

# 2025 Growth Monitoring Report

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September 2025



# Land Acknowledgement

The City of Regina acknowledges we are on the traditional lands of the Treaty 4 Territory, a Treaty signed with 35 First Nations across Southern Saskatchewan and parts of Alberta and Manitoba, and the original lands of the Cree, Saulteaux, Dakota, Nakota, Lakota, and the homeland of the Métis. The City of Regina owes its strength and vibrancy to these lands and the diverse Indigenous Peoples whose ancestors' footsteps have marked this territory as well as settlers from around the world who continue to be welcomed here and call Regina home.



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## READER NOTES:

- [Blue underlined](#) text in this document is a web link readers can click to redirect them to a webpage providing more information or context regarding a topic or concept.

# 1 Introduction and Guiding Documents

The Growth Monitoring Report provides key insights into growth-related indicators and trends in Regina. It serves as a tool for:

- tracking progress towards policy objectives,
- guiding infrastructure investment decisions, and
- informing policies, plans and initiatives.

The report features data and analysis across several key areas:



**City of Regina guiding documents and current growth projections**



**Non-residential development indicators**



**Economic indicators**



**New neighbourhood indicators**



**Housing sales, rental and affordability indicators**



**Underutilized land development indicators**



**Residential development indicators**

The City of Regina (City) produces the Growth Monitoring Report in collaboration with the Regina and Region Homebuilders' Association, Economic Development Regina and Saskatchewan Realtors Association.

## 1.1 Design Regina: The Official Community Plan

In 2013, the City introduced Design Regina: The Official Community Plan (OCP) to manage Regina's growth to 300,000 people and set the stage for longer-term development. The OCP contains a policy framework guiding the physical, environmental, economic, social and cultural development of Regina. The OCP includes a growth management strategy that enables the City to set development goals, objectives and policies to manage land use, subdivision, municipal services and public utilities. The OCP [Growth Plan](#) and [Phasing of New Neighbourhoods Plan](#) (Phasing Plan) play key roles in this strategy.

## 1.2 Growth and Phasing Plans

The Growth and Phasing Plans identify future phases of growth, including New Neighbourhoods<sup>1</sup>, New Employment Areas<sup>2</sup> and Intensification<sup>3</sup> (or ‘redevelopment’) opportunities in mature areas of the city. These plans are comprised of two maps and complementary policy sections within the [OCP Part A – Citywide Plan](#). This report provides updates on two policies related to these plans:

- Growth targets directing 30 per cent of residential growth to occur through intensification and 70 per cent through the development of new neighbourhoods near the edge of the city. Progress on these targets is reported in [Subsection 4.1](#).
- The sequencing of new neighbourhoods occurs over three phases, linking to a policy requirement that 75 per cent of new neighbourhoods in a particular phase must be developed for neighbourhoods in the next phase to advance. [Subsection 6.1](#) reports the current status of the development of new neighbourhoods.

## 1.3 Projecting Long-Term Growth

In 2024, the City completed a [Population, Housing and Employment Forecast and Urban Land Needs Study](#) (Growth Study) projecting growth to the year 2051. The City uses the Growth Study to inform its [initiatives](#) and proactively plan for growth. According to the Growth Study, by 2051, Regina is projected to have:



**136,200 more residents and a population of 370,000**



**68,200 more jobs**



**56,900 more housing units**

Note: Increases are based on figures reported in the [2021 Census](#) adjusted for undercounting.

1 The term “New Neighbourhoods” refers to lands that are primarily undeveloped or vacant that will accommodate new residential development with supporting services and amenities. New neighbourhoods are located on the periphery of the city or adjacent to existing developed areas.

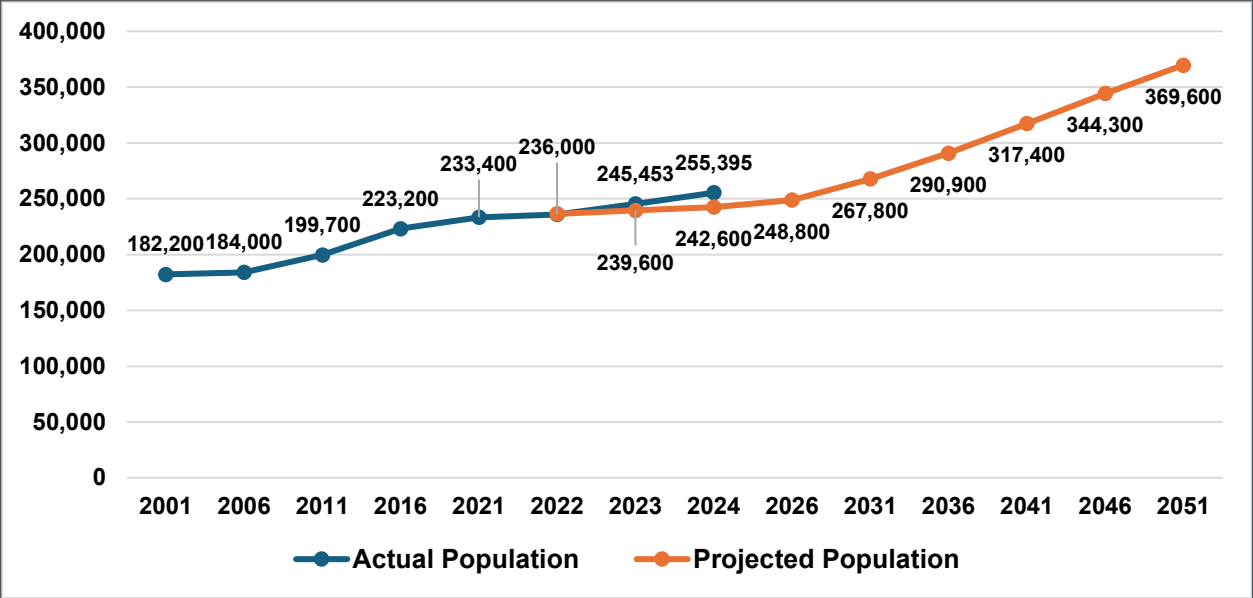
2 The term “New Employment Areas” refers to lands designated to accommodate a full range of employment-generating uses, primarily industrial-commercial in nature (e.g. canola processing facility).

3 The term “Intensification” refers to the development of new buildings or additions to existing buildings on serviced land within established neighbourhoods and areas, such as the Downtown. This includes building conversion, infill or redevelopment.

Projected Population Growth

The Growth Study uses population data from the 2021 Census as a base year. The study projects Regina will grow at an annual average rate of approximately 1.5 per cent (4,540 people) between 2021 and 2051, representing an increase of approximately 136,200 people. However, from 2022 to 2024<sup>4</sup>, Regina grew quicker than projected, with an annual average growth rate of approximately 4 per cent.

Figure 1.1 Comparison of Regina’s actual population growth with projected population growth to 2051



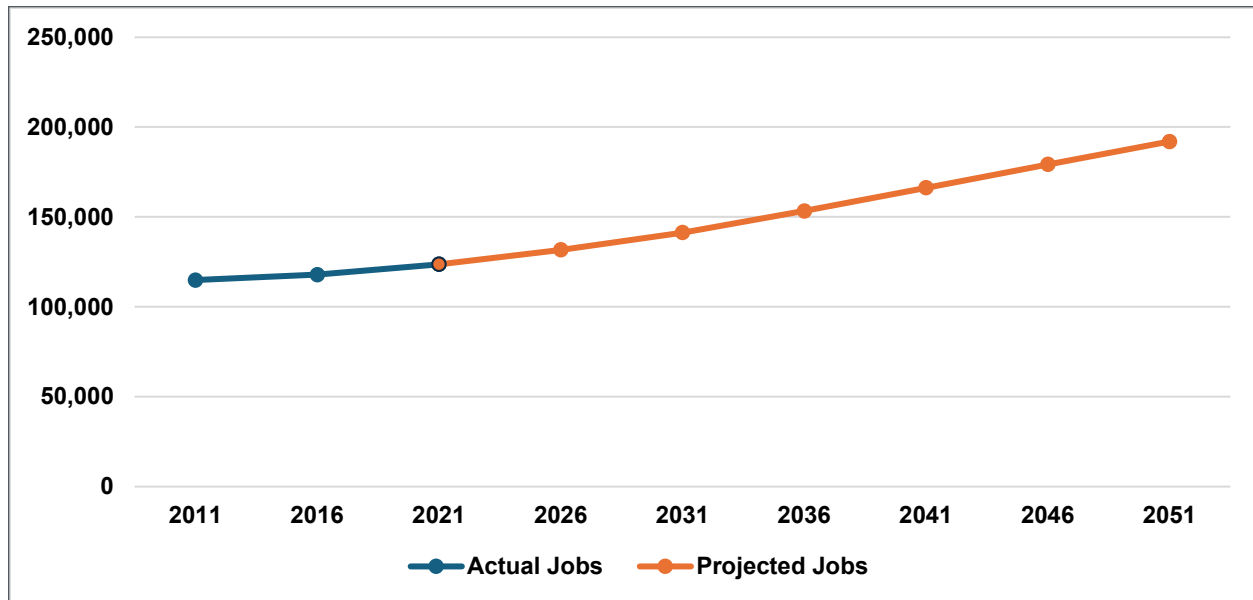
Source: Watson & Associates Economists – Population, Housing and Employment Forecast and Urban Land Needs Study, 2024; Statistics Canada – Census Profile; Statistics Canada – July Annual Population Estimate

4 Note, the population data for 2022, 2023 and 2024 shown in Figure 1.1 are based on estimates released by Statistics Canada. This data will be updated following the release of the 2026 Census.

## Projected Job Growth

By 2051 Regina's employment base is projected to reach 191,900 jobs. This is an increase of 68,200 from the 2021 Census. This equates to an annual employment growth rate of 1.5 per cent between 2021 and 2051, significantly higher than the 0.7 per cent annual average growth rate observed between 2011 and 2021. The Growth Study indicates projected employment growth is expected to be primarily driven by new jobs in service-providing employment sectors. Additionally, new jobs are anticipated within the industrial sector, particularly in small-scale utilities, construction and manufacturing industries.

**Figure 1.2 Regina projected job growth, 2021 to 2051**



Source: Watson & Associates Economists – Population, Housing and Employment Forecast and Urban Land Needs Study, 2024; Statistics Canada – Census Profile

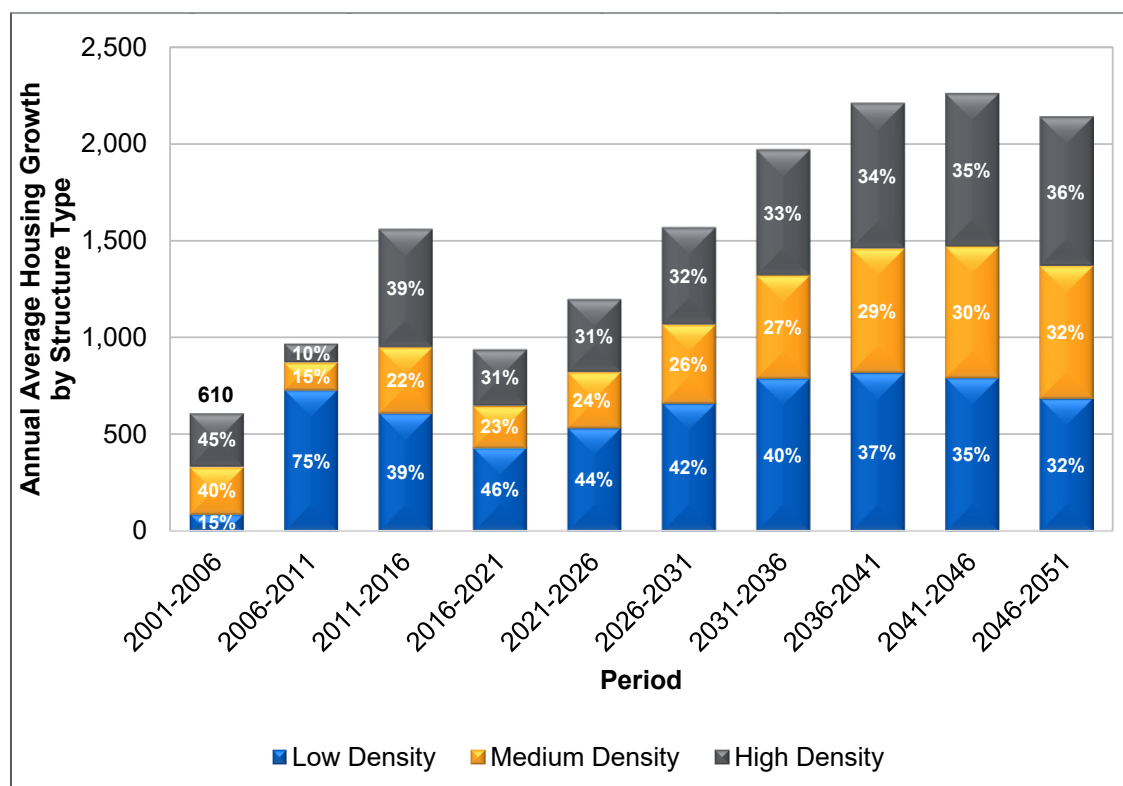
## Projected Housing Growth

Figure 1.3 summarizes Regina's forecasted average annual new housing units by housing structure type in five-year intervals between 2021 and 2051<sup>5</sup>. Overall, total housing units in Regina are projected to increase by approximately 56,860 over the period. Of these, it is anticipated that:

- 37 per cent will be low-density units (single- and semi-detached dwellings).
- 28 per cent will be medium-density units (townhouses and rowhouses).
- 35 per cent will be high-density units (apartments and secondary units).

While medium- and high-density units are expected to be the predominant type of new housing from 2021 to 2051, low-density units are still forecast to account for a significant share of projected housing growth.

**Figure 1.3 Projected average annual housing unit growth in five-year intervals, 2021 to 2051**



Source: Watson & Associates Economists – Population, Housing and Employment Forecast and Urban Land Needs Study, 2024

<sup>5</sup> Figures from 2001 to 2021 are derived from Census data, while those beyond 2021 are projected.

# 2 Economic Indicators

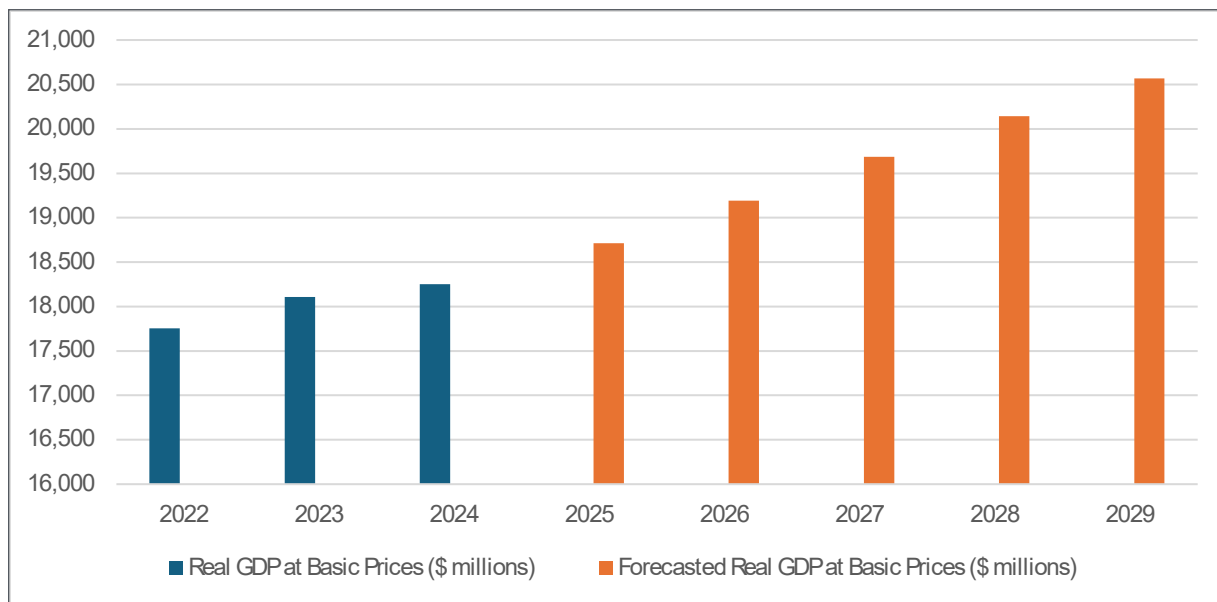
Understanding the current economic condition of a city is important for policymakers, businesses, investors and residents alike. This section provides a comprehensive overview of several economic indicators that may reflect the current state of the local economy and key trends. These metrics may provide valuable insight into the city's economic strengths, challenges and opportunities. These indicators highlight current economic conditions and also help forecast future conditions, enabling informed decision making and strategic planning.

## 2.1 Real Gross Domestic Product

Real Gross Domestic Product (GDP) serves as a key economic indicator. Real GDP accounts for inflation and measures the value of all goods and services produced in an area. Unlike Nominal GDP, which reflects current market prices, Real GDP provides a more accurate representation of the economy's size and growth by accounting for changes in price levels over time.

Figure 2.1 shows Real GDP trends over the last three years for the Regina Census Metropolitan Area<sup>6</sup> (CMA) and provides a forecast for the next five years.

**Figure 2.1 Regina CMA Real GDP and Forecasted Real GDP (2017 \$ millions), 2022 to 2029**

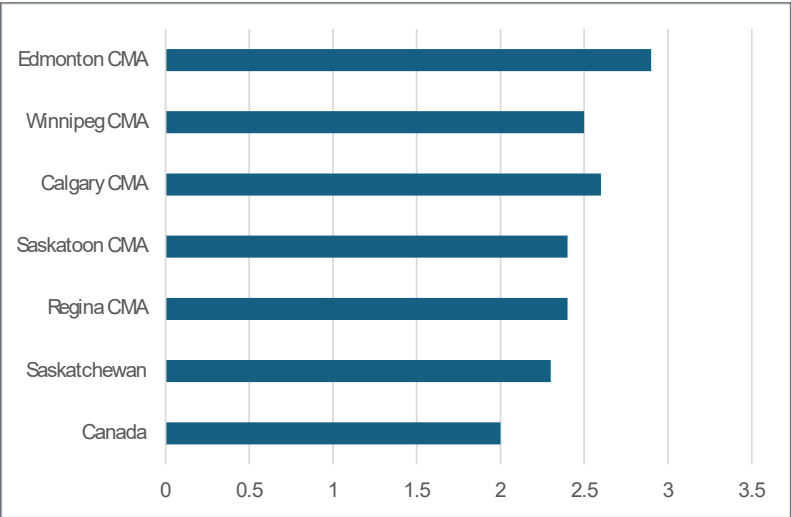


Source: Statistics Canada; CMHC Housing Time Database; The Conference Board of Canada

<sup>6</sup> As defined by Statistics Canada, the Regina CMA includes Regina, Balgonie, Lumsden, Pense, Pilot Butte, Regina Beach, White City and several other smaller municipalities.

According to the Conference Board of Canada (CBC), the Regina CMA’s Real GDP is expected to grow by 2.5 per cent in 2025, outperforming the 0.8 per cent increase in 2024. Looking beyond 2025, the CBC projects the Regina CMA will see average annual Real GDP growth of 2.4 per cent between 2026 and 2029. Figure 2.2 compares this projected growth with other prairie cities, Saskatchewan and Canada.

**Figure 2.2 Comparison of Projected Average Annual Real GDP (2017 \$ millions) Growth, 2026 to 2029**

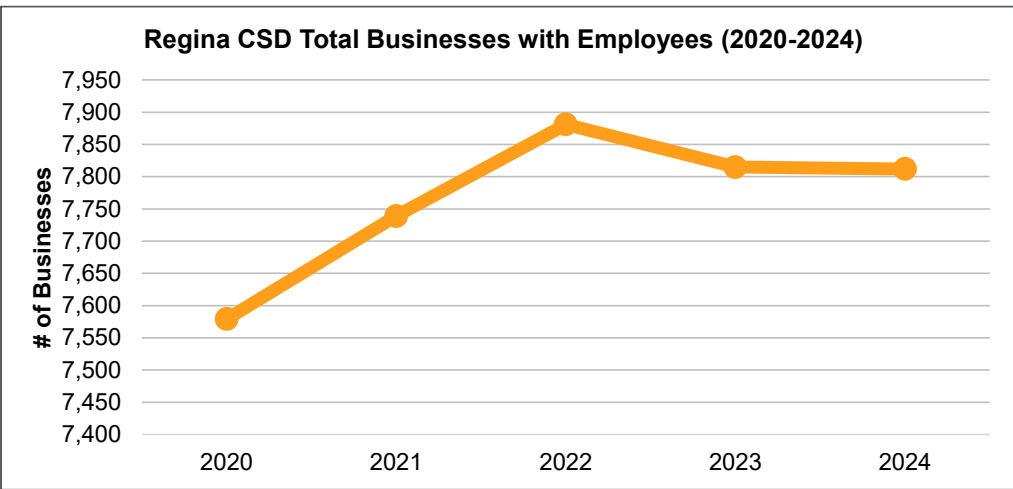


Source: Statistics Canada; CMHC Housing Time Database; The Conference Board of Canada

## 2.2 Business Count

As of December 2024, Statistics Canada estimates Regina has a total of approximately 7,812 businesses<sup>7</sup>, nearly identical to the December 2023 total of 7,815. Figure 2.3 shows changes in Regina’s business counts over the last five years.

