

CITY OF REGINA
POPULATION, HOUSING AND
EMPLOYMENT FORECASTS AND
LAND NEEDS ANALYSIS TO 2041



**Final
Technical Memorandum**

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MEMORANDUM

To: City of Regina, Planning Department

From: Stefan Krzeczunowicz, Russell Mathew

Date: September 27, 2013

Re: City of Regina – Population, Housing and Employment
Forecasts and Land Needs Analysis

This memorandum summarizes the inputs, assumptions, and results of Hemson's long range population, housing, and employment growth forecasts for the Regina Census Metropolitan Area (CMA), City of Regina, and nine sectors within the city. A calculation of land required to accommodate the forecasts in each sector is also provided. The material provided here is intended to be used by City staff when preparing a new Official Community Plan (OCP).

The results of the analysis are presented in six sections:

- A. Core Economic and Forecast Parameters
- B. Regina CMA Growth Forecasts
 - 1. CMA Population – Natural Increase
 - 2. CMA Population – Migration
 - 3. CMA Households and Housing
 - 4. CMA Employment
- C. City of Regina Growth Forecasts
 - 1. City Households, Housing and Population
 - 2. City Employment
- D. City of Regina Sector Forecasts
 - 1. Sector Population, Households and Housing
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- E. Land Needs Analysis

1. Residential Land Needs
 2. Non-Residential Land Needs
- F. Preferred Growth Option Forecasts

This memo contains a series of tables, the contents of which are discussed below.¹ Comparisons with the City's report on current economic trends and long-term population and employment projections (referred to as the Murray report)² are provided throughout.

A. CORE ECONOMIC AND FORECAST PARAMETERS

Given the City's OCP planning horizon extends to a City population of 300,000, results to 2041 are provided in this report.

The forecast assumptions are inter-dependent and are developed with reference to a general economic outlook of Saskatchewan and Regina. The economic outlook, or "core economic parameters", assumes that the recent high economic growth in Regina is indicative of a future long-term trend; the stable pattern of pre-2006 growth is assumed to be a thing of the past.

Thus, Regina will continue to experience strong GDP growth, partly as a result of the continued development of oil and potash resources in Saskatchewan and the robustness of the province's agricultural sector. The city's broad economic base, which includes a large public sector as well as a rapidly growing private services sector, means the local economy will remain relatively immune from global commodity price fluctuations that affect regions in Saskatchewan more directly dependent on resource extraction. Job growth will be strong, particularly in construction, manufacturing, trade, and transportation/warehousing sectors, as well as health care/social assistance, and public administration. These assumptions are in keeping with those that underpin the Murray report.

¹ Figures throughout the tables in this report and appendices may not always add or correspond due to rounding.

² Derek Murray Consulting and Associates, *Population, Employment and Economic Analysis of Regina*, June 2010. All comparisons with the Murray report forecasts in this memo are made with reference to the medium growth scenario.

B. REGINA CMA GROWTH FORECASTS

This section summarizes the population, housing and employment forecasts for the Regina CMA. The forecast of population is based on a standard cohort-survival model that incorporates assumptions about fertility, mortality and migration. The population change results from two processes: natural increase and net migration.

The cohort-survival model is structured using 5-year age groups (cohorts) from 0-4 to 95-100 and 100+. Age and sex-specific fertility, mortality and migration rates are applied to the 2011 base population cohorts in 5-year increments corresponding to Census years out to 2041 to generate results.

1. CMA Population – Natural Increase

Natural increase is the difference between the number of births and the number of deaths in a population over a forecast period. To project the number of births and deaths, assumptions about future fertility rates by age of mother and mortality by age and sex are applied to yield the number of births and deaths in each cohort.

- Fertility rates measure the average number of children born per woman by the age of mother in a given year. They are usually expressed as the total fertility rate, which represents the average number of children to be born to a woman if current fertility rates prevail over her reproductive life. A slight increase in fertility rates over time is assumed for the Regina CMA. This is consistent with the recent Saskatchewan trend, expectations for nationwide forecasts, and the Murray report.
- Fertility rates have been adjusted slightly to account for higher fertility among specific Aboriginal age groups (noting that fertility among Aboriginal populations is likely to be closer to the overall city pattern than that in Aboriginal populations living on reserves and in other parts of the province).
- Life expectancy has risen more rapidly than anticipated. Nationally, life expectancy at birth has increased by approximately 2.3 years over the past decade, with that of men increasing at a faster pace than women. As a result, the life expectancy gap between men and women is narrowing. The increase in life expectancy is largely attributable to seniors becoming healthier and to improved medical treatment. In line with the recent national and Saskatchewan trends, and the Murray report projections, life expectancy is forecast to increase slightly over the period to 2041 and will contribute to higher population.

2. CMA Population – Migration

Net migration represents the cumulative result of all migration movements in and out of an area. Net migration is the key component of the forecasts as most growth in the Regina CMA arises from migration and there is a close correlation between migration and employment opportunity. The three major components of migration are international, inter-provincial, and intra-provincial.

- International migration is the movement of people between Canada and other countries. International migration comprises: permanent immigration, or those people migrating from other countries with the intention of settling permanently in Canada; emigration, or those people leaving Canada with the intention of permanently settling in another country or temporarily living abroad (these statistics deduct Canadians who previously emigrated and then have moved back to Canada); and non-permanent residents, or those people who have come to Canada with a status other than as landed immigrants (those on student, work or other special visas and refugee claimants awaiting a hearing on their status).

The forecast assumes that overall immigration to Canada will increase from about 260,000 per year to 300,000 per year by 2041. Saskatchewan's share of Canadian immigration, which has risen sharply in the last five years to 2.7% in 2009-10 and 4.4% in 2011-12, is forecast to remain at 3.5% in the short-term, and settle at 2.3% by 2041 (though still double the average 1.2% share over the 20-year period 1991-2011). The Regina CMA's share of provincial immigration is forecast to rise from the recent 4-year average (2006-10) of 27.3% to 30.0% between 2011-16, before settling to 25.0% for the rest of the forecast period to 2041.

It is assumed that Saskatchewan's 5-year average share of Canadian emigration (1.1%) will remain constant over the forecast period. The Regina CMA's share of provincial emigration is assumed to be about 20% over the period to 2041, which is in keeping with the long-term historical trend.

There were 1,400 non-permanent residents in the Regina CMA in 2006; this figure has since risen to 2,600.³ Provincial and CMA shares of growth in national and provincial non-permanent residents are assumed to be in line with 5-year historical trends (2006-2010); this represents growth of about 150 people per year over the forecast period.

³ Statistics Canada, *Annual Demographic Estimates*.

- Inter-provincial migration is the movement of people between Canadian provinces. Inter-provincial migration has two components: those leaving Saskatchewan to live in another province; and those entering from another province to live in Saskatchewan.

The inter-provincial migration trend, which had been negative since the mid-1980s due to significant out-migration to Alberta and British Columbia, has reversed to be a positive trend in recent years. On the whole, inter-provincial migration has historically been less volatile in the Regina CMA than for the province as a whole (the oil and gas booms and busts contribute to large swings in inter-provincial migration rates outside the CMA). Our assumptions about inter-provincial migration are generally more aggressive than those used in the Murray report where a wide range of assumptions were employed under different forecast scenarios. About 2,000 net inter-provincial migrants per year are assumed for Saskatchewan, with 600 of those migrants settling in the Regina CMA under all growth scenarios (the Murray report assumed about 350 per year under a high forecast scenario and negative net inter-provincial migration under medium and low scenarios). This contrasts with a 20-year historical annual average of -1,110 for the Regina CMA and -3,700 for the province as a whole.

- Intra-provincial migration is defined as the movement of people within Saskatchewan between Census Divisions. Intra-provincial migration also has two components: an in-migration movement to the CMA; and an out-migration movement from the CMA. There is a long standing pattern of movement from rural to urban Saskatchewan that is expected to continue to be a steady source of population growth in the Regina CMA over the forecast period (about 750 people per year throughout the forecast period, and up from about 650 per year in the last few years). This assumption is consistent with that used in the Murray report.

The CMA population forecast is summarized and compared with the Murray report medium scenario forecast in Table 1.

Table 1 – CMA Population Growth Forecasts

REGINA CMA							
	2011	2016	2021	2026	2031	2036	2041
Hemson	216,290	240,650	262,970	284,120	304,680	324,150	343,420
D. Murray	216,530	234,170	248,280	261,220	273,310	284,500	
Difference	(240)	6,480	14,690	22,900	31,370	39,650	

Note: D. Murray's 2036 figure assumes the same growth as forecasted from 2034 to 2035.

Note: D. Murray's 2011 figure is a forecast; Hemson's 2011 figure is Census based.

The forecast population age structure is provided in Table 2 below.

Table 2 – CMA Population Age Structure Forecasts

REGINA CMA						
	2011			2041		
	Total	Male	Female	Total	Male	Female
TOTAL	210,690	103,070	107,620	334,320	168,810	165,510
0 - 4	13,240	6,800	6,440	20,470	10,810	9,660
5 - 9	11,820	6,040	5,780	20,480	10,820	9,660
10 - 14	12,110	6,150	5,960	20,490	10,780	9,710
15 - 19	13,910	7,100	6,810	22,190	11,330	10,860
20 - 24	16,300	8,140	8,160	23,050	11,890	11,160
25 - 29	16,380	8,350	8,030	23,320	11,970	11,350
30 - 34	15,180	7,530	7,650	23,270	11,700	11,570
35 - 39	13,730	6,800	6,930	22,020	10,890	11,130
40 - 44	13,210	6,600	6,610	22,200	11,190	11,010
45 - 49	16,050	7,780	8,270	22,160	11,600	10,560
50 - 54	16,030	7,890	8,140	22,900	11,810	11,090
55 - 59	14,020	6,850	7,170	21,150	11,100	10,050
60 - 64	11,040	5,350	5,690	17,160	8,600	8,560
65 - 69	7,630	3,610	4,020	13,840	6,950	6,890
70 - 74	6,120	2,760	3,360	11,410	5,470	5,940
75 - 79	5,270	2,230	3,040	11,350	5,090	6,260
80 - 84	4,250	1,750	2,500	8,840	3,770	5,070
85 - 89	2,860	960	1,900	5,270	2,090	3,180
90+	1,540	380	1,160	2,750	950	1,800

Note: The above is Census Population not including net undercoverage of 2.65%.

Note: Totals may not add due to rounding.

3. CMA Households and Housing

In the next step in the forecast method, the CMA population forecast is translated into a forecast of households. The household forecast is then converted into a forecast of housing units by type based on unit type preference by age of primary household maintainer. Four units types are used—single-detached, semi-detached, rowhouse, and apartment (later referred to as single(s), semi(s), row(s), and apt)—based on Census definitions.

- The 2006-2011 period witnessed a decline in the rate of household formation in the Regina CMA, more marked than the national trend, and likely the result (in part) of a housing shortage in Regina. It is assumed that household formation will slightly increase over the forecast period but not return to the 2006 rate.
- Although historically the Regina CMA real estate market has been dominated by a preference for single-detached housing units, there has been a shift towards semi, row, and (particularly in the last three years) apartment unit construction in recent years. Between 2006 and 2011 75% of all unit growth was in singles/semis, 15% was in rows, and 10% was in apartments of all types. CMHC data for 2012 show that of all units constructed in 2012 39% were apartments. The high demand for apartments has been largely fuelled by the need for affordable rental units in Regina.
- Based on these recent market shifts and future demographic trends (to the extent that housing preferences are driven in part by age), it is anticipated that the overall preference for ground-oriented housing (i.e. singles, semis, and rows) will continue, though there will continue to be a gradual shift towards higher density forms (i.e. semis and rows).

Of all housing growth, the share of rows is anticipated to hold at about 15%, in line with the 2006-2011 share but more than what one would expect based on demographic factors.

The demand for apartments is forecast to remain steady over the period at about 20% of all housing growth (somewhat lower than the recent trend, recognizing that the demand for apartments has been unusually high, but higher than the 2006-2011 growth share of 10%). A moderating of the apartment market in the short-term is in keeping with CMHC expectations.⁴

The CMA housing and household forecasts are shown in Tables 3 to 5.

Table 3 – CMA Household Forecasts

⁴ CMHC, *Housing Market Outlook, Regina CMA*, Spring 2011.

REGINA CMA							
	2011	2016	2021	2026	2031	2036	2041
Hemson	85,720	94,720	102,990	111,090	119,630	128,150	136,430
D. Murray	85,720	93,595	99,894	105,671	111,068	116,064	
Difference	0	1,125	3,096	5,419	8,562	12,086	

Note: D. Murray's household forecast is based on the Census period's population growth divided by 2.24.

Note: D. Murray's 2011 household forecast has been adjusted to Census actuals for comparative purposes.

Table 4 – CMA Persons Per Unit (PPU) Forecasts

REGINA CMA							
	2011	2016	2021	2026	2031	2036	2041
Hemson	2.38	2.41	2.43	2.44	2.45	2.44	2.42
D. Murray	2.24	2.24	2.24	2.24	2.24	2.24	2.24
Difference	0.14	0.17	0.19	0.20	0.21	0.20	0.18

Note: D. Murray's 2011 ppu is a forecast; Hemson's 2011 ppu is a Census actual.

Note: Persons per unit represents the number of persons per occupied dwelling unit.

Table 5 – CMA Housing by Type Forecasts

REGINA CMA						
	Single	Semi	Row	Apartment	Total	
2011	59,652	1,996	4,392	19,684	85,725	
2016	65,381	2,239	5,577	21,526	94,723	
2021	70,640	2,419	6,726	23,202	102,987	
2026	75,786	2,578	7,880	24,851	111,095	
2031	81,138	2,770	9,085	26,642	119,635	
2036	86,369	2,981	10,364	28,434	128,149	
2041	91,476	3,188	11,635	30,131	136,430	
2011-2041 GROWTH	31,824	1,192	7,243	10,447	50,705	

4. CMA Employment

The forecast method applies three factors to generate the employment forecast from the population forecast:

- participation rates, to derive the labour force from the resident population;
- unemployment rates, to determine what proportion of the resident labour force is employed; and
- net in-commuting, to determine the number of jobs occupied by non-residents through in-commuting and the number of jobs that are lost to other areas through out-commuting.

The result is a forecast of total employment for the Regina CMA.

- Participation rates are the share of the total working age population that participates in the labour force (either employed or seeking employment). Applying participation rates to the population forecast results in the total labour pool available to fill jobs in the future.

The change in overall labour force participation in the Regina CMA between 2006 and 2011—from 69.9% to 72.2%—was unusually high as participation rates typically change very slowly over time. It is assumed that the current (2011) rates will be maintained over the forecast period, on an age specific basis. The observed trend of rising labour force participation among older females has been incorporated into the forecasts. The Murray report held the overall participation rate at 70% over the forecast period.

