



Land & Real Estate Annual Report

Date	March 25, 2026
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	Land, Real Estate & Economic Development
Item #	CR26-36

RECOMMENDATION

That City Council receive and file this report.

HISTORY

At its March 18, 2026, meeting, the Executive Committee considered the attached report *EX26-27 Land & Real Estate Annual Report* from the Financial Strategy & Sustainability division.

The Committee adopted a resolution to concur in the recommendation contained in the report.

Respectfully submitted,

EXECUTIVE COMMITTEE

A handwritten signature in black ink, appearing to read 'Amber Ackerman', is written over a horizontal line.

Amber Ackerman, Acting City Clerk 3/18/2026

ATTACHMENTS

EX26-27 Land & Real Estate Annual Report
Appendix A - Major Land Holdings



Land & Real Estate Annual Report

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To	Executive Committee
From	Financial Strategy & Sustainability
Service Area	Land, Real Estate & Economic Development
Item No.	EX26-27

RECOMMENDATION

Executive Committee recommends that City Council receive and file this report.

ISSUE

The Land Development & Disposition Strategy (LDDS) directs Administration to report annually on the activity of the Land Development & Real Estate Branches and recommend property specific strategies for the management of City of Regina (City) land and real estate assets.

IMPACTS

Financial Impact

The Land Development Reserve (LDR) is the City's primary funding source for land development and real estate operations. The LDR was established in 2011 to fund the acquisition and development of land held for resale by the City. The reserve is self-sustaining as it does not rely on property tax revenue. Deposits into the reserve come from the sale of City owned lands, the profits from development activities on City lands, and the leasing of City-owned land and buildings. All real estate activities are transacted at market rates unless approved by City Council (e.g. \$1 leases to community associations).

The balance of the LDR on December 31, 2025, was \$28,565,000. The LDR is in a favourable position because it received proceeds from land sales to Cowessess First Nation and Federated Co-

operates Ltd., as well as development profits from the Towns South. The positive balance in the LDR has provided City Council (Council) the ability to fund the development of strategically important projects such as The Yards and Taylor Field, as well as the incentive to Costco Wholesale Canada.

Use of funds from the LDR must be approved by Council. Budget approvals are obtained through the normal budget process, or through special mid-year reports to Council that allow the City to respond to unplanned opportunities.

The timing of revenue from land sales and land development activities is highly unpredictable and subject to market conditions.

Policy Impact

Council authority related to the sale, acquisition, leasing and development of municipal real estate remains in effect as prescribed in *The Cities Act*, *The Regina Administration Bylaw, 2003-69* and *The Planning and Development Act, 2007*.

Strategic Priority Impact

The activities of the Land Development & Real Estate Branches align with City Council's Strategic Priorities as follows:

Vibrancy – Places, Spaces, and Programs Enabling Community Connection, City Pride, and Well-Being: The development of underutilized and strategic lands, such as Parliament & Queen, Taylor Field and the Yards, contribute to community vibrancy by revitalizing public spaces and underutilized lands.

Livability – Intentional Planning and Development that Enables Communities to Thrive: The development of municipally owned land supports complete neighbourhoods, provides greater housing choices and promotes sustainable land use. Development of both infill lands and greenfield lands aligns with the City Growth Plan by diversifying Regina's housing supply.

Prosperity – A Local Economy Supported by Jobs, Innovation, and Collaborative Partnerships: Encouraging economic activity by making underutilized land available for economic activity is a main focus of the department. Disposing of properties no longer required for municipal uses and servicing City owned land increases economic activity and opportunity in the Regina market.

Infrastructure – Modernized, safe infrastructure supporting existing communities and future growth: Projects like Taylor Field and The Yards revitalize neighbourhoods through the installation of new underground and surface infrastructure that both solve existing capacity issues and accommodate future growth.

Environmental Impact

The management of City lands has limited direct impacts on energy use or Greenhouse Gas (GHG) emissions. However, development strategies can have direct impacts by shaping land use decisions and enabling developments that can have positive or negative impacts on future energy and GHG emissions. For example, advancing development on serviced or underutilized lands encourages compact growth, reduces long-term servicing costs, and in some cases, remediates lands that were previously impacted by contamination.

Indigenous Impact

The management of City-owned lands reflects the City's responsibilities as a Treaty partner by embedding two of the Treaty Principles outlined in *kâ-nâsihcikêwin*, *miyo-wîcêhtowin* and *pimâcihowin*, into decisions about how land is stewarded, allocated, and prepared for future use. This approach honours the cultural, historical, and ecological significance of Treaty 4 Territory and strengthens relationships with Indigenous Nations through ongoing dialogue with Elders, Knowledge Keepers, and rights-holders. Prioritizing these Principles supports equitable access to land-based opportunities for Indigenous residents, ensures municipal practices respect Indigenous worldviews, and reinforces shared stewardship obligations that sustain community well-being for future generations. Managing City lands in this way advances reconciliation by aligning operational decisions with the City's Treaty commitments and responsibilities.

