transit hubs along Albert Street (Golden Mile and Northgate areas) as an area where "medium office" development is a permitted use and not subject to the downtown office vacancy rate.

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

Respectfully Submitted,

Autumn Dawson, Director
Planning & Development Services

Respectfully Submitted,

Deborah Bryden, Deputy City Manager
City Planning & Community Services

Prepared by: Vanessa Berg, City Planner I

ATTACHMENTS

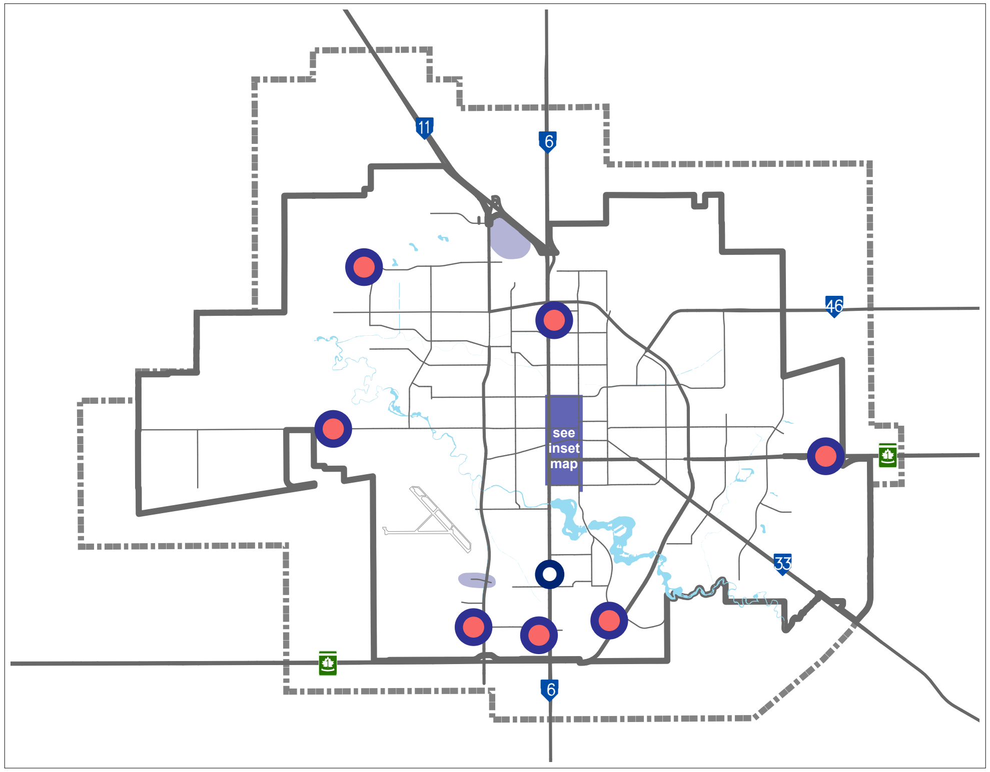
Appendix A.1 - OCP Office Areas (Current)
Appendix A.2 - Current Policies
Appendix B - Office Distribution and Vacancy
Appendix C - Medium and Major Office Distribution 2026
Appendix D - Stakeholder Communication Summary
Appendix E - Proposed Office Policy and Zoning Bylaw Amendments
Appendix F - OCP Office Areas (Proposed)

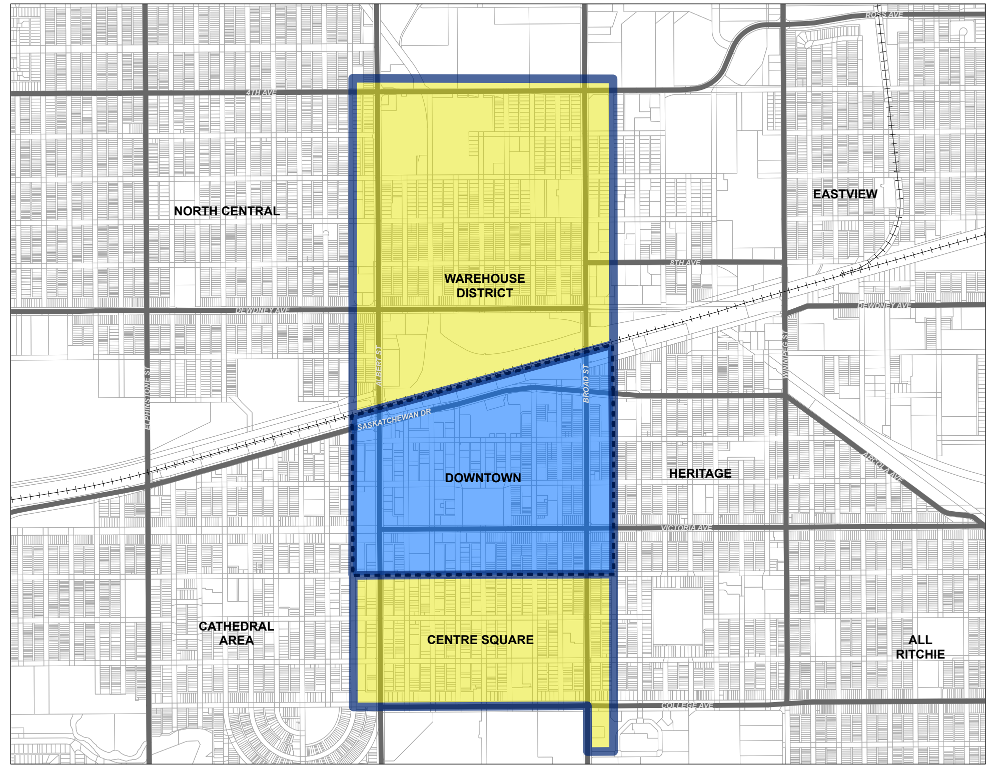
Appendix A.1

MAP 6

Office Areas

Scale: Not to Scale





Downtown/Central City Office Area

Office Area

Urban Centre

Transit Hubs that permit Medium Office

Note: North Albert Street Urban Centre is also a Transit Hub that permits Medium Office

