



# List of Delegations

**Tuesday, January 23, 2024  
4:00 PM**

**Henry Baker Hall, Main Floor, City Hall**



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**OFFICE OF THE CITY CLERK**

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**Regina Planning Commission  
List of Delegations  
Tuesday, January 23, 2024**

**RPC24-1 - Housing Accelerator Fund - Expanding Citywide Housing Options Phase 1**

**DELEGATIONS**

Jim Elliott, Regina, SK

RPC24-2 Jenna Schroeder, Provincial Capital Commission, Regina, SK

**COMMUNICATIONS**

RPC24-3 Stu Niebergall, Regina & Region Home Builders' Association, Regina, SK

January 23, 2024

To: Members  
List of Delegations

Re: Jenna Schroeder, Provincial Capital Commission, Regina, SK

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**RECOMMENDATION**

That the Regina Planning Commission receive and file the written communication from Jenna Schroeder of the Provincial Capital Commission, attached as Appendix A.

**BACKGROUND**

Jenna Schroeder, representing the Provincial Capital Commission, has submitted the attached documentation respecting item RPC23-1, and will be present as a delegation to address the Commission.

**Regina Planning Commission  
RPC24-1 – Housing Accelerator Fund:  
Expanding Citywide Housing Options Phase 1  
Tuesday, January 23, 2024**

**Relevant Provincial Capital Commission Documents:**

- *The Provincial Capital Commission Act*, section 5-2, Master plan prevails, page 16
- *The Provincial Capital Commission Act*, section 7-21, Verge deemed to be part of Wascana Centre, page 23
- *2016 Wascana Centre Master Plan*, Principle 15: Building Heights, page 60
- *2016 Wascana Centre Master Plan*, Urban and Rural Context, 5.5 Visibility of Surrounding Development, page 111
- *2016 Wascana Centre Master Plan*, Implementation, 6.3 Encouragement of Initiatives by Others, page 120

PART 5  
**Master Plan**

**Contents of master plan****5-1** The master plan may contain:

- (a) a statement of the objectives for the future development and conservation of Wascana Centre;
- (b) statements of policy with respect to:
  - (i) the development and use of land under the commission's jurisdiction;
  - (ii) the conservation and improvement of the physical environment of the capital region, including Wascana Centre;
  - (iii) the provision or undertaking of service facilities, improvements and landscape construction within the capital region, including Wascana Centre;
  - (iv) the development of transportation, electrical and communication systems within Wascana Centre;
  - (v) the management and preservation of historical resources, forested areas, natural areas, wildlife and waterfowl areas and water storage areas within the capital region, including Wascana Centre;
  - (vi) the relationship between the areas within Wascana Centre and adjacent developments; and
  - (vii) any other matter that the commission considers advisable;
- (c) a statement of guidelines for land use and the development of improvements by persons and participating parties;
- (d) plans showing the concept or detailed design for particular sites or areas under the commission's jurisdiction; and
- (e) a statement of the development priorities or a capital works forecast of the commission.

2017, cP-30.011, s.5-1.

**Master plan prevails**

**5-2** Notwithstanding *The Planning and Development Act, 2007*, if there is a conflict between the master plan and an official community plan adopted pursuant to *The Planning and Development Act, 2007*, the master plan prevails.

2017, cP-30.011, s.5-2.

(2) Notwithstanding any other provision of this Act, but subject to subsections (3) and (4), if in Wascana Centre the land adjoining both sides of a street, road or lane that is vested in the Crown is owned by different owners, the portion of the adjoining street, road or lane is deemed to be owned by those owners in equal shares for the purposes of landscape maintenance, service maintenance and service facilities construction and the expenses associated with them.

(3) The city is solely responsible for the expense of landscape maintenance, service maintenance and service facilities construction of those streets, roads and lands described in Schedule B.

(4) Notwithstanding any other provision of this Act:

(a) a participating party or the commission may assume and pay all or any part of the expense of landscape maintenance, service maintenance and service facilities construction that is the liability of another person; and

(b) if the expenses are assumed and paid, that other person ceases to be liable for the amount of the expense that is paid.

