Executive Committee

Wednesday, August 19, 2026
9:00 AM

Henry Baker Hall, Main Floor, City Hall

OFFICE OF THE CITY CLERK

Public Agenda
Executive Committee
Wednesday, August 19, 2026

Approval of Public Agenda

Adoption of Minutes

Minutes of the meeting held July 22, 2026

Administration Reports

EX26-82 Growing Young Movers Social Enterprise Facility

Recommendation
The Executive Committee recommends that City Council:

1. Approve the purchase of the property at 1202 Retallack Street from the Saskatchewan Housing Corporation for a nominal cost of $1, consistent with the terms and conditions described in this report;

2. Approve the sale of the property at 1202 Retallack Street to the Growing Young Movers Youth Development Inc. for $1 as a direct sale for development of its Building Futures Collective Hub facility that will serve as the permanent operational headquarters for its Building Futures Collective social enterprise and otherwise consistent with the terms and conditions described in this report;

3. Approve the allocation of a one-time grant of $300,000 from the City of Regina's Housing Accelerator Fund's Housing Incentives Program Pilot Repair & Acquisition Grant to Growing Young Movers Youth Development Inc. for the purpose of development of the Building Futures Collective Hub facility;

4. Approve a five-year property tax exemption for the property at 1202 Retallack Street upon transfer of ownership to Growing Young Movers Youth Development Inc. subject to the Government of Saskatchewan approving the exemption or partial exemption of the education portion of the property tax levy if required, and authorize the Chief Financial Officer/Deputy City Manager or their delegate to apply for the approval of the Government of Saskatchewan on behalf of the property owner for any exemption of the education portion of the property tax levies

payable to the Government of Saskatchewan that is $25,000 or greater on an annual basis;

5. Authorize the City Clerk to execute all necessary and ancillary agreements thereto after review and approval by the City Solicitor;

6. Direct the City Solicitor to prepare the necessary tax exemption agreements and bylaws to give effect to the recommendations, to be brought forward to a future meeting of City Council following approval of these recommendations and the required public notice; and

7. Approve these recommendations at its meeting on September 9, 2026.

EX26-83 Acquisition for a Municipal Purpose – 2704 Saskatchewan Drive

Recommendation
The Executive Committee recommends that City Council (Council):

1. Approve the following resolution:

“Be it resolved that the City of Regina (City) acquire those lands described as:

Lot 7-Blk/Par B-Plan 94R41933 Ext 0; and
Lot 8-Blk/Par B-Plan 94R41933 Ext 0
(the Land).

The Land is required for the authorized municipal purpose of construction, expansion, improvement and maintenance of municipal roadways, sidewalks and utility infrastructure consistent with the City’s *Design Regina: The Official Community Plan Bylaw* No. 2013-48 (OCP), the *Saskatchewan Drive Corridor Plan* OCP Part B.21, the *Transportation Master Plan* (Saskatchewan Drive Corridor Plan) and as further described in this report.”

2. Delegate authority to the Chief Financial Officer & Deputy City Manager (or their designate) to negotiate and approve land purchase agreements for the acquisition of the properties identified within this report for the authorized municipal purposes noted.

3. Authorize the City Clerk to execute any agreements approved further to recommendation 2, after review and approval by the City Solicitor; and

4. Approve these recommendations at its August 26, 2026 meeting.

EX26-84 Affordable Housing Lands Policy 2026 Amendments

Recommendation
The Executive Committee recommends that City Council:

1. Approve the amended Affordable Housing Lands Policy in Appendix A – Affordable Housing Lands Policy Revisions 2026 to:

    a. Expand eligibility to purchase or lease City of Regina-owned properties through the Affordable Housing Lands Policy to for-profit builders, start-up housing providers, social enterprises, and Indigenous governments or economic development corporations;

    b. Expand eligibility to adjacent property owners through a newly created Neighbourhood Side-Lot Program that provides an opportunity for current North Central Neighbourhood property owners to obtain property from the Housing Land Bank that is immediately adjacent to theirs;

    c. Increase the appraised value of the property that may be sold or leased below market value without a public offering from $60,000 to $100,000 or less; and

    d. Direct any income from the sale of lots to be returned to the Housing Land Bank budget for the property maintenance costs after the Housing Accelerator Funds have been expended.

1. Approve these recommendations at its meeting on August 26, 2026.

Adjournment

AT REGINA, SASKATCHEWAN, WEDNESDAY, JULY 22, 2026

AT A MEETING OF EXECUTIVE COMMITTEE
HELD IN PUBLIC SESSION

AT 9:00 AM

These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.

Present:	Councillor David Froh, in the Chair Mayor Chad Bachynski Councillor Clark Bezo Councillor Mark Burton Councillor Victoria Flores Councillor Jason Mancinelli Councillor Shobna Radons Councillor Dan Rashovich Councillor George Tsiklis Councillor Sarah Turnbull
Regrets:	Councillor Shanon Zachidniak
Also in Attendance:	Acting City Clerk, Amber Ackerman Acting Deputy City Clerk, Martha Neovard Acting City Manager, Jim Nicol Deputy City Manager, City Operations, Kurtis Doney Legal Counsel, Chrystal Atchison Deputy City Manager, City Planning & Community Services, Deborah Bryden Deputy City Manager, Communications, Service Regina & Tourism, Jennifer Johnson Acting Chief Financial Officer, Jeff May Director, Indigenous Relations & Community Development, Chelsea Steenbock Director, Parks & Open Space Services, Russell Eirich Director, Planning & Development Services, Autumn Dawson Director, Recreation & Cultural Services, Diana Burton Acting Director, Parks, Recreation & Cultural Services, Ray Morgan Manager, Housing, Bill Neher Manager, Community Well-Being, Dave Slater Senior City Planner, Michael Sliva Senior Policy Analyst, Aaron Hertes

(The meeting opened in the absence of Councillor Sarah Turnbull)

APPROVAL OF PUBLIC AGENDA

Councillor Victoria Flores moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, at the call of the Chair, with the addition of the registered List of Delegations.

ADOPTION OF MINUTES

Councillor Shobna Radons moved, AND IT WAS RESOLVED, that the minutes for the meeting held on June 17, 2026, be adopted, as circulated.

ADMINISTRATION REPORTS

EX26-75 Provincial Disaster Assistance Program Request for Designation

Recommendation
The Executive Committee recommends that City Council:

1. Approve the following resolution:

   "That the City of Regina apply to the Saskatchewan Public Safety Agency to have the city designated as an eligible assistance area under the Provincial Disaster Assistance Program, as a result of a significant rainfall event on June 27 and 28, 2026 that resulted in damaged properties across the city."

2. Approve this recommendation at its meeting on July 29, 2026.

Councillor Jason Mancinelli moved that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Mancinelli
IN FAVOUR:	Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich Tsiklis and Mayor Bachynski
AWAY:	Councillor Turnbull

EX26-76 Rapid Housing Initiative 3 – Land Transfer and Operating Agreement

Recommendation
The Executive Committee recommends that City Council:

1. Approve the City of Regina entering into a Land Sale Agreement, Contribution and Operating Agreement and Conditional Option to Purchase Agreements related to the sale of 2710 5th Avenue stated in

this report for the purpose of owning and operating the City of Regina's Rapid Housing Initiative 3 housing units.

2. Delegate authority to the City Manager or their designate to negotiate any other commercially relevant terms and conditions between the City of Regina and YWCA Regina, as well as any amendments to the Land Sale Agreement, Contribution and Operating Agreement and Conditional Option to Purchase Agreements that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to the agreements.

3. Authorize the City Clerk to execute the Land Sale Agreement, Contribution and Operating Agreement and Conditional Option to Purchase Agreements after review by the City Solicitor.

4. Authorize Administration to provide any Housing Accelerator Funds, committed to the Rapid Housing Initiative 3 Project, but not needed to complete the housing units to YWCA Regina to support completion of the main floor community space.

5. Approve these recommendations at its meeting on July 29, 2026.

Melissa Coomber-Bendtsen, representing YMCA Regina Inc., addressed the Committee.

(Councillor Sarah Turnbull arrived to the meeting.)

Councillor Victoria Flores moved that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Flores
IN FAVOUR:	Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull and Mayor Chad Bachynski

EX26-77 Regina Housing Strategy

Recommendation
The Executive Committee recommends that City Council:

1. Approve the attached Appendix A – Regina Housing Strategy;

2. Direct Administration to report back by Q3 2027 with an updated *Housing Incentives Policy;* and

3. Approve these recommendations at its meeting on July 29, 2026.

The following addressed the Committee:

- William Wells, Regina, SK
- Maria Vaiaso, representing CHF Canada, Saskatoon, SK

Mayor Chad Bachynski moved, AND IT WAS RESOLVED, that communication EX26-81 from Landon Field, Rental Housing Saskatchewan, Saskatoon, SK, be received and filed.

Councillor Jason Mancinelli moved that the recommendations contained in the report be concurred in.

RECESS

Pursuant to the provisions of Section 33(2.1) of City Council's *Procedure Bylaw No. 9004*, a 15 minute recess was called.

City Council recessed at 10:32 a.m.

City Council reconvened at 10:52 a.m. in the absence of Councillor Sarah Turnbull.

(Councillor Sarah Turnbull returned to the meeting.)