**Figure 2.3 Regina December Business Count, 2020 to 2024**



Source: Statistics Canada (Table 33-10-0766-01)

<sup>7</sup> For additional information on the Statistics Canada Canadian Business Count, refer to the following link: [https://www.statcan.gc.ca/en/statistical-programs/document/1105\\_D16\\_V4#a18](https://www.statcan.gc.ca/en/statistical-programs/document/1105_D16_V4#a18).

## 2.3 Labour Force Characteristics

Economies with higher employment levels and positive employment growth typically drive increased consumption and investment. This is influenced by the nature and type of employment, such as industry, occupation and whether the jobs are full-time or part-time. Since consumption is generally driven by income, a greater number of employed individuals earning wages may lead to higher demand for goods and services, including housing.

Reported in Figures 2.4 and 2.5 are a current summary of several labour force statistics tracked by Statistics Canada for the Regina CMA and Saskatchewan. Appendix A illustrates annual change in these characteristics over the last 10 years.

**Figure 2.4 Regina CMA Labour Force Statistics, December 2023 to December 2024**

Regina CMA Labour Force Stats	Dec. 2023	Dec. 2024	Year-Over-Year Change
Working Age Population	232,000	242,900	4.7%
Labour Force	160,800	164,400	2.2%
Labour Force Participation Rate (%)	69.3%	67.7%	-2.3%
Persons Employed	153,100	153,500	0.3%
Employment Rate	66%	63.2%	-4.2%
Persons Unemployed	7,700	10,900	41.6%
Unemployment Rate (%)	4.8%	6.6%	37.5%

Source: Statistics Canada (Table 14-10-0380-01. Seasonally Adjusted)

**Figure 2.5 Saskatchewan Labour Force Statistics, December 2023 to December 2024**

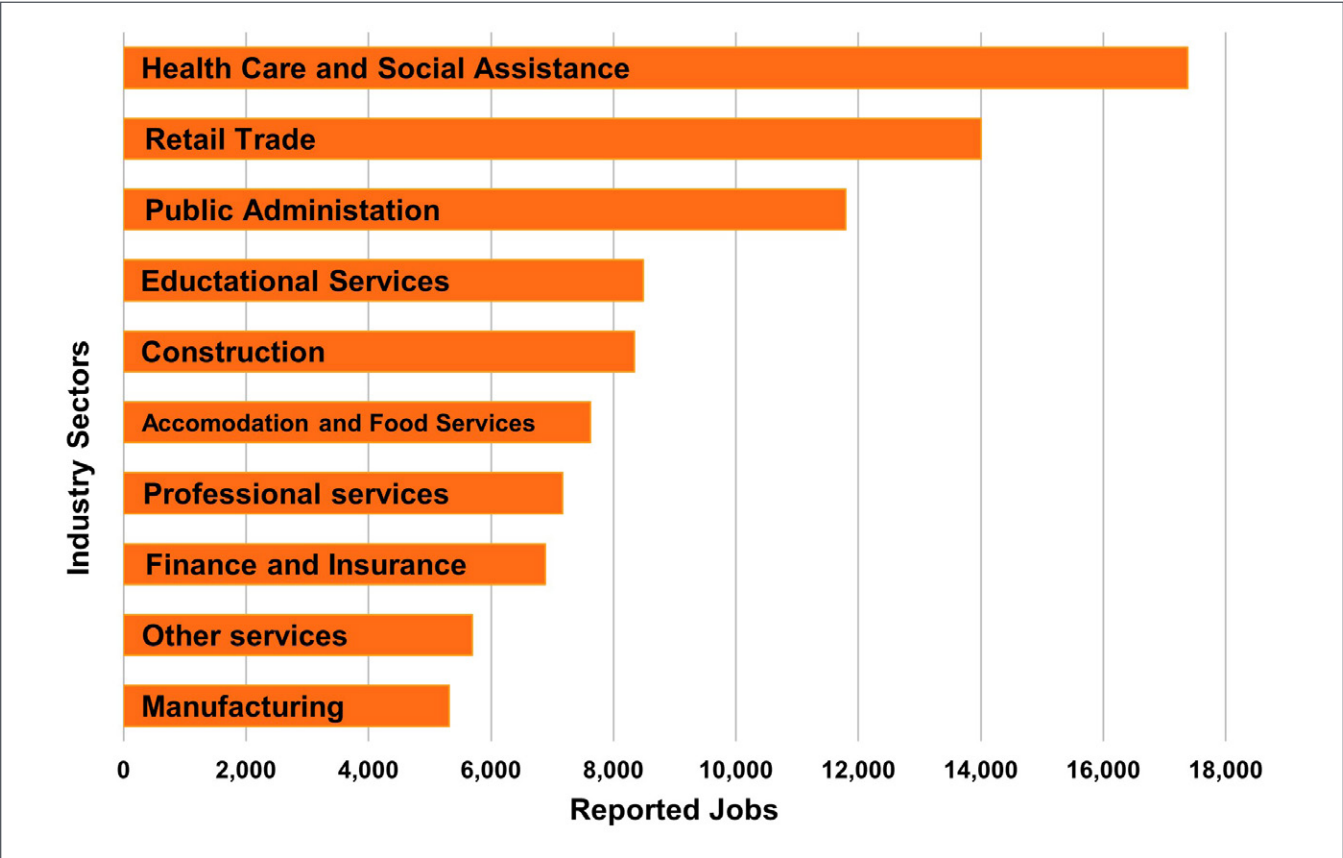
Saskatchewan Labour Force Stats	Dec. 2023	Dec. 2024	Year-Over-Year Change
Working Age Population	934,100	962,400	3.0%
Labour Force	635,500	648,600	2.1%
Labour Force Participation Rate (%)	68%	67.4%	-0.9%
Persons Employed	604,900	610,700	1.0%
Employment Rate	64.8%	63.5%	-2.0%
Persons Unemployed	30,600	37,900	23.9%
Unemployment Rate (%)	4.8%	5.8%	20.8%

Source: Statistics Canada (Table 14-10-0380-01. Seasonally Adjusted)

## 2.4 Top Industry Sectors

The term “industry sector” refers to the general nature of the business that establishments conduct where individuals are employed. For example, an accountant working for a retailer would be classified under the “retail trade” industry sector category, instead of the “finance and insurance” category. As shown below, the health care and social assistance industry sector retains the greatest share of jobs in Regina as of 2021, followed by the retail trade and public administration industry sectors.

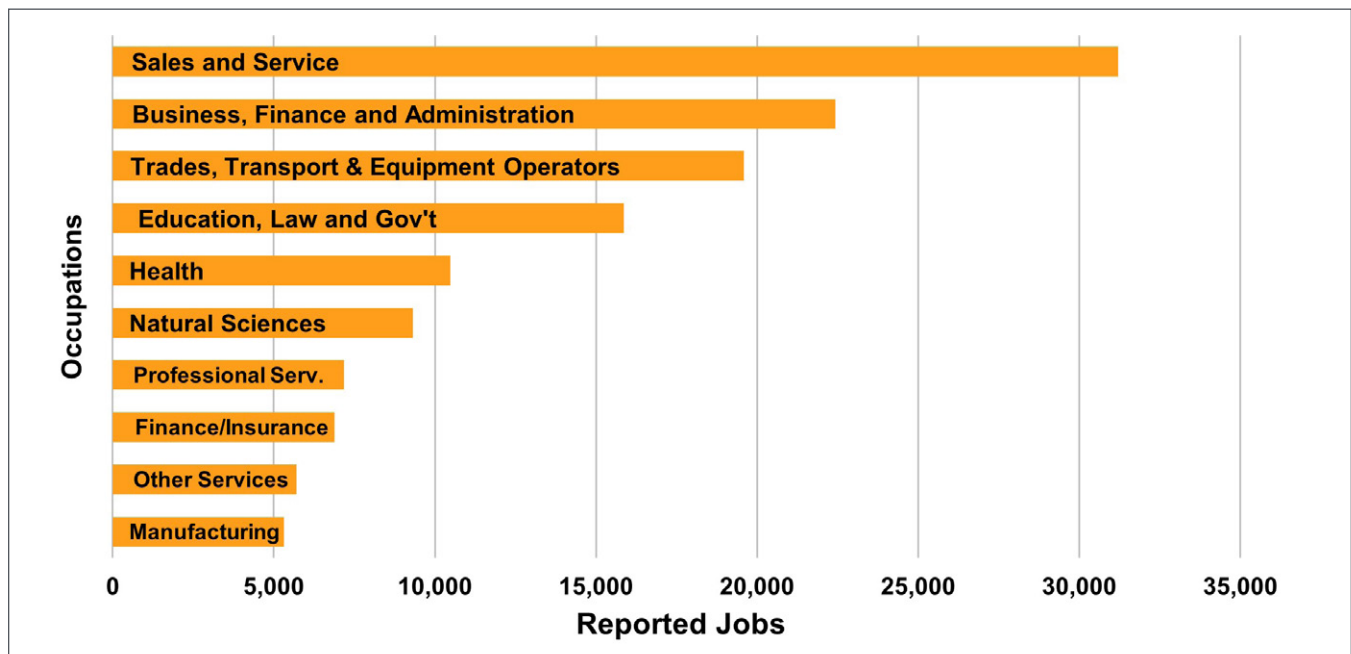
Figure 2.6 Top Industry Sectors in Regina, 2021



Source: Statistics Canada – Census Profile

## 2.5 Top Occupations

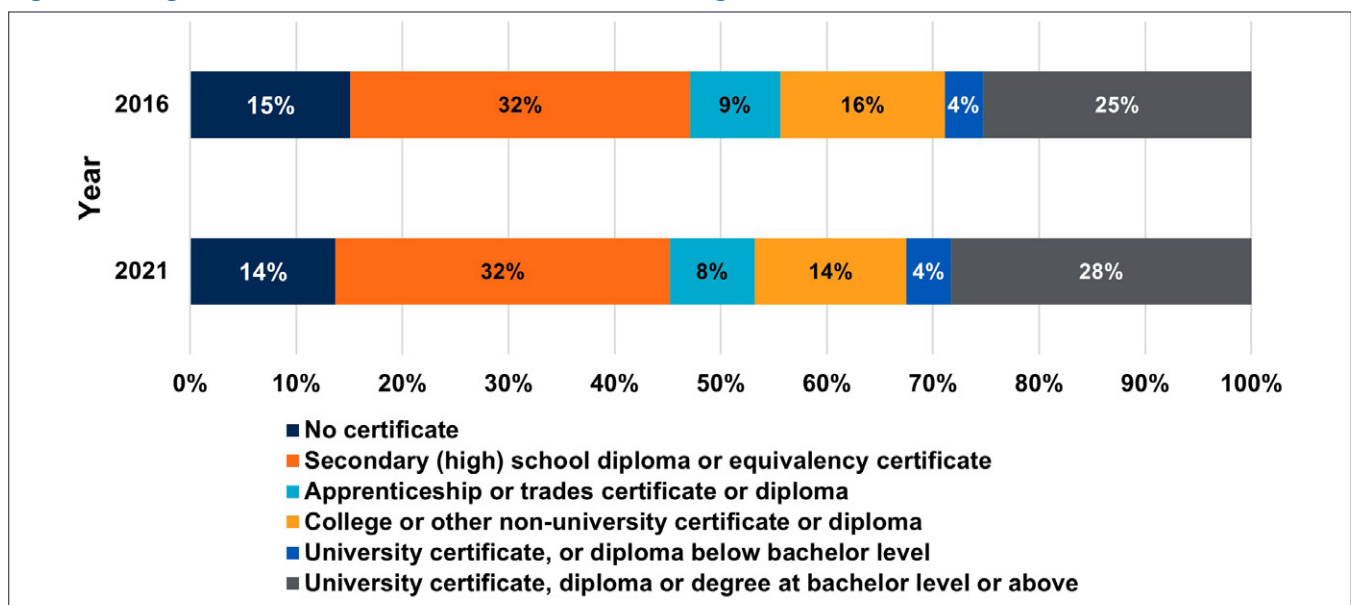
“Occupation” pertains to the specific type of work performed by individuals, as determined by the main activities of their job. For instance, an accountant working for a retailer would be counted under the “business, finance and administration” occupation category. As illustrated on the next page, “sales and service occupations” hold the largest share of jobs in Regina as of 2021, followed by business, finance and administration occupations.

**Figure 2.7 Top Occupations in Regina, 2021**

Source: Statistics Canada – Census Profile

## 2.6 Highest Level of Educational Attainment

Educational attainment is a key indicator of a city's socio-economic development and workforce potential. The highest level of educational attainment for Regina residents aged 15 and over between 2016 and 2021 is compared in Figure 2.8. The most pronounced change over this period was in the “university certificate, diploma or degree at bachelor level or above” category, which saw a three per cent increase in the 2021 data.

**Figure 2.8 Highest levels of educational attainment in Regina, 2016 and 2021**

Source: Statistics Canada – 2016 and 2021 Census Profiles

# 3 Housing Sales, Rental and Affordability Indicators

This section of the report analyzes current and historical trends in the housing sales and rental markets, focusing on Regina’s relative affordability compared to other jurisdictions. This data aims to quantify the current housing supply and demand conditions in Regina and their impact on housing affordability.

## 3.1 Housing Sales Market Characteristics

According to the Saskatchewan Realtors Association’s (SRA) June 2025 Market Watch, as of June 2025, Regina’s housing inventory stood at 2.03 Months of Supply (MOS)<sup>8</sup>, marking a 52 per cent decline compared to the 10-year average. Total inventory is nearly identical to June 2024, however, it is 41 per cent less than the 10-year average. As of June 2025, the benchmark price<sup>9</sup> for residential properties reached \$343,200, approximately 13 per cent above the 10-year average.

Changes in these statistics over the past two years are compared below.

Figure 3.1 December 2024 (year-to-date) sales, months of supply, benchmark price and average price

		Sales	Months of Supply	Benchmark Price	Average Price
Detached	2024	2,763	2.23	\$334,558	\$350,010
	% Diff f/2023	14%	-35%	2%	6%
Semi-Detached	2024	157	1.83	\$378,958	\$342,759
	% Diff f/2023	3%	-29%	5%	9%
Row/Townhouse	2024	536	1.83	\$242,167	\$279,469
	% Diff f/2023	18%	-25%	7%	8%
Apartment	2024	263	3.05	\$213,300	\$193,345
	% Diff f/2023	9%	-16%	3%	0%
Mobile	2024	8	3.38	n/a	\$87,913
	% Diff f/2023	100%	-64%	n/a	62%
Multi-Family <sup>10</sup>	2024	19	4.26	n/a	\$313,726
	% Diff f/2023	-24%	-8%	n/a	19%
Total	2024	3,917	2.32	\$315,733	\$323,961
	% Diff f/2023	14%	-32%	3%	9%

Source: SRA

8 The term “MOS” refers to the amount of time (or months) it would take for all current Multiple Listing Service (MLS) listings to sell if no listings entered the market.

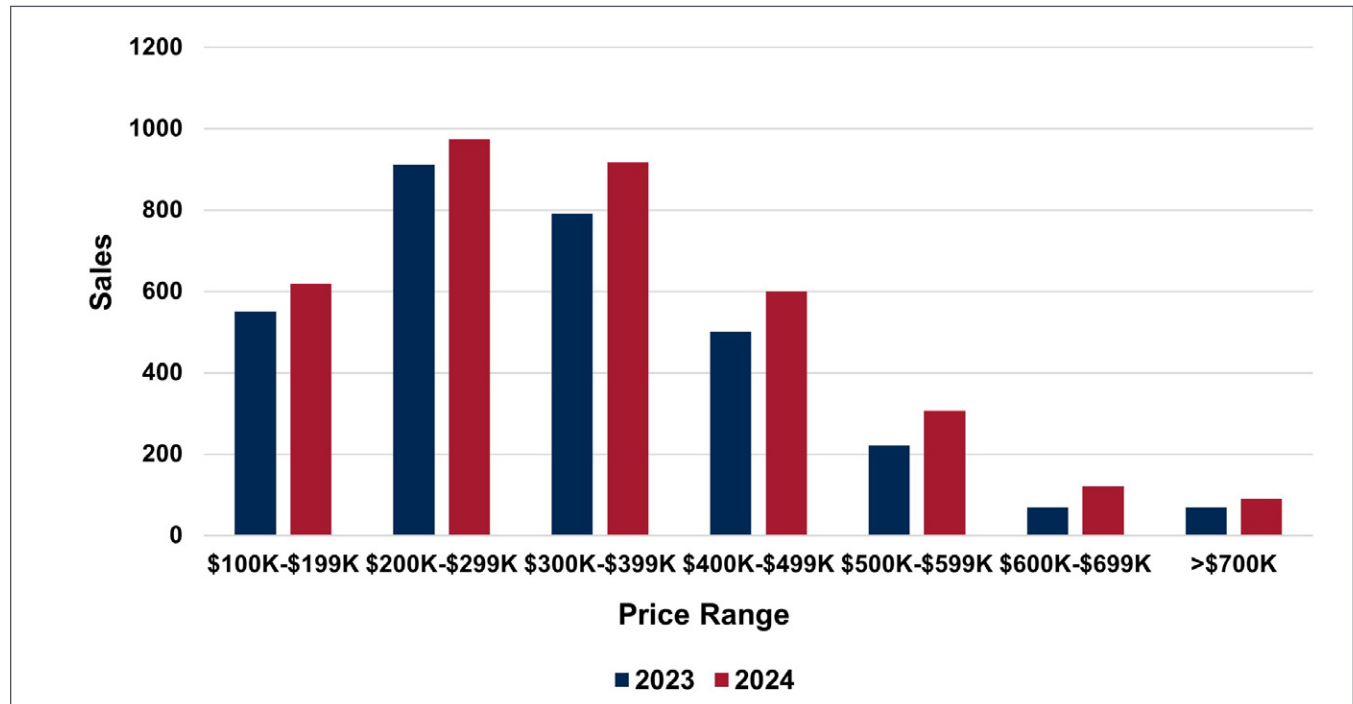
9 The term “benchmark price” is an estimate of the value of a certain type of home on the MLS. These are calculated using the Housing Price Index, a database tracking aggregate sales of similar homes in given areas.

10 Multi-family refers to the purchase of a property containing multiple separate housing units, such as an apartment building or a fourplex, where multiple families reside.

### 3.2 Housing Sales by Price Range and Product Type

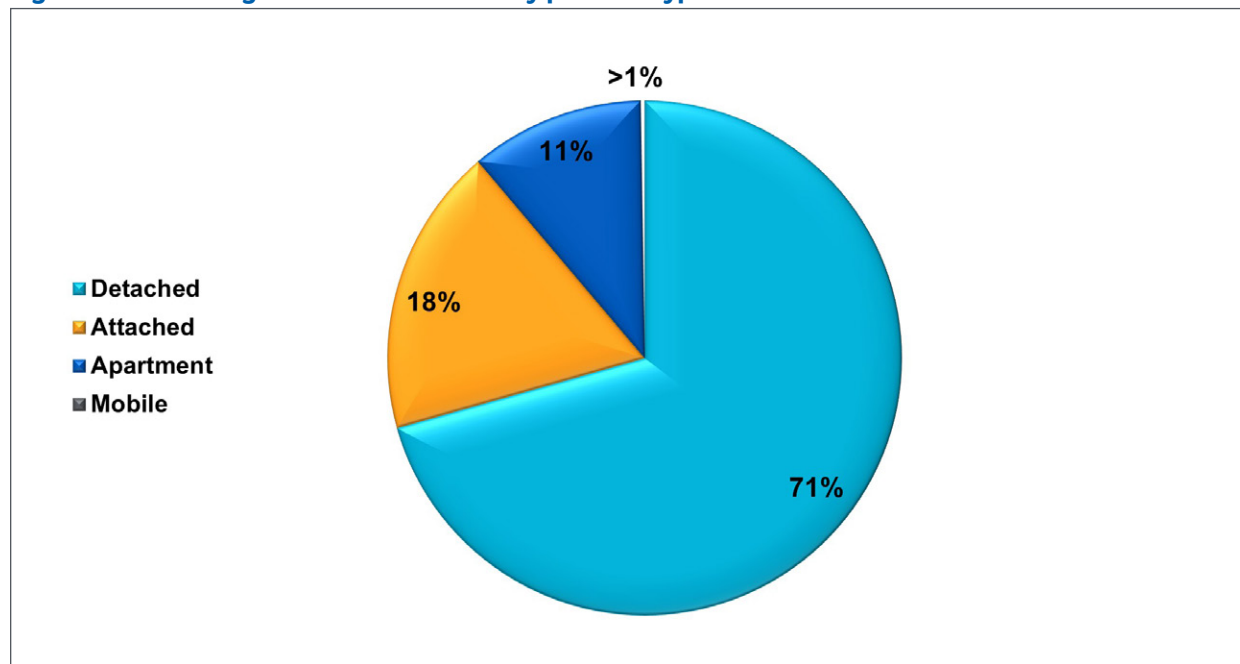
Figure 3.2 provides a detailed comparison of 2024 housing sales by price range against 2023, while Figure 3.3 categorizes 2024 housing sales by product type.