City Boundary

Joint Planning Area Perimeter

Highway or Major Road

Downtown

Downtown/Central City Office Area

Medium Office Allowed

Major and Medium Office Allowed

Major Road

Railway

REGINA

Current Office Development Policies (2026)

Official Community Plan (OCP)

7.26 Consider light industrial development as part of *mixed-use* areas, providing that:

7.26.1 The proposed development is compatible with the natural environment and adjacent uses; and

7.26.2 Adequate measures are undertaken to ensure appropriate design and transition between land uses.

7.27 To ensure optimal use of industrial lands, monitor market conditions and undertake the following:

7.27.1 An inventory of the existing land use composition and vacancy;

7.27.2 An analysis of land use and servicing issues and options; and

7.27.3 Preparation of a secondary plan or concept plan for guiding redevelopment where required.

Goal 5 – Office Development

Support the Downtown as the city's primary business centre.

7.28 Monitor the distribution of citywide office uses, and target 80% of the total office floor area in the city, pertaining to *medium office* and *major office* development, to be located in the DOWNTOWN/ CENTRAL CITY OFFICE AREA, as identified on Map 6 - Office Areas.

7.28A Support new office development in the DOWNTOWN/ CENTRAL CITY OFFICE AREA, as identified on Map 6 -Office Areas using favourable regulations and development incentives that benefit the Downtown.

7.29 New *major office* development should locate inside the DOWNTOWN as shown on Map 6-Office Areas, subject to exceptions listed in Policy 7.32.

7.30 New *medium office* development should locate within the DOWNTOWN/CENTRAL CITY OFFICE AREA, as shown on Map 6 -Office Areas, subject to the following stipulations and exceptions listed in Policy 7.32:

7.30.1 Within the Centre Square Neighbourhood;

7.30.2 Within the Warehouse District; and

7.30.3 A neighbourhood plan amendment shall be required where the proposed *medium office* development explicitly conflicts with the existing neighbourhood plan.

7.31 Allow new medium office development to locate within OFFICE AREAS and URBAN CENTRES that are conceptually shown on Map 6 - Office Areas, subject to the following stipulations and exceptions listed in Policy 7.32:

7.31.1 Development within OFFICE AREAS shall be subject to the Office Area Zone in the Zoning Bylaw;

7.31.2 Proposed new medium office buildings shall be considered as a discretionary use unless exempted by the policies herein;

7.31.3 Within identified OFFICE AREAS, surface parking shall be restricted; however, additional parking may be allowed where structured parking is used or where contributions are made in some combination of monetary payment to the City and/or the equivalent value dedicated to *community amenities* or services in the DOWNTOWN; and

7.31.4 Ensure that no OFFICE AREAS or URBAN CENTRE includes more than 16,000 square metres of total gross medium office floor area.

7.32 Notwithstanding any other policy herein, *medium office* and *major office* development shall be allowed outside of the DOWNTOWN/CENTRAL CITY OFFICE AREA, OFFICE AREAS, and URBAN CENTRES in the following contexts:

7.32.1 Within the floor space of a designated heritage building;

7.32.2 When located adjacent to a *major institutional area* (e.g. university, hospital);

7.32.3 *Medium office* development for industrial users, considered as a discretionary use; or

7.32.4 *Medium office* development at specified TRANSIT HUBS identified on Map 6 - Office Areas allowed as a permitted use and not subject to Policy 7.33.

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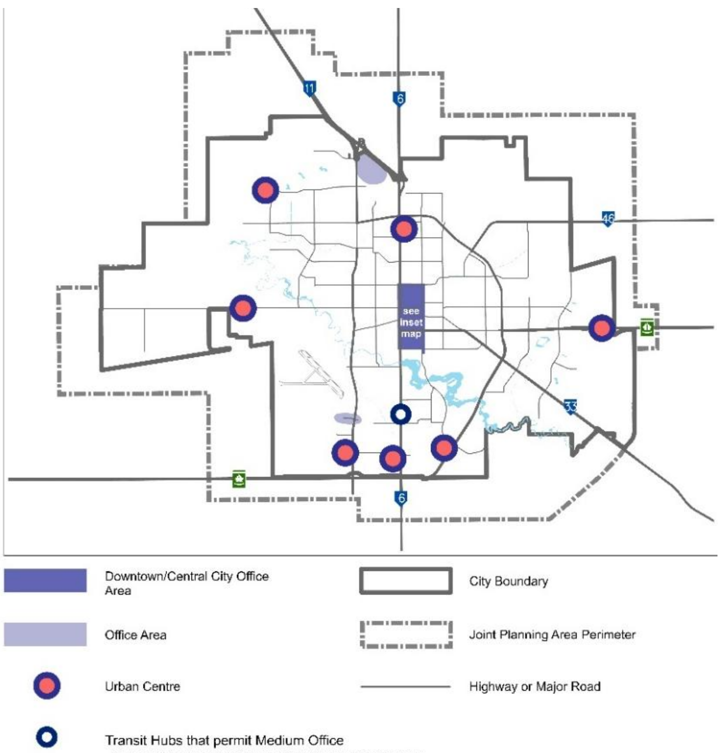
7.33 Development or rezoning to accommodate a medium office building(s) within an identified OFFICE AREA, URBAN CENTRE or development considered under policy 7 .33A should not proceed if the DOWNTOWN vacancy rate, as interpreted by the City, exceeds 6.5%, unless waived by Council.