Amendment - Councillor Turnbull

Councillor Sarah Turnbull moved, in amendment, that the Executive Committee recommend that City Council:

1. **Approve the following amendments to Appendix A of the report:**

   a. **Amend the language of Action Item No. 10 of the Plan, to read as follows:**

      "Advocate for amendments, where practical, to the National Building Code of Canada that support housing production, that do not decrease accessibility or safety requirements."

   b. **Amend the summary of Core Housing Needs contained in Appendix A to read as follows:**

      "These were disproportionately represented by low-income households, Indigenous people, people with disabilities, single caregivers and refugee-claimants. More housing is needed to support these residents and other residents who face discrimination such as the 2SLGBTQIA+ community, women and children, newcomers, people with disabilities, people with addictions or experiencing mental or physical health challenges and residents transitioning out of systems such as jail/prison, hospitals and the child welfare system."

2. **Direct Administration to consult with the Accessibility Advisory Committee on**

the Housing Strategy and report back to the September 16, 2026 Executive Committee with any recommended accessibility considerations.

The amending motion was put and declared CARRIED.

RESULT:	CARRIED [8 to 2]
MOVER:	Councillor Turnbull
IN FAVOUR:	Councillors: Burton, Flores, Froh, Mancinelli, Radons, Tsiklis, Turnbull and Mayor Chad Bachynski
AGAINST:	Councillors: Bezo, Rashovich

RECESS

Pursuant to the provisions of Section 33(2.1) of City Council's *Procedure Bylaw No. 9004*, a 45 minute recess was called.

The Committee recessed at 12:20 p.m.

The Committee reconvened at 1:17 p.m.

Amendment - Councillor Froh

Councillor David Froh moved, in amendment, that the Executive Committee recommend City Council direct Administration to prepare a supplemental report for the next Executive Committee/City Council meeting that this matter is discussed at, that includes the following additional information:

1. **How Tax Increment Financing may be used as a tool to advance our housing strategy goals across the housing continuum, and options for its usage;**

2. **A summary analysis of how the City of Regina could support infill development by engaging in the role of pre-developer, or developer, in select cases, to provide shovel ready options for builders, in an effort to reduce the risk for developers and expedite timelines, recognizing that City infill goals and that infill projects can be costly, risky, and often have low margins and long-term horizons for development;**

1. **Options to provide developers with information required to advance infill projects (e.g., water, wastewater mapping), which are currently the responsibility of developers to seek and pay for.**

The amending motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Froh
IN FAVOUR:	Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull and Mayor Chad Bachynski

Amendment - Mayor Bachynski

Mayor Chad Bachynski moved, in amendment, that the Executive Committee recommend City Council refer this report to the September 16, 2026, Executive Committee meeting and direct Administration to prepare a supplemental report for that meeting that includes a revised table of the action items contained in Appendix A, that clearly distinguishes between those action items for which Administration can identify a specific timeline within its control, and those items which require advocacy to an external body to complete.

The amending motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Mayor Bachynski
IN FAVOUR:	Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull and Mayor Chad Bachynski

Main Motion

The main motion, as amended was put and declared CARRIED

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Mancinelli
IN FAVOUR:	Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull and Mayor Chad Bachynski

EX26-78 Parks Master Plan Update

Recommendation
The Executive Committee recommends that City Council receive and file this report at its meeting on July 22, 2026.

Mayor Chad Bachynski moved that the recommendations contained in the report be concurred in.

RECESS

Pursuant to the provisions of Section 33(2.1) of City Council's *Procedure Bylaw No. 9004*, a 15 minute recess was called.

The Committee recessed at 2:30 p.m.

The Committee reconvened at 2:51 p.m. in the absence of Councillor George Tskilis.

(Councillor George Tsiklis returned to the meeting.)

The Chair called a 5 minute recess.

The Committee recessed at 3:21 p.m.

The Committee reconvened at 3:30 p.m. in the absence of Mayor Chad Bachynski.

(Mayor Chad Bachynski returned to the meeting.)

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Mayor Bachynski
IN FAVOUR:	Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull and Mayor Chad Bachynski

RESOLUTION FOR PRIVATE SESSION

Councillor Sarah Turnbull moved, AND IT WAS RESOLVED, that in the interest of the public, the remaining items on the agenda be considered in private.

Councillor Sarah Turnbull moved, AND IT WAS RESOLVED, that the Committee recess for 15 minutes.

The Committee recessed at 4:15 p.m.

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Chairperson Secretary

Growing Young Movers Social Enterprise Facility

Date	August 19, 2026
To	Executive Committee
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	EX26-82

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Approve the purchase of the property at 1202 Retallack Street from the Saskatchewan Housing Corporation for a nominal cost of $1, consistent with the terms and conditions described in this report;

2. Approve the sale of the property at 1202 Retallack Street to the Growing Young Movers Youth Development Inc. for $1 as a direct sale for development of its Building Futures Collective Hub facility that will serve as the permanent operational headquarters for its Building Futures Collective social enterprise and otherwise consistent with the terms and conditions described in this report;

3. Approve the allocation of a one-time grant of $300,000 from the City of Regina's Housing Accelerator Fund's Housing Incentives Program Pilot Repair & Acquisition Grant to Growing Young Movers Youth Development Inc. for the purpose of development of the Building Futures Collective Hub facility;

4. Approve a five-year property tax exemption for the property at 1202 Retallack Street upon transfer of ownership to Growing Young Movers Youth Development Inc. subject to the Government of Saskatchewan approving the exemption or partial exemption of the education portion of the property tax levy if required, and authorize the Chief Financial Officer/Deputy City Manager or their delegate to apply for the approval of the Government of Saskatchewan on behalf of the property owner for any exemption of the education portion of the property tax

levies payable to the Government of Saskatchewan that is $25,000 or greater on an annual basis;

5. Authorize the City Clerk to execute all necessary and ancillary agreements thereto after review and approval by the City Solicitor;

6. Direct the City Solicitor to prepare the necessary tax exemption agreements and bylaws to give effect to the recommendations, to be brought forward to a future meeting of City Council following approval of these recommendations and the required public notice; and

5. Approve these recommendations at its meeting on September 9, 2026.

ISSUE

Growing Young Movers Youth Development Inc. (GYM) has an existing agreement with the City of Regina (City) to provide property maintenance services for the City's existing Housing Land Bank lots in North Central. It currently does not have a dedicated facility to function as a home base for their operations.

Through discussions between City Administration, GYM, and the Ministry of Social Services, an agreement has been reached for Saskatchewan Housing Corporation (SHC) to sell the City a vacant lot they own at 1202 Retallack Street (the Land) for $1 on the condition that the City provide the Land for $1 to GYM for the development of a new facility to support GYM’s existing and future initiatives in the North Central neighbourhood. These initiatives include community revitalization and increased opportunities for employment, mentorship, and recreational opportunities for North Central youth. The facility will be known as the Building Futures Collective (BFC) Hub.

City Council approval is required for these recommended actions.

IMPACTS

Financial Impact
The Land is being sold to the City by the Ministry of Social Services for $1 and will be subsequently transferred to GYM for the same amount. Related marginal costs, such as land transfer fees, will be covered by the City’s existing $5,500,000 HAF allocation dedicated to the implementation of AHLP.

This report also recommends the approval of a one-time grant of $300,000 from the City’s Housing Accelerator Fund (HAF) to be provided to GYM for the development of their facility that will support the implementation of the Affordable Housing Lands Policy (AHLP) and other initiatives in the community. The $300,000 is being taken from the $4,000,000 already approved for the Housing Incentives Program (HIP) Pilot Repair & Acquisition Grant. The use of HAF funds, originally allocated for the HIP pilot program, will limit the amount of support that can be provided under that program.

Lastly, the report recommends providing a five-year, 100 per cent property tax exemption, to GYM for the Land. The current annual municipal taxes for the Land (currently vacant) are $1,115.60; however, it is estimated these would rise to approximately $12,000 annually upon completion of the BFC Hub.

Legal Impact
Formal legal agreements and a bylaw will be required to facilitate the land purchase and sale transactions as well as to govern the terms and conditions of the grant payment of $300,000 and the property tax exemption between the City and the respective parties. There are no other legal impacts respecting this report.

Policy Impact
In addition to helping fulfill City Council approved motion *MN24-3 North Central Neighbourhood Revitalization* (MN24-3), the recommendations in this report align with the following *Design Regina: Official Community Plan Bylaw No. 2013-48* (OCP) policies:

Section D6; Goal 2 – Existing Housing Stock, Policy 8.9: *Adopt measures to retain existing housing stock and improve its condition* as the facility will directly support the maintenance of existing housing stock.

Section D10; Goal 3 – Economic Generators; Policy 12.7.4*: Collaborate with stakeholders to create opportunities for all residents to participate in the labour force, including, but not limited to, on-the-job training, mentorship, and skill development in wide-ranging occupations.* This facility will directly employ, mentor and train youth.

Section D11; Goal 3 – Community Security; Policy 13.13.4: *Collaborate and partner with other levels of government, stakeholders, and the broader community to develop and implement strategies to address community-identified social issues.*

The report's recommendations will accommodate a social enterprise operation that focuses on neighbourhood revitalization initiatives and youth employment; therefore, supports the following Community Safety & Well-being Plan (CSWB Plan) action item: *Support and expand prevention strategies for youth including recreation, peer-led programming, and job opportunities.*

Strategic Priority Impact
The recommendations in this report support the City's Strategic Plan:

Vibrancy: *Places, spaces and programs enabling community connection, city pride and well-being.* The facility will support the maintenance of vacant lots in North Central which will enhance the appearance of the neighbourhood, decrease decay, and improve civic and community pride. In addition to improving their operation's effectiveness, the construction of the facility on the Land in this prominent and accessible location from the mâmawêyatitân centre will increase the visibility of GYM, promote their efforts, and help to demonstrate both GYM's and the City's commitment to working with the community to revitalize North Central.

