



Official Community Plan Growth Plan Review

Date	February 25, 2026
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	City Planning & Community Services
Item #	CR26-11

RECOMMENDATION

That City Council:

1. Approve the amendments to *Design Regina: The Official Community Plan Bylaw No. 2013-48* to reflect the changes in Appendix A – Recommended Official Community Plan Policy, Definition and Map Amendments;
2. Direct Administration to engage the RM of Sherwood No. 159 to review *Design Regina: The Official Community Plan Bylaw No. 2013-48* Map 1a: RM of Sherwood – City of Regina Growth Intentions and related policies as outlined in this report, and bring forth a report to City Council following this review with recommended updates;
3. Direct Administration to consider, on an ongoing basis, the infrastructure investments required to support growth through future City of Regina budget processes, beginning with those needed to enable development in the Medium-Term, Tier 1 New Neighbourhoods identified in Appendix A, Section 4 of this report; and
4. Instruct the City Solicitor to prepare the necessary bylaw amendment to give effect to the amendments, to be brought forward to a meeting of City Council following approval of the recommendations and the required public notice.

HISTORY

At its February 11, 2026, meeting, the Executive Committee considered the attached report *EX26-11 Official Community Plan Growth Plan Review* from City Planning & Community Services division.

The following addressed the Committee:

- Stu Niebergall, Regina & Region Homebuilders' Association, Regina, SK
- Paul Moroz and Bob Linner, representing Long Lake Investments, Regina, SK
- Evan Hunchak, representing Bright Communities, and Mark Geiger, landowner for Skywood, Regina, SK
- Blair Forster, representing Forster Harvard Development Corporation, Regina, SK
- Diana Hawryluk, representing Dream Developments, Regina, SK
- William Wells, representing Albert Park Community Association, Regina, SK
- Carmelle Beaudry, representing Beaucorp Ventures, Regina, SK

The Committee received and filed communication EX26-15 Jenna Schroeder, Provincial Capital Commission, Regina, SK.

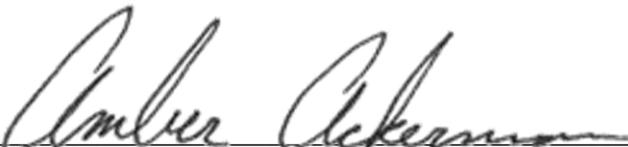
Members of Administration gave a PowerPoint presentation, a copy of which is on file with the Office of the City Clerk.

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

Recommendation #5 of the attached report does not require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE


Amber Ackerman, Acting City Clerk 2/17/2026

ATTACHMENTS

EX26-11 Official Community Plan Growth Plan Review

Appendix A - Recommended OCP Policy, Definition and Map Amendments

Appendix B - Current Growth Plan

Appendix C - Current Phasing of New Neighbourhoods Plan

Appendix D - What we Heard Report - Growth Plan Review

Appendix E - Proposed Phasing Plan Neighbourhood Breakdown

Appendix F - RM of Sherwood - City of Regina Growth Intentions Map

Appendix G - Hierarchy of Plans



Official Community Plan Growth Plan Review

Date	February 11, 2026
To	Executive Committee
From	City Planning & Community Development
Service Area	City Planning & Community Services
Item No.	

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Approve the amendments to *Design Regina: The Official Community Plan Bylaw No. 2013-48* to reflect the changes in Appendix A – Recommended Official Community Plan Policy, Definition and Map Amendments;
2. Direct Administration to engage the RM of Sherwood No. 159 to review *Design Regina: The Official Community Plan Bylaw No. 2013-48* Map 1a: RM of Sherwood – City of Regina Growth Intentions and related polices as outlined in this report, and bring forth a report to City Council following this review with recommended updates;
3. Direct Administration to consider, on an ongoing basis, the infrastructure investments required to support growth through future City of Regina budget processes, beginning with those needed to enable development in the Medium-Term, Tier 1 New Neighbourhoods identified in Appendix A, Section 4 of this report;
4. Instruct the City Solicitor to prepare the necessary bylaw amendment to give effect to the amendments, to be brought forward to a meeting of City Council following approval of the recommendations and the required public notice; and
5. Approve these recommendations at its meeting on February 25, 2026.

ISSUE

Design Regina: The Official Community Plan, Bylaw No. 2013-48 (OCP), provides the policy framework to guide long-term growth and development of the city, including the coordination of municipal services. To ensure the OCP remains aligned with the city's evolving needs, it is periodically reviewed and updated. This report presents the findings and recommendations from the most recent review, focusing on updates to the OCP Growth Plan, the Phasing of New Neighbourhoods Plan (Phasing Plan), and related supporting policies.

IMPACTS

Legal Impact

The recommended OCP policy, definition, and map amendments (Appendix A) require City Council approval through an amending bylaw, in accordance with the public notice requirements set out in the *Public Notice Bylaw*. Pursuant to *The Planning and Development Act, 2007*, the amending bylaw also requires ministerial approval from the Government of Saskatchewan.

Policy Impact

The Growth Plan Review was conducted in accordance with OCP Policy 14.15, which recommends a review be conducted every five years. The recommended amendments outlined in Appendix A align with the following Community Priorities¹:

- Develop complete neighbourhoods.
- Support the availability of diverse housing options.
- Promote conservation, stewardship and environmental sustainability.
- Achieve long-term financial viability.
- Foster economic prosperity.

Strategic Priority Impact

The recommended updates to the Growth and Phasing Plans outlined in Appendix A, designate sufficient land to accommodate the housing needs of anticipated population growth over the next 25 years, balancing the development of new neighbourhoods with intensification in established areas. This approach supports the Livability Strategic Priority, specifically the strategy “new residential and commercial developments enhance our city, serve the diverse needs of residents and build safe communities.” Similarly, the recommended Growth Plan designates lands across the city to accommodate future industrial and employment-generating developments that provide job opportunities for a growing population. This supports the Prosperity Strategic Priority, aligning with

¹ The OCP Community Priorities were developed through community-wide consultation during the preparation of the OCP. They are intended to provide direction for the development of goals, objectives, and policies within the plan.

the strategy “industrial lands attract key sectors and promote sustainable growth and investment.”

Recommended Policy 2.9 in Appendix A, Section 1 (Change #9), aligns with the Vibrancy Strategic Priority by advancing the strategy that “the City Centre thrives as a vibrant, inclusive destination that attracts residents, visitors and investment.” This policy embeds that direction into the OCP, reinforcing the City Centre as Regina’s primary hub of economic and cultural activity and affirming its role as a focal point for community vibrancy and investment.

The recommended approach to phasing new neighbourhoods, as outlined in Appendix A, Section 1 (Change #19) and Section 2 (Change #3), is consistent with the Infrastructure Strategic Priority, particularly the strategy of modernizing existing infrastructure with the capacity to support long-term growth and community services. This consistency is reinforced by the approach’s focus on prioritizing infrastructure investments that not only enable greenfield development, but also support intensification and address level-of-service challenges for existing properties.

Environmental Impact

Several of the recommended OCP updates promote intensification and renewal, which can generate environmental benefits such as reducing vehicle travel distances, supporting the remediation of contaminated sites, encouraging active transportation and transit use and enabling more efficient use of land and infrastructure.

Intensification is key to reaching Regina’s energy and emissions reduction goal by 2050. Actions 8.5 and 8.6 from the Energy & Sustainability Framework (ESF) direct 65 per cent of population and commercial growth to established areas. These actions were considered when reviewing the OCP intensification target. However, as outlined in Appendix A, Section 1 (Change #6), increasing the intensification target to align with the ESF is not recommended. Engagement and analysis suggest that, while intensification remains an important community priority, increasing the intensification target to 65 per cent at this time may not be appropriate given the additional infrastructure and service investments required in certain established areas to achieve it, as well as current market conditions.

In recognition of the inherent community and environmental benefits of a higher intensification target, proposed Policy 2.3A described in Appendix A, Section 1 (Change #7) establishes a five-year review cycle to reassess the target. This will allow for a better understanding of the infrastructure and community service improvements needed to sustain higher levels of intensification in established neighbourhoods, through upcoming reviews of the City’s infrastructure master plans and related initiatives.

Indigenous Impact

Engagement with Indigenous Rightsholders was undertaken through respectful, collaborative dialogue in alignment with *kâ-nâsihcikêwin* (Indigenous Framework), specifically by the Treaty Principles of *miyo-wîcêhtowin* (“getting along well with others, good relations, expanding the circle”) and *pimâcihowin* (“making a living”). These principles informed an engagement approach centered on inclusivity, meaningful relationship-building and providing opportunities to discuss economic development aspirations.

Appendix A includes several recommended OCP updates that reflect the City’s commitment to reconciliation by embedding Indigenous voices in the OCP. For instance, the proposed “Inclusion of Indigenous Rightsholders” goal and policies (Section 1, Change #14) require the consideration of Indigenous development aspirations in shaping Regina’s future growth, consistent with the Good Relations, Land Reconciliation, and Economic Development commitments outlined in *kâ-nâsihcikêwin*. In alignment with this goal, the recommended Growth Plan (Appendix A, Section #3) identifies potential development opportunities on lands stewarded by Indigenous Rightsholders, increasing Indigenous visibility in the OCP and affirming them as key partners in the city’s long-term growth and development.

There are no financial, labour or community well-being impacts associated with this report.

OTHER OPTIONS

OPTION 1 – Approve recommended OCP updates detailed in Appendix A – Recommended

- **Advantages:** Enables immediate planning, scoping, and implementation of the updated OCP policies and plans, advancing Community and Strategic Priorities and establishing clearer timelines and processes for neighbourhood development. This provides greater certainty to the community and stakeholders regarding the City’s long-term growth framework and neighbourhood phasing approach.
- **Considerations:** To support the recommended Growth and Phasing Plans, the City will need to begin planning for the scoping and delivery of infrastructure investments required to accommodate intensification and enable the development of the new neighbourhoods identified in the plans.

OPTION 2 – Do not approve the recommended OCP updates and direct Administration to explore and conduct additional engagement on alternative approaches – NOT RECOMMENDED

- **Advantages:** Provides additional time to explore alternative approaches to the OCP policy updates under review and to undertake further engagement.
- **Considerations:** The current Growth Plan (Appendix B) and Phasing Plan (Appendix C) would remain in effect until a subsequent report is brought forward for City Council’s consideration. Significant engagement has already occurred throughout the development of the recommended OCP updates, including an in-depth review and assessment of alternative

options. Further engagement is unlikely to generate new or substantively different feedback. Deferring approval may also introduce uncertainty for stakeholders preparing near-term development applications.

COMMUNICATIONS & ENGAGEMENT

Engagement with residents, Indigenous Rightsholders, community groups, land developers and other stakeholders was a central focus of the Growth Plan Review. Over the course of 2025, extensive engagement was carried out using a range of methods tailored to the needs of each participant group to share information, collaborate on proposed recommendations and understand perspectives on the long-term growth and development of the city. Engagement touchpoints included presentations, a series of workshops, a public survey, and several one-on-one and small-group discussions. These activities, along with the key themes from each engagement touchpoint, are summarized in Appendix D. The findings, results, and feedback gathered through this process played a critical role in shaping the recommendations in this report, ensuring they are responsive to the community's needs and priorities.

DISCUSSION

Background

Following two years of extensive public and community consultation, the OCP was introduced in 2013 to manage Regina's growth to a population of 300,000. The OCP includes a growth management strategy, enabling the City to set goals, objectives and policies for managing land uses, new development, municipal utilities and services. This includes the Growth Plan², Phasing Plan³ and supporting OCP policies.

Growth Plan Review

To ensure the OCP remains current and relevant, policy directs that the plan be reviewed every five years, with the last review completed in 2020. While that review was broad in scope, the review advanced through this report is focused on updating the Growth and Phasing Plans and associated policies, as the city is on track to reach the current Growth Plan's 300,000 population horizon sooner than previously anticipated. This focus is emphasized by conditions that have evolved since the introduction of these plans in 2013, including housing supply and affordability challenges,

² The Growth Plan serves as a key policy tool for guiding future development, identifying areas for new neighbourhoods, industrial employment areas and opportunities for intensification and redevelopment within established areas of the city.

³ The Phasing Plan sequences the development of the new neighbourhoods identified in the Growth Plan into three phases. This phasing is guided by a policy requiring that 75 per cent of the land designated for new neighbourhoods within a given phase must be developed before neighbourhoods in the next phase can proceed.

demographic trends, and rising infrastructure costs. Collectively, these factors underscore the need for the strategic planning and prioritization of investments required to enable and sustain growth, particularly given the City's fiscal capacity to fund such projects.

Considering the factors noted above, the City completed a Population, Housing, and Employment Forecast and Urban Land Needs Study (Growth Study) in 2024 projecting Regina would reach a population of 370,000 by 2051. The Growth Study forecast approximately 68,000 new jobs and 57,000 housing units would be required by 2051 to support this population growth.

Outcomes and Inputs

The Growth Plan Review explored several potential OCP updates to proactively facilitate and prepare for growth of the city to a population of 370,000. Importantly, the review embedded long-term infrastructure and servicing needs into policies guiding growth over the next 25 years.

The Growth Plan Review took into consideration several key inputs, such as the evolving conditions mentioned above, the Growth Study and the recent Water and Wastewater Serviceability Study (Serviceability Study). The Serviceability Study was instrumental in informing recommended updates to two core components of the OCP growth management strategy: the Growth Plan and the Phasing Plan. The following sections provide an overview of key recommended updates to each. The full scope of OCP policies, definitions, and plans reviewed, along with the detailed recommended updates, is provided in Appendix A.

Growth Plan Updates

The Growth Study included an analysis to determine the amount of greenfield land required to be designated as new neighbourhoods to support anticipated population growth over the next 25 years. This analysis indicated that the current Growth Plan has a shortfall of lands identified for new neighbourhoods to meet forecasted housing demands. To address this, the recommended Growth Plan designates additional greenfield lands⁴ as new neighbourhoods to ensure enough land is identified to support the city's long-term housing needs.

The remainder of the recommended Growth Plan updates described in Appendix A are intended to support intensification and community renewal, address identified house-keeping issues and reflect land use conditions that have evolved since the plan was first introduced in 2013.

Phasing Plan

Development industry stakeholders have indicated that the current Phasing Plan and associated policies for sequencing new neighbourhood development have been problematic, particularly the

⁴ These lands are described in Appendix A, Section 3 (Change #3 and #6) and depicted on the proposed Growth Plan (page 19).

requirement that 75 per cent of lands within a given phase be developed before the next phase can proceed. This requirement may create barriers to advancing new neighbourhoods, as developers wishing to move forward are constrained by the pace of development on lands they do not own. Additionally, stakeholders expressed a need for infrastructure capacity considerations to be integrated into the Phasing Plan and associated policies to provide greater clarity on development timelines for new neighbourhoods.

In response to these concerns, the City undertook consultations and collaborative discussions with stakeholders to assess potential OCP updates that would reduce this barrier. As a result of this work, recommended updates to neighbourhood phasing policies and the Phasing Plan were developed, as described in Appendix A, Section 1 (Change #19) and Section 4, respectively. These updates sequence the development of new neighbourhoods based on available infrastructure, specifically wastewater capacity, which the Serviceability Study identified as the primary servicing constraint for new neighbourhoods. Conceptually, this approach allows new neighbourhoods to proceed where it can be demonstrated that sufficient wastewater capacity exists and that all related development requirements stipulated in the OCP are satisfied.

As shown in Appendix E, the recommended approach organized new neighbourhoods into three phases. Within these phases, further categorization into development tiers provides additional clarity on the anticipated timing for when neighbourhoods without current wastewater capacity may advance, following the completion of the required infrastructure investments identified in the Serviceability Study. The prioritization of required investments to service areas without capacity is based on the “financially sustainable infrastructure approach” defined in Appendix A, Section 2 (Change #3). This method prioritizes infrastructure investments that deliver broader benefits to the city beyond supporting greenfield growth alone, including investments that enable intensification opportunities and address level-of-service challenges for existing properties.

Next Steps

The following initiatives are planned to follow the Growth Plan Review. This work will ensure that City plans, projects, and policies are updated to reflect the recommended OCP amendments described in this report and will support long-term growth in alignment with the OCP and City Strategic Priorities.

Embedding an Indigenous Worldview into the OCP

As noted in the Indigenous Impacts section of this report, several updates to growth and development related OCP policies are being recommended to integrate an Indigenous Worldview into the plan. While these amendments form an important foundation, it is acknowledged that further work will be required to embed an Indigenous Worldview across other sections of the OCP that were not within the scope of the Growth Plan Review. Building on this foundation, this work will be advanced through future OCP updates, undertaken collaboratively with Indigenous Rightsholders

and Indigenous community members, in alignment with kâ-nâsihcikêwin and the Truth and Reconciliation Commission of Canada's Calls to Action.

OCP Map 1a: RM of Sherwood – City of Regina Growth Intentions Update

OCP Section D1: Regional Context, Goal 3 – Joint Planning Area includes policies that guide complementary growth between the City and the RM of Sherwood No. 159 (RM) on undeveloped lands adjacent to the city's boundary. These policies direct both municipalities to engage in collaborative planning to avoid land use conflicts and to support each municipality's long-term growth objectives. Map 1a (Appendix F) illustrates each municipality's growth intentions and serves as a tool to manage development in a coordinated and mutually respectful manner.

With the exception of minor updates reflecting boundary changes, Map 1a has not undergone a comprehensive review since 2013. During engagement with the RM, it was discussed that a collaborative review of Map 1a is a logical next step to ensure it remains an effective tool for guiding regional growth. Based on this, it is recommended that a joint review of Map 1a and its associated policies begin immediately following the Growth Plan Review. This may result in each municipality bringing forward complementary updates to each respective Council for consideration. Land annexation is not included in this review, as the Growth Study indicates that, under current assumptions and conditions, the existing city boundary contains sufficient land to accommodate long-term growth.

Master Plan Review

As illustrated in Appendix G, the OCP provides high-level direction for managing growth and change across the city. It also provides guidance for other City initiatives, policies, and plans to ensure they align with and implement the OCP's vision, Community Priorities, goals, and objectives.

Following the approval of the recommended Growth and Phasing Plans, which are designed to support growth to a population of 370,000 over the next 25 years, complementary updates to the City's infrastructure master plans⁵ are planned over the next five years. These updates will ensure the master plans align with the new 370,000-population horizon, replacing the previous 300,000-population horizon currently embedded within them.

Supporting the Next 10-Years of Housing Supply in New Neighbourhoods

Current housing supply conditions were a key consideration in the Growth Plan Review, reinforcing the importance of proactive infrastructure planning to enable new neighbourhoods and support the

⁵ Infrastructure master plans are long-term planning documents of up to 25 years that describe citywide outcomes for an infrastructure or service group in alignment with the OCP. Typically, these plans provide details on infrastructure improvements required to support growth and the renewal of assets to maintain or improve level of service to residents.

creation of additional housing stock. The ongoing construction of the Northwest Regional Wastewater Lift Station (NRWLS), anticipated to be completed near the end of 2028, will provide capacity for several new neighbourhoods in northwest Regina. As a result, new housing stock is expected to become available in emerging communities across the west and north quadrants of the city.

During engagement, many participants highlighted the need for additional new housing options on the east side of the city, particularly as the remaining lot inventory in both The Towns and Eastbrook is anticipated to be fully absorbed over the next one to two years. In response, a feasibility study on the wastewater solution required to support the remaining southeast greenfield lands identified in the Southeast Neighbourhood Plan will be submitted for consideration as part of the 2027 Budget. This investment will also provide wastewater capacity to support intensification opportunities.

Overall, this feasibility study is expected to provide greater certainty to both the City and development industry stakeholders regarding the construction timeline for the required solution. This clarity will help developers better understand when they may begin the neighbourhood development process for the greenfield lands in the southeast. From a housing supply standpoint, this is especially significant, given that regulatory approvals, detailed planning, and servicing for a new neighbourhood typically require several years to complete before homes may be constructed.

