



## OFFICIAL COMMUNITY PLAN

# PART B.8 Core Area Neighbourhood Plan



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**Regina OCP – Part B**  
**Part B.8 – Core Area Neighbourhood Plan**

**Context**

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

**Issues and Objectives**

The Core Neighbourhood is one of the oldest residential areas in Regina. Issues and concerns requiring attention are:

- a) aging housing stock
- b) declining population
- c) lack of adequate open space
- d) through traffic on local streets
- e) street prostitution

This Plan has been prepared in response to these concerns and their impact on the quality of life in the neighbourhood, as expressed by the community through ongoing consultation including a series of public meetings.

**The goal of this Plan is to improve the Core Neighbourhood by enhancing its viability as a residential neighbourhood.**

The objectives of this Plan are:

- a) to improve the overall quality of housing in the Core Neighbourhood by promoting the upgrading of existing housing stock and supporting sensitively designed redevelopment projects;
- b) to enhance community based recreation to meet the needs of Core Neighbourhood residents;
- c) to encourage the revitalization of 11th Avenue as a neighbourhood shopping precinct;
- d) to minimize the impact of through traffic on local residential streets;
- e) to reduce the impact of street prostitution on the residential viability of the neighbourhood.<sup>1</sup>

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<sup>1</sup> While this is an important objective to be acknowledged, it cannot be resolved strictly through this Plan under the authority of The Planning and Development Act, 1983.

