

FIRST PRESBYTERIAN CHURCH

REQUEST FOR EXPRESSION OF INTEREST

Development Partnership – 2170 Albert Street, Regina, Saskatchewan



Issue Date: September 24, 2026
Expression of Interest Deadline: November 15, 2026
Contact: John Waller (john@hwstrategy.ca)

1.0 Background and Purpose

First Presbyterian Church is exploring a development partnership for its property at 2170 Albert Street in Regina. The approximately 0.43-acre site includes the historic 1926 sanctuary and a 1958 north addition. The property has served the congregation and wider community for generations, but the buildings are aging, and the Church faces significant long-term capital renewal requirements.

Following a comprehensive Capital Facility Options Analysis, the Church has elected to undertake a focused market engagement to determine whether a credible partnership can be assembled around redevelopment. This Expression of Interest (EOI) is intended to identify organizations that see a realistic opportunity in the site and have the experience, capacity and interest to help shape and ultimately lead a viable project.

The Church has intentionally designed this EOI to require minimal upfront effort from interested organizations. At this stage, the objective is to identify capable parties with a genuine interest in exploring the opportunity and the Church is not asking for fully developed proposals, designs or financial models.

2.0 The Opportunity

The Church is interested in testing a single redevelopment process that allows interested parties to consider either a partial or full site development. These concepts are starting points only, and the Church is open to alternatives where an experienced party identifies a stronger route to feasibility.

Option	Concept	Core Objective
A – North Parcel	Redevelop the north portion of the property while retaining the historic sanctuary.	Preserve the existing worship space while creating new residential / mixed-use value and reducing the Church's facility burden.
B – Full Site	Redevelop the full property, potentially including housing and a replacement worship/community space.	Create a financially sustainable long-term asset while maintaining a meaningful Church presence on the site.

Preliminary work explored a 32-unit mixed-use concept for the north parcel and consideration of a larger full-site housing redevelopment. The north-parcel concept has proven financially difficult under preliminary assumptions, while the full-site concept may offer greater development potential but introduces substantially greater complexity. The purpose of this EOI is to determine whether an experienced party can identify a credible path through these constraints.

3.0 Partnership Approach

The Church does not intend to act as the developer and does not have the capacity to independently fund or lead a multi-million-dollar development. The desired outcome is a relationship with a partner capable of progressively assuming leadership for feasibility, financing, approvals, design, construction and, where applicable, long-term residential operations.

- The Church's overarching objective is to support a sustainable, mission-focused future for First Presbyterian Church and maintain an active congregational and community presence over the long term. Within that objective, there is a strong preference to preserve the historic 1926 sanctuary and the Church's connection to its existing site where a financially and operationally sustainable pathway can be identified. The Church is, however, open to alternative approaches where preservation of the existing building would compromise the longer-term sustainability of the congregation.
- Potential structures may include sale or partial sale, long-term ground lease, retained ownership, joint venture, development management, revenue or value sharing, or another structure proposed by an interested party.
- The Church is open to retaining an ownership interest where this improves long-term sustainability, but retained ownership is not an absolute requirement if another structure produces a stronger overall outcome.
- The Church is interested in housing models that may qualify for federal, provincial, municipal or other public funding. Affordable, seniors, supportive, mixed-income and other mission-aligned housing concepts may be considered where they improve project viability and community impact.
- Interested parties may approach the Church independently or with an identified team. A developer that sees potential but would require an additional housing or operating partner is encouraged to express interest and identify that need.

4.0 Known Conditions and Challenges

- The site is approximately 18,716 sq. ft. (0.43 acres), with approximately 150 feet of frontage on Albert Street and 125 feet on 14th Avenue.

- The property is currently zoned MH – Mixed High Rise. All concepts remain subject to City of Regina planning, zoning, servicing and approval requirements.
- The property is property tax exempt based on its current land use.
- The original 1926 church carries substantial heritage, identity and worship value, but also the greatest long-term structural and building-system risk. The north addition is the portion most readily contemplated for redevelopment. The building does not carry a Heritage Designation.
- Preliminary facility analysis identified substantial long-term renewal requirements. Any concept retaining existing building components must realistically account for associated capital and operating obligations.
- The Church's existing operations do not generate sufficient surplus to independently service major project debt or fund a large cash equity contribution.

6.0 Simple Expression of Interest

The Church is intentionally seeking a very simple response and interested organizations are not expected to undertake significant project-specific work in order to respond.

An Expression of Interest may consist of a brief email or letter that provides:

- confirmation of interest and identification of the primary contact;
- a brief indication of the role the organization may be interested in playing;
- any existing corporate, project or background materials that demonstrate relevant development, housing, financing or operating experience; and
- identification of any other organizations that would form part of the team, if already known.

No conceptual design, financial model, detailed development approach, new presentation deck or other significant project-specific work is requested at this stage.

7.0 Exploratory Discussions and Next Steps

Following receipt of Expressions of Interest, the Church intends to invite organizations that appear to have relevant capabilities and a potential fit with the opportunity to participate in an exploratory development opportunity discussion.

The discussion is expected to explore matters such as:

- the respondent's initial view of the site and whether the north-parcel pathway, full-site pathway or another concept warrants further testing;
- the development program, density, tenure and/or housing model that may offer the strongest route to feasibility;
- the respondent's preferred role and potential partnership structure with the Church;
- whether a separate non-profit, housing provider or long-term operator would be required and how that party might be brought into the team;
- preliminary ideas on likely financing, grant and incentive opportunities and the conditions required to access them;
- major risks, constraints or threshold issues that should be resolved early; and
- the practical scope of a next due-diligence/business-planning phase.

Following these discussions, the Church may identify one or more organizations with which to undertake more detailed due diligence and project-development discussions. If a strong fit emerges, the Church's preference is to establish a structure under which the selected development partner or partnership team assumes a leadership role in advancing the project alongside appropriate Church oversight and approvals.

8.0 Information Available

The Church has completed preliminary evaluation work and could make relevant information available to serious interested parties after initial exploratory discussions. Depending on the information requested, access may be subject to confidentiality arrangements.

9.0 EOI Administration

Issue Date	September 24, 2026
Expression of Interest Deadline	November 15, 2026
Submission Method	Brief email/letter and available background materials to Church Contact
Church Contact	John Waller, Project Advisor, john@hwstrategy.ca , 306-209-1812

Note that the Church intends to hold exploratory development opportunity discussions with interested parties throughout the EOI period, so interested parties are encouraged to submit simple EOI information as early as is reasonable. The Church is looking to bring forward a summary of EOI submissions and next steps to the congregation by the end of December 2026.

10.0 General Conditions

All costs associated with responding to this EOI are the responsibility of the interested party. The Church may amend, suspend or cancel the process; request clarification or additional information; engage in discussions with any interested party; proceed with one or more organizations; assemble a team involving more than one organization; or conclude that no viable partnership has emerged.

This EOI is intended for preliminary partner identification and does not constitute approval of a redevelopment, create an obligation to proceed, or guarantee a subsequent contract. Any future project would remain subject to satisfactory due diligence and business planning, appropriate Church and congregational approvals, acceptable legal and commercial agreements, financing and funding, and required regulatory approvals.