

HAF Agreement and Action Plan Summary Regina, Saskatchewan

Summary of Agreement Targets and Funding

Status as of February 18, 2025

Overall Permitted Unit Targets (3 years)	3,842
Units expected without HAF (baseline)	2,772
Units incented by HAF (HAF-incented)	1,070
Municipality's 10-year unit projection	3,050

Permitted Unit Targets with Breakdown	Total Target	Year 1 Forecast	Year 1 Progress
Housing Supply Growth Target	3,842	1,075	1,282
<ul style="list-style-type: none"> • Multi-Unit housing units in close proximity to rapid transit 	0	<i>Note: there are no annual forecasts for different unit types.</i>	0
<ul style="list-style-type: none"> • Missing middle housing units 	2,340		1,108
<ul style="list-style-type: none"> • Other multi-unit housing units 	670		58
Affordable Housing Units	539		0

HAF Funding Schedule and Explanatory Notes:

The total funding envelope for HAF recipients is based on the number of HAF-incented units, as described in Section 10 of the Pre-Application Reference Material. Advances are disbursed annually, subject to compliance with the terms and conditions of the HAF agreement.

Total funding eligibility	\$35,275,000
Annual advance amount	\$8,818,750

CMHC has reviewed Regina's first annual report and is satisfied that the city is meeting its commitments under the HAF agreement. The second advance will be made in full.

Summary of Initiatives and Milestones

Initiative 1: Advance the development of missing middle housing in central neighbourhoods

Adjust zoning and development standards to develop more missing middle housing forms (multiplexes, low rise apartments, etc.) on smaller lots found in older central neighbourhoods.

- Draft and pass zoning by-law amendments to permit a minimum of 4 units as-of-right (removing the need for rezoning approvals) on all lots in consultation with stakeholders.
- Host a design competition to solicit context specific infill designs, that could lead to the creation of pre-approved building plans.

Initiative	Due Date	Status
Advance the development of missing middle housing in central neighbourhoods	2025-04-30	On track
Milestones	Due Date	Status
Project Start-up	2024-01-31	Completed
Policy Development	2024-04-30	Completed
Consultation and Policy Refinement	2024-07-31	Completed
Decision on Zoning Bylaw Amendments	2024-09-30	Completed
Design Competition	2025-04-30	On Track

Initiative 2: Enable mid/high-rise development along and in proximity to urban corridors and main transit routes

Intensification along urban corridors and in proximity to main transit routes by addressing current building height and density restrictions.

- Draft policy amendments to adjust zoning and development standards to permit six-storey residential and mixed-use developments as-of-right in primary intensification areas (within 200m of main transit routes).
- Draft policy amendments to adjust zoning and development standards to permit four-storey residential and mixed-use developments as-of-right in secondary intensification areas (within 800m of main transit routes).
- City-wide parking minimums changed from “required” to “recommended” in proximity to main transit routes.

Initiative	Due Date	Status
Enable mid/high-rise development along and in proximity to urban corridors and main transit routes	2024-09-30	Completed
Milestones	Due Date	Status
Project Start-up	2024-01-31	Completed
Policy Development	2024-04-30	Completed
Consultation and Policy Refinement	2024-07-31	Completed
Decision on Zoning Bylaw Amendments	2024-09-30	Completed

Initiative 3: Support pre-development work for housing projects, in particular affordable housing

Develop a program to provide grants to cover pre-development costs for residential infill development, and to provide some conditional funding to develop affordable housing proposals for the purpose of attracting additional funding.

- Conduct research and consult with private and non-profit housing providers.
- Draft amendments to existing policy to provide pre-development grant.
- Identify metrics to measure the success of the affordable housing proposal pilot for future programs.

Initiative	Due Date	Status
Support pre-development work for housing projects, in particular affordable housing	2025-08-31*	On track
Milestones	Due Date	Status
Project Start-up	2024-04-30	Completed
Decision on Pre-development Grants	2025-02-28*	On Track
Program Monitoring, Refinement	2025-08-31*	Not Started

*Some of Regina’s milestone dates were extended to accommodate Council meeting schedules and allow more time for public input.

Initiative 4: Enable high-density development within the City Centre

Reduce barriers to high-density development within the City Centre by addressing current building height, development standards and parking restrictions.

- Amend the Official Community Plan and Neighborhood Plans within the City Centre in consultation with stakeholders and council approval.
- City-wide parking minimums changed from “required” to “recommended”.

Initiative	Due Date	Status
Enable high-density development within the City Centre	2024-09-30	Completed
Milestones	Due Date	Status
Project Start-up	2024-01-31	Completed
Policy Development	2024-04-30	Completed
Consultation and Policy Refinement	2024-07-31	Completed
Decision on Zoning Bylaw Amendments	2024-09-30	Completed

Initiative 5: Support the provision of greater housing diversity in established, predominantly low density, neighbourhoods

Change existing restrictive zoning to allow 4 units as-of-right on all lots within established neighbourhoods and two units as of right on all lots in new development areas (outside the City’s intensification boundary).

- Adjust zoning and development standards in consultation with stakeholders.
- Reduce parking requirements for developments close to the main transit routes.
- Propose and implement zoning bylaw and amendments to the Official Community Plan with council’s approval.