Livability: *Intentional planning and development that enables communities to thrive*. Under the AHLP, the City-owned vacant lots that GYM maintains will be used to develop much-needed housing in the North Central neighbourhood. The development of new housing in North Central will improve the availability of housing options to meet the needs of residents, including affordable, supportive, and transitional housing. New residential development in North Central also "*optimizes existing infrastructure, supporting long-term sustainable growth*" (Livability Outcome #2) and supports the implementation of important actions and initiatives, such as the Underutilized Land Improvement Strategy and HAF.

Prosperity: *An enviable local economy drawing on the contributions of public, private and social sectors in the creation of jobs and innovation.* The recommendations in this report support building a strong local economy by strengthening economic opportunities for high school students, recent graduates, and young adults in North Central. It also supports the revitalization of North Central, and thereby municipal finances, through housing renovation and future housing construction.

As expressed by City Council through motion MN24-3, "*the economic costs of maintaining the status quo in North Central is shouldered by residents across the City of Regina.*" While this facility will primarily benefit the North Central neighbourhood and community, the indirect benefits of North Central's revitalization will be felt citywide.

Indigenous Impact
In 2025, City Council passed kâ-nâsihcikêwin, the City's first Indigenous Framework. The recommendations in this report align with its Treaty Principles, including in particular:

- miyo-wîcêhtowin: *Getting along well with others; good relations; expanding the circle;*
- wîtaskêwin**:** *Living together on the land in harmony*, as it is intended to accommodate a facility that will be oriented towards neighbourhood revitalization initiatives.
- pimâcihowin**:** *Making a living*, as it will provide neighbourhood youth with an opportunity to obtain employment, as well as future career path experience.

By supporting GYM in providing employment opportunities for Indigenous youth and helping to revitalize the Regina neighbourhood in North Central with the highest concentration of Indigenous people, the recommendations also align with kâ-nâsihcikêwin Seven Commitments, including “Good Relations,” “Recognition & Visibility,” “Land Reconciliation,” and “Economic Reconciliation.”

The recommendations in this report directly relate to land owned or proposed to be acquired by the City located in Treaty 4 Territory. We acknowledge since time immemorial, Indigenous Communities have served as the stewards of the land, and thus carry vital wisdom shared through traditional teachings from one generation to the next. There remains much to learn as to how we engage and work with Indigenous Communities as land is developed, disturbed, sold, acquired, and when rights are granted through easements and agreements.

Inclusion, Diversity, Equity & Accessibility (IDEA)
The report recommendations support the Strategic Plan Principle of IDEA by providing meaningful employment opportunities for North Central high school students, recent graduates, and young adults. When fully operational, the facility is expected to support approximately 16 employees on a typical workday. For years, GYM has heard from their North Central Strong Youth Advisory group and through engagement with other North Central youth that young people want to live, work, and contribute to their home community. The Land for the facility has been intentionally designed to do just that.

There are no labour or environmental impacts respecting this report.

OTHER OPTIONS

OPTION 1 – Approve the recommendations and provide the Land, grants, and exemptions to GYM as outlined in the report – RECOMMENDED

> **Advantage:** The recommendations enable GYM to promptly proceed with development of its facility in a prominent and functional location to better serve the City, provide meaningful employment opportunities for North Central youth and young adults, and help to revitalize the North Central community.
>
> **Consideration:** This is a new type of partnership for the Government of Saskatchewan, the City and GYM.

OPTION 2 – Approve some or none of the recommendations – NOT RECOMMENDED

> Advantage: HAF funds could be reserved for their previously approved use and/or the taxes could continue to be collected on the vacant lot.

Consideration: There is no benefit to the City for the Land to remain vacant. There is also support needed for GYM and their facility, and the Government of Saskatchewan is making the Land available, so this is an opportunity to collaborate with other levels of government on a shared objective.

COMMUNICATIONS & ENGAGEMENT

Since the adoption of MN24-3, Administration has worked closely with GYM on a range of initiatives as their organization has grown and expanded its reach. The idea for the facility has been developed by GYM in consultation with Administration.

Public notice is required for City Council to approve the sale or lease of City-owned property without a public offering. Notice regarding this proposal has been advertised in accordance with Bylaw No. 2020-28 *The Public Notice Policy Bylaw, 2020.*

No additional communication or engagement has been undertaken with the public on the proposed facility.

DISCUSSION

Background

GYM is a not-for-profit organization that has been working for more than 14 years to eliminate gaps that currently exist for underserved and marginalized populations in Regina, primarily youth and young adults in the North Central neighbourhood, the majority of whom are Indigenous. As discussed further in Appendix A – Building Futures Collective Hub Community Infrastructure Proposal, GYM has witnessed firsthand the challenges many young people in North Central face and understands that "lasting change requires meaningful, employment opportunities, practical work experience, and pathways to stable housing." Since 2024, Administration and City Council have worked alongside and supported GYM on a variety of initiatives aimed at revitalizing the North Central neighbourhood. This includes participatory engagement with GYM and their North Central Strong Youth Advisory Committee on a new design for Parkdale Park, which will begin construction this summer, and more recently, on the creation of the *North Central Neighbourhood Revitalization Plan*, which is in progress and is expected to be completed by the end of 2026.

GYM's Lot Maintenance Enterprise

Under the AHLP, Administration has been using HAF funding and tax enforcement to acquire vacant lots in North Central for the purposes of enabling development of affordable, supportive, and traditional housing. The lots are strategically held in a Housing Land Bank by the City before being offered for new housing; however, the lots are generally in a poor state of repair with plenty of litter and overgrown vegetation. These conditions contribute to the environmental issues and negative perceptions that plague the neighbourhood. To remedy the condition of the Housing Land Bank lots, the City approved using HAF funding to pay GYM to maintain the properties and they employ North Central youth and young adults to do the work.

Building Futures Collective Hub

To distinguish GYM's social enterprise, including the lot maintenance program, from its other recreational and leadership youth programs, GYM created the BFC to provide community revitalization services while creating meaningful employment opportunities for youth and young adults in North Central. While contemplating the future potential of BFC, to not only maintain lots but to get involved in restoring and building homes, the lot maintenance operation began operating out of makeshift spaces. It became clear that a purpose-built facility was needed for BFC to serve as its operational centre and permanent home. This need was the motivation to create a concept for the BFC Hub facility, which is described in greater detail in Appendix A – Building Futures Collective Hub Community Infrastructure Proposal.

Land Selection, Donation, and Additional Funding Support

In addition to fundraising, the next challenge for creating the BFC Hub was to find a suitable site for its development. Administration discussed and explored various City-owned properties in North Central with GYM. Most lots the City currently owns in North Central were either too small or located mid-block, which are potentially more impactful on neighbouring properties and have fewer functional means of access than corner lots.

In the process of analyzing potential properties to purchase for the Housing Land Bank, Administration identified the Land, a vacant double lot on the corner of 6th Avenue and Retallack Street, as an ideal location for GYM just a few short blocks from the mâmawêyatitân centre. The lot is owned by SHC and has been vacant since an uninhabited SHC fourplex exploded in November 2022. SHC initially offered the City first right of refusal to purchase the property for its appraisal price of $26,000; however, SHC has agreed to transfer ownership of the property to the City for a nominal cost of $1 under the condition it be provided to GYM for their BFC Hub. GYM has also engaged with the property owner of the adjacent property at 1212 Retallack Street, who has agreed to contribute their land to the development site, but the City is not involved in that agreement.

To develop the BFC Hub as envisioned for the Land, GYM has requested an additional $300,000 in HAF funding from the City. As outlined in Appendix A – Building Futures Collective Hub Community Infrastructure Proposal, this would cover approximately 1/3 of the estimated total project costs. The remaining funding for the facility has been secured or is pending confirmation from other sources. GYM has also requested a property tax exemption for the Land based on GYM's status as a registered non-profit that reinvests all available resources into their programs and initiatives.

Land Rezoning
The Regina Planning Commission (RPC) will consider a report and recommendation at their September 15, 2026 meeting that 1202 and 1212 Retallack Street be rezoned from RL – Residential Low-Rise (RL Zone) to C – Contract Zone. Should this report and the recommendations proceed, the rezoning will be considered by City Council at their September 23, 2026 meeting.

DECISION HISTORY & AUTHORITY

On February 14, 2024, City Council considered *MN24-3 North Central Neighbourhood Revitalization* and adopted a resolution to:

1. Empower the youth of the North Central revitalization task force to continue their initiative and:
   a. Empower them to guide and lead community engagement to identify community needs and desired neighbourhood outcomes.

   b. To report back to City Council regarding their progress and any requests for resources as and when needed, with the first such report to come back within four months.

