

MOTION

August 11, 2021

To: Mayor Masters and City Councillors

Re: Councillors Lori Bresciani, Bob Hawkins and Landon Mohl: Density Target for Market Choice of Housing

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WHEREAS the current minimum density target of 50 person per hectare has changed housing options in neighbourhoods;

WHEREAS the OCP Goal 3: Diversity of Housing Forms 8.11 encourage developers to provide a greater mix of housing to accommodate households of different incomes, types, stages of life, and abilities in all neighbourhoods;

WHEREAS it is understood and accepted that the best built and sustainable communities have multiple housing options for market choice;


WHEREAS the current new neighbourhoods in the City of Regina with a minimum of 50 people per hectare target being applied are limited on market choice for purchasing, for example detached larger single family homes or single bungalow condos; and

WHEREAS other Canadian cities of similar size to Regina, such as Saskatoon, have flexible density targets depending on different neighbourhood characteristics, market demand, availability of recreation facilities and other amenities such as parks and community programs, etc.;

THEREFORE BE IT RESOLVED that City Council direct Administration to prepare a report for Regina Planning Commission by the end of Q4 2021 that includes:

1. An analysis of the implications, benefits and options for adjusting density targets to allow for market choice of housing such as larger single family homes or bungalow condo type; and
2. Engagement with the development industry and similar-sized Canadian cities for density targets to ensure, multiple housing options and balancing market choice.

Respectfully submitted,



Lori Bresciani  
Councillor – Ward 4



Bob Hawkins  
Councillor – Ward 2



Landon Mohl  
Councillor – Ward 10