# 2026 Growth Monitoring Report

## July 2026

REGINA

# 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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# 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.
- Informing policies, plans and initiatives.

The report features data and analysis across several key areas:

**City of Regina Official Community Plan and current growth projections**

**Economic growth trends**

**Housing sales, rental market and affordability**

**Residential development trends**

**Non-residential development trends**

**New neighbourhoods**

**Underutilized land development**

The City of Regina (City) produces the Growth Monitoring Report annually in collaboration with Regina and Region Home Builders' Association, Economic

Development Regina and the Saskatchewan Realtors Association. It also includes data gathered from Statistics Canada reports.

## 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 and guide 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.

In 2026, City Council approved a major review of the OCP Growth Plan, resulting in updates to the OCP and related policies to reflect evolving conditions and growth patterns. This review extended the Growth Plan by a 25-year timeframe, from 2026 to 2051, accommodating growth to a population of 370,000. The review provided an important opportunity to advance land reconciliation by recognizing and supporting potential economic development opportunities for Indigenous Rightsholders. Overall, the updates continue to emphasize the importance of protecting land for long-term growth, prioritizing infrastructure and community investments, maintaining community well-being and ensuring the OCP remains responsive to current and future needs.

## 1.2 GROWTH AND PHASING PLANS

The Growth and Phasing Plans, shown in Figure 1.1 and Figure 1.2, identify future phases of growth, including New Neighbourhoods[1], New Employment Areas[2] and Intensification[3] (or 'redevelopment') opportunities in established areas of the city. These plans are comprised of two maps and complimentary policy sections within the OCP Part A – Citywide Plan.

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[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.

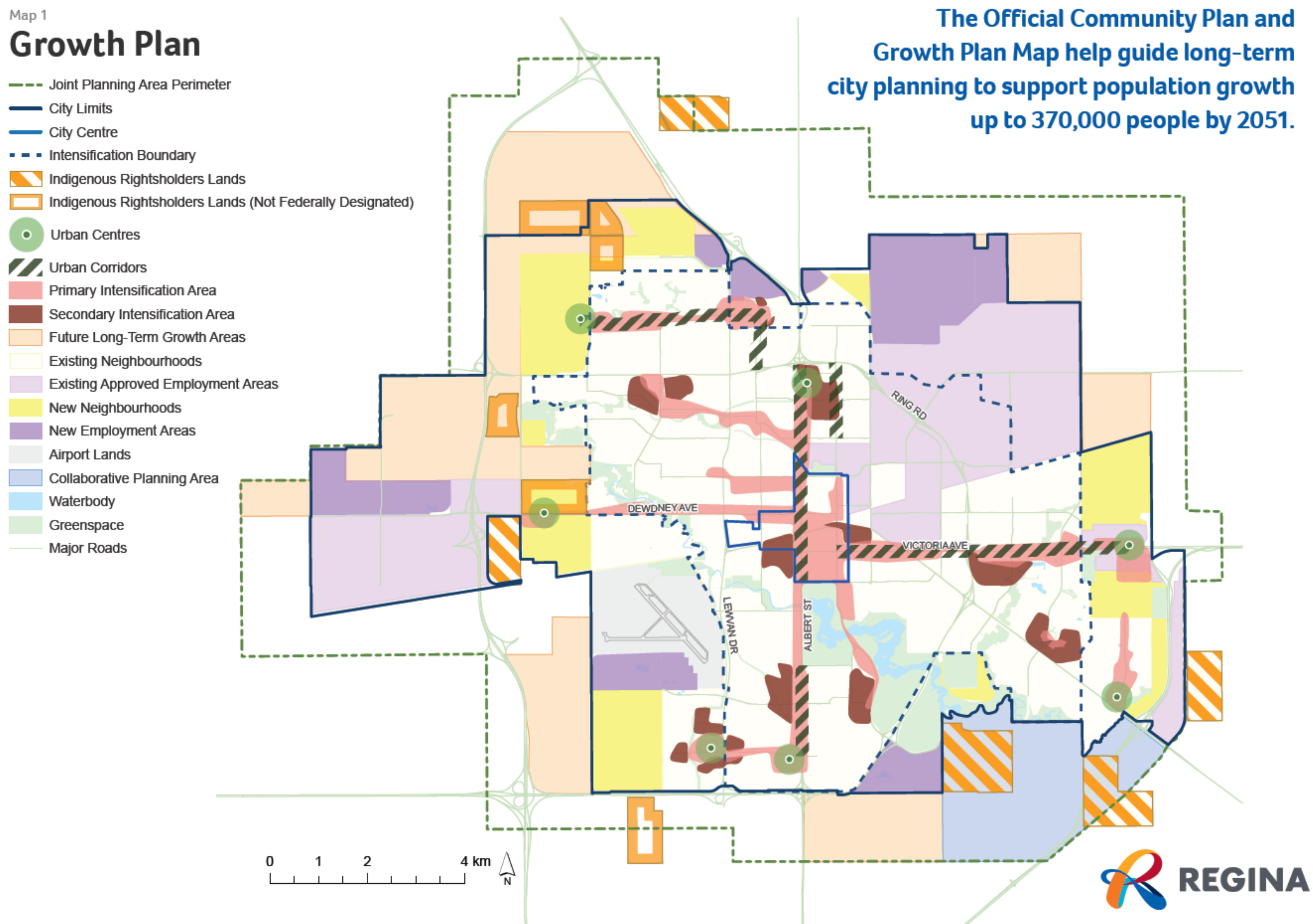



**Figure 1.1 OCP Map 1 – Growth Plan**

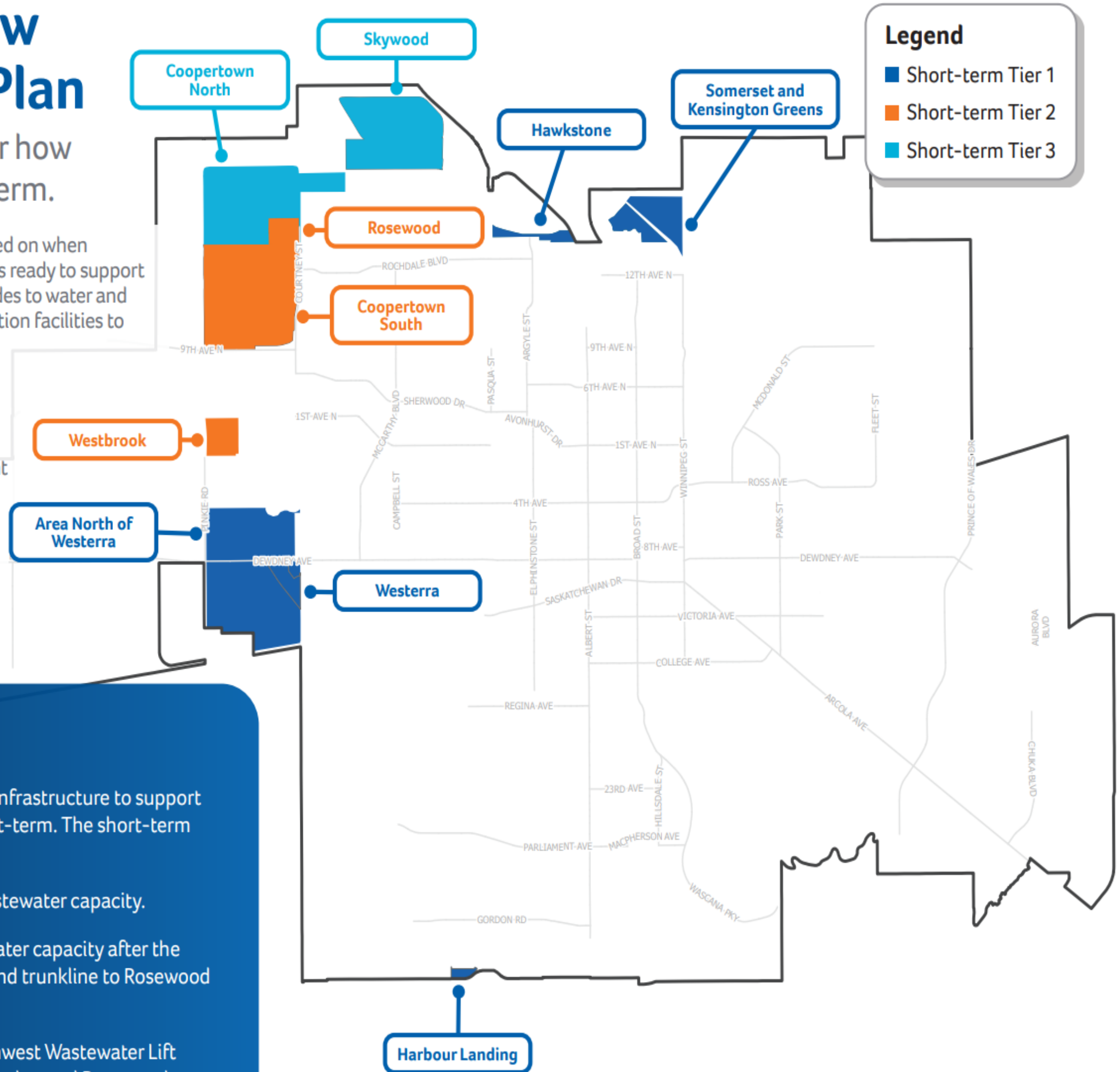
# The Phasing of New Neighbourhoods Plan

provides a practical roadmap for how Regina can grow over the long term.

New neighbourhoods are phased based on when **wastewater infrastructure capacity** is ready to support them. The City is also planning upgrades to water and roadways along with parks and recreation facilities to serve more people.

The plan prioritizes major projects that will **upgrade service levels** to benefit existing neighbourhoods and **expand capacity** for infill development and new neighbourhoods.

New neighbourhoods are organized into short, medium and long-term phases with different tiers to clarify when each area will have capacity to support development.




## Short-term neighbourhoods

Short-term neighbourhoods are areas where infrastructure to support growth already exists or is planned in the short-term. The short-term phase includes the following tiers:

**Tier 1:** neighbourhoods that have existing wastewater capacity.

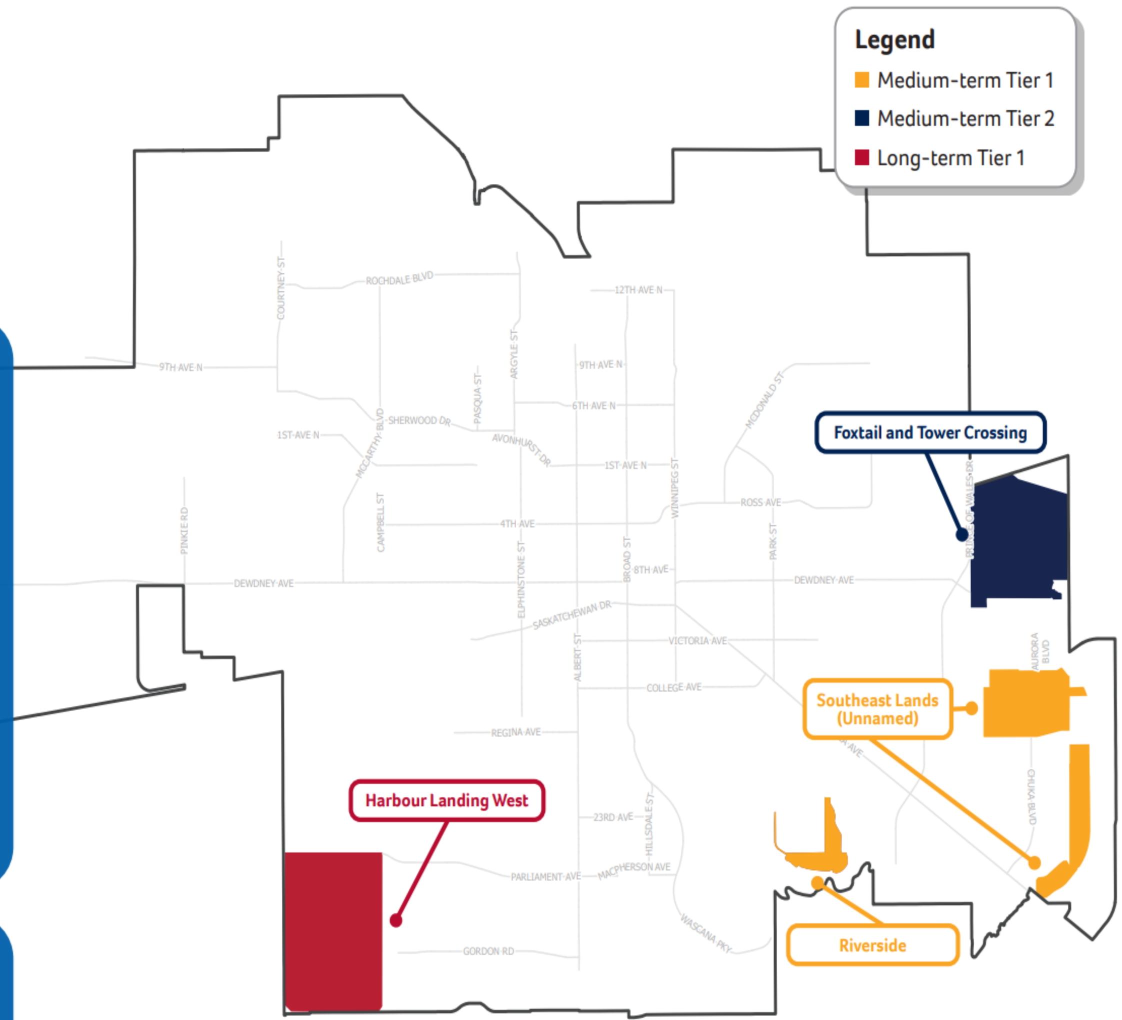
**Tier 2:** neighbourhoods that will have wastewater capacity after the Northwest Regional Wastewater Lift Station and trunkline to Rosewood is completed.

**Tier 3:** neighbourhoods will link into the Northwest Wastewater Lift Station but require further trunkline extensions beyond Rosewood.

**Figure 1.2 OCP Map 1b – Phasing of New Neighbourhoods (continues on the next page)**

# Phasing of New Neighbourhoods:

## Medium and long-term plans




### Medium-term neighbourhoods

Medium-term neighbourhoods are areas that require wastewater infrastructure upgrades that address service challenges to existing properties and support higher density infill development in addition to greenfield growth. The medium-term phase includes the following tiers:

**Tier 1:** neighbourhoods that require infrastructure upgrades to provide wastewater capacity.

**Tier 2:** neigbourhoods that require larger scale wastewater infrastructure upgrades compared to Tier 1.

### Long-term neighbourhoods

Long-term neighbourhoods are areas that do not currently have wastewater capacity and require new infrastructure to support greenfield growth.

## 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. 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.**

### Projected Population Growth

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 2025[4], Regina grew quicker than projected, with an annual average growth rate of approximately 3.7 per cent.

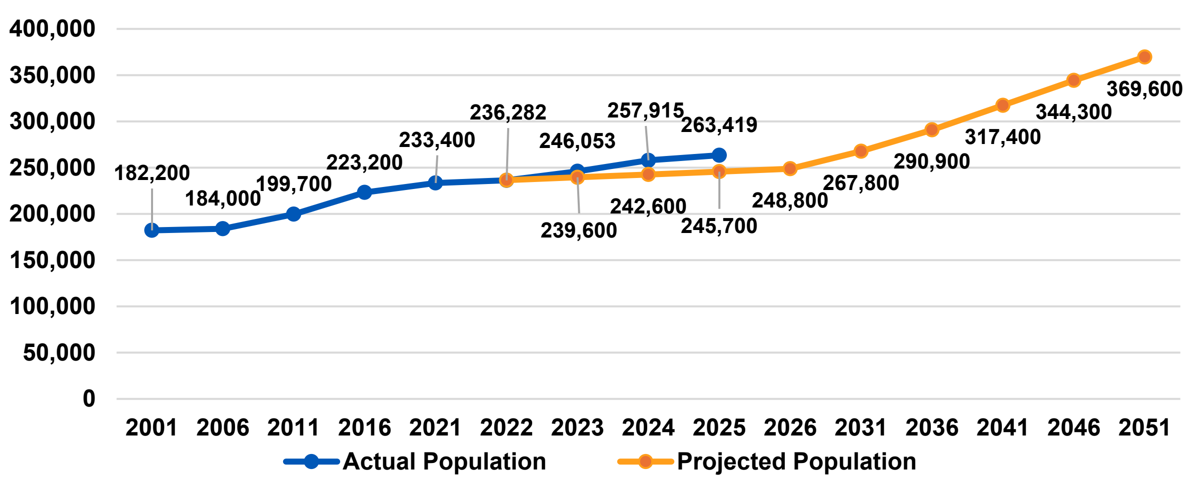



**Figure 1.3 Comparison of Regina's actual population growth with projected population growth to 2051**
Source: Watson & Associates Economists – Population, Housing and Employment Forecast and Urban Land Needs Study, 2024; Statistics Canada – Census Profile; Statistics Canada – July Annual Population Estimate

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[4] Note, the population data for 2022, 2023, 2024 and 2025 shown in Figure 1.3 are based on estimates released by Statistics Canada. This data will be updated following the release of the 2026 Census.

## Projected Housing Growth

Regina's forecasted average annual new housing unit count is summarized by housing structure type in five-year intervals between 2021 and 2051[5]. Total housing units in Regina are projected to increase by approximately 56,860 over the 30-year 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.

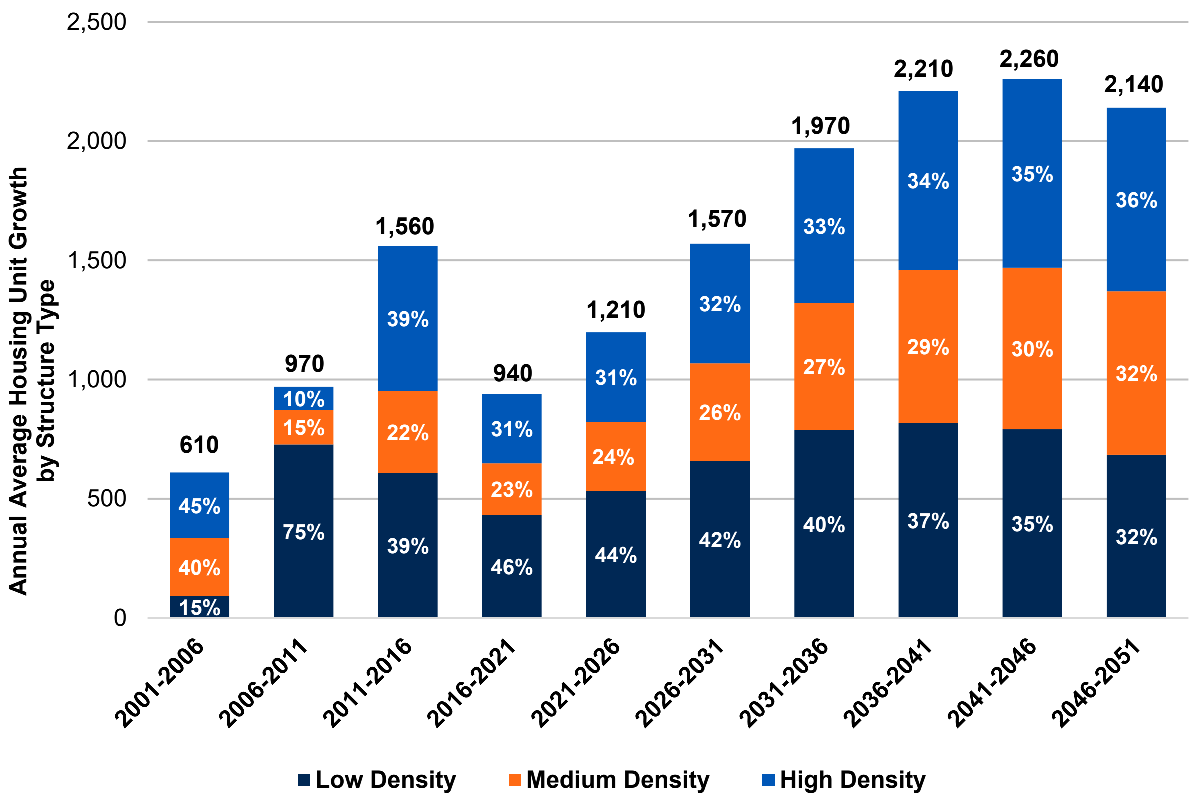


**Figure 1.4 Projected average annual housing unit growth in five-year intervals, 2021 to 2051**
Source: Watson & Associates Economists – Population, Housing and Employment Forecast and Urban Land Needs Study, 2024

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[5] Figures from 2001 to 2021 are derived from Census data, while those beyond 2021 are projected.

## Projected Job Growth

By 2051 Regina's employment base is projected to reach approximately 191,950 jobs, 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.

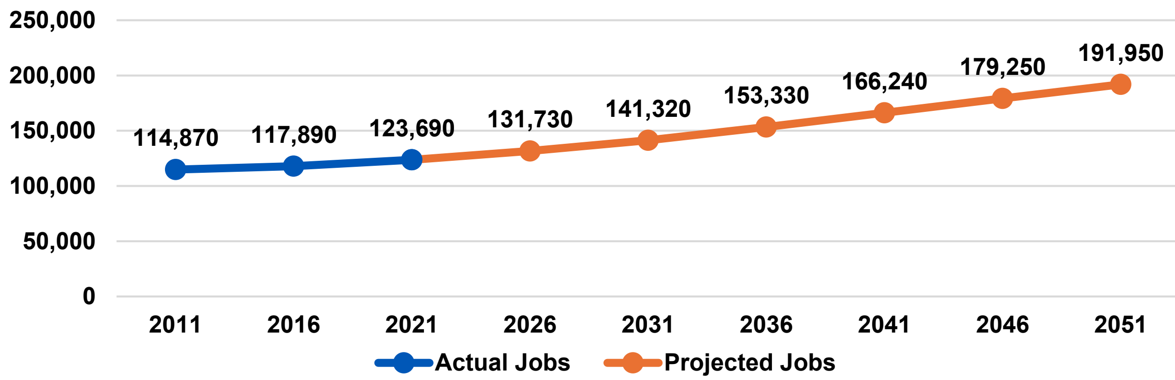


**Figure 1.5 Regina projected job growth, 2021 to 2051**

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

# 2 Economic Indicators

Understanding the current economic conditions of a city is important for policymakers, businesses, investors and residents. This section provides an overview of key economic indicators that reflect the state of the local economy and emerging trends. Together, these metrics offer valuable insight into the city's strengths, challenges and opportunities. In addition to illustrating current conditions, these indicators also help inform expectations about future performance, supporting effective decision-making and strategic planning.

## 2.1 REAL GROSS DOMESTIC PRODUCT

Real Gross Domestic Product (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 actual and forecasted Real GDP trends for the Regina Census Metropolitan Area[6] (CMA).

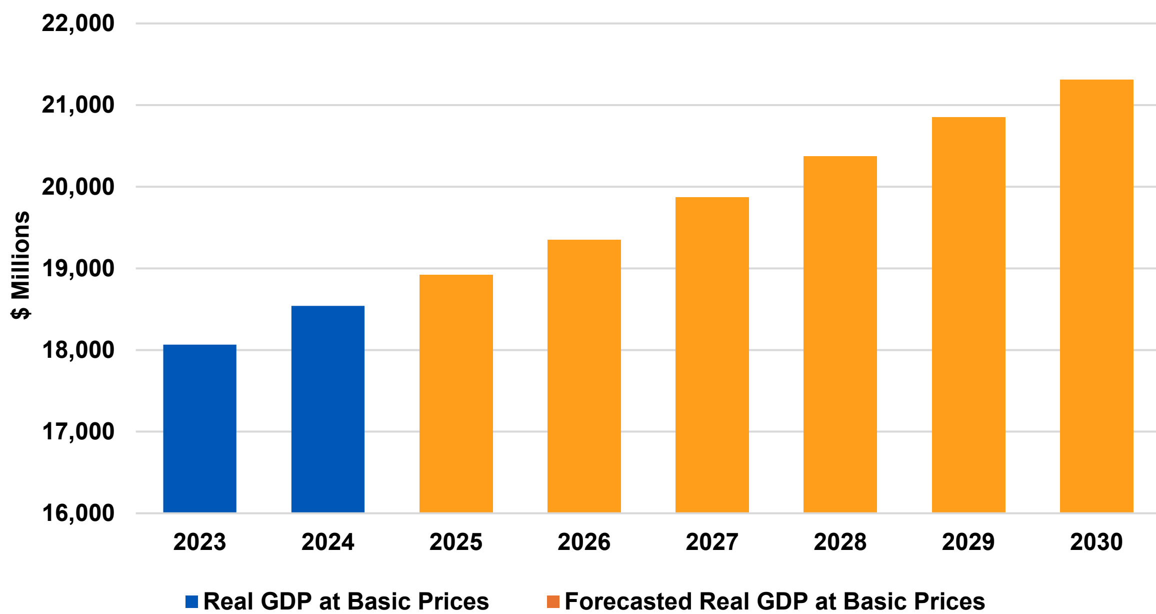


**Figure 2.1 Regina CMA Real GDP and Forecasted Real GDP (2017 $ millions), 2023 to 2030**
Source: Statistics Canada; CMHC Housing Time Database (Winter 2026); The Conference Board of Canada

[6] 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 Real GDP of Regina's Census Metropolitan Area (CMA) is expected to grow by 2.3 per cent in 2026, outperforming the estimated 2 per cent increase in 2025. Looking beyond 2026, the CBC projects the Regina CMA will see average annual Real GDP growth of 2.4 per cent between 2027 and 2030. Figure 2.2 compares this projected growth with other prairie cities, Saskatchewan and Canada.

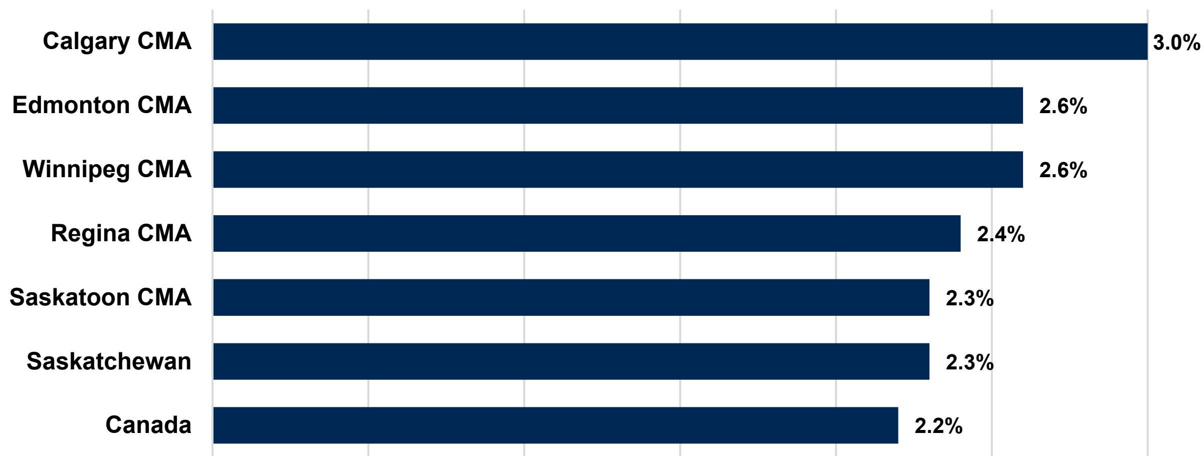


**Figure 2.2 Comparison of Projected Average Annual Real GDP (2017 $ millions) Growth, 2027 to 2030**
Source: Statistics Canada; CMHC Housing Time Database (Winter 2026); The Conference Board of Canada

## 2.2 BUSINESS COUNT

As of June 2025, Statistics Canada estimates Regina has a total of approximately 7,890 businesses[7], up by approximately 100 from 2024.