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

OTHER OPTIONS

This report is presented to Council for information only. As such there are no other options respecting this report.

COMMUNICATIONS & ENGAGEMENT

The Land & Real Estate Annual Report is intended to inform Council, residents, Indigenous communities and the development industry of plans for City-owned real estate assets. Where disposal or development of land is recommended, the annual report is intended to alert businesses, investors, and Indigenous communities of upcoming opportunities.

DISCUSSION

The Land & Real Estate Annual Report provides a summary of the City's land development and real estate activities for the year prior and a forecast of activities planned for the current year. The strategies in this report align with the mandate and guiding principles established in the LDDS, as well as strategic directions previously approved by Council. Real estate strategies from the LDDS available to the City include holding strategically important assets, developing assets through internal staff or third-party development managers, disposing of properties through public processes, and acquiring property for municipal purposes. Property acquisitions are linked to specific projects and programs approved by Council.

The City's Land Development & Real Estate Branches operate as distinct teams serving different functions. Both branches are positioned in Financial Strategy & Sustainability to maintain clear separation from City Planning & Community Services, which regulates land use and development.

Real Estate Branch

The Real Estate Branch provides transactional real estate services across all City departments. The branch conducts an annual assessment of each department's land and real estate needs to effectively manage surplus lands. The branch also maintains a database of all real estate related agreements and transactions to which the City is or has been a party.

In 2025, the branch:

- Negotiated, managed or renewed 38 lease agreements.
- Granted or obtained 57 easement or encroachment agreements.
- Appraised or valued over 50 properties.
- Completed the sale of 15 parcels of land.
- Completed the purchase of 11 parcels of land.
- Managed 58 properties acquired through the tax title process.
- Completed 93 real estate transaction approval forms.
- Conducted due diligence on over 40 properties; and
- Responded to 162 service requests.

Significant branch activities in 2025 included:

- Acquisition of property for Heritage Drainage Upgrade.
- Acquisition of easements for South Trunk Upgrade.
- Closing of land sale to Federated Co-operatives Limited.
- Marketing for sale the GM Plant on Winnipeg Street; and
- Re-leasing of 1806 Albert Street.

Land Development Branch

The Land Development Branch assesses, recommends and executes development strategies for City-owned lands. The branch considers multiple factors, including development costs, holding costs, market demand, lot pricing, community impact, economic activity, and property taxes when recommending strategies for City-owned property. The branch represented the City's interests as a landowner in the recent review of the City's growth plan.

The City's major land holdings and Council's approved strategic direction are described below. The City's major land holdings are shown on the map in Appendix A – Major Land Holdings.

Towns South

The Towns South is an active greenfield development in south-east Regina. The City contracts Terra Developments, a third-party development manager, to complete planning, servicing, marketing and sales. Development began in 2016 with a total developable area of 134 acres. At the end of 2025, 134 acres or 100 per cent of the land was subdivided with installation of services to the final lots planned for 2026. The project is expected to achieve substantial completion in 2029 with a forecasted net profit of \$24,600,000.

Detailed financial information for the project to the end of 2025 will be provided to Council via memo and posted publicly at the end of first quarter.

Towns North

The Towns North consists of 122 acres of land located in a future growth area of the city. Based on the City's recently adopted growth plan, development of the parcel for residential use is anticipated in the early 2030s - which is significantly sooner than under the previous growth plan.

A school site in Towns North has been approved to proceed ahead of the broader neighbourhood development. The site is on Arens Road is adjacent to existing housing.

Development of the land is expected to yield reasonable financial returns once servicing constraints are addressed, and development is permitted. The Land Branch will be working with adjacent landowners and the regulator to revise neighbourhood servicing strategies based on the new growth plan.

Hawkstone Commercial

Hawkstone Commercial is a 19-acre parcel adjacent to an active greenfield development in north Regina and part of the approved Hawkstone Concept Plan area. Hawkstone Commercial has strong private-sector interest for both retail and residential development. To prepare the land for disposition, the parcel was zoned in 2024 and the subdivision process is currently underway.

Site preparation including grading and installation of stormwater infrastructure is planned for 2026.

The City is negotiating a cost share agreement for shared infrastructure with the adjacent land owner, Cowessess First Nation. The property is scheduled to be marketed for sale through a public offering in 2026.