2. Direct Administration to appoint a lead for North Central to measure and report on the work performed by City departments within North Central, and for this coordinator to be a member of the revitalization task force to ensure alignment between community and the City;

3. Direct the Mayor and/or task force to seek out funding and/or partnerships from other levels of government including Indigenous government, organizations, businesses or individuals for initiatives/programs identified; and

4. Direct Administration to advance the following current and future initiatives as part of North Central Revitalization:

   a. Utilize a collaborative and facilitated approach to the work the City performs in North Central to facilitate inter-departmental planning, and to coordinate municipal work to achieve the outcomes of the neighbourhood revitalization plan as defined by the North Central Strong task force;

   b. Hold any properties that the City takes title to through the tax enforcement process (this is allowed within the *Tax Enforcement Act*) and provide these property addresses to the North Central task force to be considered for housing opportunities – either a rent to own program or for affordable rental;

c. Facilitate the development of a Community Land Trust, and consider holding North Central land in the interest of the local community, and to ensure access to affordable housing;

d. Collaborate with Indigenous-owned enterprises, Indigenous leaders and Nations, a municipal land development entity, and with other development companies to facilitate housing revitalization initiatives;

e. On an ongoing basis, utilize youth-led community engagement as part of the learning process for the City and a model to make space for voices not often engaged;

f. Ensure continued operations of the Housing Standard Enforcement Team, and utilize the *Building Standards Act* to address distressed, dilapidated, and unsafe buildings;

g. Pursue all opportunities to increase land holdings in the Community Land Trust/Land Bank;

h. Continue focused demolition of unsafe properties;

i. Work collaboratively with the Regina Police Service to develop focused crime reduction techniques;

j. Create opportunities for philanthropy and private businesses to invest in youth, public art, sports, and art development projects; and

k. Work with the South Saskatchewan Community Foundation to establish a City Community Fund (with a specific focus on North Central renewal projects) through the dedicated to raising funds, both legacy (endowed) and flow-through (non-endowed), for specific projects or purposes.

On July 17, 2024, City Council approved *CR24-95 North Central Strong Motion* by Consent Agenda pursuant to Section 13.1 of *The Procedure Bylaw* outlining how Administration has been working with GYM and the North Central Strong youth task force on plans and various initiatives including the planning for the revitalization of Parkdale Park. The report also outlined the ongoing and planned initiatives related to MN24-3, which were separated into four categories: Land Bank & Land Trust; Engagement; Community Safety & Well-Being; and Philanthropy.

On October 22, 2025, City Council considered report *CR25-132 Housing Accelerator Fund Update* and approved the following recommendations:

1. The expenditure of $7,235,000 from the Housing Accelerator Fund commitments for the proposed programs and the associated administration expenses to support the initiatives and milestones outlined in the City's Housing Accelerator Fund Agreement:

    a. $5,500,000 for the strategic purchasing, holding, remediation and disposition of land acquired for the City's Land Bank and any other associated costs.
    b. $600,000 for the development of a Pilot Infrastructure and Servicing Information Program to encourage the development of residential units on underutilized and/or vacant properties.
    c. $500,000 for two one-time start-up grants of $250,000 each for the establishment of a Community Land Trust, by an external non-profit entity, with one operating in the North Central neighbourhood and the other in the Heritage neighbourhood.
    d. $385,000 for a one-time start-up grant for the development of a property maintenance social enterprise, by an external non-profit entity, that will support the maintenance of the Land Bank properties.
    e. $150,000 for implementation of an Incremental Development Mentorship Pilot Program.
    f. $100,000 for consulting services for wastewater infrastructure modelling.

2. The Affordable Housing Lands Policy as a policy adopted pursuant to Section 38.2 of *The Cities Act*, which sets conditions and a threshold amount under which Section 101(k) of requiring City Council approval does not apply to the disposition of land.

Respectfully Submitted,

Dawson

Autumn Dawson, Director
Planning & Development Services

Respectfully Submitted,

Deborah Bryden, Deputy City Manager
City Planning & Community Services

Prepared by: Bill Neher, Manager, Housing

ATTACHMENTS
Appendix A - Building Futures Collective Hub Community Infrastructure Proposal

Building Futures Collective Hub

Community Infrastructure Proposal to the City of Regina

Executive Summary

For more than fourteen years, Growing Young Movers (GYM) has worked alongside children, youth, families, schools, and community partners in North Central Regina to create pathways to belonging, education, graduation, and employment. Through this work, GYM has witnessed firsthand the challenges many young people face as they transition from high school into adulthood. While educational success is essential, lasting change requires meaningful employment opportunities, practical work experience, and pathways to stable housing.

Building Futures Collective was created to bridge this gap. As GYM's workforce development, community revitalization, and housing initiative, Building Futures Collective provides paid employment, skills development, mentorship, and real-world work experience while engaging young people in projects that strengthen their own community.

To support the continued growth of this initiative, Growing Young Movers is proposing the development of the **Building Futures Collective Hub** at **1202 Retallack Street** in North Central Regina. The Hub will become the permanent home of Building Futures Collective, providing the infrastructure required to support youth employment, workforce development, neighbourhood revitalization, housing rehabilitation, and future housing construction.

More than simply a building, the Hub represents a long-term investment in community capacity. It will provide a permanent base from which young people can develop skills, build careers, and lead projects that improve neighbourhood spaces, renovate existing housing, and construct future housing opportunities throughout North Central Regina.

Growing Young Movers respectfully requests the City of Regina's support through the following:

- Transfer of the property located at **1202 Retallack Street** to Growing Young Movers.
- Consideration of the appropriate rezoning required to support the Building Futures Collective Hub.
- Consideration of a municipal property tax exemption.
- A contribution of **$300,000** from the City's Housing Accelerator Fund allocation designated for North Central revitalization.

Together, these requests will establish permanent community infrastructure that creates opportunities for local youth while increasing the community's capacity to revitalize neighbourhoods and expand housing opportunities for decades to come.

The Building Futures Collective Hub

The Building Futures Collective Hub will serve as the permanent home of Building Futures Collective and the operational centre for GYM's workforce development, community revitalization, and housing initiatives.

The Hub will provide secure indoor space for equipment, tools, vehicles, materials, administration, project coordination, and construction activities required to support property maintenance, neighbourhood improvement, housing rehabilitation, and future housing development projects. A dedicated workshop and fabrication area will allow building components to be prepared efficiently while supporting youth training and skilled trades development.

The property will also include a fully fenced and secure outdoor compound designed to accommodate work vehicles, trailers, equipment, construction materials, and other operational assets necessary to support daily operations. This secure site is essential to ensuring the long-term success and sustainability of Building Futures Collective.

Beyond its operational purpose, the Hub will function as a youth employment and workforce development centre where high school students and recent graduates gain paid employment while developing practical skills in construction, landscaping, property maintenance, housing renovation, and the skilled trades. Through mentorship, industry experience, and meaningful work, participants will strengthen their confidence, workplace readiness, and long-term career opportunities.

Building Futures Collective is founded on a simple belief: the young people of North Central possess the talent, resilience, and leadership to transform their community when provided with meaningful opportunities. The Hub will provide the permanent infrastructure needed to support that vision.

Imagine young people who grew up in North Central arriving at the Hub each morning, preparing for the day's work, and then heading into the community to maintain neighbourhood spaces, rehabilitate homes, construct future housing, and improve the community they call home. That is the vision Building Futures Collective seeks to realize.

By investing in this permanent community asset, the City of Regina will help create the long-term capacity required to support neighbourhood revitalization, expand housing opportunities, strengthen workforce development, and empower local youth to play a leading role in shaping the future of North Central Regina.

Land Transfer and Request for Rezoning

Growing Young Movers respectfully requests the transfer of the property located at **1202 Retallack Street** to support the development of the Building Futures Collective Hub, together with the appropriate rezoning necessary to accommodate its long-term operation.

Located in the heart of North Central Regina and approximately four blocks from the mâmawêyatitân centre, 1202 Retallack Street is ideally situated to become the permanent home of Building Futures Collective. Its proximity to GYM's existing youth programming creates a seamless connection between education, mentorship, paid employment, workforce development, and community revitalization.

The proposed Hub is unlike a traditional commercial or industrial operation. It is a charitable, community-based workforce development initiative where property maintenance, housing rehabilitation, construction, and neighbourhood revitalization become the vehicles through which young people gain employment, develop practical skills, and build long-term careers.

To support these activities, the property will include office and meeting space, workshop and fabrication areas, secure indoor equipment storage, and a fully fenced outdoor compound designed to accommodate work vehicles, trailers, construction materials, and operational equipment. These features are essential to the safe, efficient, and sustainable delivery of Building Futures Collective and require zoning that reflects the operational needs of the initiative.

Growing Young Movers has also been working collaboratively with the owner of the property immediately adjacent to 1202 Retallack Street. The owner has indicated their support for having that property included in the proposed rezoning should the City determine it appropriate. While the acquisition of the neighbouring parcel remains a separate matter, including both properties within the same zoning designation would support a coordinated long-term vision for the site and provide additional flexibility for future growth, outdoor storage, vehicle circulation, and operational expansion as Building Futures Collective continues to evolve.

The Building Futures Collective Hub has been intentionally designed to complement and enhance the surrounding neighbourhood. The site will be professionally landscaped, well maintained, and secured through quality fencing, lighting, and thoughtful site design. Rather than functioning solely as an operations yard, the property will serve as a visible demonstration of community pride, stewardship, and investment in North Central Regina.