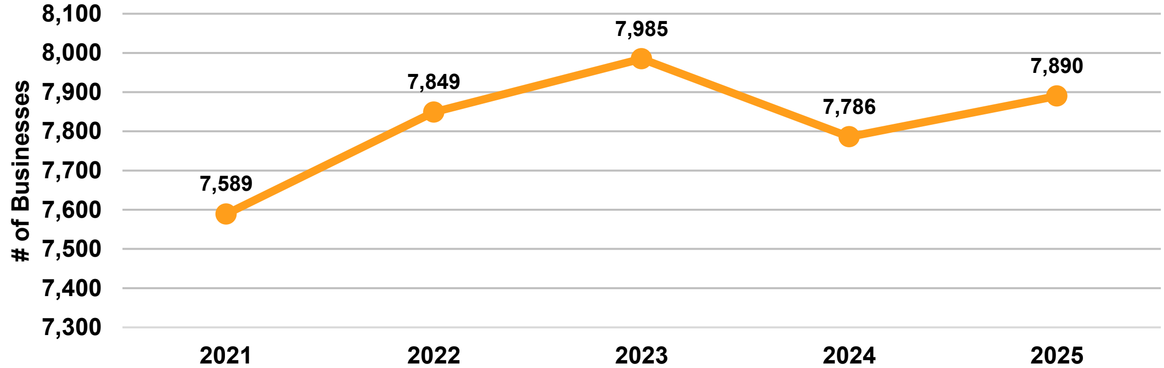


**Figure 2.3 Regina June Business Count, 2021 to 2025**
Source: Statistics Canada (Table 33-10-1016-01)

[7] 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.

## 2.3 LABOUR FORCE CHARACTERISTICS

Economies with higher employment levels and positive employment growth tend to support increased consumption and investment. This relationship is influenced by the characteristics of employment, including industry, occupation and whether jobs are full-time or part-time. As consumption is largely driven by income, a greater number of employed individuals earning wages can contribute to increased demand for goods and services, including housing.

Figures 2.4 and 2.5 present a current overview of key labour force statistics reported by Statistics Canada for the Regina CMA and Saskatchewan. Appendix A further illustrates annual changes in these indicators for the Regina CMA over the past ten years.

| Regina CMA Labour Force Stats | Dec. 2024 | Dec. 2025 | Year-Over-Year Change |
|---|---|---|---|
| **Working Age Population** | 229,100 | 235,100 | 2.6% |
| **Labour Force** | 156,500 | 165,500 | 5.8% |
| **Labour Force Participation Rate (%)** | 68.3% | 70.4% | 3.1% |
| **Employed Persons** | 145,800 | 153,900 | 5.6% |
| **Employment Rate** | 63.6% | 65.5% | 3.0% |
| **Persons Unemployed** | 10,700 | 11,500 | 7.5% |
| **Unemployment Rate (%)** | 6.8% | 6.9% | 1.5% |

**Figure 2.4 Regina CMA Labour Force Statistics, December 2024 to December 2025**
Source: Statistics Canada (Table 14-10-0459-01. Seasonally Adjusted)

| Saskatchewan Labour Force Stats | Dec. 2024 | Dec. 2025 | Year-Over-Year Change |
|---|---|---|---|
| **Working Age Population** | 955,300 | 971,900 | 1.7% |
| **Labour Force** | 643,000 | 657,400 | 2.2% |
| **Labour Force Participation Rate (%)** | 67.3% | 67.6% | 0.4% |
| **Persons Employed** | 606,200 | 618,900 | 2.1% |
| **Employment Rate** | 63.5% | 63.7% | 0.3% |
| **Persons Unemployed** | 36,900 | 38,500 | 4.3% |
| **Unemployment Rate (%)** | 5.7% | 5.9% | 3.5% |

**Figure 2.5 Saskatchewan Labour Force Statistics, December 2024 to December 2025**
Source: Statistics Canada (Table 14-10-0459-01. 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 sector retains the greatest share of jobs in Regina as of 2021, followed by the retail trade and public administration industry sectors.

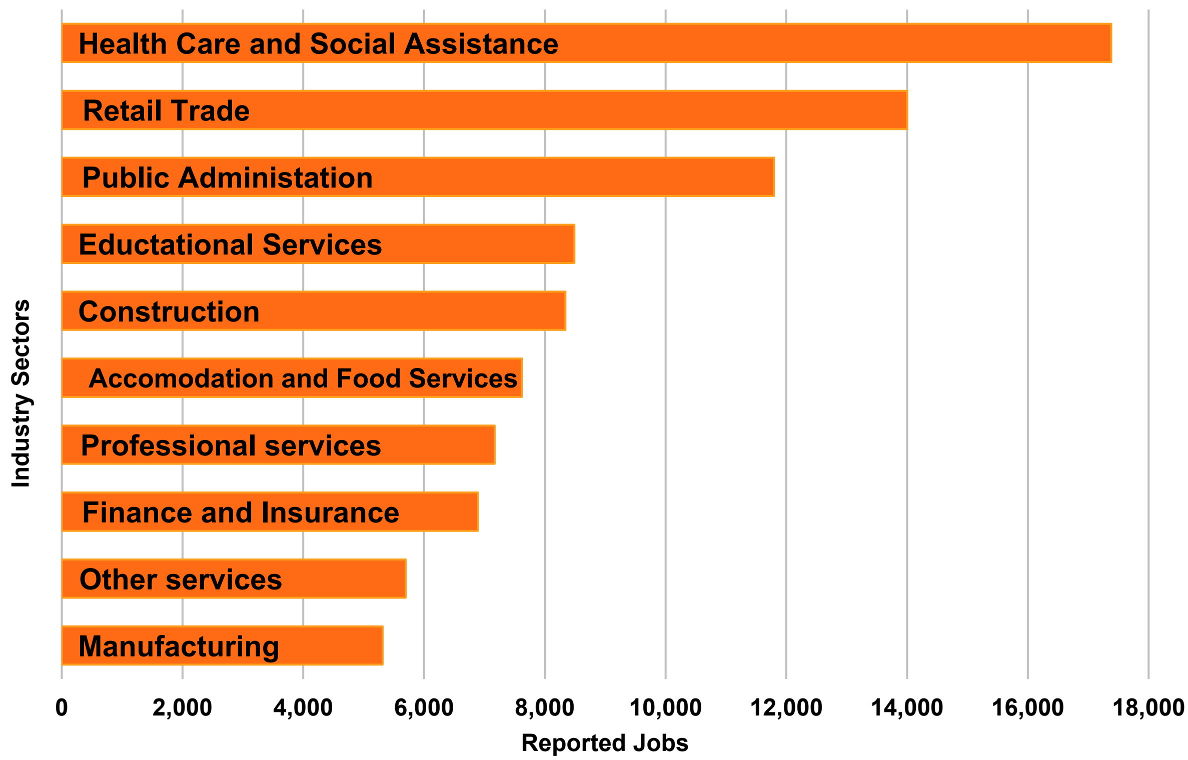


**Figure 2.6 Top Industry Sectors in Regina, 2021**
Source: Statistics Canada – Census Profile

## 2.5 TOP OCCUPATIONS

“Occupation” refers to the specific type of work performed by individuals, as defined by the primary duties of their job. For example, an accountant employed by a retail company would be classified under the “business, finance and administration” occupational category. As shown in Figure 2.7, “sales and service” occupations accounted for the largest share of employment in Regina in 2021, followed by business, finance and administration occupations.

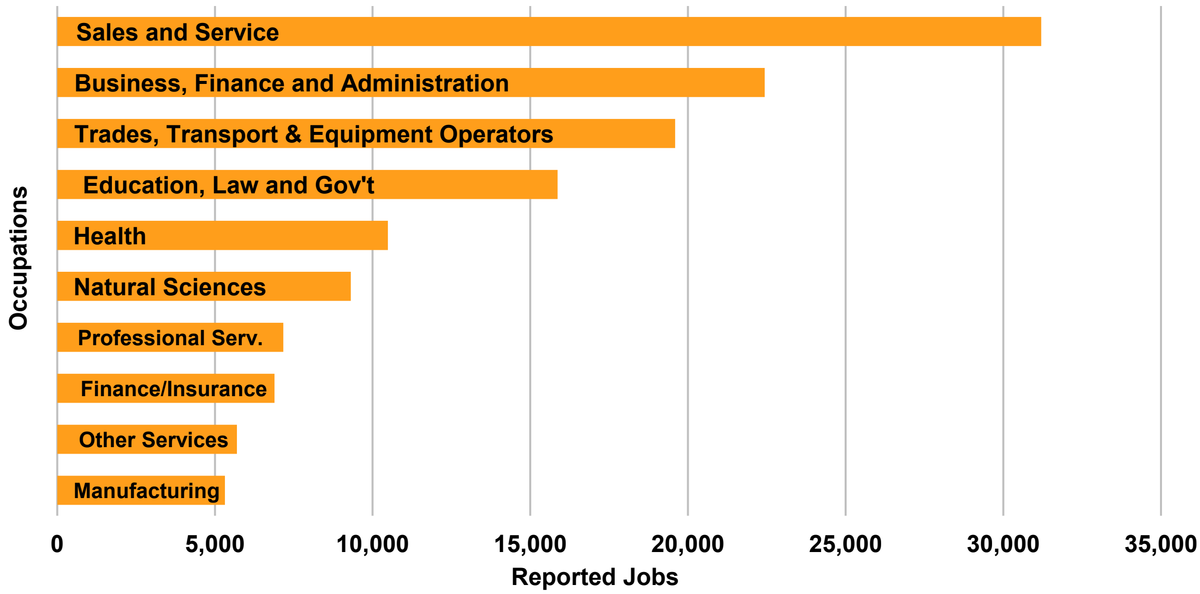


**Figure 2.7 Top Occupations in Regina, 2021**
Source: Statistics Canada – Census Profile

## 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.

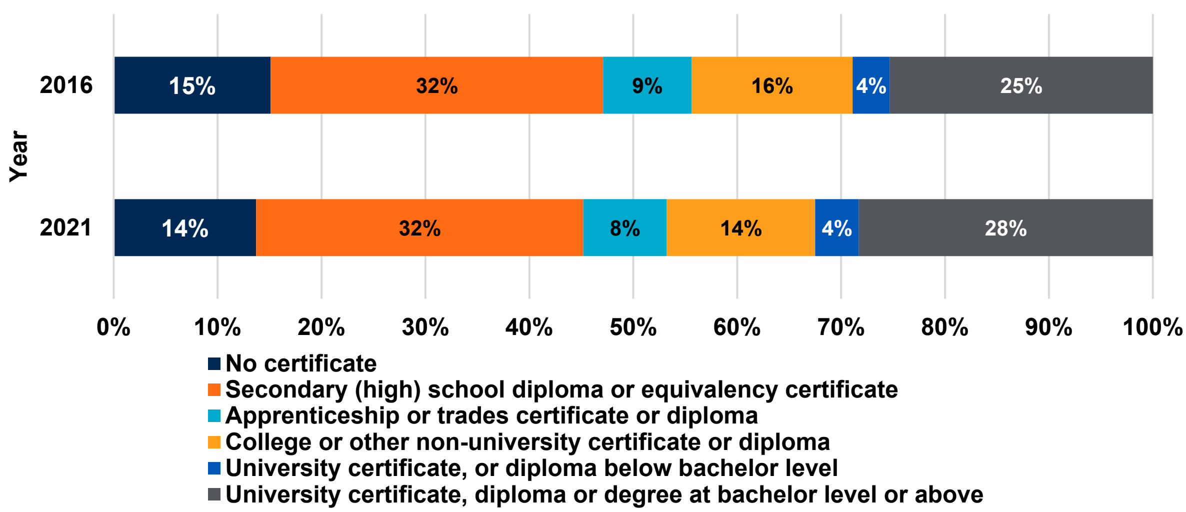


**Figure 2.8 Highest levels of educational attainment in Regina, 2016 and 2021**
Source: Statistics Canada – Census Profile,

# 3 Housing Sales, Rental and Affordability

This section analyzes trends in Regina's housing sales and rental markets, with a focus on affordability. This data is used to assess housing supply and demand conditions in Regina and their implications for affordability.

## 3.1 HOUSING SALES MARKET CHARACTERISTICS

Turning to the Saskatchewan Realtors Association's (SRA) most recent snapshot of housing sales market conditions, the June 2026 Market Watch reports that Regina's housing inventory stood at 1.64 Months of Supply (MOS)[8] in June 2026. This represents a decrease of 19.7 per cent from June 2025 and 58.5 per cent below the 10-year average. Over the same period, the benchmark price[9] for residential properties reached $356,400, approximately 4.9 per cent higher than June 2025 and 17 per cent above the 10-year average. Below, Figure 3.1 compares housing sales, months of supply and prices between 2024 and 2025.

| | | Sales | Months of Supply | Benchmark Price | Average Price |
|---|---|---|---|---|---|
| **Detached** | **2025** | 2,589 | 2.08 | $352,217 | $382,625 |
| | **% Diff f/2024** | -6% | -7% | 6% | 9% |
| **Semi-Detached** | **2025** | 159 | 2.05 | $412,167 | $371,531 |
| | **% Diff f/2024** | 1% | 12% | 9% | 8% |
| **Row/Townhouse** | **2025** | 531 | 1.53 | $256,550 | $287,533 |
| | **% Diff f/2024** | -1% | -17% | 7% | 3% |
| **Apartment** | **2025** | 533 | 2.79 | $213,275 | $210,446 |
| | **% Diff f/2024** | 25% | -21% | 3% | 1% |
| **Mobile** | **2025** | 1 | 9 | n/a | $65,000 |
| | **% Diff f/2024** | -88% | 167% | n/a | -26% |
| **Multi-Family[10]** | **2025** | 19 | 5.74 | n/a | $307,130 |
| | **% Diff f/2024** | 0% | 35% | n/a | -2% |
| **Total** | **2025** | 3,840 | 2.12 | $330,658 | $344,976 |
| | **% Diff f/2024** | -2% | -8% | 6% | 6% |

**Figure 3.1 December 2025 (year-to-date) sales, months of supply, benchmark price and average price**
Source: Saskatchewan Realtors Association

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[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 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 2025 housing sales by price range against 2024, while Figure 3.3 categorizes 2025 housing sales by product type.

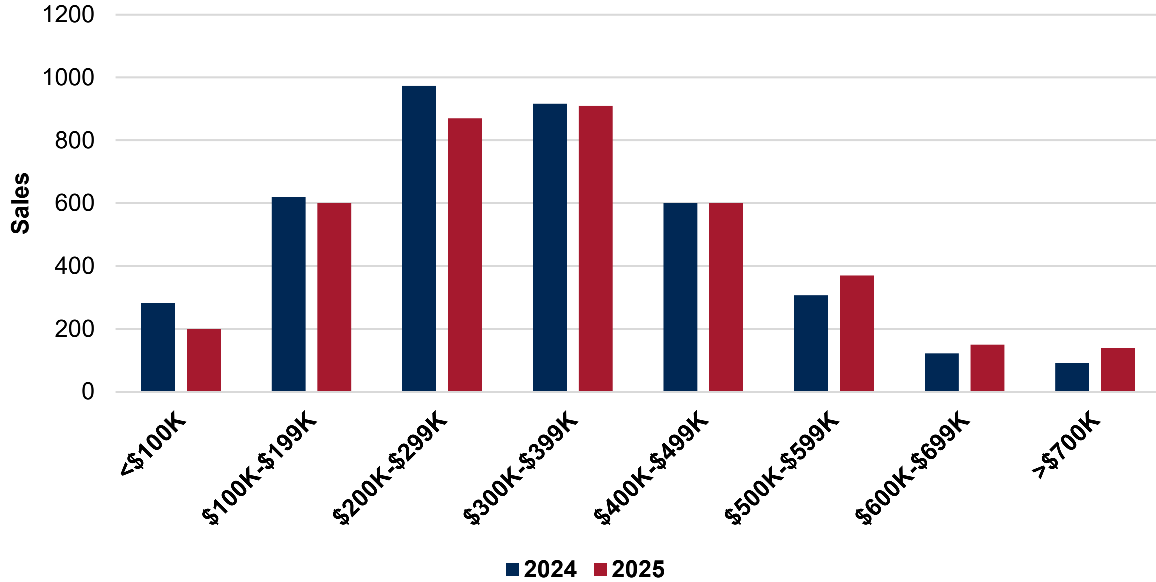



**Figure 3.2 2025 Regina residential sales by price range**
Source: Saskatchewan Realtors Association

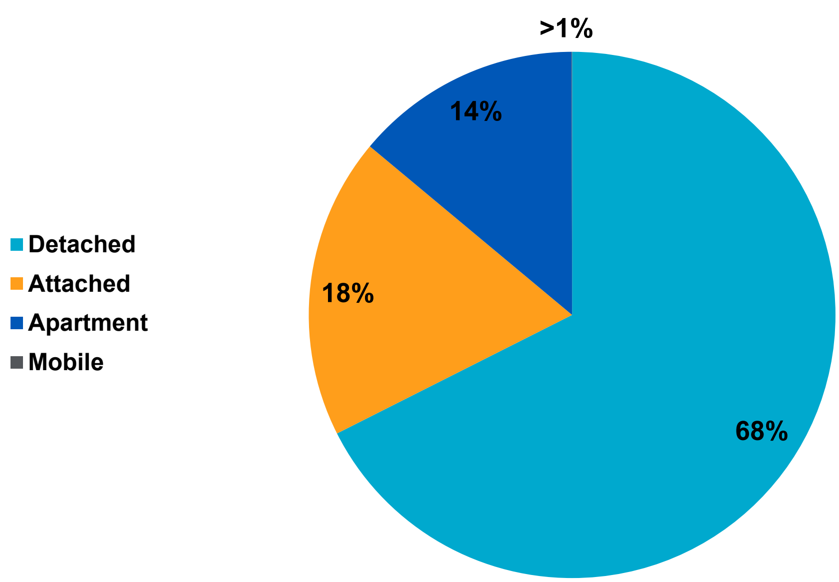



**Figure 3.3 2025 Regina residential sales by product type**
Source: Saskatchewan Realtors Association

## 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's market")** | • **Scarcity:** 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.<br>• **Higher Demand:** With more buyers competing for fewer homes, sellers can raise prices because buyers are willing to pay more to secure a property.<br>• **Price Increase:** As demand exceeds supply, prices tend to rise. |
| **Higher months of supply (often considered a "buyer's market")** | • **Abundance:** When there is a higher supply of homes for sale, buyers have more options to choose from. This abundance reduces competition among buyers.<br>• **Lower Demand:** With more homes available, sellers may need lower prices to attract buyers, especially if there are many similar properties on the market.<br>• **Price Decrease:** As supply exceeds demand, prices tend to fall. |

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

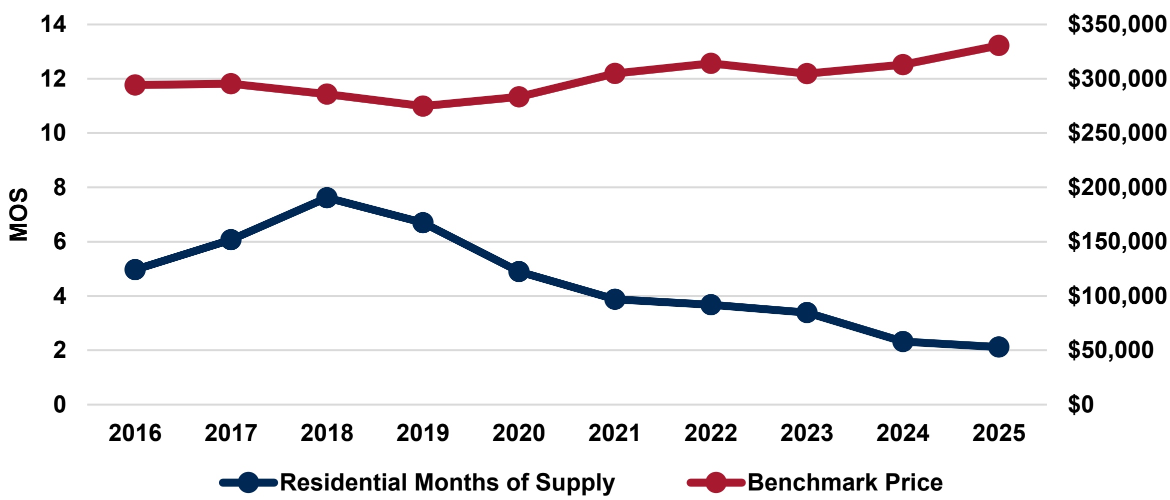



**Figure 3.4 Regina MOS and benchmark price trends (all product types), 2016 to 2025**
Source: Saskatchewan Realtors Association

## 3.4 HOUSING SALES MARKET CONSUMER SNAPSHOT

Many factors affect consumer housing demand, including the type of housing available, 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 Q4, 2025. Each table 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** | 12.6% | 1,707 |
| **$200,000** | 11.7% | 1,584 |
| **$400,000** | 11.1% | 1,510 |
| **$500,000** | 10.5% | 1,428 |
| **$250,000** | 9.6% | 1,302 |

**Top 5 Searched Maximum Prices:**

| | % Visitors | # Visitors |
|---|---|---|
| **$400,000** | 12.6% | 2,685 |
| **$300,000** | 12.6% | 2,679 |
| **$350,000** | 11.1% | 2,356 |
| **$500,000** | 11% | 2,340 |
| **$250,000** | 9% | 2,095 |

**Top 5 Searched # of Bedrooms:**

| | % Visitors | # Visitors |
|---|---|---|
| **3+** | 40.6% | 4,285 |
| **2+** | 37.1% | 3,920 |
| **4+** | 17.7% | 1,872 |
| **1+** | 12.6% | 1,331 |
| **5+** | 7.5% | 789 |

**Top 5 Searched # of Bathrooms:**

| | % Visitors | # Visitors |
|---|---|---|
| **2+** | 61.1% | 4,442 |
| **1+** | 27.7% | 2,012 |
| **3+** | 15.9% | 1,155 |
| **2** | 6.3% | 455 |
| **1** | 2.7% | 194 |

**Top 5 Searched Home Type**

| | % Visitors | # Visitors |
|---|---|---|
| **Single-Unit** | 78.4% | 6,094 |
| **Townhouse** | 14.6% | 1,133 |
| **Apartment** | 12.4% | 966 |
| **Duplex** | 7.7% | 596 |
| **Fourplex** | 2.4% | 186 |

**Top 5 Searched Neighbourhoods:**

| | % Visitors | # Visitors |
|---|---|---|
| **Albert Park** | 9.9% | 21,248 |
| **Lakeview** | 9.1% | 19,420 |
| **Hillsdale** | 8.4% | 17,872 |
| **Harbour Landing** | 7.5% | 15,958 |
| **Cathedral** | 7.3% | 15,525 |

Figure 3.5 illustrates the age distribution of users searching for homes in Regina on Realtor.ca in Q4 2025, while Figure 3.6 outlines their purchase intentions over the subsequent six months.

