

# Planning for and achieving growth

The Real Estate Forum  
April 28, 2015

## Regina's economic make-up

- One of Canada's highest continual GDP growth rates
- Highest accumulated employment growth in Canada
  - Up 15% from 2010-2013
- Unemployment rate is half the national average
- Retail sales often higher than national average

# Regina's economic make-up

- One of the fastest-growing cities in Canada
- Third-highest personal income rate per capita
- Corporate income tax rate among Canada's lowest

*-compiled by Regina Regional Opportunities*

*Commission*

# Key sectors and opportunities

- Machinery and equipment manufacturing
- Food manufacturing and processing
- Fabricated metal manufacturing
- Tourism
- Events, tradeshow and conventions

# Strategic priorities

- Land annexation
- Official Community Plan
- Improved City/Rural Municipality relations
- Stability and predictability in Servicing Fee Agreements and Phasing/Financing of development
- Maximizing efficiency and minimizing red tape

# Official Community Plan

- A blueprint for the city's next 25 years of growth
- Prescriptive details on development standards, built forms, public spaces, set backs, etc.
- Creation of a long-term Phasing and Financing model
- Has triggered new investment in downtown

# Regina Revitalization Initiative

New Mosaic Stadium construction, as of April 20, 2015  
Photo courtesy @YQRStadiumBuild



# Regina Revitalization Initiative

- \$1 billion in public/private investment expected
- Three stages:
  - New Mosaic Stadium
  - Railyard Renewal Initiative
  - Taylor Field Neighbourhood
- Will create connection between downtown core and Warehouse District entertainment area
- New housing and investment in inner-city

# A tale of two summits

## HOUSING SUMMIT

- 2013 and 2014 events led to:
  - Creation of Mayor's Housing Commission
  - Full-scale review of housing policies and housing incentive strategies
  - 24 of 32 strategies to improve housing implemented
- Rental vacancy rate up from 0.6% to 3.0%
- Grants committed to 140 affordable units in 2014 alone

# A tale of two summits

## REGIONAL PLANNING SUMMIT

- Events held in 2013 and 2014
- Striving for complementary growth instead of competitive growth (coordinated OCPs)
- Agreement on land annexation with RM of Sherwood
- Led to creation of study analyzing water/waste water capacity for Regina and surrounding area

# Global Transportation Hub

- Inland shipping hub with quick access to rail, major highways, and airport
- Nearly \$500 million in private investment
- More than 750 full time jobs...and more than 1,800 construction jobs
- 4,600 trucks access the site every week

## In summation...

- Regina, like other parts of the province, is a competitive jurisdiction for investment, job creation, and growth.
- An overall focus on regional growth and cooperation makes all of Saskatchewan an attractive place for investment.