- Unemployment rates account for the portion of the labour force that is not working. Due to definitional differences, the Census unemployment rate used in the forecasts is generally lower (by about 1.0 to 1.5 percentage points) than the monthly *Labour Force Survey* unemployment rate which is more widely reported. The Census unemployment rate rose from 4.9% in 2006 to 5.0% in 2011. A 4.5% unemployment rate is assumed throughout the forecast period (the Murray report used 3%).
- Net in-commuting is the number of employees who commute into an area less the number of employees who commute out of that area. It is assumed that the rate of net in-commuting in the Regina CMA (already a very small component of employment) will grow at the same rate as overall employment—from 3,600 in 2006 to 6,300 in 2041.

The CMA employment forecasts are summarized in Table 6.

Table 6 – CMA Employment Forecasts

Total Employment Forecast							
	2011	2016	2021	2026	2031	2036	2041
Regina CMA	124,316	137,412	146,964	156,763	168,069	180,074	191,598

C. CITY OF REGINA GROWTH FORECASTS

The growth forecasts for the City of Regina are derived from the Regina CMA forecasts based on the city's ability to accommodate a share of CMA housing and employment. The forecasts distinguish different housing units by type as well as different employment land use categories.

1. City Households, Housing and Population

The housing forecast method for the city involves allocating a share of the CMA housing forecast to the current housing base in the city to provide a total city housing forecast. The distribution of housing by unit type to the city is primarily based on historical patterns, recognizing that the City will need to expand its current boundaries in order to accommodate housing growth in greenfield areas. It is assumed that the city's current 87% share of CMA single-detached unit growth will fall to about 85% over the forecast period. Also, the city is expected to be the location of almost all (95%) CMA medium and high density housing unit growth.

The city's household and housing forecasts are summarized in Tables 7 and 8.

Table 7 – City Household Forecasts

CITY OF REGINA							
	2011	2016	2021	2026	2031	2036	2041
Hemson	79,610	87,610	94,900	102,070	109,630	117,180	124,520
D. Murray	79,610	86,806	92,400	97,481	102,222	106,686	
Difference	0	804	2,500	4,589	7,408	10,494	

Note: D. Murray's household forecast is based on the Census period's population growth divided by 2.24.

Note: D. Murray's 2011 household forecast has been adjusted to Census actuals for comparative purposes.

Table 8 – City Housing by Type Forecasts

CITY OF REGINA					
	Single	Semi	Row	Apartment	Total
2011	53,755	1,965	4,355	19,530	79,605
2016	58,681	2,206	5,516	21,206	87,609
2021	63,152	2,384	6,619	22,748	94,903
2026	67,526	2,539	7,727	24,282	102,074
2031	72,075	2,728	8,884	25,948	109,634
2036	76,522	2,935	10,111	27,614	117,182
2041	80,863	3,137	11,332	29,192	124,524
2011-2041 GROWTH	27,108	1,172	6,977	9,662	44,919

The forecast housing is then “populated” using an average household size by unit type. This is initially based on current average household sizes for the city. Household sizes are then forecast to change over time in line with anticipated overall changes in average household size (very little change is anticipated in the city’s case). Note that these changes have already been established in the household forecast.

The non-household population (about 1.75% of the Census household population) is subsequently added to the household population to yield the Census population. Finally, the net under-coverage (2.65%) is added to the Census population to yield the total population for the city.

The city’s population and age structure forecasts are shown in Tables 9 to 11.

Table 9 – City PPU Forecasts

CITY OF REGINA							
	2011	2016	2021	2026	2031	2036	2041
Hemson	2.38	2.40	2.41	2.42	2.41	2.39	2.38
D. Murray	2.24	2.24	2.24	2.24	2.24	2.24	2.24
Difference	0.14	0.16	0.17	0.18	0.17	0.15	0.14

Note: D. Murray's 2011 ppu is a forecast; Hemson's 2011 ppu is a Census actual.

Table 10 – City Population Forecasts

CITY OF REGINA							
	2011	2016	2021	2026	2031	2036	2041
Hemson	198,380	220,060	239,590	258,130	276,030	293,080	310,030
D. Murray	199,250	215,370	227,900	239,280	249,900	259,900	
Difference	(870)	4,690	11,690	18,850	26,130	33,180	

Note: D. Murray's 2036 number assumes the same growth as forecasted from 2034 to 2035.

Note: D. Murray's 2011 figure is a forecast; Hemson's 2011 figure is Census based.

Table 11 – City Population Age Structure Forecasts

CITY OF REGINA						
	2011			2041		
	Total	Male	Female	Total	Male	Female
TOTAL	193,220	94,080	99,140	301,570	152,080	149,490
0 - 4	12,130	6,240	5,890	18,500	9,810	8,690
5 - 9	10,640	5,420	5,220	18,290	9,700	8,590
10 - 14	10,790	5,470	5,320	18,100	9,550	8,550
15 - 19	12,550	6,370	6,180	19,810	10,080	9,730
20 - 24	15,350	7,640	7,710	21,150	10,880	10,270
25 - 29	15,600	7,950	7,650	21,610	11,110	10,500
30 - 34	14,110	7,000	7,110	21,290	10,720	10,570
35 - 39	12,530	6,210	6,320	20,000	9,870	10,130
40 - 44	11,920	5,940	5,980	20,080	10,100	9,980
45 - 49	14,500	6,990	7,510	19,860	10,410	9,450
50 - 54	14,470	7,100	7,370	20,370	10,540	9,830
55 - 59	12,650	6,120	6,530	18,680	9,810	8,870
60 - 64	10,080	4,840	5,240	15,180	7,560	7,620
65 - 69	6,930	3,230	3,700	12,350	6,160	6,190
70 - 74	5,740	2,560	3,180	10,250	4,880	5,370
75 - 79	5,000	2,100	2,900	10,420	4,640	5,780
80 - 84	4,030	1,650	2,380	8,160	3,450	4,710
85 - 89	2,740	910	1,830	4,920	1,940	2,980
90+	1,460	340	1,120	2,550	870	1,680

Note: The above is Census-based population not including net undercoverage of 2.65%.

Note: Totals may not add due to rounding.

2. City Employment

The city's employment forecast is premised on the city maintaining its current (2006) 93% share of CMA employment (a very slight decline over the entire forecast period is assumed). The employment forecast is shown in Table 12.

Table 12 – City Employment Forecast

Total Employment Forecast							
	2011	2016	2021	2026	2031	2036	2041
City of Regina	115,779	127,736	136,495	145,488	155,844	166,854	177,453

The employment forecast is then translated into a forecast of employment by land use type. Four land use types are distinguished:

- Population-related employment (referred to as Pop-related or PRE in some tables), which is employment that primarily serves a resident population. This category includes retail, education, health care, local government and work-at-home employment.
- Major office employment (referred to as MO in some tables), which refers to office type employment contained within free standing buildings more than 10,800 net square feet (1,000 square metres). This definition captures the majority of office buildings defined as “major” and “medium” in the current OCP (the Regina Development Plan).
- Employment land employment (referred to as Emp. Land or ELE in some tables), which refers to employment accommodated primarily in low-rise industrial-type buildings, the vast majority of which are located within business parks and industrial areas. A small amount of this type of employment occurs in more scattered locations.
- Rural-based employment (referred to as Rural in the tables), which refers to jobs scattered throughout rural areas and includes agriculture and primary industries plus uses typically found in urban employment areas, but not located on urban land designated for industrial or commercial use. Although a sizeable component of employment in the Regina CMA, no rural employment is forecast for the city over the forecast period.

The detailed forecasts of employment by type for each sector are provided in Appendix C.

D. CITY OF REGINA SECTOR FORECASTS

The city growth forecasts have been disaggregated into nine geographic sectors:

- Northwest, Southwest, Northeast, and Southeast sectors, that mostly contain existing developed lands. A small portion of these sectors includes land currently approved for future development (e.g. through approved concept plans);
- Four sectors in the Northwest, Southwest, Global Transportation Hub/West Industrial Lands (GTH/WIL), and Southeast that will be required to accommodate future residential and non-residential greenfield development. These greenfield sectors are delineated based on water, sewer, stormwater, and road infrastructure servicing studies completed by the City in recent years in addition to high level servicing analysis undertaken by the City. The Northwest and Southeast greenfield sectors as well as the Southwest (GTH/WIL) sector include some land within and some land outside of City limits; and
- A Central City sector, encompassing the downtown and surrounding area.

A map showing the sector boundaries is provided in Appendix A.

1. Sector Population, Households and Housing

The distribution of future growth to sectors considers current real estate market trends, current development approvals, and the ability of each sector to accommodate different types of housing growth. New housing units are allocated to the current housing base in each sector to provide a total housing forecast.

For the purposes of the sector distribution, the city's apartment forecast has been disaggregated into three unit types—apartments of 5 storeys or more, apartments under 5 storeys, and duplexes—based on Census definitions.⁵ The current apartment housing stock in the city comprises 19% apartments of 5 storeys or more, 75% apartments under 5 storeys, and 6% duplexes. The forecast for the Central City sector assumes a ratio of 60% apartments of 5 storeys or more, 38% apartments under 5 storeys, and 2% duplexes over the forecast period. For all other sectors, apartments are assumed to be constructed at a ratio of 10% apartments of 5 storeys or more, 75% apartments under 5 storeys, and 15% duplexes.

⁵ A duplex is distinct from a semi-detached unit which is defined by the Census as one of two dwellings attached side by side (or front to back). Typically, duplexes contain either one or two renters. Semi-detached units are usually owner-occupied.

As with the city's overall population forecast, the forecast housing is populated to provide the population forecast for each sector.

The sector population and household forecasts are shown in Tables 13 and 14. Detailed housing by type forecasts for each sector are presented in Appendix B.

Table 13 – City Sector Population Forecasts

	POPULATION						
	2011	2016	2021	2026	2031	2036	2041
Northwest	82,238	88,294	91,019	92,911	94,804	96,520	98,334
Northwest (Greenfield)	27	241	1,893	4,391	8,509	12,813	16,941
Northeast	5,246	5,328	5,388	5,406	5,395	5,374	5,365
Southeast	57,256	65,795	72,094	74,583	75,699	76,768	77,634
Southeast (Greenfield)	704	764	1,685	5,501	9,460	13,278	17,350
Southwest	37,231	41,685	47,339	50,188	52,078	53,037	54,046
Southwest (Greenfield)	15	69	409	3,635	6,981	10,679	14,232
Southwest (GTH/WIL)	282	307	329	348	366	383	400
Central City	15,378	17,409	19,265	20,955	22,587	24,034	25,439
Total	198,377	219,892	239,421	257,917	275,879	292,887	309,740

Table 14 – City Sector Household Forecasts

	OCCUPIED HOUSEHOLDS						
	2011	2016	2021	2026	2031	2036	2041
Northwest	31,895	34,048	35,037	35,951	37,080	38,232	39,354
Northwest (Greenfield)	8	80	603	1,404	2,737	4,168	5,566
Northeast	2,117	2,135	2,151	2,167	2,184	2,201	2,218
Southeast	21,430	24,401	26,647	27,719	28,469	29,275	29,951
Southeast (Greenfield)	271	293	544	1,624	2,782	3,941	5,182
Southwest	15,110	16,738	18,857	20,059	21,023	21,690	22,337
Southwest (Greenfield)	5	26	144	1,231	2,385	3,692	4,970
Southwest (GTH/WIL)	104	113	122	130	139	147	156
Central City	8,665	9,776	10,798	11,790	12,835	13,835	14,789
Total	79,605	87,609	94,903	102,074	109,634	117,182	124,524

2. Sector Employment

The distribution of future employment growth considers where growth is directed through planning policies and the ability of sectors to accommodate different types of employment.

- The share of population-related employment in each sector is largely tied to the growth in the population requiring services. It is assumed that population-related employment will grow at a slightly faster rate than population over the forecast period (from about 4.2 persons per job in 2011 to about 4.4 persons per job in 2041). A sub-category of population-related employment, referred to as “city-wide” population-related employment, recognizes and forecasts the concentration of city-wide services such as the hospitals, university, airport, and specialized shopping. About 17% of population-related employment is categorized as “city-wide”.
- The distribution of major office growth is based on section 4.15 of Part A - Policy Plan of the current OCP that seeks to direct 80% of all future office development to the Central City sector (somewhat more concentrated than current office distribution). The rate of major office job growth is forecast to increase over the period to 2041 reflecting the city’s increasing role as a location for office headquarters.
- Virtually all growth in employment land employment is expected to occur in greenfield locations, with existing areas exhibiting either stability or decline. The GTH/WIL sector is anticipated to accommodate the majority of this type of employment growth. The forecasts assume the redevelopment of some employment land employment in the Central City as residential land uses.

The sector employment forecasts are shown in Table 15. Detailed employment by type forecasts for each sector are presented in Appendix C.

Table 15 – City Sector Employment Forecasts

	EMPLOYMENT						
	2011	2016	2021	2026	2031	2036	2041
Northwest	27,842	29,739	30,717	31,614	32,691	33,556	34,404
Northwest (Greenfield)	-	41	323	734	1,391	2,182	2,965
Northeast	27,394	29,241	30,067	30,783	31,408	32,073	32,504
Southeast	19,437	21,193	22,445	23,051	23,467	23,838	24,170
Southeast (Greenfield)	64	78	237	863	1,495	2,201	2,974
Southwest	15,122	16,528	17,957	18,906	19,750	20,463	21,176
Southwest (Greenfield)	-	13	74	604	1,138	1,823	2,502
Southwest (GTH/WIL)	21	1,403	2,426	3,920	6,408	9,399	12,246
Central City	25,898	29,500	32,249	35,012	38,095	41,320	44,514
Total	115,779	127,736	136,495	145,488	155,844	166,854	177,453

E. LAND NEEDS ANALYSIS

To support the various technical analyses related to the new OCP, the land needs required to accommodate the housing and employment forecasts have been determined for each sector.

1. Residential Land Needs

The residential land needs analysis involves three steps. First, the proportion of housing growth occurring as intensification is estimated. The amount of greenfield land required to accommodate the remaining housing growth is then determined; this yields the net land need. Finally, the land required for local roadways, parks, utilities, and population-related employment is estimated to yield the total developable land need.

- Intensification rates have been estimated by housing unit type for each sector. Generally, current rates of intensification have been assumed for the next ten years when the City builds out its current greenfield land supply (and reaches a population of about 240,000). Intensification rates are assumed to increase slowly after this period to 2041 based on the intensification potential of each sector and the effect of OCP planning policies that seek to encourage the efficient use of land. Rates have been set so that 70% of all population growth from a population of 235,000 to a population of 300,000 occurs in greenfield sectors.
- Residential densities (expressed as units per net hectare of land) were developed in consultation with City staff to reflect the OCP target of a minimum population density of 50 people per hectare in residential greenfield areas.
- A net to gross ratio of 55% to account for local roadways, parks, utilities, and population-related employment has been applied to the net land need based on current community development plans and observed development patterns.

The cumulative developable and net residential land needs for each sector to 2041 are provided in Tables 16 and 17. Residential density assumptions are provided in Table 18. Detailed land needs tables, including intensification rate and density assumptions, are shown in Appendix D.