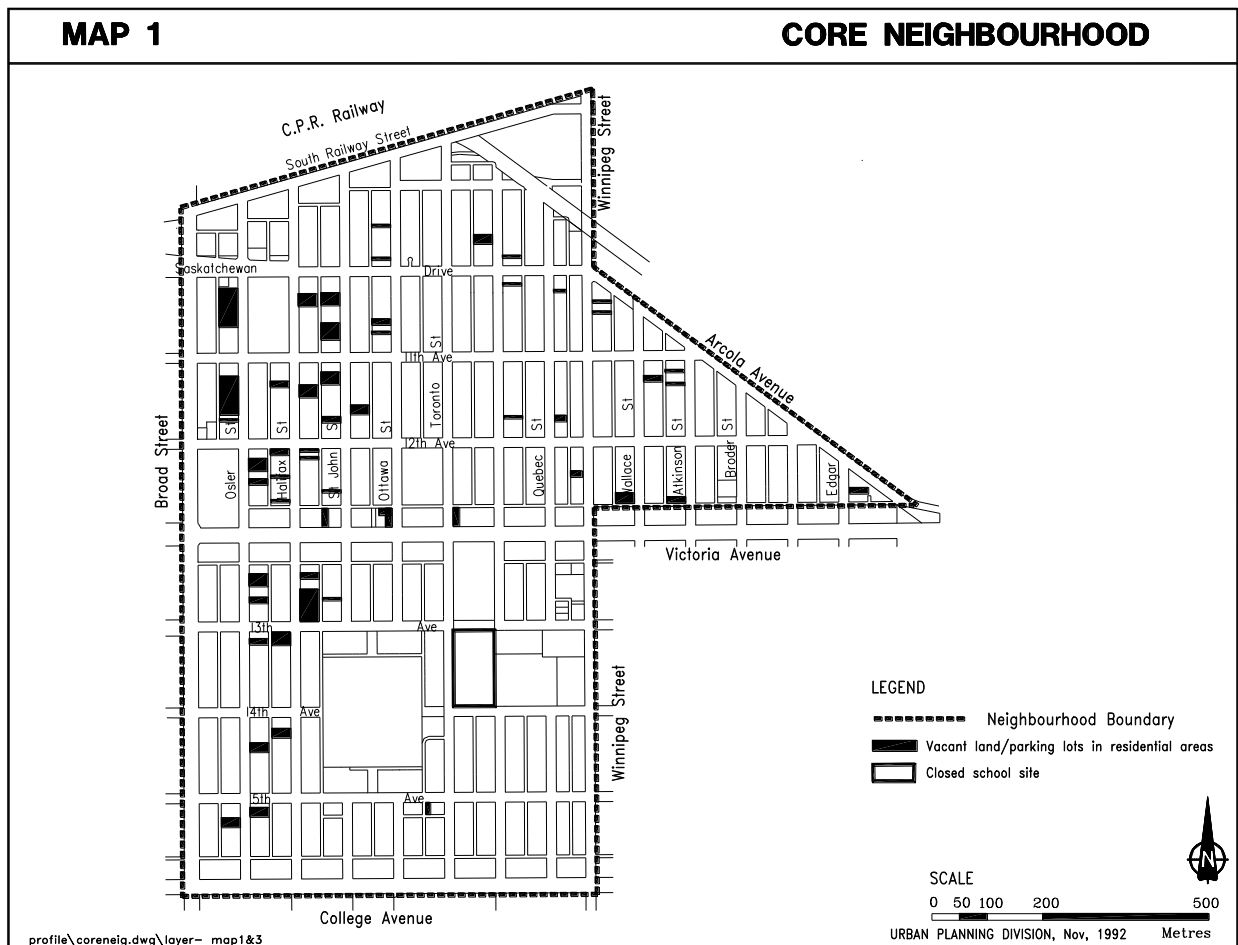
# Policies

## Housing

This policy is intended to address the declining population and need for residential improvements in the Core Neighbourhood. A positive climate for investing in infill housing and renovations will be facilitated by zoning changes which reflect the predominantly low rise residential character of the area, and that direct higher density redevelopment activity to the most appropriate areas adjacent to the downtown core. Potential residential infill sites (see Map 1) are primarily within the area designated for higher density residential development (see Map 2).

Other initiatives (e.g. residential infill development) may contribute to improvement of the residential character and enhance the stability of the Core Neighbourhood.

1. THAT infill housing, both private and public, shall be encouraged in the Core Neighbourhood through the application of zoning standards which reinforce the primarily residential nature of the area.
2. 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.



### Open Space

Resources are not available to acquire and develop parkland to fully address the previously identified shortage of open space in the Core Neighbourhood. This policy is therefore intended to direct the limited available resources from the Neighbourhood Improvement Area (NIA) Program to the area north of Victoria Avenue where the deficiency is greatest.

3. THAT the City of Regina shall continue to seek opportunities to upgrade park space in the Core Neighbourhood with priority given to open space north of Victoria Avenue.

### Neighbourhood Shopping Area

Improvements have been made to support the role of 11th Avenue as a multi-ethnic shopping area in the Core Neighbourhood, including the restoration of Old No. 1 Firehall, instituting 2-way traffic and streetscape enhancement including murals and Chinese street signs. The policies in this Plan reinforce these initiatives by establishing compatible zoning and suggesting complementary actions which can be undertaken by the business community.

4. THAT The City of Regina shall apply zoning standards which ensure that continuous retail frontage is provided on 11th Avenue.
5. THAT the 11th Avenue business community should be encouraged to develop a marketing plan for 11th Avenue in keeping with the multi-cultural character of the area. This may be achieved through formation of an Association or a Business Improvement District (BID) in consultation with the Core Community Group.

### Traffic

This policy is intended to enhance the role of the area as a residential neighbourhood by limiting the impact of through traffic to properties on arterial roadways.