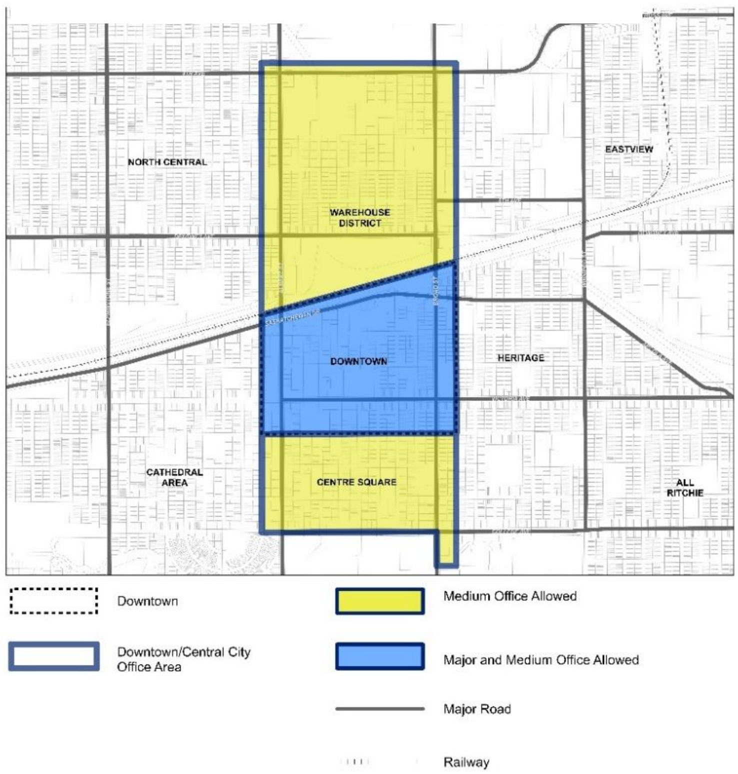
7.33A Notwithstanding other policies within this Plan, Council may approve a proposed medium or major office development to accommodate unique circumstances not contemplated within these policies through a contract zone.

Map 6 – Office Areas

Map 1 – Office Areas and Urban Centre Locations



Map 2 – Downtown/Central City Office Area



Note: there is an Urban Centre along the southeast corner of the map that is missing due to administrative error.

Definitions

"Downtown/Central City Office Area": The central area of the City of Regina (City) made up of the Downtown core and part of City Centre, as depicted on Map 6 – Office Areas.

"Office Area": Office areas are those areas that are depicted conceptually on Map 6 – Office Areas.

"(potential) transit hubs": Points identified in the transit network that meet one or more of the following:

- Serve as a major, city-wide destination, such as the Downtown or the University of Regina;
- Is a major transfer location between multiple transit routes; and/or
- Is adjacent to mixed-use or denser areas.

A transit hub should also provide for multi-modal connections and have potential for transit-oriented development to serve as anchors for transit in local communities.

"Urban Centres": Major focal points for the City, larger in scale than neighbourhood hubs, located surrounding or around established or new intersections of an urban corridor with major and arterial roads and/or major transit hub, and may contain but are not limited to high density, mixed-use/commercial hubs, transit-oriented development, preferably adjacent to or near a transit hub.

Zoning

The Zoning Bylaw defines terms related to Office Development such as:

"Office": means a land use where non-retail business affairs including professional, administrative, managerial, financial, service, industry, government, or similar activities are conducted.

"Urban Centre": means the same as defined and identified in *Design Regina: Official Community Plan Bylaw No. 2013-48* (OCP).

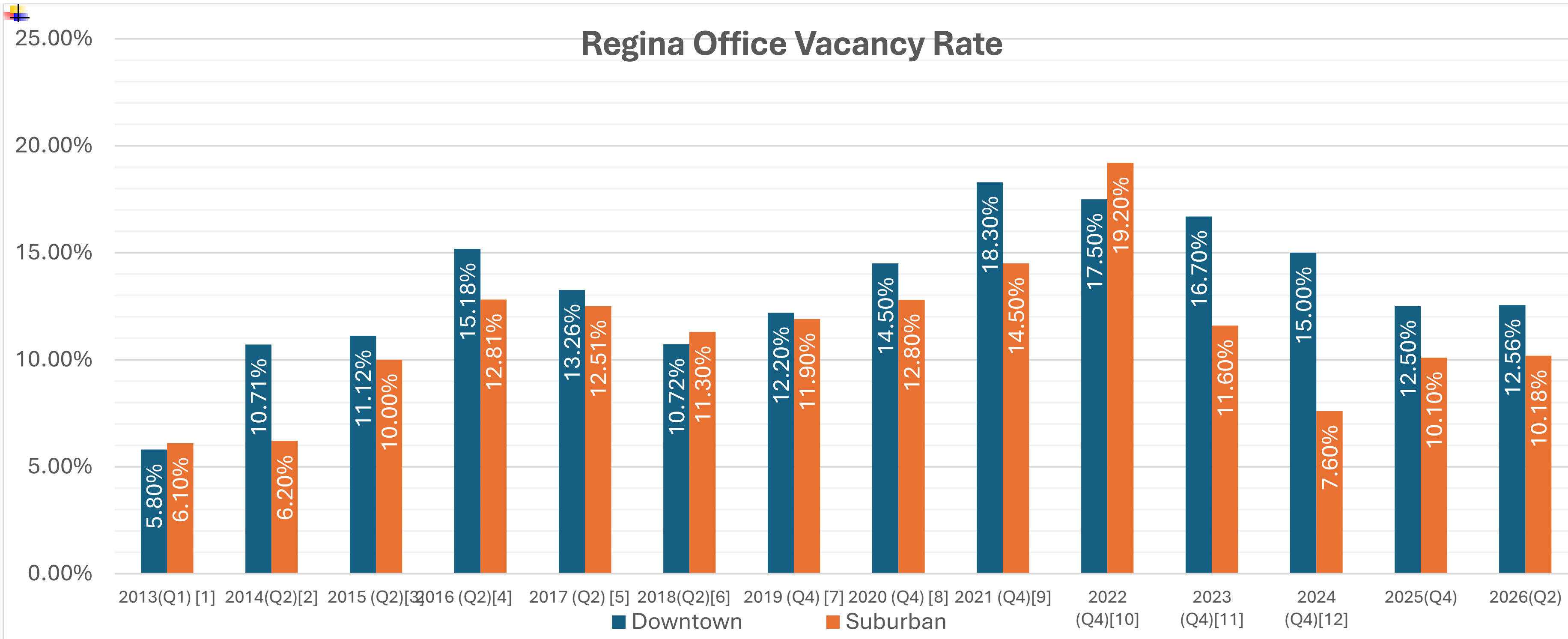
Different zones allow for different types of offices and varying scales. Generally, offices are allowable in the following zones:

- **Mixed Zones (ML, MH, and MLM)** allow for both office types up to 1,000 square metres, or more if located within an Urban Centre, subject to OCP conditions.
- **Office Area Zone (OA)** allows Office up to 1,000 square metres per building or discretionary up to 4,000 square metres per building, and subject to OCP conditions.
- **Industrial Zones (IL, IH, IP)** allow Office up to 1,000 square metres per building or discretionary up to 4,000 square metres per building, and subject to OCP conditions. Office in these zones are subject to other Land Use Specific Regulations.
- **Downtown Zone (DCD-D)** permits all offices with no maximum.
- Other **DCD Zones** may also allow for certain office types and scales.

Appendix B

Table 1- Regina Office Vacancy Rates

	2013 (Q1)[1]	2014 (Q2)[2]	2015 (Q2)[3]	2016 (Q2)[4]	2017 (Q2)[5]	2018 (Q2)[6]	2019 (Q4)[7]	2020 (Q4)[8]	2021 (Q4)[9]	2022 (Q4)[10]	2023 (Q4)[11]	2024 (Q4)[12]	2025 (Q4)[13]	2026 (Q2)[14]
Downtown	5.80%	10.71%	11.12%	15.18%	13.26%	10.72%	12.20%	14.50%	18.30%	17.50%	16.70%	15.00%	12.50%	12.56%
Suburban	6.10%	6.20%	10.00%	12.81%	12.51%	11.30%	11.90%	12.80%	14.50%	19.20%	11.60%	7.60%	10.10%	10.18%



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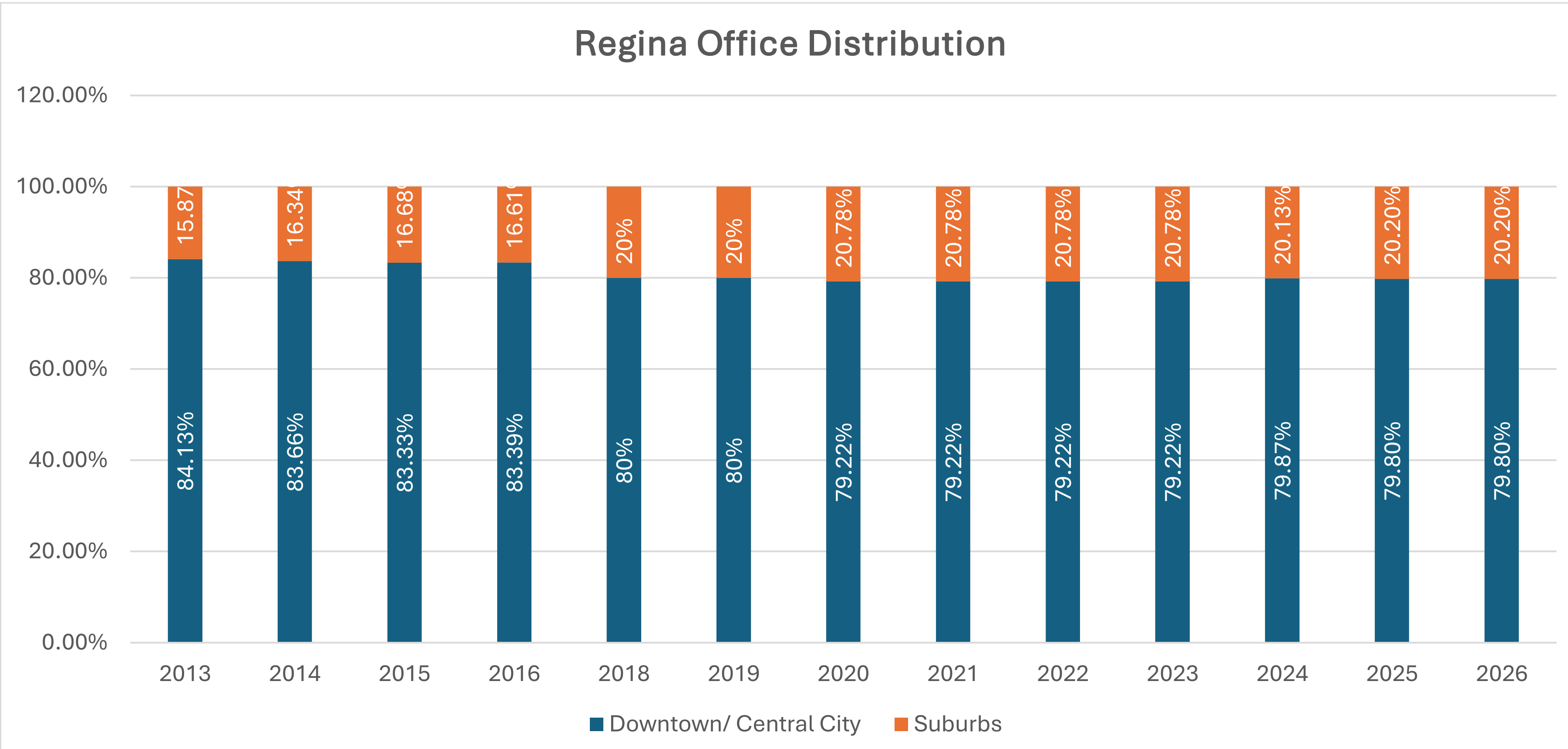
[1] Colliers. Regina Office Report. Q1 2013.
[2] Colliers. Regina Office Market Report. Q1 2014.
[3] Colliers. Regina Office Market Report. Q2 2015.
[4] Colliers. Regina Office Market Report. Q2 2016; Avison Young. Office Report. Regina Market. Mid-Year 2016.
[5] Colliers. Regina Office Market Report. Q2 2017
[6] Colliers. Regina Office Market Report. Q2 2018
[7] Colliers. Regina Office Market Report. Q4 2019
[8] Colliers. Regina Office Report. Q4 2020.
[9] Colliers. Regina Office Report. Q4 2021
[10] Colliers. Regina Office Report. Q4 2022
[11] Colliers. Regina Office Report. Q4 2023
[12] Colliers. Regina Office Report. Q4 2024
[13] Colliers. Regina Office Report. Q4 2025
[14]Colliers, Regina Office Report. Q2 2026