Approving the transfer of 1202 Retallack Street and the associated rezoning will establish the permanent home of Building Futures Collective while creating the long-term capacity to employ local youth, strengthen neighbourhood revitalization efforts, rehabilitate housing, and support future housing development. This investment will provide lasting value to both the City of Regina and the North Central community for generations to come.

Request for Property Tax Exemption

Growing Young Movers respectfully requests that the City of Regina consider granting a municipal property tax exemption for the Building Futures Collective Hub.

As a registered charitable organization, Growing Young Movers reinvests all available resources into programs and initiatives that create measurable community benefits. The Building Futures Collective Hub will serve as a permanent community asset dedicated to youth employment, workforce development, neighbourhood revitalization, housing rehabilitation, and future housing development.

Granting a property tax exemption will strengthen the long-term sustainability of the initiative by allowing funds that would otherwise be directed toward municipal taxes to be reinvested into youth employment, equipment, workforce training, housing initiatives, and neighbourhood revitalization projects. This reinvestment will increase the Hub's capacity to serve the community while maximizing the impact of public and philanthropic investments.

Unlike many capital projects, the Building Futures Collective Hub will continue to generate long-term social and economic returns. Each year, the facility will support local youth as they gain employment, develop workplace skills, contribute to housing renewal, and participate in projects that improve North Central Regina. A property tax exemption will help ensure that these community benefits continue to grow for decades to come.

Growing Young Movers believes this request aligns with the City's commitment to supporting community-based organizations that deliver lasting public value. The Building Futures Collective Hub represents an investment not only in a charitable organization, but in the future workforce, housing capacity, and continued revitalization of North Central Regina.

Request for Housing Accelerator Fund Support

Growing Young Movers respectfully requests a contribution of **$300,000** from the City of Regina's Housing Accelerator Fund allocation designated to support revitalization efforts in North Central Regina.

The Building Futures Collective Hub represents essential housing-enabling infrastructure that will support the long-term renovation, construction, and preservation of housing in North Central Regina. Rather than funding a single housing project, this investment will establish the permanent capacity to undertake housing initiatives for decades to come.

The Hub will provide the operational infrastructure required to coordinate housing projects, securely store equipment and construction materials, fabricate building components, train youth, and manage renovation and construction activities. This permanent home for Building Futures Collective will significantly expand Growing Young Movers' ability to rehabilitate existing housing stock, construct future affordable housing opportunities, and develop youth-focused housing initiatives as community needs evolve.

Funding from the Housing Accelerator Fund will support key capital costs associated with the development of the Hub, including site preparation, building construction, workshop and fabrication space, security fencing, landscaping, exterior lighting, servicing, and other infrastructure improvements required to establish a safe, functional, and sustainable community asset.

The Building Futures Collective Hub will also leverage significant investment from other funding partners. Growing Young Movers is currently seeking capital funding through the federal government's **PrairiesCan – Build Communities Strong Fund (BCSF)**, which would contribute up to fifty percent of eligible project costs. In addition, the **RBC Foundation** has committed funding to support the continued development of Building Futures Collective. A commitment from the City of Regina will help unlock these additional investments while demonstrating municipal leadership in advancing innovative, community-led housing solutions.

The Building Futures Collective Hub aligns directly with the objectives of the Housing Accelerator Fund by creating the infrastructure and organizational capacity required to accelerate housing renewal and future housing development. Beyond the physical infrastructure, the Hub will develop the local workforce needed to sustain these efforts by providing paid employment, practical skills training, and pathways into the skilled trades for young people from North Central Regina.

Every home renovated and every future home constructed through Building Futures Collective will represent more than a housing project. It will represent young people gaining meaningful employment, developing valuable skills, and helping to strengthen the community in which they were raised. The City's investment in the Building Futures Collective Hub will create a lasting legacy by enabling both housing development and community development to advance together for generations to come.

Community Impact

The Building Futures Collective Hub will generate lasting social, economic, and community benefits for North Central Regina and the City of Regina by creating permanent infrastructure that supports youth employment, workforce development, neighbourhood revitalization, and housing renewal.

Key anticipated outcomes include:

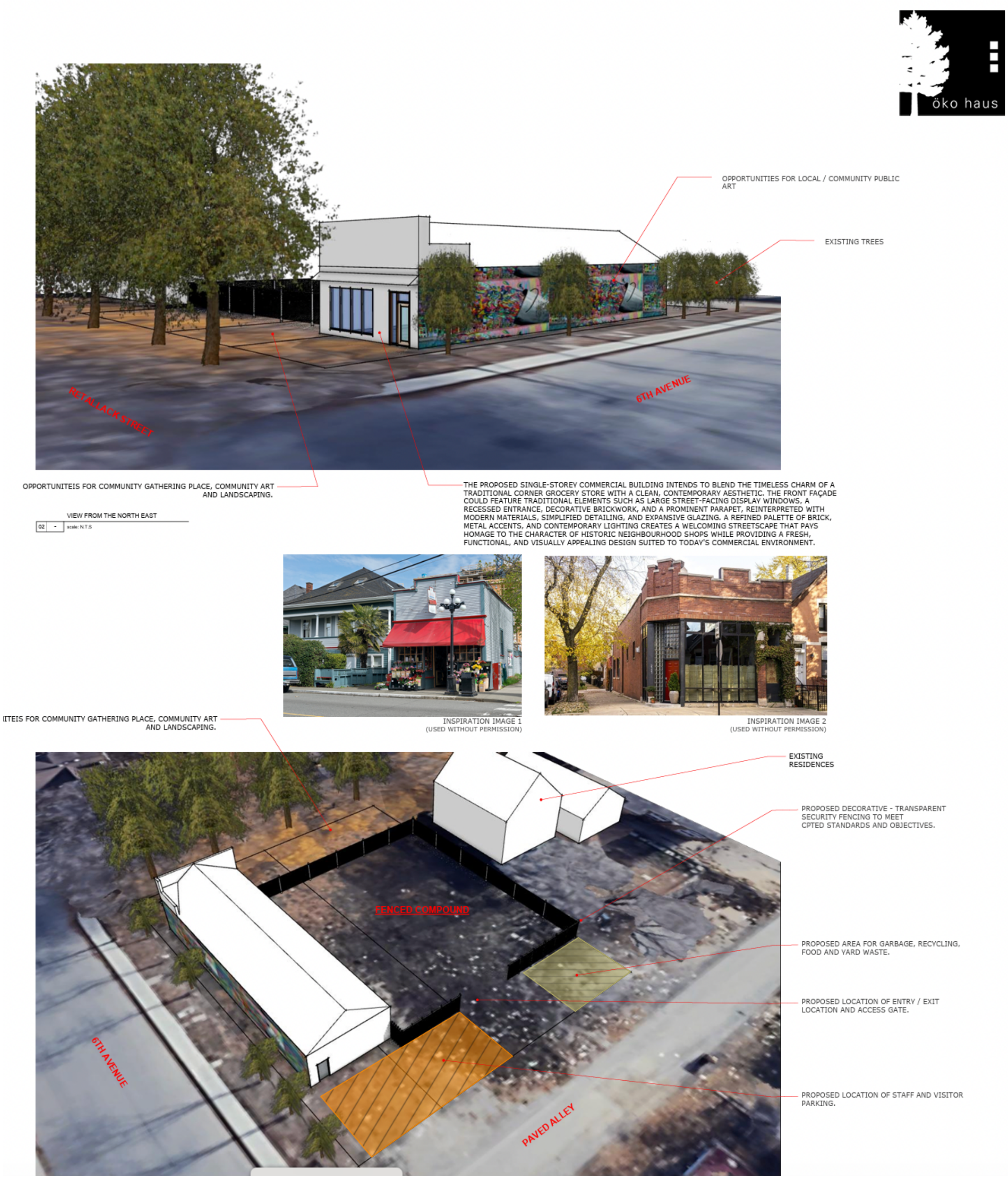
- Establishment of the permanent home of Building Futures Collective.
- Expanded paid employment opportunities for youth and young adults from North Central Regina.
- Increased pathways from education to employment, apprenticeships, post-secondary education, and the skilled trades.
- Enhanced capacity to undertake neighbourhood revitalization, property maintenance, and community improvement projects.
- Increased capacity to renovate existing housing stock and support future housing construction initiatives.
- Development of a skilled local workforce equipped to contribute to Regina's construction and housing sectors.
- Strengthened partnerships between Growing Young Movers, the City of Regina, educational institutions, community organizations, and industry.
- A permanent community asset that will continue serving North Central Regina for decades to come.

Preliminary Funding Summary

Funding Source	Status	Amount
City of Regina – Housing Accelerator Fund	Requested	$300,000
PrairiesCan – Build Communities Strong Fund	Pending	$450,000
RBC Foundation	Secured	$100,000
Growing Young Movers	Cash & In-Kind Contribution	$50,000

Total Project Value: $900,000

Preliminary Site Concept



Conclusion

For more than thirteen years, Growing Young Movers has worked alongside young people in North Central Regina, helping them build confidence, graduate from high school, and prepare for successful futures. Building Futures Collective represents the next chapter of that journey.

The Building Futures Collective Hub will establish the permanent home of an initiative that creates opportunities for young people while strengthening the community in which they were raised. It will provide the infrastructure needed to support workforce development, neighbourhood revitalization, housing rehabilitation, and future housing construction for years to come.

The requests outlined in this proposal—the transfer of 1202 Retallack Street, the associated rezoning, a municipal property tax exemption, and support through the Housing Accelerator Fund—represent strategic investments that will enable Growing Young Movers to build long-term community capacity rather than deliver a single project.