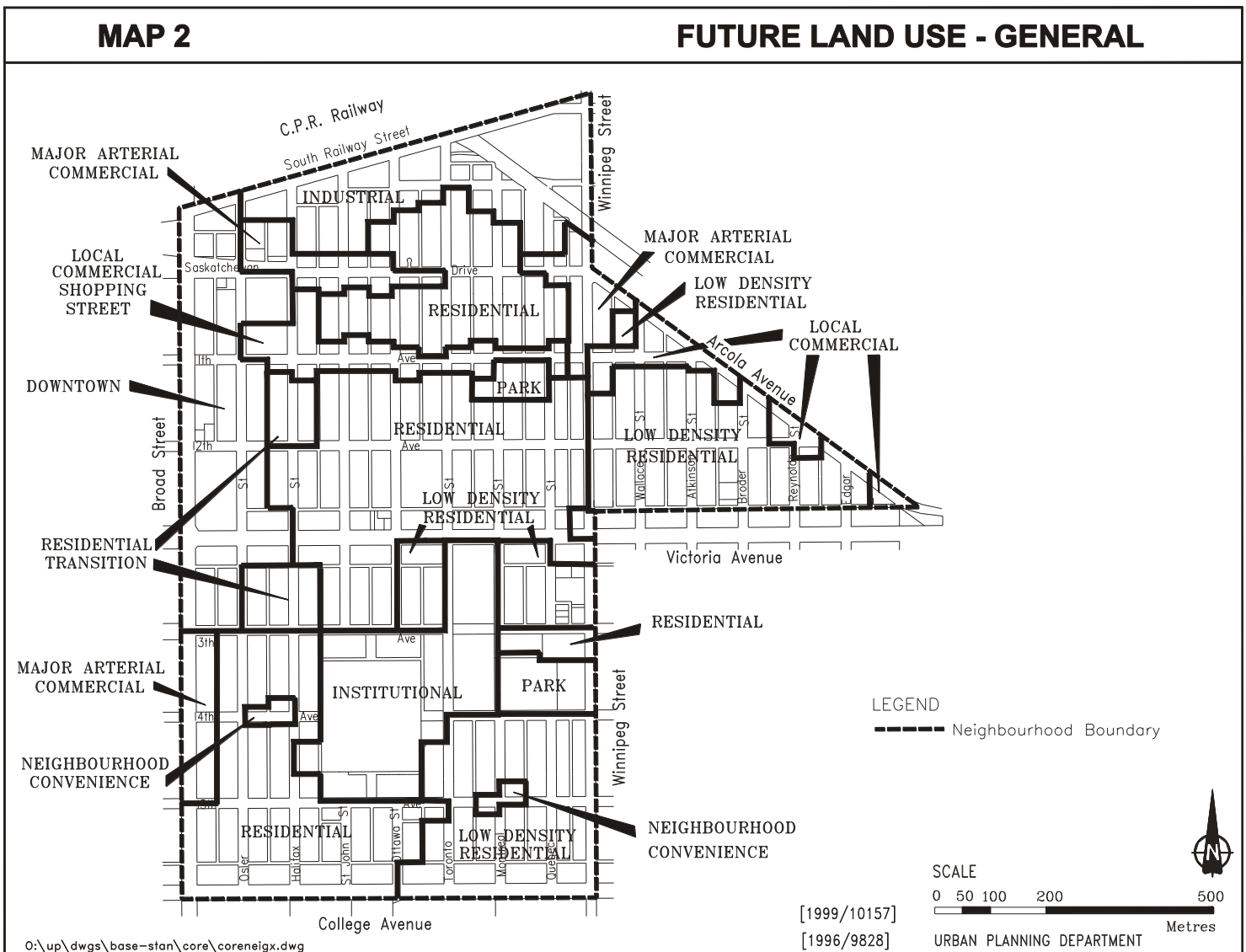
6. THAT Saskatchewan Drive, Victoria Avenue and College Avenue shall be identified as the east-west arterial roadways, and Broad Street and Winnipeg Street shall be the north-south arterial roadways. 11th Avenue is a commercial street and shall provide good vehicular access to support the businesses located there. Future traffic plans should examine measures for limiting through traffic on local streets.

## Implementation

The Core Neighbourhood is diverse in terms of its land use and zoning. The conflicts among some uses, including commercial and industrial uses adjacent to residential areas, have contributed to the weakening of the residential nature of the area.

To enhance the area there is a need for zoning to:

- a) direct residential redevelopment to those areas most suitable in terms of location, existing land use and life expectancy of existing housing stock;
- b) encourage the rehabilitation and continuance of existing family oriented housing stock while providing for redevelopment with similar types of housing;
- c) introduce more appropriate commercial zoning on sites adjacent to residential areas.



## Zoning

7. THAT The Zoning Bylaw shall regulate development in the Core Neighbourhood in a manner which is compatible with the general character of the land use areas shown on Map 2 and as described in Table 1 - Land Use and Zoning.
8. THAT the Zoning Bylaw shall be amended as shown on Map 3. The specific amendments to the Zoning Bylaw are described in Table 1 - Land Use and Zoning.