Table 16 – Cumulative Residential Developable Land Need by Sector

	CUMULATIVE RESIDENTIAL LAND NEED (developable ha)						
	2011	2016	2021	2026	2031	2036	2041
Northwest	-	90	127	160	199	235	268
Northwest (Greenfield)	-	4	35	80	157	235	311
Northeast	-	1	2	2	3	4	5
Southeast	-	142	244	286	309	331	347
Southeast (Greenfield)	-	1	16	77	142	203	269
Southwest	-	70	165	209	240	256	270
Southwest (Greenfield)	-	1	7	69	134	203	271
Southwest (GTH/WIL)	-	0	1	1	2	2	3
Central City	-	-	-	-	-	-	-
Total	-	309	597	885	1,185	1,469	1,742

Net to Gross Ratio = 55%

Note: Net to gross ratio accounts for local roadways, parks, utilities, and land required for population-related employment.

Table 17 – Cumulative Residential Net Land Need by Sector

	CUMULATIVE RESIDENTIAL LAND NEED (net ha)						
	2011	2016	2021	2026	2031	2036	2041
Northwest	-	49	70	88	109	129	147
Northwest (Greenfield)	-	2	19	44	86	129	171
Northeast	-	0	1	1	2	2	3
Southeast	-	78	134	157	170	182	191
Southeast (Greenfield)	-	1	9	42	78	112	148
Southwest	-	39	91	115	132	141	149
Southwest (Greenfield)	-	1	4	38	74	112	149
Southwest (GTH/WIL)	-	0	0	1	1	1	1
Central City	-	-	-	-	-	-	-
Total	-	170	328	487	652	808	958

Table 18 – Residential Density Assumptions

	Residential Densities (units/net ha)					
	Single	Semi	Row	Duplex	Apt<5	Apt5+
Northwest	29	35	40	50	100	200
Northwest (Greenfield)	29	35	40	50	100	200
Northeast	29	35	40	50	100	200
Southeast	29	35	40	50	100	200
Southeast (Greenfield)	29	35	40	50	100	200
Southwest	29	35	40	50	100	200
Southwest (Greenfield)	29	35	40	50	100	200
Southwest (GTH/WIL)	29	35	40	50	100	200
Central City	29	35	40	50	100	200

Note: Densities were developed in consultation with City staff to reflect the preferred growth option and OCP policy direction to achieve a minimum population density of 50 people per ha in residential greenfield areas.

2. Non-Residential Land Needs

The non-residential land needs analysis is also a three-step process. First, the proportion of employment growth occurring in residential areas or on existing employment land is estimated. The amount of greenfield land required to accommodate the remaining employment growth is then determined; this yields the net land need. Finally, the land required for roadways and utilities is estimated to yield the total developable land need.

- It is assumed that 50% of new major office development outside the Central City will take place as redevelopment on existing employment land or in residential areas. In the Central City all new major office growth is assumed to take place as redevelopment. All growth in population-related employment is assumed to occur in residential areas.
- Non-residential densities (expressed as jobs per net hectare of land) have been established based on observed patterns for recently developed employment land and office development as well as information provided by City staff.
- A net to gross ratio of 75% to account for roadways and utilities has been applied to the net land need based on observed development patterns.

The cumulative developable and net land needs for each sector to 2041 are provided in Tables 19 and 20. Non-residential density assumptions are provided in Table 21. Detailed land needs tables, including density assumptions, are shown in Appendix D.

Table 19 – Cumulative Non-Residential Developable Land Need by Sector

	CUMULATIVE NON-RESIDENTIAL LAND NEED (developable ha)						
	2011	2016	2021	2026	2031	2036	2041
Northwest	-	27	41	59	84	102	118
Northwest (Greenfield)	-	-	-	-	-	0	0
Northeast	-	78	111	139	164	190	205
Southeast	-	4	6	9	13	17	20
Southeast (Greenfield)	-	-	-	-	-	0	0
Southwest	-	6	10	14	20	27	32
Southwest (Greenfield)	-	-	-	-	-	0	0
Southwest (GTH/WIL)	-	60	104	170	279	408	531
Central City	-	-	-	-	-	-	-
Total	-	175	273	392	560	744	907

Net to Gross Ratio = 75%

Note: Net to gross ratio accounts for roadways and utilities.

Table 20 – Cumulative Non-Residential Net Land Need by Sector

	CUMULATIVE NON-RESIDENTIAL LAND NEED (net ha)							Greenfield
	2011	2016	2021	2026	2031	2036	2041	Office Share ¹
Northwest	-	20	31	44	63	76	88	50%
Northwest (Greenfield)	-	-	-	-	-	0	0	50%
Northeast	-	58	83	105	123	142	154	50%
Southeast	-	3	5	7	10	12	15	50%
Southeast (Greenfield)	-	-	-	-	-	0	0	50%
Southwest	-	5	8	11	15	20	24	50%
Southwest (Greenfield)	-	-	-	-	-	0	0	50%
Southwest (GTH/WIL)	-	45	78	127	209	306	398	50%
Central City	-	-	-	-	-	-	-	0%
Total	-	131	205	294	420	558	680	

Note 1: Represents share of office development to be accommodated on greenfield lands.

Table 21 – Non-Residential Density Assumptions

	Non-Residential Densities (jobs/net ha)			
	Major Office	Population-Related	Employment Land	Rural
Northwest	160	56	30	-
Northwest (Greenfield)	160	56	30	-
Northeast	160	56	30	-
Southeast	160	56	30	-
Southeast (Greenfield)	160	56	30	-
Southwest	160	56	30	-
Southwest (Greenfield)	160	56	30	-
Southwest (GTH/WIL)	160	56	30	-
Central City	225	56	30	-

Note. Population-related employment (PRE) is based on 50 jobs/net ha for those with usual place of work, equivalent to 56 jobs/net ha accounting for 11% of PRE as work-at-home (as per the 2006 Census).

F. PREFERRED GROWTH OPTION FORECASTS

The development of the new OCP involved an evaluation of three growth options based on different distributions of residential growth to each sector. Using the options evaluation as an input, the OCP process then involved the development of a preferred growth option for the city to a 300,000 population horizon. Under the preferred growth option, residential greenfield growth is focused in the Northwest and Southeast greenfield sectors.

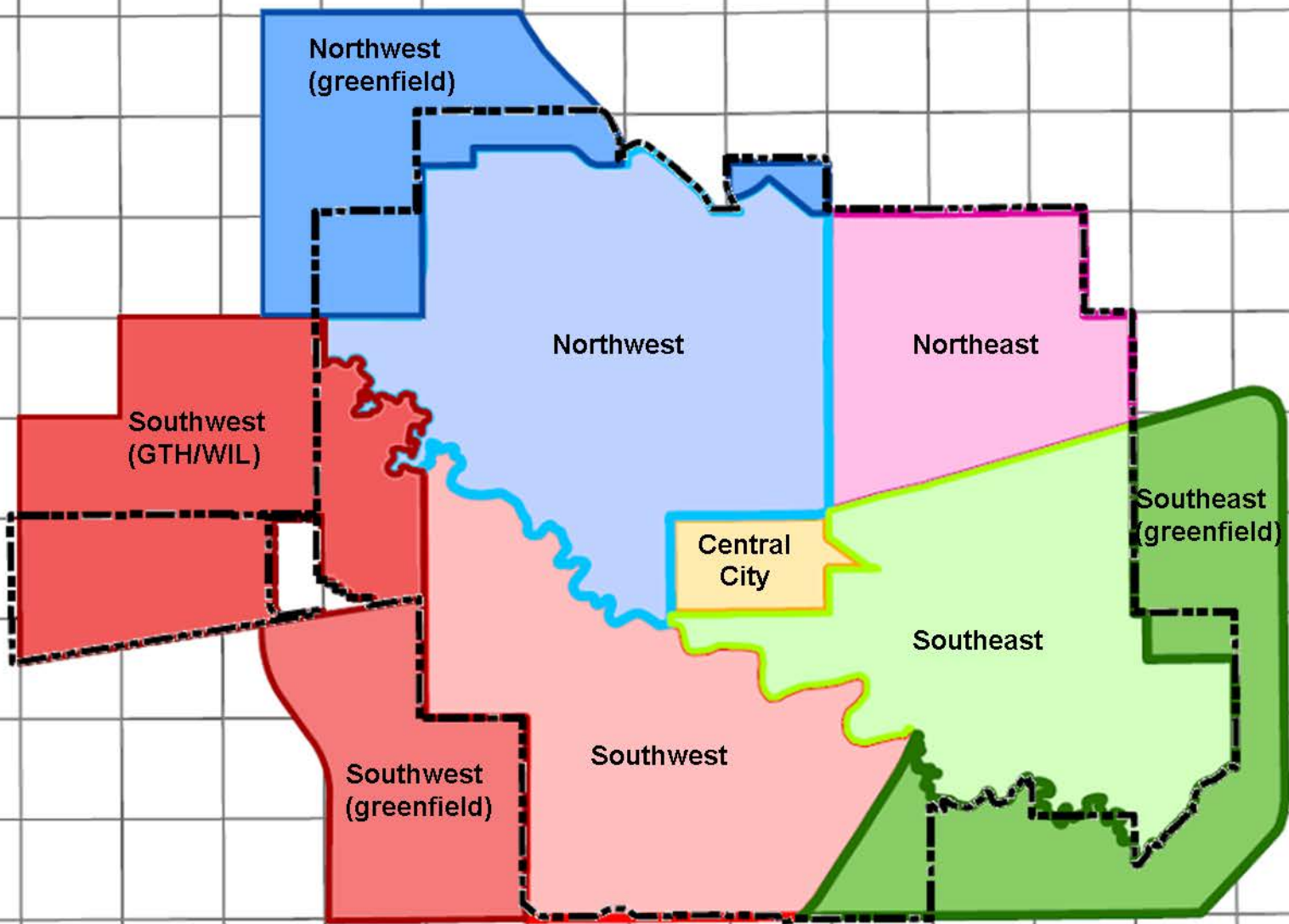
As part of the OCP process, the forecasts were modified to reflect the location of new residential and employment growth areas in the preferred growth option. The population targets, together with a map of the preferred growth option and detailed forecast and land needs analysis results, are provided in Appendix E. The map is the same as that which appears in the final draft of the Design Regina OCP.

CITY OF REGINA – POPULATION, HOUSING AND EMPLOYMENT FORECASTS AND LAND NEEDS ANALYSIS

Technical Appendices

**CITY OF REGINA – POPULATION, HOUSING AND
EMPLOYMENT FORECASTS AND LAND NEEDS ANALYSIS**

Appendix A
Sector Boundaries



**CITY OF REGINA – POPULATION, HOUSING AND
EMPLOYMENT FORECASTS AND LAND NEEDS ANALYSIS**

Appendix B

Housing by Type

City of Regina Forecasts

Housing by Type

Northwest	Housing by Type						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	24,484	768	1,440	780	3,902	520	31,895
2016	25,829	839	1,787	839	4,195	559	34,048
2021	26,397	855	1,917	880	4,401	587	35,037
2026	26,930	862	2,048	916	4,582	611	35,951
2031	27,599	871	2,236	956	4,780	637	37,080
2036	28,253	882	2,461	995	4,977	664	38,232
2041	28,891	893	2,684	1,033	5,164	689	39,354
Growth 2011 - 2041	4,407	124	1,245	252	1,262	168	7,459

Northwest (Greenfield)	Housing by Type						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	8	0	0	0	0	0	8
2016	57	2	12	1	6	1	80
2021	504	20	39	6	29	4	603
2026	1,161	51	122	10	52	7	1,404
2031	2,298	98	238	15	77	10	2,737
2036	3,521	150	361	20	102	14	4,168
2041	4,714	201	483	25	126	17	5,566
Growth 2011 - 2041	4,706	201	483	25	126	17	5,558

Northeast	Housing by Type						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	1,752	104	30	35	173	23	2,117
2016	1,762	105	36	35	174	23	2,135
2021	1,771	105	41	35	176	23	2,151
2026	1,779	105	47	35	177	24	2,167
2031	1,789	106	53	36	178	24	2,184
2036	1,797	106	59	36	179	24	2,201
2041	1,806	107	65	36	180	24	2,218
Growth 2011 - 2041	54	2	35	1	7	1	101

City of Regina Forecasts

Housing by Type

Southeast	Housing by Type						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	15,815	729	1,796	463	2,317	309	21,430
2016	18,081	825	2,237	489	2,443	326	24,401
2021	19,646	888	2,656	519	2,593	346	26,647
2026	20,302	937	2,822	549	2,743	366	27,719
2031	20,643	956	2,996	581	2,905	387	28,469
2036	20,977	967	3,241	614	3,068	409	29,275
2041	21,194	977	3,485	644	3,222	430	29,951
Growth 2011 - 2041	5,379	248	1,690	181	904	121	8,522

Southeast (Greenfield)	Housing by Type						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	126	10	20	17	87	12	271
2016	136	11	22	19	93	12	293
2021	359	12	33	21	104	14	544
2026	1,234	20	200	25	127	17	1,624
2031	2,144	62	373	30	152	20	2,782
2036	3,033	113	557	35	177	24	3,941
2041	4,010	164	740	40	201	27	5,182
Growth 2011 - 2041	3,884	154	720	23	115	15	4,911

Southwest	Housing by Type						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	9,521	218	865	676	3,380	451	15,110
2016	10,605	278	1,097	714	3,568	476	16,738
2021	12,035	349	1,483	748	3,742	499	18,857
2026	12,691	388	1,760	783	3,914	522	20,059
2031	13,146	416	1,991	820	4,102	547	21,023
2036	13,369	427	2,175	858	4,289	572	21,690
2041	13,586	437	2,358	893	4,467	596	22,337
Growth 2011 - 2041	4,065	219	1,494	217	1,087	145	7,227

City of Regina Forecasts

Housing by Type

Southwest (Greenfield)	Housing by Type						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	5	0	0	0	0	0	5
2016	15	0	2	1	6	1	26
2021	104	2	13	4	18	2	144
2026	979	18	180	8	41	5	1,231
2031	1,889	56	353	13	66	9	2,385
2036	2,912	122	537	18	91	12	3,692
2041	3,910	187	720	23	115	15	4,970
Growth 2011 - 2041	3,905	187	720	23	115	15	4,965

Southwest (GTH/WIL)	Housing by Type						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	88	11	5	0	0	0	104
2016	93	11	7	0	2	0	113
2021	97	11	10	1	3	0	122
2026	101	12	12	1	4	1	130
2031	106	12	14	1	5	1	139
2036	110	12	17	1	6	1	147
2041	115	12	19	2	8	1	156
Growth 2011 - 2041	27	1	14	1	7	1	52

Central City	Housing by Type						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	2,411	97	197	119	2,265	3,576	8,665
2016	2,559	107	313	136	2,583	4,079	9,776
2021	2,693	113	423	151	2,876	4,541	10,798
2026	2,802	118	534	167	3,168	5,001	11,790
2031	2,916	123	627	183	3,484	5,501	12,835
2036	3,005	128	700	200	3,801	6,001	13,835
2041	3,092	134	773	216	4,100	6,474	14,789
Growth 2011 - 2041	681	36	577	97	1,836	2,899	6,125