2017, c P-30.011, s.7-20.

**Verge deemed to be part of Wascana Centre**

**7-21(1)** In this section, “**verge**” means all land lying between the boundary of Wascana Centre where it abuts on a street, road or lane and the nearest part of the street, road or lane that is intended for the use of vehicles.

(2) Notwithstanding the definition of “Wascana Centre” in section 1-2, for the purposes of the bylaws of the commission, the definition of “public land” in section 1-2, and section 4-1, Wascana Centre is deemed to include the verge.

(3) Without the prior approval of the commission, no person shall build, erect, place, alter or renovate a structure, hoarding, poster, sign, seating, fencing or construction of any kind whatsoever within the verge, other than traffic and bus-stop signs of a style and size acceptable to the commission.

(4) Without the prior approval of the commission, no person shall carry out any landscape construction or alter or interfere with landscaping or vegetative growth within the verge.

(5) Subject to subsection (6), nothing in this section prevents:

(a) the city pursuant to *The Local Improvements Act, 1993* from carrying out in whole or in part a work of local improvement within the verge; or

(b) the minister responsible for the administration of *The Highways and Transportation Act, 1997* pursuant to that Act from carrying out in whole or in part a work of public improvement within the verge.

(6) Before acting pursuant to subsection (5), the city or the minister, as the case may be, must consult with and obtain and consider the views of the commission with respect to the work.

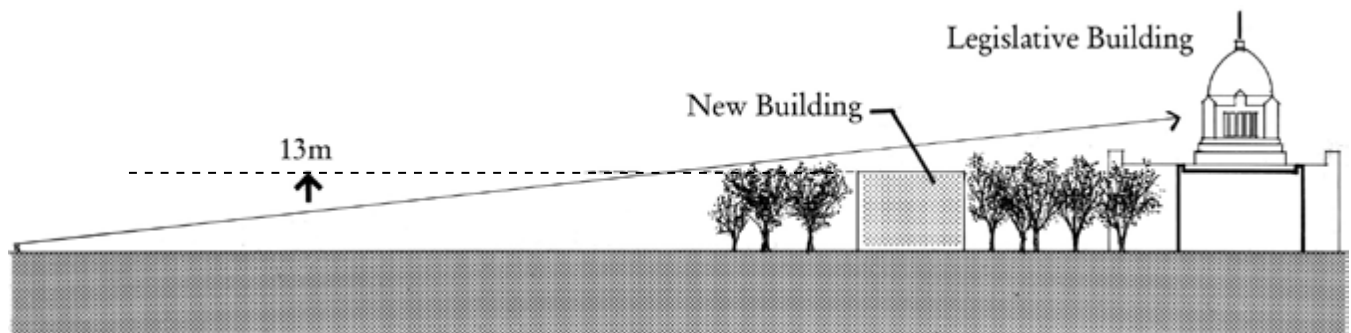
2017, c P-30.011, s.7-21.

## Principle 15: Building Heights

The maturing tree cover throughout much of Wascana Centre has established a very positive relationship between built form and landscape. From most vantage points within the western parts of Wascana Centre, and from many outside the Centre, the skyline is dominated by trees and other vegetation rather than by buildings. The image created by this condition confirms the basic objective of institutions set within a verdant landscape setting. One appropriate exception is the tower of Legislative Building, which rises majestically above the tree tops to be seen from many points in Wascana Centre and the City.

In order to reinforce this powerful image, building heights within the Centre north of the University campus should not exceed 13.0 metres. Proponents wishing to exceed this limit are required to develop a detailed visual assessment that clearly demonstrates that the prevailing Wascana image will not be impacted.

An equally pressing threat to the bucolic Wascana image is presented by private development adjacent to the Centre, as is demonstrated by the visual intrusion of the tower of Roberts Plaza. These intrusions into the view shed from vantage points within Wascana Centre seriously compromise fundamental objectives. This topic is covered under “Visibility of Surrounding Development” in Section 5.5, page 111.