Looking more broadly, to provide additional certainty for development industry stakeholders, this report includes a recommendation that future City budget processes consider the investments required to support the Growth and Phasing Plans and enable new neighbourhoods. While such investments have historically been considered through City budget deliberations, this recommendation is intended to enhance transparency and provide greater clarity for stakeholders and the public.

DECISION HISTORY & AUTHORITY

On December 16, 2013, City Council considered item *CR13-112 Proposed Official Community Plan (OCP)* and adopted the following resolution:

1. That a new official community plan, known as “Design Regina” and attached as Appendix A to this report be adopted pursuant to Part IV of *The Planning and Development Act, 2007*.
2. That the Administration be directed to return to Council with a phasing and financing plan for the Growth Plan by December 2013.
3. That the Administration be directed to return to Council with recommendations on the Office Policies in Q1 of 2014.

On January 29, 2020, City Council considered item *CR20-2 Priorities and Planning Committee: Official Community Plan Five-Year Review* and adopted the following resolution:

1. That Part A – Citywide Plan of *Design Regina: The Official Community Plan Bylaw No. 2013-48* be amended as set out in Appendices A and B to this report.
2. That the City Solicitor be directed to prepare the necessary bylaw to amend *Design Regina: The Official Community Plan Bylaw No. 2013-48* to reflect the changes set out in Appendices A and B to this report.
3. With the amendment that places of worship and recreation facilities be added to the land uses and the grandfathering provision be removed.

On June 25, 2025, City Council considered item *CR25-76 Municipal Front-ending Lift Stations* and approved the design, engineering and construction of the Northwest Regional Wastewater Lift Station.

Respectfully Submitted,



Luke Grazier, Acting Director
Sustainable Infrastructure

Respectfully Submitted,



Deborah Bryden, Deputy City Manager
City Planning & Community Services

Prepared by: Luke Grazier, A/Director, Sustainable Infrastructure

ATTACHMENTS

- Appendix A - Recommended OCP Policy, Definition and Map Amendments
- Appendix B - Current Growth Plan
- Appendix C - Current Phasing of New Neighbourhoods Plan
- Appendix D - What we Heard Report - Growth Plan Review
- Appendix E - Proposed Phasing Plan Neighbourhood Breakdown
- Appendix F - RM of Sherwood - City of Regina Growth Intentions Map
- Appendix G - Hierarchy of Plans

Appendix A – Recommended Official Community Plan Policy, Definition and Map Amendments

Below are recommended policy, definition and map amendments to *Design Regina: The Official Community Plan* (OCP) resulting from the OCP Growth Plan Review.

Section 1: Proposed OCP Policy Changes

#	OCP Reference	Existing Policy	Proposed Policy Change	Rationale for Change
1	Section A: Introduction to Design Regina (page 3)	<p>Introduction to Design Regina The City of Regina's OCP, entitled Design Regina, will manage the city's growth to 300,000 people and set the stage for its longer-term development. To be sustainable, a municipality must be forward-thinking, responsibly planning for the long-term. For Regina, this means looking ahead by protecting land for growth to a population of 500,000. It also means planning for an appropriate balance of employment and residential growth to ensure that overall growth can be paid for over the long-term to foster municipal financial sustainability.</p>	<p>Introduction to Design Regina The City of Regina's OCP, entitled Design Regina, was approved by City Council in 2013 to guide growth to a population of 300,000 and establish a foundation for long-term growth.</p> <p>In 2026, City Council approved a major review of the OCP Growth Plan, resulting in updates to the plan and related policies to reflect evolving conditions and growth patterns since its original adoption. This review extended the Growth Plan's planning horizon to 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.</p>	The proposed changes extend the OCP's planning horizon from 300,000 to 370,000, aligning with the population, housing, and employment projections outlined in the 2024 Population, Housing, and Employment Forecast and Urban Land Needs Study (Growth Study) to ensure the OCP remains responsive to anticipated growth.
2	Section A: Introduction to Design Regina (page 4)	<p>First Steps Within a Broader Plan Design Regina directs growth and change in the city for a population of up to 300,000 people. This initial growth is rooted in a greater context that anticipates the city's population growth up to 500,000 people. Growth of the city from 300,000 to 500,000 will create new opportunities and challenges, so it is vital that the City's policies and decisions be forward-looking and plan for the long-term.</p>	<p>First Steps Within a Broader Plan Design Regina is the City's long-term plan to guide Regina's growth over a 25-year timeframe, from 2026 to 2051, toward a population of 370,000. It forms part of a broader vision that looks ahead to a long-term population of 500,000. As the city expands, new opportunities and challenges will emerge, making it essential for the City to make thoughtful, forward-looking decisions today that will continue to serve all residents well into the future.</p>	Same rationale as Section 1, Change #1.

#	OCP Reference	Existing Policy	Proposed Policy Change	Rationale for Change
3	Section B: Financial Policies, Goal 3 – Financial Planning, Policy 1.8	<p>1.8 Consider the following prioritization in developing capital investment plans:</p> <p>1.8.1 Supporting INTENSIFICATION AREAS¹;</p> <p>1.8.2 Completing BUILT OR APPROVED NEIGHBOURHOODS; and</p> <p>1.8.3 Developing NEW NEIGHBOURHOODS;</p>	<p>1.8 Consider the following prioritization in developing capital investment plans:</p> <p>1.8.1 Supporting <i>intensification</i> with emphasis on the CITY CENTRE, URBAN CORRIDORS and CENTRES, PRIMARY and SECONDARY INTENSIFICATION AREAS; and</p> <p>1.8.2 Developing NEW NEIGHBOURHOODS and EMPLOYMENT AREAS.</p>	The revised policy reflects a more strategic and targeted approach to capital investment planning by prioritizing infrastructure and community investments in key locations where upgrades are needed to support growth and development.
4	Section B: Financial Policies, Goal 4 – Revenue Sources, Policy 1.16	<p>1.16 Ensure that growth pays for growth by:</p> <p>1.16.1 Ensuring Servicing Agreement Fees charges are based on <i>full capital cost</i>;</p> <p>1.16.2 Regularly reviewing the rate and rate structure for Servicing Agreement Fees;</p> <p>1.16.3 Reviewing the areas to which Service Agreement Fees apply, including the possibility of fees varying with location, density and use as necessary, except where specific and deliberate subsidies are approved to support public benefits;</p> <p>1.16.4 Aligning the City’s development fees, property taxes and other charges with the policies and intent of this Plan; and</p>	<p>1.16 Ensure that growth is supported by financially sustainable capital infrastructure by recovering the City’s cost of servicing development, as authorized through provincial legislation, through a mix of funding sources, while balancing cost recovery, competitiveness, affordability and transparency by:</p> <p>1.16.1 Ensuring the <i>full capital cost</i> of servicing NEW NEIGHBOURHOODS and EMPLOYMENT AREAS, after accounting for contributions from the City and other levels of government, shall be proportionately borne by developers as part of the land development process, including:</p> <p>1.16.1.1 As determined by the City, on-site servicing costs which directly</p>	<p>The proposed revision aims to strengthen, clarify and entrench flexibility in policy intended to capture and share the cost of servicing new development. This includes distinguishing between on-site and off-site servicing costs, providing a more precise understanding of the funding of growth-related costs.</p> <p>It is proposed that Policy 1.16.5 be removed from <i>Section B – Financial Policies</i>, as its content may be misaligned with the intent and scope of Section B. It is recommended that the policy be relocated to <i>Section C – Growth Plan</i>. The revised policy is presented in Section 1, Change #11.</p>

¹ OCP map features associated with policies are shown in CAPITAL LETTERS and defined in Appendix C: Definitions. Terms in italics indicate key terminology, also defined in Appendix C.

#	OCP Reference	Existing Policy	Proposed Policy Change	Rationale for Change
		<p>1.16.5 Achieving a balance of employment and residential lands.</p>	<p>benefit the subject property; and</p> <p>1.16.1.2 Off-site servicing costs which indirectly benefit the subject property and are included in development charge rates;</p> <p>1.16.2 Regularly reviewing development charge rates to ensure they reflect and acknowledge the timing of offsite servicing costs, while also accounting for the impacts of growth not directly tied to new development;</p> <p>1.16.3 Regularly exploring updates to the Development Charges Policy, such the potential for rates to vary by location and land use; and</p> <p>1.16.4 Aligning development charge rates, property taxes and other fees with the policies and intent of this Plan.</p>	
5	Section C: Growth Plan, Goal 1 – Long-Term Growth, Policy 2.2	2.2 Direct future growth as either <i>intensification</i> on or <i>expansion</i> into lands designated to accommodate a population of approximately 300,000 in accordance with Map 1 – Growth Plan.	2.2 Direct future growth as either <i>intensification</i> on or <i>expansion</i> into lands designated to accommodate a population of approximately 370,000, over a 25-year growth horizon, from 2026 to 2051, in accordance with Map 1 – Growth Plan.	Same rationale as Section 1, Change #1.

#	OCP Reference	Existing Policy	Proposed Policy Change	Rationale for Change
6	Section C: Growth Plan, Goal 1 – Long-Term Growth, Policy 2.3	<p>2.3 Direct at least 30% of new population to existing urban areas as the City’s <i>intensification</i> target:</p> <p>2.3.1 Review the <i>intensification</i> target every five years.</p> <p>2.3.2 Monitor <i>intensification</i> based on Map 1c – Intensification Boundary and Areas.</p>	<p>2.3 Set a City <i>intensification</i> target of at least 40% of new housing units (equivalent to 30% of new population) to be located in existing areas within the Intensification Boundary shown in Map 1 – Growth Plan.</p> <p>2.3.1 Plan for infrastructure and community investments needed to support the <i>intensification</i> target.</p>	<p>The change shifts the basis of the intensification target from new population to new housing units. This adjustment reflects a more stable and measurable indicator of growth, as housing units are less affected by fluctuations in household sizes and other demographic factors.</p> <p>Engagement and analysis suggest that while intensification continues to be important for community growth, vibrancy and financial considerations, increasing the intensification target now may not be appropriate, given the additional investments required to accommodate new development in established neighbourhoods and current market conditions. However, proposed Policy 2.3A below signals an intent to consider a higher target in future OCP reviews.</p> <p>The word “direct” has been removed from the policy because a municipality cannot practically direct growth to specific areas. However, it can set and support a target through policies and initiatives.</p> <p>To provide a more comprehensive overview of the City’s long-term growth framework, it is proposed that Map 1c be repealed and its features, including the “Intensification Boundary”, be integrated into Map 1. This is reflected on proposed Map 1 – Growth Plan (Section 3).</p> <p>Proposed Policy 2.3.1 emphasizes the need to plan for investments in existing neighbourhoods that support the intensification target, such as road network, transit, utility, park and community service infrastructure improvements.</p>

#	OCP Reference	Existing Policy	Proposed Policy Change	Rationale for Change
7	Section C: Growth Plan, Goal 1 – Long-Term Growth, Policy 2.3A and 2.3B	Not applicable (New)	<p>2.3A Review increases to the <i>intensification</i> target and options to expand the Intensification Boundary² shown in Map 1 – Growth Plan every five years through community engagement, while considering the following:</p> <p>2.3A.1 Current and projected demographic, economic and environmental conditions;</p> <p>2.3A.2 Development activity trends, including the rate, typology and location of new housing starts;</p> <p>2.3A.3 The capacity of infrastructure and community services in existing areas to support additional growth;</p> <p>2.3A.4 Market dynamics, affordability and consumer preferences; and</p> <p>2.3A.5 The financial benefits of intensification supported by a cost analysis on different types of growth.</p> <p>2.3B Monitor <i>intensification</i> based on Map 1 – Growth Plan.</p>	<p>The new policy establishes a five-year review cycle to reassess the intensification target in consideration of evolving community conditions and priorities, ensuring the target remains actionable, relevant and effective.</p> <p>The Growth Plan Review explored the merits of expanding the current “Intensification Boundary”. Based on this analysis, it is recommended that the current boundary be maintained to avoid diluting efforts to support and measure intensification in more mature neighbourhoods that have ample opportunities for intensification on underutilized lands (e.g. Heritage).</p> <p>The proposed policy direction to review the “Intensification Boundary” every five years allows the City to assess whether newer neighbourhoods (e.g. Harbour Landing) have reached full build-out and matured sufficiently for inclusion within the boundary.</p>
8	Section C: Growth Plan, Goal 3 – Intensification, Policy 2.8.1	Not applicable (NEW)	<p>2.8.1 Monitor infrastructure and services in established areas and incorporate revitalization strategies into City investment plans to address gaps, support complete neighbourhoods, enable <i>intensification</i>, and enhance residents’ quality of life.</p>	<p>The proposed policy underscores a commitment to support intensification in a manner that is sustainable and responsive to neighbourhood conditions by investing in existing neighbourhoods to both address current challenges while also facilitating redevelopment opportunities.</p>

² The “Intensification Boundary” reflects Regina’s built-up area as of 2013, when the OCP was adopted. As a result, it excludes newer neighbourhoods that were still under development and not fully built at that time, such as Harbour Landing and Fairways West.

#	OCP Reference	Existing Policy	Proposed Policy Change	Rationale for Change
9	Section C: Growth Plan, Goal 3 – Intensification, Policy 2.9	2.9 Direct at least 10,000 new residents to the CITY CENTRE, which will accommodate the city's highest population and employment densities.	2.9 Support the CITY CENTRE in achieving and sustaining the highest employment and population densities in Regina, to align with and support its role as the city's hub of economic and cultural activity.	As stated in the rationale for Section 1, Change #6, tracking population involves nuances that fall outside the City's direct control, which makes it challenging to monitor progress effectively. However, the proposed change reaffirms the intent for the City Centre to have the highest concentration of employment and population density in Regina.
10	Section C: Growth Plan, Goal 4 – New Neighbourhoods and Employment Areas, Policy 2.11A	2.11A City Council may, at its discretion, waive any or all of the requirements of Policy 2.11 ³ where it can be demonstrated through a secondary plan or concept plan that achieving the density target and <i>complete neighbourhoods</i> ' policies would be challenging due to unique circumstances (i.e. smaller scale development areas that lack connection to transit and other local services or amenities).	2.11A City Council may waive any or all requirements of Policy 2.11 if a secondary or concept plan demonstrates that meeting the density and <i>complete neighbourhoods</i> policies is impractical due to unique circumstances (e.g. small-scale areas lacking access to transit and local services or amenities); however, the proposal must still align with applicable Community Priorities and other goals of this Plan.	The proposed revision provides clearer guidance on when City Council may consider waiving the requirements of Policy 2.11, while reaffirming that any such decisions must align with the core principles of the OCP.
11	Section C: Growth Plan, Goal 4 – New Neighbourhoods and Employment Areas, Policy 2.12A	Not applicable (NEW)	2.12A Ensure a balanced and flexible supply of employment and residential lands to support a growing population by designating enough NEW AND EXISTING APPROVED EMPLOYMENT AREAS on Map 1 – Growth Plan to generate sufficient job opportunities to meet the demands of anticipated population growth and support long-term economic sustainability.	The update is intended to convey the importance of identifying sufficient lands in the Growth Plan for new industrial and employment-generating uses to ensure job availability for new residents. Overall, the policy aims to affirm the linkage between industrial and residential growth.
12	Section C: Growth Plan, Goal 4 – New Neighbourhoods and Employment Areas, Policy 2.13	2.13 Amend Map 1 – Growth Plan and related policies if necessary to correspond to the final alignment of the provincial highway bypass to comprehensively plan development in the southeast.	Delete Policy 2.13.	The action directed by this policy has been completed. No further action is needed, and the policy is no longer required.

³ Policy 2.11 requires that new neighbourhoods be designed and planned as complete communities, with a minimum gross population density of 50 persons per hectare.

#	OCP Reference	Existing Policy	Proposed Policy Change	Rationale for Change
13	Multiple	Policies 2.14, 2.15, 14.20D.3, Map 1 – Growth Plan, Map 1b – Phasing of New Neighbourhoods and Appendix C: Definitions provide direction on Special Study Areas ⁴ (SSAs).	Remove policies 2.14, 2.15, 14.20D.3, the SSA definition from Appendix C: Definitions and the SSA designations on Map 1 – Growth Plan and Map 1b – Phasing of New Neighbourhoods.	The 2024 Water & Wastewater Serviceability Study assessed the infrastructure needed to support growth and reduced the uncertainty that previously justified SSA designations. As a result, the Harbour Landing West and North greenfield growth areas are proposed to be reclassified from SSAs to “New Neighbourhood” and “New Employment Area” on Map 1 and Map 1b ⁵ .
14	Section C: Growth Plan, Goal 5 – Inclusion of Indigenous Rightsholders	Not applicable (NEW)	<p><u>Goal 5 – Inclusion of Indigenous Rightsholders</u> Ensure the development aspirations of Indigenous Rightsholders are meaningfully considered in shaping Regina’s future growth, consistent with the economic development and land reconciliation commitments in <i>kâ-nâsihcikêwin</i>, the City’s Indigenous Framework.</p> <p>2.13 Designate large-scale lands within or adjacent to the periphery of the city stewarded by Indigenous Rightsholders on Map 1 – Growth Plan as INDIGENOUS RIGHTSHOLDER LANDS; and</p> <p>2.14 Ensure the planning of NEW NEIGHBOURHOODS and NEW EMPLOYMENT AREAS adjacent to INDIGENOUS RIGHTSHOLDER LANDS or <i>urban reserves</i> considers the development aspirations of Indigenous Rightsholders, while fostering open and trust-based ongoing dialogue.</p>	The proposed goal and policies reflect the City’s commitment to reconciliation by ensuring that Indigenous voices and development aspirations are embedded in the OCP. This approach affirms the role of Indigenous Rightsholders as key partners in shaping Regina’s growth and further supports inclusive and collaborative planning.

⁴ Special Study Areas were originally included in the OCP to identify greenfield lands requiring further analysis to determine appropriate land uses and servicing feasibility before assigning them a “New Neighbourhood” or “New Employment Area” designation on Map 1 – Growth Plan and Map 1b – Phasing of New Neighbourhoods.

⁵ Refer to proposed Map 1 – Growth Plan and Map 1b – Phasing of New Neighbourhoods in Sections 3 and 4 of this document, respectively.

#	OCP Reference	Existing Policy	Proposed Policy Change	Rationale for Change
15	Section D1: Regional Context, Goal 3 – Joint Planning Area, Policy 3.17.6 (NEW)	Not applicable (NEW)	3.17.6 The RM and City agree that the requirements of 3.17.1 and 3.17.2 may be waived for unique circumstances or for a singular development that provides broader economic benefits.	<p>Policies 3.17.1 and 3.17.2 require a secondary or concept plan be prepared for the Collaborative Planning Area⁶ outlined in Map 1a – RM of Sherwood – City of Regina Growth Intentions. This policy requirement was envisioned as a mechanism for both municipalities to foster inter-municipal collaboration on large scale development proposals in the area, such as a major mixed-use, commercial or residential subdivision.</p> <p>The proposed policy grants authority to waive the requirements of these policies to allow for singular development proposals not part of a major multi-lot subdivision, such as an employment generating development, that would not typically require a secondary or concept plan in either municipality.</p>
16	Section D6: Housing (page 45)	<p>Introductory Paragraph</p> <p>As Regina grows to accommodate 300,000 residents, significant changes will be required in the city’s housing stock to ensure every person in Regina has the opportunity to live in a home that is attainable, well-maintained, suitable, and located in an inclusive community that allows its residents to meet their daily and lifetime needs.</p>	<p>Introductory Paragraph</p> <p>As Regina grows to accommodate 370,000 residents over the next 25 years, significant changes will be required in the city’s housing stock to ensure every person in Regina has the opportunity to live in a home that is attainable, well-maintained, suitable, and located in an inclusive community that allows its residents to meet their daily and lifetime needs.</p>	Same rationale as Section 1, Change #1.
17	Section D9: Health and Safety, Goal 2 – Health and Environmental Impacts, Policy 11.7	11.7 Employ appropriate setback standards to ensure compatible development adjacent to the following: railway, pipeline, and other utility corridors, energy-generation facilities and other features, where required.	11.7 Employ appropriate setback standards, including those defined in provincial legislation, to ensure compatible development adjacent to the following: railway, pipeline, and other utility corridors, energy-generation facilities and other features, where required.	The proposed change clarifies that any applicable provincially mandated development setback requirements apply within the city, such as the requirement from <i>The Subdivision Regulations, 2014</i> for residential development to be setback 457 metres from a sewage treatment plant or sewage lagoon.