**CITY OF REGINA – POPULATION, HOUSING AND
EMPLOYMENT FORECASTS AND LAND NEEDS ANALYSIS**

Appendix C
Employment by Type

City of Regina Forecasts

Employment by Type

Northwest	Employment by Type				
	Major Office	Pop-Related	Emp. Land	Rural	Total
2011	2,361	15,005	10,477	-	27,842
2016	2,576	16,106	11,056	-	29,739
2021	2,737	16,605	11,374	-	30,717
2026	2,906	16,950	11,758	-	31,614
2031	3,105	17,285	12,301	-	32,691
2036	3,248	17,620	12,688	-	33,556
2041	3,388	17,984	13,032	-	34,404
Growth 2011 - 2041	1,028	2,979	2,555	-	6,561

Northwest (Greenfield)	Employment by Type				
	Major Office	Pop-Related	Emp. Land	Rural	Total
2011	-	-	-	-	-
2016	-	41	-	-	41
2021	-	323	-	-	323
2026	-	734	-	-	734
2031	-	1,391	-	-	1,391
2036	36	2,146	-	-	2,182
2041	71	2,894	-	-	2,965
Growth 2011 - 2041	71	2,894	-	-	2,965

Northeast	Employment by Type				
	Major Office	Pop-Related	Emp. Land	Rural	Total
2011	1,373	4,036	21,985	-	27,394
2016	1,445	4,073	23,723	-	29,241
2021	1,499	4,103	24,465	-	30,067
2026	1,555	4,124	25,104	-	30,783
2031	1,621	4,139	25,648	-	31,408
2036	1,693	4,153	26,227	-	32,073
2041	1,763	4,170	26,571	-	32,504
Growth 2011 - 2041	390	134	4,586	-	5,110

Southeast	Employment by Type				
	Major Office	Pop-Related	Emp. Land	Rural	Total
2011	3,123	11,734	4,580	-	19,437
2016	3,267	13,269	4,657	-	21,193
2021	3,374	14,371	4,699	-	22,445
2026	3,487	14,813	4,750	-	23,051
2031	3,619	15,025	4,823	-	23,467
2036	3,691	15,247	4,900	-	23,838
2041	3,761	15,440	4,969	-	24,170
Growth 2011 - 2041	638	3,706	389	-	4,733

Southeast (Greenfield)	Employment by Type				
	Major Office	Pop-Related	Emp. Land	Rural	Total
2011	-	64	-	-	64
2016	-	78	-	-	78
2021	-	237	-	-	237
2026	-	863	-	-	863
2031	-	1,495	-	-	1,495
2036	36	2,165	-	-	2,201
2041	71	2,903	-	-	2,974
Growth 2011 - 2041	71	2,839	-	-	2,910

City of Regina Forecasts

Employment by Type

Southwest	Employment by Type				
	Major Office	Pop-Related	Emp. Land	Rural	Total
2011	2,799	8,384	3,938	-	15,122
2016	3,087	9,387	4,054	-	16,528
2021	3,302	10,538	4,118	-	17,957
2026	3,527	11,185	4,194	-	18,906
2031	3,791	11,656	4,303	-	19,750
2036	4,042	12,002	4,419	-	20,463
2041	4,288	12,366	4,522	-	21,176
Growth 2011 - 2041	1,488	3,981	584	-	6,054

Southwest (Greenfield)	Employment by Type				
	Major Office	Pop-Related	Emp. Land	Rural	Total
2011	-	-	-	-	-
2016	-	13	-	-	13
2021	-	74	-	-	74
2026	-	604	-	-	604
2031	-	1,138	-	-	1,138
2036	36	1,787	-	-	1,823
2041	71	2,431	-	-	2,502
Growth 2011 - 2041	71	2,431	-	-	2,502

Southwest (GTH/WIL)	Employment by Type				
	Major Office	Pop-Related	Emp. Land	Rural	Total
2011	-	-	21	-	21
2016	-	31	1,372	-	1,403
2021	-	57	2,369	-	2,426
2026	-	82	3,839	-	3,920
2031	-	104	6,303	-	6,408
2036	72	128	9,199	-	9,399
2041	142	153	11,951	-	12,246
Growth 2011 - 2041	142	153	11,931	-	12,225

Central City	Employment by Type				
	Major Office	Pop-Related	Emp. Land	Rural	Total
2011	16,243	8,835	820	-	25,898
2016	19,115	9,565	820	-	29,500
2021	21,264	10,208	777	-	32,249
2026	23,513	10,786	713	-	35,012
2031	26,160	11,331	605	-	38,095
2036	29,028	11,880	412	-	41,320
2041	31,837	12,437	240	-	44,514
Growth 2011 - 2041	15,594	3,602	580	-	18,616

**CITY OF REGINA – POPULATION, HOUSING AND
EMPLOYMENT FORECASTS AND LAND NEEDS ANALYSIS**

Appendix D
Land Needs Analysis

**City of Regina Forecasts
Land Needs Analysis
Northwest**

	Cumulative Housing Growth by Type						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	-	-	-	-	-	-	-
2016	1,345	71	347	59	293	39	2,153
2021	1,913	87	477	100	499	67	3,142
2026	2,446	94	608	136	680	91	4,056
2031	3,115	103	797	176	878	117	5,185
2036	3,769	114	1,021	215	1,075	143	6,338
2041	4,407	124	1,245	252	1,262	168	7,459
Growth 2011 - 2041	4,407	124	1,245	252	1,262	168	7,459

	Housing Intensification Growth						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011-16	202	14	104	15	234	39	608
2016-21	85	3	39	10	165	27	330
2021-26	107	2	46	11	154	24	344
2026-31	167	3	75	14	168	26	453
2031-36	196	4	101	16	178	26	521
2036-41	223	4	112	17	168	25	549
Growth 2011 - 2041	980	30	477	82	1,067	168	2,805

	Housing Intensification Rate					
	Single	Semi	Row	Duplex	Apt<5	Apt 5+
	15.0%	20.0%	30.0%	25.0%	80.0%	100.0%
	15.0%	20.0%	30.0%	25.0%	80.0%	100.0%
	20.0%	25.0%	35.0%	30.0%	85.0%	100.0%
	25.0%	30.0%	40.0%	35.0%	85.0%	100.0%
	30.0%	35.0%	45.0%	40.0%	90.0%	100.0%
	35.0%	40.0%	50.0%	45.0%	90.0%	100.0%

	Housing Greenfield Growth						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011-16	1,143	56	243	44	59	-	1,545
2016-21	483	13	91	31	41	-	659
2021-26	427	5	85	25	27	-	570
2026-31	501	6	113	26	30	-	676
2031-36	458	7	124	24	20	-	632
2036-41	415	6	112	21	19	-	572
Growth 2011 - 2041	3,427	95	767	170	195	-	4,654

	Incremental Residential Land Need (ha)						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
Net Density	29	35	40	50	100	200	32
2011-16	40	2	6	1	1	-	49
2016-21	17	0	2	1	0	-	21
2021-26	15	0	2	1	0	-	18
2026-31	18	0	3	1	0	-	21
2031-36	16	0	3	0	0	-	20
2036-41	15	0	3	0	0	-	18
Growth 2011 - 2041	120	3	19	3	2	-	147

	Cumulative Residential Land Need (ha)						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	-	-	-	-	-	-	-
2016	40	2	6	1	1	-	49
2021	57	2	8	1	1	-	70
2026	72	2	10	2	1	-	88
2031	90	2	13	3	2	-	109
2036	106	3	16	3	2	-	129
2041	120	3	19	3	2	-	147
Growth 2011 - 2041	120	3	19	3	2	-	147

	Cumulative Non-Residential Land Need (ha)				
	MO	PRE	ELE	Rural	Total
2011	-	-	-	-	-
2016	1	20	19	-	40
2021	2	28	30	-	61
2026	3	35	43	-	81
2031	5	41	61	-	106
2036	6	47	74	-	126
2041	6	53	85	-	145
Growth 2011 - 2041	6	53	85	-	145

**City of Regina Forecasts
Land Needs Analysis
Northwest (Greenfield)**

	Cumulative Housing Growth by Type						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	-	-	-	-	-	-	-
2016	49	2	12	1	6	1	72
2021	496	20	39	6	29	4	595
2026	1,153	51	122	10	52	7	1,396
2031	2,290	98	238	15	77	10	2,729
2036	3,513	150	361	20	102	14	4,160
2041	4,706	201	483	25	126	17	5,558
Growth 2011 - 2041	4,706	201	483	25	126	17	5,558

	Housing Intensification Growth						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011-16	0	0	0	0	0	0	0
2016-21	4	0	1	0	0	0	7
2021-26	33	2	4	0	1	0	40
2026-31	57	2	12	0	2	1	74
2031-36	122	5	18	1	5	1	153
2036-41	119	5	24	1	7	2	158
Growth 2011 - 2041	336	14	60	3	16	4	433

	Housing Intensification Rate					
	Single	Semi	Row	Duplex	Apt<5	Apt 5+
0.5%	0.5%	0.5%	0.8%	0.8%	1.0%	
1.0%	1.0%	5.0%	5.0%	1.0%	1.0%	
5.0%	5.0%	5.0%	5.0%	5.0%	10.0%	
5.0%	5.0%	10.0%	10.0%	10.0%	20.0%	
10.0%	10.0%	15.0%	15.0%	20.0%	35.0%	
10.0%	10.0%	20.0%	20.0%	30.0%	50.0%	

	Housing Greenfield Growth						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011-16	49	2	12	1	6	1	71
2016-21	443	18	26	4	23	3	517
2021-26	623	29	79	4	22	3	761
2026-31	1,080	45	104	4	22	3	1,259
2031-36	1,101	47	104	4	20	2	1,278
2036-41	1,074	46	98	4	17	2	1,239
Growth 2011 - 2041	4,370	187	423	23	110	13	5,125

	Incremental Residential Land Need (ha)						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
Net Density	29	35	40	50	100	200	30
2011-16	2	0	0	0	0	0	2
2016-21	16	1	1	0	0	0	17
2021-26	22	1	2	0	0	0	25
2026-31	38	1	3	0	0	0	42
2031-36	39	1	3	0	0	0	43
2036-41	38	1	2	0	0	0	42
Growth 2011 - 2041	153	5	11	0	1	0	171

	Cumulative Residential Land Need (ha)						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	-	-	-	-	-	-	-
2016	2	0	0	0	0	0	2
2021	17	1	1	0	0	0	19
2026	39	1	3	0	1	0	44
2031	77	3	6	0	1	0	86
2036	116	4	8	0	1	0	129
2041	153	5	11	0	1	0	171
Growth 2011 - 2041	153	5	11	0	1	0	171

	Cumulative Non-Residential Land Need (ha)				
	MO	PRE	ELE	Rural	Total
2011	-	-	-	-	-
2016	-	1	-	-	1
2021	-	6	-	-	6
2026	-	13	-	-	13
2031	-	25	-	-	25
2036	0	38	-	-	38
2041	0	52	-	-	52
Growth 2011 - 2041	0	52	-	-	52

**City of Regina Forecasts
Land Needs Analysis
Northeast**

	Cumulative Housing Growth by Type						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	-	-	-	-	-	-	-
2016	10	0	6	0	1	0	18
2021	19	1	11	0	2	0	34
2026	28	1	17	1	4	0	50
2031	37	2	23	1	5	1	67
2036	46	2	29	1	6	1	84
2041	54	2	35	1	7	1	101
Growth 2011 - 2041	54	2	35	1	7	1	101

	Housing Intensification Growth						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011-16	1	0	1	0	1	0	3
2016-21	1	0	1	0	1	0	3
2021-26	1	0	1	0	1	0	3
2026-31	1	0	1	0	1	0	3
2031-36	1	0	1	0	1	0	3
2036-41	1	0	1	0	1	0	3
Growth 2011 - 2041	5	0	7	0	5	1	19

	Housing Intensification Rate					
	Single	Semi	Row	Duplex	Apt<5	Apt 5+
	10.0%	10.0%	20.0%	20.0%	75.0%	75.0%
	10.0%	10.0%	20.0%	20.0%	75.0%	75.0%
	10.0%	10.0%	20.0%	20.0%	75.0%	75.0%
	10.0%	10.0%	20.0%	20.0%	75.0%	75.0%
	10.0%	10.0%	20.0%	20.0%	75.0%	75.0%
	10.0%	10.0%	20.0%	20.0%	75.0%	75.0%

	Housing Greenfield Growth						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011-16	9	0	5	0	0	0	15
2016-21	8	0	4	0	0	0	13
2021-26	8	0	4	0	0	0	13
2026-31	8	0	5	0	0	0	14
2031-36	8	0	5	0	0	0	14
2036-41	8	0	5	0	0	0	14
Growth 2011 - 2041	49	2	28	1	2	0	82

	Incremental Residential Land Need (ha)						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
Net Density	29	35	40	50	100	200	33
2011-16	0	0	0	0	0	0	0
2016-21	0	0	0	0	0	0	0
2021-26	0	0	0	0	0	0	0
2026-31	0	0	0	0	0	0	0
2031-36	0	0	0	0	0	0	0
2036-41	0	0	0	0	0	0	0
Growth 2011 - 2041	2	0	1	0	0	0	3

	Cumulative Residential Land Need (ha)						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	-	-	-	-	-	-	-
2016	0	0	0	0	0	0	0
2021	1	0	0	0	0	0	1
2026	1	0	0	0	0	0	1
2031	1	0	0	0	0	0	2
2036	1	0	1	0	0	0	2
2041	2	0	1	0	0	0	3
Growth 2011 - 2041	2	0	1	0	0	0	3

	Cumulative Non-Residential Land Need (ha)				
	MO	PRE	ELE	Rural	Total
2011	-	-	-	-	-
2016	0	1	58	-	59
2021	1	1	83	-	85
2026	1	2	104	-	107
2031	2	2	122	-	125
2036	2	2	141	-	145
2041	2	2	153	-	158
Growth 2011 - 2041	2	2	153	-	158

City of Regina Forecasts
Land Needs Analysis
Southeast

	Cumulative Housing Growth by Type						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	-	-	-	-	-	-	-
2016	2,266	96	441	25	126	17	2,971
2021	3,831	159	860	55	276	37	5,218
2026	4,487	208	1,027	85	426	57	6,289
2031	4,828	227	1,200	118	588	78	7,039
2036	5,162	237	1,446	150	750	100	7,845
2041	5,379	248	1,690	181	904	121	8,522
Growth 2011 - 2041	5,379	248	1,690	181	904	121	8,522

	Housing Intensification Growth						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011-16	340	19	132	6	101	17	615
2016-21	235	12	126	8	120	20	521
2021-26	131	12	58	9	127	20	358
2026-31	85	6	69	11	138	22	331
2031-36	100	4	111	13	146	22	395
2036-41	76	4	122	14	138	21	375
Growth 2011 - 2041	967	57	618	61	771	121	2,595

	Housing Intensification Rate					
	Single	Semi	Row	Duplex	Apt<5	Apt 5+
	15.0%	20.0%	30.0%	25.0%	80.0%	100.0%
	15.0%	20.0%	30.0%	25.0%	80.0%	100.0%
	20.0%	25.0%	35.0%	30.0%	85.0%	100.0%
	25.0%	30.0%	40.0%	35.0%	85.0%	100.0%
	30.0%	35.0%	45.0%	40.0%	90.0%	100.0%
	35.0%	40.0%	50.0%	45.0%	90.0%	100.0%

