



OFFICIAL COMMUNITY PLAN

PART B.1 Northeast Area Neighbourhood Plan



Regina OCP – Part B

Part B.1 – Northeast Area Neighbourhood Plan

1) Context

The *Design Regina Plan*, under the authority of *The Planning and Development Act, 2007* (as amended), provides for the adoption of secondary plans (e.g. neighbourhood plans) to address specific issues affecting individual neighbourhoods. This neighbourhood plan is prepared to address issues affecting the Northeast Neighbourhood.

2) Background

The Northeast Neighbourhood began as a settlement for railway and industrial workers. The area, once known as North Regina, remained a village until 1951 when it became part of the City of Regina.

Currently, the Northeast Neighbourhood is a mature area in transition. In addition to a growing segment of senior citizens living in the area, some new and younger households are taking residence as first time home buyers and as tenants in more recently constructed rental accommodations. Between 1971 and 1991, the area's population has declined from 9,160 to 7,615. The decrease averaged approximately 0.8 percent annually. This population change is often typical of mature neighbourhoods.

Housing varies in age and quality in the neighbourhood. Generally, older housing is found in its southern part while newer development tends to be located in the north. Since 1976, the Residential Rehabilitation Assistance Program (RRAP) has helped to upgrade older housing stock with over \$1.3 million being spent on improving nearly 300 residences of the area. More rigorous enforcement of property standards bylaws in recent years has also helped to improve neighbourhood quality.

Strips of commercial development along Albert, Broad and Winnipeg Streets generate both local and City-wide automobile traffic. Industrial development is located on the southern and eastern edges of the neighbourhood. Map 1 illustrates general land use in the area.

3) Issues, Goal And Objectives

a) Issues

Issues that have been identified in consultation with the Northeast Community Association are:

- vacant residential lots in the southern part of the neighbourhood;
- potential for land use conflicts between residential and industrial uses; and
- the present and future need for the reuse and/or redevelopment of the Dover School and North Highland Community Centre sites.

b) Goal

The goal of this Plan is to stabilize and enhance the residential character of the Northeast Neighbourhood.

Objectives

The objectives of this Plan are:

- to promote residential infill development on vacant lots zoned for residential use;
- to minimize the negative impacts of industrial development and restrict its encroachment on residential areas; and
- to ensure that the future uses of the Dover School and North Highland Community Centre sites are compatible with the surrounding neighbourhood.

4) Policies

Infill Housing

The area of the Northeast Neighbourhood bounded by Albert Street, 2nd Avenue North, Broad Street, 5th Avenue North, Winnipeg Street and the Canadian National Railway right-of-way includes approximately 27 residentially zoned vacant sites. Historically, this area has also shown an incidence of placarded homes. Stimulation of residential infill development through the application of the Inner City Housing Stimulation Strategy will enhance the neighbourhood's physical environment and also assist in stabilizing its population. Other initiatives which foster general neighbourhood improvement may encourage investment in housing construction, renovation and maintenance.

- a) That opportunities to facilitate development of infill housing and general residential improvement be identified and encouraged through promotion, voluntarism and the coordination of mutually supportive initiatives of individuals, service and government organizations, private industry and other interest groups.

Industrial/Residential Interface

Potential for land use conflicts between industrial and residential zones had been identified as follows:

- the light industrial zone on the west side of the 100 and 200 blocks of Winnipeg Street North;
- the medium industrial zone south of First Avenue North, east of Albert Street; and
- the medium industrial zone south of First Avenue North fronting on Winnipeg Street.

Rezoning of the industrial land on the west side of Winnipeg Street North has occurred to ensure greater compatibility between existing and future uses in relation to existing residential development located immediately adjacent across the lane. While the latter two locations are not currently viewed as problems, the need to safeguard against potential conflicts remains.