⁶ The Collaborative Planning Area is depicted on proposed Map 1 – Growth Plan (Section 3 of this document) near the southeast boundary of the city. As outlined in the OCP, this area represents unique challenges and opportunities that would best be met with innovative approaches that could serve as a model for future inter-municipal collaboration. The intent of the land use planning collaboration in this area is to achieve the highest and best use of land over the long-term that mutually benefits both municipalities and the region.

#	OCP Reference	Existing Policy	Proposed Policy Change	Rationale for Change
18	Section D10: Economic Development, Goal 2 – Economic Growth, Policies 12.6.3 and 12.6.5	<p>12.6 Collaborate with community economic development stakeholders across the region to leverage shared economic advantages and tourism opportunities, including but not limited to:</p> <p>12.6.3 Collaborating with surrounding First Nations, Métis and Inuit communities to promote share prosperity;</p> <p>12.6.5 Support urban reserves that are in keeping with overall land use and growth policies.</p>	<p>12.6 Collaborate with community economic development stakeholders and Indigenous Rightsholders across the region to leverage shared economic advantages and tourism opportunities, including but not limited to:</p> <p>12.6.3 Collaborating on land use and infrastructure planning initiatives involving INDIGENOUS RIGHTSHOLDER LANDS and <i>urban reserves</i> to support well-being, economic development, jobs and affordable housing for Indigenous peoples;</p> <p>12.6.5 Where land has been selected for an <i>urban reserve</i>, support the development of municipal servicing and land use compatibility agreements in alignment with overall land use and growth policies.</p>	The proposed updates are intended to support inclusive and equitable development by facilitating land reconciliation, supporting economic development opportunities and improving health and well-being for Indigenous peoples in alignment with the commitments outlined in <i>kā-nāsihcikēwin</i> .
19	Section E: Realizing the Plan, Goal 5 – Phasing and Financing of Growth, Policy 14.20D, 14.20E	<p>14.20D As identified on Map 1b - Phasing of New Neighbourhoods, Phase 1 (i.e. the combination of Phase 1a, Phase 1b, and Phase 1c) shall be developed first, followed by Phase 2, which is followed by Phase 3.</p> <p>14.20D.1 A succeeding phase may be approved for development when 75% of the preceding phase, as determined by the City, has been developed;</p> <p>14.20D.2 Notwithstanding Policy 14.20D.1, a succeeding phase may be developed when 75%</p>	<p>14.20D Sequence the development and investment of growth-enabling infrastructure required to advance NEW NEIGHBOURHOODS based on the <i>financially sustainable infrastructure approach</i>, with the following prioritization depicted on Map 1b – Phasing of New Neighbourhoods:</p> <p>1. SHORT-TERM</p> <ol style="list-style-type: none"> a. Tier 1: Areas with existing wastewater capacity. b. Tier 2: Areas that will have wastewater capacity following the completion of the Northwest Regional Wastewater Lift Station 	<p>Engagement feedback indicated a desire to shift the City’s current approach to phasing new neighbourhoods to be based on infrastructure capacity and readiness. This would allow new neighbourhoods to move forward as long as there is wastewater capacity, without the restrictions embedded in the current policy. Based on this feedback and infrastructure analysis, it is recommended that the City update its approach to phasing new neighbourhoods by aligning it with available wastewater servicing capacity, as this is currently a major barrier to the development of several new neighbourhoods.</p> <p>Under this approach:</p>

#	OCP Reference	Existing Policy	Proposed Policy Change	Rationale for Change
		<p>of the preceding phase has been subdivided, recognizing that areas within a given phase may be removed from the calculation at the City's discretion;</p> <p>14.20E Notwithstanding Policy 14.20 and Policy 14.20D.3, the City may, at its discretion, waive the phasing requirements of Policy 14.20 and Policy 14.20D.3 of this Plan where it is demonstrated that the proposed development:</p> <p>14.20E.1 Provides a demonstrable service or benefit, which is not already being sufficiently provided by an existing development/use;</p> <p>14.20E.2 Relates to one of the following land use categories: public/civic; Institutional (i.e. research, education, medical) recreation (i.e. sports, athletics);</p> <p>14.20E.3 Is limited to one principal use;</p> <p>14.20E.4 Is contiguous to a fully developed and service area or an area that is in the process of being developed; and</p> <p>14.20E.5 Is compatible with existing adjacent development or planned future development.</p>	<p>and the trunkline to the Rosewood Neighbourhood.</p> <p>c. Tier 3: Areas that will have wastewater capacity after completion of the Northwest Regional Wastewater Lift Station and the trunkline to the Rosewood Neighbourhood, but will still require further trunkline extensions to service new development.</p> <p>2. MEDIUM TERM</p> <p>a. Tier 1: Areas requiring infrastructure upgrades to provide wastewater capacity for new development, while also supporting intensification opportunities and addressing level-of-service challenges for existing properties.</p> <p>b. Tier 2: Areas requiring larger-scale infrastructure upgrades to provide wastewater capacity for new development, while also supporting intensification opportunities and addressing level-of-service challenges for existing properties.</p> <p>3. LONG-TERM</p> <p>14.20E Policy 14.20D shall not be used to limit the development of NEW NEIGHBOURHOODS if it can be demonstrated to the satisfaction of the City that there are no planning constraints and growth-enabling infrastructure investments are in place to support development.</p>	<ul style="list-style-type: none"> - A "Short-Term" designation is applied to areas with existing wastewater capacity or that will have capacity following the completion of the Northwest Regional Wastewater Lift Station. - New neighbourhoods currently without capacity are assigned a "Medium-Term" or "Long-Term" designation based on the prioritization of required investments in alignment with the proposed "financially sustainable infrastructure approach" defined in Section 2, Change #3. <p>In general, "Medium-Term" new neighbourhoods require wastewater investments that provide broader citywide benefits, such as enabling greenfield growth, supporting intensification, and addressing servicing challenges in existing areas, while "Long-Term" new neighbourhoods require major investments that primarily benefit greenfield growth.</p> <p>To provide further clarity, the "Short-Term" and "Medium-Term" designations are further segmented into tiers based on wastewater capacity availability, as well as the expected timing and scale of investments required to support development.</p>

#	OCP Reference	Existing Policy	Proposed Policy Change	Rationale for Change
20	Section E: Realizing the Plan, Goal 5 – Phasing and Financing of Growth, Policy 14.20F	Not applicable (NEW)	14.20F Plan and invest strategically to enable diverse and affordable housing supply in NEW NEIGHBOURHOODS across multiple areas of the city, as practical given servicing availability and the City’s fiscal capacity to deliver growth-enabling infrastructure investments.	Informed by stakeholder feedback, the proposed policy recognizes the community’s desire for housing options in multiple new and developing neighbourhoods. By supporting development across a range of locations, the City aims to facilitate consumer choice, respond to market demand, and promote balanced growth, affordability, and equitable access to amenities.
21	Section E: Realizing the Plan, Goal 6 – Relationship Between the Plans, Policy 14.29.1	14.29 Ensure that secondary plans and concept plans address the following, unless waived by the City: 14.29.1 Overall conformity with this Plan and any applicable secondary plan ⁷ or other applicable instrument (e.g. Transportation Master Plan);	14.29 Ensure that secondary plans and concept plans address the following, unless waived by the City: 14.29.1 Overall conformity with this Plan, any applicable secondary plan, infrastructure master plan and other relevant planning instruments or servicing studies that inform infrastructure master plans;	The revised policy provides clearer direction on the requirement for these plans to align with infrastructure master plans and servicing studies. This clarification is particularly important for guiding the preparation of these plans for “New Employment Areas,” which, under OCP policy, are considered by City Council on a case-by-case basis and are not subject to phasing policies like “New Neighbourhoods”.

⁷ “Secondary Plans” and “Concept Plans” are used by the City of Regina to guide the development of “New Neighbourhoods” and “New Employment Areas”. They provide direction for land-use (zoning) and the provision of community service (e.g. parks, schools), utility and transportation infrastructure servicing. These plans must be approved by City Council before a developer can submit rezoning or subdivision applications.

Section 2: Proposed Changes to OCP Appendix C: Definitions

#	Existing Definition	Proposed Change	Rationale for Change
1	<p>BUILT OR APPROVED NEIGHBOURHOODS: Comprise lands that are predominantly built or approved residential areas that will be subject to additional change through limited intensification in accordance with this Plan.</p>	<p><u>Definition Change:</u> built neighbourhoods: Established residential areas that are predominantly developed. These neighbourhoods may experience additional change through intensification, in accordance with this Plan.</p> <p><u>Complementary Changes to Other Sections of the OCP:</u> Change the term “BUILT or APPROVED NEIGHBOURHOODS” to “<i>built neighbourhoods</i>” in the following OCP policies:</p> <ul style="list-style-type: none"> • Section C, Goal 3, Policy 2.8 • Section D5, Goal 1, Policy 7.1 and Policy 7.2 • Appendix A Guidelines for Complete Neighbourhoods 	<p>Within the context of the OCP, the word ‘approved’ typically refers to newer greenfield neighbourhoods that are either actively developing or have not yet begun development. These areas may not accurately reflect the nature of intensification, which generally occurs in long-established or already built-up neighbourhoods. Removing the word ‘approved’ ensures policies more accurately target areas where intensification is most relevant.</p> <p>The proposed definition is no longer capitalized, as the term is recommended for removal as a map feature on Map 1 – Growth Plan. See Section 3, Change #10 for further details.</p>
2	<p>INTENSIFICATION AREA: A specific area in proximity to transit where the creation of new development is accommodated within new buildings on undeveloped land or existing or new buildings on previously developed land through standard practices of building conversions, infill within vacant or underutilized lots and redevelopment of existing built areas.</p>	<p><u>Definition Change:</u> Remove the definition for “INTENSIFICATION AREA”.</p> <p><u>Complementary Changes to Other Sections of the OCP:</u></p> <ul style="list-style-type: none"> • Section C, Goal 3, Policy 2.7 – remove the words “and adjacent INTENSIFICATION AREAS”. • Section D5, Goal 1, Policy 7.1 and Policy 7.2 – replace the term “INTENSIFICATION AREAS” with “PRIMARY INTENSIFICATION AREAS and SECONDARY INTENSIFICATION AREAS”. • Appendix A Guidelines for Complete Neighbourhoods – replace the term “INTENSIFICATION AREAS” with “PRIMARY INTENSIFICATION AREAS and SECONDARY INTENSIFICATION AREAS”. 	<p>The term “Intensification Area” was originally intended to broadly identify locations suitable for gradual intensification near primary transit routes and select urban corridors. With the introduction of the more specific designations “Primary Intensification Areas” and “Secondary Intensification Areas” in the OCP, the broader term is no longer required.</p>

#	Existing Definition	Proposed Change	Rationale for Change
3	Not applicable (NEW)	financially sustainable infrastructure approach: A strategic method for prioritizing growth-enabling infrastructure investments, particularly water and wastewater services, needed to support NEW NEIGHBOURHOODS, as outlined in City servicing strategies and infrastructure master plans. Under this approach, greater priority is given to investments that deliver benefits beyond NEW NEIGHBOURHOODS alone, such as projects that also support intensification and improve infrastructure level-of-service challenges for existing properties.	This term is referenced in the recommended revised policies for phasing new neighbourhoods described in Section 1, Change #19. Specifically, the definition provides context on the proposed approach to prioritizing growth-enabling infrastructure investments required for new neighbourhoods.
4	Not applicable (NEW)	INDIGENOUS RIGHTSHOLDER LANDS: Larger-scale lands near the city periphery held by an Indigenous group or community with inherent rights recognized under Section 35 of <i>The Constitution Act, 1982</i> , which affirms and protects the existing Indigenous and treaty rights of Indigenous peoples in Canada.	This term provides context to the “Indigenous Rightsholder Lands” map feature on proposed Map 1 – Growth Plan (Section 3).
5	Not applicable (NEW)	LONG-TERM: NEW NEIGHBOURHOODS identified on Map 1b – Phasing of New Neighbourhoods as LONG-TERM growth areas, as further described under Section E, Goal 5, Policy 14.20D. These are areas where infrastructure is not currently in place to support greenfield development and will require future City investments to enable development based on City infrastructure studies, plans and analysis.	This term is proposed to be added because it appears as a map feature on proposed Map 1b – Phasing of New Neighbourhoods (Section 4).
6	Not applicable (NEW)	MEDIUM-TERM: NEW NEIGHBOURHOODS identified on Map 1b – Phasing of New Neighbourhoods as MEDIUM-TERM growth areas, as further described under Section E, Goal 5, Policy 14.20D. These are areas where additional infrastructure investment is required to service greenfield development and may also support intensification opportunities and address level-of-service challenges for existing properties based on City infrastructure studies, plans and analysis.	Same rationale as Section 2, Change #5.

#	Existing Definition	Proposed Change	Rationale for Change
7	<p>PRIMARY INTENSIFICATION AREA: A geographical area, conceptually identified in Map 1c - Intensification Boundary and Areas, where residential or mixed-use buildings up to 20 metres (six-storey) in height may be permitted as-of-right. A parcel may be designated a primary intensification area if it is:</p> <ul style="list-style-type: none"> • generally located within 200 metres of walking distance from the nearest stop along a main transit route, as identified in the Regina Transit Master Plan; • zoned or deemed suitable for residential or mixed-use zoning; and • part of a blockface that predominantly consists of parcels deemed suitable for primary intensification area designation or abuts a parcel designated as a primary intensification area. 	<p>PRIMARY INTENSIFICATION AREA: A geographical area, conceptually identified on Map 1 – Growth Plan where residential or mixed-use buildings up to 20 metres (six-storeys) in height may be permitted.</p>	<p>When the “Primary and Secondary Intensification Areas” were added to the OCP in 2024, they were defined solely through OCP Appendix C: Definitions and Map 1c – Intensification Boundary and Areas. In 2025, OCP amendments incorporated these definitions directly into OCP policies. As a result, the original definitions became redundant. To improve clarity and reduce duplication, the definitions have now been simplified, as readers can refer to the relevant policies for further detail.</p>
8	<p>SECONDARY INTENSIFICATION AREA: A geographical area, conceptually identified in Map 1c - Intensification Boundary and Areas, where residential or mixed-use buildings up to 15 metres (four-storey) in height may be permitted as-of-right. A parcel may be designated a secondary intensification area if it is:</p> <ul style="list-style-type: none"> • generally located within 800 metres of walking distance from the nearest transit hub, as identified in the Regina Transit Master Plan; • zoned or deemed suitable for residential or mixed-use zoning; and • part of a blockface that predominantly consists of parcels deemed suitable for secondary intensification area designation or abuts a parcel designated as a primary or secondary intensification area. 	<p>SECONDARY INTENSIFICATION AREA: A geographical area, conceptually identified on Map 1 – Growth Plan where residential or mixed-use buildings up to 15 metres (four-storeys) in height may be permitted.</p>	<p>Same rationale as Section 2, Change #7.</p>

#	Existing Definition	Proposed Change	Rationale for Change
9	Not applicable (NEW)	SHORT-TERM: NEW NEIGHBOURHOODS identified on Map 1b – Phasing of New Neighbourhoods as SHORT-TERM growth areas, as further described under Section E, Goal 5, Policy 14.20D. These are areas where infrastructure to support greenfield development already exists or is planned in the near-term based on City infrastructure studies, plans and analysis.	Same rationale as Section 2, Change #5.
10	URBAN CORRIDOR: The lands along an established or new major road, urban arterial or transit corridor that have the potential to provide a focus for higher density or midrise, mixed-use development that facilitate active transportation modes. Urban corridors link NEW NEIGHBOURHOODS with the City Centre and with each other.	URBAN CORRIDOR: Lands located along established roads, new major roads or transit corridors that have the potential for higher density or mixed-use development that are supportive of active transportation modes.	This minor amendment to the definition reflects that not all urban corridors directly connect to the City Centre or “New Neighbourhoods.” The change ensures the term more accurately describes the function and potential of these corridors without implying fixed locations.
11	Not applicable (NEW)	urban reserve: Designated Indigenous reserve land that is located within or adjacent to a municipality, often created as a result of a specific claim and Treaty Land Entitlement settlements.	This term provides context to the “Urban Reserve” designations on proposed Map 1 – Growth Plan Map (Section 3).

Section 3: Proposed Map 1 – Growth Plan

The [current Growth Plan](#) is based on a population horizon of 300,000, established in 2013 when the OCP was first approved. The proposed changes to Map 1 – Growth Plan, detailed below and depicted on the updated version of the plan on page 19, reflect a shift to a 25-year planning horizon from 2026 to 2051. This aligns with recent population, housing, and employment forecasts and accommodates growth to a future population of approximately 370,000. Collectively, these updates ensure the Growth Plan remains a clear, actionable tool for guiding long-range development, infrastructure investment and land use planning.

#	Existing Depiction on Map 1	Proposed Change to Map 1	Rationale for Change
1	Map 1 is currently based on the city population growing from 235,000 to 300,000, which is reflected under the map title, along with a breakdown of where this growth will occur.	Remove the reference to a population of 300,000 and the figures breaking down this population growth.	The changes reflect an extended OCP planning horizon of a population of 370,000 in alignment with the growth projections outlined in the 2024 Growth Study.
2	NE 25-17-21-W2 is designated “Wastewater Treatment Plant Area”.	Change designation of NE 25-17-21-W2 to “Future Long-Term Growth (500K)”.	It’s been confirmed that the “Wastewater Treatment Plant Area” designation is not required on this parcel.
3	The following areas are currently designated as “Future Long-Term Growth (~500K)” lands: <ul style="list-style-type: none"> • Tower Crossing Phase 2 – Residential: located in the northeast adjacent to the Tower Crossing industrial development area. • Foxtail Grove: located in the northeast adjacent the existing Parkridge, Creekside and Eastgate neighbourhoods. 	Change the designation of these areas to “New Neighbourhoods”.	Designating these areas as “New Neighbourhoods” ensures the Growth Plan identifies sufficient land to accommodate forecasted population growth and housing needs through to 2051, as outlined in the 2024 Growth Study. The selection of these specific lands was informed by the City’s Water & Wastewater Serviceability Study, which provided clarity on the infrastructure investments required to support development. This evidence-based approach strengthens the rationale for their inclusion and aligns with long-term servicing and growth objectives.
4	The following areas are identified on Map 1b – Phasing of “New Neighbourhoods”, however, are not currently designated as “New Neighbourhoods” on Map 1: Riverside, Somerset, and the Growth Area North of Maple Ridge.	Designate these areas as “New Neighbourhoods”.	This change is intended to provide alignment and consistency between Map 1 and Map 1b.
5	The following areas are designated as either “Future Long-Term Growth (~500K)” or “New Employment Areas ⁸ ”: Fleet Street Business Park, Chuka Creek Business Park and Tower Crossing Phase 1.	Designate these areas as “Existing Approved Employment Areas”.	Since these areas have already received secondary plan approvals from City Council, designating them as “Existing Approved Employment Area” better reflects their regulatory status, development readiness, and alignment with the OCP definition of that term.