Building Heights limited to 13.0 Metres

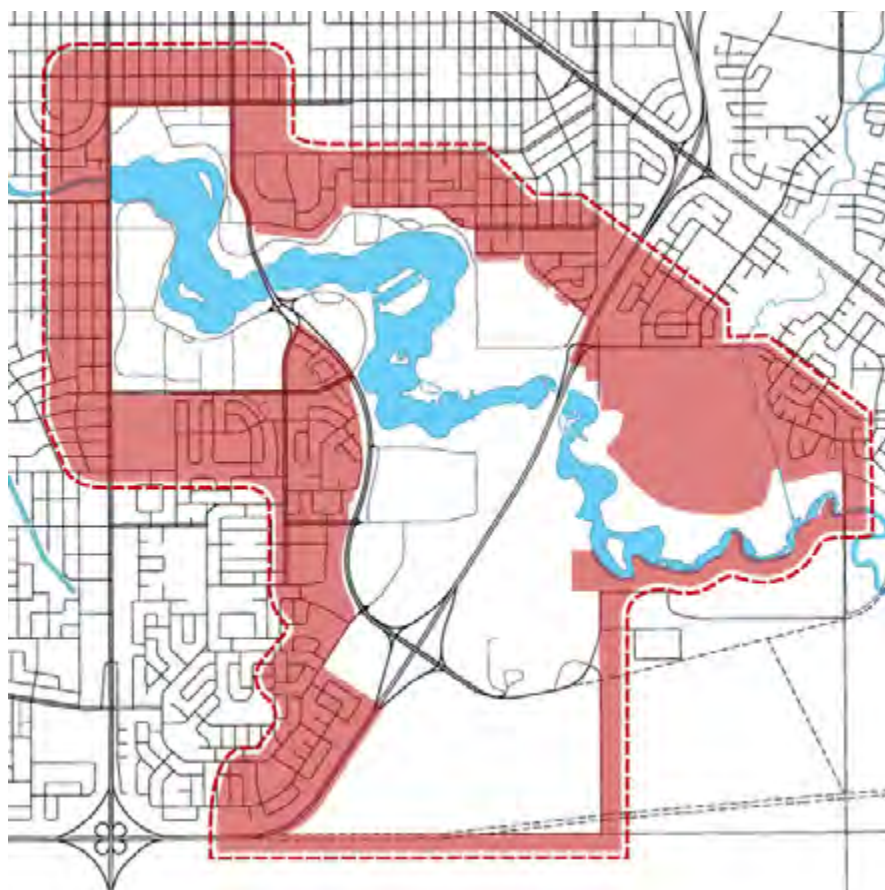
## 5.5 Visibility of Surrounding Development

A valuable and much appreciated characteristic of Wascana Centre is its primarily natural character; a treasured contrast to the experience in the surrounding City. From most places within Wascana Centre, one's view is focused on natural elements, and bounded by a skyline or horizon of trees. Because this is so rare in Regina, or indeed in most cities, this aspect of Wascana Centre should be protected.

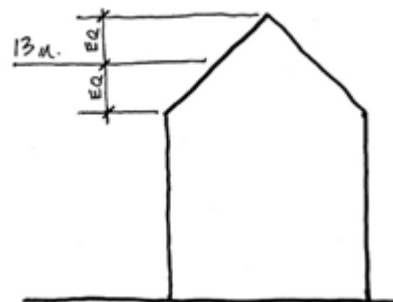
In order to preserve this important feature, the heights of buildings near

the edges of Wascana Centre should be limited. The accompanying diagram identifies those areas around Wascana Centre where views from within are critical and where, therefore, new buildings should be limited to 13 metres in height, so that they will fit within the average height of the mature trees in the Centre.

Some leeway could be given to buildings with pitched roofs, so that the halfway point of the pitch could reach 13 metres, if the ridge height is no greater than 15 metres.