Imagine a future where young people who grew up in North Central begin each workday at the Building Futures Collective Hub before heading into the community to renovate homes, maintain neighbourhood spaces, construct future housing, and create lasting change alongside the residents they serve.

That is the future Growing Young Movers is working to build.

We respectfully request the City of Regina's partnership in making that vision a reality.

Regards,

Brian Lewis, Ph.D.
Executive Director
Growing Young Movers

BUILDING FUTURES COLLECTIVE

Acquisition for a Municipal Purpose – 2704 Saskatchewan Drive

Date	August 19, 2026
To	Executive Committee
From	City Manager's Office
Service Area	Land, Real Estate & Economic Development
Item No.	EX26-83

RECOMMENDATION

The Executive Committee recommends that City Council (Council):

1. Approve the following resolution:

"Be it resolved that the City of Regina (City) acquire those lands described as:

Lot 7-Blk/Par B-Plan 94R41933 Ext 0; and
Lot 8-Blk/Par B-Plan 94R41933 Ext 0
(the Land).

The Land is required for the authorized municipal purpose of construction, expansion, improvement and maintenance of municipal roadways, sidewalks and utility infrastructure consistent with the City's *Design Regina: The Official Community Plan Bylaw* No. 2013-48 (OCP), the *Saskatchewan Drive Corridor Plan* OCP Part B.21, the *Transportation Master Plan* (Saskatchewan Drive Corridor Plan) and as further described in this report."

2. Delegate authority to the Chief Financial Officer & Deputy City Manager (or their designate) to negotiate and approve land purchase agreements for the acquisition of the properties identified within this report for the authorized municipal purposes noted.

3. Authorize the City Clerk to execute any agreements approved further to recommendation 2, after review and approval by the City Solicitor; and

4. Approve these recommendations at its August 26, 2026 meeting.

ISSUE

The City has identified the described land as necessary to facilitate the expansion and widening of Saskatchewan Drive and to undertake related upgrades to adjacent transportation and utility infrastructure in accordance with the Saskatchewan Drive Corridor Plan.

These activities fall within the municipal purposes set out in section 4 of *The Cities Act*, including providing "services, facilities and other things that, in the option of City Council, are necessary and desirable for all or part of the city", "to develop and maintain a safe and viable community", and "to provide wise stewardship of public assets".

The City is currently negotiating with landowners to acquire the Land through mutual agreement. The resolution recommended in this report formally establishes the municipal purpose for which the Land is required and ensures that the City can continue to pursue the appropriate legal processes, if necessary, should negotiations not result in an agreement.

IMPACTS

Financial Impact

There are no financial impacts associated with recognizing the municipal purpose for which the Land is required. The City's costs to acquire the Land will depend on the outcome of ongoing negotiations and, if necessary, any subsequent acquisition process.

Legal Impact

The acquisition of land by a municipality to carry out a public project, where agreement for purchase cannot be reached through negotiation, is governed by *The Municipal Expropriation Act* (Act). The resolution recommended in this report preserves the City's legal ability to acquire the property should a negotiated agreement not be reached with the owner.

Policy Impact

The recommendations in this report support initiatives within *Design Regina: The Official Community Plan Bylaw* No. 2013-48 (OCP), *Saskatchewan Drive Corridor Plan* OCP Part B.21, the *Transportation Master Plan* (TMP) as well as upgrading transportation corridors for compliance with *The Traffic Bylaw 9900,* the City's Transportation Design Standards and the Transportation Association of Canada Geometric Design Guide for Canadian Roads.

Strategic Priority Impact

The recommendations in this report align with the Strategic Priorities of Infrastructure and Livability by supporting the continued expansion and diversification of our transportation network and enhancing the capacity to existing infrastructure to help accommodate long-term growth. These initiatives may also contribute to creating conditions that support a vibrant and inclusive City Centre and encourage opportunities to attract residents, visitors and investment.

Labour Impact

There are no labour impacts respecting this report.

Environmental Impact

There are no environmental impacts respecting this report.

Indigenous Impact

Guided by kâ-nâsihcikêwin (Indigenous Framework), the Treaty Principles of miyo-wîcêhtowin (getting along well with others, good relations, expanding the circle) and tâpwêwin (speaking the truth or with precision and accuracy) inform the City's approach to all land and property acquisitions. Consistent with these principles, the City has engaged with the property owners in good faith over several years with the objective of reaching a mutually acceptable agreement for the acquisition of the Land required for the Saskatchewan Drive Corridor project.

While Administration remains committed to achieving a negotiated outcome wherever possible, tâpwêwin requires transparency regarding the current circumstances. Despite ongoing efforts to reach agreement, negotiations have not resulted in an acquisition of the required lands. As a result, Administration is recommending that Council establish the municipal purpose for which the Land is required and preserve the City's legal option to support delivery of an approved public infrastructure project. This recommendation reflects the City's commitment to both maintaining respectful relationships and being transparent about the steps that may be required if a mutually agreeable resolution cannot be reached.
Each property acquisition is reviewed to ensure that the property is required for a municipal purpose, and all acquisitions are negotiated in good faith.

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

OTHER OPTIONS

Option 1 – Approve designating the property as required for a municipal purpose. (RECOMMENDED)

Option 2 – Not approve designating the property as required for a municipal purpose. (NOT RECOMMENDED)
This option is not recommended as it could jeopardize the City's ability to proceed with the proposed Saskatchewan Drive widening project, which is intended to improve safety, support future capacity requirements.

COMMUNICATIONS & ENGAGEMENT

A copy of this report will be provided to the property owners.

DISCUSSION

In 2017, Council approved the Saskatchewan Drive widening project as part of the Transportation Master Plan. Budget for property acquisitions were approved in 2022, and negotiations with property owners began. Additional budget for acquisitions was approved in 2023.

The Regina Downtown Neighbourhood Plan, a secondary plan within the OCP, identifies the long-term transition of Saskatchewan Drive from its current function of an arterial roadway to a "Grand Avenue". In 2024, Council approved the Saskatchewan Drive Corridor Plan (Part B.21 of the OCP) which identifies this property as being required to accommodate the planned road widening. The remaining land may be used as a buffer area or greenspace to support corridor design elements. The amendment was subsequently approved by the Government of Saskatchewan (Ministry of Government Relations).

The City's legal ability to secure the Land requires Council to establish that the property is required for an authorized municipal purpose. A municipal purpose is defined in *The Cities Act* s.4(2): "to provide services, facilities and other things that, in the opinion of City Council, are necessary and desirable for all or a part of the city;" "to develop and maintain a safe and viable community", and "to provide wise stewardship of public assets".

The municipal purposes in this situation are to facilitate the expansion and widening of Saskatchewan Drive, and upgrade adjacent transportation and utility infrastructure in accordance with the Saskatchewan Drive Corridor Plan.

DECISION HISTORY & AUTHORITY

At its meeting held on May 29, 2017, Council considered item *CR17-52, Transportation Master Plan* and adopted a resolution to approve the Transportation Master Plan and authorize the use of the Transportation Master Plan as a guide for future transportation related decisions and actions.
At its meeting held on July 4, 2024, Council considered item *CM24-9 Saskatchewan Drive Corridor Plan* and adopted a resolution to approve amendments to Part B of *Design Regina: The Official Community Plan, Bylaw No. 2013-48* (OCP), including adding the Saskatchewan Drive Corridor Plan.

Respectfully Submitted,	Respectfully Submitted,
Chad Jedlic, MBA, B.Sc Director, Land, Real Estate & Economic Development	Jim Nicol Interim City Manager

Prepared by: Sherri Hegyi, Business Performance Consultant

ATTACHMENTS

Affordable Housing Lands Policy 2026 Amendments

Date	August 19, 2026
To	Executive Committee
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	EX26-84

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Approve the amended Affordable Housing Lands Policy in Appendix A – Affordable Housing Lands Policy Revisions 2026 to:

    a. Expand eligibility to purchase or lease City of Regina-owned properties through the Affordable Housing Lands Policy to for-profit builders, start-up housing providers, social enterprises, and Indigenous governments or economic development corporations;

    b. Expand eligibility to adjacent property owners through a newly created Neighbourhood Side-Lot Program that provides an opportunity for current North Central Neighbourhood property owners to obtain property from the Housing Land Bank that is immediately adjacent to theirs;

    c. Increase the appraised value of the property that may be sold or leased below market value without a public offering from $60,000 to $100,000 or less; and

    d. Direct any income from the sale of lots to be returned to the Housing Land Bank budget for the property maintenance costs after the Housing Accelerator Funds have been expended.

2. Approve these recommendations at its meeting on August 26, 2026.

ISSUE

City Council approved the Affordable Housing Lands Policy (AHLP) on October 22, 2025. The AHLP fulfills the requirements of Section 38.2 of *The Cities Act,* for City Council to approve a policy indicating the conditions under which property may be sold or leased without a public offering without needing a City Council resolution. This is necessary for the City of Regina (City) to sell or lease property below market value to support strategic goals such as community well-being and neighbourhood revitalization.

Changes are recommended to AHLP to address gaps and to continue to support housing options within Regina, particularly in the North Central and Heritage neighbourhoods where Administration is actively obtaining properties for the Housing Land Bank (HLB).

