

Effective Date

October 22, 2025

Approving Authority

City Council

Policy Owner

Director, Planning &
Development Services

2025-05-CPCS

Affordable Housing Lands Policy

Purpose & Scope

Purpose

- 1 The purpose of this policy is to provide a framework for acquisition, strategic hold and disposition of lands for the purposes of enabling development of affordable, supportive and transitional housing under City Council's land development and disposition strategy by:
 - (a) establishing criteria for the strategic acquisition and addition of properties to a land bank; and
 - (b) establishing a threshold and conditions under which properties in the land bank may be sold or leased below market value without a public offering or City Council approval under Section 101(k) of *The Cities Act*, as required by Section 38.2 of *The Cities Act*.

Scope

- 2 This policy applies to properties in or being considered for inclusion in the land bank.

Policy Provisions

Definitions

- 3 The following definitions apply to this policy:
 - 3.1 Current appraised value means the market value of land as appraised by a third-party appraiser within the previous 12 months of the date of a proposed disposition.
 - 3.2 Eligible entity means an entity incorporated under one of the following categories:

- (a) a community service cooperative or continuing housing co-operative as defined in *The Co-operatives Act, 1996*;
 - (b) a charitable corporation as defined in *The Non-profit Corporations Act, 2022*; or
 - (c) other entities established by an Act of the Parliament of Canada or Legislature of Saskatchewan, including entities established under an agreement with an extra-provincial registrar as described in *The Business Corporations Act, 2021*, which are similar in principle to the entities described in (a) and (b) as may be determined by the City Manager or their designate.
- 3.3 Eligible housing provider means an eligible entity that primarily develops, owns or operates housing.
- 3.4 Land bank means land and real estate owned by the City of Regina (City) designated as strategic land suitable for affordable, supportive or transitional housing. Land holdings not suitable for affordable housing or identified for other intended uses (e.g. easements, City facilities, infrastructure and park spaces in active use, etc.) are not included in the land bank.
- 3.5 Land trust means an eligible entity that has entered into an agreement with the City to hold, maintain, develop and dispose of land for the benefit of a neighbourhood or community in Regina.

General Principles

- 4 Land acquisition, development, strategic hold and disposition under this policy shall generally accord with the principles of *The Land Development and Disposition Strategy* and the priorities of City Council's strategic plans and priorities including, but not limited to, *Design Regina: The Official Community Plan, Bylaw No. 2013-48*, *The Underutilized Land Improvement Strategy*, and *Council Motion MN24-3: North Central Neighbourhood Revitalization*. Other City Council motions, bylaws, or strategies that provide strategic direction relevant to this policy may be added to this section by the Director.

Establishment of Land Bank

- 5 The City shall establish a land bank in the form of an inventory of City-owned properties that have been acquired or otherwise designated in accordance with this policy for the general purpose of returning vacant, abandoned, underutilized or tax-delinquent properties to good and productive use.

Addition of Properties

- 6 For the purposes of this policy, the City may acquire or designate existing City-owned properties for the land bank to:
- (a) support revitalization by creating opportunities for:
 - (i) new affordable, supportive or transitional housing development.
 - (ii) repair and renewal of the housing stock.

- (b) support upward social mobility by creating diverse housing opportunities in all areas of the city; and
 - (c) develop chronically vacant land.
- 7 Considerations when acquiring land include, but are not limited to:
- (a) scale of potential development (e.g. number of dwelling units/bedrooms that can physically fit on the lot, servicing capacity);
 - (b) zoning, where preference is given in order to:
 - (i) properties already zoned for housing development (i.e. residential or mixed-use zones) with potential for higher-density rezoning (e.g. corner lots, properties in primary and secondary intensification areas);
 - (ii) properties already zoned for housing development but with limited potential for higher density (e.g. mid-block properties); and
 - (iii) properties not currently zoned for housing development, but which have support in strategic documents for rezoning to allow housing development.
 - (c) land assembly potential; and
 - (d) proximity to public transit, licensed childcare, employment opportunities, public parks and recreation facilities, and schools.