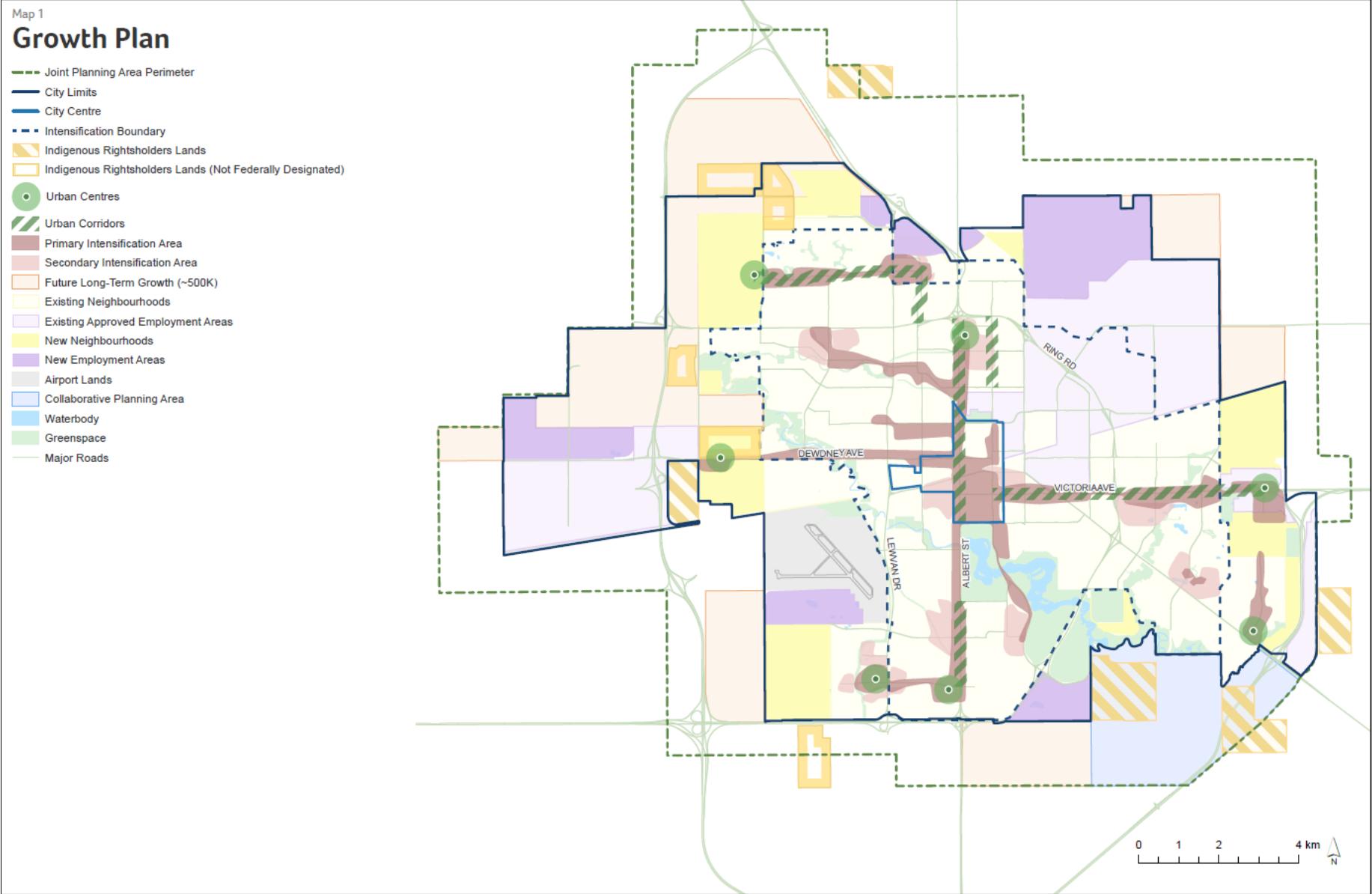
⁸ New Employment Areas are defined as: “Lands that will accommodate a full range of employment-generating uses primarily industrial or industrial-commercial in nature.” While, Existing Approved Employment Areas are defined as “Comprise commercial or industrial lands that are either built or approved to accommodate a full range of employment-related land uses.”

#	Existing Depiction on Map 1	Proposed Change to Map 1	Rationale for Change
6	The entirety of Harbour Landing West (HLW) and a portion of Harbour Landing North (HLN) are designated as “Special Study Areas”.	<ul style="list-style-type: none"> Designate the portion of HLW bounded by Parliament Avenue, the City Boundary, Highway #1A and Campbell Street as a “New Neighbourhood”. Designate the lands bounded by Parliament Avenue, Campbell Street, the Regina International Airport and the City Boundary (comprising of a portion of HLW and the entirety of HLN) as a “New Employment Area”. 	These updates align each area’s land use designation with the framework established in the Regina International Airport Area Land Use Planning Collaboration Study. In addition, designating a portion of HLW as a “New Neighbourhood” is recommended to ensure the Growth Plan identifies sufficient land to accommodate forecasted housing growth over the next 25 years, consistent with the rationale outlined under Section 3, Change #3.
7	Lands in the northwest, adjacent to the proposed Skywood Neighbourhood, and lands in the northeast near the Co-op Refinery are designated as “Existing Approved Employment Areas”.	Change the designation of these areas to “New Employment Areas”.	These lands lack approved secondary plans and do not have existing established industrial development. Reclassifying them as “New Employment Areas” more accurately reflects their current development status and aligns with the OCP’s definition of the term “New Employment Area”.
8	The City Centre boundary currently includes lands south of College Avenue that fall under the jurisdiction of the Wascana Centre.	Remove any lands within the City Centre that are under the jurisdiction of the Wascana Centre by extending the southmost portion of the City Centre boundary to align with the centerline of College Avenue.	This change will ensure the City Centre boundary only includes land under the City’s jurisdiction.
9	Not applicable (NEW)	Add designations for “Indigenous Rightsholders Lands” to reflect existing and anticipated Indigenous development opportunities, including both federally designated lands and those without formal designations.	Same rationale as Section 1, Change #14.
10	Map 1 currently includes legend entries and corresponding depictions for “Intensification Areas” and “Built or Approved Neighbourhoods”.	<p>Remove the legend entry and map depiction for “Intensification Areas” and “Built or Approved Neighbourhoods”. Integrate the legend entries and map features from the current Map 1c – Intensification Boundary and Areas into Map 1, with the “Intensification Boundary” being adjusted to exclude property owned by the Regina Airport Authority (RAA).</p> <p>Repeal Map 1c – Intensification Boundary and Areas.</p>	<p>In alignment with the proposed OCP policy change detailed in Section 1, Change #6, this update integrates Map 1c, which includes the “Intensification Boundary” into Map 1 to reduce complexity and eliminate overlapping terminology. As a result, Map 1c is considered redundant and is recommended for repeal.</p> <p>The revised Map 1 realigns the “Intensification Boundary” to follow Lewvan Drive, directly east of the RAA lands boundary since the RAA lands are intended to support the long-term operation of the airport.</p>

#	Existing Depiction on Map 1	Proposed Change to Map 1	Rationale for Change
11	Map 1 currently shows the “Main Transit Corridor” identified in Map 5 – Transportation.	Remove the existing legend entry and map depiction for “Main Transit Corridor”.	Since the “Main Transit Corridor” is already shown on Map 5, including it as a feature on Map 1 may not be necessary and could create visual clutter, especially given the proposed additional map features described above.
12	Map 1 currently identifies areas for “Future Long-Term Growth (~500K)”.	Adjust the boundaries and extent of areas designated as “Future Long-Term-Growth (~500K)” to align with the City’s long-term growth areas shown on Map 1a – RM of Sherwood - City of Regina Growth Intentions.	These changes are intended to address discrepancies between the current Map 1 and Map 1a.
13	Map 1 identifies an “Urban Centre ⁹ ” near the University of Regina main campus.	Remove the “Urban Centre” adjacent to the University of Regina main campus.	This “Urban Centre” is located on lands under the jurisdiction and planning authority of the Wascana Centre, specifically within Area: 8 The University Precinct in the Wascana Centre Master Plan. As a result, it is recommended that the “Urban Centre” designation be removed.
14	Not applicable (NEW)	Add an “Urban Centre” near the intersection of Chuka Drive and Arcola Avenue.	Mixed-use and commercial areas within The Greens Neighbourhood, near the intersection of Chuka Boulevard and Arcola Avenue, were undeveloped when the OCP was approved in 2013. With the neighbourhood now nearly built out, it has been determined that the characteristics and built form of lands near this intersection align with the OCP’s definition of an “Urban Centre.”
15	The “Airport Areas” map feature reflects the fenceline of the Regina International Airport.	Update the “Airport Areas” map feature to include all property owned by the RAA.	This change will ensure the “Airport Areas” map feature contains all lands owned by the RAA, which extend beyond the airport’s fenceline.

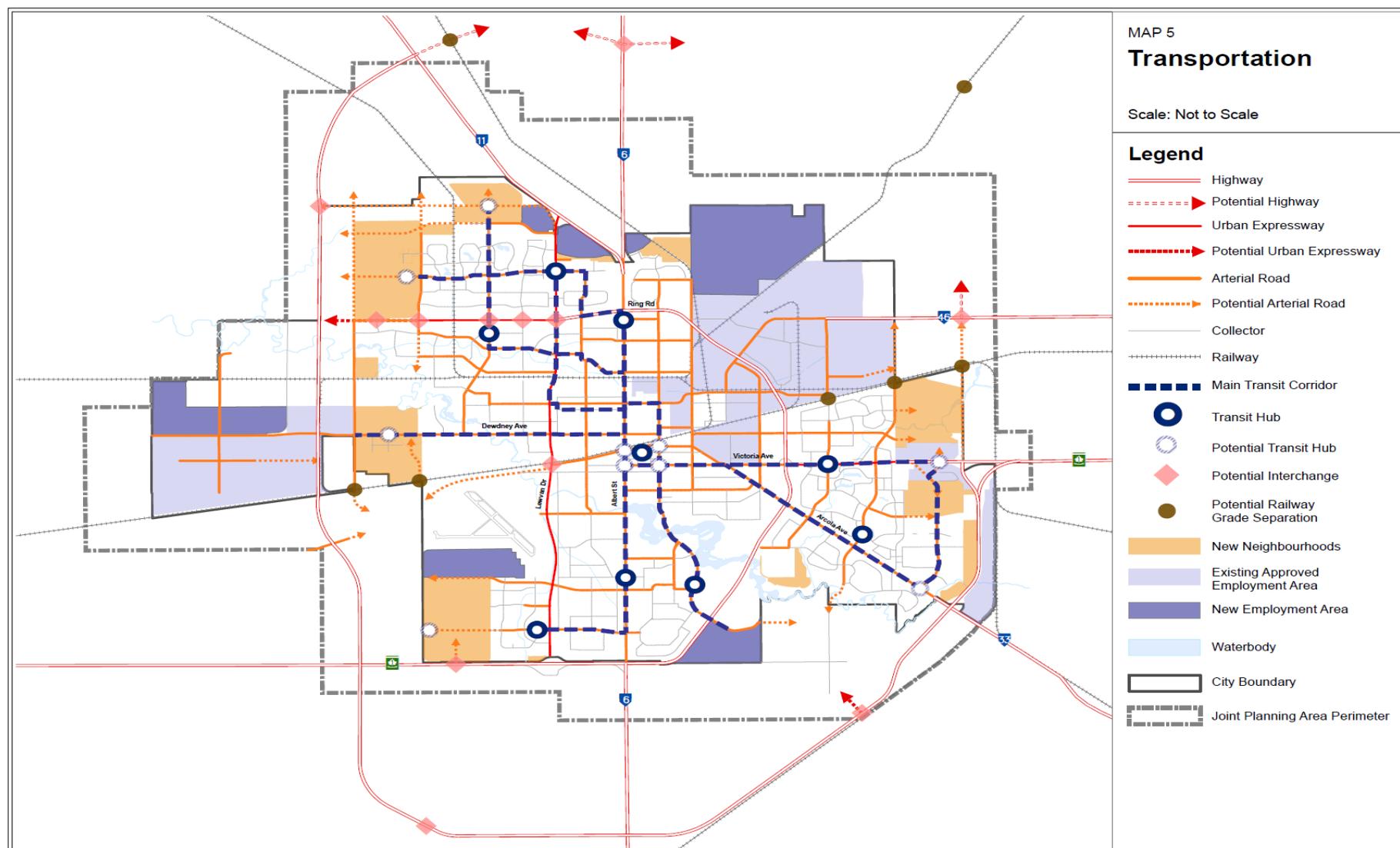
⁹ Urban Centres are defined as “Major focal points for the City, larger in scale than neighbourhood hubs, located surrounding or around established or new intersections of an urban corridor with major and arterial roads and/or major transit hub, and may contain but are not limited to high density, mixed-use/commercial hubs, transit-orientated development, preferably adjacent to or near a transit hub.”

Proposed Map 1 – Growth Plan



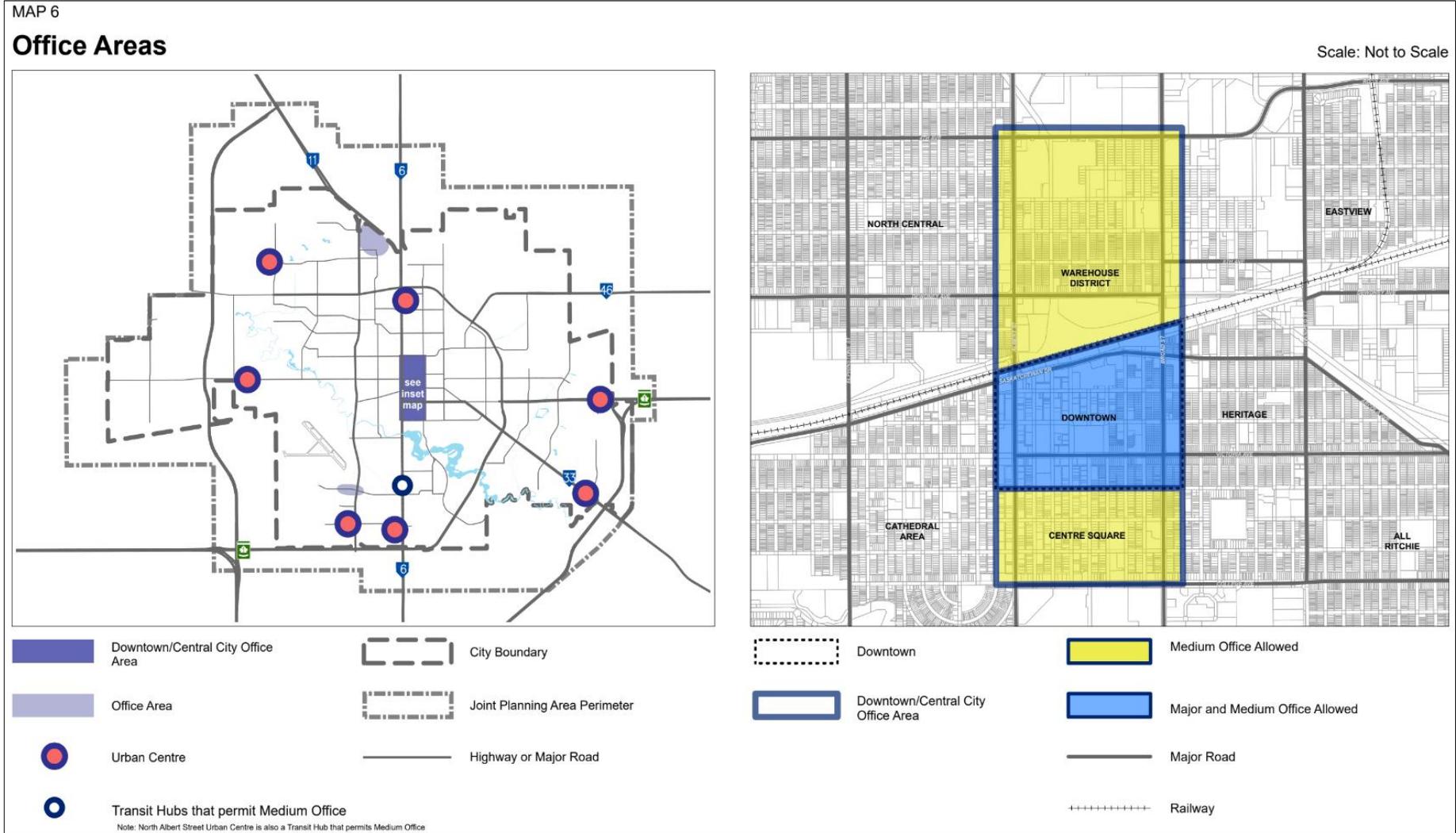
Proposed Changes to Map 5 – Transportation to Align with Updates to Map 1 – Growth Plan

Map 5 illustrates key elements of the transportation network. It references the “New Neighbourhoods,” New Employment Areas”, and “Existing Approved Employment Area” designations from Map 1. To ensure consistency with the updated designations on proposed Map 1, it is recommended that Map 5 be revised as shown below.



Proposed Changes to Map 6 – Office Areas to Align with Updates to Map 1 – Growth Plan

Map 6 identifies “Office Areas” to support the implementation of policies under OCP Goal 5 – Office. The map shows the “Urban Centres” and “City Centre” map features from Map 1 – Growth Plan. Based on the proposed changes¹⁰ to these features on Map 1, it is recommended that Map 6 be updated with version illustrated below.



¹⁰ See Section 3, Change #13 and #14 for further details.

Section 4: Proposed Map 1b – Phasing of New Neighbourhoods

The proposed changes to [Map 1b – Phasing of New Neighbourhoods](#), shown on the next page, align with the proposed OCP policy changes detailed in Section 1, Change #19. The revised map and associated policies sequence the “New Neighbourhoods” identified on proposed Map 1 – Growth Plan (Section 3) and include the remaining portions of the developing Hawkstone, Kensington Greens, and Harbour Landing neighbourhoods, which were approved under the previous OCP, *The Regina Development Plan, Bylaw No. 7877*.

Proposed Map 1b and its associated policies sequence the development of new neighbourhoods based on available wastewater servicing capacity and the “financially sustainable infrastructure approach¹¹” to prioritizing growth-enabling infrastructure investments required for the development of new neighbourhoods currently lacking capacity. Key benefits of this approach include:



Improved Cost Efficiency: Infrastructure investments are targeted to areas with development interest and readiness, optimizing the use of public funds. It ensures investments provide the maximum benefit to new greenfield growth, intensification and in some cases, to address current servicing challenges to existing properties.



Greater Certainty and Reduced Risk: Targeted capital infrastructure investment may help developers plan confidently, reducing risk and improving cost expectations and development timelines.