	Housing Greenfield Growth						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011-16	1,926	77	309	19	25	-	2,356
2016-21	1,330	50	293	23	30	-	1,726
2021-26	525	37	108	21	22	-	714
2026-31	256	13	104	21	24	-	419
2031-36	233	7	135	19	16	-	411
2036-41	141	6	122	17	15	-	301
Growth 2011 - 2041	4,411	190	1,071	120	134	-	5,927

	Incremental Residential Land Need (ha)						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
Net Density	29	35	40	50	100	200	31
2011-16	68	2	8	0	0	-	78
2016-21	47	1	7	0	0	-	56
2021-26	18	1	3	0	0	-	23
2026-31	9	0	3	0	0	-	13
2031-36	8	0	3	0	0	-	12
2036-41	5	0	3	0	0	-	9
Growth 2011 - 2041	155	5	27	2	1	-	191

	Cumulative Residential Land Need (ha)						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	-	-	-	-	-	-	-
2016	68	2	8	0	0	-	78
2021	114	4	15	1	1	-	134
2026	133	5	18	1	1	-	157
2031	142	5	20	2	1	-	170
2036	150	5	24	2	1	-	182
2041	155	5	27	2	1	-	191
Growth 2011 - 2041	155	5	27	2	1	-	191

	Cumulative Non-Residential Land Need (ha)				
	MO	PRE	ELE	Rural	Total
2011	-	-	-	-	-
2016	1	27	3	-	31
2021	2	47	4	-	52
2026	2	55	6	-	63
2031	3	59	8	-	70
2036	4	63	11	-	77
2041	4	66	13	-	83
Growth 2011 - 2041	4	66	13	-	83

**City of Regina Forecasts
Land Needs Analysis
Southeast (Greenfield)**

	Cumulative Housing Growth by Type						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	-	-	-	-	-	-	-
2016	10	0	2	1	6	1	21
2021	233	2	13	4	18	2	273
2026	1,108	10	180	8	41	5	1,352
2031	2,018	52	353	13	66	9	2,510
2036	2,907	103	537	18	91	12	3,669
2041	3,884	154	720	23	115	15	4,911
Growth 2011 - 2041	3,884	154	720	23	115	15	4,911

	Housing Intensification Growth						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011-16	0	0	0	0	0	0	0
2016-21	2	0	1	0	0	0	3
2021-26	44	0	8	0	1	0	54
2026-31	45	2	17	0	2	1	69
2031-36	89	5	28	1	5	1	129
2036-41	98	5	37	1	7	2	149
Growth 2011 - 2041	278	13	90	3	16	4	404

	Housing Intensification Rate					
	Single	Semi	Row	Duplex	Apt<5	Apt 5+
0.5%	0.5%	0.5%	0.8%	0.8%	1.0%	
1.0%	1.0%	5.0%	5.0%	1.0%	1.0%	
5.0%	5.0%	5.0%	5.0%	5.0%	10.0%	
5.0%	5.0%	10.0%	10.0%	10.0%	20.0%	
10.0%	10.0%	15.0%	15.0%	20.0%	35.0%	
10.0%	10.0%	20.0%	20.0%	30.0%	50.0%	

	Housing Greenfield Growth						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011-16	10	0	2	1	6	1	21
2016-21	221	2	10	2	11	2	249
2021-26	831	7	158	4	22	3	1,025
2026-31	864	39	156	4	22	3	1,089
2031-36	800	47	157	4	20	2	1,030
2036-41	879	46	146	4	17	2	1,093
Growth 2011 - 2041	3,606	141	630	20	99	12	4,507

	Incremental Residential Land Need (ha)						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
Net Density	29	35	40	50	100	200	30
2011-16	0	0	0	0	0	0	1
2016-21	8	0	0	0	0	0	8
2021-26	29	0	4	0	0	0	34
2026-31	30	1	4	0	0	0	36
2031-36	28	1	4	0	0	0	34
2036-41	31	1	4	0	0	0	36
Growth 2011 - 2041	127	4	16	0	1	0	148

	Cumulative Residential Land Need (ha)						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	-	-	-	-	-	-	-
2016	0	0	0	0	0	0	1
2021	8	0	0	0	0	0	9
2026	37	0	4	0	0	0	42
2031	68	1	8	0	1	0	78
2036	96	3	12	0	1	0	112
2041	127	4	16	0	1	0	148
Growth 2011 - 2041	127	4	16	0	1	0	148

	Cumulative Non-Residential Land Need (ha)				
	MO	PRE	ELE	Rural	Total
2011	-	-	-	-	-
2016	-	0	-	-	0
2021	-	3	-	-	3
2026	-	14	-	-	14
2031	-	25	-	-	25
2036	0	37	-	-	38
2041	0	51	-	-	51
Growth 2011 - 2041	0	51	-	-	51

**City of Regina Forecasts
Land Needs Analysis
Southwest**

	Cumulative Housing Growth by Type						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	-	-	-	-	-	-	-
2016	1,084	60	232	38	189	25	1,628
2021	2,514	131	618	72	362	48	3,747
2026	3,170	170	895	107	535	71	4,949
2031	3,625	198	1,127	144	722	96	5,913
2036	3,848	209	1,311	182	909	121	6,580
2041	4,065	219	1,494	217	1,087	145	7,227
Growth 2011 - 2041	4,065	219	1,494	217	1,087	145	7,227

	Housing Intensification Growth						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011-16	163	12	70	9	151	25	430
2016-21	215	14	116	9	139	23	515
2021-26	131	10	97	10	147	23	418
2026-31	114	8	93	13	159	25	412
2031-36	67	4	83	15	169	25	362
2036-41	76	4	92	16	160	24	371
Growth 2011 - 2041	765	52	549	73	924	145	2,508

	Housing Intensification Rate					
	Single	Semi	Row	Duplex	Apt<5	Apt 5+
	15.0%	20.0%	30.0%	25.0%	80.0%	100.0%
	15.0%	20.0%	30.0%	25.0%	80.0%	100.0%
	20.0%	25.0%	35.0%	30.0%	85.0%	100.0%
	25.0%	30.0%	40.0%	35.0%	85.0%	100.0%
	30.0%	35.0%	45.0%	40.0%	90.0%	100.0%
	35.0%	40.0%	50.0%	45.0%	90.0%	100.0%

	Housing Greenfield Growth						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011-16	921	48	163	28	38	-	1,198
2016-21	1,216	57	270	26	35	-	1,604
2021-26	525	29	180	24	26	-	784
2026-31	341	20	139	24	28	-	552
2031-36	156	7	101	22	19	-	305
2036-41	141	6	92	20	18	-	276
Growth 2011 - 2041	3,300	167	944	145	163	-	4,719

	Incremental Residential Land Need (ha)						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
Net Density	29	35	40	50	100	200	32
2011-16	32	1	4	1	0	-	39
2016-21	43	2	7	1	0	-	52
2021-26	18	1	5	0	0	-	24
2026-31	12	1	3	0	0	-	17
2031-36	5	0	3	0	0	-	9
2036-41	5	0	2	0	0	-	8
Growth 2011 - 2041	116	5	24	3	2	-	149

	Cumulative Residential Land Need (ha)						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	-	-	-	-	-	-	-
2016	32	1	4	1	0	-	39
2021	75	3	11	1	1	-	91
2026	93	4	15	2	1	-	115
2031	105	4	19	2	1	-	132
2036	111	5	21	3	1	-	141
2041	116	5	24	3	2	-	149
Growth 2011 - 2041	116	5	24	3	2	-	149

	Cumulative Non-Residential Land Need (ha)				
	MO	PRE	ELE	Rural	Total
2011	-	-	-	-	-
2016	2	18	4	-	23
2021	3	38	6	-	47
2026	5	50	9	-	63
2031	6	58	12	-	77
2036	8	64	16	-	88
2041	9	71	19	-	100
Growth 2011 - 2041	9	71	19	-	100

**City of Regina Forecasts
Land Needs Analysis
Southwest (Greenfield)**

	Cumulative Housing Growth by Type						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	-	-	-	-	-	-	-
2016	10	0	2	1	6	1	21
2021	99	2	13	4	18	2	139
2026	974	18	180	8	41	5	1,226
2031	1,884	56	353	13	66	9	2,380
2036	2,907	122	537	18	91	12	3,687
2041	3,905	187	720	23	115	15	4,965
Growth 2011 - 2041	3,905	187	720	23	115	15	4,965

	Housing Intensification Growth						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011-16	0	0	0	0	0	0	0
2016-21	1	0	1	0	0	0	2
2021-26	44	1	8	0	1	0	55
2026-31	45	2	17	0	2	1	68
2031-36	102	7	28	1	5	1	143
2036-41	100	6	37	1	7	2	153
Growth 2011 - 2041	292	16	90	3	16	4	421

	Housing Intensification Rate					
	Single	Semi	Row	Duplex	Apt<5	Apt 5+
0.5%	0.5%	0.5%	0.8%	0.8%	1.0%	
1.0%	1.0%	5.0%	5.0%	1.0%	1.0%	
5.0%	5.0%	5.0%	5.0%	5.0%	10.0%	
5.0%	5.0%	10.0%	10.0%	10.0%	20.0%	
10.0%	10.0%	15.0%	15.0%	20.0%	35.0%	
10.0%	10.0%	20.0%	20.0%	30.0%	50.0%	

	Housing Greenfield Growth						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011-16	10	0	2	1	6	1	21
2016-21	89	2	10	2	11	2	116
2021-26	831	15	158	4	22	3	1,033
2026-31	864	36	156	4	22	3	1,086
2031-36	921	60	157	4	20	2	1,163
2036-41	899	58	146	4	17	2	1,125
Growth 2011 - 2041	3,613	171	630	20	99	12	4,544

	Incremental Residential Land Need (ha)						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
Net Density	29	35	40	50	100	200	30
2011-16	0	0	0	0	0	0	1
2016-21	3	0	0	0	0	0	4
2021-26	29	0	4	0	0	0	34
2026-31	30	1	4	0	0	0	36
2031-36	32	2	4	0	0	0	38
2036-41	32	2	4	0	0	0	37
Growth 2011 - 2041	127	5	16	0	1	0	149

	Cumulative Residential Land Need (ha)						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	-	-	-	-	-	-	-
2016	0	0	0	0	0	0	1
2021	3	0	0	0	0	0	4
2026	33	0	4	0	0	0	38
2031	63	2	8	0	1	0	74
2036	95	3	12	0	1	0	112
2041	127	5	16	0	1	0	149
Growth 2011 - 2041	127	5	16	0	1	0	149

	Cumulative Non-Residential Land Need (ha)				
	MO	PRE	ELE	Rural	Total
2011	-	-	-	-	-
2016	-	0	-	-	0
2021	-	1	-	-	1
2026	-	11	-	-	11
2031	-	20	-	-	20
2036	0	32	-	-	32
2041	0	43	-	-	44
Growth 2011 - 2041	0	43	-	-	44

**City of Regina Forecasts
Land Needs Analysis
Southwest (GTH/WIL)**

	Cumulative Housing Growth by Type						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	-	-	-	-	-	-	-
2016	5	0	2	0	1	0	9
2021	9	0	5	0	2	0	18
2026	14	1	7	1	4	0	26
2031	18	1	9	1	5	1	35
2036	23	1	12	1	6	1	43
2041	27	1	14	1	7	1	52
Growth 2011 - 2041	27	1	14	1	7	1	52

	Housing Intensification Growth						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011-16	0	0	0	0	0	0	0
2016-21	0	0	0	0	0	0	0
2021-26	0	0	0	0	0	0	0
2026-31	0	0	0	0	0	0	0
2031-36	0	0	0	0	0	0	0
2036-41	0	0	0	0	0	0	0
Growth 2011 - 2041	0	0	0	0	0	0	0

	Housing Intensification Rate					
	Single	Semi	Row	Duplex	Apt<5	Apt 5+
	0.3%	0.5%	0.5%	0.8%	0.8%	1.0%
	0.3%	0.5%	0.5%	0.8%	0.8%	1.0%
	0.3%	0.5%	0.5%	0.8%	0.8%	1.0%
	0.3%	0.5%	0.5%	0.8%	0.8%	1.0%
	0.3%	0.5%	0.5%	0.8%	0.8%	1.0%
	0.3%	0.5%	0.5%	0.8%	0.8%	1.0%

	Housing Greenfield Growth						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011-16	5	0	2	0	1	0	9
2016-21	4	0	2	0	1	0	8
2021-26	4	0	2	0	1	0	8
2026-31	5	0	2	0	1	0	9
2031-36	4	0	2	0	1	0	9
2036-41	4	0	2	0	1	0	9
Growth 2011 - 2041	27	1	14	1	7	1	52

	Incremental Residential Land Need (ha)						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
Net Density	29	35	40	50	100	200	36
2011-16	0	0	0	0	0	0	0
2016-21	0	0	0	0	0	0	0
2021-26	0	0	0	0	0	0	0
2026-31	0	0	0	0	0	0	0
2031-36	0	0	0	0	0	0	0
2036-41	0	0	0	0	0	0	0
Growth 2011 - 2041	1	0	0	0	0	0	1

	Cumulative Residential Land Need (ha)						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	-	-	-	-	-	-	-
2016	0	0	0	0	0	0	0
2021	0	0	0	0	0	0	0
2026	0	0	0	0	0	0	1
2031	1	0	0	0	0	0	1
2036	1	0	0	0	0	0	1
2041	1	0	0	0	0	0	1
Growth 2011 - 2041	1	0	0	0	0	0	1

	Cumulative Non-Residential Land Need (ha)				
	MO	PRE	ELE	Rural	Total
2011	-	-	-	-	-
2016	-	1	45	-	46
2021	-	1	78	-	79
2026	-	1	127	-	129
2031	-	2	209	-	211
2036	0	2	306	-	309
2041	1	3	398	-	401
Growth 2011 - 2041	1	3	398	-	401

**City of Regina Forecast
Land Needs Analysis
Central City**

	Cumulative Housing Growth by Type						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	-	-	-	-	-	-	-
2016	148	10	116	17	318	503	1,111
2021	282	16	226	32	612	966	2,133
2026	391	21	337	48	903	1,425	3,125
2031	505	26	430	64	1,219	1,925	4,170
2036	594	31	503	81	1,536	2,425	5,171
2041	681	36	577	97	1,836	2,899	6,125
Growth 2011 - 2041	681	36	577	97	1,836	2,899	6,125

	Housing Intensification Growth						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011-16	148	10	116	17	318	503	1,111
2016-21	134	6	110	15	293	463	1,022
2021-26	109	5	111	15	291	460	991
2026-31	114	6	93	17	317	500	1,045
2031-36	89	5	74	17	317	500	1,001
2036-41	87	5	73	16	300	473	954
Growth 2011 - 2041	681	36	577	97	1,836	2,899	6,125

	Housing Intensification Rate					
	Single	Semi	Row	Duplex	Apt<5	Apt 5+
2011-16	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
2016-21	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
2021-26	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
2026-31	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
2031-36	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
2036-41	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Growth 2011 - 2041	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