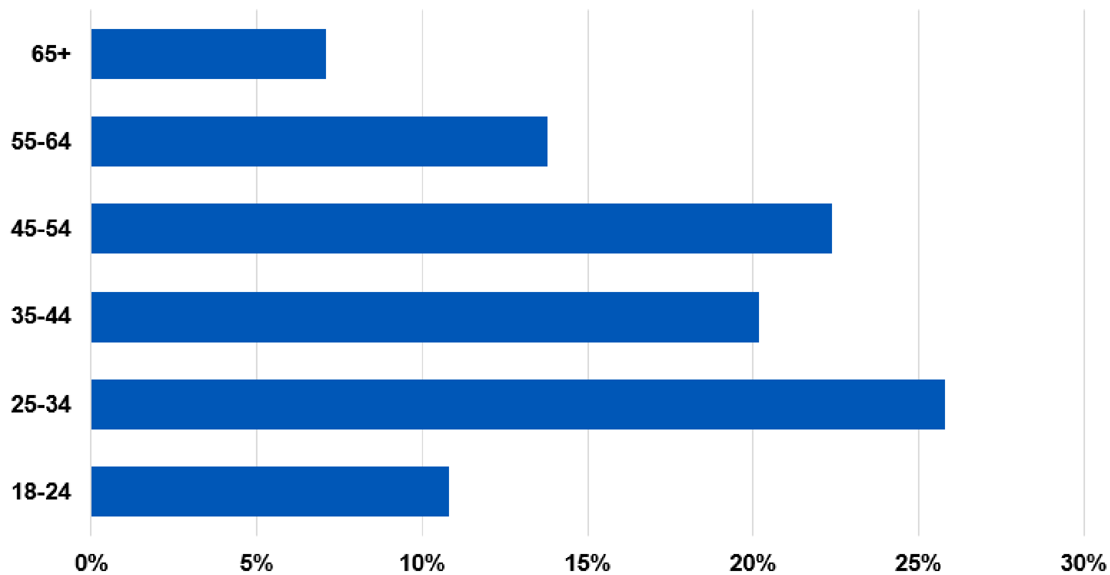



**Figure 3.5 Age of users searching for homes on Realtor.ca, Q4, 2025**
Source: Realtor.ca

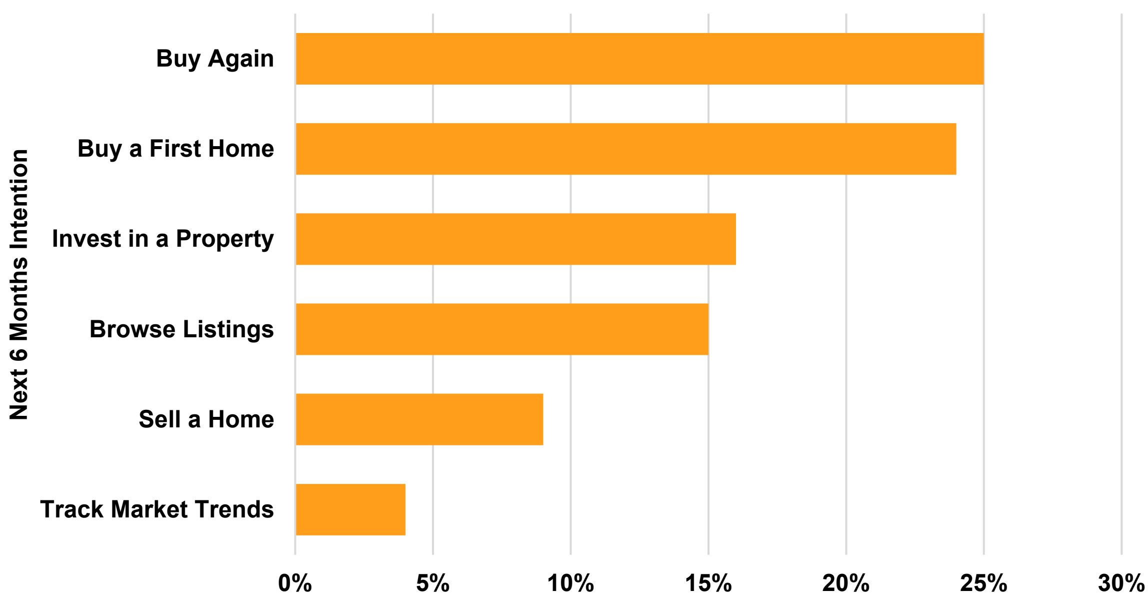



**Figure 3.6 Next six months intention of users searching for homes on Realtor.ca, Q4, 2025**
Source: Realtor.ca

## 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) reported that the average rent for purpose-built rental units[11] in the Regina CMA increased by approximately 6 per cent between 2024 and 2025. 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.

| | 2021 | 2022 | 2023 | 2024 | 2025 |
|---|---|---|---|---|---|
| **Average Rent (townhouse and apartment)** | $1,081 | $1,114 | $1,218 | $1,340 | $1,414 |
| **% Increase from Previous Year** | -0.09% | 3.05% | 9.34% | 10.02% | 5.52% |
| **10 Year Annual Average % Increase** | 2.2% | 2.0% | 2.5% | 2.9% | 3.3% |
| **Date Range** | 2012-2021 | 2013-2022 | 2014-2023 | 2015-2024 | 2016-2025 |

**Figure 3.7 Regina CMA average rents (townhouse and apartment), 2021 to 2025**
Source: CMHC Rental Market Report

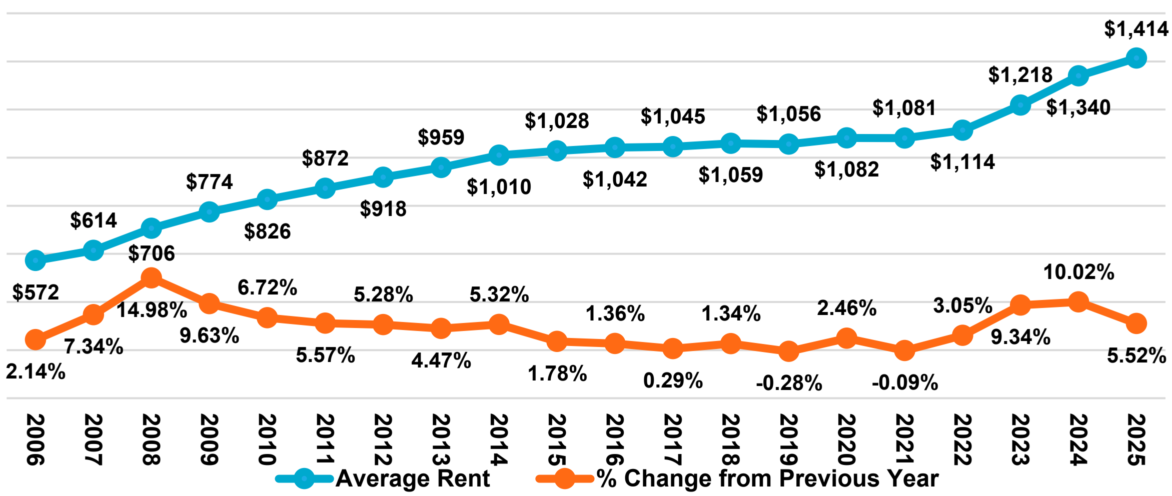



**Figure 3.8 Regina CMA average rents (townhouse and apartment), 2006 to 2025**
Source: CMHC Rental Market Report

[11] 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.

As shown in Figure 3.9, the rental vacancy rate remained stable in 2025 after rising in 2024, the first increase recorded since the COVID-19 pandemic.

| | 2021 | 2022 | 2023 | 2024 | 2025 |
|---|---|---|---|---|---|
| **Vacancy Rate (townhouse and apartment)** | 6.8% | 3.0% | 1.4% | 2.7% | 2.6% |
| **10 Year Average Vacancy Rate** | 5.2% | 5.4% | 5.4% | 5.3% | 5.1% |
| **Date Range** | 2012-2021 | 2013-2022 | 2014-2023 | 2015-2024 | 2016-2025 |

**Figure 3.9 Regina CMA average rental vacancy rate (townhouse and apartment), 2021 to 2025**
Source: CMHC Rental Market Report

Figure 3.10 provides 2025 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[12]. 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 second lowest vacancy rate. This low vacancy rate likely drives the relatively high rent prices in the area.

| | Average of All Unit Types | |
|---|---|---|
| | **Vacancy Rate** | **Average Rent** |
| **Citywide** | 2.6%[a13] | $1,415[a] |
| **Central** | 2.9%[b] | $1,341[a] |
| **South: Lakeview/Albert Park** | 2.7%[a] | $1,350[a] |
| **South: Wascana/University** | 2.4%[a] | $1,380[a] |
| **East** | 3.2%[a] | $1,650[a] |
| **West** | 2.9%[c] | $1,324[a] |
| **Northeast** | 1.1%[a] | $1,235[a] |
| **Northwest** | 1.6%[a] | $1,641[a] |

**Figure 3.10 Regina CMHC zone average rents and vacancy rates (townhouse and apartment), 2025**
Source: CMHC Rental Market Report

[12] See Appendix C for a map of the CMHC zones.
[13] 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 home ownership 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.

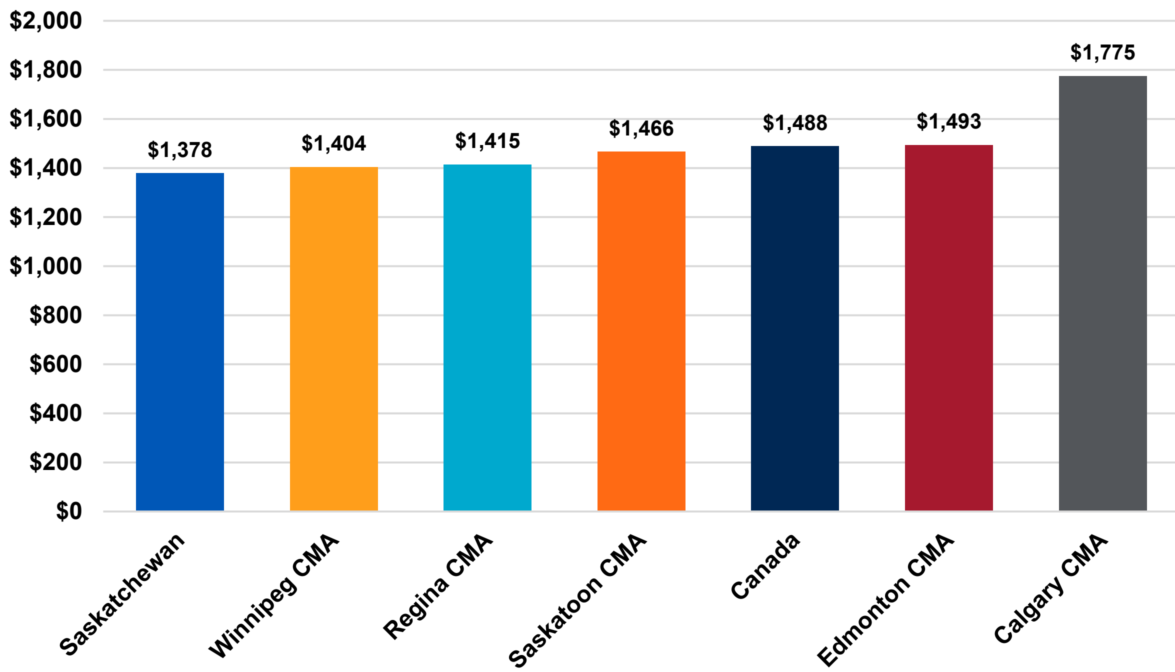



**Figure 3.11 Average rents (townhouse and apartments) in major prairie province cities, 2025**
Source: CMHC Rental Market Report

According to the Royal Bank of Canada's (RBC) March 2026 *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, 2025 for an aggregate of all home types among major Canadian cities. While Figure 3.13 compares the RBC Affordability Measure for single family homes over the same period.

In the March 2026 RBC Housing Trends and Affordability Report, RBC notes that buyers in Regina “enjoy the best ownership affordability among the markets we track – a situation that further improved in Q4.” However, the report also highlights that “a decline in new listings since late 2025 has limited options for buyers and kept supply and demand historically tight.”

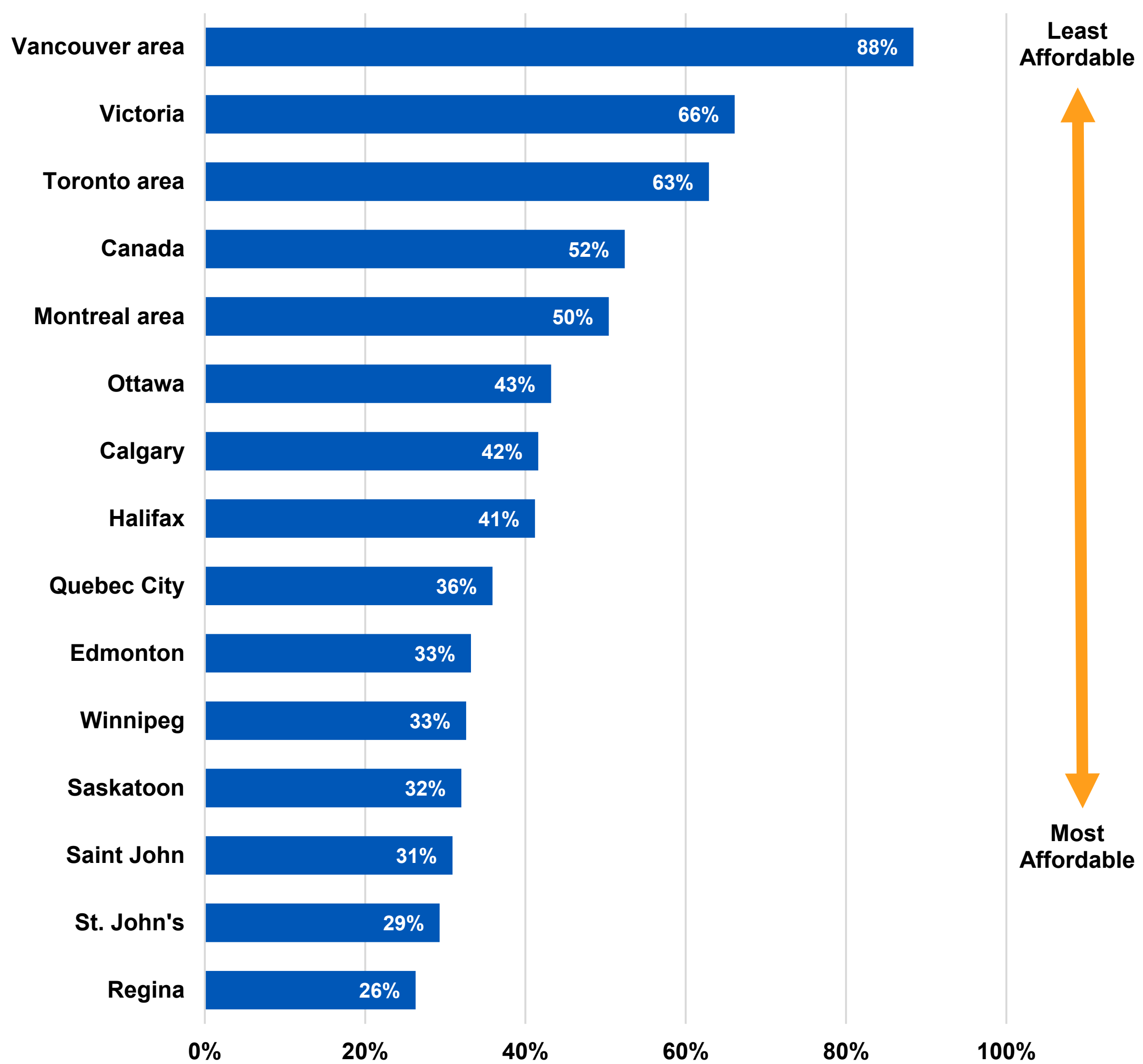



**Figure 3.12 RBC Affordability Measure for an aggregate of home types, Q4, 2025**
Source: March 2026 RBC Housing Trends and Affordability Report

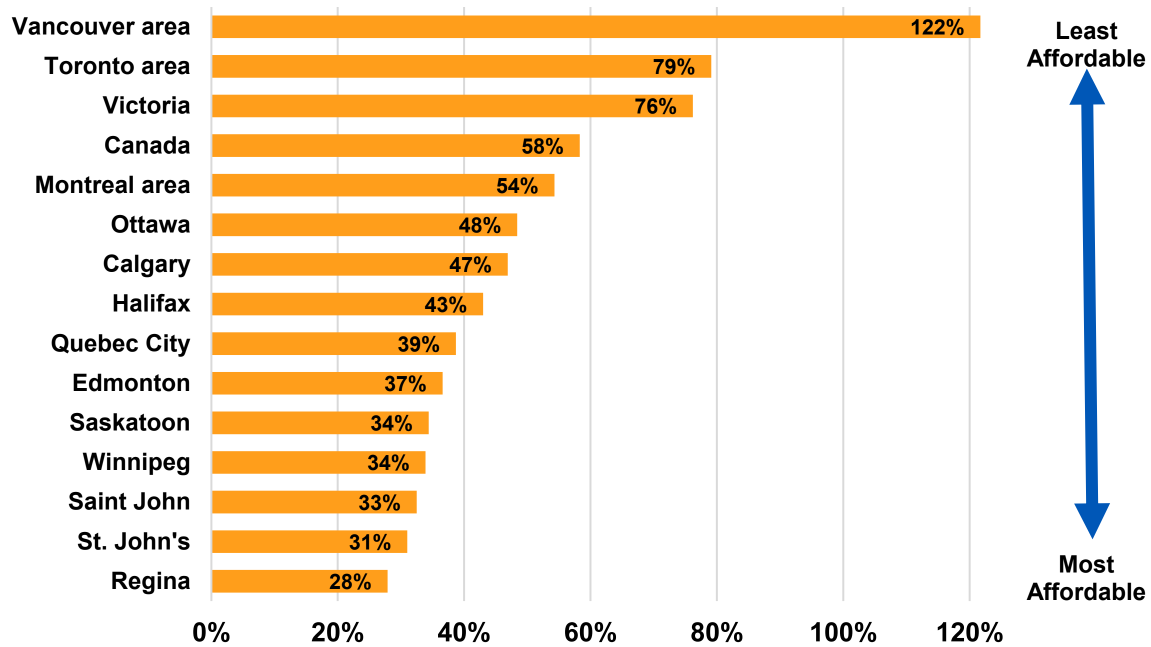



**Figure 3.13 RBC Affordability Measure for single-family homes, Q4, 2025**

Source: March 2026 RBC Housing Trends and Affordability Report

## 3.7 HOUSING INCENTIVES PROGRAM

The City offers grants and tax exemptions for new affordable housing development as part of the Housing Incentives Program (HIP). Between 2021 and 2025, HIP supported the creation of 745 affordable housing units and on-site support suites. As of June 2026, 44 new affordable units have been approved through HIP.

| | 2021 | 2022 | 2023 | 2024 | 2025 | Total |
|---|---|---|---|---|---|---|
| **Affordable Rental Unit**[14] | 214 | 42 | 3 | 115 | 352 | **726** |
| **Affordable Ownership Unit**[15] | 7 | 0 | 2 | 0 | 2 | **11** |
| **On-site Support Suites**[16] | 1 | 1 | 0 | 0 | 6 | **8** |
| **Total Units** | **222** | **43** | **5** | **115** | **360** | **745** |

**Figure 3.14 HIP investments by unit type, 2021 to 2025**

Source: City of Regina Data

[14] Refers to a dwelling unit that is rented to a household whose income is at or less than the maximum income threshold and at a rate that is at or less than the maximum rental rate for affordable rental units.

[15] Refers to a dwelling unit that is sold to a household whose income is at or less than the maximum income threshold for affordable ownership units.

[16] Refers to a dedicated, self-contained space within a project where support services are provided to assist households on the premises maintain their optimal level of health and well-being and may take a variety of forms or vary in intensity based on clients' needs.

As shown below in Figure 3.15, HIP investments have been primarily concentrated in newer neighbourhoods (or ‘Greenfield Areas’), reflective of current market and development trends.

| | 2021 | 2022 | 2023 | 2024 | 2025 | Total |
|---|---|---|---|---|---|---|
| **Area 1 (City Centre)**[17] | 0 | 0 | 0 | 0 | 88 | **88** |
| **Area 2 (North Central and Heritage)** | 0 | 0 | 0 | 23 | 109 | **132** |
| **Area 3 (Established Areas)** | 7 | 30 | 2 | 24 | 76 | **139** |
| **Area 4 (Greenfield Areas)** | 215 | 13 | 3 | 68 | 87 | **386** |
| **Total Units** | **222** | **43** | **5** | **115** | **360** | **745** |

**Figure 3.15 HIP investments by area, 2025**
Source: City of Regina Data

Figure 3.16 provides several examples of projects supported by the HIP that are in various stages of the development process.

| | Neighbourhood | Affordable Units | Status |
|---|---|---|---|
| **635, 639 Campbell Street** | Rosemont | 2 | Completed in 2025 |
| **2326 Quebec Street** | Heritage | 4 | |
| **2339 Willow Road** | Arcola East | 24 | |
| **1945 Ottawa Street** | Heritage | 12 | Under construction |
| **2322 St. John Street** | Heritage | 4 | |
| **1855 Montreal Street** | Heritage | 42, with 2 on-site support suites | Recently awarded funding, construction has not begun |
| **1840 Lorne Street** | Downtown | 48 | |

**Figure 3.16 Examples of HIP supported projects**
Source: City of Regina Data

[17] See Appendix A of the Housing Incentives Policy for a map of these program areas.

# 4 Residential Development Indicators

The OCP targets 40 per cent of new residential growth to occur through intensification in existing neighbourhoods and 60 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 housing units constructed in Regina annually over the past five years based on approved new units.

## 4.1 ANNUAL NEW HOUSING UNITS

Figure 4.1 tracks progress on the growth targets mentioned above between 2021 to 2025 by segmenting approved new housing units into the “Greenfield Area” and “Established Area”[18]. During this period, approximately 79 per cent of new units were within the Greenfield Area and 21 per cent were within the Established Area.

| | 2021 | 2022 | 2023 | 2024 | 2025 | Total |
|---|---|---|---|---|---|---|
| **Greenfield Area (GA) Units** | 778 | 802 | 1,083 | 985 | 1,218 | **4,866** |
| **Established Area (EA) Units** | 40 | 45 | 338 | 419 | 456 | **1,298** |
| **% Split GA** | 95% | 95% | 76% | 70% | 73% | **79%** |
| **% Split EA** | 5% | 5% | 24% | 30% | 27% | **21%** |
| **Total Units** | **818** | **847** | **1,421** | **1,404** | **1,674** | **6,164** |

**Figure 4.1 Progress on OCP growth targets for the Greenfield Area and Established Area, 2021 to 2025**
Source: City of Regina Data

Figure 4.2 on the following page provides a breakdown of the summary shown in Figure 4.1 by housing unit type. Over this period, multi-unit dwellings, such as apartments and townhouses, were the predominant form of new construction. However, one- and two-unit housing forms continued to account for a significant share of the total units built. In addition, over the past two years, secondary, backyard and garage units showed a substantial increase in their share of overall new construction.

[18] 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.

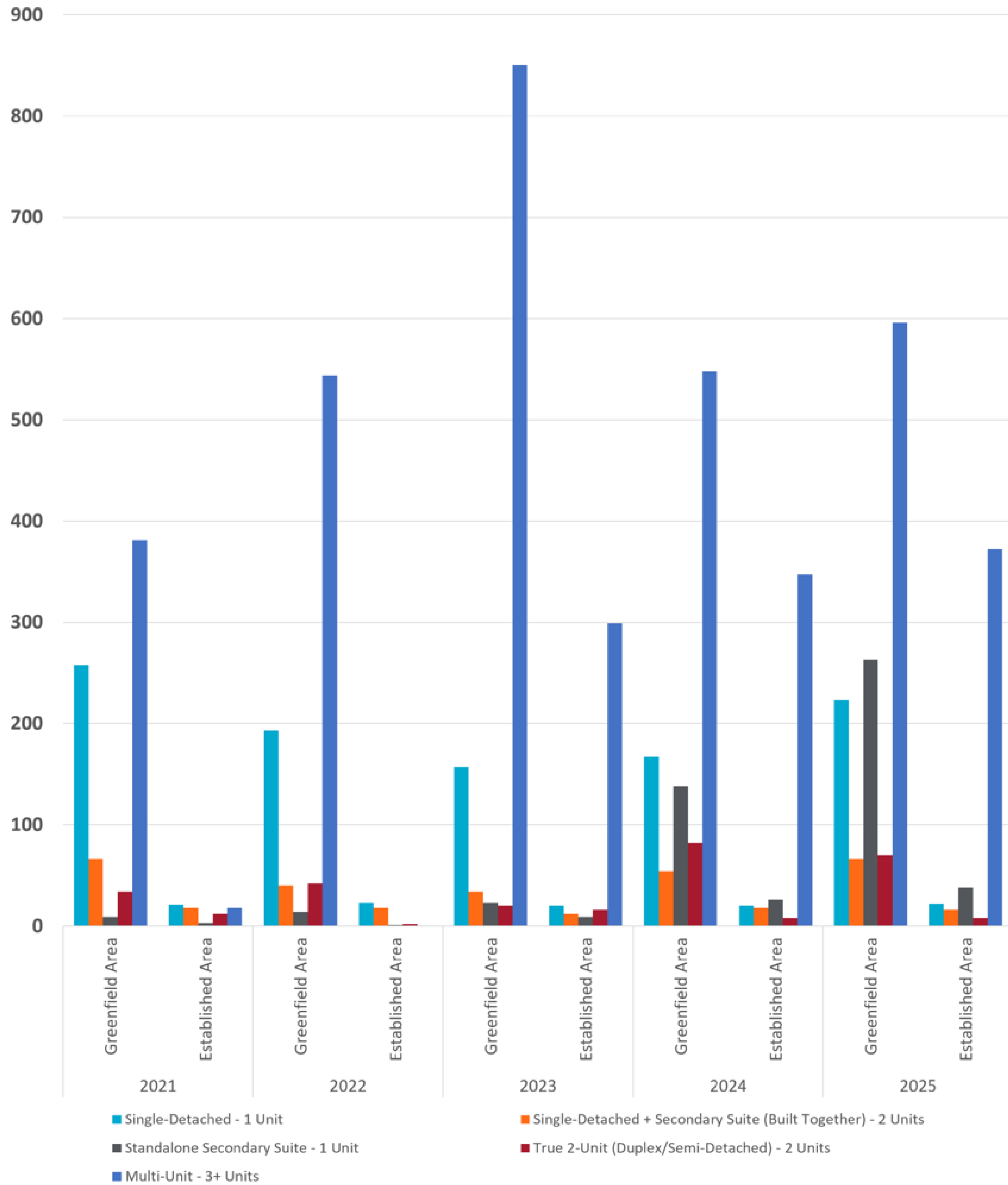



**Figure 4.2 Residential development by housing type and unit count by area and year, 2021 to 2025**
Source: City of Regina Data

## 4.2 ANNUAL NEW HOUSING UNITS BY NEIGHBOURHOOD

Below, approved housing units between 2021 and 2025 are 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 provides a detailed overview of approved housing units in 2025 broken down by type, which are further defined in Appendix D.

As shown in Figure 4.3, The Towns & Eastbrook had the highest percentage of approved new units in 2025 at 36 per cent, followed by Skyview and Westerra at 18 per cent and 16 per cent, respectively. Multi-unit dwelling developments containing three or more units were the dominant type of housing unit approved, representing approximately 49 per cent of the total units within Greenfield Area neighbourhoods.

| | Single-Detached Unit | Single-Detached Unit with Secondary Suite | Standalone Accessory Unit | Semi-Detached or Duplex | Multi (3+)-Unit | Total |
|---|---|---|---|---|---|---|
| Aurora | 0 | 0 | 0 | 0 | 0 | **0** |
| Fairways West | 1 | 0 | 0 | 0 | 0 | **1** |
| Harbour Landing | 15 | 16 | 48 | 2 | 33 | **114** |
| Hawkstone | 0 | 6 | 7 | 16 | 8 | **37** |
| Kensington Greens | 5 | 0 | 1 | 0 | 0 | **6** |
| Maple Ridge | 5 | 2 | 1 | 0 | 0 | **8** |
| Rosewood Park | 0 | 0 | 2 | 0 | 132 | **134** |
| Skyview | 2 | 0 | 1 | 0 | 218 | **221** |
| The Creeks | 6 | 0 | 1 | 0 | 0 | **7** |
| The Greens | 9 | 8 | 20 | 10 | 12 | **59** |
| The Towns & Eastbrook | 154 | 30 | 164 | 26 | 61 | **435** |
| Westerra | 27 | 4 | 17 | 16 | 132 | **196** |
| **Total Units** | 224 | 66 | 262 | 70 | 596 | **1,218** |

**Figure 4.3 New housing units by unit type in Greenfield Area neighbourhoods, 2025**

Source: City of Regina Data

Figure 4.4 on the next page provides a heat map illustrating the breakdown of approved housing units in 2025 by Greenfield Area neighbourhood.