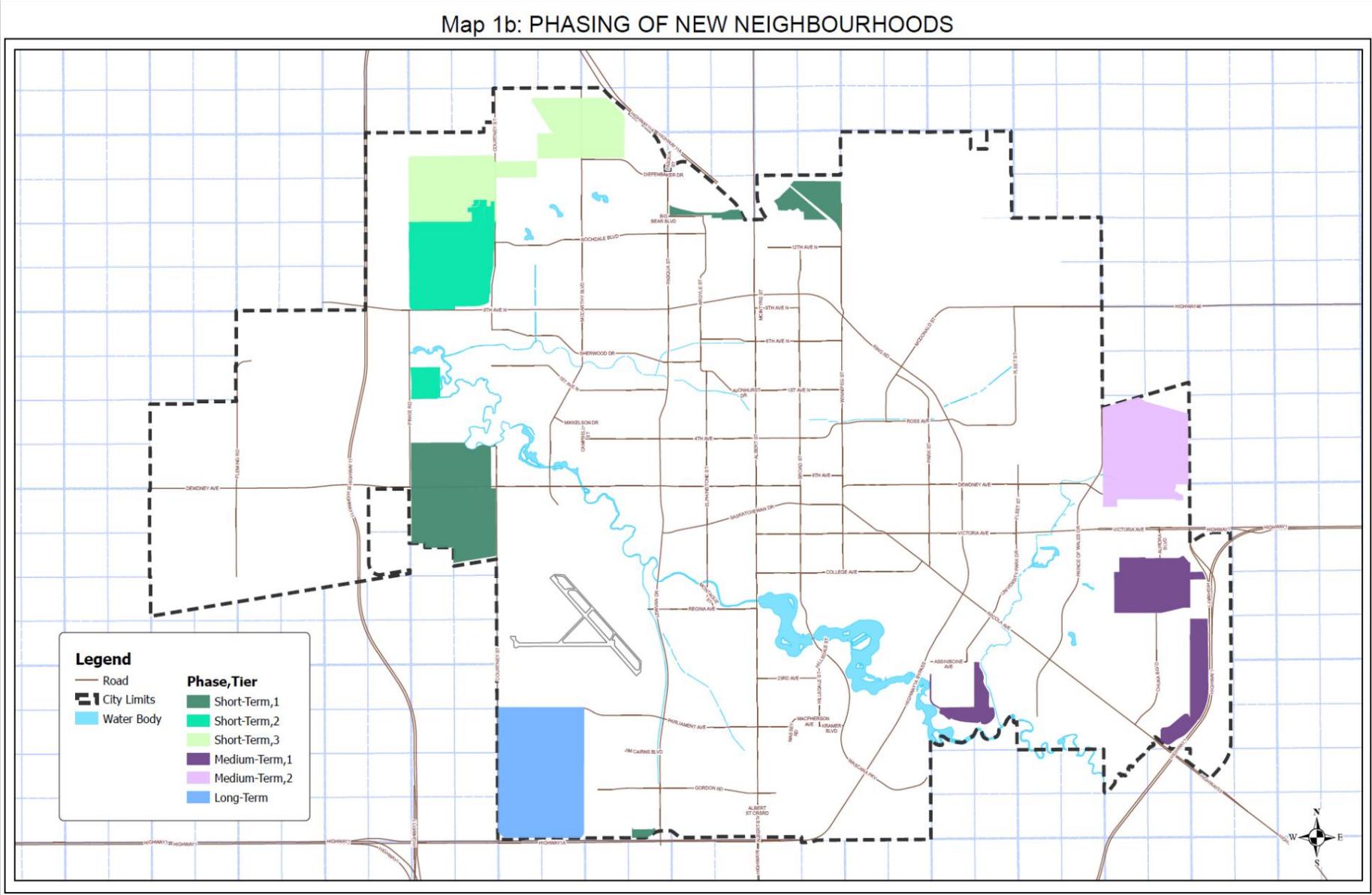
Better Growth Management: Supports orderly and sustainable development by aligning infrastructure delivery with long-term planning goals. This helps to mitigate potential City service gaps and avoid inefficient operational costs associated with simultaneously servicing multiple developing neighbourhoods in different areas of the city.



Shared Benefits: Prioritizes citywide infrastructure projects that benefit both new and existing neighbourhoods, promoting equity and maximizing return on investments.

¹¹ See Section 2, Change #3 for a definition of this term.

Proposed Map 1b – Phasing of New Neighbourhoods



Appendix B – Current Growth Plan

Map 1

GROWTH PLAN

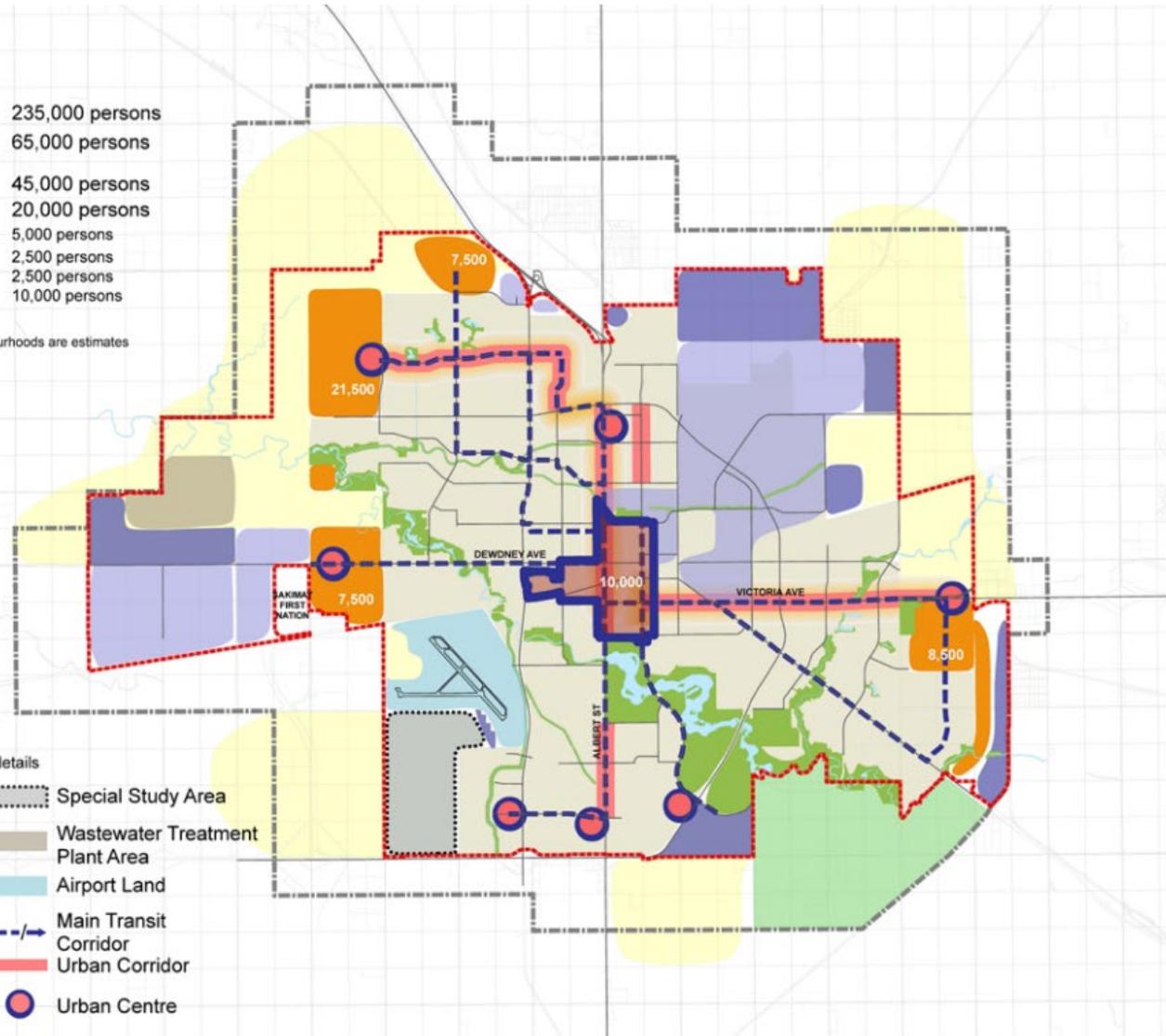
WITHIN BUILT OR APPROVED NEIGHBOURHOODS: 235,000 persons
TO REACH 300,000: 65,000 persons

New Neighbourhoods: 45,000 persons
Intensification: 20,000 persons
 City Centre - Downtown: 5,000 persons
 City Centre - RRI: 2,500 persons
 City Centre - Elsewhere: 2,500 persons
 Other Parts of the City: 10,000 persons

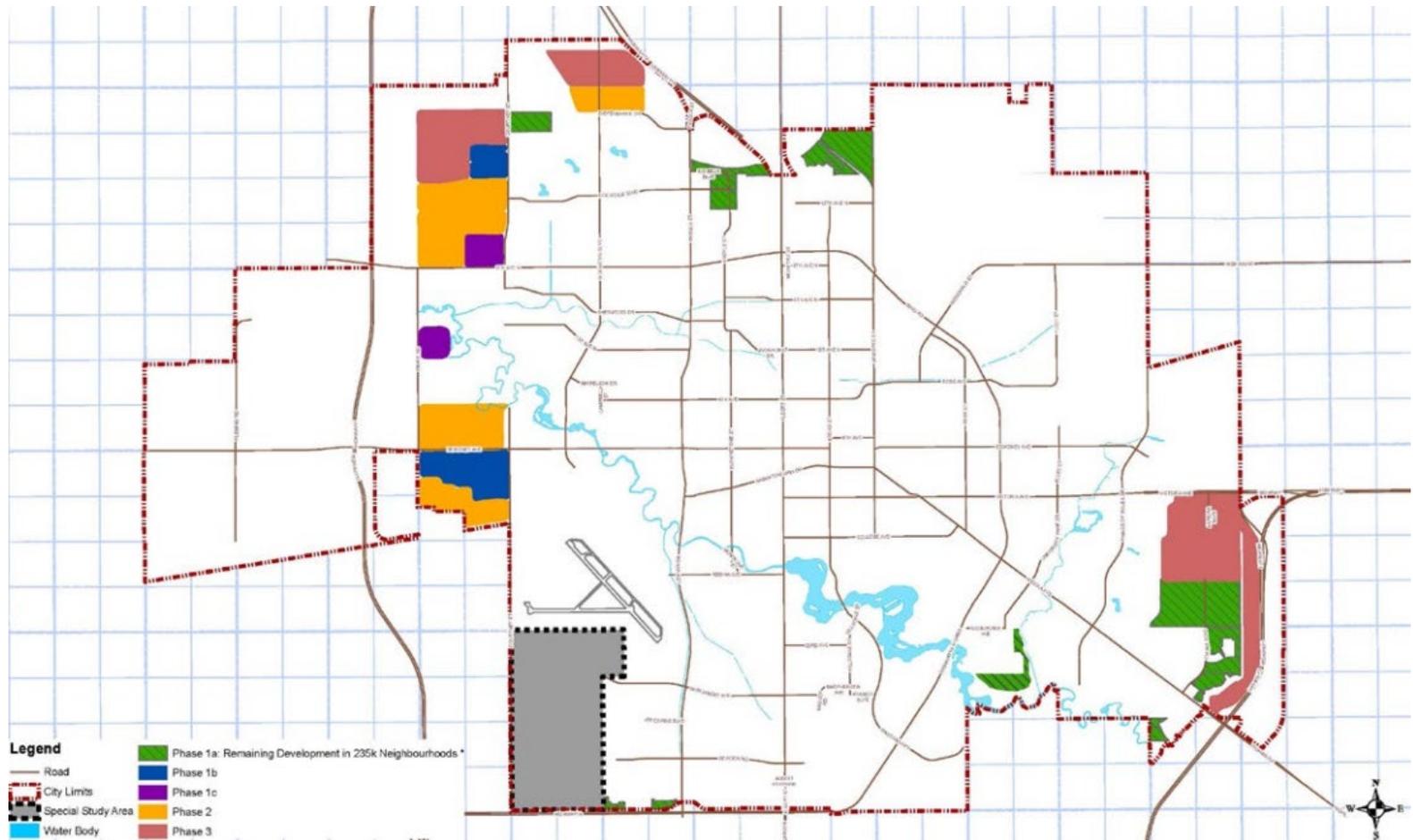
Note: Populations indicated for new neighbourhoods are estimates

LEGEND

- Joint Planning Area Perimeter
- City Boundary
- Major Road
- Built or Approved Neighbourhoods
- New Neighbourhoods (300k)
- Intensification Area (300k)*Refer to Map 1c for details
- Future Long-Term Growth (~500k)
- City Centre
- Existing Approved Employment Area
- New Employment Area
- Collaborative Planning Area
- Special Study Area
- Wastewater Treatment Plant Area
- Airport Land
- Main Transit Corridor
- Urban Corridor
- Urban Centre



Appendix C – Current Phasing of New Neighbourhoods Plan



Appendix D – What We Heard Report: Growth Plan Review



February 2026

Engagement Objective

Design Regina: The Official Community Plan (OCP) was introduced in 2013 to manage Regina's growth to a population of 300,000 and set the stage for long-term growth, development and change.

The OCP includes a growth management strategy, enabling the City to set development goals, objectives and policies for managing land use, new development and services. This includes the [Growth Plan](#) and [Phasing of New Neighbourhoods Plan](#) (Phasing Plan).

The Growth Plan Review includes updates to both plans, along with complementary policies to guide Regina's growth over the next 25 years (2026 to 2051), ensuring the OCP remains responsive to community conditions and priorities.

Residents, Indigenous Rightsholders, community groups, business, developers and other stakeholders were engaged on the Growth Plan Review to help inform recommended changes and updates to the OCP. As summarized on the next page, its acknowledged each of these groups may have different interests and perspectives on Regina's growth.



		Example	Their potential interest in the Growth Plan Review
Developers		<ul style="list-style-type: none"> • A developer of new neighbourhoods. • A developer who redevelops or renews existing lots in a city's core area for new residential, commercial or cultural developments. 	<ul style="list-style-type: none"> • The Growth Plan includes policies that sequence the order in which new neighbourhoods may proceed and identifies target areas where the City is focusing efforts on encouraging and supporting redevelopment opportunities. • These policies are intended to provide certainty to developers when considering future development and investment decisions.
Builders		<ul style="list-style-type: none"> • Homebuilding company. • Commercial construction company. 	<ul style="list-style-type: none"> • The Growth Plan identifies lands intended to accommodate projected population, housing and employment growth. • Having plans to accommodate such growth may support continued and future activity for residential and commercial builders, including jobs for residents employed in each sector.
Industrial Business and Employers		<ul style="list-style-type: none"> • Agricultural-processing business. • A steel manufacturing company. 	<ul style="list-style-type: none"> • The Growth Plan identifies existing and new "employment areas" intended to accommodate a range of employment-generating land uses primarily industrial or commercial-industrial nature. • Including these areas in the Growth Plan may assure businesses that the City has designated lands to support a current business wanting to expand their operation or a future business looking to locate in Regina.
Commercial Businesses and Employers		<ul style="list-style-type: none"> • Restaurant and smaller-scale retail businesses in the Downtown area. • Larger-scale wholesale retailer stores. 	<ul style="list-style-type: none"> • Targeting areas to encourage the redevelopment of lots and buildings may increase activity for existing businesses in established areas, as redevelopments may add more population and vibrancy to the area. • Having lands designated to accommodate new neighbourhoods, including lots for retailers, may help attract businesses and stores, many which only choose to locate in cities of a certain population threshold.
Other levels of government and external partners		<ul style="list-style-type: none"> • Government of Saskatchewan ministries (or 'branches') responsible for new schools and health care facilities or providing power and energy services. 	<ul style="list-style-type: none"> • The Growth Plan may help partners from other levels of government with their own long-term planning for new facilities and services.
Current and future residents		<ul style="list-style-type: none"> • Aging residents planning to downsize their homes in preparation for the next stages of their lives. • Newcomers and residents looking to enter the job and housing markets. • Children and teenagers. 	<ul style="list-style-type: none"> • Planning to accommodate projected growth may help facilitate some the broader benefits inherent with the healthy growth of a community: <ul style="list-style-type: none"> • Added employment opportunities from new or expanded industries, which can attract new amenities and commercial businesses. • Increased economic activity in the city and region. • New cultural and social opportunities. • Sustaining and potentially expanding City services such recreational facilities, transit and roadways. • New tax revenue for the City to help share the costs of City projects, services and operations with existing residents and businesses. • Contributes to a healthy housing supply, helping to moderate housing prices, potentially making homeownership and rental more attainable for residents.

Getting the Word Out

The following summary outlines how outreach efforts were tailored to reach as many people as possible.



A broad range of groups were notified about the Growth Plan Review and engagement opportunities through targeted communications:

- **Letters** sent to over 30 Indigenous Rightsholders.
- **Emails** sent to more than 200 stakeholders, including community service organizations, members of the development industry, other levels of government, municipalities adjacent to Regina, advocacy groups and building industry representatives.



In April 2025, a **dedicated webpage** was launched on Regina.ca, offering an overview of the Growth Plan Review. It featured:

- Informational **videos**.
- Direct **links** to key background studies.
- A suite of **engagement materials**.
- A **dedicated email address** for project inquiries and a link to subscribe to newsletter updates.

As of January 2026, the webpage had **1,125 visits** and the videos were viewed over **144 times**.



Administration participated in two media opportunities:

- The **Saskatchewan Real Estate Podcast** in September 2025.
- **Access Now Radio's Toast n Coffee** in November 2025.



In October 2025, a **Be Heard project page** was launched to provide additional information. The page featured news releases, background materials and a Q&A section where residents could submit questions. The Be Heard page also hosted a resident survey.

Engagement Summary

In tandem with the communications outlined in the previous section, a series of engagement touchpoints were strategically designed and implemented to inform, consult and collaborate with interested and affected parties on the Growth Plan Review.

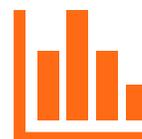
The following subsections provide an overview of engagement touchpoints and a summary of key themes that emerged. In addition to these touchpoints, more than 42 small group sessions and one-on-one meetings were held between June 2024 and February 2026, involving 98 stakeholders and nine Indigenous Rightsholder representatives.

Engagement Phase 1: Informing and Gathering Initial Feedback



Objective

To introduce and provide an overview of the Growth Plan Review project answer questions and gather initial feedback to inform the development of draft proposed recommendations.



Statistics

A total of five touchpoints were held, attended by a total of 129 participants.

Phase 1 Engagement Touchpoints – Summary:

Touchpoint:	Description:	Date:	Participation:
Overview Presentation – Development Community	In-person presentation to representatives from the development industry and Indigenous Rightsholders.	1/23/2025	31 invited, 21 attended
Overview Presentation – RM of Sherwood No. 159	In-person presentation to RM Administration.	4/23/2025	2 invited, 2 attended
Overview and Intensification Target Workshop	Virtual workshop with stakeholders and Indigenous Rightsholders.	5/29/2025	200 invited, 72 attended
Overview Presentation – Development Industry Group	In-person presentation to the Development Industry Group	6/17/2025	30 invited, 18 attended
Intensification Target Technical Workshops – Development Industry Stakeholders	In-person workshops (July 7 & 25) with development industry stakeholders.	7/7/2025 7/25/2025	37 invited, 16 attended

Phase 1 Engagement Touchpoints – Key Themes:

- Market, infrastructure and regulatory barriers were identified as key challenges to achieving the current intensification target. As a result, it may be difficult for the City to achieve a higher target. A realistic and market-based intensification target is preferred.
- The City's intensification goals need to be supported by investments in infrastructure, services and amenities in established neighbourhoods to accommodate both current challenges and future growth. The City focus on policies that enhance livability and attract investment in established neighbourhoods.
- The OCP's current approach to the phasing of new neighbourhoods is considered too restrictive and may no longer be needed. A simplified approach based on servicing capacity is preferred.
- There is a need for clarity around wastewater servicing for Kensington Greens, Hawkstone, Skywood and Somerset.
- Engagement for this project should be tailored to the diverse audiences being engaged.

Engagement Phase 2: Reviewing and Collaborating on Draft Proposed OCP Updates



Objective

Based on the feedback received during Phase 1, a package of draft proposed OCP updates was created. This package served as a starting point for further targeted engagement with several distinct participant groups to help refine the proposed OCP updates. This phase of engagement was undertaken through a series of smaller workshops tailored to the participating groups. Following this round of engagement, the package was refined based on feedback. This revised package was distributed to workshop participants to provide additional comments.



Statistics

A total of seven touchpoints were held, attended by a total of 57 participants.

Participants:

Indigenous Rightsholders	Engaged in accordance with kâ-nâsihcikêwin (City of Regina Indigenous Framework), specifically miyo-wîcêhtowin: the Treaty Principle of “getting along well with others, good relations and expanding the circle.”
Community Service Organizations	Community associations and similar civic/community groups.
Government-Related Representatives	School boards, Crown corporations, adjacent municipalities and provincial ministries.
Building Industry & Professional Services	Builders, real estate industry representatives and architects.
Development Industry Representatives	Residential, commercial and industrial land developers and consulting engineers.