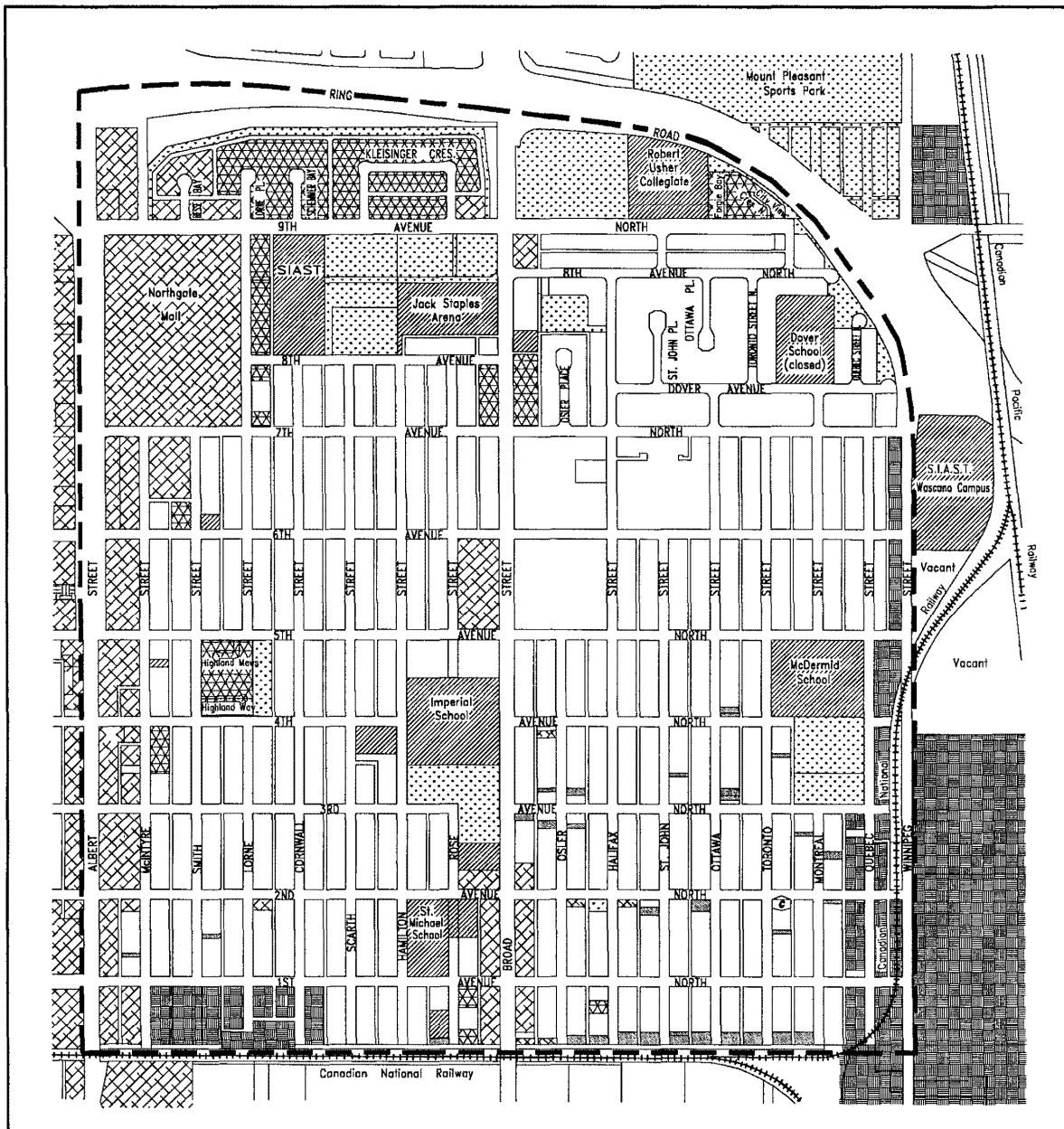
- b)** That any amendment to the Zoning Bylaw which would allow further expansion of industrial development in the established residential areas of the Northeast Neighbourhood shall be prohibited.
- c)** That industrial development located adjacent to residentially zoned land shall be subject to screening and buffering requirements as specified in the Zoning Bylaw.

Future Use Of The Dover School And North Highland Community Centre Sites

In 1993, City Council identified Imperial School as the location for a new community centre to replace the existing North Highland Community Centre. In addition to the future reuse of the North Highland site, Dover School remains available for reuse.

- d)** That the City of Regina facilitate redevelopment of the Dover School and North Highland Community Centre sites in a manner which is compatible with the surrounding residential neighbourhood. In assessing compatibility, specific consideration shall be given to mass, height, density, development setbacks, and open space.

MAP 1: NORTHEAST NEIGHBOURHOOD - GENERALIZED LAND USE



Northeast Neighbourhood - Generalized Land Use

LEGEND

- | | | | |
|---|---------------------------------|---|-----------------------------|
|  | BOUNDARY OF NEIGHBOURHOOD |  | SINGLE DETACHED RESIDENTIAL |
|  | OPEN SPACE |  | MULTI-UNIT RESIDENTIAL |
|  | INSTITUTIONAL |  | COMMERCIAL - RETAIL/OFFICE |
|  | VACANT LOTS |  | MIXED INDUSTRIAL/COMMERCIAL |
|  | NORTH HIGHLAND COMMUNITY CENTRE | | |