	Housing Greenfield Growth						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011-16	-	-	-	-	-	-	-
2016-21	-	-	-	-	-	-	-
2021-26	-	-	-	-	-	-	-
2026-31	-	-	-	-	-	-	-
2031-36	-	-	-	-	-	-	-
2036-41	-	-	-	-	-	-	-
Growth 2011 - 2041	-	-	-	-	-	-	-

	Incremental Residential Land Need (ha)						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
Net Density	24	28	35	45	100	200	-
2011-16	-	-	-	-	-	-	-
2016-21	-	-	-	-	-	-	-
2021-26	-	-	-	-	-	-	-
2026-31	-	-	-	-	-	-	-
2031-36	-	-	-	-	-	-	-
2036-41	-	-	-	-	-	-	-
Growth 2011 - 2041	-	-	-	-	-	-	-

	Cumulative Residential Land Need (ha)						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	-	-	-	-	-	-	-
2016	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-
Growth 2011 - 2041	-	-	-	-	-	-	-

	Cumulative Non-Residential Land Need (ha)				
	MO	PRE	ELE	Rural	Total
2011	-	-	-	-	-
2016	-	-	-	-	-
2021	-	-	-	-	-
2026	-	-	-	-	-
2031	-	-	-	-	-
2036	-	-	-	-	-
2041	-	-	-	-	-
Growth 2011 - 2041	-	-	-	-	-

**CITY OF REGINA – POPULATION, HOUSING AND
EMPLOYMENT FORECASTS AND LAND NEEDS ANALYSIS**

Appendix E

Preferred Growth Option Forecasts

Map 1
GROWTH PLAN

WITHIN BUILT OR APPROVED NEIGHBOURHOODS: TO REACH 300,000:

Greenfield:	235,000 persons
Intensification:	65,000 persons
City Centre - Downtown:	45,000 persons
City Centre - RRI:	20,000 persons
City Centre - Elsewhere:	5,000 persons
Other Parts of the City:	2,500 persons
	10,000 persons

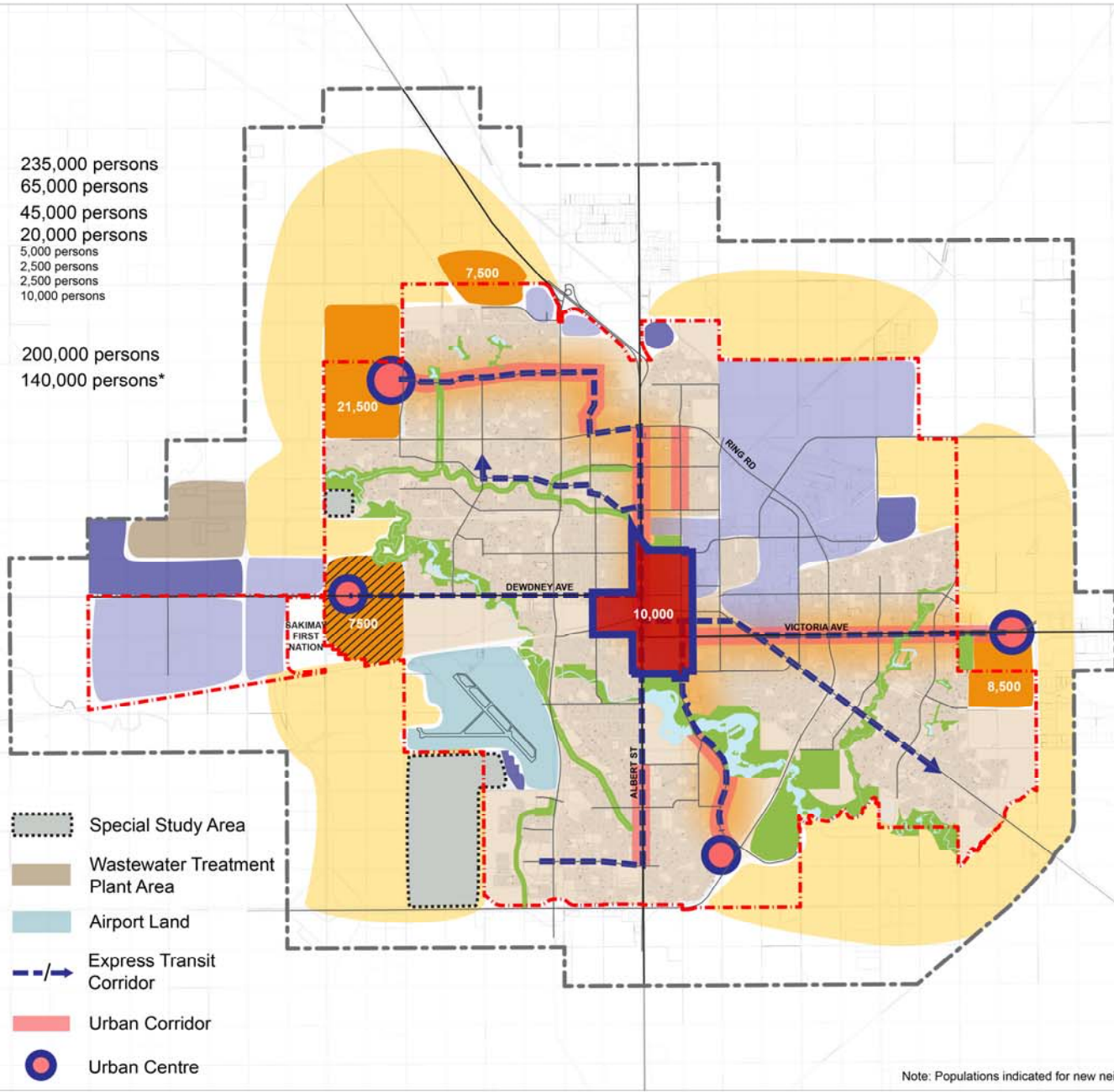
TO REACH 500,000:

Greenfield:	200,000 persons
	140,000 persons*

*Based on a 70/30 split assumption

LEGEND

- Urban-Rural Fringe Area
- City Boundary
- Major Road
- Built or Approved Neighbourhoods
- New Neighbourhood (300k)
- Intensification Area (300k)
- Long-Term Growth Area (500k)
- City Centre
- New Mixed-Use Neighbourhood (300k)
- Existing Approved Employment Area
- New Employment Area
- Special Study Area
- Wastewater Treatment Plant Area
- Airport Land
- Express Transit Corridor
- Urban Corridor
- Urban Centre



Note: Populations indicated for new neighbourhoods are estimates

City of Regina Forecasts
Population, Household and Employment Forecasts
Preferred Growth Option

Distribution of Population and Employment for the City of Regina by Sector														
	POPULATION							EMPLOYMENT						
	2011	2016	2021	2026	2031	2036	2041	2011	2016	2021	2026	2031	2036	2041
Northwest	82,238	87,873	90,369	93,584	94,699	94,591	94,156	27,842	29,655	30,597	31,717	32,676	33,264	33,747
Northwest (Greenfield)	27	242	1,750	8,279	17,069	26,878	36,293	-	42	300	1,363	2,754	4,496	6,224
Northeast	5,246	5,316	5,353	5,330	5,276	5,210	5,160	27,394	29,237	30,059	30,769	31,387	32,045	32,469
Southeast	57,256	65,814	72,121	73,847	73,986	73,386	72,887	19,437	21,206	22,459	22,945	23,211	23,296	23,387
Southeast (Greenfield)	704	824	2,094	4,313	6,899	9,397	11,802	64	89	307	670	1,081	1,554	2,024
Southwest	37,231	41,854	47,518	48,665	48,953	48,759	48,681	15,122	16,560	17,992	18,664	19,258	19,772	20,293
Southwest (Greenfield)	15	16	16	15	15	15	15	-	0	0	0	3	7	10
Southwest (GTH/WIL)	282	500	885	2,116	4,512	7,174	10,011	21	1,437	2,522	4,213	7,076	10,527	13,879
Central City	15,378	17,453	19,316	21,769	24,470	27,478	30,735	25,898	29,509	32,260	35,147	38,397	41,894	45,420
Total	198,377	219,892	239,421	257,917	275,879	292,887	309,740	115,779	127,736	136,495	145,488	155,844	166,854	177,453

Distribution of Households for the City of Regina by Sector							
	Total Occupied Households						
	2011	2016	2021	2026	2031	2036	2041
Northwest	31,895	34,020	34,960	36,297	37,109	37,575	37,815
Northwest (Greenfield)	8	80	558	2,649	5,499	8,754	11,934
Northeast	2,117	2,125	2,132	2,132	2,132	2,132	2,132
Southeast	21,430	24,352	26,598	27,366	27,713	27,844	27,923
Southeast (Greenfield)	271	307	648	1,260	2,013	2,770	3,512
Southwest	15,110	16,762	18,881	19,401	19,712	19,849	19,980
Southwest (Greenfield)	5	5	5	5	5	5	5
Southwest (GTH/WIL)	104	182	320	784	1,702	2,754	3,889
Central City	8,665	9,776	10,799	12,232	13,854	15,655	17,542
Total	79,605	87,609	94,903	102,125	109,739	117,339	124,732

City of Regina Forecasts
Housing by Type
Preferred Growth Option

Northwest	Housing by Type						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	24,484	768	1,440	780	3,902	520	31,895
2016	25,790	839	1,789	840	4,201	560	34,020
2021	26,281	857	1,930	884	4,419	589	34,960
2026	27,366	900	2,185	877	4,384	585	36,297
2031	27,941	928	2,411	874	4,372	583	37,109
2036	28,076	930	2,773	869	4,347	580	37,575
2041	28,120	927	3,035	860	4,299	573	37,815
Growth 2011 - 2041	3,636	159	1,596	79	397	53	5,920

Northwest (Greenfield)	Housing by Type						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	8	0	0	0	0	0	8
2016	57	2	12	1	6	1	80
2021	460	20	39	6	29	4	558
2026	2,142	64	327	17	87	12	2,649
2031	4,512	154	634	30	149	20	5,499
2036	7,256	274	941	42	212	28	8,754
2041	9,935	392	1,246	54	271	36	11,934
Growth 2011 - 2041	9,927	392	1,246	54	271	36	11,926

Northeast	Housing by Type						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	1,752	104	30	35	173	23	2,117
2016	1,752	105	36	35	174	23	2,125
2021	1,752	105	41	35	176	23	2,132
2026	1,752	105	41	35	176	23	2,132
2031	1,752	105	41	35	176	23	2,132
2036	1,752	105	41	35	176	23	2,132
2041	1,752	105	41	35	176	23	2,132
Growth 2011 - 2041	-	1	11	0	2	0	15

City of Regina Forecasts
Housing by Type
Preferred Growth Option

Southeast	Housing by Type						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	15,815	729	1,796	463	2,317	309	21,430
2016	18,032	825	2,237	489	2,443	326	24,352
2021	19,596	888	2,656	519	2,593	346	26,598
2026	20,039	905	2,811	542	2,708	361	27,366
2031	20,177	914	2,927	554	2,771	369	27,713
2036	20,200	915	2,952	567	2,833	378	27,844
2041	20,222	916	2,976	571	2,857	381	27,923
Growth 2011 - 2041	4,407	187	1,180	108	540	72	6,493

Southeast (Greenfield)	Housing by Type						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	126	10	20	17	87	12	271
2016	151	11	22	19	93	12	307
2021	463	12	33	21	104	14	648
2026	995	22	89	23	116	15	1,260
2031	1,593	44	204	26	128	17	2,013
2036	2,178	77	327	28	141	19	2,770
2041	2,749	110	449	31	153	20	3,512
Growth 2011 - 2041	2,623	100	429	13	66	9	3,240

Southwest	Housing by Type						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	9,521	218	865	676	3,380	451	15,110
2016	10,629	278	1,097	714	3,568	476	16,762
2021	12,060	349	1,483	748	3,742	499	18,881
2026	12,237	373	1,649	771	3,857	514	19,401
2031	12,260	378	1,765	796	3,982	531	19,712
2036	12,282	384	1,789	809	4,044	539	19,849
2041	12,304	390	1,814	821	4,104	547	19,980
Growth 2011 - 2041	2,783	173	949	145	724	96	4,870

City of Regina Forecasts
Housing by Type
Preferred Growth Option

Southwest (Greenfield)	Housing by Type						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	5	0	0	0	0	0	5
2016	5	0	0	0	0	0	5
2021	5	0	0	0	0	0	5
2026	5	0	0	0	0	0	5
2031	5	0	0	0	0	0	5
2036	5	0	0	0	0	0	5
2041	5	0	0	0	0	0	5
Growth 2011 - 2041	-	-	-	-	-	-	-

Southwest (GTH/WIL)	Housing by Type						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	88	11	5	0	0	0	104
2016	162	11	7	0	2	0	182
2021	296	11	10	1	3	0	320
2026	650	24	76	5	26	3	784
2031	1,363	47	192	15	76	10	1,702
2036	2,128	79	364	28	138	18	2,754
2041	2,940	114	571	39	197	26	3,889
Growth 2011 - 2041	2,853	103	566	39	197	26	3,785

Central City	Housing by Type						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	2,411	97	197	119	2,265	3,576	8,665
2016	2,559	107	313	136	2,583	4,079	9,776
2021	2,693	114	423	151	2,876	4,541	10,799
2026	2,848	120	545	174	3,313	5,231	12,232
2031	3,032	130	707	200	3,794	5,991	13,854
2036	3,257	142	922	227	4,307	6,801	15,655
2041	3,498	155	1,196	254	4,823	7,615	17,542
Growth 2011 - 2041	1,087	58	1,000	135	2,558	4,039	8,877

City of Regina Forecasts
Employment by Type
Preferred Growth Option

Northwest	Employment by Type				
	Major Office	Pop-Related	Emp. Land	Rural	Total
2011	2,361	15,005	10,477	-	27,842
2016	2,576	16,023	11,056	-	29,655
2021	2,737	16,485	11,374	-	30,597
2026	2,906	17,053	11,758	-	31,717
2031	3,101	17,273	12,301	-	32,676
2036	3,277	17,299	12,688	-	33,264
2041	3,449	17,266	13,032	-	33,747
Growth 2011 - 2041	1,088	2,262	2,555	-	5,904

Northwest (Greenfield)	Employment by Type				
	Major Office	Pop-Related	Emp. Land	Rural	Total
2011	-	-	-	-	-
2016	-	42	-	-	42
2021	-	300	-	-	300
2026	-	1,363	-	-	1,363
2031	-	2,754	-	-	2,754
2036	36	4,460	-	-	4,496
2041	71	6,153	-	-	6,224
Growth 2011 - 2041	71	6,153	-	-	6,224

Northeast	Employment by Type				
	Major Office	Pop-Related	Emp. Land	Rural	Total
2011	1,373	4,036	21,985	-	27,394
2016	1,445	4,069	23,723	-	29,237
2021	1,499	4,095	24,465	-	30,059
2026	1,555	4,110	25,104	-	30,769
2031	1,621	4,118	25,648	-	31,387
2036	1,693	4,125	26,227	-	32,045
2041	1,763	4,135	26,571	-	32,469
Growth 2011 - 2041	390	99	4,586	-	5,075