**Figure 3.2 2024 Regina residential sales by price range**



Source: SRA

**Figure 3.3 2024 Regina residential sales by product type**



Source: SRA

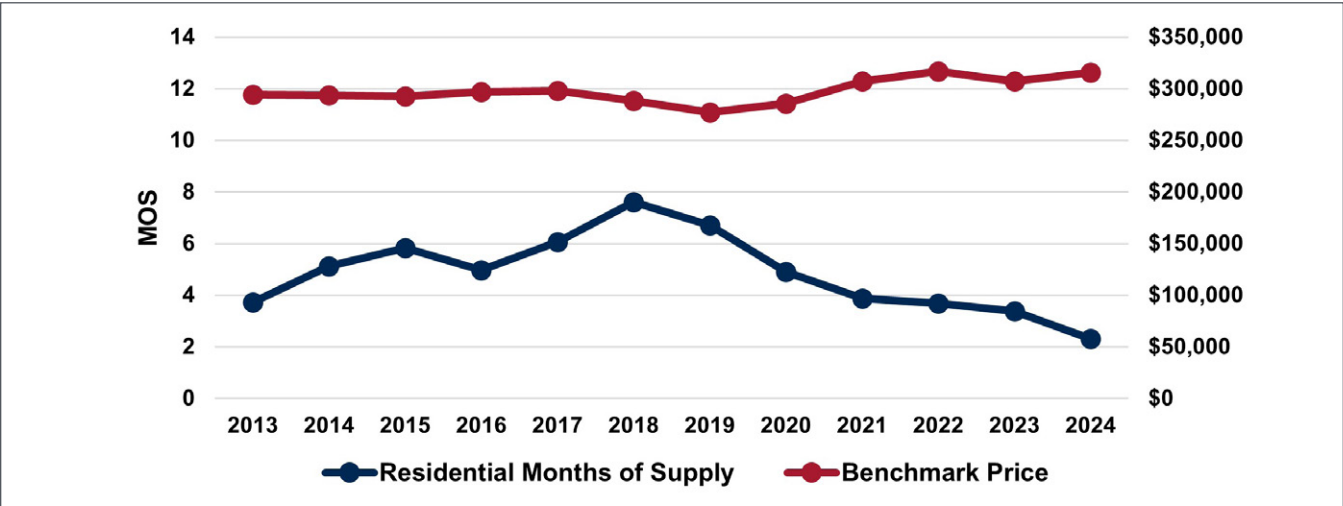
### 3.3 Historical Months of Supply and Benchmark Prices

The relationship between housing supply and prices can be summarized through the economic principles of **supply and demand**:

Lower Months of Supply (often considered a 'seller market')	<ul style="list-style-type: none"><li>■ <b>Scarcity:</b> When the supply of homes for sale is low, there are fewer options available for buyers. This scarcity often leads to increased competition among buyers.</li><li>■ <b>Higher Demand:</b> With more buyers competing for fewer homes, sellers can raise prices because buyers are willing to pay more to secure a property.</li><li>■ <b>Price Increase:</b> As demand exceeds supply, prices tend to rise.</li></ul>
Higher Months of Supply (often considered a 'buyer market')	<ul style="list-style-type: none"><li>■ <b>Abundance:</b> When there is a higher supply of homes for sale, buyers have more options to choose from. This abundance reduces competition among buyers.</li><li>■ <b>Lower Demand:</b> With more homes available, sellers may need lower prices to attract buyers, especially if there are many similar properties on the market.</li><li>■ <b>Price Decrease:</b> As supply exceeds demand, prices tend to fall.</li></ul>

Figure 3.4 tracks the annual MOS and benchmark price trends for an aggregate of all product types in the housing sales market. As illustrated, benchmark prices remained relatively steady until 2019, when MOS began to decrease. Since then, MOS has continued to decline, while benchmark prices have risen.

Figure 3.4 Regina MOS and benchmark price trends (all product types), 2013 to 2024



Source: SRA

### 3.4 Housing Sales Market Consumer Snapshot

Many factors affect consumer housing demand, including product type, neighbourhood and price range. The data below from Realtor.ca is intended to give a point-in-time snapshot of the type of housing prospective buyers in the Regina marketplace searched for during Q1, 2025. Each table<sup>11</sup> below outlines the top search filters for several categories selected by individuals on Realtor.ca used when browsing available homes.

**Top 5 Searched Minimum Prices:**

	% Visitors	# Visitors
\$300,000	13%	1,868
\$200,000	12%	1,693
\$250,000	10%	1,494
\$400,000	10%	1,477
\$350,000	8%	1,206

**Top 5 Searched Maximum Prices:**

	% Visitors	# Visitors
\$300,000	12%	2,714
\$400,000	11%	2,618
\$350,000	10%	2,449
\$500,000	10%	2,371
\$250,000	9%	2,157

**Top 5 Searched # of Bedrooms:**

	% Visitors	# Visitors
3+	41%	4,613
2+	38%	4,304
4+	17%	1,926
1+	11%	1,283
5+	7%	734

**Top 5 Searched # of Bathrooms:**

	% Visitors	# Visitors
2+	62%	4,786
1+	29%	2,238
3+	15%	1,130
2	7%	508
1	3%	247

**Top 5 Searched Home Type**

	% Visitors	# Visitors
Single-Unit	81%	7,029
Townhouse	15%	1,318
Apartment	12%	1,000
Duplex	7%	644
Triplex	2%	192

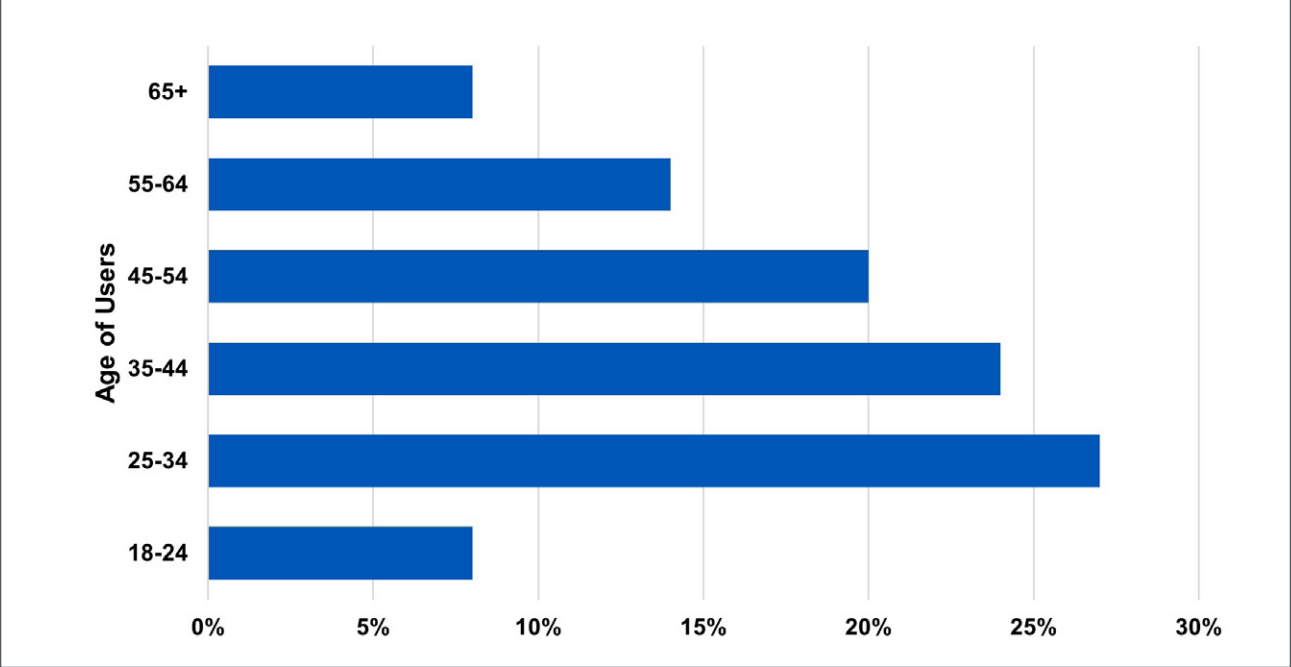
**Top 5 Searched Neighbourhoods:**

	% Visitors	# Visitors
Harbour Landing	10%	19,238
Albert Park	10%	19,044
Hillsdale	9%	17,926
Al Ritchie	9%	17,683
Lakeview	9%	17,470

<sup>11</sup> Note, the percentages in each table are rounded.

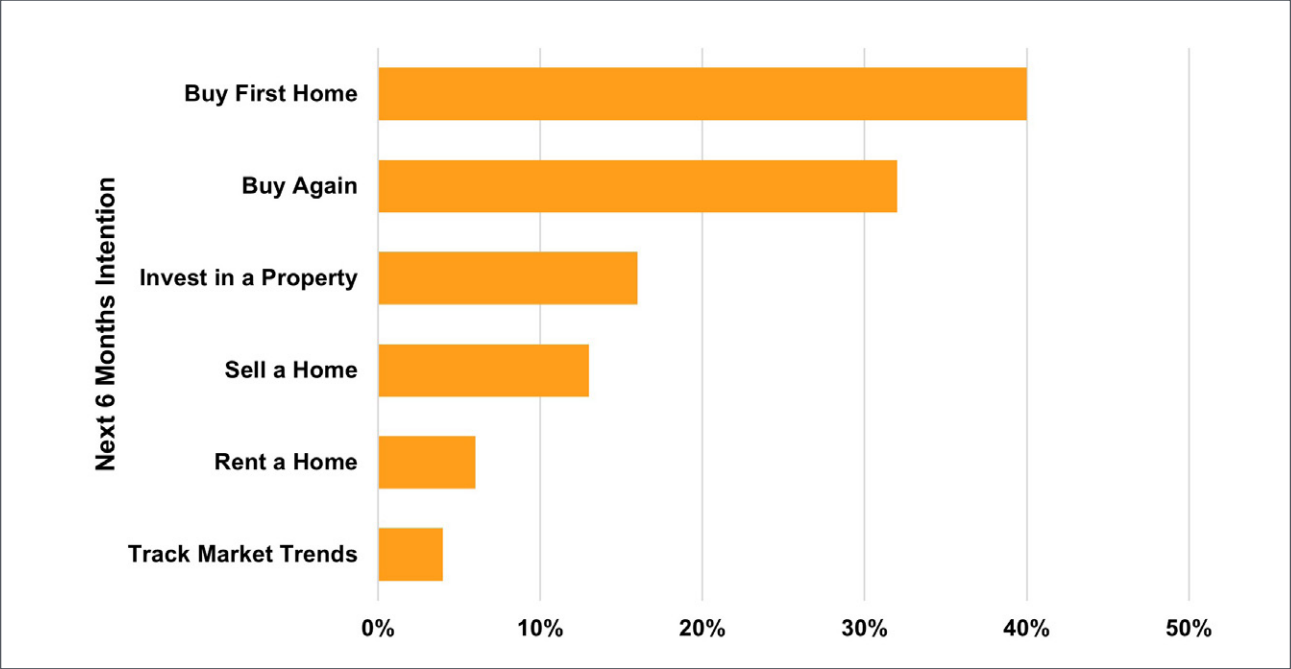
Figure 3.5 indicates the age of users searching for homes in Regina on Realtor.ca in Q1, 2025, while Figure 3.6 outlines their purchase intentions over the next six months.

Figure 3.5 Age of users searching for homes on Realtor.ca, Q1, 2025



Source: Realtor.ca

Figure 3.6 Next six months intention of users searching for homes on Realtor.ca, Q1, 2025



Source: Realtor.ca

### 3.5 Average Rent and Rental Vacancy Rate

Rental housing plays an integral role in the housing market. An adequate supply of rental housing can help moderate rental prices. Conversely, a lack of supply can negatively impact affordability and can raise the rental prices of vacant units.

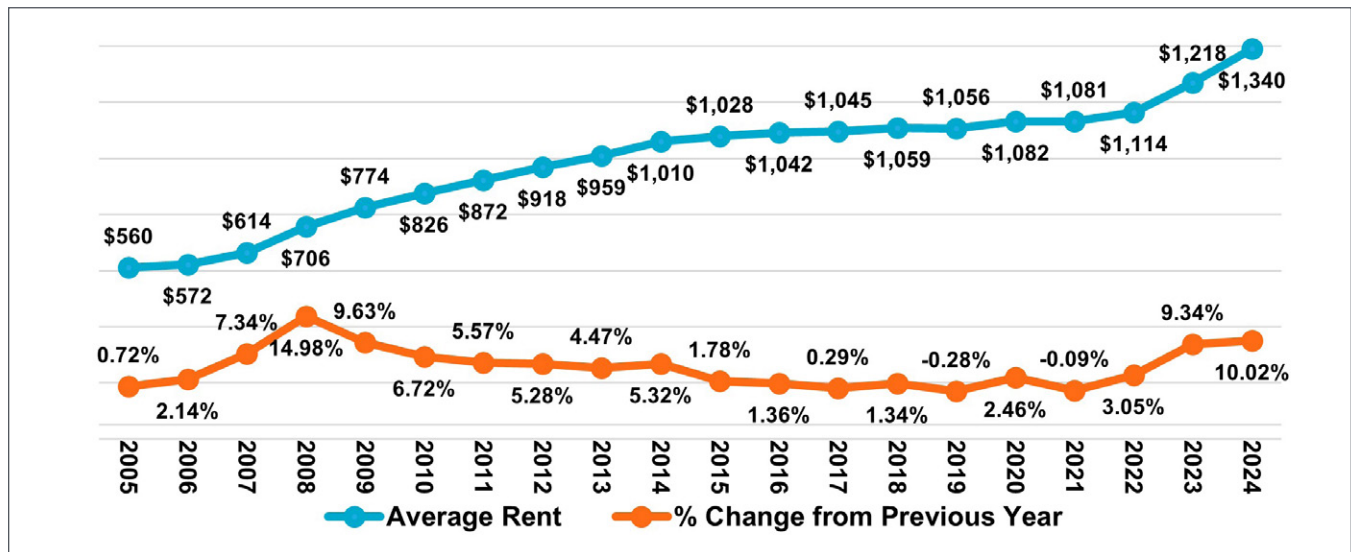
The Canadian Mortgage and Housing Corporation (CMHC) reports that, the average rent for purpose-built rental units<sup>12</sup> in the Regina CMA increased by approximately 10 per cent between 2023 and 2024. By comparison, the 10-year average annual rent increase is approximately 3 per cent. CMHC suggests rent increases in the Regina CMA are partially due to demand continuing to outpace supply.

**Figure 3.7 Regina CMA average rents (townhouse and apartment), 2020 to 2024**

	2020	2021	2022	2023	2024
Average Rent (townhouse and apartment)	\$1,082	\$1,081	\$1,114	\$1,218	\$1,340
% Increase from Previous Year	2.46%	-0.09%	3.05%	9.34%	10.02%
10 Year Annual Average % Increase	2.8%	2.2%	2.0%	2.5%	2.9%
Date Range	2011-2020	2012-2021	2013-2022	2014-2023	2015-2024

Source: CMHC Rental Market Report

**Figure 3.8 Regina CMA average rents (townhouse and apartment), 2005 to 2024**



Source: CMHC Rental Market Report

12 The term “purpose-built rental units” refers to housing specifically constructed for long-term rental use. These units are typically found in multi-unit developments, such as apartment buildings or dedicated rental townhomes. In contrast, “secondary rental units” are dwellings that were generally not originally intended as rental housing, such as single-detached homes, but are rented out by owners. For information on the secondary rental market, refer to the CMHC Rental Market Report or rent reports published by Rentals.ca.

In 2024, the average rental vacancy rate in the Regina CMA increased to 2.7 per cent from 1.4 per cent in 2023. This is the first year-to-year increase in the Regina CMA since the COVID-19 pandemic in 2020.

**Figure 3.9 Regina CMA average rental vacancy rate (townhouse and apartment), 2020 to 2024**

	2020	2021	2022	2023	2024
Vacancy Rate (townhouse and apartment)	7.2%	6.8%	3%	1.4%	2.7%
10 Year Average Vacancy Rate	4.6%	5.2%	5.4%	5.4%	5.4%
Date Range	2011-2020	2012-2021	2013-2022	2014-2023	2015-2024

Source: CMHC Rental Market Report

Figure 3.10 provides 2024 average rents and vacancy rates in different zones across Regina based on averages of all purpose-built rental unit types. Appendix B provides a breakdown of these figures by rental unit type.

The highest average rent prices are within the east and northwest CMHC zones<sup>13</sup>. Despite high average rent prices, the east zone has the highest vacancy rate amongst the zones, suggesting market preference may play a factor in rental prices in the area. Conversely, the northwest zone has the lowest vacancy rate. This low vacancy rate likely drives the relatively high rent prices in the area.

**Figure 3.10 Regina CMHC zone average rents and vacancy rates (townhouse and apartment), 2024**

Average of All Unit Types		
	Vacancy Rate	Average Rent
Regina CMA	2.7% <sup>a14</sup>	\$1,340 <sup>a</sup>
Central	3.1% <sup>a</sup>	\$1,276 <sup>a</sup>
South: Lakeview/Albert Park	2.5% <sup>a</sup>	\$1,264 <sup>a</sup>
South: Wascana/University	1.9% <sup>b</sup>	\$1,350 <sup>a</sup>
East	3.5% <sup>b</sup>	\$1,578 <sup>a</sup>
West	2.6% <sup>b</sup>	\$1,178 <sup>a</sup>
Northeast	2.2% <sup>b</sup>	\$1,186 <sup>a</sup>
Northwest	1.4% <sup>a</sup>	\$1,548 <sup>a</sup>

Source: CMHC Rental Market Report

<sup>13</sup> Visit the [CMHC Housing Market Information Portal](#) to view each zone.

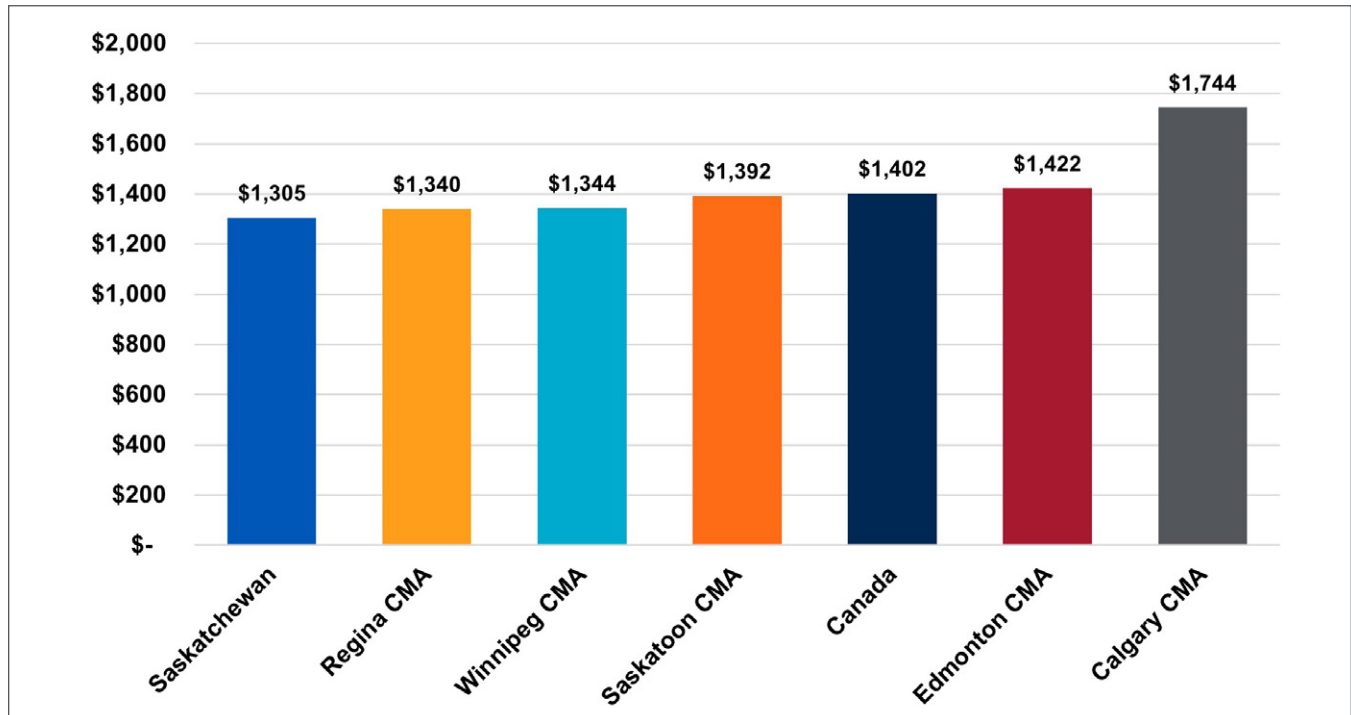
<sup>14</sup> CMHC uses the following letter codes to indicate the reliability of their estimates: a – excellent, b – very good, c—good, d – poor (use with caution).