IMPACTS

Financial Impact
There is no direct financial impact. Expanding eligibility may help avoid the long-term costs of property maintenance.

City Council previously approved using $5.5 million of the Housing Accelerator Fund (HAF) to acquire properties for the HLB, and this has no financial impact on future years' budgets. There is a financial benefit to the City from the redevelopment of underutilized properties as assessed values generally increase, leading to increased property tax revenues.

Legal Impact
Both the acquisition and disposition of land will require agreements created for the transactions. Throughout the AHLP program, legal advice and support will be provided as needed regarding the operational and policy matters discussed in this report.

Policy Impact
The recommendations enhance support for numerous City policies and strategies including, but not limited to, the Indigenous Framework, the Community Safety & Well-Being Plan, and the Underutilized Land Improvement Strategy.

Strategic Priority Impact
The recommendations enhance support for Livability by creating more opportunities for redevelopment and creating more housing options in existing neighbourhoods. They also enhance support for Prosperity by supporting employment opportunities through social enterprises and others.

Indigenous Impact
The recommendations advance reconciliation by revitalizing the North Central neighbourhood, inviting Indigenous governments and organizations to participate in new housing development, and creating employment opportunities through social enterprise and other building opportunities.

Inclusion, Diversity, Equity & Accessibility (IDEA)
The recommendations support inclusion, diversity, equity, and accessibility by creating new housing options and employment opportunities. 2SLGBTQIAP+ youth disproportionately experience housing insecurity and employment barriers.

There are no labour or environmental impacts respecting this report.

OTHER OPTIONS

OPTION 1 – Approve to amend the AHLP eligibility parameters – RECOMMENDED

Advantage: The proposed amendments to the AHLP will expand eligibility to more organizations and individuals, which will allow for more of the underutilized properties to be returned to active use, providing social and economic benefits to the neighbourhoods.

Consideration: While the proposed amendments significantly expand the parameters of eligibility to access land from the HLB, the information in Appendix B – Priority Tiers will protect those groups and agencies deemed to have priority access and will have first right of refusal on HLB listed properties.

OPTION 2 – Do not expand eligibility to purchase or lease City-owned properties through the AHLP to for-profit builders, start-up housing providers, and social enterprises – NOT RECOMMENDED

Advantage: There is no advantage to the City associated with this option.

Consideration: The number of eligible organizations will be limited, potentially slowing down the disposition of land and the pace of redevelopment. The AHLP will not be able to support the creation of new housing providers and social enterprises. Not supporting social enterprises will be a missed opportunity to support socially driven business models.

OPTION 3 – Do not expand eligibility to adjacent property owners through a newly created Neighbourhood Side-Lot Program. – NOT RECOMMENDED

Advantage: There is no advantage to the City associated with this option.

Consideration: The AHLP will continue to sell and lease properties to eligible housing providers and recognized community land trusts. Still, the outcomes may take longer to achieve, and there may be pushback from the current neighbourhood residents upset about not being able to participate in a program that directly impacts their neighbourhood.

COMMUNICATIONS & ENGAGEMENT

Conversations with external stakeholders in various sectors have identified gaps in the current AHLP policy and program. This was the reason for bringing these amendments to the AHLP forward. The key findings from these engagements are summarized in the Discussion section of this report.

Approval of the recommendations in this report will require a targeted communications strategy for the expanded list of potential stakeholders who would be eligible to participate in the AHLP program.

DISCUSSION

Background

The purpose of the AHLP is to provide a framework for acquisition, strategic hold, and disposition of land for the purpose of enabling development of affordable, supportive, and transitional housing under City Council's land development and disposition strategy. It establishes a HLB and criteria for strategic acquisition and addition of properties to the HLB. It also establishes a threshold and conditions under which properties in the HLB may be sold or leased below market value without a public offering. City Council approved $5.5 million from the HAF to acquire properties for the HLB. Currently, the focus is on properties in North Central and Heritage neighbourhoods, but the AHLP is flexible enough to acquire properties outside these areas as well. Currently, only properties with an appraised value of $60,000 or less may be sold or leased below market value without a public offering.

Currently, only community service co-operatives, continuing housing co-operatives, charitable non-profits, and other legislated entities similar in principle to the previous are allowed to apply for property from the HLB. Eligibility is further limited to housing providers, meaning one of the previous eligible entities that primarily develop, own, or operate housing, and Community Land Trusts that are recognized through an agreement with the City.

In recent months, an assessment of the capacity of the established affordable housing providers was undertaken and supported by informal conversations with these entities. It was determined that the absorption rate by the existing non-profit entities was approximately a dozen properties per year.

With a potential inventory of several hundred properties, the impact on the housing supply and the potential neighbourhood revitalization goals would be slow if the AHLP Policy was left as is.

Recognizing the slow absorption of these lots by non-profit builders, discussions with other entities such as for-profit builders, social enterprises, and Indigenous economic development corporations were held to determine potential interest in HLB properties. Most of the individuals we spoke with were interested in acquiring and developing HLB properties.

Considerations

Engagement with non-profit housing providers identified gaps in the AHLP that merit amendment. The recommendations in this report address the gaps.

Expanding to for-profits to develop Housing Land Bank properties

Non-profits rely heavily on government funding to undertake new housing projects. While many funding programs exist, many are ill-suited to Regina's context, are onerous to apply for, and require high upfront costs for project planning (e.g. drawings, site studies, land purchase, etc.). Smaller non-profits have limited capacity to plan projects because they lack full-time project managers, and even larger non-profits with project management capacity can be tied up for years when planning larger projects. These factors limit non-profits' capacity to undertake development. Given that the City may be purchasing hundreds of properties for the HLB, this limited capacity could result in high long-term costs to hold and maintain these properties.

Administration recommends extending eligibility to for-profit housing providers to increase the rate of development. Eligibility would be limited to businesses registered with Information Services Corporation that are in good standing with the City (i.e. no taxes or other charges past due, compliance with recent property standards orders and other orders, and not in litigation with the City). Agreements with the housing provider would secure any affordability or other terms on the property agreed to as part of the sale.

Supporting startup housing providers and social enterprises

The AHLP currently includes housing providers and land trusts. Engagement with housing providers and social enterprise organizations revealed that the reality is more complex. Social enterprises, such as Growing Young Movers (GYM), provide youth development opportunities and are interested in expanding into youth housing. Similarly, Street Culture Project is an established youth housing provider and has expressed interest in expanding the construction program to create more youth employment opportunities.

Expanding AHLP eligibility to allow the HLB properties to be sold or leased to start-up housing providers and social enterprises is a high-leverage solution that will help create more housing providers with a social focus, scale up existing providers, and create employment opportunities for people who may experience significant barriers in the labour market (e.g. youth, Indigenous people, women, 2SLGBTQIAP+ people, people with criminal records, etc.). As with other sales and leases, agreements would be established to ensure the property is developed promptly and used for the intended purpose.

Participation from Current Residents

The AHLP currently does not provide an opportunity for property owners in North Central to participate in the HLB program. This misses an opportunity to engage those who have already invested in the neighbourhood and are directly impacted by abandoned or vacant properties.

By establishing a Neighbourhood Side-Lot Program for North Central, like the successful one employed by the Detroit Land Bank Authority, existing property owners could purchase a property directly adjacent to theirs and/or expand their property to allow for additional yard/garden space, an addition to their home, the construction of a Secondary Suite, or another approved use. This would be particularly helpful in redeploying the often-underutilized narrow mid-block lots, which are typically more challenging to construct infill housing on.

DECISION HISTORY & AUTHORITY

At its meeting on October 22, 2025, City Council considered item *CR25-132 Housing Accelerator Fund Update.* It approved the AHLP as a policy adopted pursuant to Section 38.2 of *The Cities Act*, which sets conditions and a threshold amount under which Section 101(k) of *The Cities Act* requiring City Council approval does not apply to the disposition of land.

Respectfully Submitted,

Dawson

Autumn Dawson, Director
Planning & Development Services

Respectfully Submitted,

DEBurton

Diana Burton, Acting Deputy City Manager
City Planning & Community Services

Prepared by: Bill Neher, Manager, Housing

ATTACHMENTS

Appendix A - Affordable Housing Lands Policy Revisions 2026
Appendix B - Priority Tiers

Appendix A

Effective Date
TBD

Approving Authority
City Council

Policy Owner
Director, Planning & Development Services

2026-05-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 land for the purposes of enabling development of affordable, supportive, transitional, mixed-income, and market housing and social enterprises 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 Housing Land Bank.

Policy Provisions

Definitions

3 The following definitions apply to this policy:

3.1 Community land trust means an eligible entity that has entered into an agreement with the City of Regina (City) to hold, maintain, develop and dispose of land for the benefit of a neighbourhood or community in Regina.

3.2 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.

3.3 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*;

(c) a corporation, Canada corporation, or extra-provincial corporation as defined in *The Business Corporations Act, 2021*;

(d) 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; or

(e) Indigenous economic and development corporations.

3.4 Other eligible entity means an eligible entity, including a start-up entity, involved in the development or operation of housing, or that is a non-housing social enterprise.

3.5 Housing Land Bank means land and real estate owned by the City designated as strategic land suitable for purposes identified in Section 1. Unsuitable properties or properties 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.

3.6 Social enterprise means an eligible entity that provides goods or services to achieve a social, cultural, and/or environmental mission, and where profits are primarily reinvested to maximize the mission. It may be structured as a for-profit, non-profit, or other type of business.