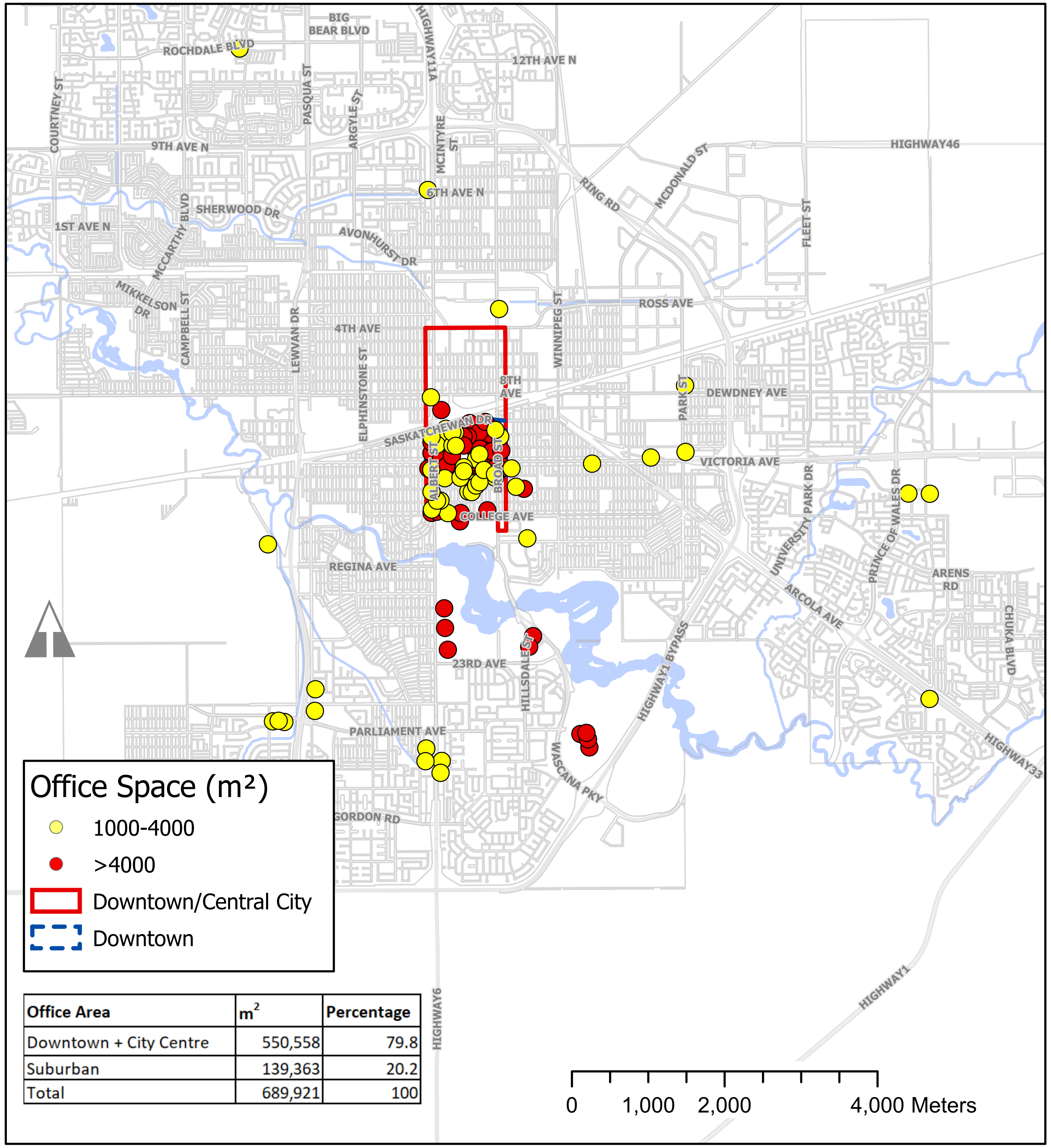
Table 2 – Regina Office Distribution[15]