Hawkstone Residential

Hawkstone Residential consists of 57 acres of land within the approved Hawkstone Concept Plan. Revisions to this concept plan will be proposed to reflect the recent sale of land to Cowessess First Nation, to incorporate a more efficient lot layout and better integrate with the existing Hawkstone neighborhood. The land is contiguous to established residential areas, has available servicing capacity, and provides an opportunity to extend the road network to improve access for existing Hawkstone residents. The Land Branch is collaborating with Cowessess First Nation on the concept plan, amendments and shared infrastructure. The Land Branch will be issuing a Request for Proposal (RFP) for a Land Development Manager, as previously approved by Council. The servicing of lots is anticipated in 2027. The RFP, originally planned to be issued in 2025, was paused until the review of the City growth plan was complete, and certainty was obtained regarding the developability of the land.

Parliament & Queen

Parliament & Queen consists of 10 acres of land in south Regina. The land is suitable for commercial development and is adjacent to a parcel of municipal reserve. Prior to development, Administration identified the need for additional recreational land in that area of the city. To address this, a portion of the development was converted to municipal reserve to support development of a municipal cricket pitch. The remaining land is being prepared for commercial development. In 2025, Administration advanced the required subdivision, zoning and Official Community Plan (OCP) amendment to enable development. The lands will be offered for sale publicly in 2026.

Taylor Field

Taylor Field consists of 15 acres of vacant land at the former Taylor Field stadium location. The site is strategically important to the North Central community, Downtown and the Indoor Aquatic Facility (IAF). The development costs associated with environmental remediation and infrastructure investment exceed projected lot and parcel sale revenue projections.

Development plans include building 10th Avenue across from the former site of Taylor Field, constructing a green space south of 10th Avenue that will function as a stormwater management facility and servicing the land north of 10th Avenue to provide a range of housing options.

In 2025, Administration applied for the Canadian Housing Incentive Fund to support the development of these lands. The design and servicing of the Taylor Field site is deeply tied with the development of the IAF. Selection of consulting engineer and engineering design of undergrounds and surface works will occur in 2026.

The Yards

The Yards is a 17-acre brownfield site located between Downtown and the Warehouse District. The City has partnered with the Federal and Provincial Governments on a tri-party agreement to deliver on the construction of supporting infrastructure. The completion of the Dewdney Avenue Revitalization project provided the site with underground water, wastewater, and stormwater services required for redevelopment.

The City will issue a negotiated RFP to secure a private-sector development partner in Quarter One of 2026. A development partner will be selected based on the criteria approved by Council in *CR25-159 The Yards – Next Steps*.

Riverside

Riverside consists of 247 acres of desirable land in southeast Regina, positioned between Riverside Memorial Park Cemetery and Wascana Creek, directly across from the Wascana Country Club. Evaluation of whether to develop, sell or retain the land for cemetery use is ongoing. The timing of any proposed residential development on the land is delayed until sanitary network capacity exists, in accordance with the recently approved growth plan.

Northeast Lands

The City owns 316 acres of agricultural land in the Northeast Lands area, located south of Inland Drive on the west side of Winnipeg Street. The City concluded the sale of 853 acres of land to Federated Co-operative Limited in 2025 while retaining rights to repurchase areas of that land for future rail development.

It is recommended that the 316 acres of land be held for future development while the projects proposed by Bungee and Federated Co-operative Limited are considered.

Old Pacer Park

Old Pacer Park is 21 acres of land located in Southeast Regina, north of Arcola Avenue near the Regina Bypass. The land is well situated for future development. Discussions with adjacent landowners continue regarding development options. No near-term development is anticipated.

Repurchase Rights

Repurchase rights are used by the City when selling land to discourage purchasers from buying and holding land indefinitely without development. In most situations, the City receives more benefit through development activity and future property taxes than it does through the proceeds from land sales.

The City currently has re-purchase rights, under specific conditions, on the following lands:

- Lands sold to Federated Co-operatives Limited in Northeast Regina.
- Lands sold to Viterro (Bunge) in Northeast Regina.
- Lands sold to Cowessess First Nation in the Hawkstone area.
- Land sold to Namerind Housing Corporation in the Downtown.

DECISION HISTORY & AUTHORITY

On September 25, 2024, City Council considered item *CR24-119 Land Development and Disposition Strategy* and adopted the following resolution:

That City Council:

1. Direct Administration to continue managing the development of City-owned land through the administrative structure of the City of Regina.
2. Approve the Land Development and Disposition Strategy, including the mandate, principles, and strategic actions described in this report, to guide the management and development of City-owned land.
3. Direct Administration to report back annually on the slate of properties that will be focused on for analysis during the upcoming year, and report back quarterly with updates on the financial and community outcomes.

Respectfully Submitted,



Chad Jedlic, Director
Land, Real Estate & Economic
Development

Respectfully Submitted,



Daren Anderson, Chief Financial Officer &
Deputy City Manager

Prepared by: Dustin McCall, Manager Land Development

ATTACHMENTS

Appendix A - Major Land Holdings