### 3.6 Housing Market Affordability

Housing affordability can have an impact on the quality of life and economic stability of residents. Regina's housing affordability in the homeownership and rental market relative to other jurisdictions is summarized below. This may help highlight challenges and opportunities faced by residents, businesses and policymakers in ensuring accessible and affordable housing in the community.

As shown below, the Regina CMA has one of the lowest average monthly purpose-built rent costs among major CMAs in the prairie provinces.

**Figure 3.11 Average rents (townhouse and apartments) in major prairie province cities, 2024**



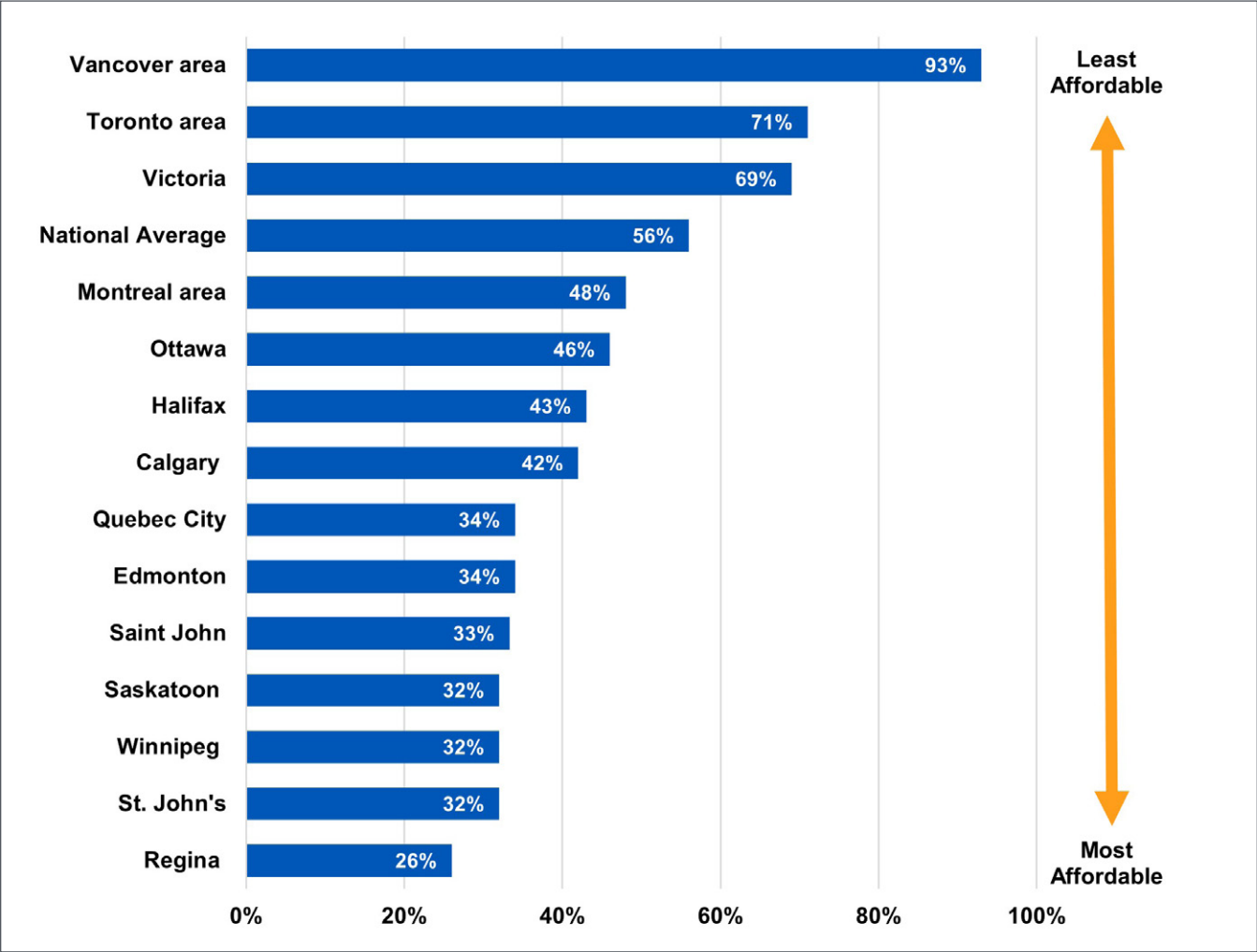
Source: CMHC Rental Market Report

According to the Royal Bank of Canada's (RBC) March 2025 *Housing Trends and Affordability Report*, Regina stands out as the most affordable housing market among Canada's major cities. Regina recorded the lowest RBC Affordability Measure across all home types, at just 26 per cent. This measure represents the proportion of a median pre-tax household income required to cover key homeownership costs, such as mortgage payments (principal and interest), property taxes, and utilities, based on the benchmark home price in each market. Generally, a higher percentage indicates reduced affordability, while a lower percentage suggests that homeownership is more attainable.

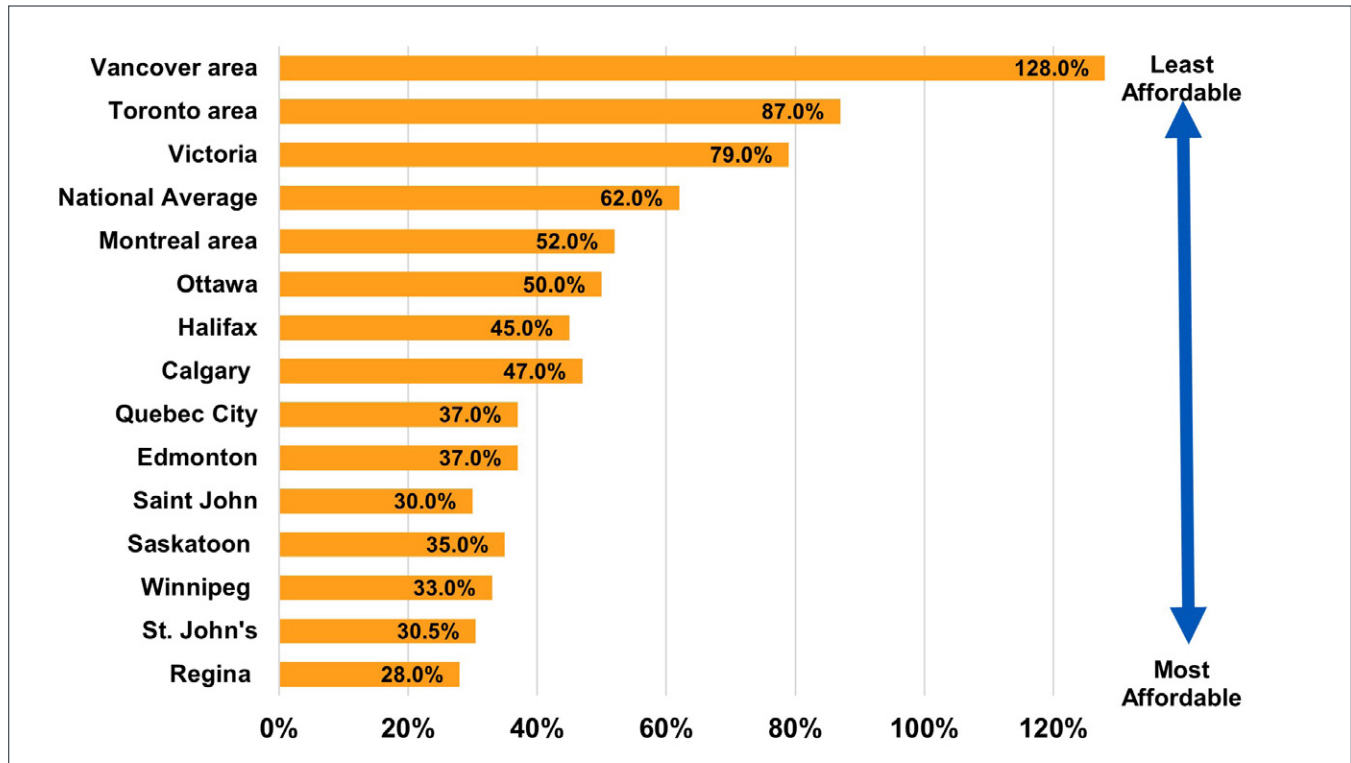
Figure 3.12 compares the RBC Affordability Measure as of Q4, 2024 for an aggregate of all home types among major Canadian cities. While Figure 3.13 compares the RBC Affordability Measure for single family homes.

In the March 2025 RBC Housing Trends and Affordability Report, RBC indicates “Regina retains its status as the most affordable market we track in Canada”. The report suggests “a rise in newly completed units has helped contain home value appreciation, though upward pressure persists amid tight supply-demand conditions.”

Figure 3.12 RBC Affordability Measure for an aggregate of home types, Q4, 2024



Source: March 2025 RBC Housing Trends and Affordability Report

**Figure 3.13 RBC Affordability Measure for Single-Family Homes, Q4, 2024**

Source: March 2025 RBC Housing Trends and Affordability Report

### 3.7 Housing Incentives Program

The City offers capital grants and tax exemptions for new affordable housing developments as part through the Housing Incentives Program (HIP). The program provides up to \$1.5 million in capital grants per year towards new affordable units, with the ability to roll over unused funds into future years. Between 2020 and 2024, the program supported the creation of 569 affordable housing units and on-site support suites.

**Figure 3.14 HIP investments by unit type, 2020 to 2024**

	2020	2021	2022	2023	2024	Total
Affordable Rental Unit <sup>15</sup>	141	214	42	33	115	545
Affordable Ownership Unit	11	7	0	2	0	20
On-site Support Suites	0	1	1	2	0	4
<b>Total Units</b>	<b>152</b>	<b>222</b>	<b>43</b>	<b>37</b>	<b>115</b>	<b>569</b>

Source: City of Regina Data

15 See Section 3 of the [Housing Incentives Policy](#) for definitions of these unit types.

As shown below, HIP investments have been primarily concentrated in newer neighbourhoods (or ‘Greenfield Areas’), reflective of current market and development trends.

Figure 3.15 HIP investments by area, 2024

	2020	2021	2022	2023	2024	Total
Area 1 (City Centre) <sup>16</sup>	0	0	0	0	0	0
Area 2 (North Central and Heritage)	0	0	0	32	23	55
Area 3 (Established Areas)	11	7	30	2	24	74
Area 4 (Greenfield Areas)	141	215	13	3	68	440
Total Units	152	222	43	37	115	569

Source: City of Regina Data

In January 2025, the HIP was significantly revised in conjunction with the [Housing Accelerator Fund](#) program to provide capital grants for pre-development work, as well as grants and tax exemptions for the acquisition and repair of existing rental properties.

In recent years, there have been several successful HIP projects, including the newly completed 60-unit development at 1151 North Argyle Street and the under-construction 12-unit development at 1909 Ottawa Street, as shown in Figure 3.16 and Figure 3.17 on the next page.



16 See Appendix A of the [Housing Incentives Policy](#) for a map of these program areas.

**Figure 3.16: Hawkstone Estates at 1151 North Argyle Street. 6 duplexes (60 units total) constructed by the National Affordable Housing Corporation, a mixed-income model including affordable and market units.**



**Figure 3.17: Lilium Village at 1909 Ottawa Street. 6 duplexes (12 units total) being constructed by MayBell Developments, geared towards women fleeing violence**



# 4 Residential Development Indicators

The OCP targets 30 per cent of new residential growth to occur through intensification in existing neighbourhoods and 70 per cent to occur in new greenfield neighbourhoods near the edge of the city. This section tracks progress on these targets and shows changes in the number of overall dwelling units constructed in Regina annually over the past five years based on approved new dwelling units.

## 4.1 Annual New Dwelling Units

Figure 4.1 tracks progress on the growth targets mentioned above between 2020 to 2024 by segmenting approved new dwelling units into the “Greenfield Area” and “Established Area”<sup>17</sup>. During this period, approximately 82 per cent of new dwelling units were within the Greenfield Area and 18 per cent were within the Established Area. Looking at 2024 alone, the target of 30 per cent of new dwelling units being constructed in the Established Area through intensification development was achieved.

Figure 4.1 Progress on OCP growth targets for the Greenfield Area and Established Area, 2020 to 2024

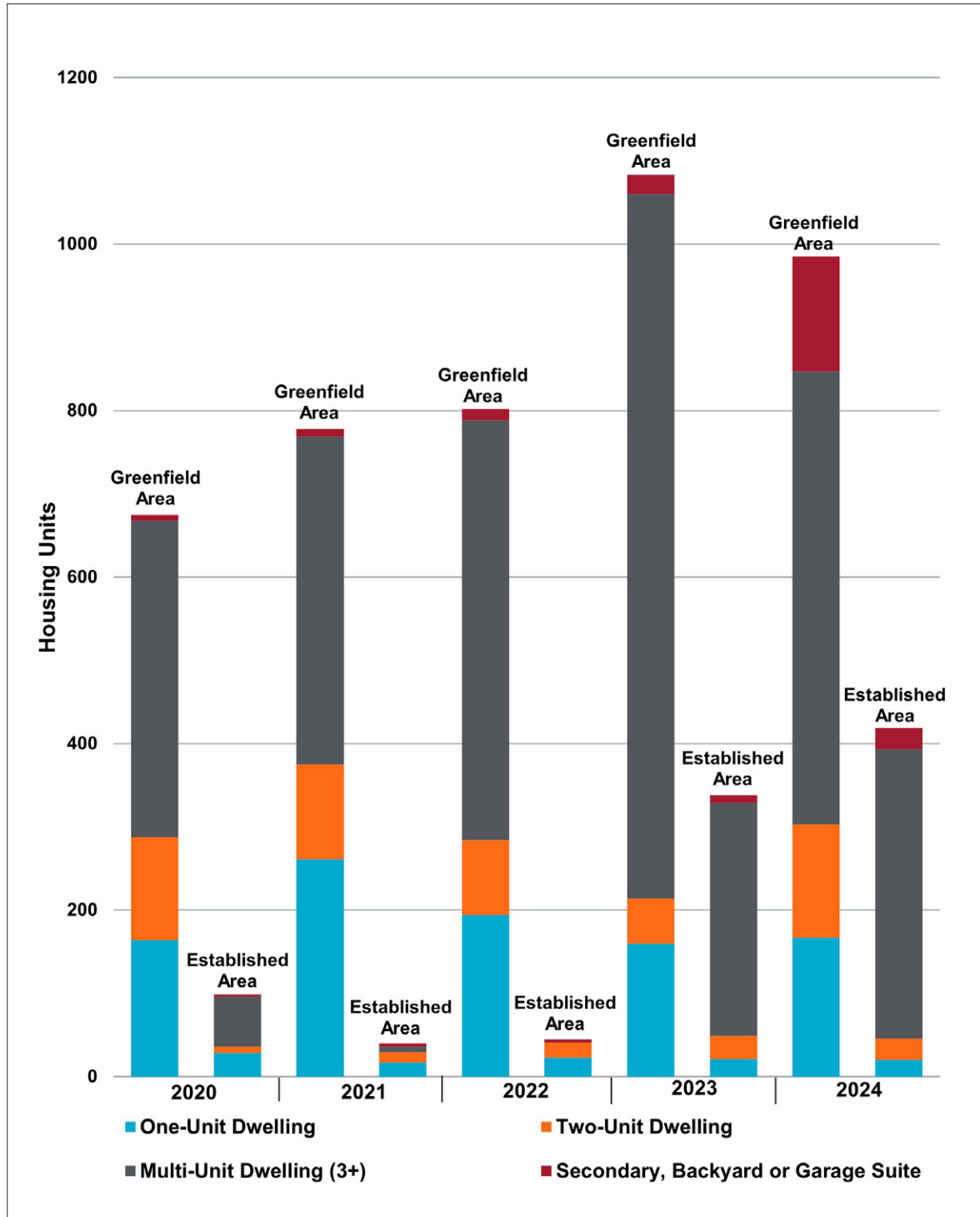
	2020	2021	2022	2023	2024	Total
Greenfield Area (GA) Units	675	778	802	1,083	985	4,323
Established Area (EA) Units	99	40	45	338	419	941
% Split GA	87%	95%	95%	76%	70%	82%
% Split EA	13%	5%	5%	24%	30%	18%
Total Units	774	818	847	1,421	1,404	5,264

Source: City of Regina Data

Figure 4.2 on the next page provides a breakdown of the summary in Figure 4.1 by dwelling unit type. Over this period, multi-unit dwellings, such as apartments and townhouses, were the predominant type of new dwelling unit constructed. However, single and two-unit dwellings still retained a sizable share of the total dwellings constructed. Appendix C for a more detailed breakdown of the types of dwelling units constructed during this period.

17 The “Established Area” refers to existing built-up neighbourhoods as of 2013 when the OCP was approved, the “Greenfield Area” encompasses all neighbourhoods on the periphery of the city that either actively developing or currently undeveloped.

Figure 4.2 New dwelling units by unit type in the Greenfield Area and Established Area, 2020 to 2024



Source: City of Regina Data

## 4.2 Annual New Dwelling Units by Neighbourhood

Below, annual approved dwelling units between 2020 and 2024 are broken down by neighbourhood and dwelling unit type. The data is segmented by neighbourhoods within the Greenfield Area and Established Area, linking to the growth targets mentioned above.

### Greenfield Area Neighbourhoods

Starting with Greenfield Area neighbourhoods, Figure 4.3 shows The Towns & Eastbrook had the highest percentage of approved new units in 2024 at 37 per cent, followed by Westerra and Aurora at 21 per cent and 16 per cent, respectively. Multi-unit dwelling developments containing three units and over were the dominant type of dwelling unit approved, representing approximately 55 per cent of the total dwelling units within Greenfield Area neighbourhoods. Figure 4.4 on the next page provides a heat map illustrating this data.

**Figure 4.3 New dwelling units by unit type in Greenfield Area neighbourhoods, 2024**

	One-Unit	Two-Unit	Multi-Unit (3+)	Secondary, Backyard, Garage Suite	Total
The Greens	5	14	70	7	<b>96</b>
The Towns & Eastbrook	126	92	58	89	<b>365</b>
Hawkstone	0	16	76	4	<b>96</b>
Westerra	18	4	175	7	<b>204</b>
The Creeks	8	0	0	1	<b>9</b>
Harbour Landing	4	10	0	30	<b>44</b>
Kensington Greens	1	0	0	0	<b>1</b>
Maple Ridge	2	0	0	0	<b>2</b>
Skyview	0	0	0	0	<b>0</b>
Fairways West	3	0	0	0	<b>3</b>
Rosewood Park	0	0	3	0	<b>3</b>
Aurora	0	0	162	0	<b>162</b>
<b>Total Units</b>	<b>167</b>	<b>136</b>	<b>544</b>	<b>138</b>	<b>985</b>

Source: City of Regina Data

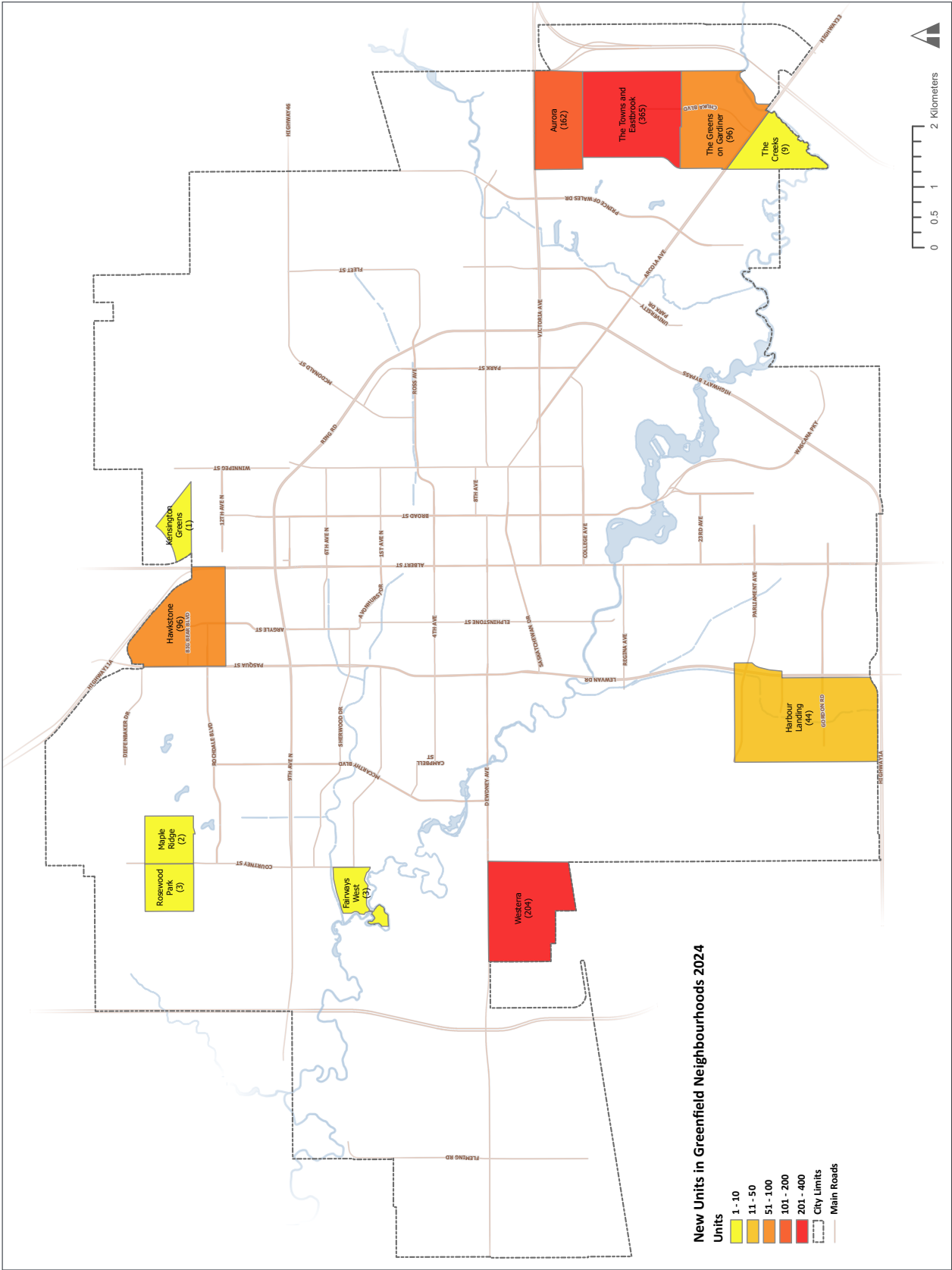


Figure 4.4 Heat map of new dwelling in Greenfield Area neighbourhoods, 2024  
Source: City of Regina Data

Figure 4.5 shows the number of approved dwelling units in Greenfield Area neighbourhoods between 2020 to 2024. Over this period, The Towns & Eastbrook had the highest percentage of new dwelling units in Greenfield Area neighbourhoods at 44 per cent.