## Exceptions (2005-11)

9. The exceptions to the policies in this Part are only as follows:

Building	Address	Legal Description	Use to be Allowed
a) Office building	2323 Broad Street	Lot 32, Block 464 Plan 101169109 Ext. 201 and Lot 3, Block 464, Plan Old 33	Office building and accessory parking
b) Commercial Building	1510 12th Avenue and 1872 St. John Street	Lots 21-24, Block 301, Plan No. OLD33	MX – Mixed Residential Business
c) Existing Residence	1636 College Avenue	Lot 8, Block 465, Plan Old 33, Ext. 0 as described on Certificate of Title No. 90R24816	A specialty Medical Clinic to accommodate a maximum of four medical specialists

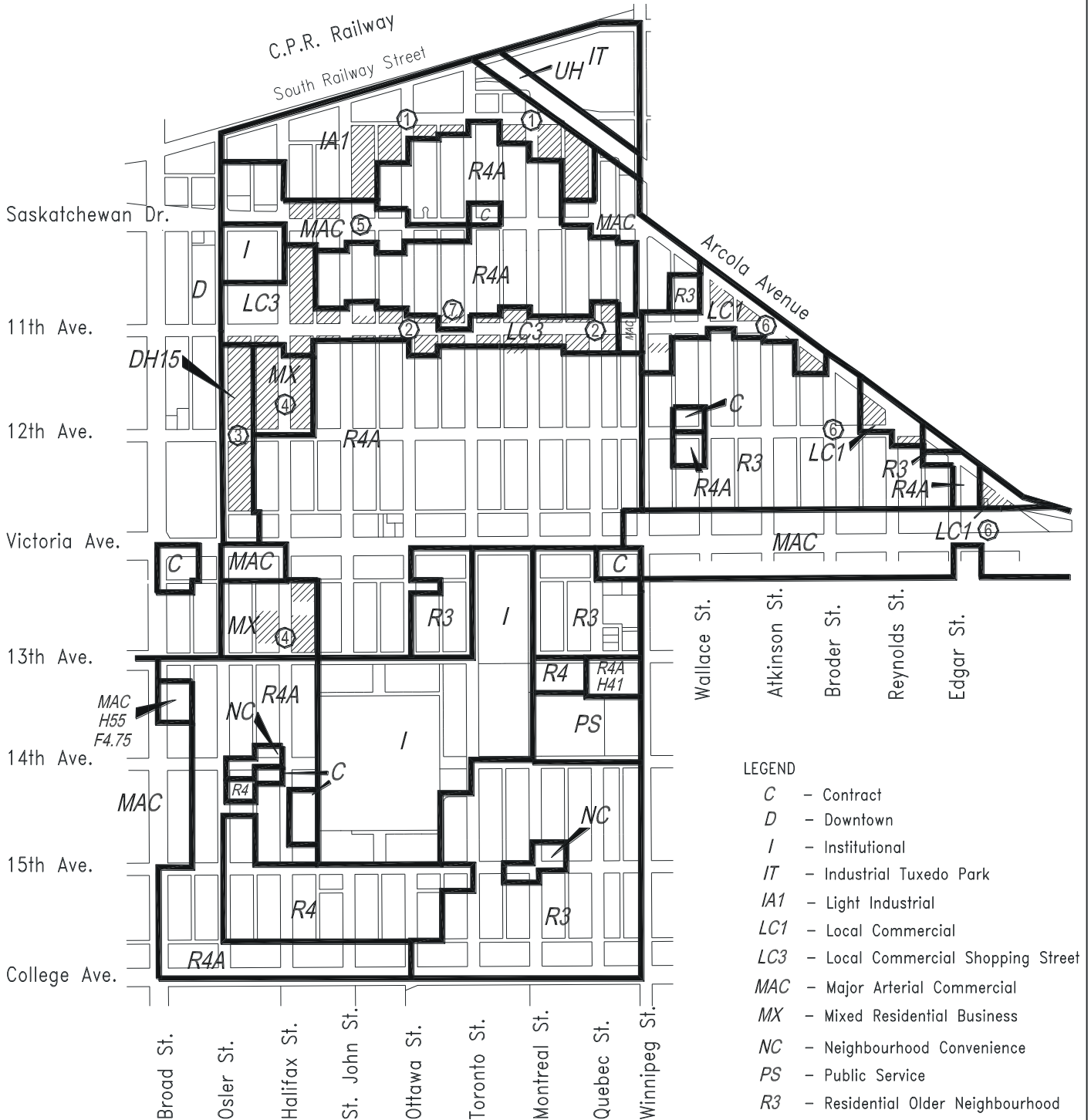
<b>TABLE 1 - FUTURE LAND USE AND ZONING</b>			
<b>LAND USE AREA</b> (see Map 2)	<b>EXISTING GENERAL CHARACTER</b>	<b>PROPOSED REZONING</b> (see Map 3)	<b>RATIONALE</b>
1. Industrial	Predominantly industrial storage, automotive repair, salvage and warehousing uses.	MAC - Major Arterial Commercial to IA1 - Light Industrial	To recognize existing light industrial uses and rectify inappropriate location for MAC zoning on non-arterial street.
2. Local Commercial Shopping Street	Restaurants, retail stores, personal service, offices.	MAC - Major Arterial Commercial to LC3 - Local Commercial *The properties at 1769 to 1777 Quebec Street may remain zoned MAC to permit the existing repair shop, but rezoning to LC3 is to be undertaken if the repair shop use is terminated.	To reinforce development of a pedestrian oriented local shopping street and rectify inappropriate location for MAC zoning on non-arterial street.
3. Downtown	Restaurants, service uses, hotels, offices, parking, hostel.	MAC - Major Arterial Commercial to DH15 - Downtown	To recognize existing commercial and residential uses and rectify inappropriate location for MAC zoning on non-arterial street.
4. Residential Transition	Detached houses, commercial uses, vacant development sites.	a) MAC - Major Arterial Commercial to MX - Mixed Residential Business  b) R4A - Residential Infill Housing to MX - Mixed Residential Business  c) NC - Neighbourhood Commercial to MX - Mixed Residential Business	To establish a transitional district between the Downtown and residential neighbourhood which reflects an appropriate mix of commercial and residential uses.
5. Major	Automotive	IA1 - Light Industrial	To provide consistent zoning