Phase 2 Engagement Touchpoints – Summary:

Touchpoint:	Description:	Date:	Participation:
Workshop – Development Industry Stakeholders Workshop	In-person workshop to present key draft OCP updates and seek feedback.	11/6/2025	44 invited, 23 attended
Workshop – Community Service Groups	In-person workshop to present key draft OCP updates and seek feedback.	11/13/2025	55 invited, 8 attended
Workshop – Government-Related Representatives	Virtual workshop to present key draft OCP updates and seek feedback.	11/18/2025	47 invited, 18 attended
Workshop – Building Industry and Professional Services	In-person workshop to present key draft OCP updates and seek feedback.	11/20/2025	67 invited, 2 attended
Workshop – Indigenous Rightsholders	In-person and virtual workshops to present key OCP draft updates and seek feedback.	11/19/2025 11/26/2025	64 invited, 4 attended
Presentation – Provincial Capital Commission (PCC)	In-person presentation to present draft updates and seek feedback.	11/21/2025	1 invited, 1 attended
Presentation – Global Transportation Hub (GTH)	In-person presentation to present draft updates and seek feedback.	12/2/2025	1 invited, 1 attended

Phase 2 Engagement Touchpoints – Key Themes:

- Review the land use framework from the Regina International Airport Area Land Use Planning Collaboration Study to ensure the OCP aligns with recommendations.
- Identify specific infrastructure investment required for growth on the Phasing Plan.
- Designate Hawkstone and Kensington Greens as “Short-Term New Neighbourhoods” on the Phasing Plan as growth-enabling infrastructure is already in place.
- Prioritize specific areas for intensification instead of applying it across all established neighbourhoods.
- Support for removing the target of 10,000 new residents in the City Centre from OCP Policy 2.9.
- Support for changes to OCP Policy 2.3 regarding the City’s intensification target.
- The Growth Plan reflects a broad and ambitious vision. Interest was expressed on how Indigenous Rightsholders and Nations fit within the plan.

Engagement Phase 3: Resident Survey



Objective

In October 2025, Be Heard project page was launched to share information about the Growth Plan Review. The page included news releases, background material, and a Q&A section where residents could submit questions. The Be Heard page hosted a resident survey from November 19 to December 10. Insights from the survey helped shape the final proposed OCP changes and will also be useful to inform future City initiatives related to growth, housing, community-building, and development. Survey results are outlined in Schedule A of this document.



Statistics

To promote the survey, emails were sent to **786 contacts** on the OCP subscriber list. The survey was promoted through social media with five posts on City of Regina Facebook, Instagram and LinkedIn pages. Collectively, social media resulted in approximately 104,800 impressions and 10,600 interactions. **524 surveys** were completed by residents.

Engagement Phase 4: Review of Draft Proposed OCP Changes



Objective

The draft package of proposed OCP updates reviewed with workshop participants during Engagement Phase 2 was revised based on feedback. In December 2025, the revised package was shared with workshop attendees, seeking additional input. That feedback helped shape the final proposed OCP updates outlined in Appendix A of the Growth Plan Review Council report.



Statistics

11 parties submitted correspondence with questions and comments on the revised package.

Engagement Phase 4: Key Themes:

- The City should retain the current OCP intensification target.
- Clarity is needed on how “Medium-Term New Neighbourhoods” can be advanced for development.
- The OCP should include a policy stating “Medium- and Long-Term New Neighbourhoods” in the Phasing Plan may advance if infrastructure investments to support development are in place earlier than anticipated.
- The northwest and west seem to be positioned as primary areas for new neighbourhoods and housing, which does not fully align with current market preferences across the city and could limit flexibility in growth.
- Proposed updates to the OCP’s introductory section should reference the importance of maintaining community well-being and diversity.
- OCP Policy 1.8 should include the consideration of new employment areas in developing capital investment plans.

Schedule A – Be Heard Resident Survey Results



Methodology



In September 2025, Praxis Consulting assisted City of Regina with the development of an online survey. The survey development phase was informed by a review of previous focus group findings, the City of Regina Draft Growth Plan Review Report, and discussions with City staff and Stantec Consulting Ltd. The initial survey was intended to establish an understanding of the following:

- neighbourhood satisfaction, including most valued features and most desired improvements;
- current and preferred home types, including reasons for choice of home type;
- public awareness of the Regina Growth Plan; and
- public perceptions and opinions regarding intensification methods and boundaries.

Praxis programmed and hosted the survey using Qualtrics. The City of Regina posted the survey link on the BeHeard Regina website and promoted it through social media channels.

Data collection began on November 19, 2025. The survey closed on December 10, 2025, and at the time of close, the survey had yielded 524 completed responses plus another 107 partially completed responses. Filtering for key factors including residence in Regina and survey completion resulted in a base sample size of 470. Data was then weighted to correspond to Regina's population in gender, age group, and area of residence.

The following draft report summarizes the main findings from the survey.

Slide 2

Survey Results

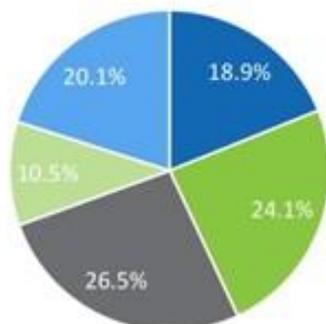
The graphic features a dark blue background with a large, semi-transparent, lighter blue mountain-like shape on the left. A white vertical line is positioned to the right of the text. On the right side, there is a vertical bar composed of a grey top section and a green bottom section. The bottom of the slide has a white horizontal band, and the very bottom features a dark blue wavy pattern.



Neighbourhood

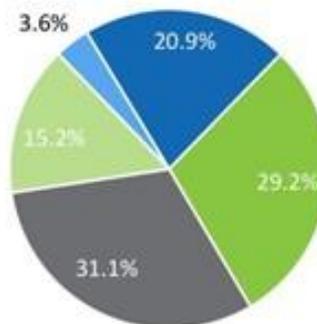
Distribution and Weighting

All Survey Respondents



- Southwest (Eg: Harbour Landing, Albert Park)
- Southeast (Eg: Greens on Gardiner, Arcola East, Windsor Park)
- Northwest (Eg: Walsh Acres, Lakeridge, Normanview West)
- Northeast (Eg: Uplands, Parkridge, Glencairn)
- In or near City Centre (Eg: Downtown, Cathedral area)

City of Regina Population

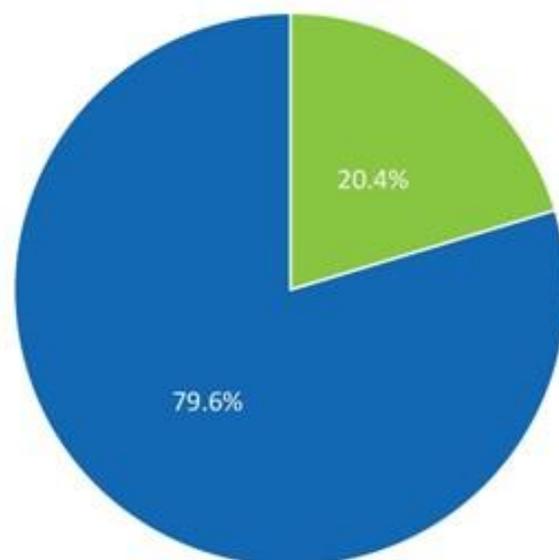


The distribution of survey respondents across the City's five neighbourhoods was largely aligned with the actual distribution of Regina's population, with one exception: disproportionately strong representation from respondents self-identifying as residing "in or near City Centre."

Results were accordingly weighted to align with the actual distribution of the City of Regina's population across five key geographic areas in the City. Weighting was also conducted to align results with the City's population in terms of age and gender.

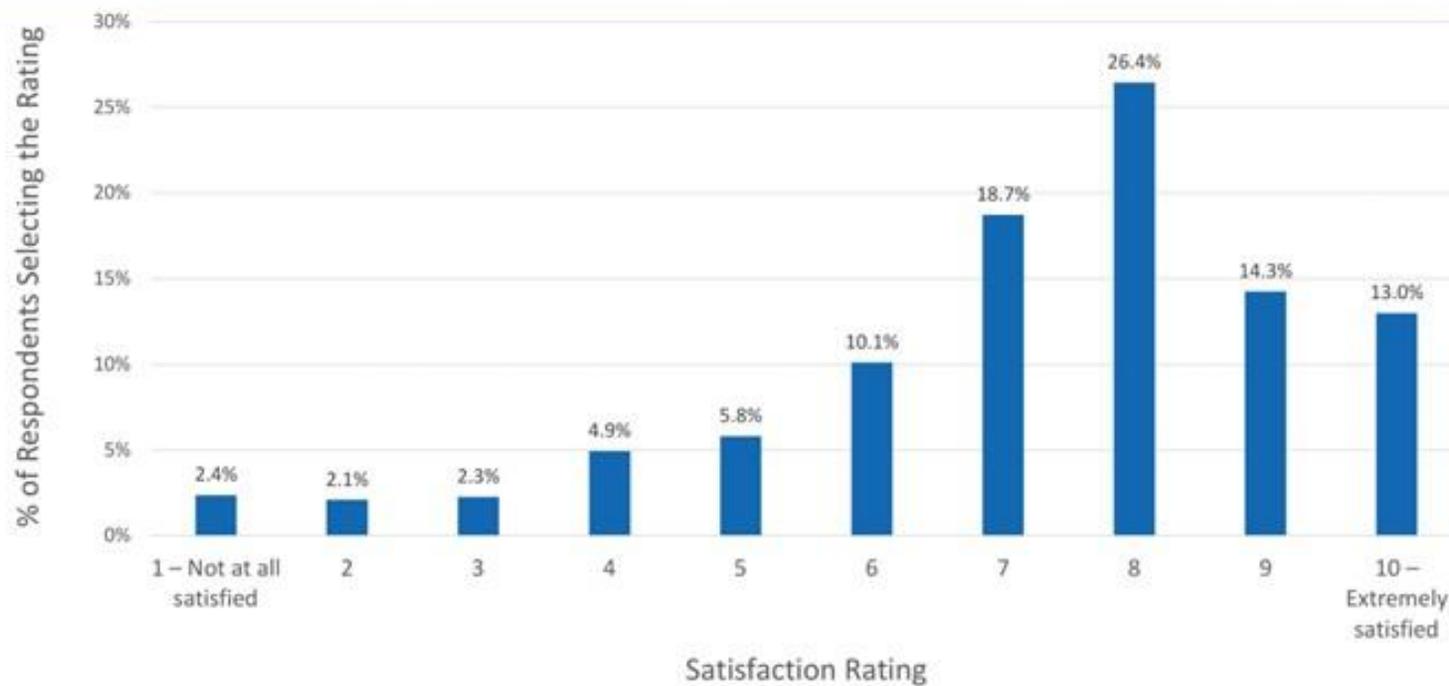
This report summarizes those weighted results.

Neighbourhood Age



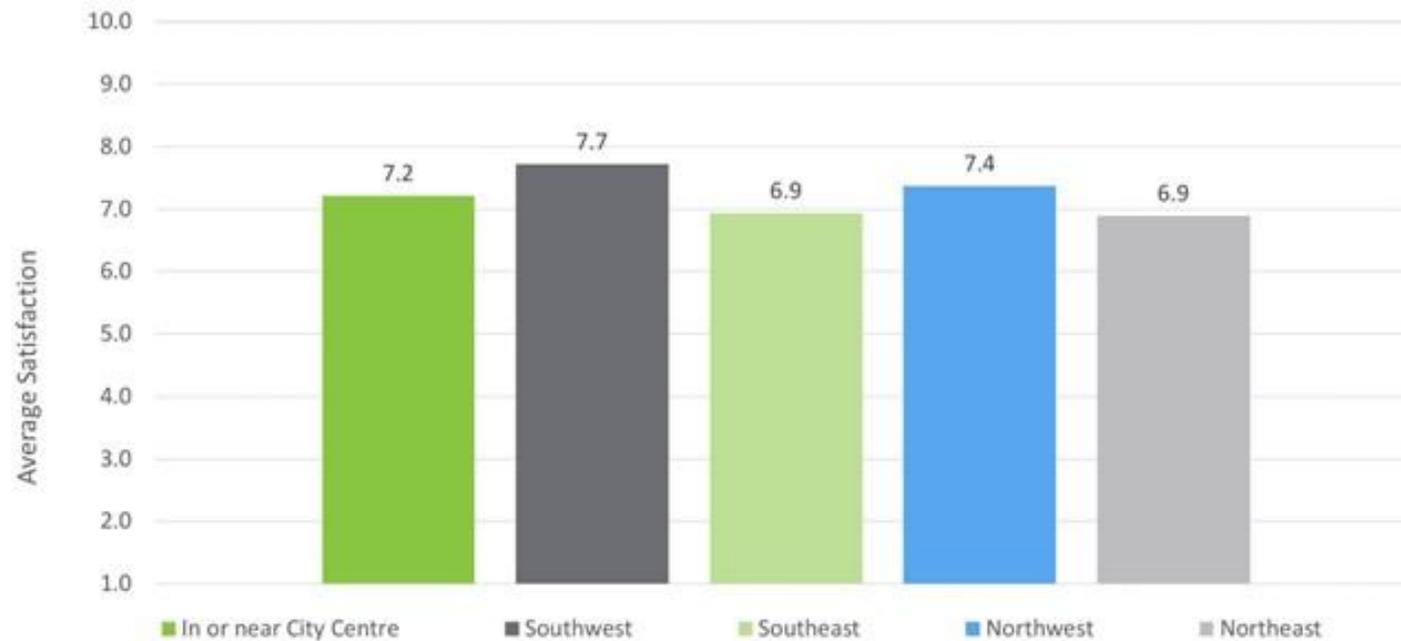
- New: Currently being developed (Eg: Greens on Gardiner, Westerra)
- Established: Already built (Eg. Hillsdale, Heritage, Cathedral)

Overall Neighbourhood Satisfaction



Slide 7

Satisfaction by Neighbourhood



1 = Not at all satisfied; 10 = Extremely satisfied

Slide 8

Most Valued Features



Participants were given a list of neighbourhood features and asked to choose the three features they valued most, then rank those three from most to least valued.

The diagram to the left offers a visual depiction of the results. A high placement on the line indicates that the feature was highly valued by respondents. The distance between items on the line visually conveys the degree of distance between rankings.

As the diagram demonstrates, “parks and green spaces” were a clear winner, ranking high among respondents from all neighbourhoods. Shopping and retail, neighbourhood walkability, and roads and sidewalks followed, in that order.

Note that parks, shopping, and walkability were consistently the top three features in all neighbourhoods except the Southeast, where roads and sidewalks ranked third and displaced neighbourhood walkability from the top three.

Slide 9

Most Desired Improvements



Participants were given a list of neighbourhood features and asked to choose the three features they most wanted to see improved, then rank them in order, with their first choice being the item most in need of improvement.

The diagram to the left offers a visual depiction of the results. The higher the item ranked (in this case, the more in need of improvement respondents considered it to be), the closer its placement will be to the top. The distance between items on the line visually conveys the degree of distance between rankings.

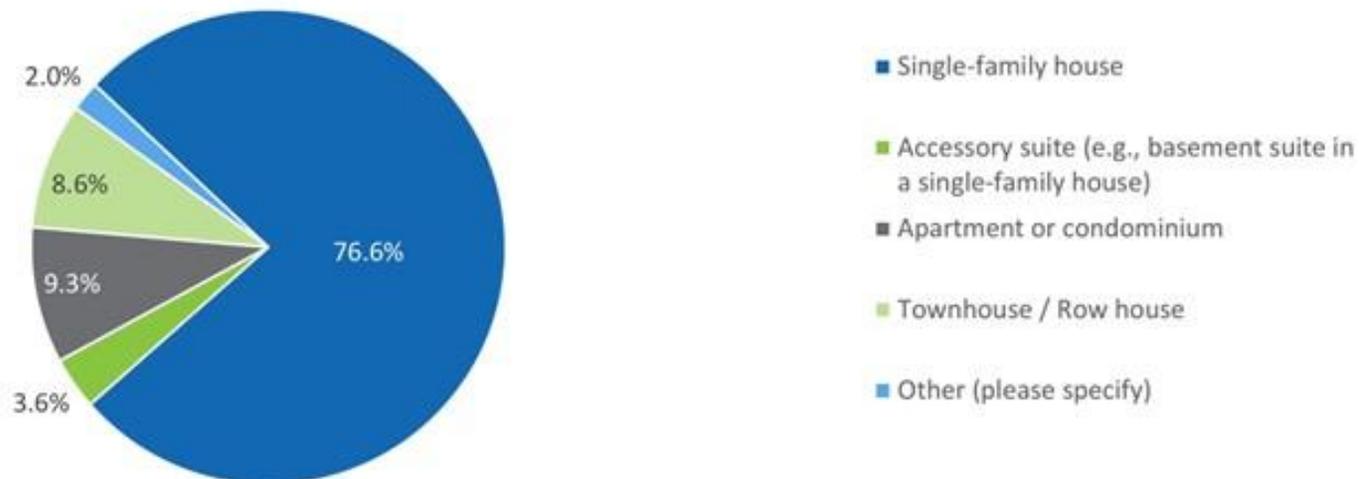
Roads and sidewalks are a clear winner, indicating a strong public desire for improvement of those features. The significant gap between roads/sidewalks and the second-ranked item, parks and green spaces, reinforces that clear message. In third place, recreation facilities are followed very closely by active transportation infrastructure.



Home Types

Current Home Types

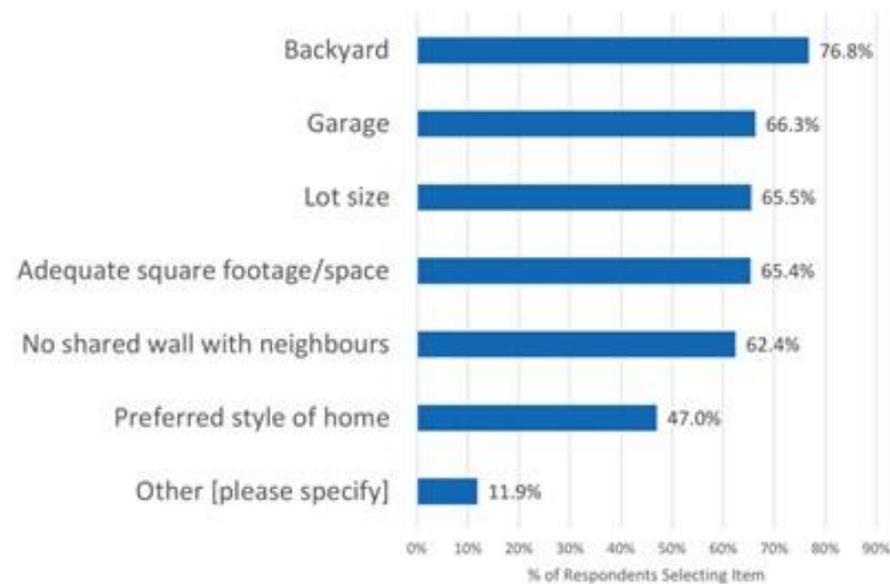
Which of the following best describes your home?