**Figure 4.5 New dwelling units in Greenfield Area neighbourhoods, 2020 to 2024**

	2020	2021	2022	2023	2024	Total
The Greens	49	194	136	202	96	<b>677</b>
The Towns & Eastbrook	349	379	440	383	365	<b>1,916</b>
Hawkstone	15	5	87	46	96	<b>249</b>
Westerra	24	27	14	182	204	<b>451</b>
The Creeks	23	30	24	16	9	<b>102</b>
Harbour Landing	138	113	33	27	44	<b>355</b>
Kensington Greens	3	9	5	2	1	<b>20</b>
Maple Ridge	7	6	7	4	2	<b>26</b>
Skyview	3	1		1	0	<b>5</b>
Fairways West	4	3	2	0	3	<b>12</b>
Rosewood Park	60	11	54	0	3	<b>128</b>
Aurora				220	162	<b>382</b>
<b>Total Units</b>	<b>675</b>	<b>778</b>	<b>802</b>	<b>1,083</b>	<b>985</b>	<b>4,323</b>

Source: City of Regina Data

### Established Area Neighbourhoods

Figure 4.6 on the next page shows that Dewdney East had the highest percentage of approved dwelling units in 2024 at 44 per cent among Established Area neighbourhoods. Multi-unit dwelling developments containing three units and over were the most common type of dwelling unit approved. These developments represented approximately 83 per cent of the total approved dwelling units constructed within Established Area neighbourhoods. This data is mapped in Figure 4.7 on page 32.

Figure 4.8 on page 33 shows the number of approved dwelling units in Established Area neighbourhoods between 2020 to 2024. During this period, the Arcola East area had the highest proportion of approved new dwelling units at 24 per cent, followed by Dewdney East with 20 per cent and Hillsdale with 11 per cent.

**Figure 4.6 New dwelling units by unit type in Established Area neighbourhoods, 2024**

	One-Unit	Two-Unit	Multi-Unit (3+)	Secondary, Backyard, Garage Suite	Total
Rosemont/Mount Royal	3	2	4	2	11
Whitmore Park				1	1
Lakeview	8			2	10
Cathedral	2	8	4	2	16
Hillsdale			58	2	60
Al Ritchie	1	2		3	6
Dewdney East			181	2	183
Heritage			43	4	47
Coronation Park				1	1
Boothill	1	6		1	8
Northeast		4		1	5
North Central	2				2
Gladmer Park			57		57
Eastview		4			4
Dieppe	2			1	3
Albert Park				3	3
Arcola East	1				1
Normanview West				1	1
<b>Total Units</b>	<b>20</b>	<b>26</b>	<b>347</b>	<b>26</b>	<b>419</b>

Source: City of Regina Data

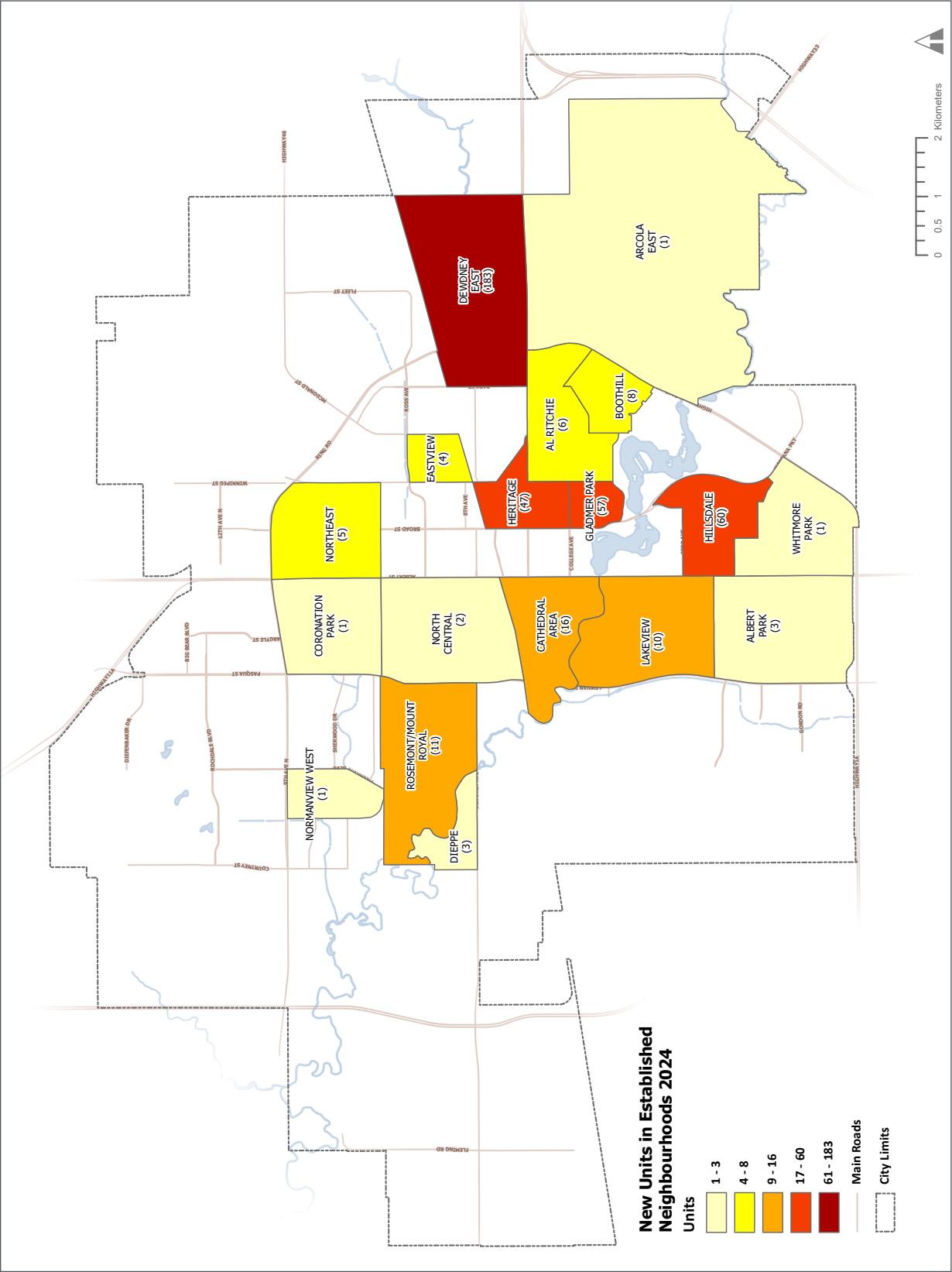


Figure 4.7 Map of new dwelling in Established Area neighbourhoods, 2024

Source: City of Regina Data

**Figure 4.8 New dwelling units in Established Area neighbourhoods, 2020 to 2024**

	2020	2021	2022	2023	2024	Total
Rosemont/Mount Royal	3	2	1	4	11	21
Whitmore Park		1	4	3	1	9
Lakeview	5	6	3	6	10	30
Cathedral	17	7	5	6	16	51
Hillsdale	42			1	60	103
Al Ritchie	6	7	18	4	6	41
Dewdney East	3	1	1	2	183	190
Heritage		6		14	47	67
Coronation Park	2		2	1	1	6
Boothill	3				8	11
Northeast		1		34	5	40
North Central	1	5		32	2	40
Gladmer Park	1				57	58
Eastview	7		3	2	4	16
Dieppe			1	1	3	5
Albert Park				1	3	4
Arcola East	2	3	1	222	1	229
Normanview West					1	1
Downtown/Centre Square	4			2		6
Argyle Park/ Englewood			1	1		2
Walsh Acres/ Lakeridge/ Gardenridge			2	1		3
Prairieview				1		1
Warehouse Region			1			1
Regent Park	2		1			3
Normanview			1			1
McNab	1	1				2
<b>Total Units</b>	<b>99</b>	<b>40</b>	<b>45</b>	<b>338</b>	<b>419</b>	<b>941</b>

Source: City of Regina Data

# 5 Non-Residential Development Indicators

Non-residential development, including commercial, industrial, office and institutional land uses, forms an important part of a city’s economic landscape. New businesses and industries create jobs, which can translate to increased housing demand and activity in the construction sector. This section reports on different metrics related to non-residential development.

## 5.1 Value of Building Permits

Figure 5.1 illustrates the value of construction for new principal use non-residential developments in 2023 and 2024. Although 2024 saw a 40 per cent increase in building permits, the reported value of construction decreased by 6 per cent compared to 2023.

Figure 5.1 Value of construction for new principle use non-residential developments, 2023 to 2024

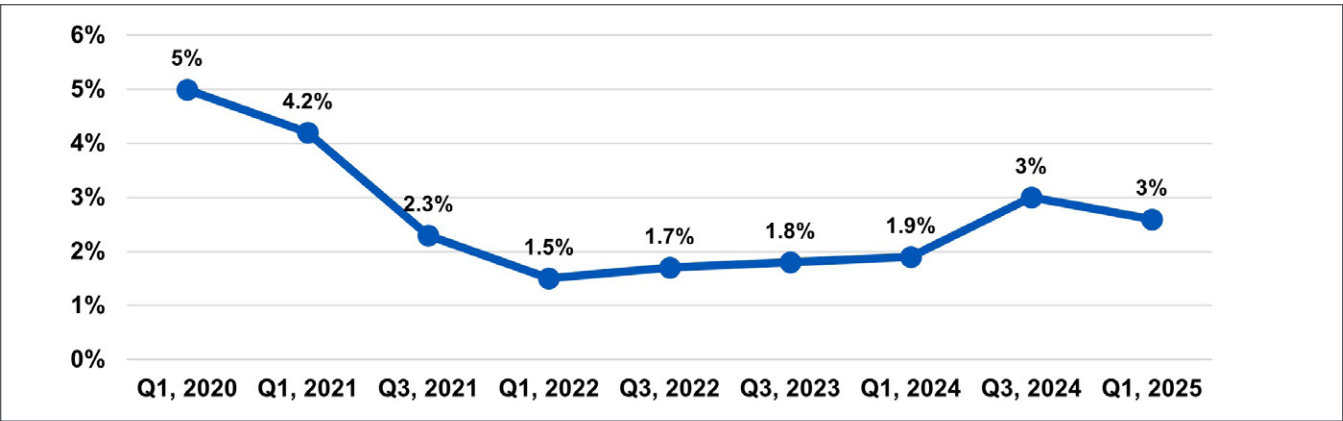
	2023		2024		2023 to 2024 % Change	
	Value of Construction	# of Permits	Value of Construction	# of Permits	Value of Construction	# of Permits
Institutional	\$51,925,000	5	\$74,977,500	4	44.4%	-20.0%
Commercial	\$85,374,070	23	\$84,991,892	33	-0.4%	43.5%
Industrial	\$36,110,000	2	\$2,940,000	5	-91.9%	150.0%
Total	\$173,409,070	30	\$162,909,392	42	-6.1%	40.0%

Source: City of Regina Data

## 5.2 Industrial Market

The Colliers Q1 2025 Regina Industrial Market Report indicates Regina has an industrial space vacancy rate of 2.6 per cent.

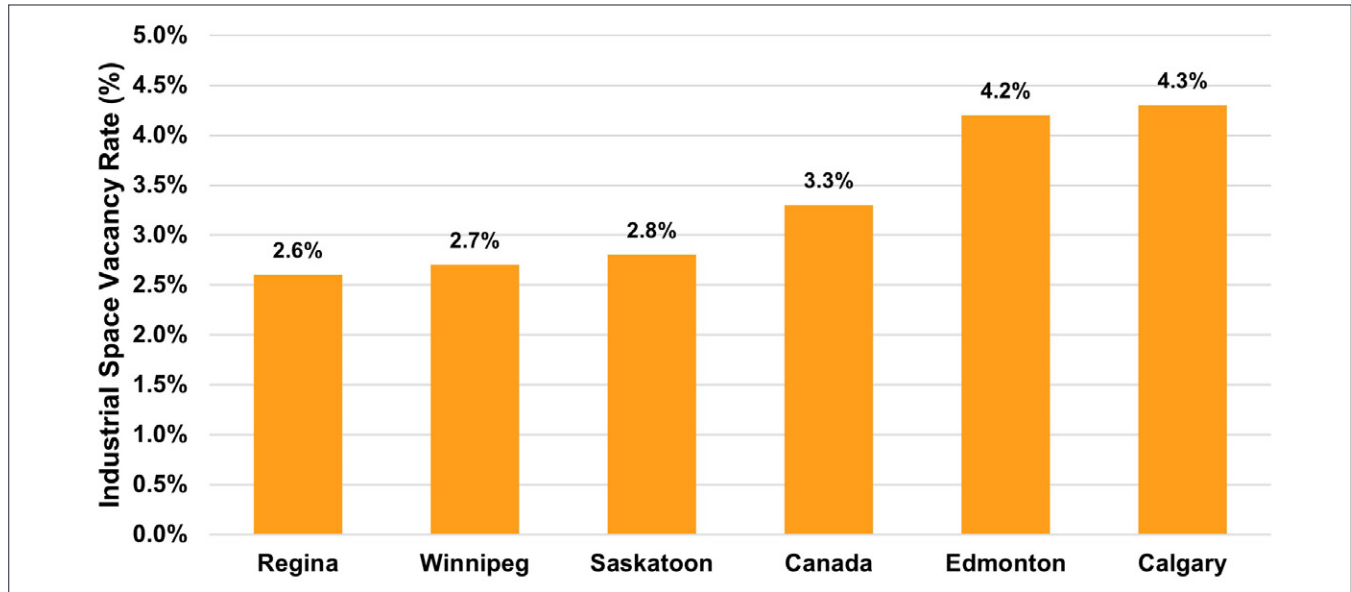
Figure 5.2 Industrial vacancy rate, 2020 to 2025



Source: Colliers Regina Industrial Market Report (various editions)

Below, Regina's current industrial space vacancy rate is compared with other prairie province cities based on data from Colliers Q1 2025 National Market Snapshot.

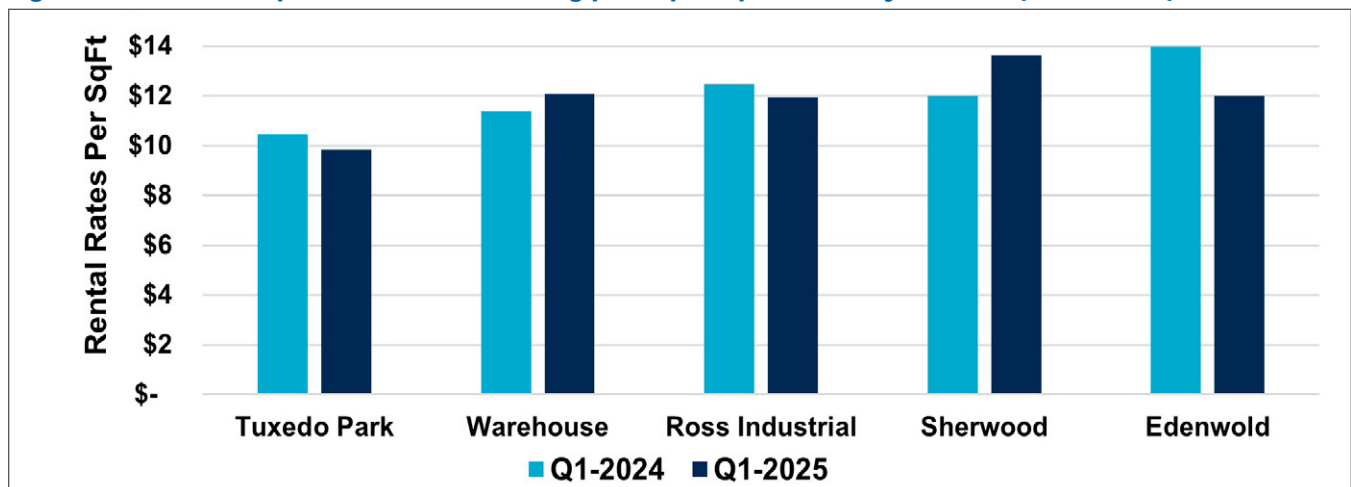
**Figure 5.3 Industrial vacancy rate in prairie province cities, Q1 2025**



Source: Colliers Q1 2025 National Market Snapshot

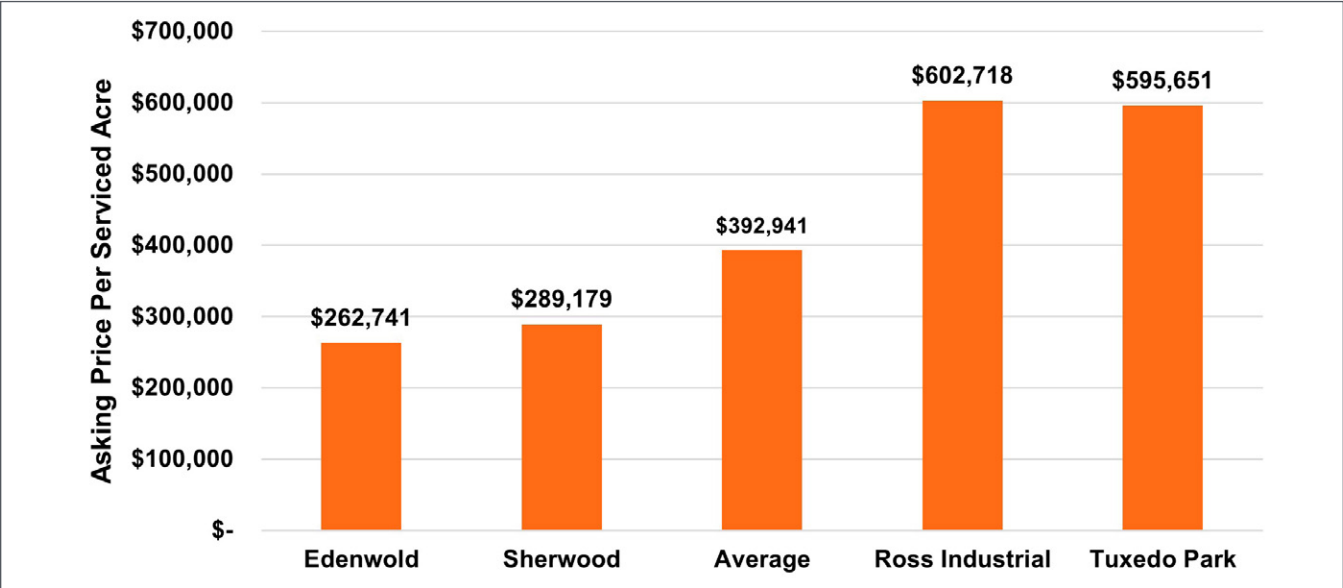
The Colliers Q1 2025 Regina Industrial Market Report provides an overview of current asking rental rates for industrial space and asking prices for serviced land in industrial subdivisions within the city and adjacent rural municipalities (RMs). Figure 5.4 shows that asking rental rates for industrial space across the Regina region is relatively consistent, with an average of \$11.91 per square foot. Figure 5.5, illustrates the per acre asking price for serviced land is higher within Regina compared to adjacent RMs.