3.7 Start-up entity means an eligible entity that has limited or no prior experience in housing development or operations, or experience in social enterprise creation and operations.

3.8 Neighbourhood Side-Lot Program means a program created to permit current property owners in the North Central Neighbourhood to acquire a Housing Land Bank property that is immediately adjacent to theirs for an approved purpose. (See Appendix A)

General Principles

4 Land acquisition, other 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 City 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 Housing Land Bank

5 The City shall establish a Housing 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) affordable, supportive, transitional, mixed-income, and market housing development.

(ii) repair and renewal of the housing stock.

(iii) creation of social enterprises.

(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);

(iii) properties not currently zoned for housing development, but which may be suitable for social enterprise, or 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 Housing Land Bank properties.

Disposition

12 Subject to Section 15, properties in the Housing Land Bank with a current appraised value not exceeding $100,000 per lot may be sold or leased below market value without a public offering or City Council approval to:

(a) a Community Land Trust provided that:

(i) the Community Land Trust has a land disposition program similar in principle to the one described in Section 12(b);

(ii) the Community 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 Community Land Trusts in a way that balances the needs of different Community Land Trust communities with capacity and performance history of the Community Land Trusts.

(b) to another eligible entity 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 are 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 well-being 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 projects of similar scope and the proponent's experience with managing the relevant contracts (e.g. construction contracts).
  - history of successfully delivering projects supported through this policy or other City programs.

- potential to support areas identified for revitalization and residents in those areas;

- potential to support community well-being in the city overall; and

- potential for land assembly with lands owned or intended to be purchased by the proponent.

13 Recommendations for disposition of properties in the Housing Land Bank to community land trusts and other eligible entities will be determined through committee review. The Director, Planning & Development Services will make the final decision on whom to sell or lease lands, as the purpose of this arrangement is for the development of housing. The committee members will be determined prior to each competition round and include the Director, Planning & Development Services, or their designate, the Director, Land, Real Estate & Economic Development, or their designate, the Director, Indigenous Relations, or their designate, and up to three community organizations invited by the Director, Planning & Development Services, or their designate.

13.1 The committee may choose not to sell or lease land to a proponent in circumstances where:

(a) an EOI is not sufficiently detailed to make an informed decision;

(b) sale or lease would not be reasonably justifiable or consistent with principles of good governance (e.g. where a proponent has a history of poor performance, a proponent is in active litigation with the City, etc.)

14 Committee members and organizations to which they are affiliated through employment or volunteer activities are not eligible to receive properties through the EOI process while sitting on the committee.

15 All dispositions of Housing Land Bank properties shall require the parties to enter into formal written purchase or lease agreements establishing the applicable conditions of the proposed disposition, which in the discretion of the Director, Planning & Development Services in accordance with Section 19(c), may include but are not limited to: requirements for the proponent to obtain planning permissions, the deliverables of the project, any long-term requirements that may negotiated with the proponent (e.g. prohibition on certain uses of the land), and terms under which the land will be returned to the City (e.g. first right of refusal on future sales, transfer back rights for failure to comply with development requirements or other terms of agreement). Start-up entities may be subject to stricter requirements than non-start-up entities to ensure project outcomes are met.

Budget and Funding

16 The budget for this policy shall be $5.5 million across 2026 and 2027 or as otherwise determined by City Council.

17 The sole funding source for actions to be taken under this policy is the Housing Accelerator Fund (HAF) administered by the Canada Mortgage and Housing Corporation on behalf of the Government of Canada. Notwithstanding any other provisions of this policy or any funding commitments made by the City under this policy, the City will not acquire properties under this policy if at any time, for any reason, the City is not able to use or access sufficient funding under the HAF to pay for the purchase and maintenance of such properties.

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 Director, Planning & Development Services, or their designate is authorized to exercise and shall carry out the following powers and duties:

(a) engage community land trusts and other eligible entities to identify opportunities for the disposal of properties;

(b) identify properties suitable for acquisition and addition of properties to the Housing 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.

(v) perform maintenance activities on 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).

21 In addition to the authorities specified in this policy, the City Manager or their designate:

(a) conclusively interprets this policy and is the final authority on all aspects except those aspects for which City Council is responsible, or as otherwise determined through law;

(b) may make minor substantive amendments to this policy where specific policy provisions conflict with the objectives of the policy;

(c) makes recommendations to City Council regarding major policy changes; and

(d) exercises the authorities of the Directors in the absence of the Director, Planning & Development Services and Director, Land Real Estate & Economic Development.

21.1 A report shall be brought before City Council at least once per year outlining any substantive changes authorized by the City Manager. If no changes are authorized, no report must be brought before City Council.

21.2 An informational report shall be sent to Executive Committee at least once per quarter outlining any substantive changes authorized by the City Manager. If no changes are authorized, no report needs to be sent to Executive Committee. The report may be combined with the report required by Section 21.1 where the two would overlap.

Record Retention

22 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

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

Date Approved	October 22, 2025
Date of Last Review	October 22, 2025
Date of Next Review	October 22, 2027

Appendix A

Neighbourhood Side-Lot Program

What is the Neighbourhood Side-Lot Program?

Housing Land Bank-owned lots adjacent to nearby homeowners are available for residential, accessory, recreational, or agricultural use for a purchase price of $500.

Program Requirements:

- Side-Lots must meet several eligibility criteria, including zoning, demolition clearance, size, and other requirements.
- Purchasers must meet several eligibility criteria including adjacency, home ownership, being current on property taxes, and Housing Land Bank compliance achieved, if applicable.
- Must be directly adjacent to the lot.
- The applicant must have no delinquent taxes and must meet current residential zoning requirements.
- The cost per lot will be $500 per lot.
- Each lot must be 3,125 square feet or less.
- The following are approved uses for these lots.
    - Residential (Additions to existing residences and secondary suites)
    - Accessory (Detached garages, accessory buildings, and backyard suite dwellings)
    - Recreational (Expansion of backyards outdoor space)
    - Agricultural (Gardens or greenhouses)

Housing Land Bank Priority Hierarchy

Priority Level	Eligible Groups
Tier 1	Community Land Trusts
Tier 2	Non-Profit Housing Developers/Builders Social Enterprises Indigenous Governments and Economic Development Corporations
Tier 3	For-Profit Builders/Developers For-Profit Rent-to-Own Programs
Tier 4	Neighbourhood Side-Lot Program (North Central)

Allocation Principles

1. Housing Land Bank opportunities will be considered in order of priority tier, with Tier 1 receiving first consideration and Tier 4 receiving final consideration.
2. If no interest has been expressed from a qualifying group from a tier, the applications from qualified parties on the next tier will be given priority.
3. If a property in the Housing Land Bank has been determined to have strategic value for a specified use, it may be offered to a select tier(s) only.

Proposal Evaluation Matrix

Properties will be sold/leased to the groups and entities listed above on a value-for-money basis, with properties being awarded the highest value proposals before lower-value proposals. "Value" is based on the score a proposal obtains on the matrix shown in Table 1A.

This matrix is meant to serve as a reference point for deliberations; it is not the only or even the most important factor. There are other factors that are not captured (e.g. priority of different types of support services). The Committee shall document any factors that result in decisions not consistent with the matrix.

Table 1A: Proposal Evaluation Matrix

Theme	Category	Measure	Score	Max
Do not sell/lease	Proponent is not eligible	Categorical	N/A	N/A
Development characteristics (45 points)	Housing capacity	Count of the greater of dwelling units or bedrooms/ single-room occupancy units	Relative ranking: greatest = best (Proposed-least)/(greatest-least)*10	10
	Targeted income range	Based on high end of income range	Relative ranking: least = best 1-(Proposed-least)/(greatest-least)*5	5
	Term of affordability	Based on intended years of affordability (maximum 50, i.e., functional life of the building)	Relative ranking: greatest = best (Proposed-least)/(greatest-least)*5	5

	Targeted demographics	Types of groups intended to be served, such as:
		• Indigenous people
		• Youth
		• Seniors/Elders
		• People with disabilities:*
		    ○ Physical
		    ○ Mental
		    ○ Intellectual
		    ○ Cognitive
		    ○ Learning
		    ○ Communication
		    ○ Sensory
		• People with addictions
		• People fleeing domestic or interpersonal violence
		• Veterans
		• 2SLGBTQIA+ people
		• Racialized groups
			1 point each (maximum 5)	5

		• Recent immigrants and refugees • Persons experiencing homelessness • Other vulnerable groups identified in the National Housing Strategy, by the Federal Housing Advocate, or similar authority		
	Support services	Has support services	5	5
	Timelines to…	Secure funding and financing	Relative ranking: least = best 5-(Proposed-least)/(greatest-least) OR 5 if already secured	5
		Obtain development/building permits	Relative ranking: least = best 1-(Proposed-least)/(greatest-least)	5
		Obtain occupancy	Relative ranking: least = best 5-(Proposed-least)/(greatest-least)	5
Proponent characteristics (30 points)	Experience with similar construction in previous five years**	Construction management/contract management	Count based on year construction started (maximum 5, 2 points each)	10
		Construction	Count based on year construction started (maximum 5, 2 points each)	10
	Experience with similar operations	Number of units managed with similar level of affordability	Count based on units managed/25 (maximum 5)	5
		Number of years in operation***	Count/5 (maximum 5)	5