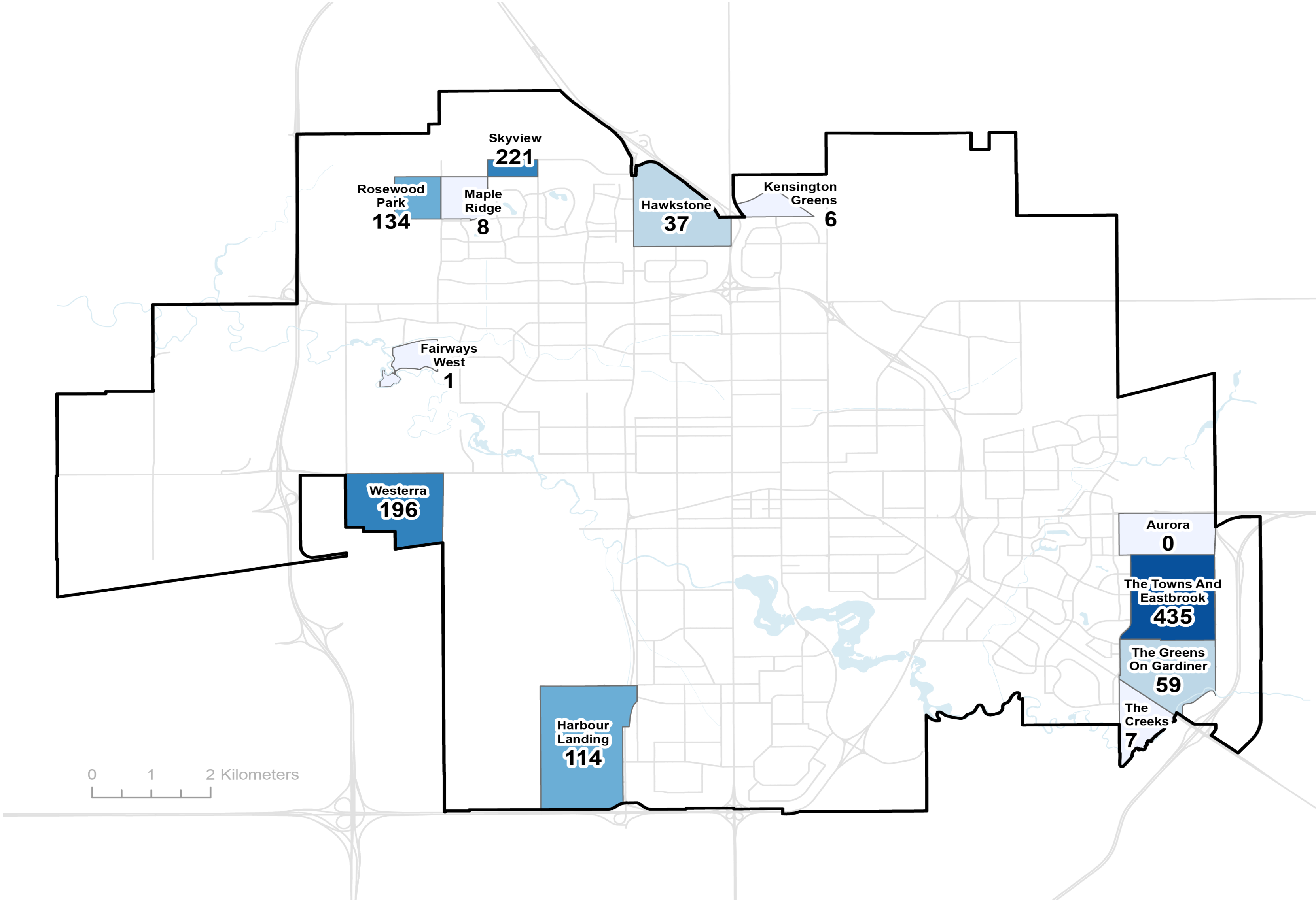



**Figure 4.4 Heat map of new approved housing units by Greenfield Area neighbourhood, 2025**
Source: City of Regina Data

Figure 4.5 shows the number of approved housing units in Greenfield Area neighbourhoods between 2021 to 2025, during which The Towns & Eastbrook had the highest percentage of new units in Greenfield Area neighbourhoods at 41 per cent.

| | 2021 | 2022 | 2023 | 2024 | 2025 | Total |
|---|---|---|---|---|---|---|
| Aurora | 0 | 0 | 220 | 162 | 0 | **382** |
| Fairways West | 3 | 2 | 0 | 3 | 1 | **9** |
| Harbour Landing | 113 | 33 | 27 | 44 | 114 | **331** |
| Hawkstone | 5 | 87 | 46 | 96 | 37 | **271** |
| Kensington Greens | 9 | 5 | 2 | 1 | 6 | **23** |
| Maple Ridge | 6 | 7 | 4 | 2 | 8 | **27** |
| Rosewood Park | 11 | 54 | 0 | 3 | 134 | **202** |
| Skyview | 1 | 0 | 1 | 0 | 221 | **223** |
| The Creeks | 30 | 24 | 16 | 9 | 7 | **86** |
| The Greens | 194 | 136 | 202 | 96 | 59 | **687** |
| The Towns & Eastbrook | 379 | 440 | 383 | 365 | 435 | **2,002** |
| Westerra | 27 | 14 | 182 | 204 | 196 | **623** |
| **Total Units** | **778** | **802** | **1,083** | **985** | **1,218** | **4,866** |

**Figure 4.5 New approved housing units in Greenfield Area neighbourhoods, 2021 to 2025**
Source: City of Regina Data

## Established Area Neighbourhoods

Figure 4.6 provides an overview of approved housing units in 2025 among Established Area neighbourhoods. Over this period, Dewdney East recorded the highest share of approved units across these neighbourhoods, accounting for 47 per cent. Multi-unit developments containing three or more units were the most common form of housing approved. These developments comprised approximately 82 per cent of all approved units within Established Area neighbourhoods.

| | Single-Detached Unit | Single-Detached Unit with Secondary Suite | Standalone Accessory Unit | Semi-Detached or Duplex | Multi (3+)-Unit | Total |
|---|---|---|---|---|---|---|
| Al Ritchie | 2 | 0 | 2 | 6 | 16 | **26** |
| Albert Park | 1 | 0 | 1 | 0 | 0 | **2** |
| Arcola East | 0 | 0 | 3 | 0 | 0 | **3** |
| Argyle Park/ Englewood | 0 | 0 | 2 | 0 | 0 | **2** |
| Boothill | 1 | 2 | 1 | 0 | 4 | **8** |
| Cathedral | 3 | 0 | 0 | 2 | 0 | **5** |
| Coronation Park | 0 | 0 | 2 | 0 | 12 | **14** |
| Dewdney East | 2 | 0 | 1 | 0 | 210 | **213** |
| Dieppe | 0 | 0 | 1 | 0 | 4 | **5** |
| Downtown/ Centre Square | 0 | 0 | 0 | 0 | 29 | **29** |
| Eastview | 3 | 2 | 2 | 0 | 0 | **7** |
| Heritage | 0 | 0 | 1 | 0 | 87 | **88** |
| Hillsdale | 1 | 0 | 3 | 0 | 4 | **8** |
| Lakeview | 7 | 0 | 1 | 4 | 0 | **12** |
| Normanview | 1 | 0 | 1 | 0 | 0 | **2** |
| Northeast | 1 | 0 | 0 | 4 | 6 | **11** |
| Prairie View | 0 | 0 | 3 | 0 | 0 | **3** |
| Regent Park | 1 | 0 | 1 | 0 | 0 | **2** |

| | Single-Detached Unit | Single-Detached Unit with Secondary Suite | Standalone Accessory Unit | Semi-Detached or Duplex | Multi (3+)-Unit | Total |
|---|---|---|---|---|---|---|
| Rosemont/ Mount Royal | 1 | 0 | 3 | 4 | 0 | **8** |
| Walsh Acres/ Lakeridge/ Garden Ridge | 0 | 0 | 1 | 0 | 0 | **1** |
| Whitmore Park | 3 | 0 | 4 | 0 | 0 | **7** |
| **Total Units** | **27** | **4** | **33** | **20** | **372** | **456** |

**Figure 4.6 New approved housing units by unit type in Established Area neighbourhoods, 2025**
Source: City of Regina Data

Figure 4.7 on the next page illustrates the spatial distribution of approved housing units in 2025 across Established Area neighbourhoods.

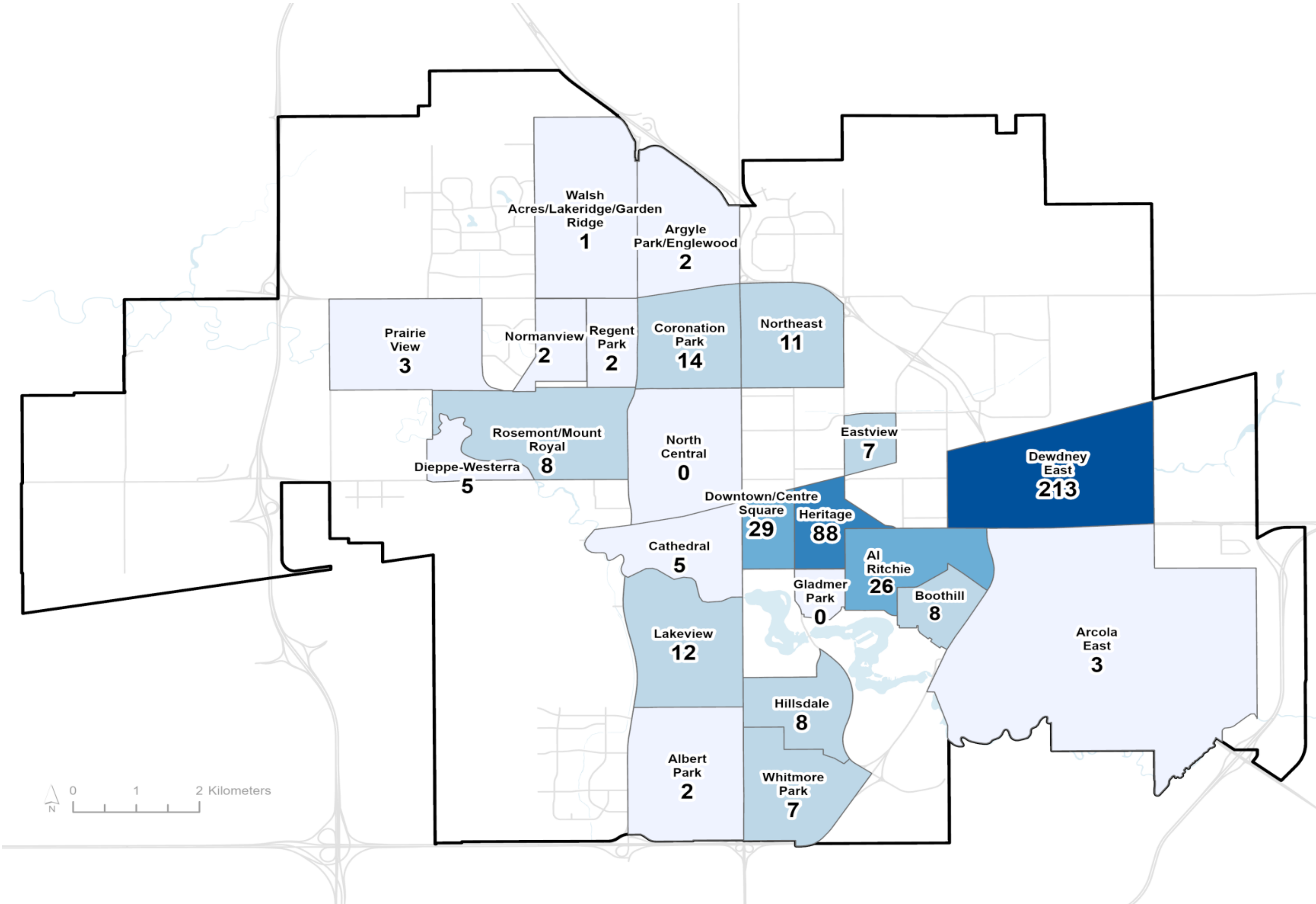



**Figure 4.7 Heat map of approved new housing units by Established Area neighbourhood, 2025**

Source: City of Regina Data

Figure 4.8 shows the number of approved housing units in Established Area neighbourhoods between 2021 to 2025. During this period, the Dewdney East area had the highest proportion of approved new units at 42 per cent, followed by Arcola East with 24 per cent and Heritage with 16 per cent.

| | 2021 | 2022 | 2023 | 2024 | 2025 | Total |
|---|---|---|---|---|---|---|
| Al Ritchie | 7 | 18 | 4 | 6 | 26 | **61** |
| Albert Park | 0 | 0 | 1 | 3 | 2 | **6** |
| Arcola East | 3 | 1 | 222 | 1 | 3 | **230** |
| Argyle Park/Englewood | 0 | 1 | 1 | 0 | 2 | **4** |
| Boothill | 0 | 0 | 0 | 8 | 8 | **16** |
| Cathedral | 7 | 5 | 6 | 16 | 5 | **39** |
| Coronation Park | 0 | 2 | 1 | 1 | 14 | **18** |
| Dewdney East | 1 | 1 | 2 | 183 | 213 | **400** |
| Dieppe | 0 | 1 | 1 | 3 | 5 | **10** |
| Downtown/Centre Square | 0 | 0 | 2 | 0 | 29 | **31** |
| Eastview | 0 | 3 | 2 | 4 | 7 | **16** |
| Gladmer Park | 0 | 0 | 0 | 57 | 0 | **57** |
| Heritage | 6 | 0 | 14 | 47 | 88 | **155** |
| Hillsdale | 0 | 0 | 1 | 60 | 8 | **69** |
| Lakeview | 6 | 3 | 6 | 10 | 12 | **37** |
| McNab | 1 | 0 | 0 | 0 | 0 | **1** |
| Normanview | 0 | 1 | 0 | 0 | 2 | **3** |
| Normanview West | 0 | 0 | 0 | 1 | 0 | **1** |
| Northeast | 1 | 0 | 34 | 5 | 11 | **51** |
| North Central | 5 | 0 | 32 | 2 | 0 | **39** |
| Prairie View | 0 | 0 | 1 | 0 | 3 | **4** |
| Regent Park | 0 | 1 | 0 | 0 | 2 | **3** |
| Rosemont/Mount Royal | 2 | 1 | 4 | 11 | 8 | **26** |
| Walsh Acres/ Lakeridge/Gardenridge | 0 | 2 | 1 | 0 | 1 | **4** |
| Warehouse District | 0 | 1 | 0 | 0 | 0 | **1** |
| Whitmore Park | 1 | 4 | 3 | 1 | 7 | **16** |
| **Total Units** | **40** | **45** | **338** | **419** | **456** | **1,298** |

**Figure 4.8 New housing units in Established Area neighbourhoods, 2021 to 2025**
Source: City of Regina Data

# 5 Non-Residential Development Indicators

Non-residential development, including commercial, industrial, office and institutional land uses, plays a critical role in a city's economic landscape. These land uses often generate new jobs, which can drive housing demand and construction activity.

## 5.1 VALUE OF BUILDING PERMITS

Figure 5.1 illustrates the value of construction for new principal[19] use, broken down by permit type, between 2021 and 2025 in both the Established Area and Greenfield Area. Over this period, established areas experienced relatively stable permit volumes, although construction values fluctuated. In contrast, greenfield areas reported fewer permits and lower construction values.

| Year | Category | Established Area # of Permits | Established Area Value of Construction | Greenfield Area # of Permits | Greenfield Area Value of Construction |
|---|---|---|---|---|---|
| **2021** | **Total** | **28** | **$46,916,274** | **14** | **$18,861,362** |
| | Commercial | 26 | $39,116,274 | 10 | $14,722,200 |
| | Industrial | 0 | $0 | 1 | $601,443 |
| | Institutional | 2 | $7,800,000 | 3 | $3,537,719 |
| **2022** | **Total** | **29** | **$37,910,500** | **11** | **$56,858,500** |
| | Commercial | 21 | $18,176,739 | 6 | $21,614,500 |
| | Industrial | 2 | $765,860 | 0 | $0 |
| | Institutional | 6 | $18,967,901 | 5 | $35,244,000 |
| **2023** | **Total** | **20** | **$118,746,970** | **10** | **$54,662,100** |
| | Commercial | 16 | $68,639,970 | 7 | $16,734,100 |
| | Industrial | 1 | $110,000 | 1 | $36,000,000 |
| | Institutional | 3 | $49,997,000 | 2 | $1,928,000 |
| **2024** | **Total** | **27** | **$129,052,500** | **12** | **$32,069,000** |
| | Commercial | 20 | $51,885,000 | 10 | $31,319,000 |
| | Industrial | 3 | $2,190,000 | 2 | $750,000 |
| | Institutional | 4 | $74,977,500 | 0 | $0 |
| **2025** | **Total** | **14** | **$30,192,024** | **13** | **$65,144,635** |
| | Commercial | 9 | $19,564,000 | 11 | $50,528,324 |
| | Industrial | 2 | $3,730,000 | 0 | $0 |
| | Institutional | 3 | $6,898,024 | 2 | $14,616,311 |
| **2021-2025 Total** | **All Types** | **118** | **$362,818,268** | **60** | **$227,595,597** |

**Figure 5.1 Value of construction by type of new principal use non-residential developments, 2021 to 2025**
Source: City of Regina Data

[19] The term "principal use" refers to the means the primary use and purpose of land or a structure.

Figure 5.2 illustrates the total construction value for non-residential principal use permits across the Greenfield Area and Established Area from 2021 to 2025.

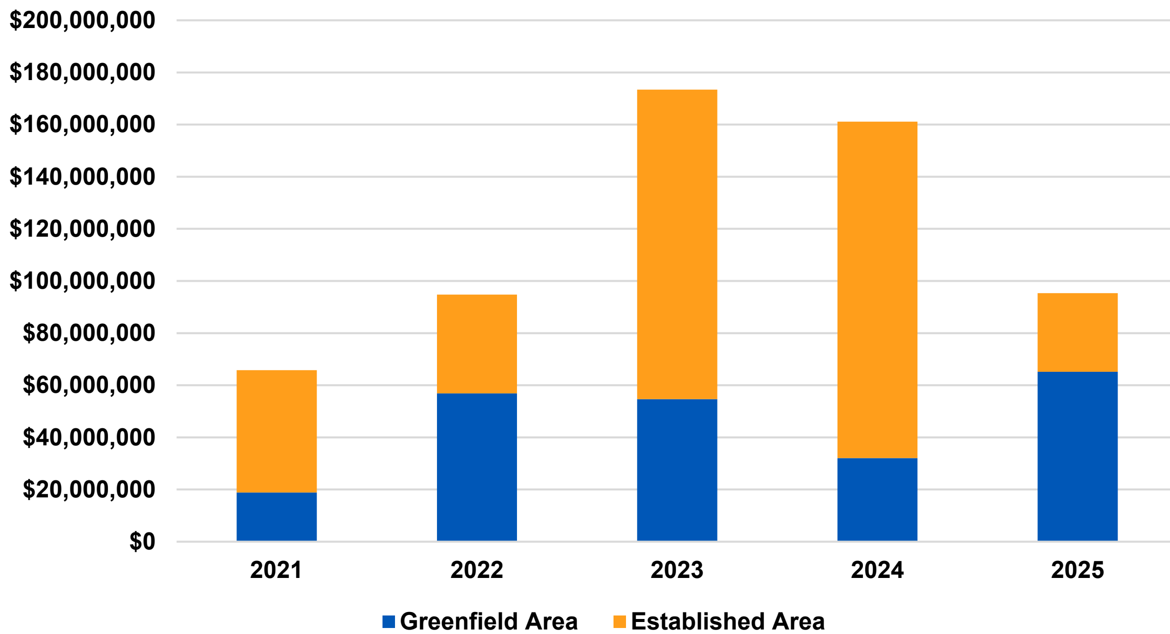



**Figure 5.2 Total value of construction for new principal use non-residential developments, 2021 to 2025**
Source: City of Regina Data

Figure 5.3 on the next page maps the distribution of gross floor area added through these non-residential building permits across neighbourhood and industrial areas in 2025. The highest levels of activity were observed in the Ross Industrial (Established Area) and Aurora areas (Greenfield Area).

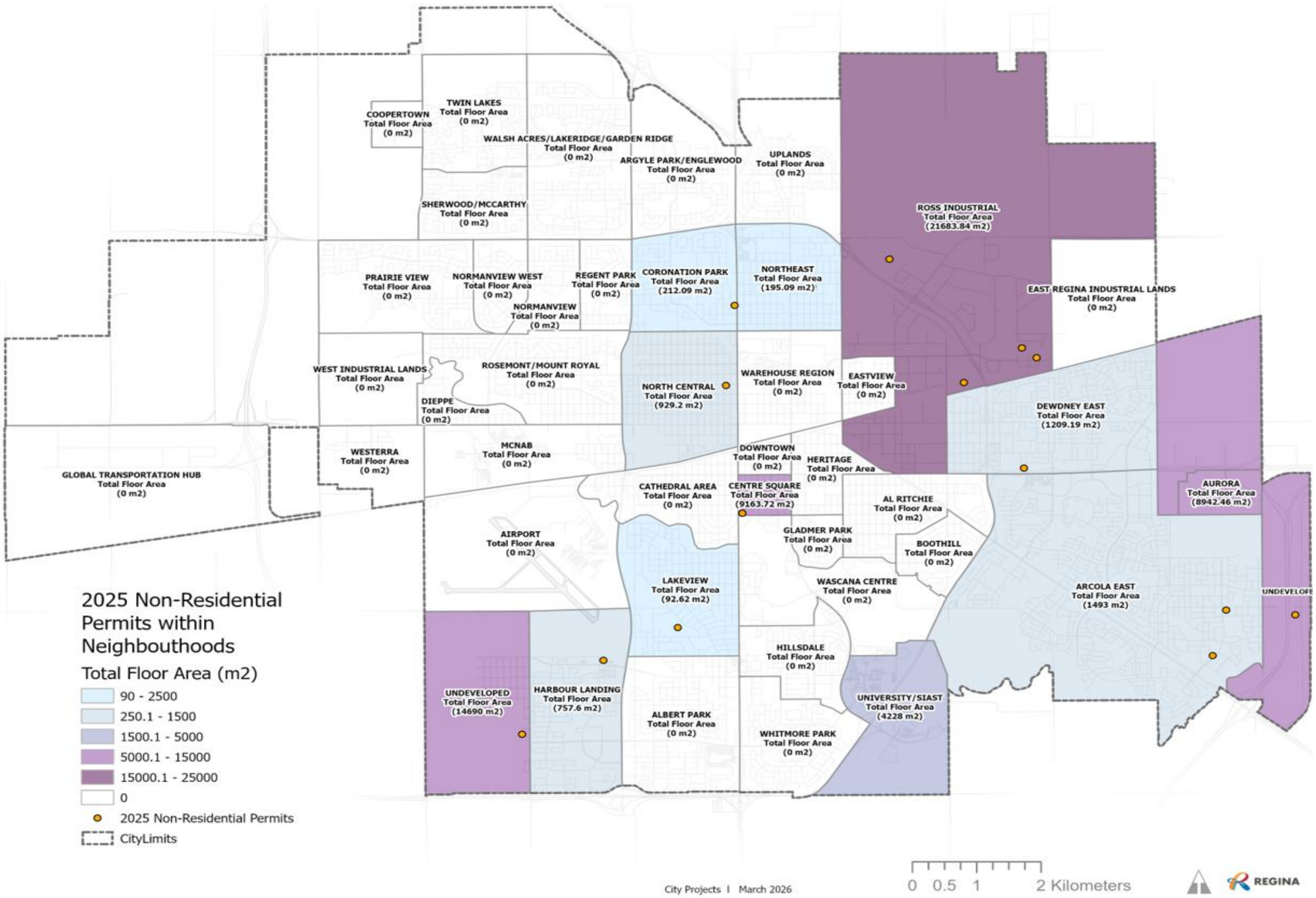



**Figure 5.3 Gross floor area added through the non-residential developments across neighbourhoods and industrial areas, 2025**
Source: City of Regina Data

## 5.2 INDUSTRIAL MARKET

The latest Colliers Regina Industrial Market Report indicates that Regina's industrial space vacancy rate was 2.3 per cent in Q1 2026, representing a slight year-over-year decrease from Q1 2025.

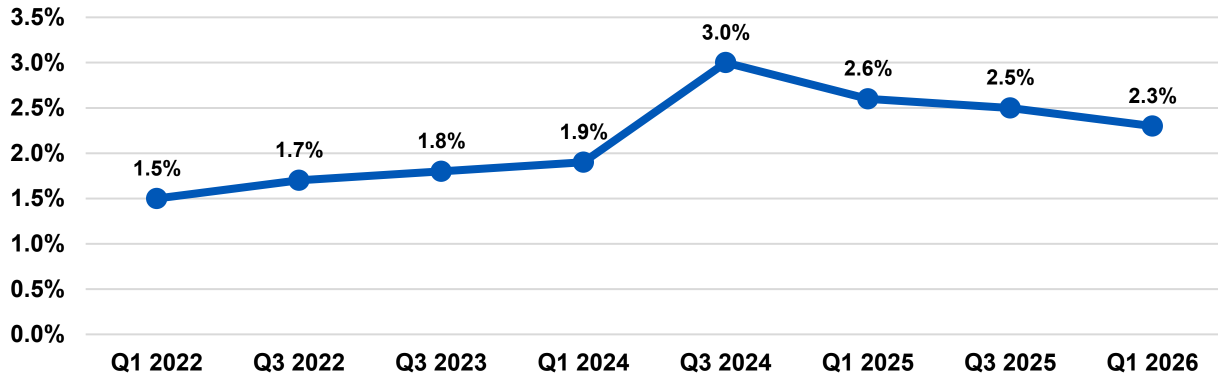



**Figure 5.4 Industrial vacancy rate, 2022 to 2026**
Source: Colliers Regina Industrial Market Report (various editions)

Below, Regina's latest industrial space vacancy rate is compared with other prairie province cities based on data from Colliers Q1 2026 National Market Snapshot.

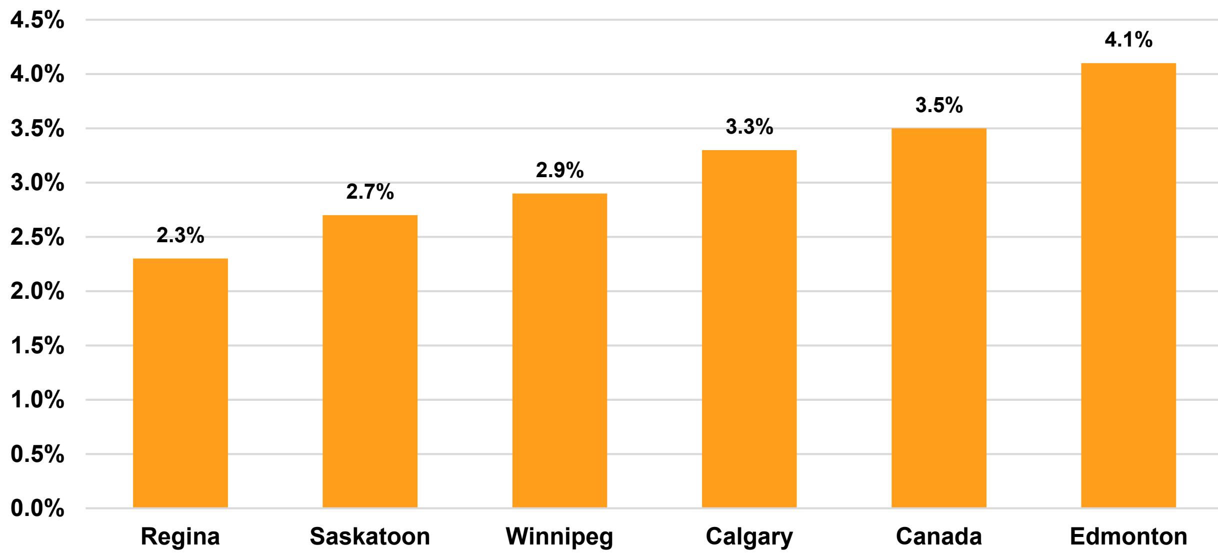



**Figure 5.5 Industrial vacancy rate in prairie province cities, Q1 2026**
Source: Colliers Q1 2026 National Market Snapshot

The Colliers Q1 2026 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 5.6 shows that asking rental rates for industrial space across the Regina region range from

$11.50 per square foot in West Regina to $14.51 per square foot in the RM of Sherwood.