Initiative	Due Date	Status
Support the provision of greater housing diversity in established neighbourhoods	2024-09-30	Completed
Milestones	Due Date	Status
Project Start-up	2024-01-31	Completed
Policy Development	2024-04-30	Completed
Consultation and Policy Refinement	2024-07-31	Completed
Decision on Zoning Bylaw Amendments	2024-09-30	Completed

Initiative 6: Reduce Council approval for housing related Discretionary Use applications

Develop a new process to reduce the need for council approvals on applications for housing related developments in primary intensification areas.

- Asses various options and implications for implementing this process.
- Draft the process in consultation with the stakeholders and implement with council approval.

Initiative	Due Date	Status
Reduce Council approval for housing related Discretionary Use applications	2024-09-30	Completed
Milestones	Due Date	Status
Project Start-up	2024-01-31	Completed
DU Process Review	2024-04-30	Completed
Consultation	2024-07-31	Completed
Decision on DU Process Amendments	2024-09-30	Completed

Initiative 7: Preserve/increase affordable housing in partnership with non-profit housing providers

Grants to repair, rehabilitate, maintain and acquire rental properties that meet affordability criteria and maintenance standards.

- Draft an incentive program in consultation with stakeholders.
- Launch the incentive program to repair, rehabilitate and maintain rental properties with council's approval.
- Launch the acquisition program to add more affordable homes with council's approval.

Initiative	Due Date	Status
Preserve/increase affordable housing in partnership with non-profit housing providers	2026-08-01	On track
Milestones	Due Date	Status
Project Start-up	2024-07-31	Completed
Decision on Repair/Rehabilitation Pilot	2025-02-28*	On Track
Program Monitoring, Refinement, Expansion	2025-09-30*	Not Started
Decision on Acquisition Pilot	2025-10-31	Not Started
Program Monitoring	2026-08-01	Not Started

*Some of Regina's milestone dates were extended to accommodate Council meeting schedules and allow more time for public input.

Initiative 8: Encourage conversion of non-residential buildings to residential (i.e., office conversions)

Participate in Canadian Urban Institute's "Case for Conversions" project to explore options to address regulatory and financial barriers to office conversions. This will enable the city to increase affordable homes in the downtown using the existing building stock.

- Develop a pilot program in consultation with stakeholders and council's approval to support conversions in 1 to 2 buildings.

Initiative	Due Date	Status
Encourage conversion of non-residential buildings to residential (i.e., office conversions)	2025-02-28*	On track
Milestones	Due Date	Status
Project Start-up	2023-11-30	Completed
Complete CUI Work	2024-03-30	Completed
Policy/program development	2024-10-31	Completed
Decision on Non-residential Conversion Pilot	2025-02-28*	On Track

*Some of Regina’s milestone dates were extended to accommodate Council meeting schedules and allow more time for public input.

Initiative 9: Create a process to dispose city-owned land for the development of affordable housing

Enable affordable housing providers to overcome a major barrier in advancing housing projects by contributing land to leverage additional funding and enable housing projects to proceed quickly.

- City will develop a land assembly and disposal framework to prepare city-owned land for the development of market and affordable housing.

Initiative	Due Date	Status
Create a process to dispose city-owned land for the development of affordable housing	2025-12-31	On track
Milestones	Due Date	Status
Project Start-up	2024-06-30	Completed
Framework Development and Consultation	2024-12-31	Completed
Decision on Land Acquisition Pilot	2025-02-28	On Track
Program Monitoring and Refinement	2025-12-31	Not Started

Initiative 10: Align infrastructure planning in the City Centre and central neighbourhoods

The City will increase coordination efforts to ensure that the servicing studies for the City Centre and central neighbourhoods take into consideration the City’s long-term housing development growth targets.

- City Centre servicing study will be completed by considering Regina’s long-term growth targets to plan adjustments to zoning and scenarios where improved servicing can support highest and best land use planning.
- This work will produce a list of infrastructure projects (water, wastewater, transportation) that can be undertaken to support future housing projects.

Initiative	Due Date	Status
Align infrastructure planning in the City Centre and central neighbourhoods	2025-09-01	On track
Milestones	Due Date	Status
Project Start-up	2023-12-31	Completed
Servicing Study and Decision Making Process	2024-09-30	Completed
Coordinate and Prioritize Projects	2025-09-01	On Track
Monitor and Refine Process	2025-09-01	On Track

Initiative 11: Update Development Charges Model to support long-term housing growth

The Development Charges policy and the model will be reviewed by taking into consideration City's long-term growth forecast.

- Audit existing Development Charges model across the City.
- Develop options for future Development Charges model in consultation with stakeholders.
- Finalize and implement new policy and model with council's approval.

Initiative	Due Date	Status
Update Development Charges Model to support long-term housing growth	2024-03-30	Completed
Milestones	Due Date	Status
Audit of Current Development Charges Model	2022-12-01	Completed
Adjust Model Assumptions	2023-07-01	Completed
Consultation	2024-01-30	Completed
Decision on updated DC Model	2024-03-30	Completed