<b>TABLE 1 - FUTURE LAND USE AND ZONING</b>			
Arterial Commercial	sales, detached houses.	to MAC - Major Arterial Commercial	for commercial uses along a major arterial street.
6. Local Commercial	Repair, office and warehousing uses.	IA1 - Light Industrial to LC1 - Local Commercial * The property at 1905 Reynolds Street may remain zoned IA1 to permit existing artist's studio, but rezoning to LC1 is to be undertaken if artist's studio use is terminated.	To establish commercial zoning which is compatible with the adjacent residential neighbourhood.
7. Residential	Detached housing, apartments, vacant development sites.	MAC - Major Arterial Commercial to R4A - Residential Infill Housing	To recognize an existing group care facility and rectify inappropriate location for MAC zoning on non-arterial street.

# MAP 3

# PROPOSED ZONING



- LEGEND**
- C* - Contract
  - D* - Downtown
  - I* - Institutional
  - IT* - Industrial Tuxedo Park
  - IA1* - Light Industrial
  - LC1* - Local Commercial
  - LC3* - Local Commercial Shopping Street
  - MAC* - Major Arterial Commercial
  - MX* - Mixed Residential Business
  - NC* - Neighbourhood Convenience
  - PS* - Public Service
  - R3* - Residential Older Neighbourhood
  - R4* - Residential Older Neighbourhood
  - R4A* - Residential Infill Housing
  - RR* - Railway
  - UH* - Urban Holding

Properties proposed to be rezoned

Reference to Land Use Area in Table 1

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SCALE

0 50 100 200 500



Metres

## **Appendix 'A'** **Neighbourhood Profile**

**Note: This profile is based on the 1986 Census of Canada. The 1991 Census information will be used to update the profile when it becomes available.**

- The 1986 total population was 5,295, a loss of 6.0% since 1981. This is less than the 8.9% decline experienced between 1976 and 1981, and future projections are for stable population of approximately 5,100 until the year 2001.
- The Core Neighbourhood has 1,015 senior citizens (65+). Senior citizens comprise 19.2% of the neighbourhood's population. Senior citizen population is 9.2% city wide.
- 24.5% of the Core Neighbourhood's population was comprised of children (19 and under), compared to the city average of 30%.
- The Core Neighbourhood's population had an average of 2.1 persons per household, while the city average was 2.7.
- Almost half (47.8%) of the households in the Core Neighbourhood are one-person households, which was twice as high as the city-wide average.
- In the Core Neighbourhood, 23.5% of all families were lone-parent families, as compared to 13.5% for the city overall.
- The total average family income in the Core Neighbourhood was \$21,047, or 42% less than the city-wide average family income of \$36,555.
- The incidence of low-income families in the Core Neighbourhood was 41.3%, more than twice the 16.4% average for the city.
- 47.1% of the housing units in the Core Neighbourhood were apartments or townhouses, compared to 30.4% for the city overall.
- 36.3% of Core residents lived in owner-occupied dwellings, compared to 65.7% city wide.