



## CLIENT CONTACT INFORMATION

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# CITY OF REGINA UNDERUTILIZED LAND STUDY

## PROJECT DESCRIPTION

The City of Regina wanted to gain a better understanding of underutilized land within the city and develop a strategy for encouraging more infill development. This project stemmed from the new Design Regina Official Community Plan which mandates that the City will take a more proactive approach to encourage infill development. This project had four main components:

1. Complete a comprehensive city-wide inventory of underutilized land which could be incorporated into the City's database;
2. Develop proformas for three underutilized sites within Regina;
3. Undertake a series of consultations with major stakeholders to understand the issues and constraints affecting infill development;
4. Develop a comprehensive strategy for addressing the need to encourage more infill development and absorb underutilized lands.

## PROJECT DURATION

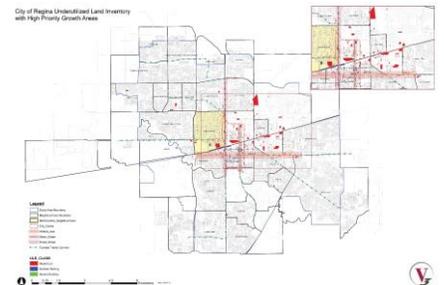
July 2017 – December 2018

## CHALLENGES AND SOLUTIONS

The number of vacant lots in Regina has been rising. At the same time, the amount of Greenfield development has increased. The imbalance between Greenfield and Infill is now close to 90/10 in terms of percentage of building activity. The area of interest in Regina is an 'Intensification Area'. The Intensification Area is very large and encompasses all areas with established development. The project also included a brief look at vacant buildings within the City Centre.



A GIS-ready database was developed to profile the characteristics of the underutilized and vacant lands. The project also included creating 3 business proformas for vacant sites which have potential for redevelopment in three different areas of the city – neighbourhood, arterial roadway and downtown locations were analyzed. Finally, a comprehensive set of 'Policy Directions' was created to guide the development of a new Underutilized Land Improvement Strategy which the City is developing in 2019.



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2018 Saskatchewan Professional Planners  
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### Note:

This project was led by Alan Wallace while he was with V3 Companies of Canada Ltd.



## SERVICES PROVIDED

Site Analysis

Policy Development

Business ProForma

Stakeholder Engagement

Economic Development