Southeast	Employment by Type				
	Major Office	Pop-Related	Emp. Land	Rural	Total
2011	3,123	11,734	4,580	-	19,437
2016	3,267	13,282	4,657	-	21,206
2021	3,374	14,385	4,699	-	22,459
2026	3,487	14,707	4,750	-	22,945
2031	3,619	14,769	4,823	-	23,211
2036	3,691	14,705	4,900	-	23,296
2041	3,761	14,657	4,969	-	23,387
Growth 2011 - 2041	638	2,923	389	-	3,950

Southeast (Greenfield)	Employment by Type				
	Major Office	Pop-Related	Emp. Land	Rural	Total
2011	-	64	-	-	64
2016	-	89	-	-	89
2021	-	307	-	-	307
2026	-	670	-	-	670
2031	-	1,081	-	-	1,081
2036	36	1,518	-	-	1,554
2041	71	1,953	-	-	2,024
Growth 2011 - 2041	71	1,889	-	-	1,960

City of Regina Forecasts
Employment by Type
Preferred Growth Option

Southwest	Employment by Type				
	Major Office	Pop-Related	Emp. Land	Rural	Total
2011	2,799	8,384	3,938	-	15,122
2016	3,087	9,419	4,054	-	16,560
2021	3,302	10,572	4,118	-	17,992
2026	3,527	10,944	4,194	-	18,664
2031	3,791	11,164	4,303	-	19,258
2036	4,042	11,311	4,419	-	19,772
2041	4,288	11,483	4,522	-	20,293
Growth 2011 - 2041	1,488	3,098	584	-	5,171

Southwest (Greenfield)	Employment by Type				
	Major Office	Pop-Related	Emp. Land	Rural	Total
2011	-	-	-	-	-
2016	-	0	-	-	0
2021	-	0	-	-	0
2026	-	0	-	-	0
2031	3	0	-	-	3
2036	7	0	-	-	7
2041	10	0	-	-	10
Growth 2011 - 2041	10	0	-	-	10

Southwest (GTH/WIL)	Employment by Type				
	Major Office	Pop-Related	Emp. Land	Rural	Total
2011	-	-	21	-	21
2016	-	65	1,372	-	1,437
2021	-	153	2,369	-	2,522
2026	-	374	3,839	-	4,213
2031	-	772	6,303	-	7,076
2036	72	1,255	9,199	-	10,527
2041	142	1,786	11,951	-	13,879
Growth 2011 - 2041	142	1,786	11,931	-	13,859

Central City	Employment by Type				
	Major Office	Pop-Related	Emp. Land	Rural	Total
2011	16,243	8,835	820	-	25,898
2016	19,115	9,575	820	-	29,509
2021	21,264	10,218	777	-	32,260
2026	23,513	10,920	713	-	35,147
2031	26,160	11,633	605	-	38,397
2036	29,028	12,454	412	-	41,894
2041	31,837	13,344	240	-	45,420
Growth 2011 - 2041	15,594	4,508	580	-	19,522

**City of Regina Forecasts
Land Needs Analysis
Preferred Growth Option
Northwest**

	Cumulative Housing Growth by Type						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	-	-	-	-	-	-	-
2016	1,305	71	350	60	299	40	2,125
2021	1,797	88	491	103	517	69	3,065
2026	2,882	132	746	96	482	64	4,402
2031	3,457	160	971	94	470	63	5,214
2036	3,592	162	1,333	89	445	59	5,680
2041	3,636	159	1,596	79	397	53	5,920
Growth 2011 - 2041	3,636	159	1,596	79	397	53	5,920

	Housing Intensification Growth						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011-16	196	14	105	15	239	40	609
2016-21	74	3	42	11	174	29	333
2021-26	217	11	89	2	29	5	281
2026-31	144	8	90	1	11	2	229
2031-36	40	1	163	2	22	3	176
2036-41	15	1	131	4	43	6	92
Growth 2011 - 2041	686	37	621	17	308	53	1,721

	Housing Intensification Rate					
	Single	Semi	Row	Duplex	Apt<5	Apt 5+
2011-16	15.0%	20.0%	30.0%	25.0%	80.0%	100.0%
2016-21	15.0%	20.0%	30.0%	25.0%	80.0%	100.0%
2021-26	20.0%	25.0%	35.0%	30.0%	85.0%	100.0%
2026-31	25.0%	30.0%	40.0%	35.0%	85.0%	100.0%
2031-36	30.0%	35.0%	45.0%	40.0%	90.0%	100.0%
2036-41	35.0%	40.0%	50.0%	45.0%	90.0%	100.0%

	Housing Greenfield Growth						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011-16	1,110	57	245	45	60	-	1,516
2016-21	418	14	99	33	44	-	607
2021-26	868	33	166	5	5	-	1,056
2026-31	431	20	135	2	2	-	583
2031-36	94	1	199	3	2	-	290
2036-41	29	2	131	5	5	-	148
Growth 2011 - 2041	2,950	123	975	63	89	-	4,199

	Incremental Residential Land Need (ha)						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
Net Density	29	35	40	50	100	200	32
2011-16	39	2	6	1	1	-	48
2016-21	15	0	2	1	0	-	19
2021-26	30	1	4	0	0	-	35
2026-31	15	1	3	0	0	-	19
2031-36	3	0	5	0	0	-	8
2036-41	1	0	3	0	0	-	4
Growth 2011 - 2041	103	4	24	1	1	-	134

	Cumulative Residential Land Need (ha)						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	-	-	-	-	-	-	-
2016	39	2	6	1	1	-	48
2021	54	2	9	2	1	-	67
2026	84	3	13	1	1	-	102
2031	99	4	16	1	1	-	121
2036	102	4	21	1	1	-	129
2041	103	4	24	1	1	-	134
Growth 2011 - 2041	103	4	24	1	1	-	134

	Cumulative Non-Residential Land Need (ha)				
	MO	PRE	ELE	Rural	Total
2011	-	-	-	-	-
2016	1	18	19	-	39
2021	2	26	30	-	59
2026	3	36	43	-	83
2031	5	40	61	-	106
2036	6	41	74	-	120
2041	7	40	85	-	132
Growth 2011 - 2041	7	40	85	-	132

**City of Regina Forecast
Land Needs Analysis
Preferred Growth Option
Northwest (Greenfield)**

	Cumulative Housing Growth by Type						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	-	-	-	-	-	-	-
2016	49	2	12	1	6	1	72
2021	452	20	39	6	29	4	550
2026	2,134	64	327	17	87	12	2,640
2031	4,504	154	634	30	149	20	5,491
2036	7,248	274	941	42	212	28	8,746
2041	9,927	392	1,246	54	271	36	11,926
Growth 2011 - 2041	9,927	392	1,246	54	271	36	11,926

	Housing Intensification Growth						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011-16	0	0	0	0	0	0	0
2016-21	4	0	1	0	0	0	6
2021-26	84	2	14	1	3	1	105
2026-31	119	5	31	1	6	2	163
2031-36	274	12	46	2	12	3	350
2036-41	268	12	61	2	18	4	365
Growth 2011 - 2041	749	31	154	6	40	9	989

	Housing Intensification Rate					
	Single	Semi	Row	Duplex	Apt<5	Apt 5+
	0.5%	0.5%	0.5%	0.8%	0.8%	1.0%
	1.0%	1.0%	5.0%	5.0%	1.0%	1.0%
	5.0%	5.0%	5.0%	5.0%	5.0%	10.0%
	5.0%	5.0%	10.0%	10.0%	10.0%	20.0%
	10.0%	10.0%	15.0%	15.0%	20.0%	35.0%
	10.0%	10.0%	20.0%	20.0%	30.0%	50.0%

	Housing Greenfield Growth						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011-16	49	2	12	1	6	1	71
2016-21	398	18	26	4	23	3	472
2021-26	1,598	41	274	11	55	7	1,985
2026-31	2,252	86	276	11	56	7	2,688
2031-36	2,470	108	261	11	50	5	2,905
2036-41	2,411	106	244	9	41	4	2,816
Growth 2011 - 2041	9,178	361	1,092	48	231	27	10,938

	Incremental Residential Land Need (ha)						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
Net Density	29	35	40	50	100	200	30
2011-16	2	0	0	0	0	0	2
2016-21	14	1	1	0	0	0	15
2021-26	56	1	7	0	1	0	65
2026-31	79	2	7	0	1	0	89
2031-36	87	3	7	0	0	0	97
2036-41	85	3	6	0	0	0	94
Growth 2011 - 2041	322	10	27	1	2	0	363

	Cumulative Residential Land Need (ha)						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	-	-	-	-	-	-	-
2016	2	0	0	0	0	0	2
2021	16	1	1	0	0	0	18
2026	72	2	8	0	1	0	83
2031	151	4	15	1	1	0	172
2036	237	7	21	1	2	0	269
2041	322	10	27	1	2	0	363
Growth 2011 - 2041	322	10	27	1	2	0	363

	Cumulative Non-Residential Land Need (ha)				
	MO	PRE	ELE	Rural	Total
2011	-	-	-	-	-
2016	-	1	-	-	1
2021	-	5	-	-	5
2026	-	24	-	-	24
2031	-	49	-	-	49
2036	0	79	-	-	80
2041	0	110	-	-	110
Growth 2011 - 2041	0	110	-	-	110

**City of Regina Forecast
Land Needs Analysis
Preferred Growth Option
Northeast**

	Cumulative Housing Growth by Type						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	-	-	-	-	-	-	-
2016	-	0	6	0	1	0	8
2021	-	1	11	0	2	0	15
2026	-	1	11	0	2	0	15
2031	-	1	11	0	2	0	15
2036	-	1	11	0	2	0	15
2041	-	1	11	0	2	0	15
Growth 2011 - 2041	-	1	11	0	2	0	15

	Housing Intensification Growth						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011-16	-	0	1	0	1	0	2
2016-21	-	0	1	0	1	0	2
2021-26	-	-	-	-	-	-	-
2026-31	-	-	-	-	-	-	-
2031-36	-	-	-	-	-	-	-
2036-41	-	-	-	-	-	-	-
Growth 2011 - 2041	-	0	2	0	2	0	4

	Housing Intensification Rate					
	Single	Semi	Row	Duplex	Apt<5	Apt 5+
2011-16	10.0%	10.0%	20.0%	20.0%	75.0%	75.0%
2016-21	10.0%	10.0%	20.0%	20.0%	75.0%	75.0%
2021-26	10.0%	10.0%	20.0%	20.0%	75.0%	75.0%
2026-31	10.0%	10.0%	20.0%	20.0%	75.0%	75.0%
2031-36	10.0%	10.0%	20.0%	20.0%	75.0%	75.0%
2036-41	10.0%	10.0%	20.0%	20.0%	75.0%	75.0%
Growth 2011 - 2041	10.0%	10.0%	20.0%	20.0%	75.0%	75.0%

	Housing Greenfield Growth						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011-16	-	0	5	0	0	0	6
2016-21	-	0	4	0	0	0	5
2021-26	-	-	-	-	-	-	-
2026-31	-	-	-	-	-	-	-
2031-36	-	-	-	-	-	-	-
2036-41	-	-	-	-	-	-	-
Growth 2011 - 2041	-	1	9	0	1	0	11

	Incremental Residential Land Need (ha)						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
Net Density	29	35	40	50	100	200	42
2011-16	-	0	0	0	0	0	0
2016-21	-	0	0	0	0	0	0
2021-26	-	-	-	-	-	-	-
2026-31	-	-	-	-	-	-	-
2031-36	-	-	-	-	-	-	-
2036-41	-	-	-	-	-	-	-
Growth 2011 - 2041	-	0	0	0	0	0	0

	Cumulative Residential Land Need (ha)						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	-	-	-	-	-	-	-
2016	-	0	0	0	0	0	0
2021	-	0	0	0	0	0	0
2026	-	0	0	0	0	0	0
2031	-	0	0	0	0	0	0
2036	-	0	0	0	0	0	0
2041	-	0	0	0	0	0	0
Growth 2011 - 2041	-	0	0	0	0	0	0

	Cumulative Non-Residential Land Need (ha)				
	MO	PRE	ELE	Rural	Total
2011	-	-	-	-	-
2016	0	1	58	-	59
2021	1	1	83	-	84
2026	1	1	104	-	106
2031	2	1	122	-	125
2036	2	2	141	-	145
2041	2	2	153	-	157
Growth 2011 - 2041	2	2	153	-	157

**City of Regina Forecast
Land Needs Analysis
Preferred Growth Option
Southeast**

	Cumulative Housing Growth by Type						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	-	-	-	-	-	-	-
2016	2,217	96	441	25	126	17	2,922
2021	3,781	159	860	55	276	37	5,168
2026	4,224	176	1,015	78	391	52	5,937
2031	4,362	185	1,131	91	454	60	6,283
2036	4,385	186	1,156	103	516	69	6,414
2041	4,407	187	1,180	108	540	72	6,493
Growth 2011 - 2041	4,407	187	1,180	108	540	72	6,493

	Housing Intensification Growth						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011-16	333	19	132	6	101	17	608
2016-21	235	12	126	8	120	20	521
2021-26	89	4	54	7	98	15	267
2026-31	35	3	46	4	53	8	149
2031-36	7	0	11	5	56	8	88
2036-41	8	0	12	2	21	3	47
Growth 2011 - 2041	705	40	382	32	449	72	1,680

	Housing Intensification Rate					
	Single	Semi	Row	Duplex	Apt<5	Apt 5+
	15.0%	20.0%	30.0%	25.0%	80.0%	100.0%
	15.0%	20.0%	30.0%	25.0%	80.0%	100.0%
	20.0%	25.0%	35.0%	30.0%	85.0%	100.0%
	25.0%	30.0%	40.0%	35.0%	85.0%	100.0%
	30.0%	35.0%	45.0%	40.0%	90.0%	100.0%
	35.0%	40.0%	50.0%	45.0%	90.0%	100.0%

	Housing Greenfield Growth						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011-16	1,884	77	309	19	25	-	2,314
2016-21	1,330	50	293	23	30	-	1,726
2021-26	354	13	101	16	17	-	501
2026-31	104	7	69	8	9	-	197
2031-36	16	1	14	7	6	-	44
2036-41	14	1	12	3	2	-	32
Growth 2011 - 2041	3,702	148	798	76	90	-	4,814

	Incremental Residential Land Need (ha)						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
Net Density	29	35	40	50	100	200	31
2011-16	66	2	8	0	0	-	77
2016-21	47	1	7	0	0	-	56
2021-26	12	0	3	0	0	-	16
2026-31	4	0	2	0	0	-	6
2031-36	1	0	0	0	0	-	1
2036-41	1	0	0	0	0	-	1
Growth 2011 - 2041	130	4	20	2	1	-	156

	Cumulative Residential Land Need (ha)						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	-	-	-	-	-	-	-
2016	66	2	8	0	0	-	77
2021	113	4	15	1	1	-	133
2026	125	4	18	1	1	-	149
2031	129	4	19	1	1	-	154
2036	129	4	20	1	1	-	156
2041	130	4	20	2	1	-	156
Growth 2011 - 2041	130	4	20	2	1	-	156