**Figure 5.4 Industrial space rental rates (asking price) per square foot by market, Q1 2024 to Q1 2025**



Source: Colliers Q1 2024 Regina Industrial Market Report, Colliers Q1 2025 Regina Industrial Market Report

Figure 5.5 Industrial land asking price per serviced acre by market, Q1 2025



Source: Colliers Q1 2025 Regina Industrial Market Report

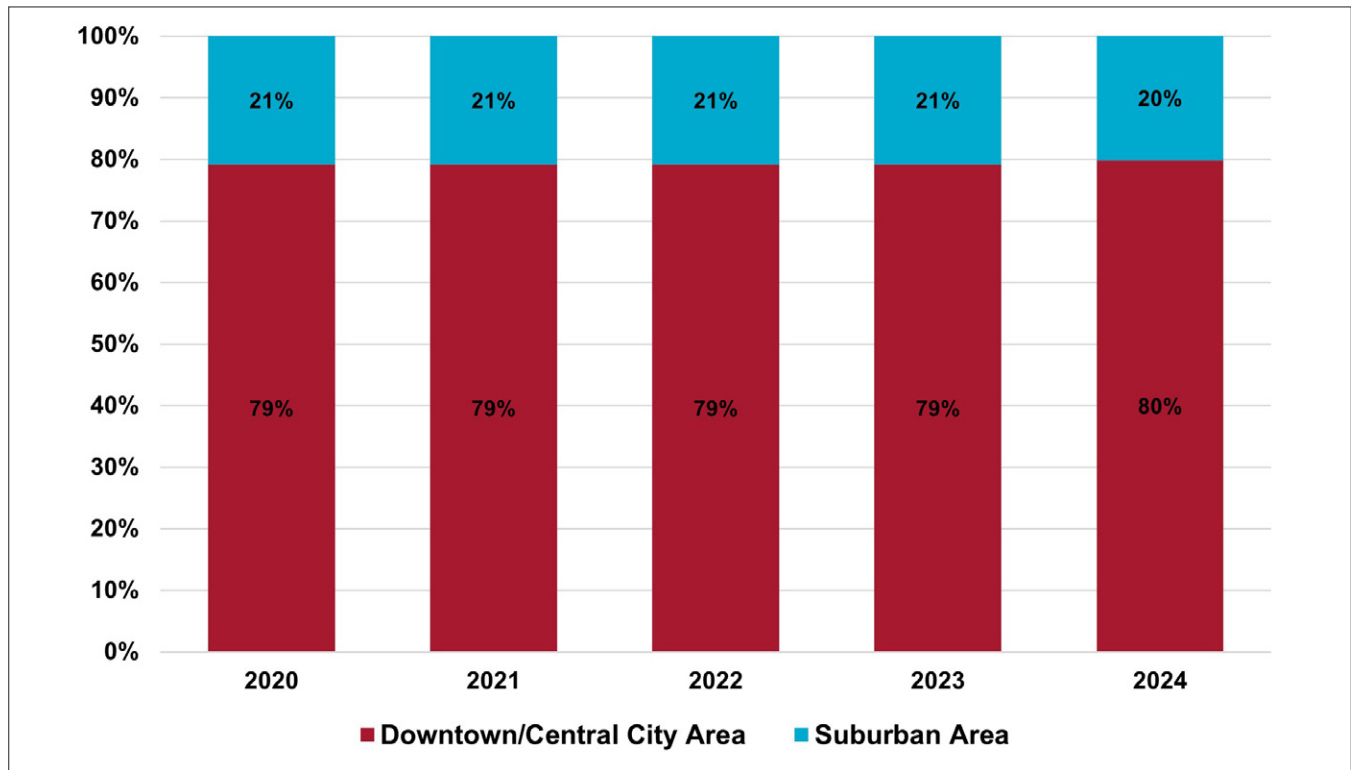
Colliers Q1 2025 Regina Industrial Market Report summarizes that “the [Regina region] market’s position of high demand and low inventory is expected to persist and influence the sector’s competitive conditions.”

5.3 Office Market

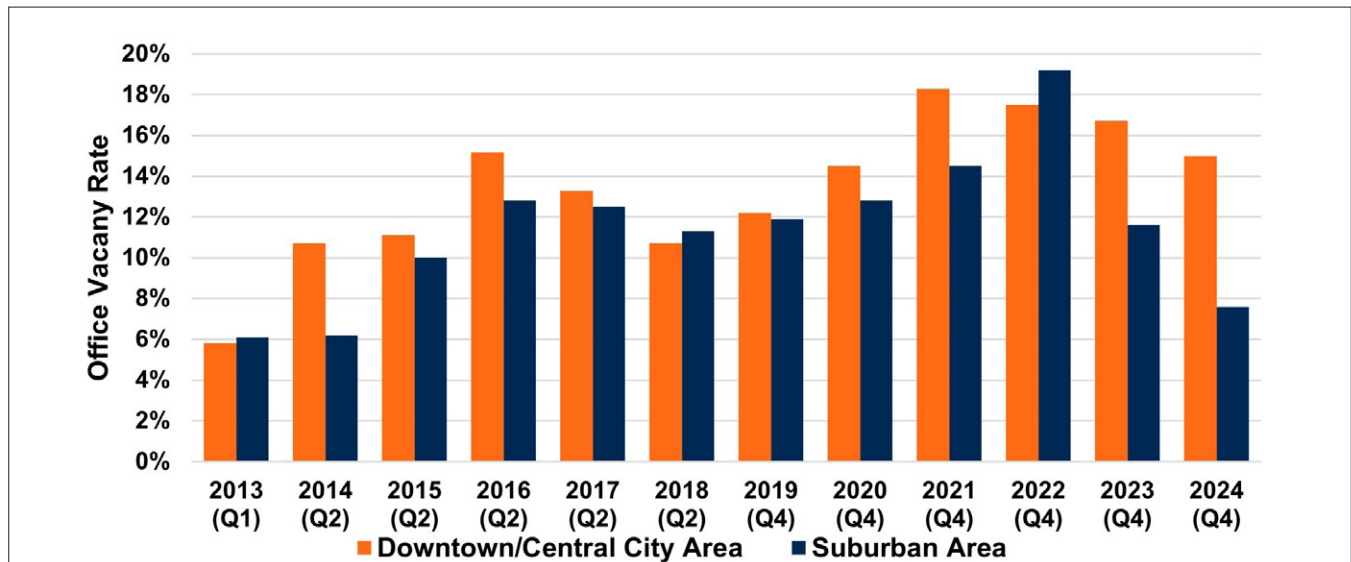
The OCP recognizes Downtown as the primary location for larger-scale office development in the city. This aligns with the following two policies which are tracked and reported on the next page:

- OCP Policy 7.28: Monitor the distribution of citywide office uses, and target 80 per cent of the total office area in the city, pertaining to medium office and major office<sup>18</sup> development to be located in the Downtown/Central City Office Area, as identified on Map 6 – Office Areas (Appendix D).
- OCP Policy 7.33: Development or rezoning to accommodate a medium-sized office building within an identified Urban Centre (see Appendix D) should not proceed if the Downtown vacancy rate, as interpreted by the City, exceeds 6.5 per cent, unless waived by City Council.

18 The OCP defines a medium office as “a purpose-built office building that is between 1,000 and 4,000 square metres in size” and a major office as “a purpose-built office that is over 4,000 square metres in size”.

**Figure 5.6 Distribution of office areas (square metres of floor area), 2020 to 2024**

Source: City of Regina Permitting Data and Commercial Realtor Reports

**Figure 5.7 Office vacancy rate, 2013 to 2024**

Source: Colliers Regina Office Reports

The map on the following page shows the distribution of medium and major office space across the city as of the end of 2024.

Medium and Major Office Distribution, 2024

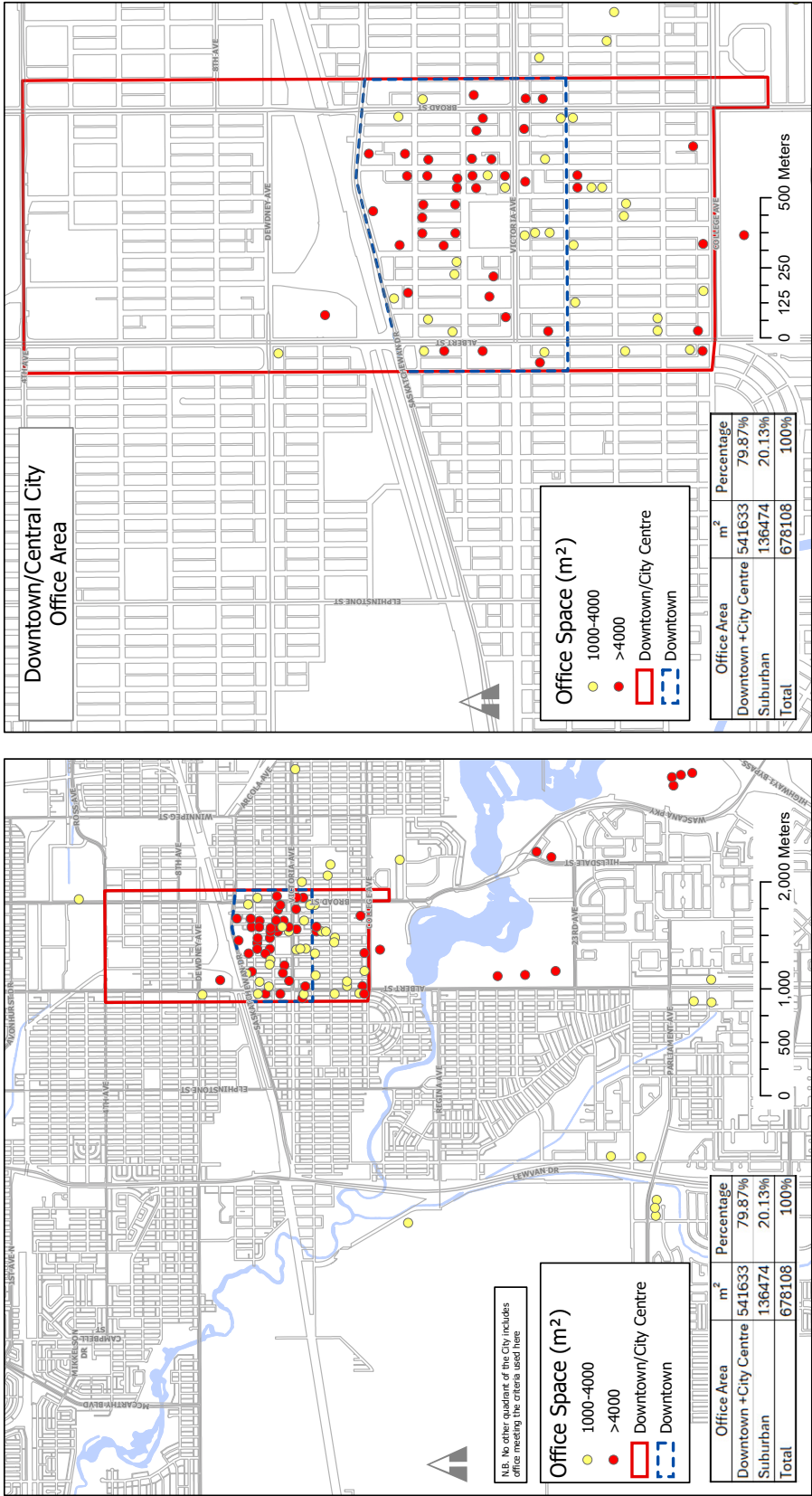


Figure 5.8 Distribution of squares metres (m2) of medium and major office space, 2024

Source: City of Regina Data

# 6 Greenfield Neighbourhood Indicators

As noted earlier in the report, greenfield neighbourhoods refer to newer areas along the city's edge. The OCP Growth Plan identifies new greenfield neighbourhoods as either neighbourhoods that are actively building out or have not yet begun development. These areas provide new housing, businesses and jobs to support the growing community. As illustrated below, the development of a new neighbourhood includes several steps from regulatory approvals to infrastructure servicing.



**Secondary and concept plan approval**



**Lot sales**



**Execution of servicing agreement and subdivision approval**



**Issuance of building permits and construction**



**Infrastructure servicing and lot grading**



**Residents and families move into homes**

## 6.1 Status of New Neighbourhoods

The OCP sequences the development of new neighbourhoods over three phases. This links to an OCP policy requiring that 75 per cent of land in a particular phase must be subdivided before new neighbourhoods in the next phase may be developed. As illustrated in Figure 6.1 on the next page, as of January 1, 2025, approximately 46 per cent of the land in Phase 1 neighbourhoods has been subdivided. This means that an additional 29 per cent of Phase 1 must be subdivided before development in Phase 2 can proceed.



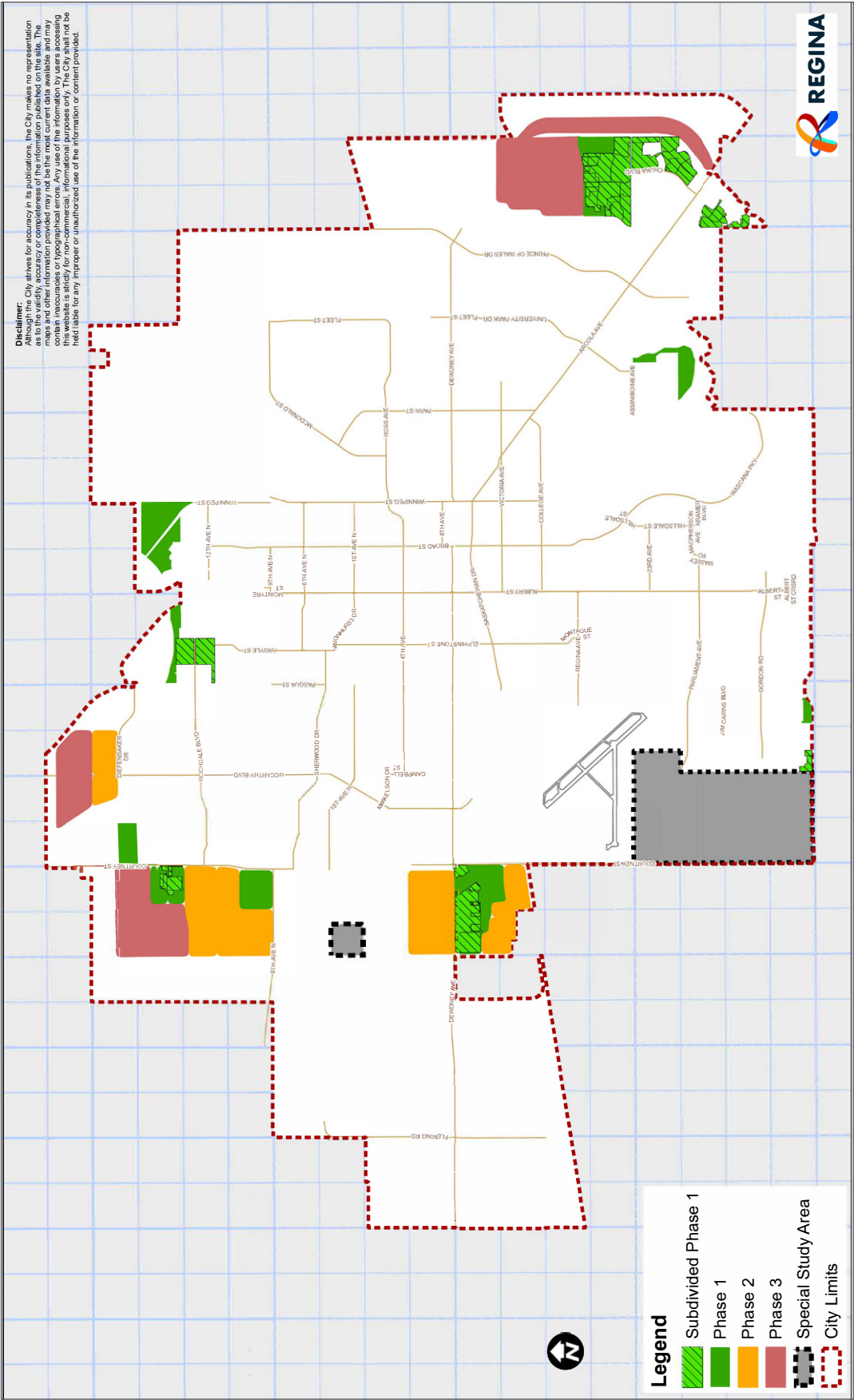


Figure 6.1 OCP Phasing of New Neighbourhoods Map

Source: City of Regina Data

In 2024, approximately 20 hectares of land were included in executed servicing agreements in greenfield neighbourhoods and growth areas. With servicing agreements approved on these lands, developers may begin to service lots for new homes and complimentary land uses. Historical averages for annual hectares of land included in executed servicing agreements are as follows:

- 5-year average (2020 to 2024) – 18 hectares
- 10-year average (2015 to 2024) – 31 hectares
- 20-year average (2005 to 2024) – 61 hectares
- 30-year average (1995 to 2024) – 53 hectares

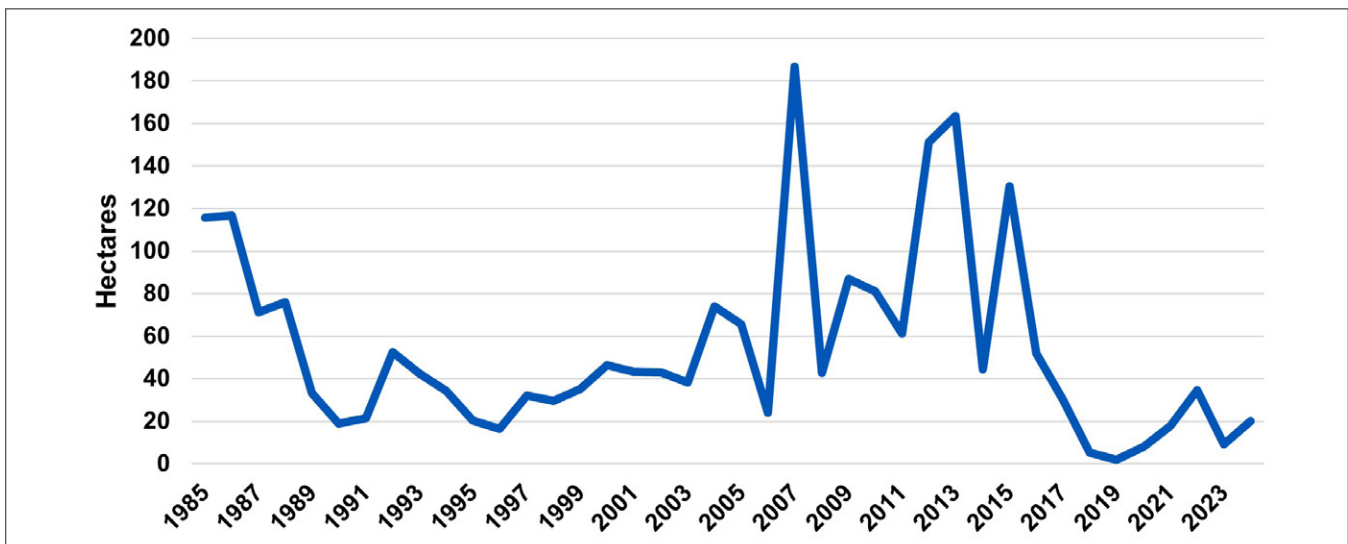
Figure 6.2 breakdowns annual hectares of land included in executed servicing agreements by land use type over the last five years. Figure 6.3 provides a longer-term summary.

**Figure 6.2 Five-year breakdown of annual greenfield hectares in executed servicing agreements**

	Residential and Commercial	Industrial	Institutional	Other	Total
<b>2024</b>	12.60		7.40		<b>20.00</b>
<b>2023</b>	4.44		4.77		<b>9.21</b>
<b>2022</b>	21.18			13.27	<b>34.45</b>
<b>2021</b>	17.90				<b>17.90</b>
<b>2020</b>	8.09				<b>8.09</b>
<b>Total</b>	<b>64.21</b>		<b>12.17</b>	<b>13.27</b>	<b>89.65</b>

Source: City of Regina Data

**Figure 6.3 Breakdown of annual greenfield hectares subdivided, 1985 to 2025**



Source: City of Regina Data

## 6.2 Shovel-ready Residential Greenfield Lots

Figure 6.4 provides an estimated inventory of new dwelling units that could be built on 'shovel-ready' lots within developing greenfield neighbourhoods that are fully serviced and have not been issued a building permit for a new dwelling unit(s). This data was compiled by reviewing and cross-referencing greenfield lot sale listings, 2024 aerial imagery and City building permit data. Additional notes on this data:

- Any 'spec home' lots or lots where new dwelling units are under construction are not included.
- Several of the townhouse and apartment unit lots reviewed for this analysis already had site plans for future development or the next phases of existing development. In these cases, the number of known dwelling units within such site plans was used for the inventory.
- For multi-unit lots without information on future units to be constructed, a total number of potential dwelling units was estimated by taking the total area of the parcel and multiplying it by 100 units, consistent with the high-density development assumption from the recent Growth Study.