	2013	2014	2015	2016	2018	2019	2020	2021	2022	2023	2024	2025	2026
Downtown/ Central City	**84.13%**	**83.66%**	**83.33%**	**83.39%**	**80%**	**80%**	**79.22%**	**79.22%**	**79.22%**	**79.22%**	**79.87%**	**79.80%**	**79.80%**
Suburbs	**15.87%**	**16.34%**	**16.68%**	**16.61%**	**20%**	**20%**	**20.78%**	**20.78%**	**20.78%**	**20.78%**	**20.13%**	**20.20%**	**20.20%**

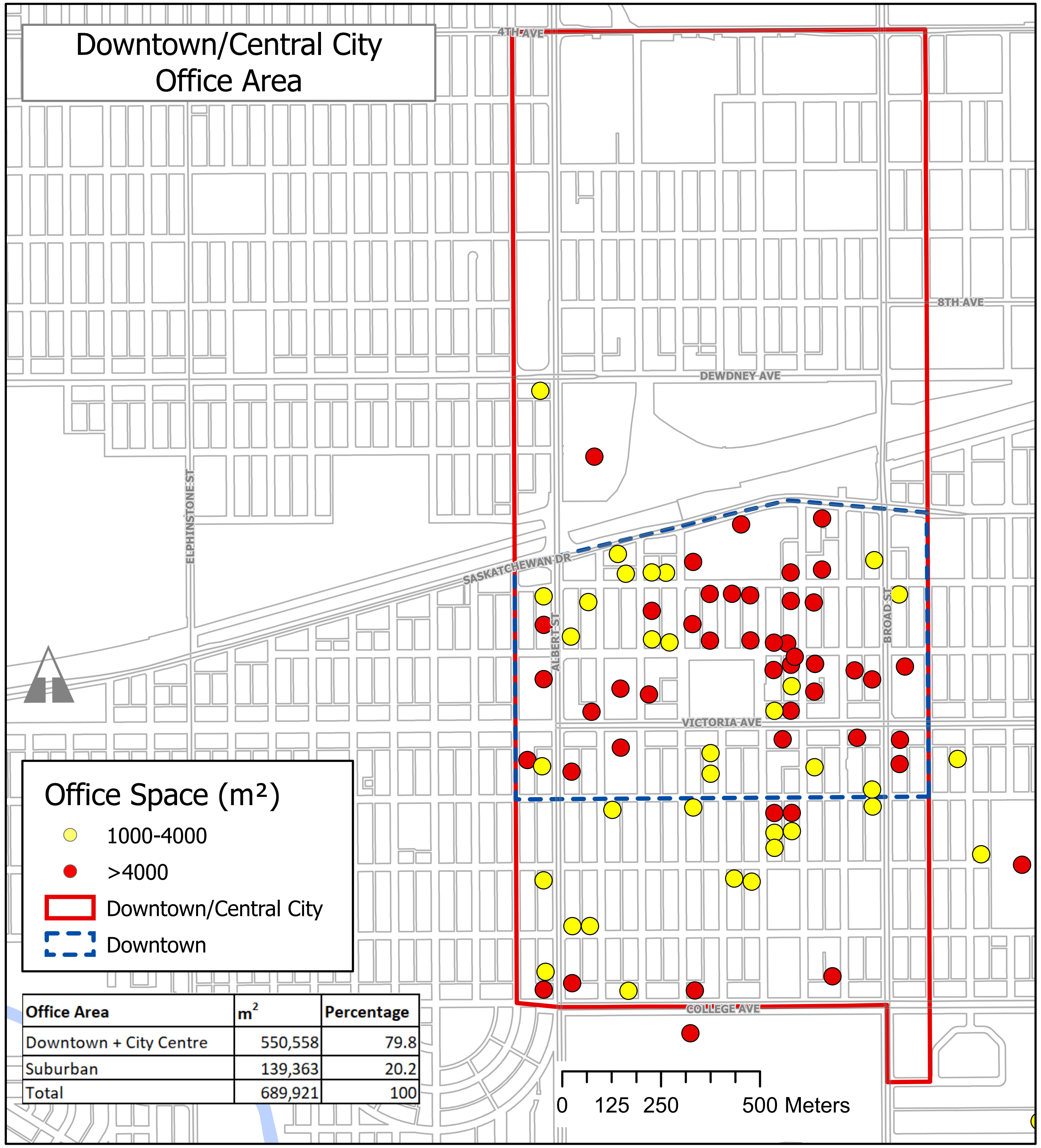


[15] Office distribution is based on City assessment data for office buildings >1000 m2 for pre-2020 office developments (2013-2019). In 2018-2019 Planning confirmed the inventory was accurate, 2020 onward monitoring is based off new construction or change of use records using CityView and commercial realtor reports by adding or subtracting office developments from the established inventory of medium and major offices.