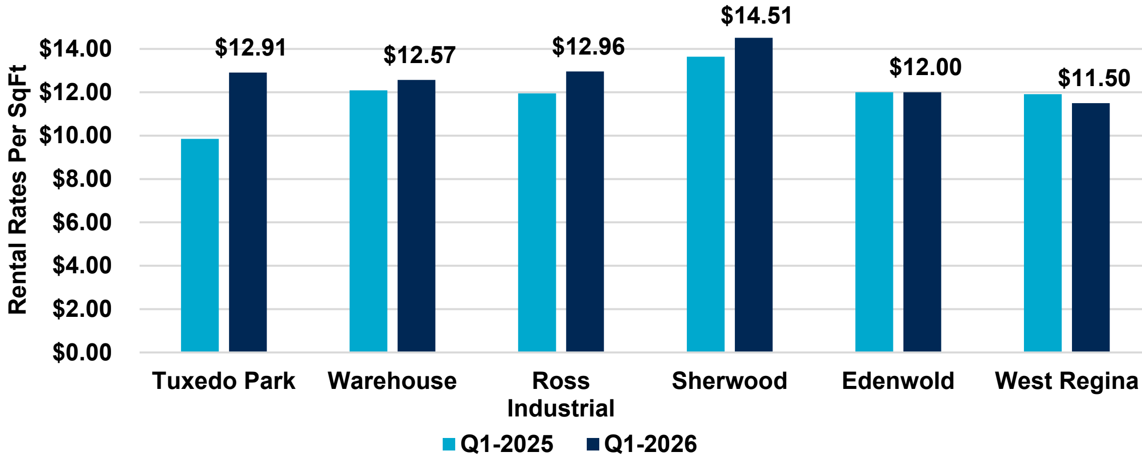



**Figure 5.6 Industrial space rental rates (asking price) per square foot by market, Q1 2025 to Q1 2026**
Source: Colliers Q1 2025 Regina Industrial Market Report, Colliers Q1 2026 Regina Industrial Market Report

Figure 5.7 shows the per acre asking price for serviced industrial land, which ranges from approximately $214,000 in the RM of Sherwood to $682,000 in the Regina Warehouse District area.

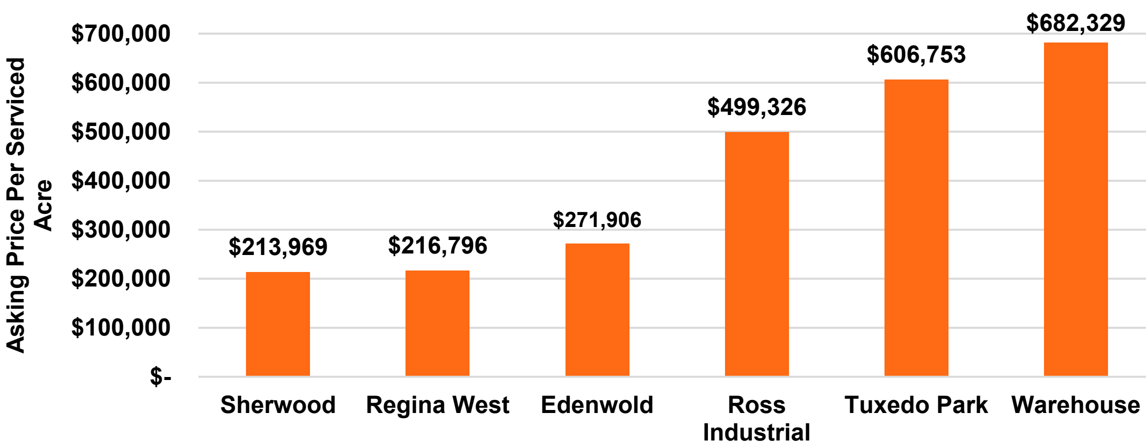



**Figure 5.7 Industrial land asking price per serviced acre by market, Q1 2026**
Source: Colliers Q1 2026 Regina Industrial Market Report

Colliers Q1 2026 Regina Industrial Market Report summarizes that “limited new supply continues to keep quality industrial space scarce, meaning low vacancy and firm pricing across much of the market, especially for well-located properties.” Additionally, the report suggests “land within the city also remains limited and continues to command stronger prices than in surrounding RM areas.”

## 5.3 OFFICE MARKET

The OCP recognizes the 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 in Figure 5.8 and Figure 5.9:

- 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[20] development to be located in the Downtown/Central City Office Area, as identified on Map 6 – Office Areas (Appendix E).
- OCP Policy 7.33: Development or rezoning to accommodate a medium-sized office building within an identified Urban Centre (Appendix E) should not proceed if the Downtown vacancy rate, as interpreted by the City, exceeds 6.5 per cent, unless waived by City Council.

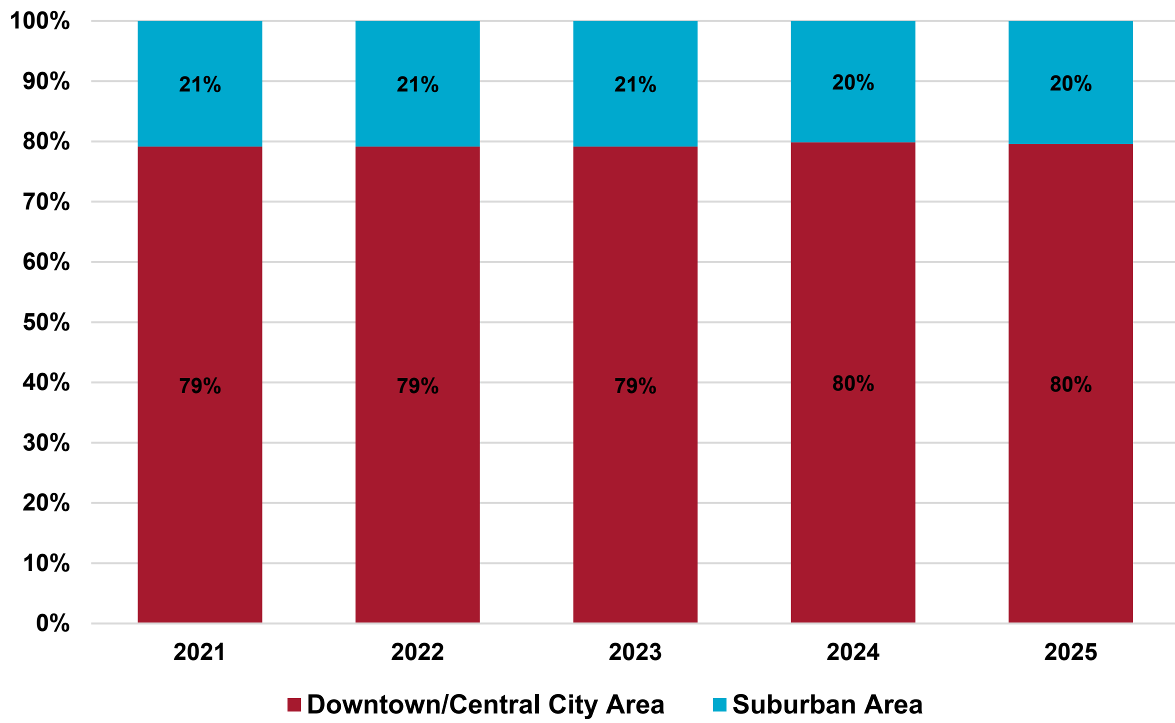



**Figure 5.8 Distribution of office areas (square metres of floor area), 2020 to 2024**
Source: City of Regina Permitting Data and Commercial Realtor Reports

[20] 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".

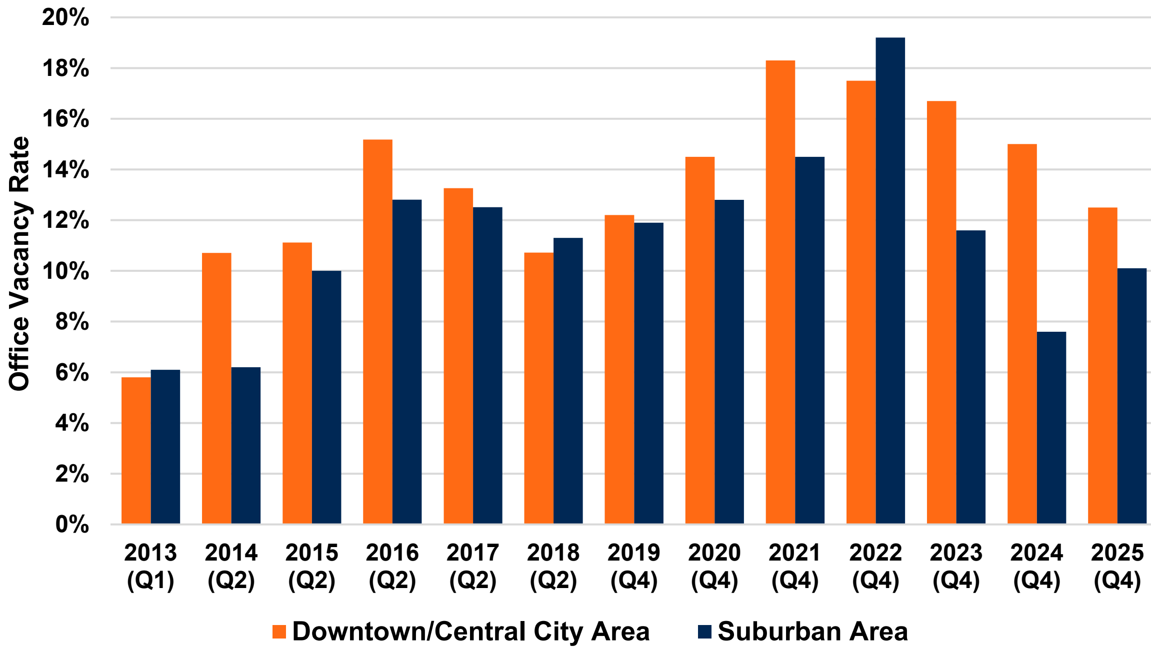
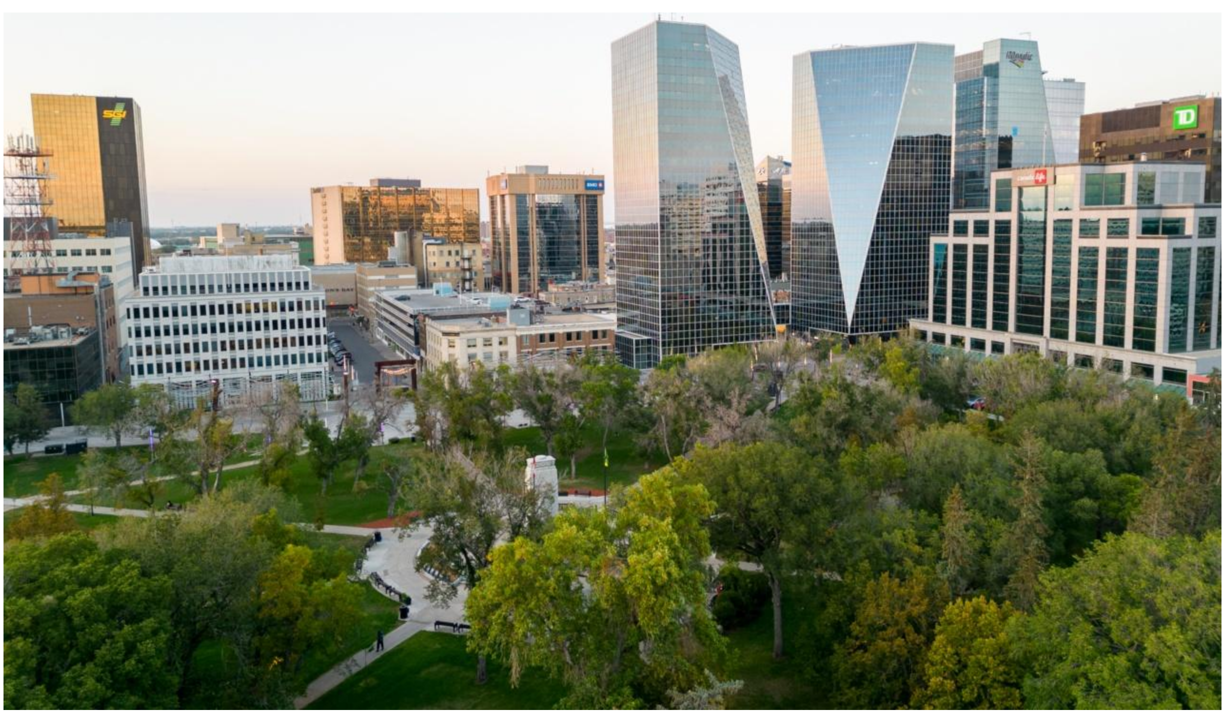



**Figure 5.9 Office vacancy rate, 2013 to 2025**
Source: Colliers Regina Office Reports

Figure 5.10 illustrates the distribution of medium and major office space across the city as of the end of 2025.



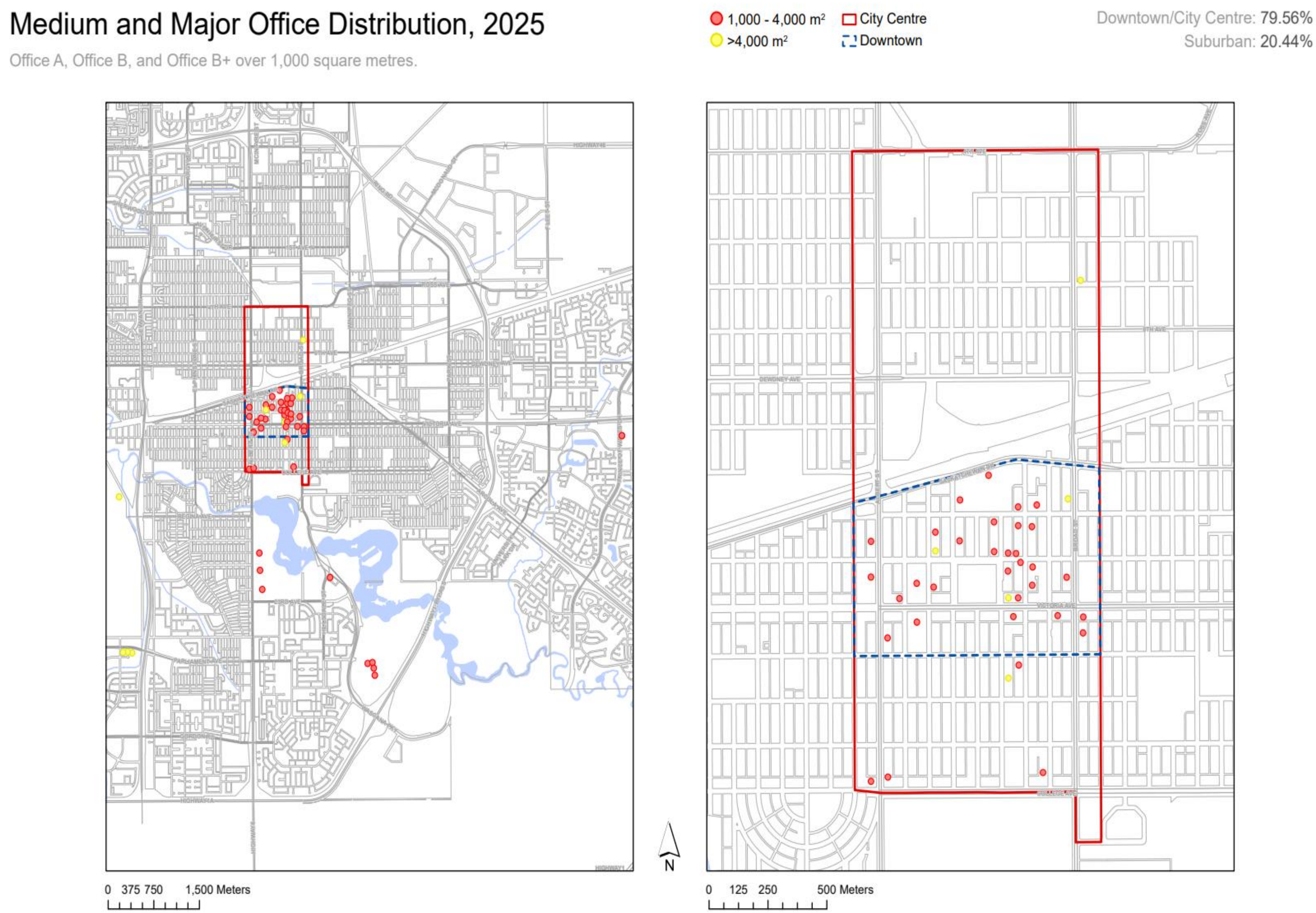



**Figure 5.10 Distribution of squares metres (m$^2$) of medium and major office space, 2025**
Source: City of Regina Data

## 5.4 CITY CENTRE INCENTIVE PROGRAM

The City Centre Incentive Program (CCIP) provides grant and tax exemption incentives to encourage private investment towards economic growth, fostering vibrancy and infill in priority areas within the City Centre. The program comprises a grant stream supporting storefront improvements and tenant fit-up projects, along with a tax exemption stream to encourage the redevelopment of chronically vacant properties. A total of 22 applications were submitted for the 2025 intake year, representing more than $3.1 million in proposed construction value.

| Application Status | Storefront Improvement Applications | Tenant Fit-up Applications | Tax Incentive Applications |
|---|---|---|---|
| Complete and determined eligible | 5 | 4 | 0 |
| Ineligible | 6 | 7 | 0 |
| **Total Applications** | **11** | **11** | **0** |

**Figure 5.11 2025 CCIP applications by status and type, 2025**
Source: City of Regina Data

Of the applications submitted, nine were deemed complete and committed for funding, as summarized in Figure 5.12.

| Applicant | Location | Grant Stream | Project Description | Funding Awarded |
|---|---|---|---|---|
| Creative City Centre Inc. | 1819 Cornwall Street (Downtown) | Storefront Improvement and Tenant Fit-up | Interior renovations to develop a non-profit, multi-purpose facility, including gallery, art studio, event space, office and recording studio uses. Exterior improvements include lighting, signage, and accessibility upgrades such as automated doors, steps and ramp access. | $100,000 |
| Munch Café Inc. | 2400 13th Avenue (Downtown) | Tenant Fit-up | Interior fit-up of a non-profit restaurant providing food service training and employment opportunities for adults with cognitive disabilities. | $35,447 |
| 1455 Rose Street Holdings Ltd. | 1455 Rose Street (Warehouse) | Tenant Fit-up | Interior development of a medical facility offering imaging, procedures, consultations, treatment, medication services and education space for medical residents and students. | $50,000 |
| Hillberg & Berk | 1450 Hamilton Street (Warehouse) | Storefront Improvement | Exterior façade improvements, including lighting, signage, murals and cladding, to enhance building appearance and support tenant attraction for the vacant portion of the building. | $29,350 |
| 102152303 Saskatchewan Corp. | 1247 Albert Street (Warehouse) | Storefront Improvement | Exterior upgrades, including lighting, planters, signage and façade restoration, to preserve building character and support a restaurant relaunch. | $15,721 |
| Homeboy's Holdings Ltd. | 1620 Albert Street (Warehouse) | Storefront Improvement and Tenant Fit-up | Interior and exterior improvements to support the relocation of a tattoo studio, including tenant fit-up and façade enhancements such as signage, lighting, mural work and awnings. | $19,482 |
| AN Architecture Ltd. | 2837 Saskatchewan Drive (Cathedral) | Storefront Improvement | Exterior improvements, including lighting, signage, windows, cladding, and paintwork, to revitalize vacant units and support office relocation. | $50,000 |
| | | | **Total** | **$300,000** |

**Figure 5.12 CCIP grant recipients, 2025**

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, amenities, services 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

Execution of servicing agreement and subdivision approval

Infrastructure servicing and lot grading

Lot sales

Issuance of building permits and construction

Residents and families move into homes

## 6.1 STATUS OF NEW NEIGHBOURHOODS

Figure 6.1 illustrates the subdivision status of new neighbourhoods identified in the OCP Phasing Plan, based on land title registrations with Information Services Corporation.

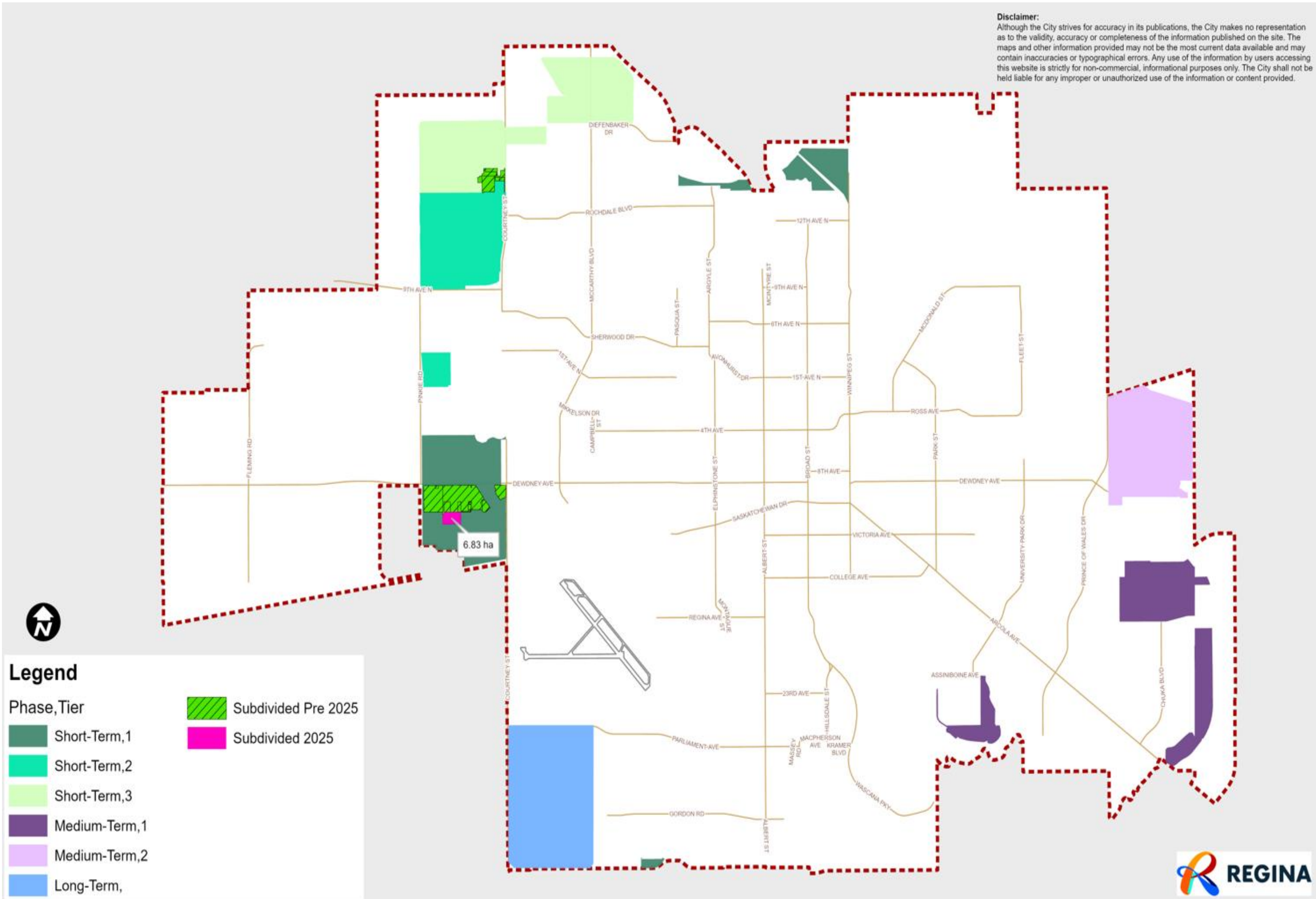



**Figure 6.1 Subdivision activity on "New Neighbourhood" designated land in the OCP Phasing Plan**
Source: City of Regina Data

In 2025, approximately 47 hectares of land were included in executed servicing agreements in greenfield neighbourhoods and growth areas. This represents the highest annual amount since 2016. With servicing agreements approved on these lands, developers may begin to register titles for lots and proceed with site servicing.