**Figure 6.4 Inventory of potential new dwelling units on 'shovel-ready' lots in greenfield neighbourhoods**

	Single-Detached Units	Semi-Detached Units	Townhouse Units	Apartment Units	Total
The Greens	21	4	116	65	206
The Towns & Eastbrook	99	26			125
Hawkstone	3		44		47
Westerra	85	37			122
The Creeks	32				32
Harbour Landing	50	4	222	24	300
Kensington Greens	41	18			59
Maple Ridge	20				20
Skyview	4				4
Fairways West	2				2
Rosewood Park			62		62
<b>Total Units</b>	<b>357</b>	<b>89</b>	<b>222</b>	<b>89</b>	<b>757</b>

Source: City of Regina Data

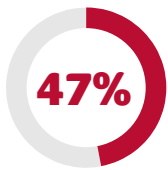
This data may be compared with building permit activity trends in Subsection 4.1 to provide a projection of new housing stock that may enter the market in the short-term, should economic and other factors hold constant. For instance, over the past five years an annual average of 865 dwelling units were included in issued building permits within greenfield neighbourhoods. Comparing this to the estimate from Figure 6.4, it could be suggested that Regina has just under a one year's supply of dwelling units that could be built on serviced greenfield residential lots if no new serviced greenfield lots came onto the market.



**Overall, the estimated total of 757 dwelling units is 228 units less than the total number of 2024 approved dwelling units permits within greenfield neighbourhoods.**



**Approximately 48 per cent of the estimated dwelling units are located within developing greenfield neighbourhoods in the southeast area of the city.**



**Single-detached units account for approximately 47 per cent of the total potential dwelling units, followed by townhouse units at 29 per cent.**

### 6.3 Future Greenfield Residential Lot Inventory

The 'shovel-ready' greenfield lot inventory and estimated dwelling units referenced in the previous section represent immediate potential housing stock. The primary factor influencing the timing of these units becoming available is the construction process itself. This section shifts focus to undeveloped greenfield neighbourhoods and development phases, exploring their potential housing capacity and the associated timing considerations.

Figure 6.5 provides an estimate of the number of dwelling units that could potentially be added to the City's housing stock after the subdivision and servicing of the remaining hectares in each Phase 1 neighbourhood identified in the OCP. Note, for some of these neighbourhoods to proceed, infrastructure servicing constraints will need to be addressed, and regulatory approvals will need to be obtained. These considerations mean the development of new homes in these neighbourhoods will not be immediate.

**Figure 6.5 Projected new dwelling units in future (undeveloped land) greenfield neighbourhoods**

Phase 1 Neighbourhood	Area	Estimated Dwelling Units	Infrastructure Constraints and Notes
Rosewood Park	Northwest	1,847	The development of these neighbourhoods is contingent upon the completion of the Northwest Regional Wastewater Lift Station, which is expected by 2029. Additionally, the growth area north of Maple Ridge and Westbrook each require regulatory approvals before proceeding.
North of Maple Ridge	Northwest	458	
Coopertown (Phase 1C)	Northwest	1,621	
Westbrook	Northwest	400	
Hawkstone	Northwest	919	These neighbourhoods are currently under development and have already received regulatory approvals. As a result, the subdivision and servicing of new lots and phases of development may be faster than in neighbourhoods where development has not yet begun.
Westerra (Phase 1, Stage 2)	Southwest	2,092	
The Towns and Eastbrook	Southeast	443	
Kensington Greens (Remaining)	Northeast	344	Somerset has an approved neighbourhood concept plan, however, has not initiated development or began servicing.
Somerset	Northeast	812	
Riverside	Southeast	676	The regulatory approval and servicing processes have not yet been initiated.
<b>Total Estimated Dwelling Units:</b>		<b>9,837</b>	

Source: City of Regina Data



# 7 Underutilized Land Development Indicators

Underutilized lands refer to sites in established neighbourhoods that do not have active land uses or amenities, including vacant lots, vacant buildings and surface parking lots.

Investment and development on underutilized lands can contribute to neighbourhood revitalization by introducing new housing opportunities, businesses and community amenities. This can encourage walkability, active transportation and transit use, while making more efficient use of existing infrastructure, generating new tax revenue, and contributing to a more sustainable and vibrant urban environment.

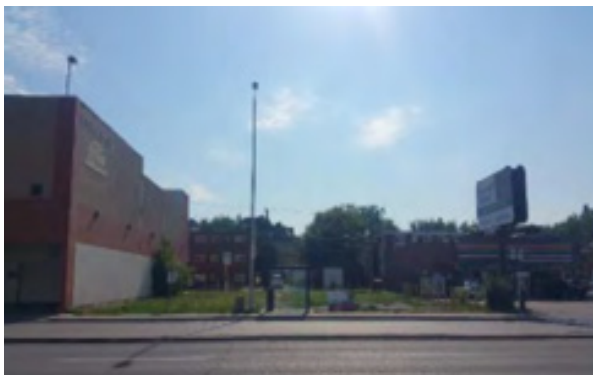
Conversely, when left undeveloped, underutilized lands can negatively impact a city's vibrancy by creating visual and functional gaps in neighbourhoods. They may reduce pedestrian activity, discourage investment and contribute to perceptions of neglect or decline within communities. For additional context, examples of underutilized lands are shown below.



**1341 Retallack Street**



**1801 Rose Street**



**2151 Broad Street**

## 7.1 Underutilized Land Inventory - Vacant Lots

The City is currently reviewing the Underutilized Land Inventory created in 2018 as part of the [Underutilized Land Study](#) that informed the [Underutilized Land Improvement Strategy](#). As of July 2025, the Underutilized Land Inventory has a total of 681 vacant sites. Figure 7.1 on the next page shows the location of these sites. Pictured below are examples of sites not included in this data.



Serviced and shovel-ready sites located in newer developing neighbourhoods (e.g. Harbour Landing).



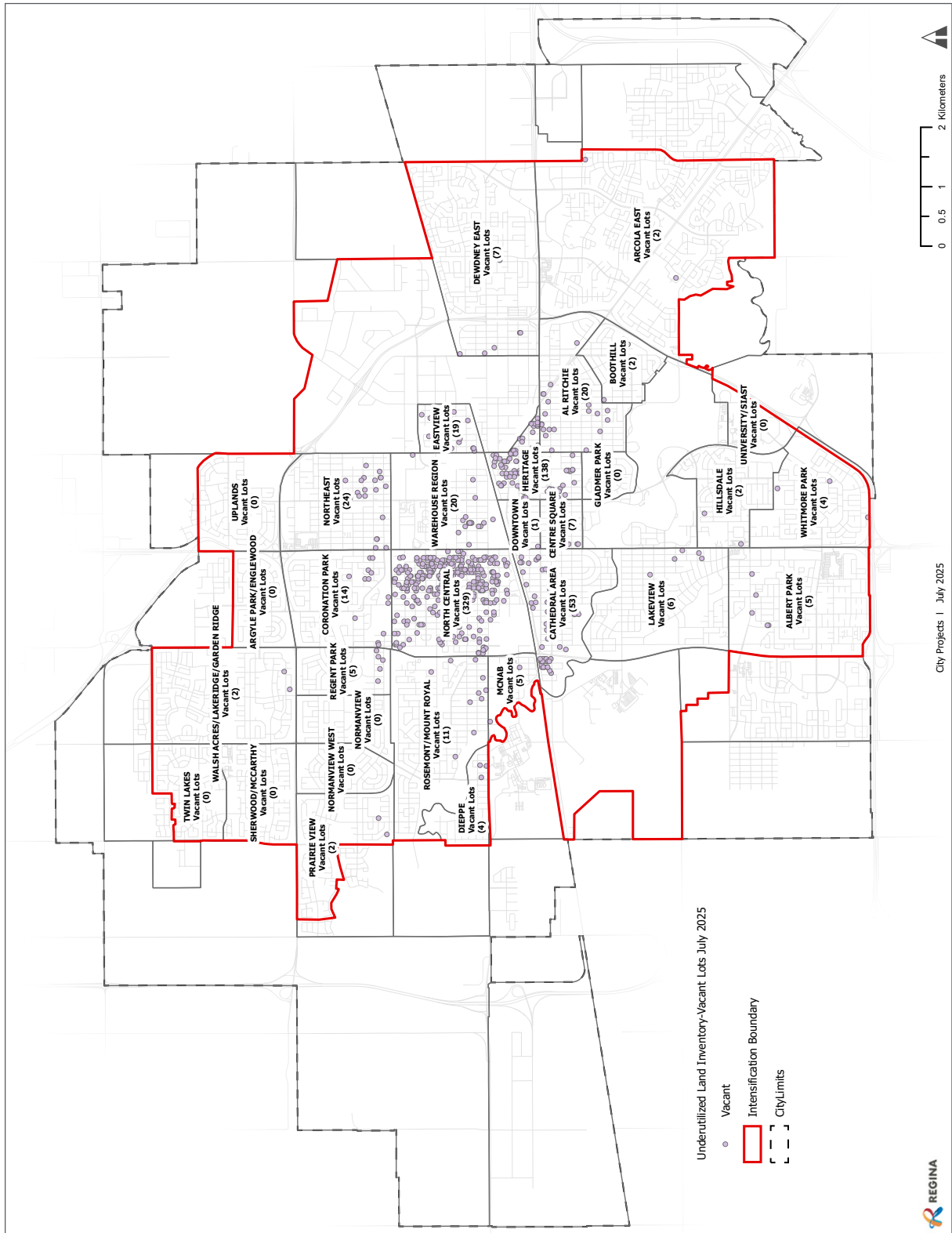
Sites situated within industrial parks or subdivisions.



Lands designated for utility uses or identified as part of a future capital infrastructure project.



Properties owned and actively used by adjacent commercial or industrial businesses (e.g. equipment storage).



**Figure 7.1 Underutilized Land Inventory Vacant Lots, July 2025**

Source: City of Regina Data

Figure 7.2 on the following page illustrates the development of vacant lots between 2020 and 2024. This map categorizes chronic vacant lots as those that were vacant for at least two years prior to the approval of a building permit for residential or non-residential<sup>19</sup> land use. Lots deemed not chronically vacant are those where an applicant demolished an existing structure on a property for the purpose of constructing a new building shortly thereafter.

As summarized in Figure 7.2, a total of 47 chronically vacant lots were developed over the past five years. The development of these lots:



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



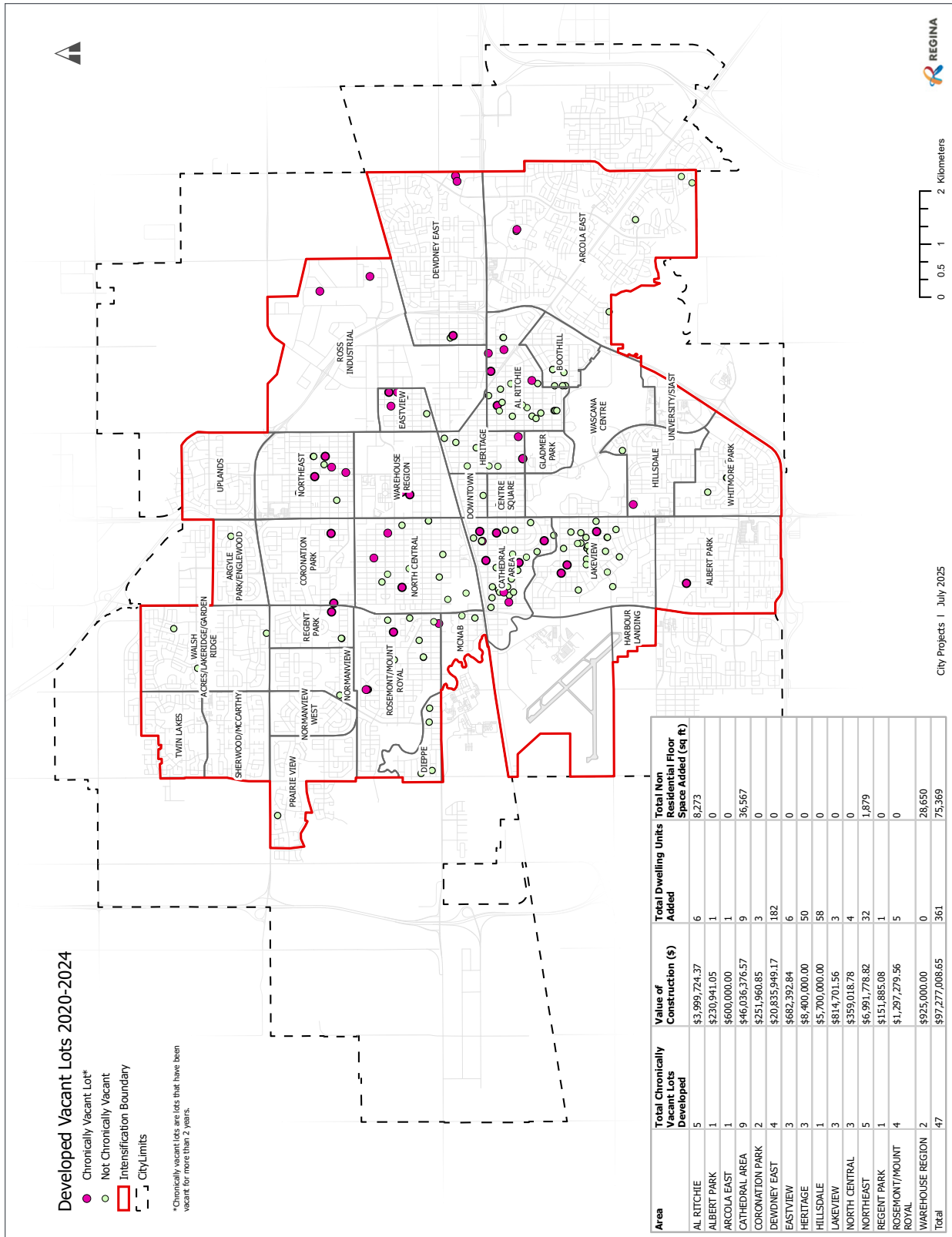
**Created 361 dwelling units.**



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

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<sup>19</sup> The term “non-residential” refers to commercial (e.g. retail), industrial (e.g. warehousing facility) and institutional (e.g. school) land uses and buildings.

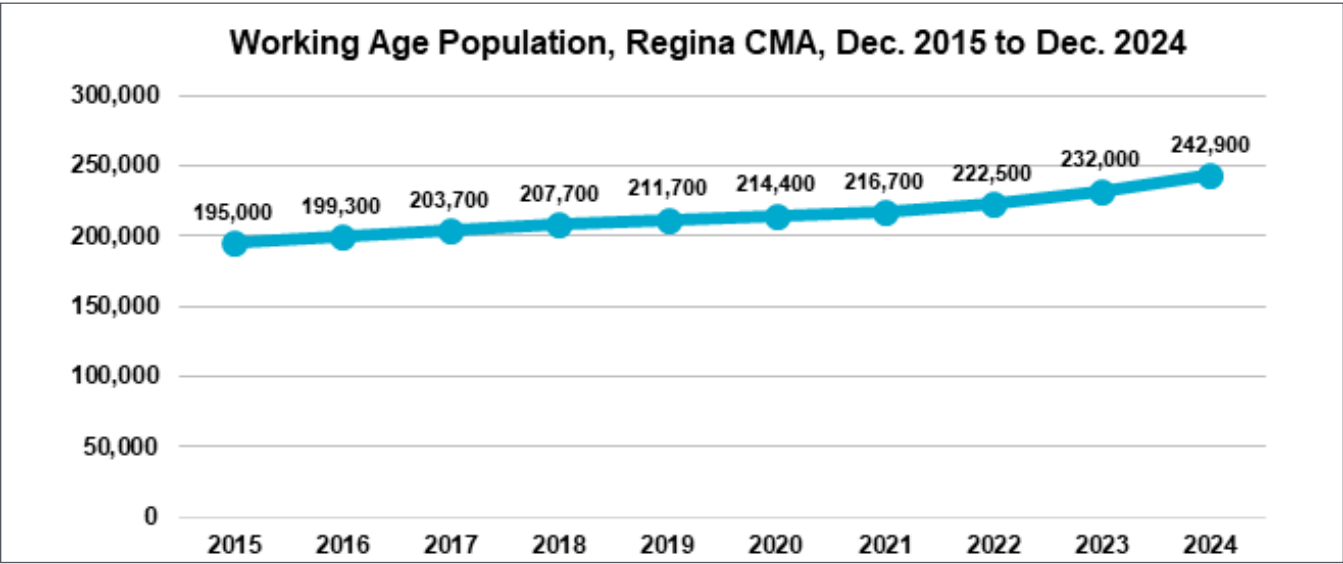


**Figure 7.2 Chronically Vacant Lots Development in Established Area Neighbourhoods, 2020 to 2024**

Source: City of Regina Data

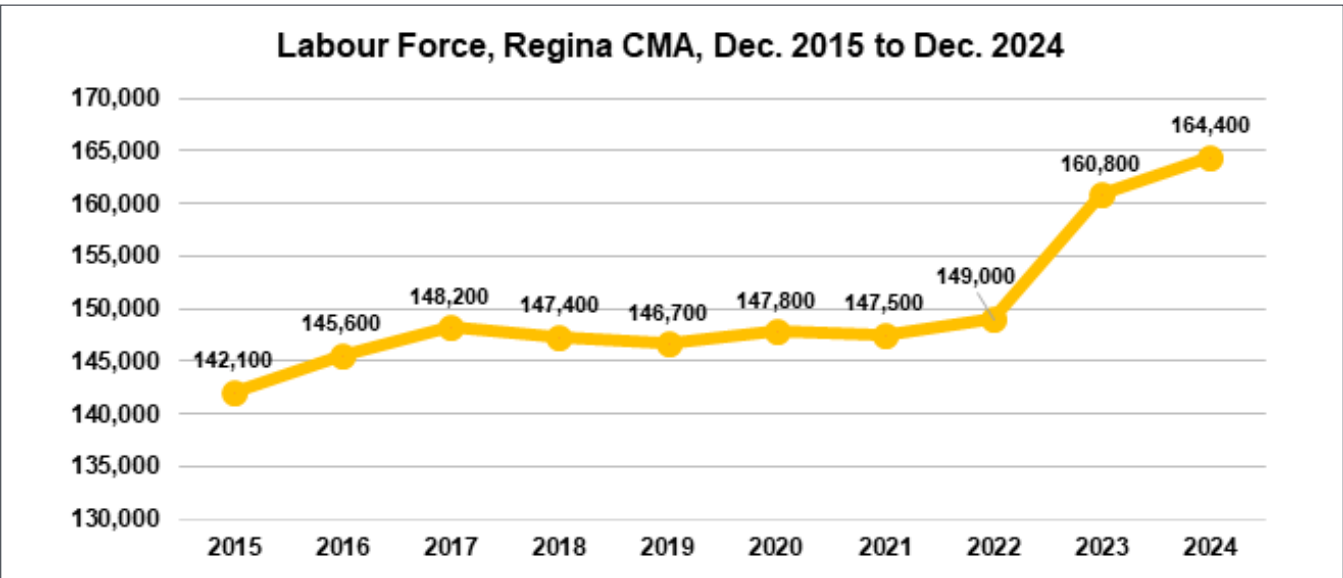
Appendix A:

# Regina CMA Labour Force Stats, 2015-2024



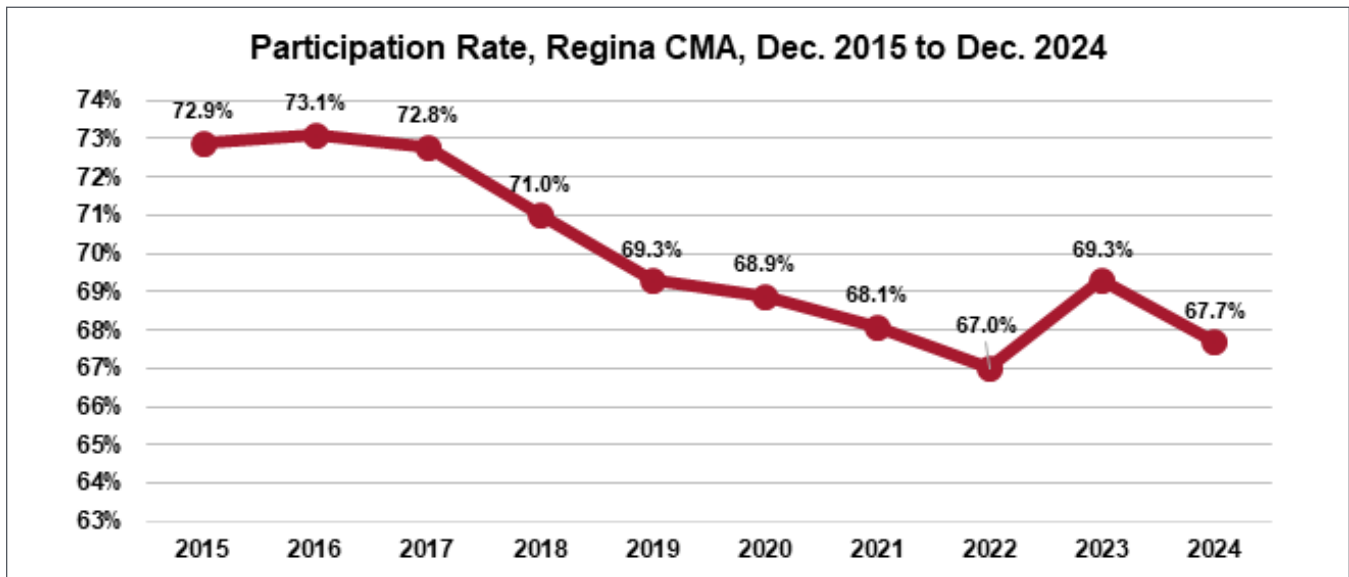
Source: Statistics Canada – Table 14-10-0380-01 (Seasonally Adjusted)

