



August 9, 2021

City Council  
City of Regina  
Queen Elizabeth II Court  
Regina, SK S4P 3C8

RE: MN21-8 Providing Market Choice of Housing

Dear City Council:

I am pleased that this motion is being brought forward for consideration by City Council and I offer my support for the motion.

As the City of Regina grows over time, the cost of developing larger, new neighbourhoods and house building costs will, by default, result in neighbourhoods with densities envisioned in the Official Community Plan. Having a density target specifically stated at fifty people per hectare is somewhat constraining and perhaps a density range would be more appropriate. One could even question why a population density number needs to be specified at all.

In order to reach a density of fifty people per hectare, the development needs to be large enough to accommodate many different housing forms with concept plans that incorporate the complete neighbourhoods envisioned by the Official Community Plan. However, there are a number of smaller parcels of land suited for residential development that will be coming on-stream in the next few years. These smaller neighbourhoods will likely not be able to achieve a population density of fifty people per hectare. These neighbourhoods should not be restricted from development solely because they cannot reach a population density of fifty people per hectare. It may turn out that the infrastructure to bring on some of these smaller parcels of land for residential development has a relatively low cost of development and will not be a burden on the existing tax base.

I am hopeful that City Council approves the Motion directing Administration to analyze the density target outlined in the Official Community Plan.

Sincerely,

A handwritten signature in blue ink that reads 'Kevin Reese'. The signature is fluid and cursive, with the first name 'Kevin' being more prominent than the last name 'Reese'.

Kevin Reese, CPA, CMA, CA  
President, Karina Developments Ltd.