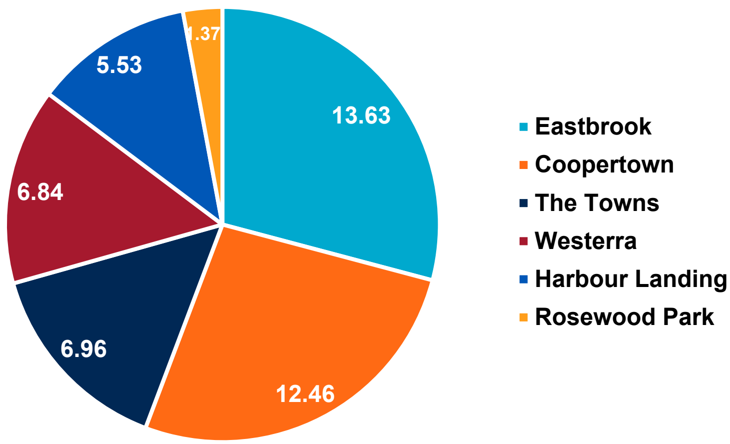



**Figure 6.2 Hectares in greenfield neighbourhoods included in executed servicing agreements, 2025**
Source: City of Regina Data

Current historical averages for annual hectares of land included in executed servicing agreements are as follows:

- 5-year average (2021 to 2025) – 26 hectares
- 10-year average (2016 to 2025) – 23 hectares
- 20-year average (2006 to 2025) – 60 hectares
- 30-year average (1996 to 2025) – 54 hectares

Figure 6.3 breakdowns annual hectares of land included in executed servicing agreements by land use type over the last five years. Figure 6.4 provides a longer-term summary.

| | Residential and Commercial | Industrial | Institutional | Other | Total |
|---|---|---|---|---|---|
| **2021** | 17.90 | | | | **17.90** |
| **2022** | 21.18 | | | 13.27 | **34.45** |
| **2023** | 4.44 | | 4.77 | | **9.21** |
| **2024** | 12.60 | | 7.40 | | **20.00** |
| **2025** | 46.79 | | | | **46.79** |
| **Total** | **102.91** | | **12.17** | **13.27** | **128.35** |

**Figure 6.3 Breakdown of annual greenfield hectares in executed servicing agreements, 2021 to 2025**
Source: City of Regina Data

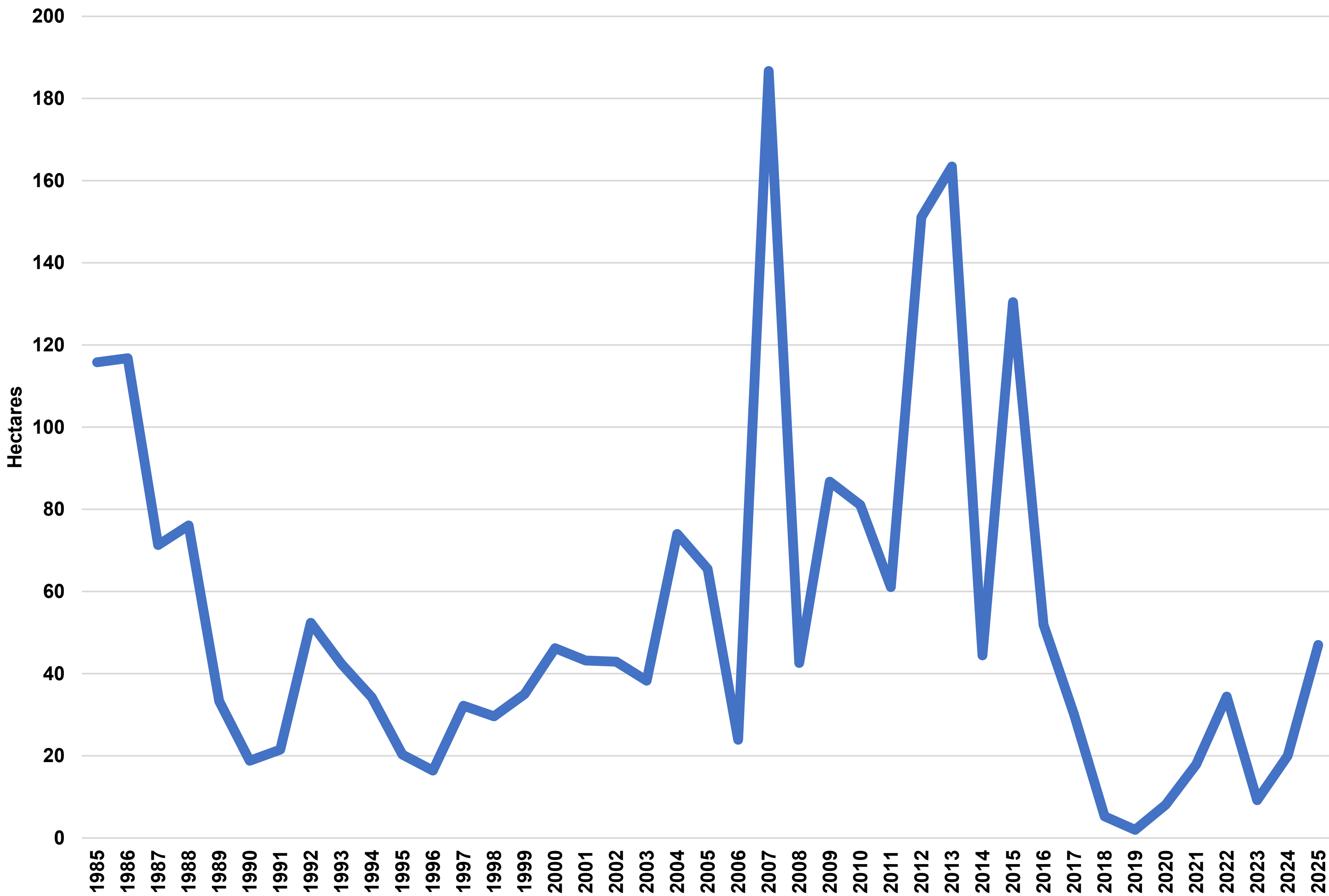



**Figure 6.4 Breakdown of annual greenfield hectares subdivided, 1985 to 2025**
Source: City of Regina Data

## 6.2 SHOVEL-READY RESIDENTIAL GREENFIELD LOTS

Figure 6.5 provides an estimated inventory of new housing 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 unit(s). This data was compiled by reviewing and cross-referencing greenfield lot sale listings, recent 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.

| | Single-Detached Units | Semi-Detached Units | Townhouse Units | Apartment Units | Total |
|---|---|---|---|---|---|
| **Rosewood Park** | | | 62 | 186 | **248** |
| **Fairways West** | 1 | | | | **1** |
| **Skyview** | 3 | | | | **3** |
| **Maple Ridge** | 16 | | | | **16** |
| **Hawkstone** | 3 | | 34 | | **37** |
| **Westerra** | 38 | 5 | | | **43** |
| **Harbour Landing** | 49 | 13 | 41 | 327 | **430** |
| **Kensington Greens** | 29 | 18 | | | **47** |
| **The Towns** | 66 | 24 | 17 | | **107** |
| **Eastbrook** | 41 | | | | **41** |
| **The Creeks** | 25 | | | | **25** |
| **The Greens** | 40 | | | 65 | **105** |
| **Total Units** | **311** | **60** | **154** | **578** | **1,103** |

**Figure 6.5 Inventory of new dwelling units on 'shovel-ready' lots in greenfield neighbourhoods, June 2026**
Source: City of Regina Data

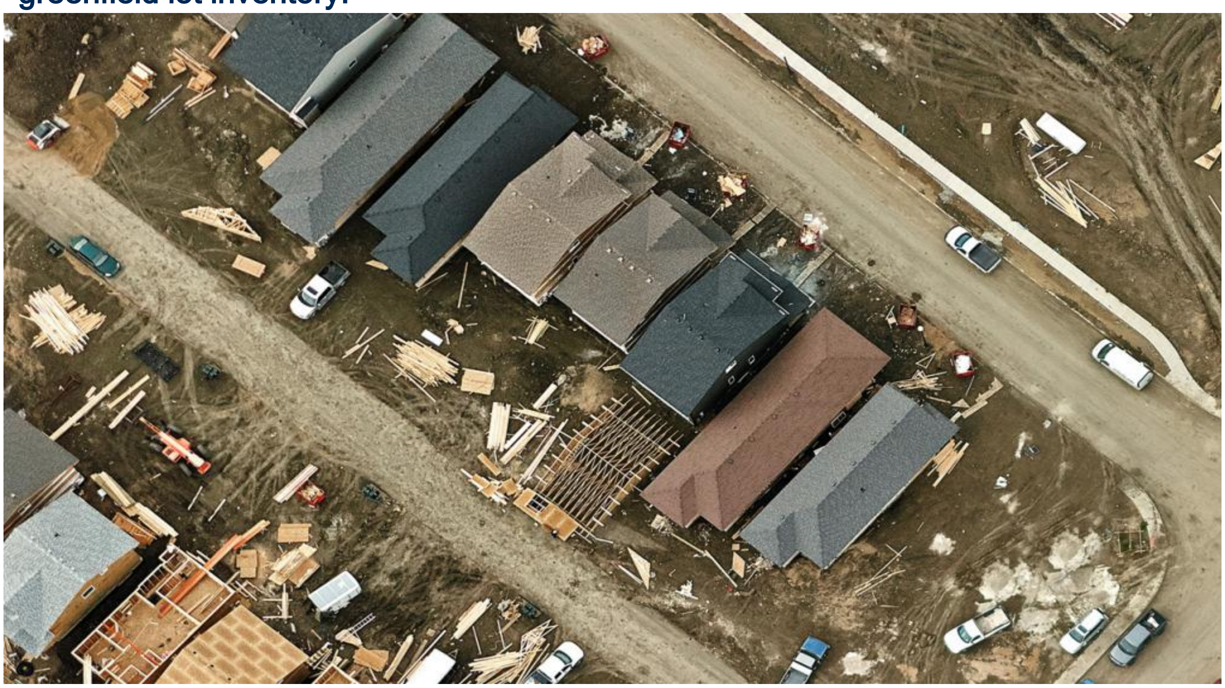
This data can be compared with building permit activity trends presented in Section 4.1 to project the amount of new housing stock that may enter the market in the short -term, assuming economic and other conditions remain stable. It should be noted that the inventory presented in Figure 6.5 does not include accessory units (e.g. secondary suites) , which accounted for 295[21] of the housing units approved within greenfield neighbourhoods in 2025. As the timing of accessory unit development is unpredictable and largely driven by individual homeowners, these units have been excluded from the inventory supply calculation.

It is estimated that Regina currently has approximately 1.25 years of supply of housing units that could be developed on shovel-ready lots in greenfield neighbourhoods. This estimate is based on a comparison between an assumed annual demand of 884 units, calculated as the five-year average of new greenfield dwelling units constructed (excluding accessory units), and an estimated supply of 1,103 units, as illustrated in Figure 6.5. Of these, it is estimated that:

**Single- and semi-detached units account for 34% of the units in the greenfield lot inventory.**

**Townhome units account for 14% of the units in the greentfield lot inventory.**

**Apartment units account for 52% of the units in the greenfield lot inventory.**



[21] Includes both approved permits for standalone accessory units constructed after a principal single-detached unit was built and secondary suites built at the same time as a single-detached unit.

## 6.3 FUTURE GREENFIELD RESIDENTIAL LOT INVENTORY

The ‘shovel-ready’ inventory of greenfield lots and the associated estimated housing units discussed in the previous section represent potential immediate additions to the housing supply. The primary factor affecting when these units will become available is the pace of the construction process. This section shifts focus to the next layer of supply: potential near-term housing inventory in undeveloped greenfield neighbourhoods and future phases within currently developing areas.

Figure 6.6 presents an estimate of the number of housing units that could be added to the city’s housing stock once these next phases of greenfield development are advanced through the necessary servicing, planning and approval processes. Note, this estimate is based on available information and several servicing assumptions. Accordingly, any areas with major servicing constraints or without known development plans are excluded.

<table>
<tr><th>Neighbourhood</th><th>Estimated Housing Units</th><th>Notes</th></tr>
<tr><td>Rosewood Park, Phase 2</td><td>450</td><td rowspan="2">These areas have City-approved concept plans and require the Northwest Regional Wastewater Lift Station (NRWLS), which is expected to be completed by 2029, to provide a permanent wastewater solution to support full build-out of the neighbourhoods.<br><br>The estimated units for Coopertown, Phase 1 are based on the Phase 1 Concept Plan. For Rosewood Park, Phase 2, the estimate is based on assumptions derived from the Rosewood Park Concept Plan and available information for Phase 2. Note, each of these areas includes additional development phases beyond those reflected in this table.</td></tr>
<tr><td>Coopertown, Phase 1</td><td>2,042</td></tr>
<tr><td>Westbrook</td><td>745</td><td>Development of this area is contingent on completion of the NRWLS, which is required to provide wastewater servicing capacity. While concept plans and regulatory approvals have not yet been obtained from the City, these processes may be initiated in the near-term so that lots can begin to be serviced and become available upon completion of the NRWLS.<br><br>The estimated unit yield is based on the full extent of the development area.</td></tr>
</table>

| Neighbourhood | Estimated Housing Units | Notes |
|---|---|---|
| **Hawkstone*[22]** | 919 | Each of these areas has an approved City concept plan, is located adjacent to serviced and developing greenfield neighbourhoods and represents either the next phase of residential development or the remaining unsubdivided portion of an active development stage. As a result, subdivision and servicing timelines for new lots may be shorter compared to neighbourhoods where development has not yet commenced.<br><br>Estimates are based on available information, including concept plans and, where necessary, land use density assumptions. |
| **Kensington Greens*** | 344 | |
| **Westerra, Phase 1, Stage 2*** | 546 | |
| **Harbour Landing South*** | 110 | |
| **Eastbrook, Phase 5, Stage 2*** | 113 | |
| **Total:** | **5,269** | |

**Figure 6.6 Projected new housing units in future (undeveloped land) greenfield neighbourhoods**
Source: City of Regina Data, Neighbourhood Concept Plans

[22] Areas marked with an asterisk (*) in Figure 6.6 represent the remaining unsubdivided residential land within a given phase or stage in a neighbourhood. For example, the estimates for “Westerra, Phase 1, Stage 2” reflect only the portion of the development that has not yet been subdivided.

# 7 Underutilized Land Development Indicators

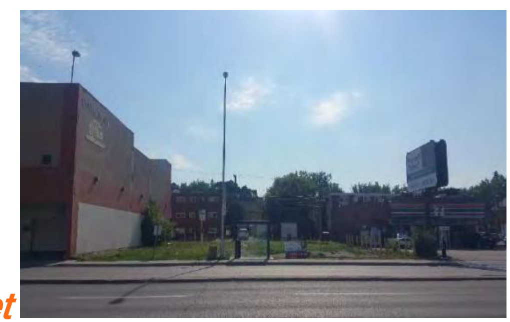
Underutilized lands refer to sites in established neighbourhoods that do not have active land uses or amenities, including vacant lots and standalone surface parking lots.

Promoting 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. Examples of underutilized lands are shown below.

*1341 Retallack Street*

*2151 Broad Street*



*1801 Rose Street*

## 7.1 UNDERUTILIZED LAND INVENTORY – VACANT LOTS

The City recently updated the Underutilized Land Inventory created in 2018 as part of the Underutilized Land Study that informed the Underutilized Land Improvement Strategy (ULIS). As of March 2026, the Underutilized Land Inventory has a total of 715 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).

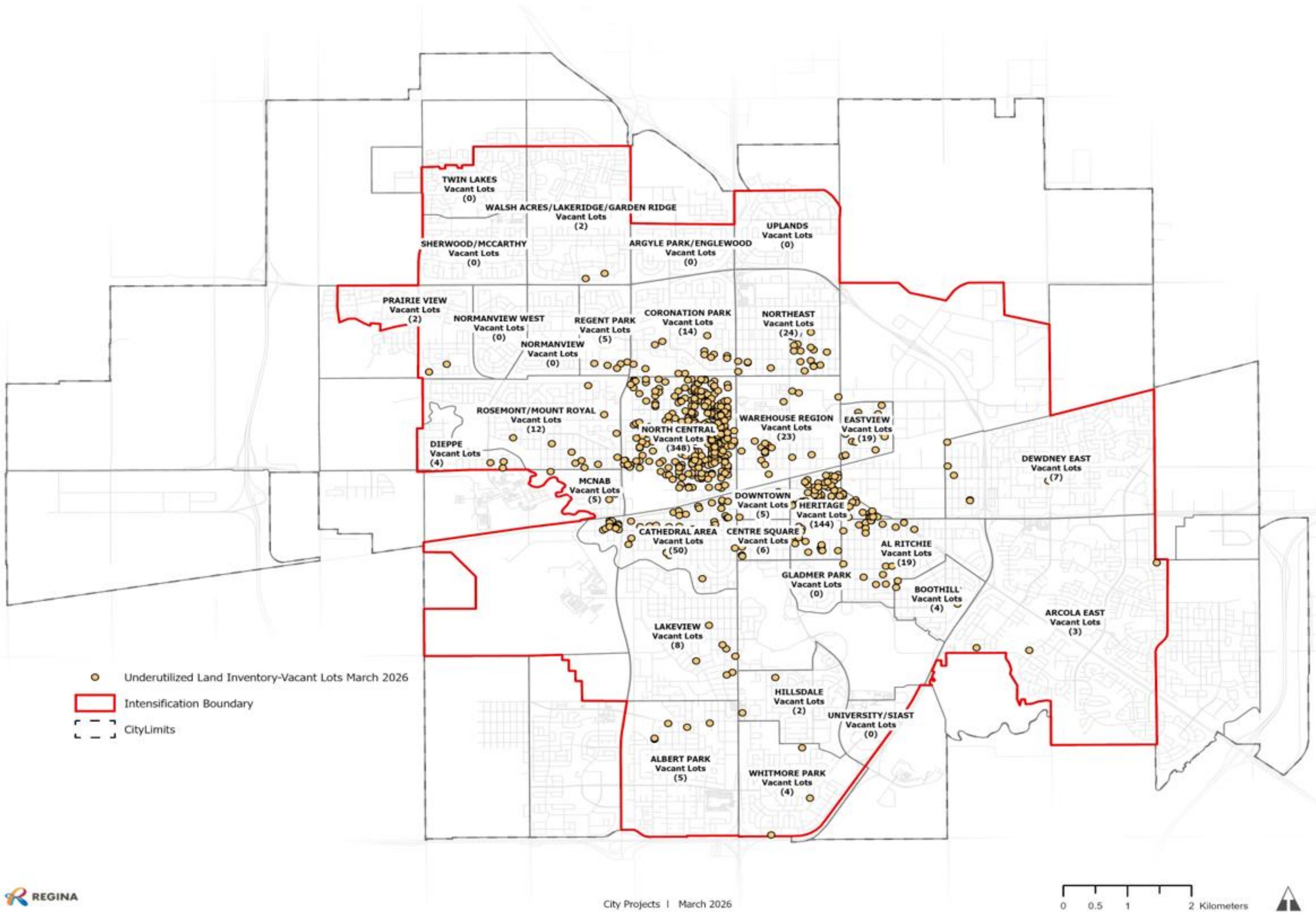



**Figure 7.1 Underutilized Land Inventory Vacant Lots, March 2026**
Source: City of Regina Data

## 7.2 UNDERUTILIZED LAND INVENTORY – DEVELOPED LOTS

Figure 7.2 on the following page illustrates the development of vacant lots between 2020 and 2025. This map categorizes chronically 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[23] 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.

A total of 59 chronically vacant lots were developed over the past six years since implementation of the ULIS began. The development of these lots has contributed to increased housing supply, reduced underutilized land and contributed to the broader vibrancy and revitalization of established neighbourhoods. Projects constructed on these lots:

**Had a total building permit value of construction of $116.1 million.**

**Created 411 dwelling units.**

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

[23] The term "non-residential" refers to commercial (e.g. retail), industrial (e.g. warehousing facility) and institutional (e.g. school) land uses and buildings.

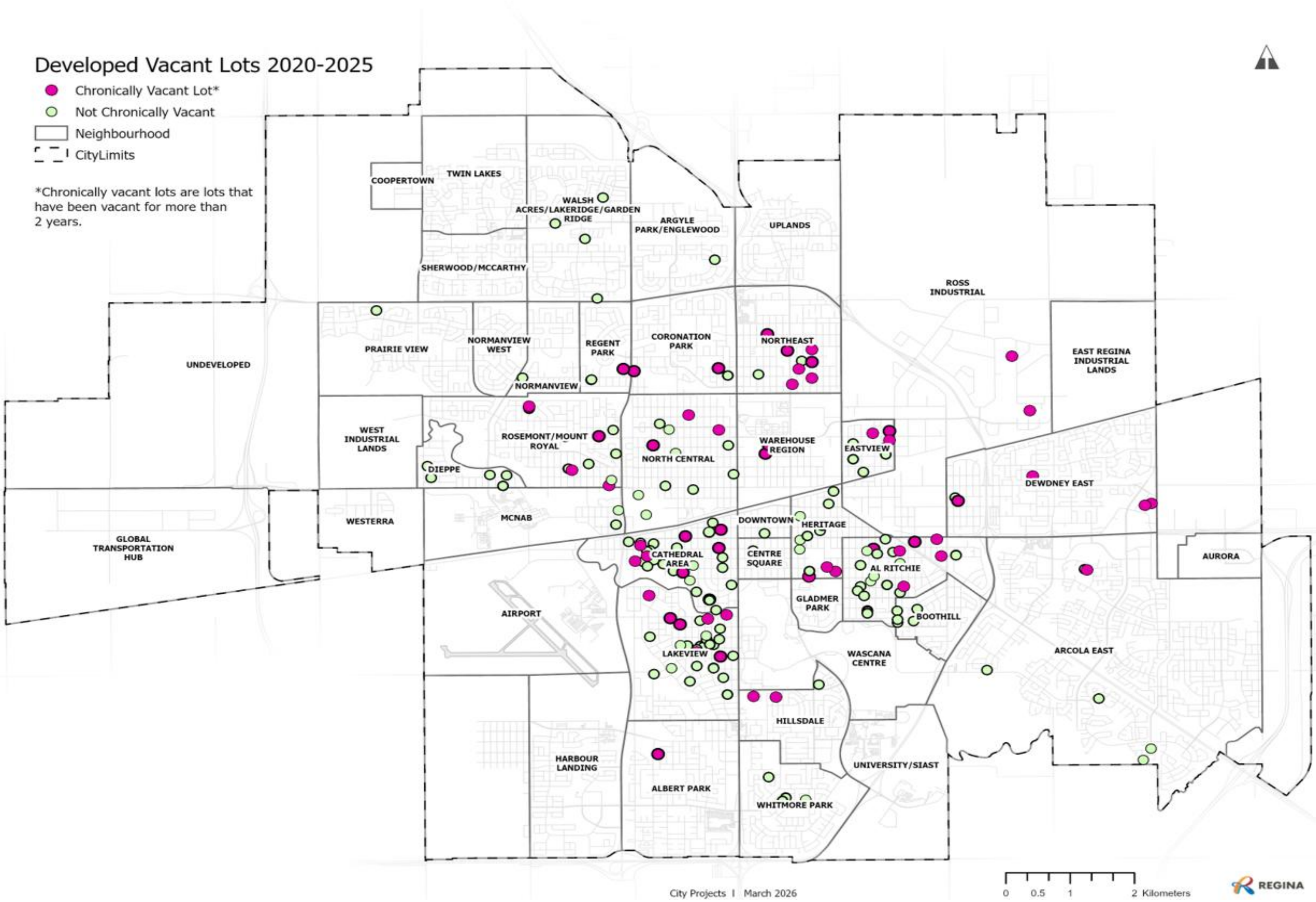



**Figure 7.2 Chronically Vacant Lots Development in Established Area Neighbourhoods, 2020 to 2025**
Source: City of Regina Data

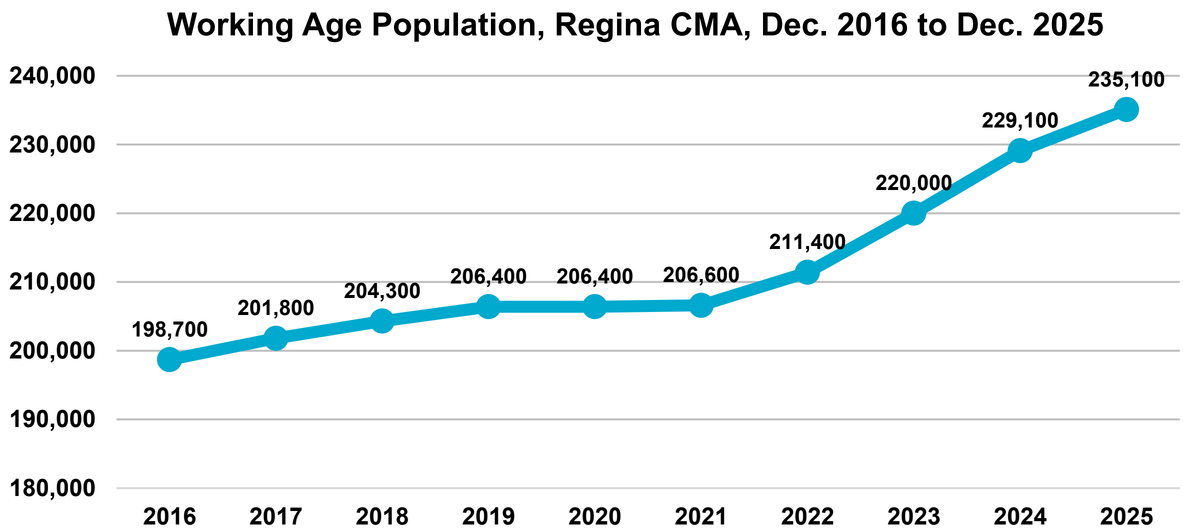
## 7.3 UNDERUTILIZED LAND IMPROVEMENT STRATEGY

The Underutilized Land Improvement Strategy includes a workplan of strategic actions to be implemented from 2020 to 2030. These actions are aimed at stimulating investment and facilitating development on underutilized sites within existing neighbourhoods by addressing barriers identified by builders, developers and stakeholders. The strategy emphasizes making infill development and intensification more attractive, financially viable, and recognized as a critical component of Regina's growth.

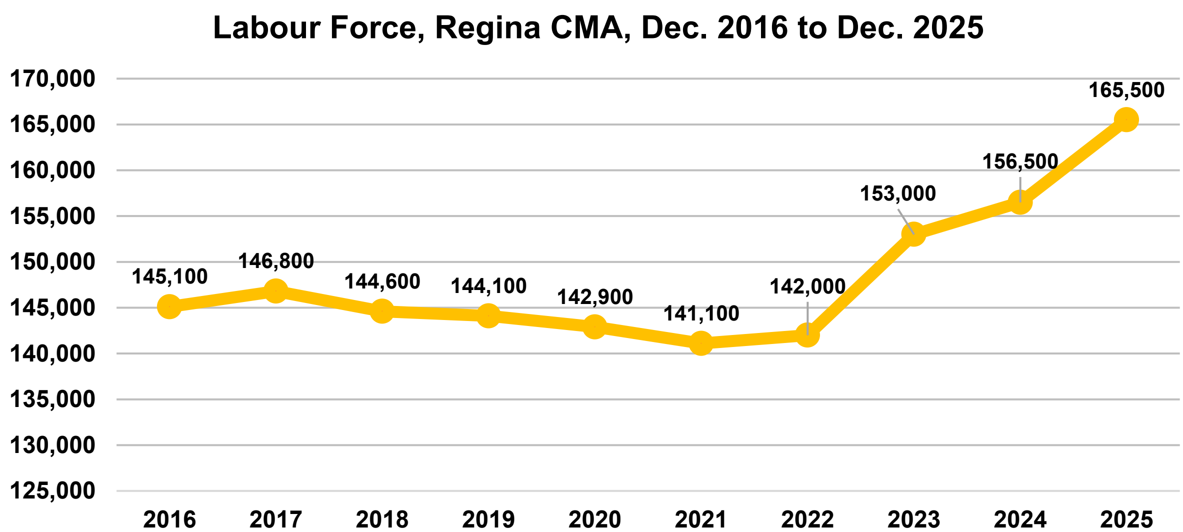
Recognizing the need for adaptability, the ULIS included a requirement for a five-year review. This review was undertaken through the 2025 ULIS Five-Year Review project, which updated the strategy to reflect current development challenges and incorporate stakeholder feedback on evolving barriers to development. The updated ULIS was approved by City Council in December 2025.

Since the strategy's implementation, six strategic actions were completed, while 40 actions were advanced and remain ongoing. Appendix F provides an overview of progress on ULIS strategic actions to date, while Appendix G outlines actions completed during the first five years of implementation.