Note: Includes all population over the age of 15 years



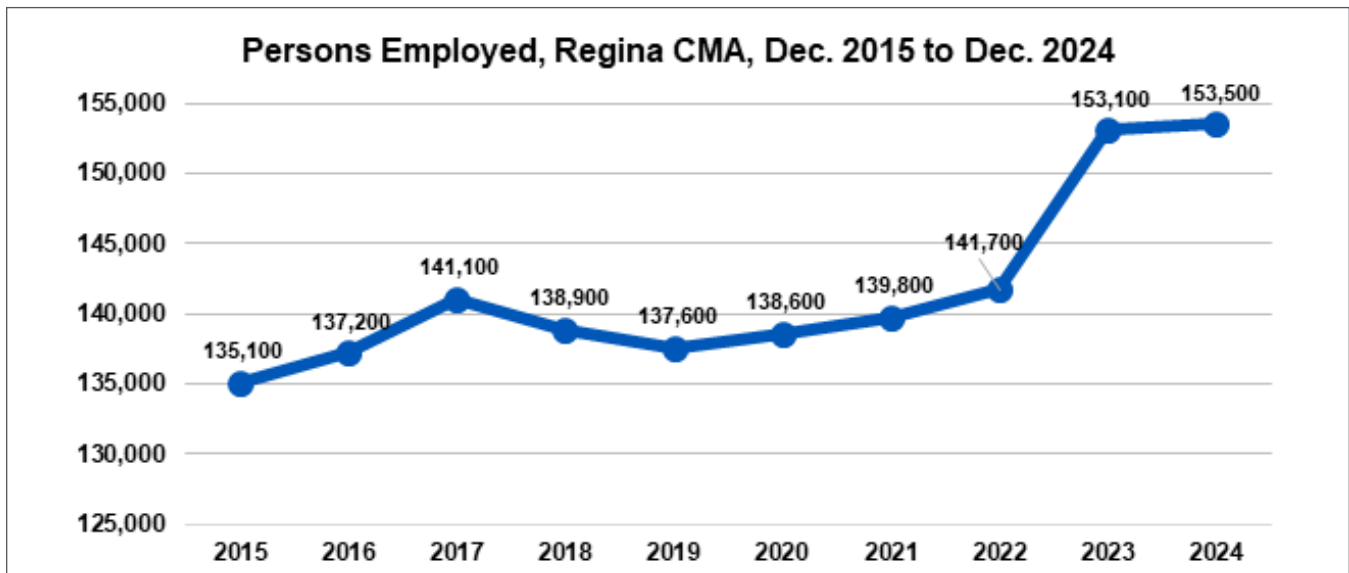
Source: Statistics Canada – Table 14-10-0380-01 (Seasonally Adjusted)

Note: Labour force is defined as the civilian noninstitutional population 15 years of age and over, who during the survey reference week, were employed or unemployed



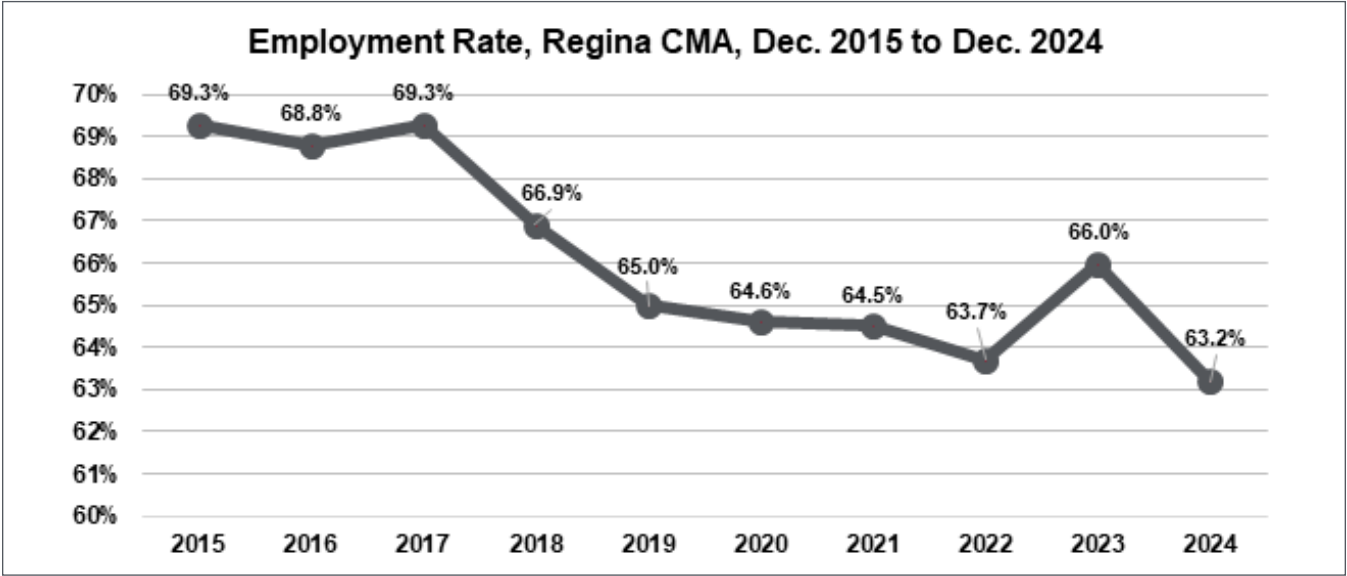
Source: Statistics Canada – Table 14-10-0380-01 (Seasonally Adjusted)

Note: Participation rate is defined as the number of labour force participants expressed as a percentage of the population 15 years of age and over

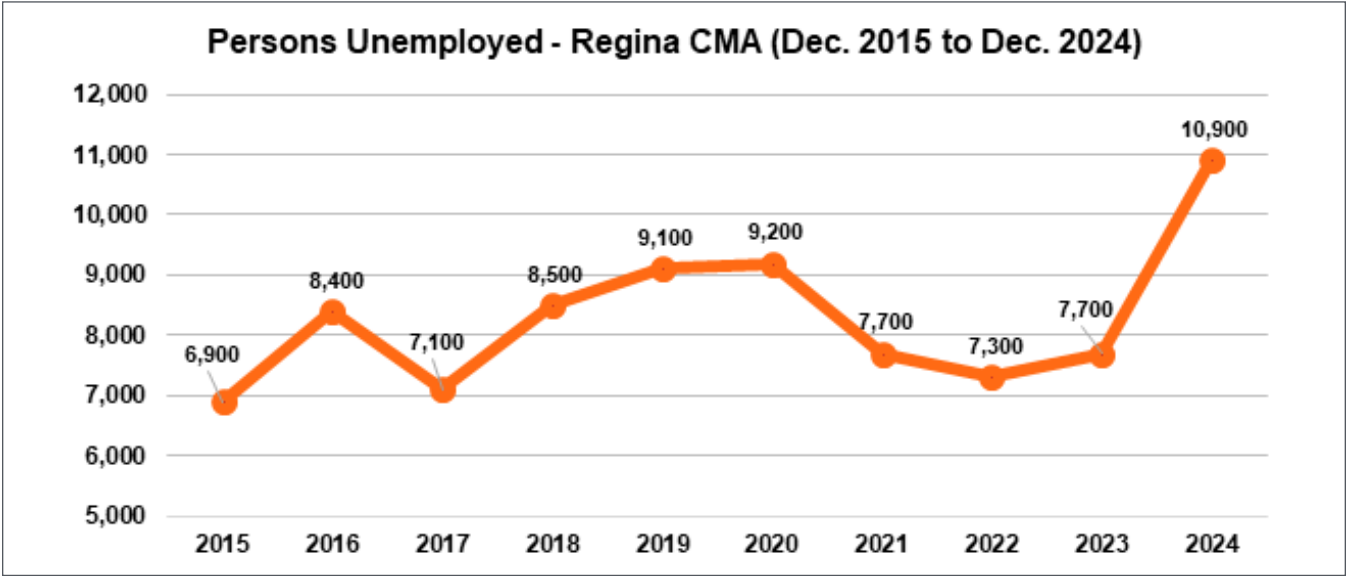


Source: Statistics Canada – Table 14-10-0380-01 (Seasonally Adjusted)

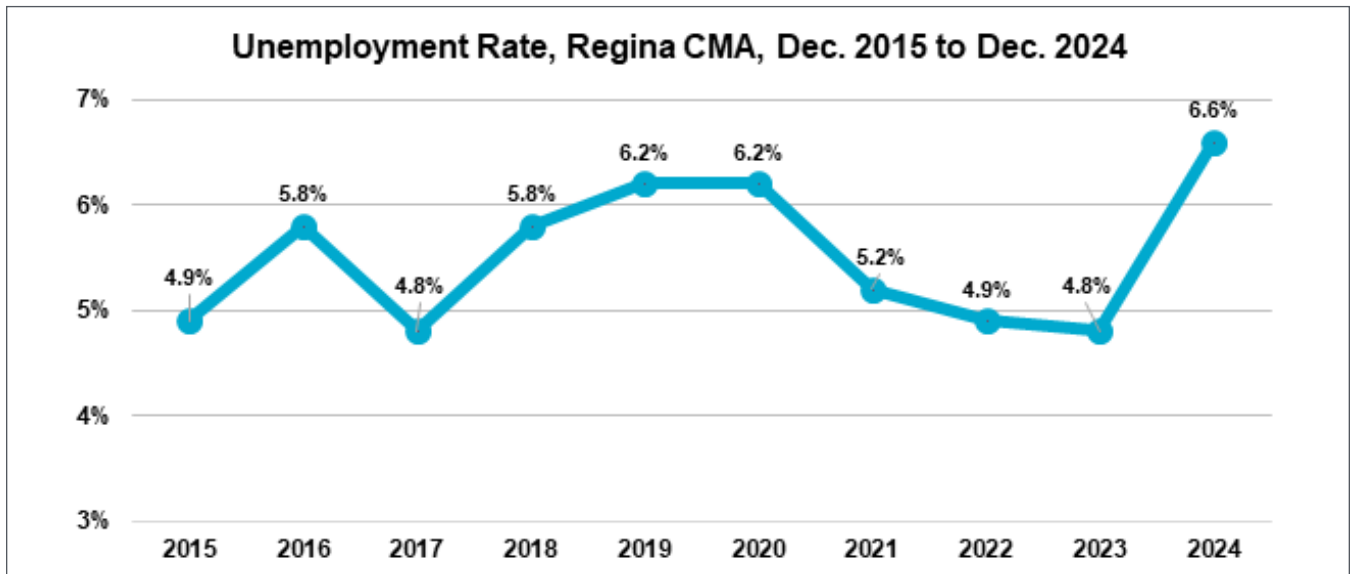
Note: Persons employed is defined as the number of persons who, during the reference week, worked for pay or profit, or performed unpaid family work or had a job but were not at work



Source: Statistics Canada – Table 14-10-0380-01 (Seasonally Adjusted)  
Note: Employment rate is defined as the number of persons employed expressed as a percentage of the population 15 years of age and over



Source: Statistics Canada – Table 14-10-0380-01, Seasonally Adjusted  
Note: Persons unemployed is defined as the number of persons who, during the reference week, were without work, had looked for work in the past four weeks, and were available for work



Source: Statistics Canada – Table 14-10-0380-01 (Seasonally Adjusted)

Note: Unemployment rate is defined as the number of persons unemployed expressed as a percentage of the population 15 years of age and over



## Appendix B:

# Average Rent and Vacancy Rate by Unit Type

	Bachelor Unit (Townhouse and Apartment)	
	Vacancy Rate	Avg. Rent
Regina CMA	2.4% <sup>c20</sup>	\$879a
Central	4.4% <sup>d</sup>	\$859a
South: Lakeview/Albert Park	0% <sup>c</sup>	\$882a
South: Wascana/University	0% <sup>d</sup>	\$934c
East	0% <sup>a</sup>	\$974b
West	0% <sup>b</sup>	\$917a
Northeast	0% <sup>c</sup>	\$946b
Northwest	** <sup>21</sup>	**

Source: CMHC Rental Market Report

	1-Bedroom Unit (Townhouse and Apartment)	
	Vacancy Rate	Avg. Rent
Regina CMA	3.2% <sup>b</sup>	\$1,184a
Central	3.9% <sup>c</sup>	\$1,114a
South: Lakeview/Albert Park	3.2% <sup>b</sup>	\$1,229a
South: Wascana/University	1.4% <sup>a</sup>	\$1,230a
East	2.8% <sup>a</sup>	\$1,411a
West	4.4% <sup>b</sup>	\$1,068a
Northeast	2.2% <sup>b</sup>	\$1,088a
Northwest	1.6% <sup>a</sup>	\$1,378a

Source: CMHC Rental Market Report

20 CMHC uses the following letter codes to indicate the reliability of their estimates: a – excellent, b – very good, c—good, d – poor (use with caution)

21 Data is suppressed to protect confidentiality or is not statistically reliable.

	2-Bedroom Unit (Townhouse and Apartment)	
	Vacancy Rate	Avg. Rent
Regina CMA	2.3% <sup>b</sup>	\$1,419 <sup>a</sup>
Central	2.2% <sup>a</sup>	\$1,451 <sup>a</sup>
South: Lakeview/Albert Park	2.2% <sup>a</sup>	\$1,360 <sup>a</sup>
South: Wascana/University	2.4% <sup>b</sup>	\$1,418 <sup>a</sup>
East	2.8% <sup>a</sup>	\$1,576 <sup>a</sup>
West	2.4% <sup>b</sup>	\$1,212 <sup>a</sup>
Northeast	2.3% <sup>c</sup>	\$1,238 <sup>b</sup>
Northwest	1.5% <sup>a</sup>	1,545 <sup>a</sup>

Source: CMHC Rental Market Report

	3-Bedroom + Unit (Townhouse and Apartment)	
	Vacancy Rate	Avg. Rent
Regina CMA	3.7% <sup>c</sup>	\$1,728 <sup>a</sup>
Central	**	\$1,790 <sup>b</sup>
South: Lakeview/Albert Park	**	\$1,517 <sup>a</sup>
South: Wascana/University	**	**
East	5.8% <sup>c</sup>	\$1,728 <sup>a</sup>
West	0.0% <sup>c</sup>	\$1,613 <sup>c1</sup>
Northeast	**	**
Northwest	0.6% <sup>b</sup>	\$1,837 <sup>b</sup>

Source: CMHC Rental Market Report

## Appendix C:

# Breakdown of New Dwelling Units by Type

2020	Greenfield Area	Established Area	Total
Single Detached	164	27	191
Single Detached with Secondary Suite	76	2	78
Semi Detached	48	4	52
Townhouse or Rowhouse	108	11	119
Stacked Townhouse or Rowhouse	212	8	220
Apartment	60	41	101
Duplex		2	2
Secondary Suite	7	3	10
Backyard Suite or Garage Suite			0
Alternative Family Care Home		1	1
<b>Total</b>	<b>675</b>	<b>99</b>	<b>774</b>

2021	Greenfield Area	Established Area	Total
Single Detached	260	17	277
Single Detached with Secondary Suite	64	10	74
Semi Detached	50		50
Townhouse or Rowhouse	82	7	89
Stacked Townhouse or Rowhouse	70		70
Apartment	242		242
Duplex		2	2
Secondary Suite	9	4	13
Backyard Suite or Garage Suite			0
Alternative Family Care Home	1		1
<b>Total</b>	<b>778</b>	<b>40</b>	<b>818</b>

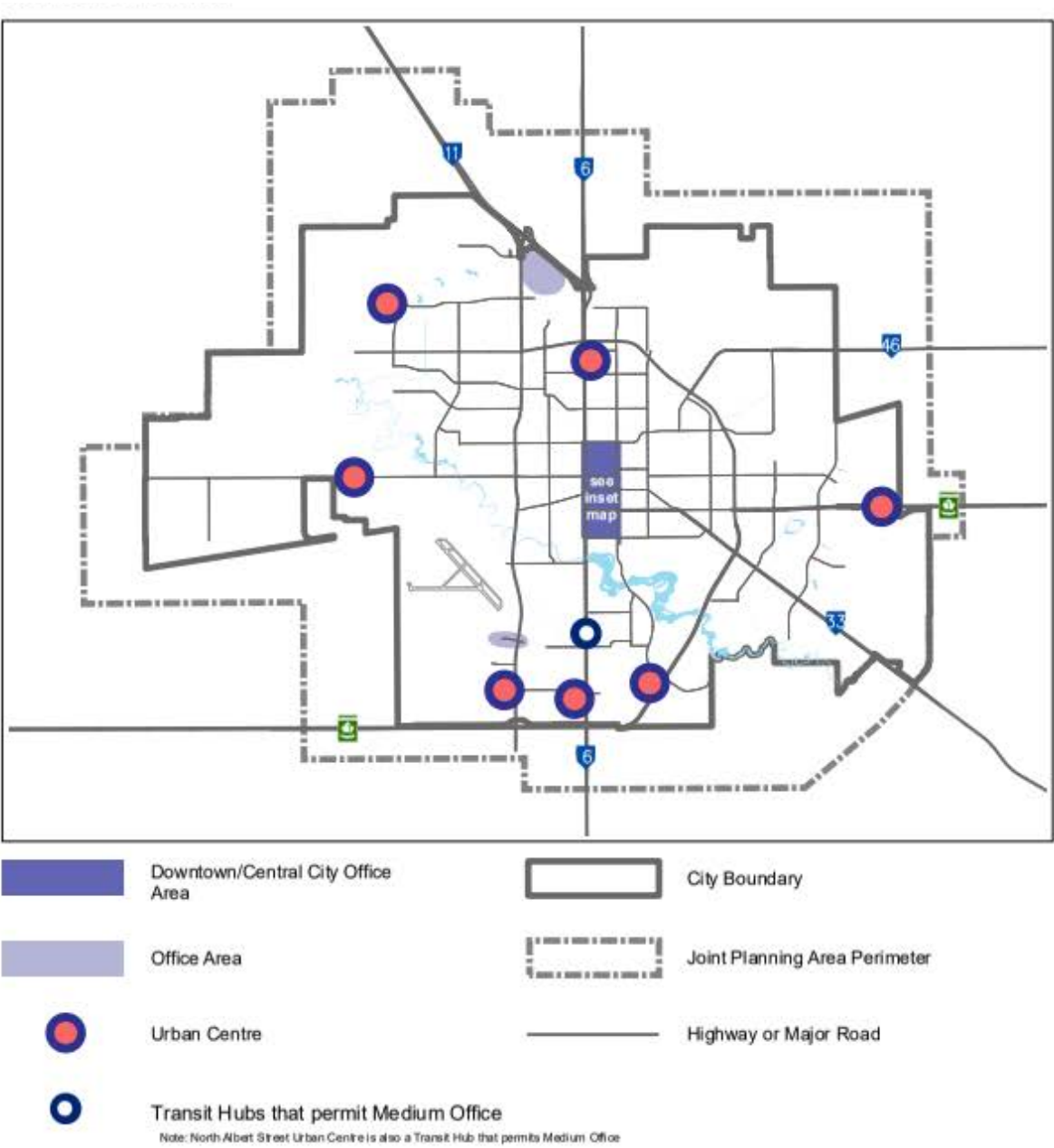
<b>2022</b>	<b>Greenfield Area</b>	<b>Established Area</b>	<b>Total</b>
Single Detached	194	23	217
Single Detached with Secondary Suite	34	14	48
Semi Detached	56	4	60
Townhouse or Rowhouse	161		161
Stacked Townhouse or Rowhouse	343		343
Apartment			0
Duplex			0
Secondary Suite	14	4	18
Backyard Suite or Garage Suite			0
Alternative Family Care Home			0
<b>Total</b>	<b>802</b>	<b>45</b>	<b>847</b>

<b>2023</b>	<b>Greenfield Area</b>	<b>Established Area</b>	<b>Total</b>
Single Detached	159	20	179
Single Detached with Secondary Suite	24	4	28
Semi Detached	30	16	46
Townhouse or Rowhouse	102		102
Stacked Townhouse or Rowhouse	568	222	790
Apartment	176	58	234
Duplex		8	8
Secondary Suite	23	7	30
Backyard Suite or Garage Suite		2	2
Alternative Family Care Home	1	1	2
<b>Total</b>	<b>1,083</b>	<b>338</b>	<b>1,421</b>

<b>2024</b>	<b>Greenfield Area</b>	<b>Established Area</b>	<b>Total</b>
Single Detached	167	20	187
Single Detached with Secondary Suite	60	22	82
Semi Detached	76		76
Townhouse or Rowhouse	73	4	77
Stacked Townhouse or Rowhouse	404	8	412
Apartment	67	335	402
Duplex		4	4
Secondary Suite	137	19	156
Backyard Suite or Garage Suite	1	7	8
Alternative Family Care Home			0
<b>Total</b>	<b>985</b>	<b>419</b>	<b>1,404</b>

# Appendix D:

## OCP Map 6 Office Areas



Scale: Not to Scale