	Cumulative Non-Residential Land Need (ha)				
	MO	PRE	ELE	Rural	Total
2011	-	-	-	-	-
2016	1	28	3	-	31
2021	2	47	4	-	53
2026	2	53	6	-	61
2031	3	54	8	-	65
2036	4	53	11	-	67
2041	4	52	13	-	69
Growth 2011 - 2041	4	52	13	-	69

**City of Regina Forecast
Land Needs Analysis
Preferred Growth Option
Southeast (Greenfield)**

	Cumulative Housing Growth by Type						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	-	-	-	-	-	-	-
2016	25	0	2	1	6	1	36
2021	338	2	13	4	18	2	377
2026	869	12	69	6	29	4	988
2031	1,467	34	184	8	42	6	1,741
2036	2,052	67	307	11	54	7	2,499
2041	2,623	100	429	13	66	9	3,240
Growth 2011 - 2041	2,623	100	429	13	66	9	3,240

	Housing Intensification Growth						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011-16	0	0	0	0	0	0	0
2016-21	3	0	1	0	0	0	4
2021-26	27	0	3	0	1	0	31
2026-31	30	1	12	0	1	0	44
2031-36	58	3	18	0	2	1	84
2036-41	57	3	24	0	4	1	90
Growth 2011 - 2041	175	8	58	1	8	2	252

	Housing Intensification Rate					
	Single	Semi	Row	Duplex	Apt<5	Apt 5+
	0.5%	0.5%	0.5%	0.8%	0.8%	1.0%
	1.0%	1.0%	5.0%	5.0%	1.0%	1.0%
	5.0%	5.0%	5.0%	5.0%	5.0%	10.0%
	5.0%	5.0%	10.0%	10.0%	10.0%	20.0%
	10.0%	10.0%	15.0%	15.0%	20.0%	35.0%
	10.0%	10.0%	20.0%	20.0%	30.0%	50.0%

	Housing Greenfield Growth						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011-16	25	0	2	1	6	1	36
2016-21	310	2	10	2	11	2	337
2021-26	505	9	53	2	11	1	581
2026-31	568	22	104	2	11	1	709
2031-36	526	30	104	2	10	1	674
2036-41	514	29	98	2	8	1	652
Growth 2011 - 2041	2,447	92	371	12	58	7	2,988

	Incremental Residential Land Need (ha)						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
Net Density	29	35	40	50	100	200	30
2011-16	1	0	0	0	0	0	1
2016-21	11	0	0	0	0	0	11
2021-26	18	0	1	0	0	0	19
2026-31	20	1	3	0	0	0	23
2031-36	18	1	3	0	0	0	22
2036-41	18	1	2	0	0	0	21
Growth 2011 - 2041	86	3	9	0	1	0	99

	Cumulative Residential Land Need (ha)						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	-	-	-	-	-	-	-
2016	1	0	0	0	0	0	1
2021	12	0	0	0	0	0	12
2026	29	0	2	0	0	0	32
2031	49	1	4	0	0	0	55
2036	68	2	7	0	0	0	77
2041	86	3	9	0	1	0	99
Growth 2011 - 2041	86	3	9	0	1	0	99

	Cumulative Non-Residential Land Need (ha)				
	MO	PRE	ELE	Rural	Total
2011	-	-	-	-	-
2016	-	0	-	-	0
2021	-	4	-	-	4
2026	-	11	-	-	11
2031	-	18	-	-	18
2036	0	26	-	-	26
2041	0	34	-	-	34
Growth 2011 - 2041	0	34	-	-	34

**City of Regina Forecast
Land Needs Analysis
Preferred Growth Option
Southwest**

	Cumulative Housing Growth by Type						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	-	-	-	-	-	-	-
2016	1,108	60	232	38	189	25	1,652
2021	2,539	131	618	72	362	48	3,771
2026	2,716	155	784	95	477	64	4,291
2031	2,739	160	900	120	602	80	4,602
2036	2,761	167	925	133	665	89	4,739
2041	2,783	173	949	145	724	96	4,870
Growth 2011 - 2041	2,783	173	949	145	724	96	4,870

	Housing Intensification Growth						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011-16	166	12	70	9	151	25	433
2016-21	215	14	116	9	139	23	515
2021-26	35	6	58	7	98	15	219
2026-31	6	2	46	9	106	17	185
2031-36	7	2	11	5	56	8	90
2036-41	8	2	12	5	53	8	89
Growth 2011 - 2041	436	38	313	44	603	96	1,532

	Housing Intensification Rate					
	Single	Semi	Row	Duplex	Apt<5	Apt 5+
2011-16	15.0%	20.0%	30.0%	25.0%	80.0%	100.0%
2016-21	15.0%	20.0%	30.0%	25.0%	80.0%	100.0%
2021-26	20.0%	25.0%	35.0%	30.0%	85.0%	100.0%
2026-31	25.0%	30.0%	40.0%	35.0%	85.0%	100.0%
2031-36	30.0%	35.0%	45.0%	40.0%	90.0%	100.0%
2036-41	35.0%	40.0%	50.0%	45.0%	90.0%	100.0%

	Housing Greenfield Growth						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011-16	942	48	163	28	38	-	1,219
2016-21	1,216	57	270	26	35	-	1,604
2021-26	142	17	108	16	17	-	300
2026-31	17	4	69	16	19	-	126
2031-36	16	4	14	7	6	-	47
2036-41	14	4	12	7	6	-	43
Growth 2011 - 2041	2,347	134	636	101	121	-	3,338

	Incremental Residential Land Need (ha)						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
Net Density	29	35	40	50	100	200	32
2011-16	33	1	4	1	0	-	39
2016-21	43	2	7	1	0	-	52
2021-26	5	0	3	0	0	-	9
2026-31	1	0	2	0	0	-	3
2031-36	1	0	0	0	0	-	1
2036-41	1	0	0	0	0	-	1
Growth 2011 - 2041	82	4	16	2	1	-	105

	Cumulative Residential Land Need (ha)						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	-	-	-	-	-	-	-
2016	33	1	4	1	0	-	39
2021	76	3	11	1	1	-	91
2026	81	4	14	1	1	-	100
2031	81	4	15	2	1	-	103
2036	82	4	16	2	1	-	104
2041	82	4	16	2	1	-	105
Growth 2011 - 2041	82	4	16	2	1	-	105

	Cumulative Non-Residential Land Need (ha)				
	MO	PRE	ELE	Rural	Total
2011	-	-	-	-	-
2016	2	18	4	-	24
2021	3	39	6	-	48
2026	5	46	9	-	59
2031	6	49	12	-	68
2036	8	52	16	-	76
2041	9	55	19	-	84
Growth 2011 - 2041	9	55	19	-	84

**City of Regina Forecast
Land Needs Analysis
Preferred Growth Option
Southwest (Greenfield)**

	Cumulative Housing Growth by Type						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	-	-	-	-	-	-	-
2016	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-
Growth 2011 - 2041	-	-	-	-	-	-	-

	Housing Intensification Growth						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011-16	-	-	-	-	-	-	-
2016-21	-	-	-	-	-	-	-
2021-26	-	-	-	-	-	-	-
2026-31	-	-	-	-	-	-	-
2031-36	-	-	-	-	-	-	-
2036-41	-	-	-	-	-	-	-
Growth 2011 - 2041	-	-	-	-	-	-	-

	Housing Intensification Rate					
	Single	Semi	Row	Duplex	Apt<5	Apt 5+
0.5%	0.5%	0.5%	0.8%	0.8%	1.0%	
1.0%	1.0%	5.0%	5.0%	1.0%	1.0%	
5.0%	5.0%	5.0%	5.0%	5.0%	10.0%	
5.0%	5.0%	10.0%	10.0%	10.0%	20.0%	
10.0%	10.0%	15.0%	15.0%	20.0%	35.0%	
10.0%	10.0%	20.0%	20.0%	30.0%	50.0%	

	Housing Greenfield Growth						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011-16	-	-	-	-	-	-	-
2016-21	-	-	-	-	-	-	-
2021-26	-	-	-	-	-	-	-
2026-31	-	-	-	-	-	-	-
2031-36	-	-	-	-	-	-	-
2036-41	-	-	-	-	-	-	-
Growth 2011 - 2041	-	-	-	-	-	-	-

	Incremental Residential Land Need (ha)						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
Net Density	29	35	40	50	100	200	30
2011-16	-	-	-	-	-	-	-
2016-21	-	-	-	-	-	-	-
2021-26	-	-	-	-	-	-	-
2026-31	-	-	-	-	-	-	-
2031-36	-	-	-	-	-	-	-
2036-41	-	-	-	-	-	-	-
Growth 2011 - 2041	-	-	-	-	-	-	-

	Cumulative Residential Land Need (ha)						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	-	-	-	-	-	-	-
2016	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-
Growth 2011 - 2041	-	-	-	-	-	-	-

	Cumulative Non-Residential Land Need (ha)				
	MO	PRE	ELE	Rural	Total
2011	-	-	-	-	-
2016	-	0	-	-	0
2021	-	0	-	-	0
2026	-	0	-	-	0
2031	0	0	-	-	0
2036	0	0	-	-	0
2041	0	0	-	-	0
Growth 2011 - 2041	0	0	-	-	0

**City of Regina Forecast
Land Needs Analysis
Preferred Growth Option
Southwest (GTH/WIL)**

	Cumulative Housing Growth by Type						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	-	-	-	-	-	-	-
2016	74	0	2	0	1	0	78
2021	208	0	5	0	2	0	216
2026	562	13	71	5	25	3	680
2031	1,275	35	187	15	75	10	1,598
2036	2,040	68	359	28	138	18	2,650
2041	2,853	103	566	39	197	26	3,785
Growth 2011 - 2041	2,853	103	566	39	197	26	3,785

	Housing Intensification Growth						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011-16	0	0	0	0	0	0	0
2016-21	0	0	0	0	0	0	0
2021-26	1	0	0	0	0	0	2
2026-31	2	0	1	0	0	0	3
2031-36	2	0	1	0	0	0	4
2036-41	2	0	1	0	0	0	4
Growth 2011 - 2041	7	1	3	0	1	0	13

	Housing Intensification Rate					
	Single	Semi	Row	Duplex	Apt<5	Apt 5+
2011-16	0.3%	0.5%	0.5%	0.8%	0.8%	1.0%
2016-21	0.3%	0.5%	0.5%	0.8%	0.8%	1.0%
2021-26	0.3%	0.5%	0.5%	0.8%	0.8%	1.0%
2026-31	0.3%	0.5%	0.5%	0.8%	0.8%	1.0%
2031-36	0.3%	0.5%	0.5%	0.8%	0.8%	1.0%
2036-41	0.3%	0.5%	0.5%	0.8%	0.8%	1.0%

	Housing Greenfield Growth						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011-16	74	0	2	0	1	0	78
2016-21	134	0	2	0	1	0	138
2021-26	353	12	66	5	23	3	462
2026-31	712	23	115	10	50	7	915
2031-36	763	32	171	12	62	8	1,049
2036-41	810	35	206	12	59	8	1,130
Growth 2011 - 2041	2,846	103	563	39	196	26	3,772

	Incremental Residential Land Need (ha)						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
Net Density	29	35	40	50	100	200	32
2011-16	3	0	0	0	0	0	3
2016-21	5	0	0	0	0	0	5
2021-26	12	0	2	0	0	0	15
2026-31	25	1	3	0	0	0	29
2031-36	27	1	4	0	1	0	33
2036-41	28	1	5	0	1	0	35
Growth 2011 - 2041	100	3	14	1	2	0	120

	Cumulative Residential Land Need (ha)						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	-	-	-	-	-	-	-
2016	3	0	0	0	0	0	3
2021	7	0	0	0	0	0	7
2026	20	0	2	0	0	0	22
2031	45	1	5	0	1	0	51
2036	71	2	9	1	1	0	84
2041	100	3	14	1	2	0	120
Growth 2011 - 2041	100	3	14	1	2	0	120

	Cumulative Non-Residential Land Need (ha)				
	MO	PRE	ELE	Rural	Total
2011	-	-	-	-	-
2016	-	1	45	-	46
2021	-	3	78	-	81
2026	-	7	127	-	134
2031	-	14	209	-	223
2036	0	22	306	-	329
2041	1	32	398	-	430
Growth 2011 - 2041	1	32	398	-	430

**City of Regina Forecast
Land Needs Analysis
Preferred Growth Option
Central City**

	Cumulative Housing Growth by Type						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	-	-	-	-	-	-	-
2016	148	10	116	17	318	503	1,111
2021	282	17	226	32	612	966	2,134
2026	437	23	348	55	1,048	1,655	3,567
2031	621	32	510	81	1,530	2,415	5,189
2036	846	45	725	107	2,042	3,225	6,991
2041	1,087	58	1,000	135	2,558	4,039	8,877
Growth 2011 - 2041	1,087	58	1,000	135	2,558	4,039	8,877

	Housing Intensification Growth						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011-16	148	10	116	17	318	503	1,111
2016-21	134	7	110	15	293	463	1,023
2021-26	155	6	122	23	437	690	1,433
2026-31	184	9	162	25	481	760	1,622
2031-36	225	12	215	27	513	810	1,802
2036-41	242	13	275	27	516	814	1,886
Growth 2011 - 2041	1,087	58	1,000	135	2,558	4,039	8,877

	Housing Intensification Rate					
	Single	Semi	Row	Duplex	Apt<5	Apt 5+
2011-16	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
2016-21	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
2021-26	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
2026-31	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
2031-36	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
2036-41	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Growth 2011 - 2041	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

	Housing Greenfield Growth						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011-16	-	-	-	-	-	-	-
2016-21	-	-	-	-	-	-	-
2021-26	-	-	-	-	-	-	-
2026-31	-	-	-	-	-	-	-
2031-36	-	-	-	-	-	-	-
2036-41	-	-	-	-	-	-	-
Growth 2011 - 2041	-	-	-	-	-	-	-

	Incremental Residential Land Need (ha)						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
Net Density	29	35	40	50	100	200	-
2011-16	-	-	-	-	-	-	-
2016-21	-	-	-	-	-	-	-
2021-26	-	-	-	-	-	-	-
2026-31	-	-	-	-	-	-	-
2031-36	-	-	-	-	-	-	-
2036-41	-	-	-	-	-	-	-
Growth 2011 - 2041	-	-	-	-	-	-	-

	Cumulative Residential Land Need (ha)						
	Single	Semi	Row	Duplex	Apt<5	Apt 5+	Total
2011	-	-	-	-	-	-	-
2016	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-
Growth 2011 - 2041	-	-	-	-	-	-	-

	Cumulative Non-Residential Land Need (ha)				
	MO	PRE	ELE	Rural	Total
2011	-	-	-	-	-
2016	-	-	-	-	-
2021	-	-	-	-	-
2026	-	-	-	-	-
2031	-	-	-	-	-
2036	-	-	-	-	-
2041	-	-	-	-	-
Growth 2011 - 2041	-	-	-	-	-