Medium and Major Office Distribution 2026



Office Area	m^2	Percentage
Downtown + City Centre	550,558	79.8
Suburban	139,363	20.2
Total	689,921	100



Office Area	m^2	Percentage
Downtown + City Centre	550,558	79.8
Suburban	139,363	20.2
Total	689,921	100

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Office Development Policies and Regulations: Stakeholder Communication Summary

Meetings*

Date	Type of Engagement	Who
June 25 and July 26, 2026	Focus Group	Representatives of office developers and Business Improvement District Board members

Emails or Letters

Date	Type of Engagement	Who
July 20 to Aug 3, 2026	Letter to 49 stakeholders notifying them that staff were planning to bring a report forward to Regina Planning Commission and City Council.	Regular office interested parties stakeholder list noted in the report.

Written Feedback & General Comments

Administration received five responses to the letter. Responses included:

- Clarification if the amendments apply to proposed Office Area B.
- Confirmation of height restrictions from Airport.
- Review of Office Policies should be five years, not two years, to allow more time for development.

The Regina Downtown Business Improvement District (RDBID) also received a copy of the amendments and has had an opportunity to review.

Proposed Office Policy and Zoning Bylaw Amendments Appendix E

Summary

- Split Office Area from Map 6 in the OCP in two: Office Area A & B
- Allow medium office area in Office Area A (because it is established office area that was already approved for a fourth building and this will finish off the office development).
- Permit medium office in the Office Area Zone in Office Area A as identified on the OCP Map 6.
- Remove redundant land use regulations in land use table for Chuka Boulevard Mixed Direct Control District (i.e. housekeeping change).

OCP: Section D5, Goal 5 – Office Development

Proposed Amendments to the OCP: Section D5, Goal 5 – Office Development				
	OCP Reference	Existing	Proposed	Rationale
1	7.31	Allow new medium office development to locate within OFFICE AREAS and URBAN CENTRES that are conceptually shown on Map 6 – Office Areas, subject to the following stipulations and exceptions listed in Policy 7.32:	Allow new medium office development to locate within **OFFICE AREA A, OFFICE AREA B** and URBAN CENTRES that are conceptually shown on Map 6 – Office Areas, subject to the following stipulations and exceptions listed in Policy 7.32:	Separation of the two existing OFFICE AREAS to differentiate development policies.
2	7.31.2	Proposed new medium office buildings shall be considered as a discretionary use unless exempted by the policies herein;	Proposed new medium office buildings **in OFFICE AREA B and URBAN CENTRES** shall be considered as a discretionary use unless exempted by the policies herein;	Exclusion of existing OFFICE AREA A to permit medium office buildings in developed office area.

3	7.33	Development or rezoning to accommodate a medium office building(s) within an identified OFFICE AREA, URBAN CENTRE or development considered under policy 7.33A should not proceed if the DOWNTOWN vacancy rate, as interpreted by the City, exceeds 6.5% unless waived by Council.	Development or rezoning to accommodate a medium office building(s) within an identified **OFFICE AREA B,** URBAN CENTRE or development considered under policy 7.33A should not proceed if the DOWNTOWN vacancy rate, as interpreted by the City, exceeds 6.5% unless waived by Council.	Exempts OFFICE AREA A from the DOWNTOWN vacancy rate.
4	Map 6 – Office Areas	Map 6 identifies “Office Areas” to support the implementation of policies under OCP Goal 5 – Office Development.	Update the map to split “Office Area” into “Office Area A” & “Office Area B” to visually distinguish the policies that apply to each area.	This change is intended to visually represent the proposed changes to the Office Development policies.
5	Map 6 – Office Areas		Addition of Urban Centre in southeast part of the City.	This is to correct an Administrative error. The Urban Corridor was approved with the newest Growth Plan.
Proposed Amendments to The Zoning Bylaw, 2019: Chapter 4 – Mixed-Use Zone (OA – Office Area Zone)				
	Section	Existing	Proposed	Rationale
1	Table 4D.T2: Permitted and Discretionary Land Uses in the Office Area Zone	Permitted if the gross floor area is less than 1,000 square metres, per building.	Permitted if: (a) the gross floor area is less than 1,000 square metres, per building; **or** (b) **the gross floor area is above 1,000 square metres, but less than 4,000 square metres, per**	Adding this reference to the Bylaw to show that Office Area A would permit this land use.