Area of Potential Height Restriction





## Development Areas

### Legislative Area

- Continue development of a park and mall between the Legislative Building and the Meadow.
- Develop a “nursery” park and floral conservatory east of the Rehabilitation Centre.
- Provide basic infrastructure for public events in the space west of the Queen Elizabeth II Gardens.
- Develop a children’s play area near the picnic area east of the Meadow.

### South of College Avenue

- Continue to establish an axial vista to the Legislative Building through selective removal and replanting.
- Organize institutional expansion to maintain a generous a generous Park presence on College Avenue.

### Family Parkland

- Establish a strong treed canopy transition to the park from adjacent residential streets.
- Establish a planted buffer adjacent to residential lots.
- Construct a waterfowl interpretation station.
- Develop a lakeside path from Broad Street to Douglas Park.

### Douglas Park

- Maintain the current extension of Wascana Drive along McDonald Street and Assiniboine Avenue.
- Construct a low profile viewing shelter on the top of Wascana Hill.

## 6.3 Encouragement of Initiatives by Others

### Development Areas

#### South of College Avenue

- Encourage utilization of the Qu’Appelle Diocese Lands in ways which are compatible with the purposes and character of Wascana Centre.

#### Wascana Headland

- Reinforce the marina, restaurant and boathouse with an arts and entertainment building projecting out over the water as well as lake user club facilities.

### Urban and Rural Context

#### Visibility of Surrounding Development

- Implement 13 metre height restrictions in surrounding areas to reduce the visual impact of high rise buildings from within Wascana Centre.

#### Connection to Downtown

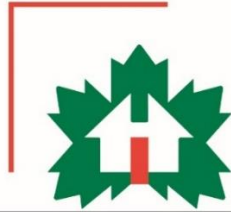
- Encourage the development of College Avenue as a grand avenue with low-scaled buildings and regular boulevard tree planting on both sides.
- Encourage special landscape and urban design provisions for the north-south streets: Smith as an axis to the Legislative Building;

Lorne as an entry to Wascana Park; Scarth as the continuation of the Scarth Street Mall; and Broad as a continuation of Wascana Parkway.

### Upstream Conditions

- Initiate discussions (to include the Province, Rural Municipalities and the City) on the creation of a Wascana Creek Reserve to protect upstream areas.
- Initiate discussions to incorporate the City-owned land between Wascana Centre and the McKell Conservation Easement into the Centre.

Regina & Region  
Home Builders'  
Association



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

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

January 22, 2024

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

Subject: RPC24-1 Housing Accelerator Fund – Expanding Citywide Housing Options

Dear Regina Planning Commission,

The Regina & Region Home Builders' Association has been very supportive of a City of Regina application to access its fair share of the Government of Canada's \$4 Billion Housing Accelerator Fund (HAF). The HAF is an investment by the Federal Government designed to support local government to create more homes, faster.

The housing boom most of Canada experienced from 2020 to 2022 did not manifest itself in the Regina market like it did in other major prairie Cities. As a result, the Regina residential construction sector has found itself in a precarious situation, no longer having the confidence to make major investments into future housing supply.

While the new home building industry is building exceptionally close to demand, it would not take much of an uptick in population growth for the Regina to once again find itself in a housing crisis like it did a little more than a decade ago. Taking action through the HAF is a unique opportunity to take some steps to get ahead of the housing supply curve.

The HAF is a program the Canadian Home Builders' Association has long lobbied for and we are pleased the Federal Government delivered on many of our recommendations.

The recommendations outline in this motion not only move forward the application for HAF funding, they align with the recommendations in Councilor Bob Hawkins housing motion before City Council and the recommendation set out in the RRHBA paper, *"Accommodating Growth: the delicate balance between Greenfield and Infilled Growth"*.

We encourage City Council to ensure to support the recommendations made in this report and move forward City Council's instructions from November 22, 2023. We encourage the Regina Planning Commission to move this motion forward to City Council and take advantage of this once in a generation funding.

Thank You,

Stu Niebergall  
President & CEO