Strategic Hold

- 8 The City may undertake activities to improve the development potential of properties in the land bank including but not limited to:
- (a) removal of redundant servicing;
 - (b) upgrades of City utilities; and
 - (c) environmental remediation.
- 9 These activities may be funded using the budget for this policy, as outlined in Section 16 and 17 of this policy. .
- 10 Properties in the land bank will be maintained in accordance with general maintenance practices for City-owned lands.
- 11 The City will explore options to create local employment opportunities through the maintenance of land bank properties.

Disposition

- 12 Subject to Section 15, properties in the land bank with a current appraised value not exceeding \$60,000 per lot may be sold or leased below market value without a public offering or City Council approval to:
- (a) a land trust provided that:
 - (i) the land trust has a land disposition program similar in principle to the one described in Section 12(b);
 - (ii) the land trust has entered into an agreement with the City outlining items including but not limited to the process and criteria of the land disposition program, processes for monitoring and reporting activities to the City, and terms under which land will be returned to the City in the event of non-compliance with the agreement; and
 - (ii) land shall be distributed to land trusts in a way that balances the needs of different land trust communities with capacity and performance history of the land trusts.
 - (b) to an eligible housing provider provided that:
 - (i) properties are sold or leased through a competitive expression of interest (EOI) process, and the number and timing of competition rounds each year will be determined by the Director, Planning & Development Services; and
 - (ii) properties will be committed to applicants in a way that maximizes the community benefit of the development in relation to the current appraised value of the land, based on the following considerations:
 - the characteristics of the proposed project including, but not limited to:
 - the number of dwelling units that can be created (or number of bedrooms for projects targeted toward supporting large households or providing services to occupants through a single-room-occupancy model).
 - targeted income range and demographics of tenants (e.g. Indigenous peoples, youth, seniors, people with disabilities, etc.).
 - potential funding sources and intended term of affordability.
 - presence of support services.
 - timeline to achieve project milestones (e.g. secure funding, purchase additional lands, obtain permits, obtain occupancy, etc.).
 - potential to support geographic areas identified for revitalization and residents in those areas.
 - potential to support community wellbeing in the city overall.
 - potential for land assembly with lands owned or intended to be purchased by the proponent.
 - the characteristics of the proponent including, but not limited to:
 - experience with building and operating projects of similar scope or, if partnering with a third party, the third party's experience with

Roles and Responsibilities

- 18 In addition to the authorities specified elsewhere in this policy, City Council is responsible for:
- (a) initial approval and any future amendments to this policy; and
 - (b) determining the budget and source of funding for this policy.
- 19 In addition to the authorities specified in this policy, the Planning & Development Services director, or their designate is authorized to exercise and shall carry out the following powers and duties:
- (a) engage land trusts and eligible housing providers to identify opportunities for the disposal of properties;
 - (b) identify properties suitable for acquisition and addition of properties to the land bank;
 - (c) approve:
 - (i) agreements for the acquisition or disposition of land bank properties to be entered into by the City.
 - (ii) the designation of existing City owned properties for addition to the land bank.
 - (iii) the undertaking of improvements to land bank properties.
 - (iv) use of budget to create employment opportunities related to maintenance of land bank properties.
 - (d) make amendments to this policy provided that such amendments are technical or editorial changes and do not materially affect its substance or content.
- 20 In addition to the authorities specified in this policy, the Director, Land, Real Estate & Economic Development, or their designate is authorized to exercise and shall carry out the following powers and duties:
- (a) maintain a database of information on Land Bank properties and associated legal agreements;
 - (b) negotiate and manage sale and lease agreements, subject to approval pursuant to Section 19(c); and
 - (c) perform maintenance activities on land bank properties.

Record Retention

- 21 The City shall maintain documentation related to an application under this policy for the duration specified in *The Records Retention and Disposal Schedules Bylaw, 2012, No. 2012-18*.

Related Documents

22 The Land Development and Disposition Strategy is related to this policy.

Date Approved	October 22, 2025
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