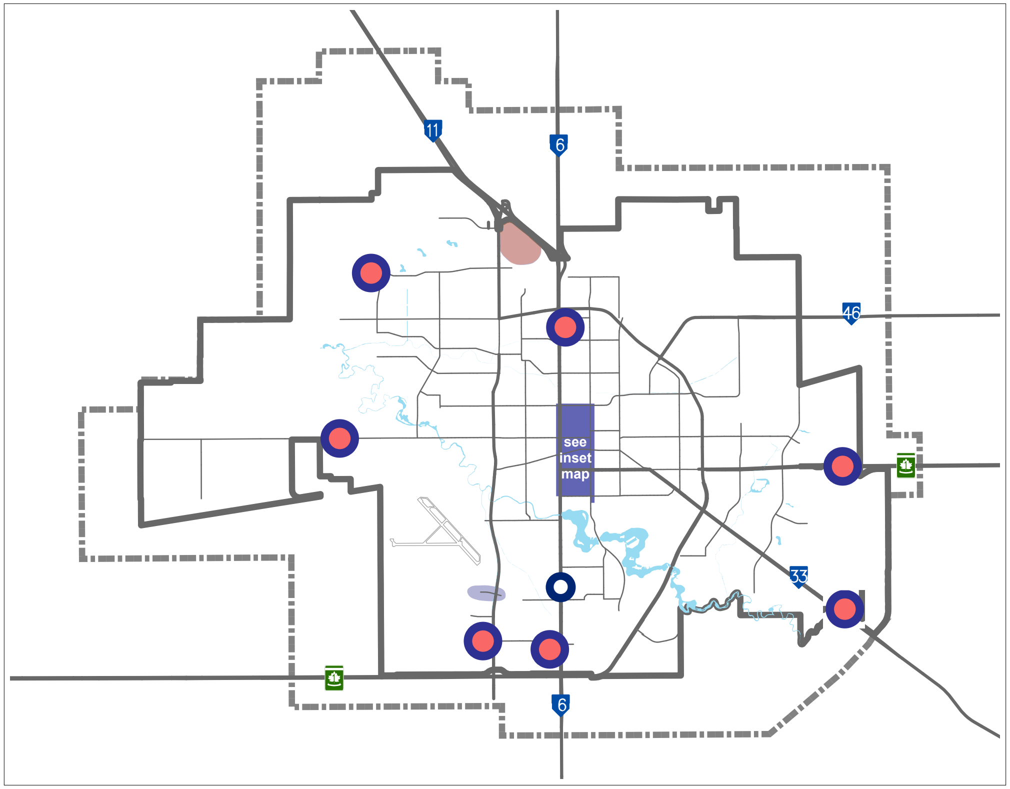
			building and located in OFFICE AREA A.	
2	Table 4D.T2: Permitted and Discretionary Land Uses in the Office Area Zone	Discretionary if the gross floor area is above 1,000 square metres, but less than 4,000 square metres, per building.	Discretionary if the gross floor area is above 1,000 square metres, but less than 4,000 square metres, per building in **OFFICE AREA B.**	Adding this to show Office Area B does not have the same permissions as Office Area A.
Proposed Amendments to The Zoning Bylaw, 2019: Chapter 6 – Direct Control Districts (DCD-CBM – Chuka Boulevard Mixed Direct Control District)				
3	Table 6G.T2: Permitted and Discretionary Land Uses in the Chuka Boulevard Mixed Direct Control District • Office • Service Trade, Clinic	Land Use Specific Regulations: (1) The combined gross floor area of the "Office" land use shall not exceed 1,000 square metres per building. (2) Land uses listed in this section must occur within a building that contains "Dwelling" as a principle land use.	Land Use Specific Regulations: ~~(1) The combined gross floor area of the "Office" land use shall not exceed 1,000 square metres per building.~~ (2) Land uses listed in this section must occur within a building that contains "Dwelling" as a principle land use.	The maximum gross floor area for a permitted "Office" land use is already limited to 1,000 square metres *per building.* This clause is redundant and is being removed.

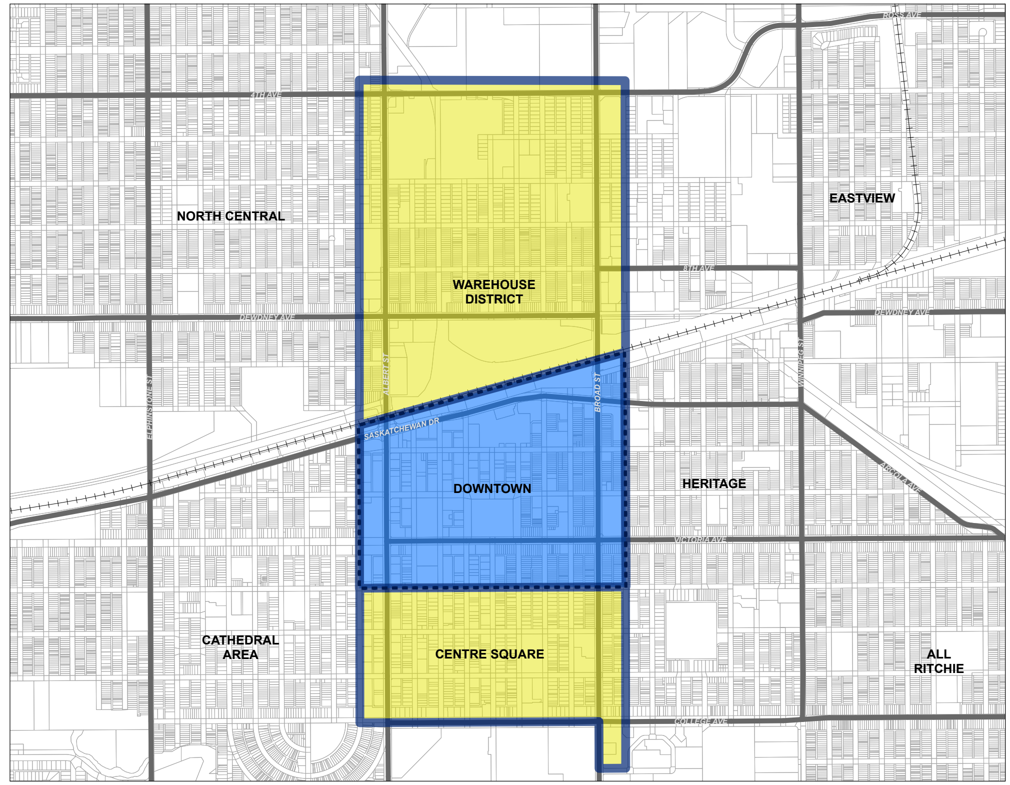
MAP 6

Office Areas

Appendix F

Scale: Not to Scale





Downtown/Central City Office Area

Office Area A

Office Area B

Urban Centre

Transit Hubs that permit Medium Office

Note: North Albert Street Urban Centre is also a Transit Hub that permits Medium Office

City Boundary

Joint Planning Area Perimeter

Highway or Major Road

Downtown

Downtown/Central City Office Area

Medium Office Allowed

Major and Medium Office Allowed

Major Road

Railway