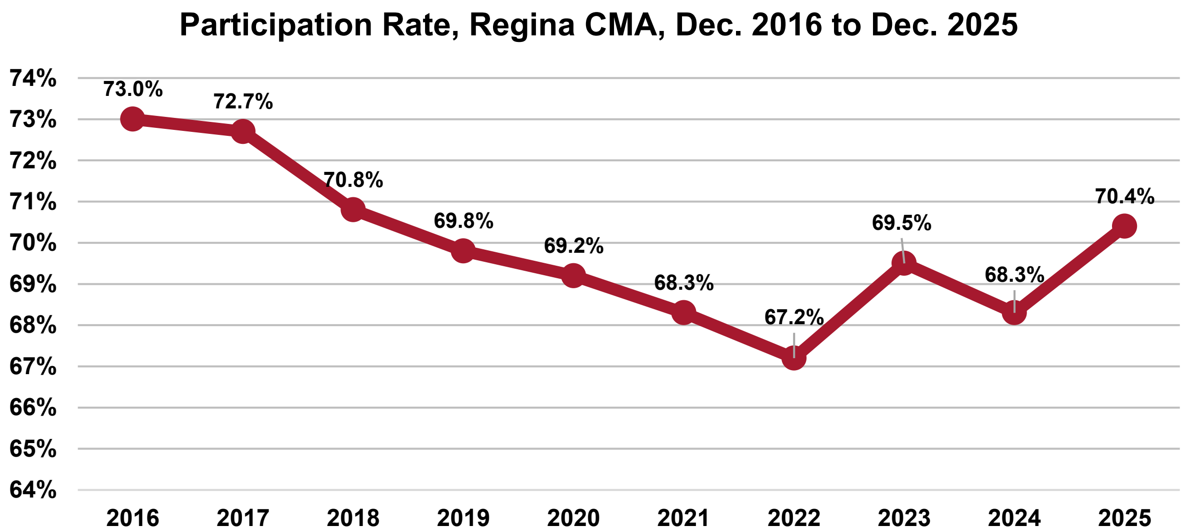
# Appendix A: Regina CMA Labour Force Stats, 2016-2025



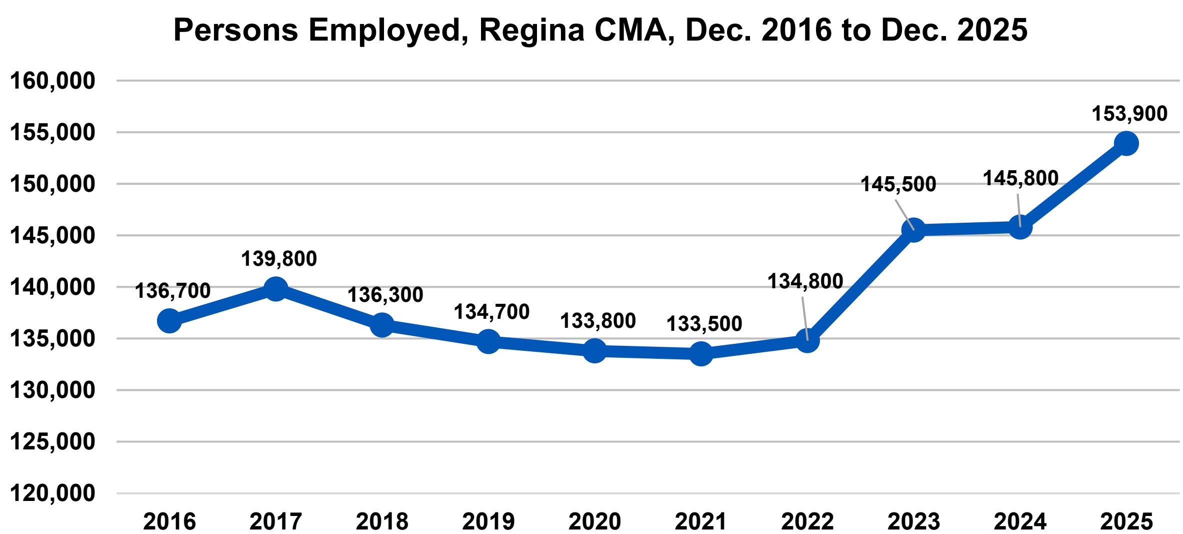

Source: Statistics Canada – Table 14-10-0459-01 (Seasonally Adjusted)
Note: Includes all population over the age of 15 years.



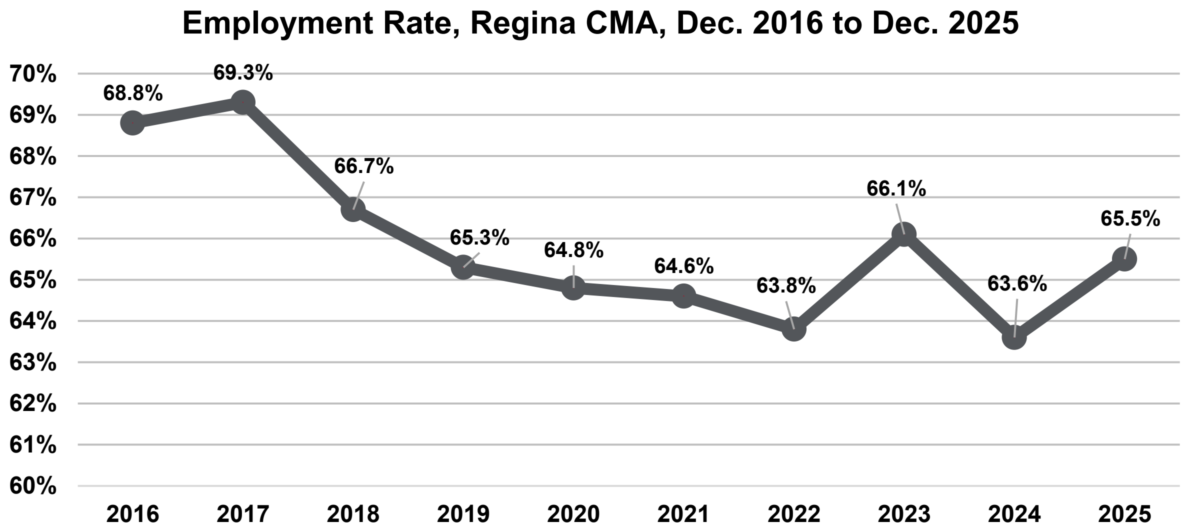

Source: Statistics Canada – Table 14-10-0459-01 (Seasonally Adjusted)
Note: Labour force is defined as the civilian noninstitutional population 15 years of age and over, who during the survey reference week, were employed or unemployed.



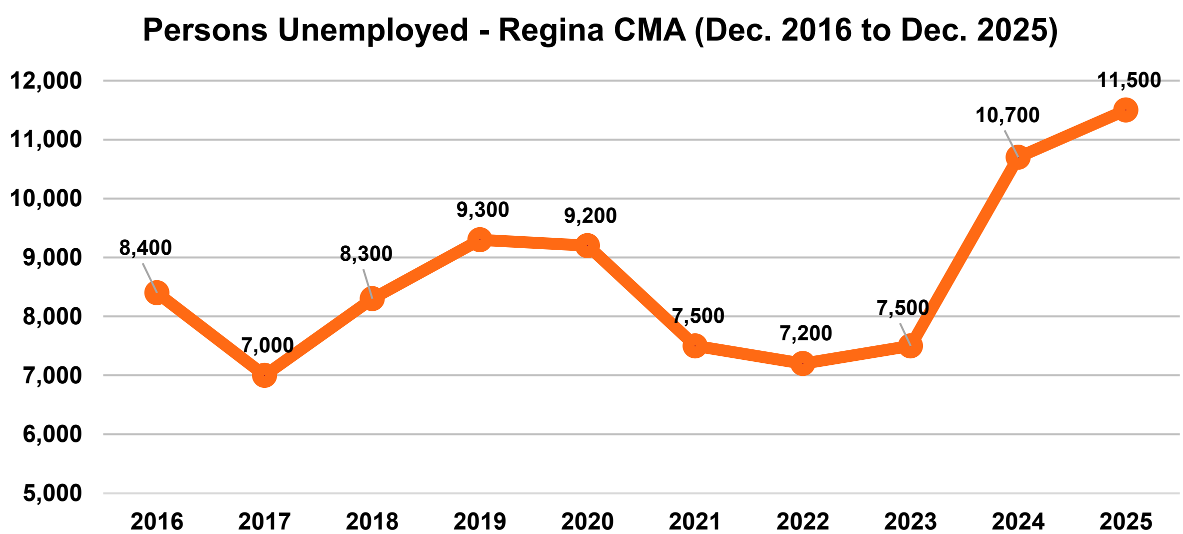

Source: Statistics Canada – Table 14-10-0459-01 (Seasonally Adjusted)
Note: Participation rate is defined as the number of labour force participants expressed as a percentage of the population 15 years of age and over.



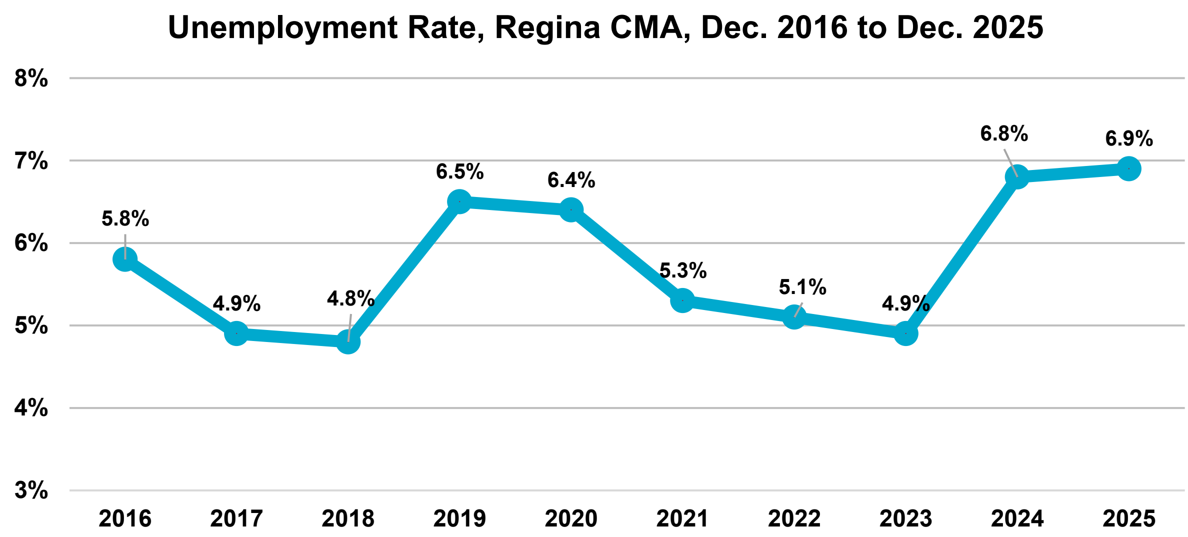

Source: Statistics Canada – Table 14-10-0459-01 (Seasonally Adjusted)
Note: Persons employed is defined as the number of persons who, during the reference week, worked for pay or profit, or performed unpaid family work or had a job but were not at work.




Source: Statistics Canada – Table 14-10-0459-01 (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 14-10-0459-01, 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 14-10-0459-01 (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** |
| **Citywide** | 3.3%[d][24] | $901[a] |
| **Central** | **[25] | $846[b] |
| **South: Lakeview/Albert Park** | 2.2%[c] | $927[a] |
| **South: Wascana/University** | 4.4%[d] | $911[a] |
| **East** | ** | $1,008[b] |
| **West** | 0%[c] | $1,031[a] |
| **Northeast** | 0%[c] | $1,019[b] |
| **Northwest** | ** | ** |

Source: CMHC Rental Market Report
Note: See Appendix C for a map of CMHC Zones

| | 1-Bedroom Unit (Townhouse and Apartment) | |
|---|---|---|
| | **Vacancy Rate** | **Avg. Rent** |
| **Citywide** | 3.4%[b] | $1,241[a] |
| **Central** | 3.6%[d] | $1,161[a] |
| **South: Lakeview/Albert Park** | 3.6%[b] | $1,308[a] |
| **South: Wascana/University** | 2.7%[a] | $1,258[a] |
| **East** | 4%[a] | $1,422[a] |
| **West** | 3.3%[c] | $1,176[a] |
| **Northeast** | 1.2%[a] | $1,139[a] |
| **Northwest** | 4.6%[a] | $1,412[a] |

Source: CMHC Rental Market Report
Note: See Appendix C for a map of CMHC Zones

[24] 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)

[25] Data is suppressed to protect confidentiality or is not statistically reliable.

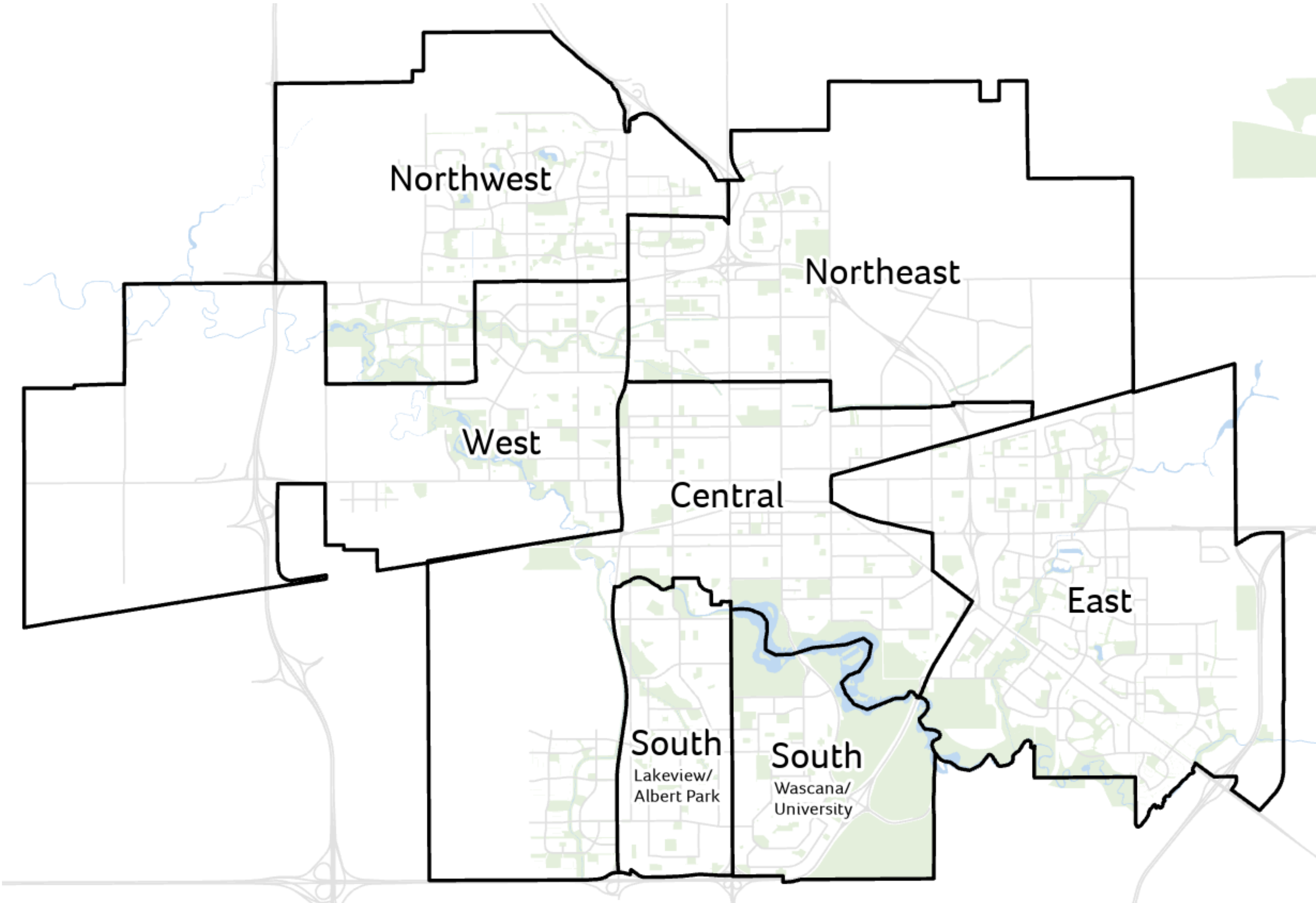
| | 2-Bedroom Unit (Townhouse and Apartment) | |
|---|---|---|
| | Vacancy Rate | Avg. Rent |
| Citywide | 2.2%[a] | $1,478[a] |
| Central | 2.1%[a] | $1,509[a] |
| South: Lakeview/Albert Park | 1.7%[b] | $1,461[a] |
| South: Wascana/University | 2.3%[a] | $1,448[a] |
| East | 3.8%[a] | $1,597[a] |
| West | 3.3%[b] | $1,302[a] |
| Northeast | 1.2%[a] | $1,289[a] |
| Northwest | 0.8%[a] | $1,626[a] |

Source: CMHC Rental Market Report
Note: See Appendix C for a map of CMHC Zones

| | 3-Bedroom + Unit (Townhouse and Apartment) | |
|---|---|---|
| | Vacancy Rate | Avg. Rent |
| Citywide | 1.7%[c] | $1,904[a] |
| Central | ** | $1,911[b] |
| South: Lakeview/Albert Park | ** | $1,577[b] |
| South: Wascana/University | ** | ** |
| East | 1.6%[c] | $1,917[a] |
| West | ** | $1,972[a] |
| Northeast | ** | ** |
| Northwest | 2%[a] | $2,028[a] |

Source: CMHC Rental Market Report
Note: See Appendix C for a map of CMHC Zones

# Appendix C: Canada Mortgage and Housing Corporation Regina Zones



# Appendix D: Housing Unit Type Glossary

**Single-Detached Unit:**[26] a freestanding residential building that contains only one primary dwelling unit and shares no structural walls with neighbouring units.


**Single-Detached Unit with Secondary Suite:** a freestanding residential building that contains an additional, self-contained living space within the main structure.

[26] The images shown in this glossary are renderings Generated by Microsoft M365 Copilot to provide examples of different types of housing.

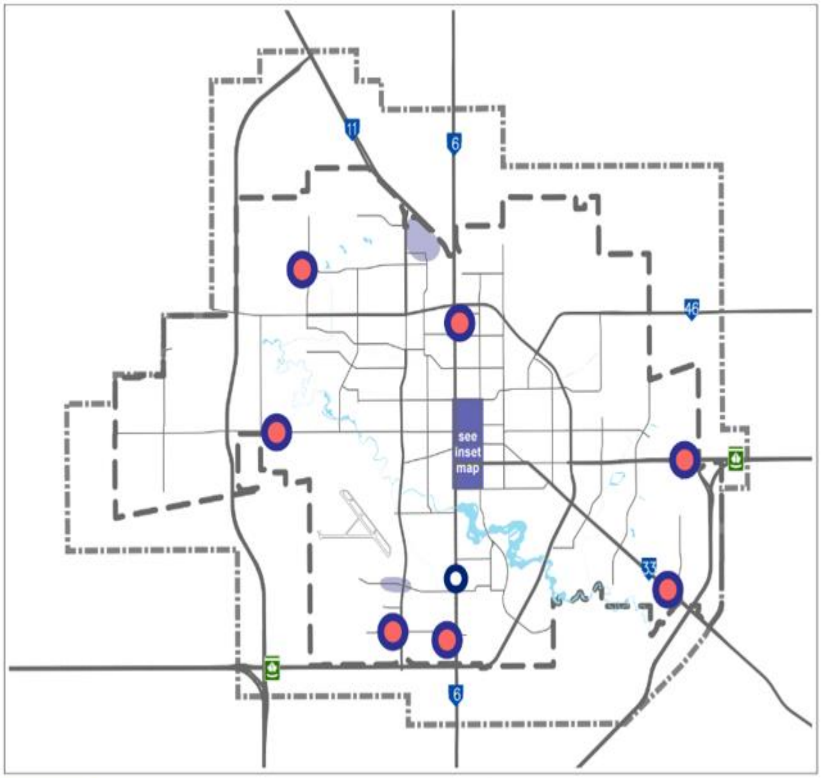

**Standalone Accessory Unit:** A self-contained dwelling unit, located either within a principal dwelling as a secondary suite or within a detached accessory building as a backyard suite, that is established after construction of the principal dwelling rather than being included in the original development of the property.

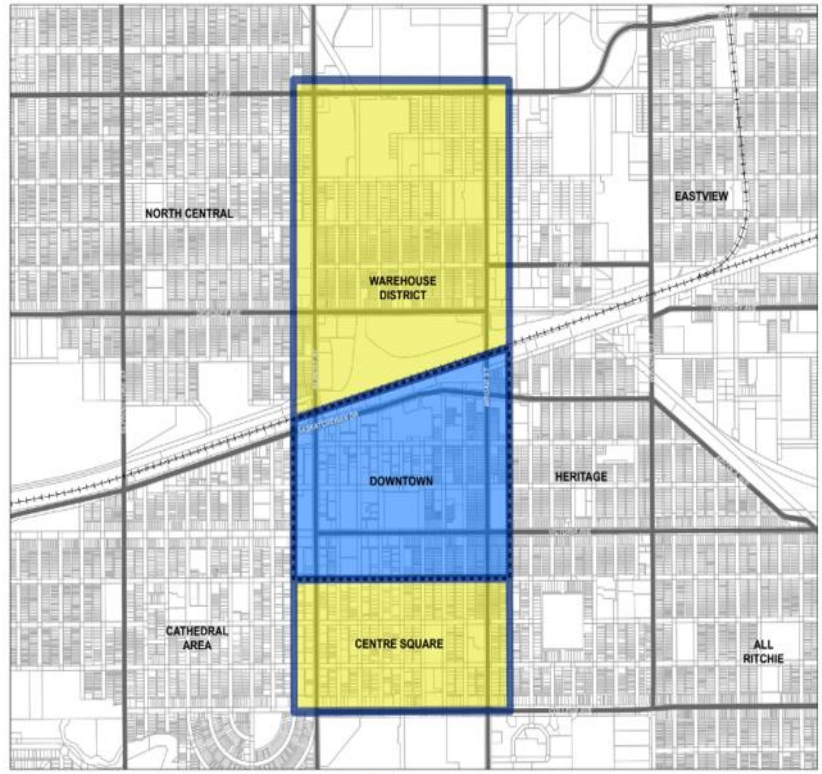
**Semi-Detached or Duplex Units:** A residential building containing two principal dwelling units that are either attached side-by-side and separated by a common wall or arranged in a stacked configuration with one dwelling unit located above the other. A semi-detached dwelling consists of two dwelling units located on separately titled lots, whereas a duplex dwelling consists of two dwelling units located on the same titled lot.




**Multi (3+) Unit:** a residential building containing three or more separate dwelling units, such as row/townhomes, stacked row/townhomes and multi-storey apartment buildings.

# Appendix E: OCP Map 6 – Office Area




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

Note: the terms “Downtown/Central City Office Area”, “Office Area”, “Joint Planning Area”, “Urban Centre” “Transit Hubs”, “Medium Office” and “Major Office” are defined in *Design Regina: The Official Community Plan*, Appendix C – Definitions.

# Appendix F: Underutilized Land Improvement Strategy Progress Update

The ULIS outlines an implementation framework to encourage and support development on underutilized sites within established neighbourhoods, with a focus on making infill and intensification more attractive, financially viable, and integral to Regina's growth. Over the first five years, 12 per cent of strategic actions have been completed, while 78 per cent were initiated and ongoing.

A 2025 review, informed by both internal and external consultation, identified persistent barriers to development and guided updates to better align the ULIS with current challenges. The table below summarizes progress on current actions following the 2025 update.