Slide 12

Reasons for Choosing Single-Family Home

Individuals living in a single family home were asked to indicate what factors are “very important” to their choice of that home type. Their responses were as follows:

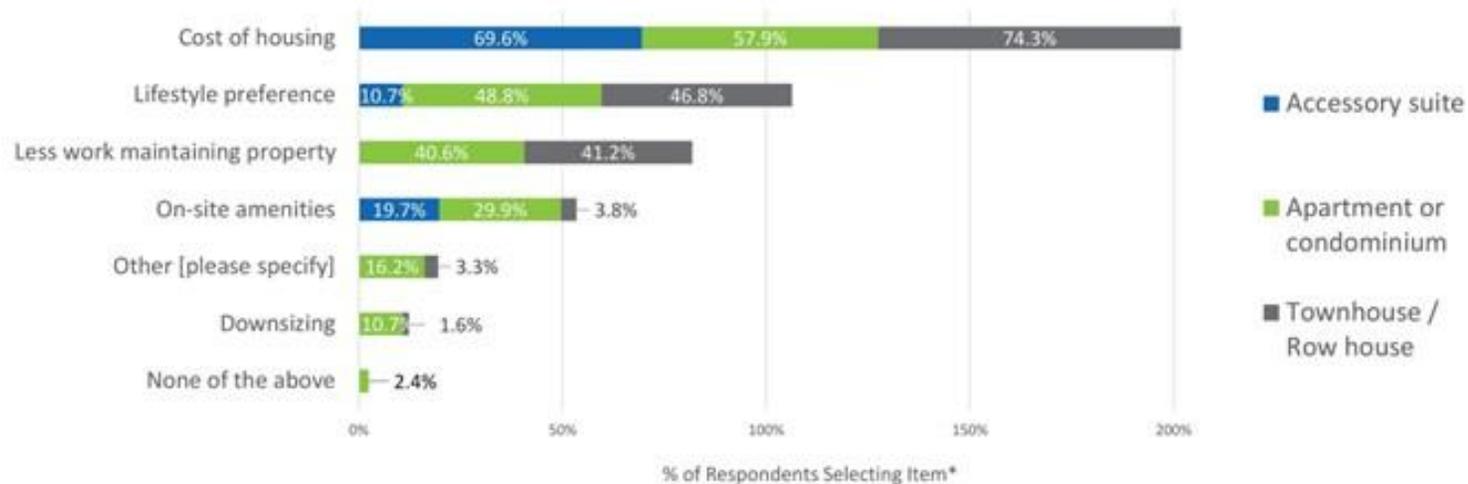


Details provided in the text field for the “Other” response included the following:

- Good neighbours
- Beautiful neighbourhood
- Low density/space/privacy
- Quiet neighbourhood
- Lack of rental units nearby
- Aesthetics/architectural control
- Garden
- Affordable (no condo fees, relatively low taxes)

Reasons for Choosing Multi-Unit Home

Individuals living in apartments/condos, townhouses/row houses, and accessory suites were also asked to indicate what factors are “very important” to their choice of that home type. Their responses were as follows:



* NB: As this table represents the combined responses from three respondent categories (Accessory Suite, Apartment or Condominium, and Townhouse/Row house), the maximum possible quantity of responses that could be represented along the bottom axis is 300%.

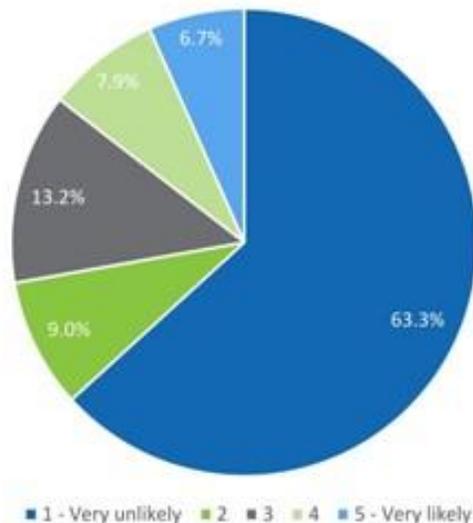
Slide 14

Willingness to Move to a Multi-Unit Home

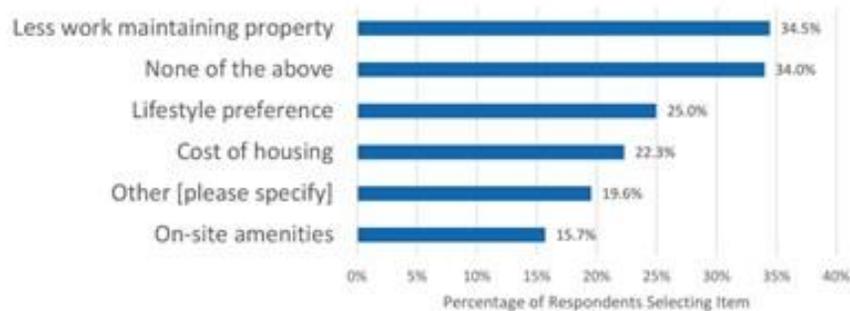


Residents of single-family and "Other" home types were asked the following questions:

How likely are you to consider moving into an apartment, condo, or townhouse in the future?



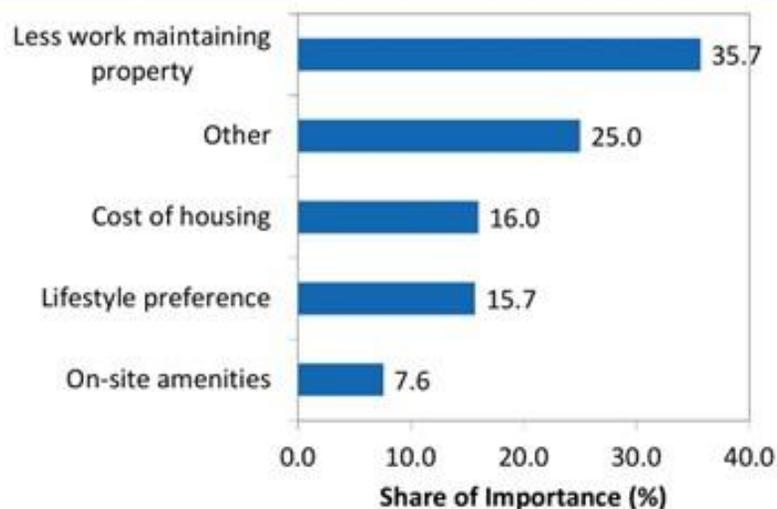
Which of the following factors would make you more likely to choose an apartment, condo, or townhouse in the future? [Choose all that apply]



Motivations identified in the open-ended "Other" response field included: aging, health, and accessibility; maintenance burden; downsizing considerations; affordability; location, walkability, and proximity to services; and safety and neighbourhood quality.

Slide 15

Drivers of Likelihood to Move into Multi-Unit Dwelling



Drivers analysis identifies factors that impact a specific outcome.

This drivers analysis assesses the relationship between the two questions addressed on the previous slide, i.e.:

- Which of the following factors would make you more likely to choose an apartment, condo, or townhouse in the future?
- How likely are you to consider moving into an apartment, condo, or townhouse in the future?

A high “Share of Importance” means that a respondent’s selection of the factor on the left is a strong indicator of increased likelihood to move into a multi-unit dwelling.

The results show that **respondents who value a reduced property maintenance workload are more likely to move into a multi-unit dwelling** than those motivated only by cost of housing, lifestyle preference, or on-site amenities. Reduced maintenance workload is more than **twice as impactful as the other specified factors** in motivating individuals to move to a multi-unit dwelling

Factor Correspondence with Type of Multi-Unit Home

This correspondence analysis demonstrates the relationship between responses to two survey questions:

- **Q8 (Green):** Which of the following best describes your home?
- **Q12 (Blue):** Which of the following factors were very important in your choice to live in an apartment, condo, or townhouse?

In the correspondence map, the degree of correspondence between two factors is illustrated visually by their proximity on the map. The nearer a blue and green factor are located to one another, the greater the correspondence between them. The further they are from one another, the less correspondence there is between them.



Correspondence Analysis Total Inertia = 0.134 (First two dimensions explain 100.0% of total inertia)

For example, the correspondence map shows that individuals who live in accessory suites are more likely to indicate that their choice was influenced by the cost of housing than by the need to downsize.

As a second example, the need to downsize is more likely to influence those who move into an apartment or condominium than those who move into either an accessory suite or a townhouse.

Note on Single-Family Home Preference

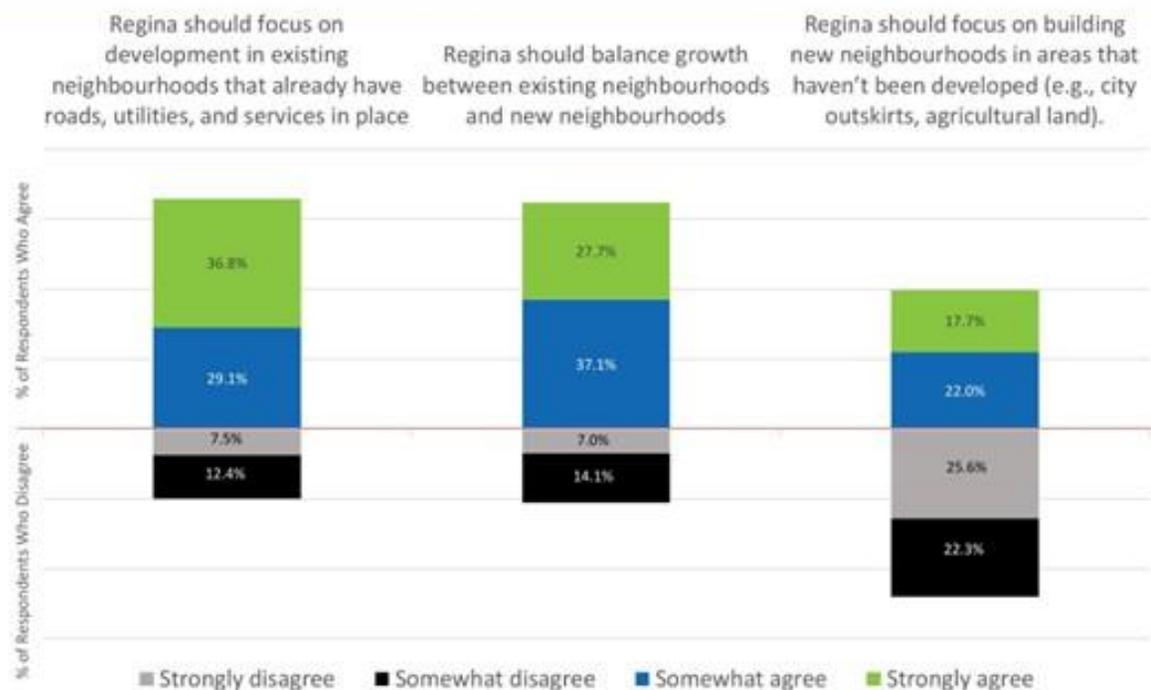


- Respondents showed a very strong preference for single-family homes, both in their current home choice and in the opinions expressed about home types and the possibility of a future move.
- More than 75% of respondents currently live in a single-family home, and over 60% stated that they were very unlikely to move into a multi-unit dwelling in the future.
- Many respondents used the open-ended “Other” field to explicitly state they would never choose to move into a condo, apartment, or townhouse.
- Respondents flagged various concerns about multi-unit housing including construction quality, financial implications of renting, and the challenges of living in close proximity to neighbours.
- Several respondents also expressed negative perceptions regarding the impact of multi-unit dwellings on neighbourhoods.
- The factor most likely to influence individuals to choose a multi-unit dwelling is the reduced effort involved in property maintenance.



Views on Growth

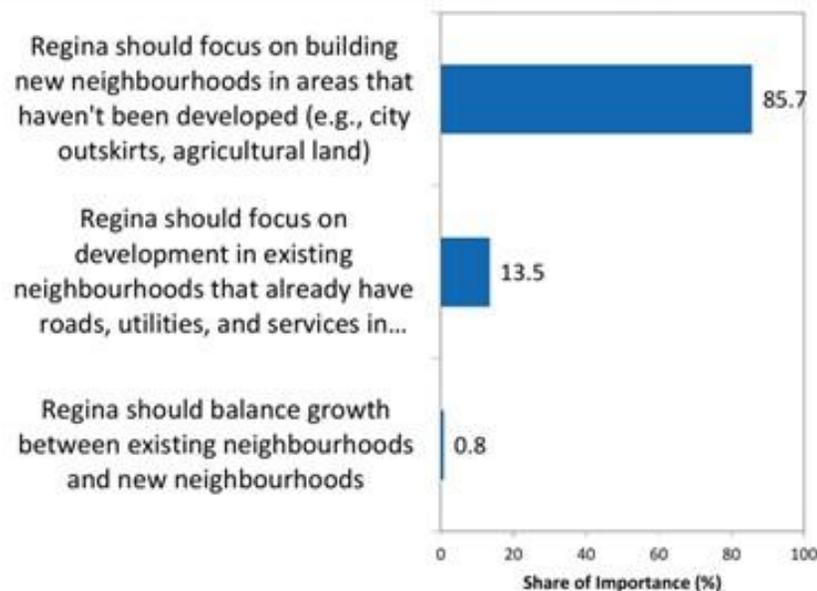
Views on Growth



Responses **above** the red line indicate **agreement** with the relevant statement. Responses **below** the red line indicate **disagreement**. Where numbers do not add up to 100%, the remainder of respondents indicated "Neither agree nor disagree."

As the chart demonstrates, respondents were significantly more likely to **agree** with the statements that Regina should focus development on existing neighbourhoods and that Regina should focus on balanced growth. Respondents were significantly more likely to **disagree** with the statement that Regina should focus on building new neighbourhoods in areas that haven't been developed.

Growth Views as Drivers of Satisfaction



Drivers analysis identifies factors that impact a specific outcome.

This drivers analysis assesses the relationship between the following questions:

- **Q16:** *How much do you agree or disagree with each of the following?*
- **Q5:** *Overall, how satisfied are you with the neighbourhood you currently live in?*

A **high** "Share of Importance" means that a respondent's **agreement** with the statement to the left is a strong indicator that they will also report **satisfaction** with their current neighbourhood.

The results suggest that respondents who support development of new neighbourhoods in undeveloped areas are very likely to be satisfied with their current neighbourhood. A preference for development in existing neighbourhoods is a slight driver of satisfaction, but much less significant. A preference for balanced growth, on the other hand, is not a significant driver of satisfaction – i.e., it is not a useful indicator.

Slide 21

Growth Views and Location

This correspondence analysis demonstrates the relationship between responses to two survey questions:

- **Q2 (Green):** *To the best of your ability, please indicate where you currently live in Regina*
- **Q16 (Blue):** *How much do you agree or disagree with each of the following?*

In the correspondence map, the degree of correspondence between two factors is illustrated visually by their proximity on the map. The nearer a blue and green factor are located to one another, the greater the correspondence between them. The further they are from one another, the less correspondence there is between them.



Correspondence Analysis Total Inertia = 0.037 (First two dimensions explain 100.0% of total inertia)

Key takeaways:

- Balanced growth is most likely to be favoured by respondents in the Southeast, and least likely to be favoured by those in the Northeast.
- Respondents living in or near City Centre have a notable preference for development in existing neighbourhoods.

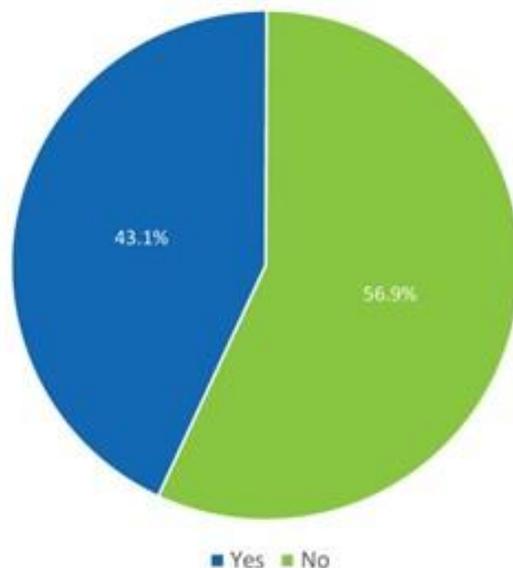
Slide 22



Growth Plan Awareness

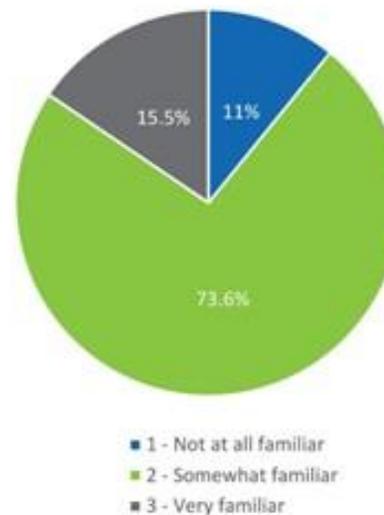
Growth Plan Awareness

Before receiving this survey, had you heard of the Regina Growth Plan?



(If yes:)

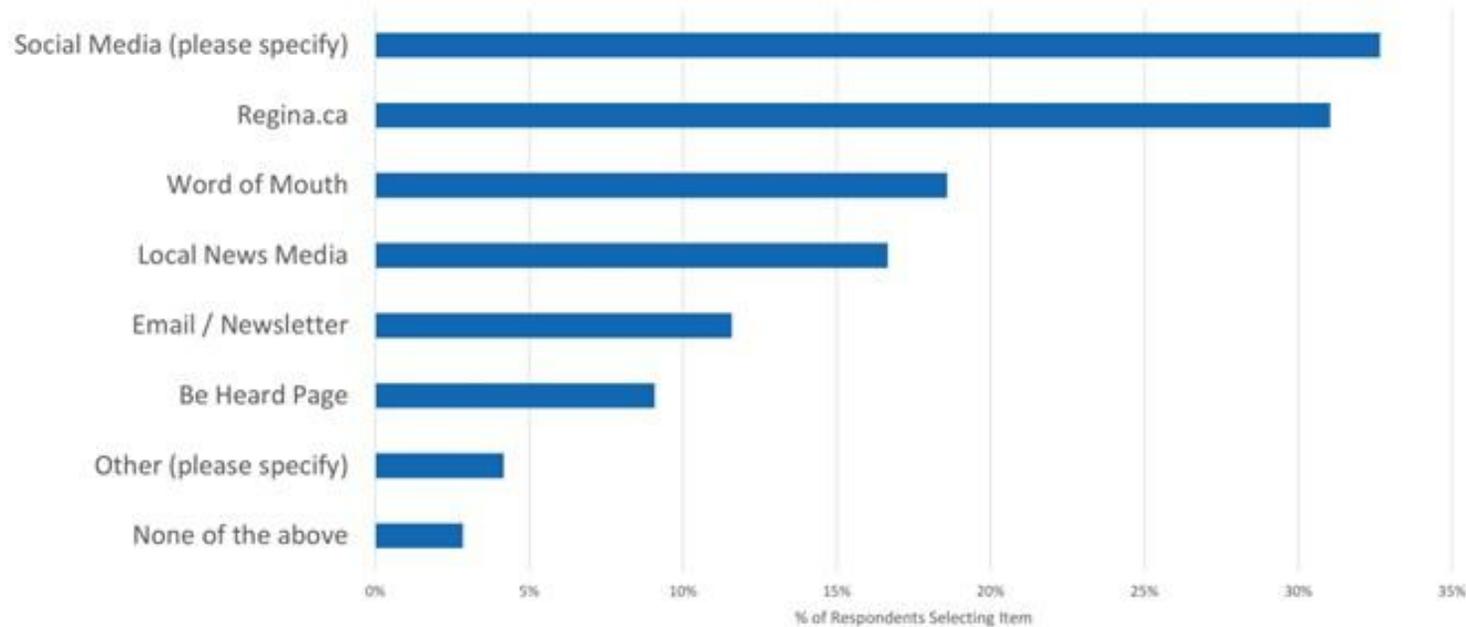
How familiar are you with Regina's Growth Plan?



