

Official Community Plan and Growth Plan FAQ

What is an Official Community Plan?

- An official community plan (OCP) is the keystone of a municipality's long-term strategic direction.
- It is essential to managing future growth and development. An OCP provides a policy framework to guide a city's physical, environmental, economic, social and cultural development.
- The OCP provides a growth management strategy for a municipality, enabling it to set development goals, objectives and policies that a council can use to manage land use, subdivision, municipal services and public utilities.

What is a Growth Plan?

- The City of Regina (City) OCP includes Growth and Phasing Plans, identifying future phases of growth, including [New Neighbourhoods](#), [Employment Areas](#) and redevelopment (or "[Intensification](#)") opportunities in mature areas of the city like the [City Centre](#).
- The OCP Growth Plan and Phasing Plans are comprised of two maps as well as policy sections (text) within the OCP Part A – Citywide Plan (Map 1 and 1b, Section C and E, Goal 5).
- The current [Growth Plan](#) includes policy targeting that 30 per cent of new residential growth should occur through intensification and 70 per cent should occur through the development of new neighbourhoods near the edge of the city.
- The Phasing Plan sequences the development of new neighbourhoods over three phases, linking to OCP policy requiring that 75 per cent of new neighbourhoods in a particular phase must be approved before neighbourhoods in the next phase may advance.

What is the current population of Regina, how much is the City expected to grow?

- Per a recent Statistics Canada estimate, Regina's population as of July 1, 2024 is approximately 255,395. Based on a recent [Growth Study](#), Regina is projected to grow to a population of 369,600 by 2051.
- In addition to the anticipated population growth, the Growth Study projects that by 2051, the city will see an increase of 68,200 jobs and 56,900 housing units compared to 2021 Census figures.

How does the City use the Growth and Phasing Plans? Why are they important?

- The City uses the Growth Plan to guide which areas will be new residential neighbourhoods and new employment lands (i.e. industrial), as well as the existing areas that should be targeted for intensification and development.
- The Phasing Plan provides further direction on the sequencing of residential growth in the Growth Plan, such as the order in which new neighbourhoods are to be developed.
- The City also uses the Growth and Phasing Plans to plan and coordinate new infrastructure (e.g. wastewater trunks), services (e.g. transit), amenities (e.g. recreational facilities) and other investments.
- This helps ensure these investments are delivered in a strategic and cost-effective manner.

When was the current OCP and Growth Plan introduced? How were they developed?

- In 2013, the City approved the current OCP, intended to manage Regina's growth to 300,000 people and set the stage for long-term growth and development.
- The development process launched publicly in 2011 and entailed two years of extensive public and stakeholder engagement undertaken through a variety of different means:
 - Dedicated project website
 - 20 roadshow events
 - 24 stakeholder conversations with approximately 120 representatives
 - 40 self-formed citizen circles
 - A public forum
 - Stakeholder workshops
 - "My future Regina is" postcards
 - 3 speaker series events
 - An idea fair
 - A wrap-up open house

Has the OCP and Growth Plan been updated since 2013?

- Both policy documents have been updated since 2013. Some of the more notable updates are described below:

Description:	Consultation Method:
Approval of the Neighbourhood Phasing Plan – Map 1B [2015]	<ul style="list-style-type: none"> - A work group of development industry stakeholders, consultants and City Administration took part in 6 workshops to establish recommendations to City Council. - Public input was also sought through focus groups and telephone survey intended to better understand residents' priorities and attitudes towards growth and the cost of long-term development.
Five-Year OCP Review and Associated Bylaw Amendments [2019]	<ul style="list-style-type: none"> - Information posted on Regina.ca - A survey sent to subscribers of the <i>Design Regina: The Official Community Plan (OCP)</i> email group asking for feedback on the implementation of the OCP. - Consultation with industry stakeholders on OCP office policies. - A public open house.
Housing Accelerator Fund (HAF)-related amendments [2024]	<ul style="list-style-type: none"> - A dedicated webpage on Regina.ca that provided residents an opportunity to ask questions and sign-up to receive updates as the project progressed. - The public was informed of this resource through a news release, social media and informational materials provided to Neighbourhood Community Associations for distribution to members.

What are the benefits of growth?

Benefits can include:

- New employment opportunities from new or expanded industries, which generally can translate to new population, housing, amenities and commercial businesses.
- Contribution to a lively and vibrant City Centre.
- Additional economic activity in the city and region.
- New cultural and social opportunities.
- Support for the City to sustain and potentially expand services such as recreation programming, transit and utilities.
- New tax revenue to help share the cost of City projects, services and operations with existing residents and businesses.
- Contribution to a healthy housing supply, helping to moderate housing prices and potentially making homeownership and rental more attainable for residents.

What challenges can a city face if they do not plan for growth appropriately?

Challenges may include:

- Increased financial pressure to build, fund and maintain the infrastructure necessary for new homes and businesses.
- Greater demand on existing civic programs and services such as attainable housing, recreation facilities and police stations.
- Increased traffic congestion due to more vehicles on existing roads.
- Rising housing prices, making it difficult for people to find affordable housing.

Glossary of Terms

City Centre: The area of Regina that includes the Downtown and surrounding neighbourhoods, or portions of these neighbourhoods. The City Centre area and its boundary are outlined on the Growth Plan.

Intensification: The development of new buildings or additions to existing buildings on serviced land within established areas. This includes building conversion, infill or redevelopment.

Major Transit Corridor: A key transportation route designated for primary transit service. These corridors will serve as the foundation for any future rapid transit services.

New Employment Areas: Lands designated to accommodate a full range of employment-generating uses, primarily industrial or industrial-commercial in nature (e.g. a canola processing facility).

New Neighbourhoods: Lands that are primarily undeveloped or vacant that will accommodate new residential development with supporting services and amenities. New Neighbourhoods are located on the periphery of or adjacent to existing areas of the city.

Urban Centre: Lands around an established or new intersection of an urban corridor with major or arterial roads and/or a major transit hub. Urban centres are intended to support high density, mixed-use, transit-oriented development that is easily accessible to a large segment of the population. These centres will serve as hubs for community interaction and identity.

Urban Corridor: The lands along an established or new major road, urban arterial or transit corridor with the potential to support higher density or mid-rise, mixed-use development. Urban corridors encourage active transportation modes and connect New Neighbourhoods with the City Centre and each other.