**Goal 1: RULES – The regulatory frameworks support redevelopment of underutilized lands.**

| # | Strategic Action | Timing | Status and Update |
|---|---|---|---|
| **1-1** | Maintain a regular review schedule of the Zoning Bylaw ensuring development is aligned with the OCP as well as considering its impact on addressing barriers identified through the Underutilized Land Study. | Long-Term Ongoing | Updates and regulatory reviews are conducted on an ongoing basis to ensure that the Zoning Bylaw remains current, consistent, and easily interpreted. These reviews aim to align the bylaw with the City's Strategic Priorities, OCP and the prevailing development climate to ensure the bylaw effectively supports intensification and revitalization. Since the adoption of the current Zoning Bylaw in 2019, seven sets of amendments resulting from regulatory reviews have been presented and approved by City Council.<br><br>The City is currently undertaking a Zoning Bylaw Review to clarify regulations for "missing middle" housing forms, along with other regulatory refinements. Consultation on proposed amendments is planned for later in 2026 and will provide a report to City Council with recommended updates. Going forward, the Zoning Bylaw will continue to be renewed, focusing on enabling development opportunities in alignment with City policy and Strategic Priorities. |
| **1-2** | Consider using contract zoning where specific uses are restricted due to known contaminants to allow development to occur that is not affected by contaminants. | Immediate Ongoing | The contract zone has been used to address site-specific conditions on environmentally impacted properties and remains an option, where appropriate, when working with landowners and developers. The holding zone tool has also been used to allow rezoning to proceed while remediation is completed, helping projects move forward with minimal delay. |

| # | Strategic Action | Timing | Status and Update |
|---|---|---|---|
| **1-3** | Through the Area Planning process or other area-specific studies, identify underutilized lands with potential for intensification and redevelopment, and determine appropriate future land uses. As appropriate, consider in tandem with other strategic actions. | Immediate<br>Ongoing | Area Planning projects will consider infrastructure investments needed to support growth, streetscape and public realm improvements, and community services and amenities. In the near-term, Area Planning efforts will be directed to the City Centre in alignment with the City's Vibrancy Strategic Priority, specifically the strategy of "the City Centre thrives as a vibrant, inclusive destination that attracts residents, visitors and investment". |
| **1-4** | Ensure consistency between OCP, Zoning Bylaw and Site Design Standards through regular review, and update accordingly. | Immediate<br>Ongoing | Design standards are updated as needed, based on operational needs, as well as through reviews of development applications and any related amendments to the Zoning Bylaw and OCP, to maintain alignment and consistency.<br><br>Wastewater Design Standard<br>In 2026, the City updated its Wastewater Design Standard as part of ongoing efforts to modernize infrastructure planning and better support long-term growth. These revisions respond to consistent feedback from the development community and align with a broader strategy to provide a more predictable and efficient servicing approval process.<br><br>Under the revised approach, developers are still required to demonstrate that their projects meet local servicing requirements. However, most single-site development applications will no longer require a city-wide wastewater overflow assessment. Instead, system-level analysis will be undertaken by the City and integrated into its capital planning program.<br><br>This shift provides clearer expectations for applicants and ensures that system capacity planning is coordinated at the municipal level. One example of this approach is the development of City-led fire flow models, which enable proponents to understand available fire flow capacity at the outset of their projects. |

| # | Strategic Action | Timing | Status and Update |
|---|---|---|---|
| **1-5** | Discuss the option with City Council to work with SUMA to lobby the province to provide options to address environmental liability surrounding contaminated sites. This could include updates to the Government of Saskatchewan's Impacted Sites Fund, or options on taking title on potentially contaminated lands where taxes are in arrears. This may include a provision to allow but not require a municipality to enter a land for the purpose of conducting an environmental assessment without taking title. | Long-Term | As outlined in the ULIS implementation framework, work on this action is expected to begin around 2030. |
| **1-6** | Support City Council's work with SUMA and Federation of Canadian Municipalities to lobby for tax legislation changes to allow for site-specific tax measures to penalize landowners of underutilized lands who have removed the sites from the marketplace. | Long-Term | As outlined in the ULIS implementation framework, work on this action is expected to begin around 2030. |
| **1-7** | Continue to address derelict properties through the City's proactive enforcement process and initiatives to encourage site redevelopment and community revitalization. | Ongoing | Several initiatives linked to this action are detailed below.<br><br><u>Shifted Approach for Derelict Properties</u><br>In 2024, the City adopted a more targeted, proactive approach to addressing derelict properties This included concentrating bylaw enforcement efforts towards areas with high volumes of derelict properties and strengthening demolition enforcement. Since then, derelict property demolitions have increased, with 89 occurring between 2024 and the end of 2025, compared to 39 in the previous two years.<br><br><u>Nuisance and Derelict Property Tax Subclass</u><br>In March 2026, City Council approved CR26-35 Review of Nuisance and Derelict Properties, directing the implementation a Nuisance and Derelict Property Tax Subclass starting in 2028.<br><br><u>Affordable Housing Lands Policy (AHLP)</u><br>The AHLP described under Strategic Action #3-10 will also support addressing and revitalizing derelict properties. |

**Goal 2: PROCESS – Information for redevelopment applications is readily available and the process to apply is coordinated.**

| # | Strategic Action | Timing | Status and Update |
|---|---|---|---|
| **2-1** | Continue to maintain and enhance development application software, dedicated staff resourcing through a single point of contact, and adherence to established processing timeline standards to support new development, investment, and the redevelopment of underutilized sites. Monitor the effectiveness of these measures in supporting applicants and consider additional resources or updated standards as needed to ensure application processes remain responsive to applicant needs. | Ongoing | The City has implemented development application software to track permit processing timelines and enable online application submissions. Dedicated staff positions have been established to provide a single point of contact for all applications, offering a concierge service for applicants.<br><br>At this time there has not been a need to have a different process for the redevelopment of underutilized sites. The supports in place currently are monitored and evaluated based on applicant feedback to inform potential adjustments. |
| **2-2** | Explore a phased approach for the Underutilized Land Inventory data to be publicly available on Regina.ca to support prospective developers in evaluating site-specific opportunities. This includes an initial focus on integrating the Underutilized Land Inventory into internal GIS viewers, followed by expansion to public facing GIS applications. Long-term efforts will aim to include verified infrastructure and servicing data to inform development proposals more comprehensively. | Immediate<br>Ongoing | Open Data Regina currently offers a range of interactive GIS-based maps, including the Road Centerline, Domestic Sewer Network, and Zoning Viewer. To enhance these resources, the City is creating a new interactive mapping tool that will integrate these existing datasets with the Underutilized Land Inventory. The tool will feature analytical functions to help prospective developers assess the feasibility of various development types on underutilized sites. It is expected to launch publicly by early 2027. |
| **2-3** | Establish a program to assess City-owned environmentally impacted sites (brownfield) and identify necessary risk management measures on brownfield sites, with the goal of informing potential investment opportunities. This program should include clear criteria for prioritizing sites based on their development potential and strategic value. | Immediate<br>Ongoing | Development of this program is currently underway. |
| **2-4** | Implement a process to flag vacant lands in Cityview (i.e. City's development and building application processing software) to help maintain the Underutilized Land Inventory. | Complete | This strategic action was completed in April 2026. The process automates updates to the Underutilized Land Inventory, increasing operational efficiency and removing the need for resource-intensive manual processes. |

| # | Strategic Action | Timing | Status and Update |
|---|---|---|---|
| 2-5 | Create informational resources to support the Urban Reserve process. | Medium-Term Ongoing | Dedicated City staff resources support Indigenous Rightsholders throughout the Urban Reserve process for sites across the city, including underutilized sites in established neighbourhoods. The City will continue to collaborate with Indigenous Rightsholders on future Urban Reserve opportunities and assess opportunities for process improvements, including additional informational resources, informed by feedback to reduce barriers.<br><br>Additionally, the City's Indigenous Relations Department has been established to provide support to other City business areas to incorporate an Indigenous Worldview into initiatives, including those related to the redevelopment of underutilized sites, intensification and community revitalization. |

**Goal 3: FINANCIAL – Private investment in the redevelopment of underutilized properties is fostered through strategic public investment.**

| # | Strategic Action | Timing | Status and Update |
|---|---|---|---|
| 3-1 | Continue to support and advance policy related to strategic focus areas for the development of targeted programs and infrastructure improvements that encourage the revitalization and development of underutilized lands. | Medium-Term | Targeted infrastructure and urban realm improvements continue to be considered and incorporated into the City's Area Planning Program and corridor revitalization projects. For example, streetscape improvements and utility capacity upgrades were included in the Dewdney Avenue Corridor Revitalization project, each helping to make the corridor more attractive and viable for investment and redevelopment. |
| 3-2 | Continue administering development incentive programs (e.g. City Centre Incentive Program), while monitoring its effectiveness in encouraging and reducing developer investment barriers on underutilized sites. Use program outcomes, stakeholder input, lessons learned and best practices from other jurisdictions to guide potential refinements and the creation of new programs. | Ongoing | The City Centre Incentive Program (CCIP) was launched in 2025 and serves as an updated version of the former Intensification Incentive and Revitalization Incentive Programs, informed by feedback and evaluations of those previous programs. The CCIP provides incentives to encourage new investment and revitalization in the City Centre, including:<br>- Grants covering up to 50 per cent of eligible costs, to a maximum of $50,000, for storefront improvement and tenant fit-up projects; and<br>- Property tax exemptions for the redevelopment of vacant properties with new permanent buildings.<br><br>Grant incentives for the CCIP have been fully subscribed for 2025 and 2026, with $500,000 in total funding allocated across 15 projects valued at approximately $2 million. The next intake period for grant incentives will begin in November 2026, however, property tax exemptions remain available year-round.<br><br>Beyond 2026, the CCIP will continue to be evaluated based on stakeholder input and established evaluation criteria to inform potential program adjustments. |
| 3-3 | Consider investment strategies to improve attractiveness of existing neighbourhoods and/or areas specifically identified for redevelopment through Area Plans or other area-specific studies. | Short-Term<br>Ongoing | <u>Dewdney Avenue Corridor Revitalization</u><br>Completed in 2025 at a total investment of $32 million, the Dewdney Avenue corridor between Albert Street and Broad Street underwent significant upgrades to underground infrastructure, roadway systems, and streetscape features. |

| # | Strategic Action | Timing | Status and Update |
|---|---|---|---|
| | | | 11th Avenue Corridor Revitalization<br>This ongoing, multi-phase project represents a significant investment in the 11th Avenue corridor between Broad Street and Albert Street, delivering comprehensive upgrades to roadway, streetscape, and underground infrastructure to support long-term growth and enhance the public realm.<br><br>North Central Neighbourhood Revitalization Plan<br>See Strategic Action #3-10 for an update on this plan.<br><br>Centre Square Planning Study<br>The Centre Square Planning Study is currently underway and represents a key opportunity to guide sustainable growth, investment and placemaking. The study aims to inform future initiatives to position Centre Square as a vibrant, well-connected, and welcoming destination at the heart of Regina.<br><br>Saskatchewan Drive Corridor Improvement<br>City Council approved the Saskatchewan Drive Corridor Plan in 2023, establishing a framework to guide the transformation of a three-kilometre stretch of Saskatchewan Drive between McTavish Street and Broad Street. In 2025, the City completed the preliminary design for Phase 1, which includes roadway widening and the modernization of underground infrastructure along Saskatchewan Drive between Winnipeg Street and Broad Street. The City will engage with impacted businesses, property owners and adjacent residents during the final design phase in the summer and fall of 2026. |
| 3-4 | Identify and prioritize opportunities to upgrade infrastructure required to support intensification opportunities and when possible, coordinate targeted upgrades with planned maintenance or major infrastructure projects. | Short-Term<br>Ongoing | The City is undertaking an analysis to define infrastructure conditions within core areas and intensification corridors. This work will identify sites with capacity to support intensification, as well as those requiring upgrades to accommodate development. It will also provide clarity to developers on sites that can support near-term redevelopment, while informing the City's consideration of targeted upgrades and opportunities to coordinate with other major infrastructure projects. |

| # | Strategic Action | Timing | Status and Update |
|---|---|---|---|
| **3-5** | Undertake the Cost of Growth Study to understand the financial implications, including long-term municipal costs and revenues, of various development patterns, such as new greenfield neighbourhoods and intensification in established neighbourhoods. | Ongoing | This initiative was initiated in late-2025, with data gathering and analysis currently underway. |
| **3-6** | Continue to advance The Yards and Taylor Field Redevelopment projects and leverage their redevelopment to facilitate further investment in the surrounding core areas to foster and catalyse new development in the core area. As the projects advance, continue seeking investment and grant opportunities from other levels of government. | Long-Term Ongoing | The Yards<br>The Yards Neighbourhood Plan was approved by City Council in 2020, establishing a framework to guide the transformation of the former railyard site into a vibrant, distinctive and well-connected neighbourhood that supports the ongoing revitalization of the City Centre. In April 2026, the City issued a Request for Proposals to identify a qualified development partner to lead the project.<br><br>Taylor Field Redevelopment<br>In April 2026, the federal government announced that the City will receive $10.6 million in grant funding through the Canada Housing Infrastructure Fund to support the Taylor Field Redevelopment Project. The selection of a consulting engineer to lead the design of underground and surface infrastructure is anticipated in 2026. |
| **3-7** | Investigate barriers to the redevelopment of vacant buildings and options for addressing them. (Pilot programs for conversions) (incentives). | Long-Term Ongoing | Canadian Urban Institute Project<br>In 2022, the City participated in an engagement session with local building owners and developers hosted by the Canadian Urban Institute (CUI) as part of its *The Case for Conversions* project. During these discussions, participants identified costs, such as building and fire code upgrades, as a significant barrier for developers undertaking redevelopment projects.<br><br>Office-to-Residential Conversion Program<br>Informed by the CUI project, the City launched the pilot Office-to-Residential Conversion Program in 2025, offering capital grants to support the conversion of non-residential buildings into residential units in the City Centre. Additionally, this program aligns with the HAF Action Plan initiative to encourage conversion of non-residential buildings to residential. |

| # | Strategic Action | Timing | Status and Update |
|---|---|---|---|
| | | | <u>Housing Incentive Program</u><br>Updates to the Housing Incentive Program, approved by City Council in 2025, introduce several incentive streams aimed at addressing barriers to redevelopment projects within existing buildings, including:<br>- Capital grants and tax exemptions to support new housing development in the City Centre, including building conversions and redevelopment projects;<br>- Capital grants and tax exemptions for the acquisition and rehabilitation of existing rental buildings for use as affordable housing; and<br>- Pre-development grants to support feasibility studies and due diligence prior to submitting a development permit application. |
| **3-8** | Continue to support neighbourhood clean-up campaigns. | Ongoing | Since its launch in 2022, the Community Clean-up Grant Program has supported 58 community clean-up initiatives, with participation increasing each year. Seven projects were completed in the 2022 pilot year, followed by 12 in 2023, 17 in 2024, 22 in 2025 and a projected 24 in 2026. |
| **3-9** | Explore the effectiveness of implementing a property subclass strategy for underutilized land, such as standalone surface parking lots, vacant or derelict properties. | Ongoing | In January 2025, City Council approved *CM24-12 Nuisance and Underutilized Properties*, directing Administration to report back with recommendations on establishing a property subclass for standalone surface parking lots in the City Centre. Analysis and consultation on the potential impacts of the subclass are currently underway and will inform recommendations for a council report planned for Q3, 2026. |
| **3-10** | Continue the implementation and ongoing monitoring of the initiatives described in *MN24-3 North Central Neighbourhood Revitalization* and related actions. | Immediate<br>Ongoing | <u>North Central Neighbourhood Revitalization Plan</u><br>The North Central Neighbourhood Revitalization Plan is currently under development and represents a key initiative to guide long-term reinvestment, community growth, renewal and vibrancy. Recent engagement has been completed with interested stakeholders, Indigenous Rightsholders, non-profit organizations, businesses, youth and community members, helping to shape a plan that reflects local priorities and lived experiences. The plan is anticipated to be finalized by the end of 2026. |

| # | Strategic Action | Timing | Status and Update |
|---|---|---|---|
| | | | Affordable Housing Lands Policy (AHLP)<br>Under the AHLP, the City is in the process of purchasing vacant, derelict and underutilized sites in North Central for a land bank, which will be made available to eligible housing providers and potential community land trusts for affordable, supportive, and transitional housing development. The City has reached an agreement with Growing Young Movers to employ North Central youth to maintain City-owned properties in the land bank. |
| **3-11** | In alignment with the approved Housing Accelerator Fund Action Plan, implement an Affordable Housing Lands Policy that establishes and manages a Land Bank to acquire properties and make them available for sale or lease below market value to non-profit housing providers. | Complete | This strategic action was completed in October 2025 through City Council's approval of the AHLP and the associated funding from the Housing Accelerator Fund (HAF) under *CR25-132 Housing Accelerator Fund Update*.<br><br>Further details on the implementation of the AHLP are provided under Strategic Action #3-10 above. |
| **3-12** | Provide one-time start-up grants to support the establishment of Community Land Trusts focused on properties within the North Central and Heritage neighbourhoods, enabling land to be held in trust for the benefit of residents and helping to promote long-term affordability and equitable access to housing. | Immediate | City Council approved an allocation of $500,000 from the HAF to support two one-time start-up grants to established Community Land Trusts in the North Central and Heritage neighbourhoods under *CR25-132 Housing Accelerator Fund Update*. |
| **3-13** | Develop and implement an Infrastructure and Servicing Information Program to provide builders and developers with key data, such as pre-engineered lot specifications, for underutilized land in intensification areas, helping to reduce design timelines, lower costs, accelerate approvals, and improve infrastructure predictability to attract investment. | Immediate | In October 2025, under *CR25-132 Housing Accelerator Fund Update*, City Council approved the allocation of $600,000 from the Housing Accelerator Fund to support this strategic action. This work is currently being scoped and will be undertaken in concert with Strategic Action #3-4. |
| **3-14** | Continue implementation of the Office-to-Residential Conversion Capital Grant Program supporting the conversion of non-residential buildings to residential dwelling units in the City Centre. | Immediate<br>Ongoing | The City launched the Office-to-Residential Conversion Program in 2025, offering capital grants to support the conversion of non-residential buildings into residential units in the City Centre. To date, one grant application has been received and approved. |

| # | Strategic Action | Timing | Status and Update |
|---|---|---|---|
| **3-15** | Develop and implement an Incremental Development Mentorship Pilot Program that provides training and support to residents interested in small-scale development and investment opportunities on dormant buildings and underutilized properties, helping to stabilize neighbourhood property values and promote area revitalization. | Immediate Ongoing | In October 2025, under *CR25-132 Housing Accelerator Fund Update*, City Council approved the allocation of $150,000 from the HAF to support this strategic action. A Request for Proposal for an experienced organization to provide training and mentorship for individuals seeking to become incremental developers is planned to posted for public tender in Q3, 2026. |

### Goal 4: PROMOTION – Foster collaboration with others and promote development opportunities within existing communities.

| # | Strategic Action | Timing | Status and Update |
|---|---|---|---|
| **4-1** | Continue to seek opportunities to coordinate utility upgrades with other organizations, including SaskEnergy, SaskPower, SaskTel and Access Communications. | Immediate Ongoing | As part of the annual construction program planning process, the City meets with external utility providers to identify opportunities for coordination. Recent examples include revitalization projects on Victoria Avenue, Dewdney Avenue, and $11^{th}$ Avenue. |
| **4-2** | Champion and promote development of underutilized lands and infill development internally and externally with staff and committees. | Immediate Ongoing | Key strategic documents, such as *Design Regina: The Official Community Plan*, the HAF Action Plan and the City's Strategic Priorities, emphasize the importance of intensification and revitalization, enabling Administration to advance related initiatives.<br><br>Externally, the Regina Downtown Business Improvement District and the Regina Warehouse Business Improvement District have recently developed vision plans. Administration is working closely with both organizations to ensure that policies and tools are in place to support their visions for revitalization in the Downtown and Warehouse areas. |
| **4-3** | Explore opportunities for awards and/or design competitions on for projects on underutilized lands and to showcase projects and their potential and value to the community. | Medium-Term Ongoing | In November 2025, the City hosted the Regina Housing Conference. This included an announcement of the winners of the "2025 Finding Middle Ground Design Competition" where applicants could submit designs focused on innovative "missing middle" housing that encourage density in established neighbourhoods. Note, "missing middle" housing refers to multi-unit properties that are larger than single-family homes and smaller than high-rise apartment buildings. |
| **4-4** | Empower departments to work collaboratively on supporting intensification within established areas of the city. | Immediate Ongoing | Intensification and revitalization initiatives generally involve a range of factors and considerations beyond land use regulations and planning. Many of the ULIS strategic actions are the result of cross-departmental collaboration across multiple business areas. This collaborative approach will continue as future initiatives are identified, scoped and ultimately implemented. |

| # | Strategic Action | Timing | Status and Update |
|---|---|---|---|
| **4-5** | Consider developing communications tactics to provide facts about infill development and the value of fostering development on underutilized lands. Messaging on the ULIS can be shared and referenced through communications on relevant projects. | Immediate<br>Ongoing | City Centre Webpage<br>In 2026, a City Centre webpage was launched on Regina.ca, providing a centralized location for information on initiatives and incentives applicable to the City Centre.<br><br>Infill Communications Strategy<br>Work is also underway on a broader City communications strategy for infill development. This strategy aims to enhance public understanding and awareness of what infill development means, highlight successful infill projects and showcase opportunities through real-world examples. The strategy is being implemented in phases, with the initial phase focused on web material planned for completion in Q3 2026. |
| **4-6** | Support collaboration between City Council, Administration and the development community in discussing the opportunities and challenges in redeveloping underutilized sites and determining next steps. | Ongoing | Collaboration with the development community is an ongoing practice embedded across City initiatives, including the ULIS strategic actions. In 2025, the City completed the ULIS Five-Year Review in close partnership with stakeholders.<br><br>Beyond specific initiatives, the City actively seeks feedback on challenges and barriers through regular interactions with stakeholders, including during permitting processes and incentive program applications. The City also meets regularly with organizations representing developers, businesses, and builders, such as the Regina & Region Home Builders' Association, Regina Downtown Business Improvement District, Regina Warehouse Business Improvement District, Economic Development Regina, and the Chamber of Commerce, to discuss member feedback on development and investment-related issues. This input is used to evaluate and inform program and policy adjustments, helping ensure they effectively respond to the needs of external stakeholders. |
| **4-7** | Explore partnering with education institutions for collaboration on research, projects and other community initiatives. | Short-Term<br>Ongoing | In 2022, the City and University of Regina signed a memorandum of understanding to collaborate on projects and initiatives of mutual interests. Both parties last met in April 2026 to identify and flag potential opportunities. |

| # | Strategic Action | Timing | Status and Update |
| --- | --- | --- | --- |
| 4-8 | Periodically, develop and distribute informational materials (e.g. brochures) to business and development advocacy groups (e.g. Chamber of Commerce, RDBID), highlighting City initiatives, programs, completed infrastructure projects and planning and permitting resources to support investment opportunities on underutilized sites. | Immediate Ongoing | The City distributes a quarterly electronic *Building & Development Newsletter* to an email subscriber list, covering topics such as regulatory changes, updates on initiatives, engagement opportunities, incentive program details, and permitting information. An archive of newsletters from the past five years are publicly available on Regina.ca.<br><br>In 2026, the City developed an Incentive Program Postcard, available in both physical and electronic formats for distribution to interested parties. In tandem with the communications strategy referenced in Strategic Action #4-5, work is ongoing to identify additional City initiatives and programs for inclusion in future materials of this nature. |

**Goal 5: MONITORING – Through implementation, progress is monitored, reported on regularly, and used to inform refinements to the strategy over time.**

| # | Strategic Action | Timing | Status and Update |
|---|---|---|---|
| **5-1** | Update GIS vacant land inventory regularly. | Ongoing | An Underutilized Land Inventory identifying vacant sites, standalone surface parking lots and vacant buildings was developed in 2018 as part of the Underutilized Land Study. Since then, the inventory has been maintained regularly based on an established operating procedure. |
| **5-2** | Provide Underutilized Land Improvement Strategy Annual Report to City Council that includes results on the measures and progress on targets (e.g. intensification rate; change in vacant lot inventory, etc.). | Ongoing | Since approval of the ULIS in 2019, City Council has received periodic updates on the implementation of strategic actions through memos and Council reports. Moving forward, updates will be made publicly available through the City's annual Growth Monitoring Report, which also reports the City's intensification rate (i.e. new dwellings built in established areas) and development activity on underutilized sites. |
| **5-3** | Reflect on strategies as they are implemented to evaluate if intended outcomes are being met; make refinements as needed. | Short-Term Ongoing | As ULIS strategic actions and initiatives are implemented, the City continually evaluates their effectiveness to determine whether intended outcomes are being achieved. This ongoing process incorporates lessons learned and stakeholder feedback to inform adjustments. Additionally, the 2025 Five-Year ULIS Review introduced new and updated strategic actions based on stakeholder input, ensuring that ULIS remains an effective tool for addressing barriers and challenges to development on underutilized sites. |
| **5-4** | Consider how implementation of other City projects indirectly impact development on underutilized sites. | Medium-Term Ongoing | The ULIS serves as an umbrella framework for City initiatives that support development on underutilized sites, creating clear connections across projects and programs. This helps ensure that the City's intensification goals and objectives are consistently considered as initiatives and projects advance. The Dewdney Avenue and 11th Avenue Corridor Revitalization projects described above under Strategic Action #3-3, include upgrades to utility infrastructure such as upsizing water and sewer mains, alongside other improvements to support intensification opportunities in the surrounding area. |

| # | Strategic Action | Timing | Status and Update |
|---|---|---|---|
| **5-5** | As part of implementation of and reflection on the strategies, consult with stakeholders to confirm where improvements have been made, identify challenges, and consider solutions. | Short-Term Ongoing | As noted in Strategic Action #5-3, stakeholder engagement occurs throughout the implementation and refinement of programs, actions, and initiatives. This iterative approach recognizes that programs may require ongoing adjustments in response to evolving circumstances and emerging priorities. For example, the Housing Incentive Program has been updated and refined multiple times since its introduction to ensure it remains current and responsive to changing conditions. |
| **5-6** | Implement survey process to determine applicant satisfaction levels and where opportunities to improve lay. | Medium-Term Ongoing | Since 2024, an applicant satisfaction survey has been included with all permit approval letters. Survey results, along with insights from the Canadian Home Builder's Municipal Benchmarking Study and direct industry feedback, are reviewed regularly to identify service improvements and enhance application quality. Ongoing engagement with industry supports continuous refinements to processes, communication, and the overall customer experience. |
| **5-7** | Conduct major review of Strategy every 5 years. | Medium-Term Ongoing | After five years, the original 2019 ULIS underwent a comprehensive review in collaboration with stakeholders and Indigenous Rightsholders. This process resulted in City Council's approval of an updated ULIS in December 2025.<br><br>The ULIS has an overall 10-year timeframe (2020 to 2030). At the end of this period, the City will evaluate outcomes achieved in consultation with stakeholders and Indigenous Rightsholders. Based on this review, the City may develop a renewed strategy for the next 10-year period (2030 to 2040) or consider an alternative approach. |

# Appendix G: Underutilized Land Improvement Strategy Completed Actions – 2019-2025

The below table outlines strategic actions that were completed and removed from the ULIS during the Five-Year ULIS Review demonstrating the progress made on the strategy. The completion of these strategic actions has a lasting impact on underutilized sites and supports the implementation of other actions in the current ULIS.

| Strategic Action | Notes |
|---|---|
| Update Zoning Bylaw to align with the Official Community Plan (OCP). | *The Regina Zoning Bylaw, 2019*, approved in December 2019, resulted from a review undertaken to ensure that the City's land use regulations are consistent with the OCP, reflect contemporary development practices, market demand and changes in demographics that affect the way land is used and developed. |
| Explore the range of potential temporary uses on vacant lots along with the related regulatory and policy implications. | In 2021, City Council directed Administration to consult stakeholders on intensification incentives and three related discussion points, including "encouraging temporary and public usage of vacant sites" (*CR21-86 Intensification Incentive Discussion Paper*). Following stakeholder consultation, amendments to the Zoning Bylaw were approved in March 2024 (*CR24-6 Zoning Bylaw – Housekeeping and Administrative Amendments*), establishing temporary use regulations. The regulations are intended to provide opportunities to activate underutilized lands for certain temporary activities while ensuring temporary uses do not cause undesirable impacts on the surrounding area. |
| Explore supporting mid-rise (6 storey) developments in zoning and identify key zones where mid-rise development can occur 'as of right'. | As a result of OCP and Zoning Bylaw amendments approved as part of the City's Housing Accelerator Fund (HAF) Action Plan, mid-rise multi-unit development is allowed 'as of right' in several key zoning districts. |
| Focus on implementation of new Planning and Building Software (eg. CityView) and review for improvements over time that support the development process on underutilized sites. | CityView launched as an internal process in 2019. The software's online permit application portal, eBuild, was launched in 2021, allowing applicants to apply for all building and development permit applications, including sign permits. In addition, the portal allows applicants to track the status of permit applications as they are being reviewed, submit large plans and drawings and pay for permit fees online. CityView and eBuild are reviewed regularly to ensure they meet customer needs and to explore potential improvements based on feedback. |

| Strategic Action | Notes |
|---|---|
| Review the Housing Incentive Policy (HIP) to determine options for considering the application to redevelop underutilized sites. | In January 2023, City Council approved (*CR23-5 Housing Incentives Policy – Amendments to Support Revitalization*) amendments to the HIP to support reinvestment in the City Centre and surrounding areas. The amendments increased incentive allocations in these areas and prioritized capital funding for housing development. |
| Consider creation of a “Redevelopment Levy” where there are multiple landowners with a collective interest in upgrading local infrastructure to enable development of their sites. | Between 2019 and 2021, the City applied an Intensification Levy on new infill development to help fund infrastructure upgrades needed to support intensification. The levy was repealed in November 2021 under *CR21-161 Intensification Levy Referral Report* due to concerns that it created a barrier to intensification by adding financial pressure on builders and developers. |