Communication Channels



How did you hear about [the Regina Growth Plan]? [Choose all that apply]

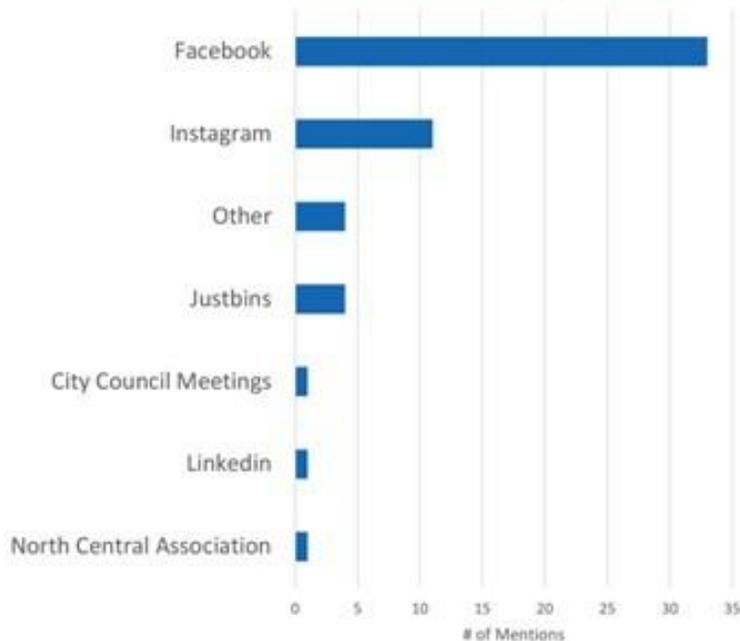


Slide 25

Growth Plan Awareness



Social Media Channels Identified by Respondents



Note: The City of Regina posted communications about the Growth Plan on Facebook, Instagram, and LinkedIn. Other social media channels by respondents may indicate that members of the public shared information regarding the Growth Plan across a variety of channels.

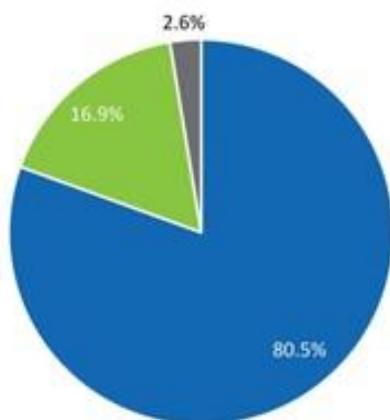
Additional sources identified in the open-ended “Other” response field included: friend, Google, community association’s community consultant, work, radio, news, City Council meetings on Youtube, and workshops.



Respondent Demographics

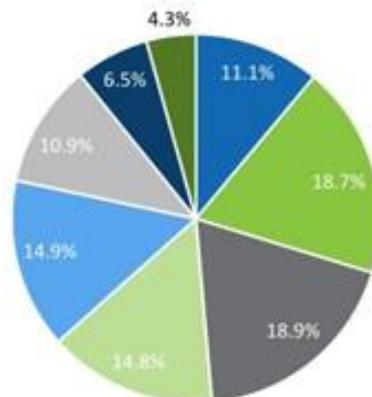
Respondent Demographics

Current Living Situation



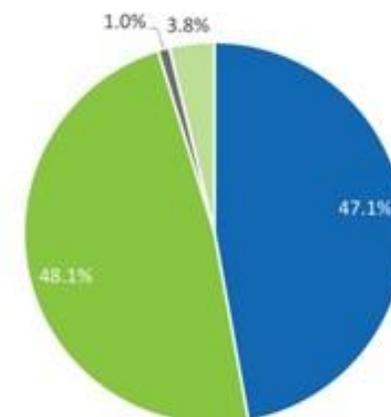
- Own
- Rent
- Other (please specify)

Age Group



- 18 to 24
- 25 to 34
- 35 to 44
- 45 to 54
- 55 to 64
- 65 to 74
- 75+
- Prefer not to answer

Gender Identity

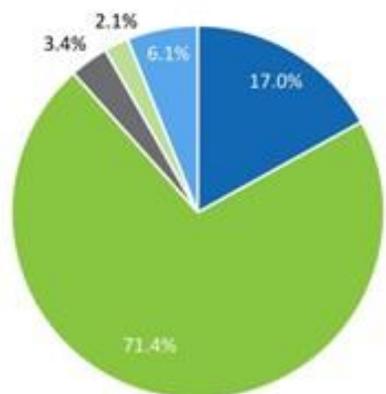


- Male
- Female
- Gender diverse
- Prefer not to answer

Slide 28

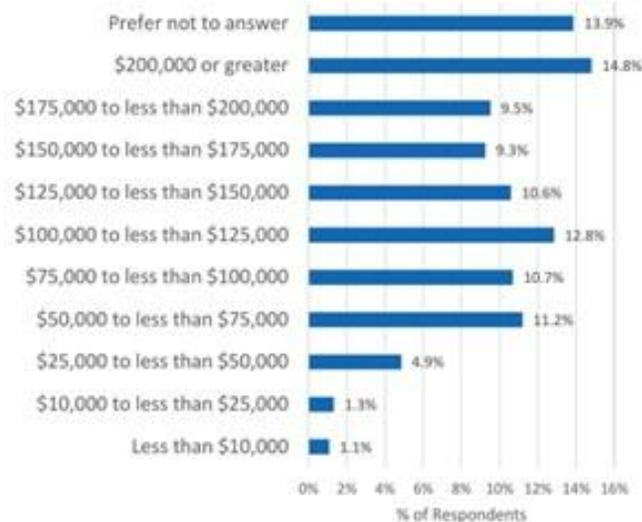
Household

Marital Status

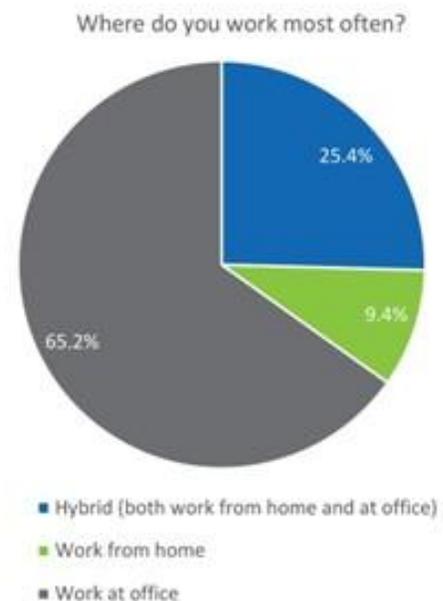
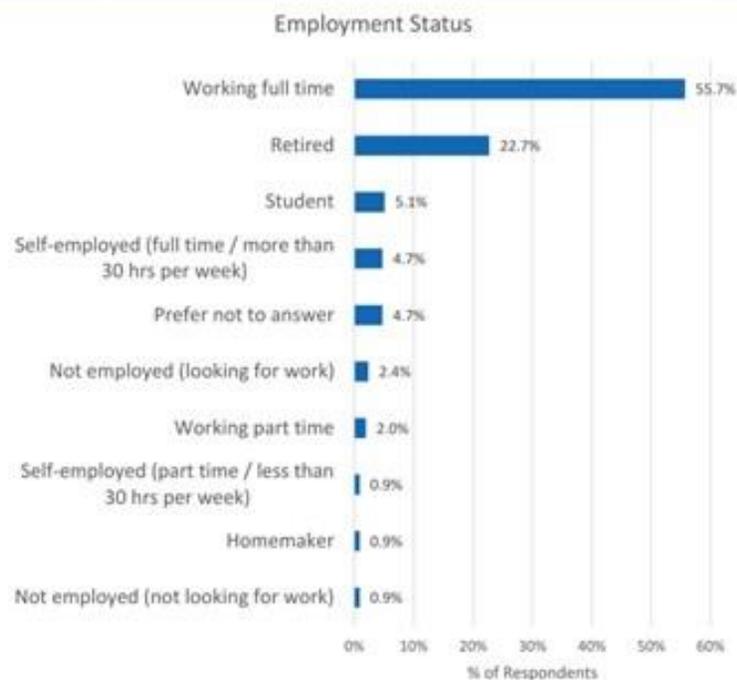


- Single
- Married or living with a significant other
- Divorced or separated
- Widowed
- Prefer not to answer

Household Income

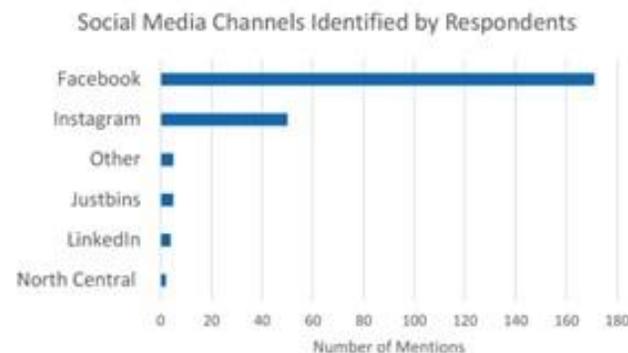
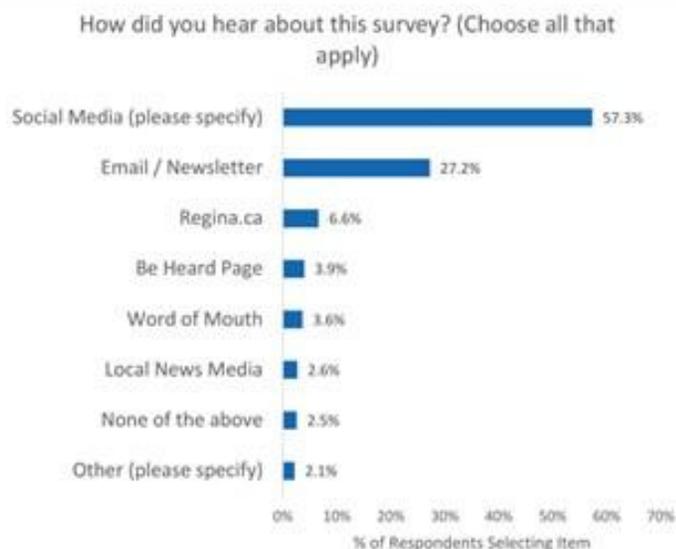


Employment Status and Workplace



Slide 30

Survey Communication



The City of Regina posted communications about the survey on Facebook, Instagram, and LinkedIn. Respondents identified a number of other social media channels in the open-ended response field, possibly indicating that members of the public shared the survey across a variety of channels.

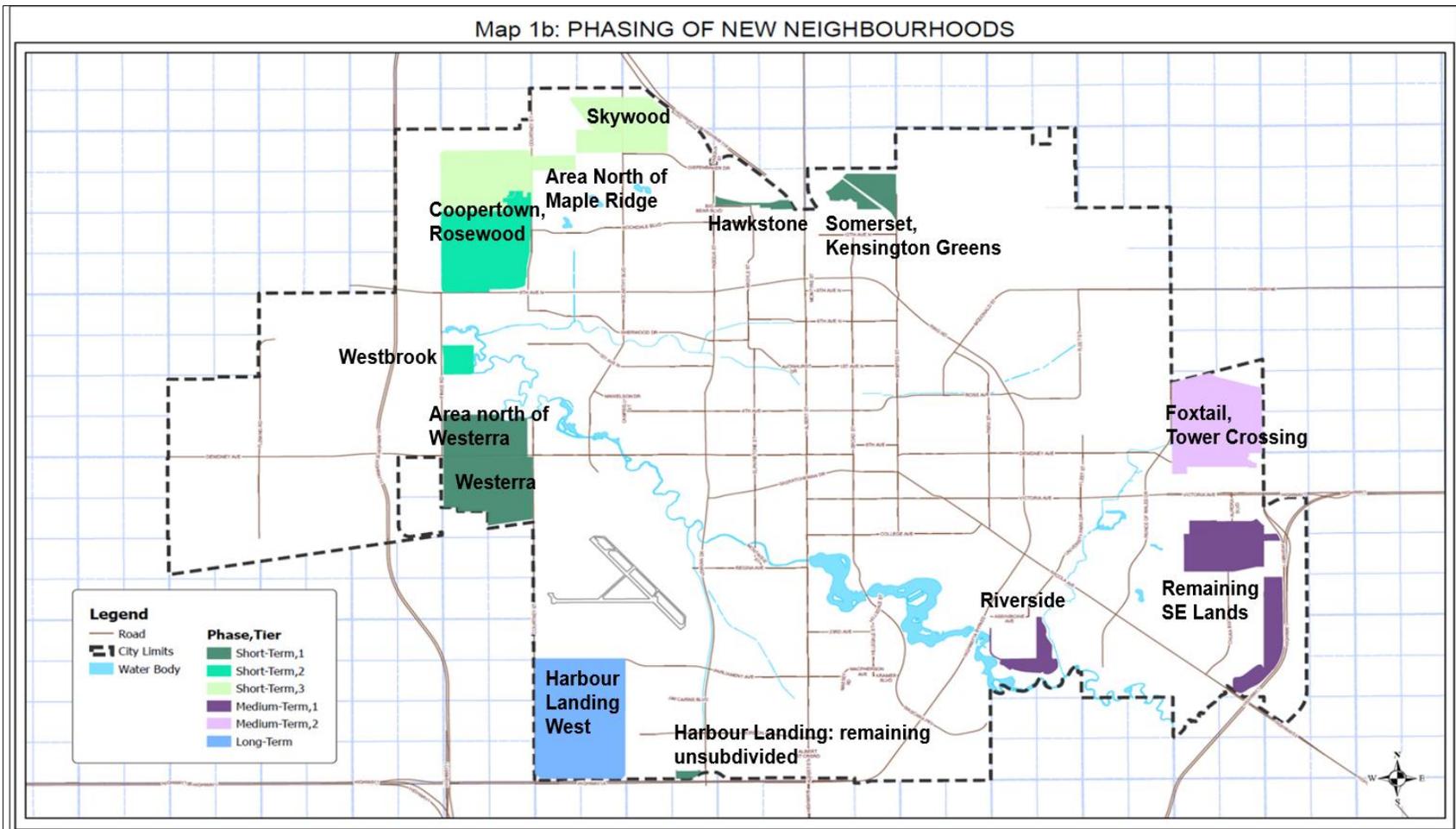
Appendix E – Proposed Phasing Plan Neighbourhood Breakdown

Below is a summary of new neighbourhoods in the proposed Phasing of New Neighbourhoods Plan shown on the next page.

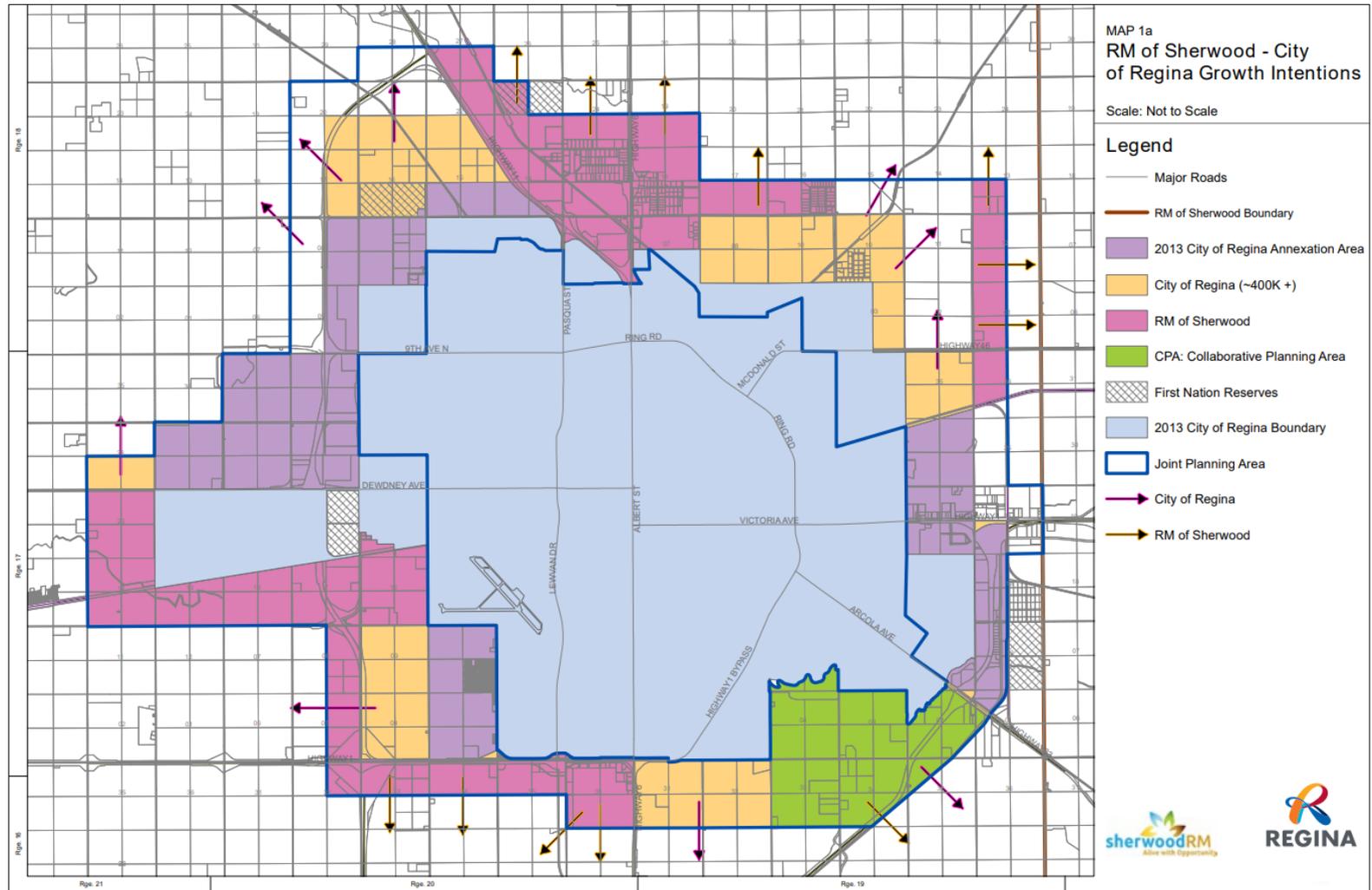
Neighbourhood Phase:	Phase Tier:	Description:	Neighbourhood:
Short-Term		Areas where infrastructure to support growth already exists or is planned in the short-term based on City infrastructure studies, plans and analysis.	
	Tier 1	Areas with existing wastewater capacity.	<ul style="list-style-type: none"> • Westerra • Growth Area North of Westerra • Hawkstone • Somerset • Kensington Greens • Harbour Landing: remaining unsubdivided
	Tier 2	Areas that will have wastewater capacity following the anticipated 2028 completion of the Northwest Regional Wastewater Lift Station (NRWLS) and the trunkline to the Rosewood Neighbourhood.	<ul style="list-style-type: none"> • Rosewood (unsubdivided)¹ • Westbrook • Coopertown: portion south of Rosewood
	Tier 3	Areas that will have wastewater capacity after completion of the NRWLS and the trunkline to the Rosewood Neighbourhood but will still require further trunkline extensions to service new development.	<ul style="list-style-type: none"> • Skywood • Growth Area North of Maple Ridge • Coopertown: portion north of Rosewood
Medium-Term		Areas where additional infrastructure investment is required to service greenfield development, as well as support intensification opportunities and address level-of-service challenges for existing properties.	
	Tier 1	Areas requiring infrastructure upgrades to provide wastewater capacity for new development.	<ul style="list-style-type: none"> • Remaining Southeast Neighbourhood Plan lands • Riverside
	Tier 2	Areas requiring larger-scale infrastructure upgrades to provide wastewater capacity for new development; however, at a greater scope and cost compared to Medium-Term, Tier 1.	<ul style="list-style-type: none"> • Foxtail • Tower Crossing: Residential
Long-Term	N/A	Areas where infrastructure is not currently in place to service greenfield development.	<ul style="list-style-type: none"> • Harbour Landing West

¹ Wastewater from the Rosewood Neighbourhood is currently routed to the Maple Ridge Lift Station (MRLS). This is a temporary arrangement, as the MRLS is planned to be decommissioned in the future, with flows ultimately redirected to the NRWLS.

Map 1b: PHASING OF NEW NEIGHBOURHOODS



Appendix F – RM of Sherwood – City of Regina Growth Intentions Map



Appendix G - Hierarchy of Plans



- Long term plans of up to 25 years that describe citywide outcomes for a service or group of services.
- Some plans are more interconnected than others (e.g. Transportation and Transit Master Plans).
- Plans are all responsive, changes in any plans could inform changes in other plans. Review process will address these changes and implications.
- Plans identify a number of goals and actions that are intended to guide and inform decisions related to the outcomes in our plans.
- Not all projects/initiatives will respond to the goals/priorities in all plans, but each plan needs to be considered.