



OFFICIAL COMMUNITY PLAN

PART B.3 Transitional Area Neighbourhood Plan



ADDENDUM

TRANSITIONAL AREA NEIGHBOURHOOD PLAN AMENDMENTS

Transitional Area Neighbourhood Plan was first adopted by City Council at the meeting held on October 24, 1983 with the following amendment.

"All portions of the draft report dealing with Central Collegiate, Strathcona School and Central Park sites be deferred until such time as negotiations between the Regina Public School Board and the City have been finalized".

In accordance with the amendment, the following references in the report are considered to be inoperative pending completion of negotiations between the City of Regina and the Regina Public School Board.

1. Page 27, Paragraph 2

"It is recommended that the Strathcona School site be designated as Transitional Area Residential - High-Rise. As the use of the school building has now been terminated, this site is an appropriate location for high-rise residential development, presenting a unique opportunity to provide for an increased population within the Transitional Area".

2. Page 28, Implementation Recommendation #8

"That the Strathcona School site be zoned Transitional Area-Residential High-Rise".

3. Page 36, Implementation Recommendation #3

"That provision be made for the possible future rezoning of the portion of the Strathcona School site fronting Broad Street, in order to recognize the potential for redevelopment of that area, for uses appropriate to a major arterial location".

4. Page 40, Paragraphs 3 and 4

"The appropriate future use of the Strathcona School site, as described in Section 3.2.2 of this Neighbourhood Plan, is for high-rise residential purposes. Another consideration is the importance of an elementary school facility (not necessarily within Strathcona School) in or near the Transitional Area. If such a facility is not made available, families with small children will be deterred from moving to the Area".

5. Page 40, Paragraph 5

"If and when Central Collegiate is no longer required for educational purposes, reuse of the buildings on the site should be explored prior to any decision to demolish all or any portion of the buildings. Any alternative future uses should take into consideration that the school, particularly the oldest portion, is a structure of heritage merit. The first priority for reuse of these facilities should be to serve the social and recreational needs of the Transitional Area residents. Such uses could include, for example, a community centre, day care, or offices for non-profit community service organizations. The second priority should be for rental housing".

6. Page 40, Paragraph 6

"If the decision is made that the institutional use of the Central Collegiate buildings is not required to meet the social, recreational, and educational needs of Transitional Area residents, then alternate land uses would be appropriate. Appropriate rezonings to provide for these land uses would be: a) College Avenue Residential/Commercial for the south portion of the site; and b) Transitional Area Residential - Medium-Rise for the middle and northern portions of the site".

7. Page 41, Paragraph 1

These zones would reflect the proposed zoning of adjacent property and, in the case of the north, approximately two-thirds of the Central Collegiate site, would serve as a necessary intermediate height interface between adjacent land uses.

8. Page 41, Policy Objective #2

"That, if and when Central Collegiate is no longer required for educational purposes, reuse of the buildings on the site for the general benefit of the Transitional Area residents, be explored and encouraged by the City of Regina, prior to any decision to demolish all or any portion of the buildings on the site".

9. Page 42, Implementation Recommendation #2

"That a proposal call be undertaken by the City of Regina to explore adaptive reuse of Central Collegiate, if it is no longer required for educational purposes".

10. Page 59, Recommendation #4

"That a proposal call be considered to promote the adaptive reuse of Central Collegiate, if and when the facility is no longer required by the School Board.

TABLE OF CONTENTS

PREFACE	1
1.0 NEIGHBOURHOOD PLAN CONTEXT	3
1.1 Evolution of the Area.....	3
1.2 Social Profile.....	3
1.3 Transitional Area Characteristics and Issues	7
1.3.1 Land Use.....	7
1.3.2 Building and Streetscapes	9
1.3.3 Landscaping and Open Space	11
1.3.4 Circulation and Parking.....	12
1.3.5 Social and Community Facilities and Services.....	14
1.3.6 Housing	16
1.3.7 Heritage	17
2.0 TRANSITIONAL AREA POLICIES.....	20
2.1 Existing Municipal Development Plan Policies	20
2.2 An Issue Paper for the Transitional Area - General Conclusions	20
3.0 LAND USE POLICY AND IMPLEMENTATION RECOMMENDATIONS	21
3.1 Policy Objectives	22
3.2 Residential Land Use	23
3.2.1 Residential Land Use Districts.....	24
3.2.2 Residential Amenity Space and Landscaping.....	30
3.3 Commercial.....	31
3.3.1 Transitional Area Service.....	31
3.3.2 College Avenue.....	34
3.3.3 Major Arterial Commercial.....	36
3.3.4 Downtown Commercial	38
3.3.5 Inner City Commercial.....	39
3.3.6 Specific Use Designation	41
3.4 Institutional and Public Service	43
3.5 Specific Provisions for Residential Viability.....	46
3.5.1 Public Amenity Space.....	46
3.5.2 House-Form Residential/Commercial Floor Area Provision	47
3.5.3 Parking Provisions.....	47
3.5.4 Special Implementation Areas	50
3.5.5 Design Review	54
4.0 LAND USE SUPPORT POLICY OBJECTIVES AND RECOMMENDATIONS.....	55
4.1 Buildings and Streetscapes	55
4.2 Landscaping and Open Space.....	56
4.3 Circulation and Parking	57
4.4 Community and Social Issues.....	58
4.5 Housing	59
4.6 Heritage.....	61
5.0 EXCEPTIONS.....	64
APPENDIX	65

Regina OCP – Part B
Part B.3 – Transitional Area Neighbourhood Plan

PREFACE

The Transitional Area, also known as Centre Square Neighbourhood, bounded by Victoria and College Avenues and Broad and Albert Streets, comprises 32 square blocks immediately south of downtown. The area, home to 3,300 Regina residents, is primarily high and low-density residential with a variety of commercial uses concentrated on Victoria and 13th Avenues. An elementary school and a high school are located in the Area.

In order to maintain the residential viability of the Area, it was recognized that a plan for future development was required. However, the direction new development should take became a subject of considerable study and debate. An initial study of the Area was undertaken by the Planning Department in 1976 as part of the groundwork for the Plan which is now in place. The ongoing investigation was initiated by a motion adopted by Council on November 13, 1979 and since that time several documents have been prepared. One such study, the Transitional Area Development Strategy, was released by the Planning Department in May, 1981. As was its intent, the document sparked public response in the form of numerous letters and submissions from individuals and groups with diverse interests in the Area.

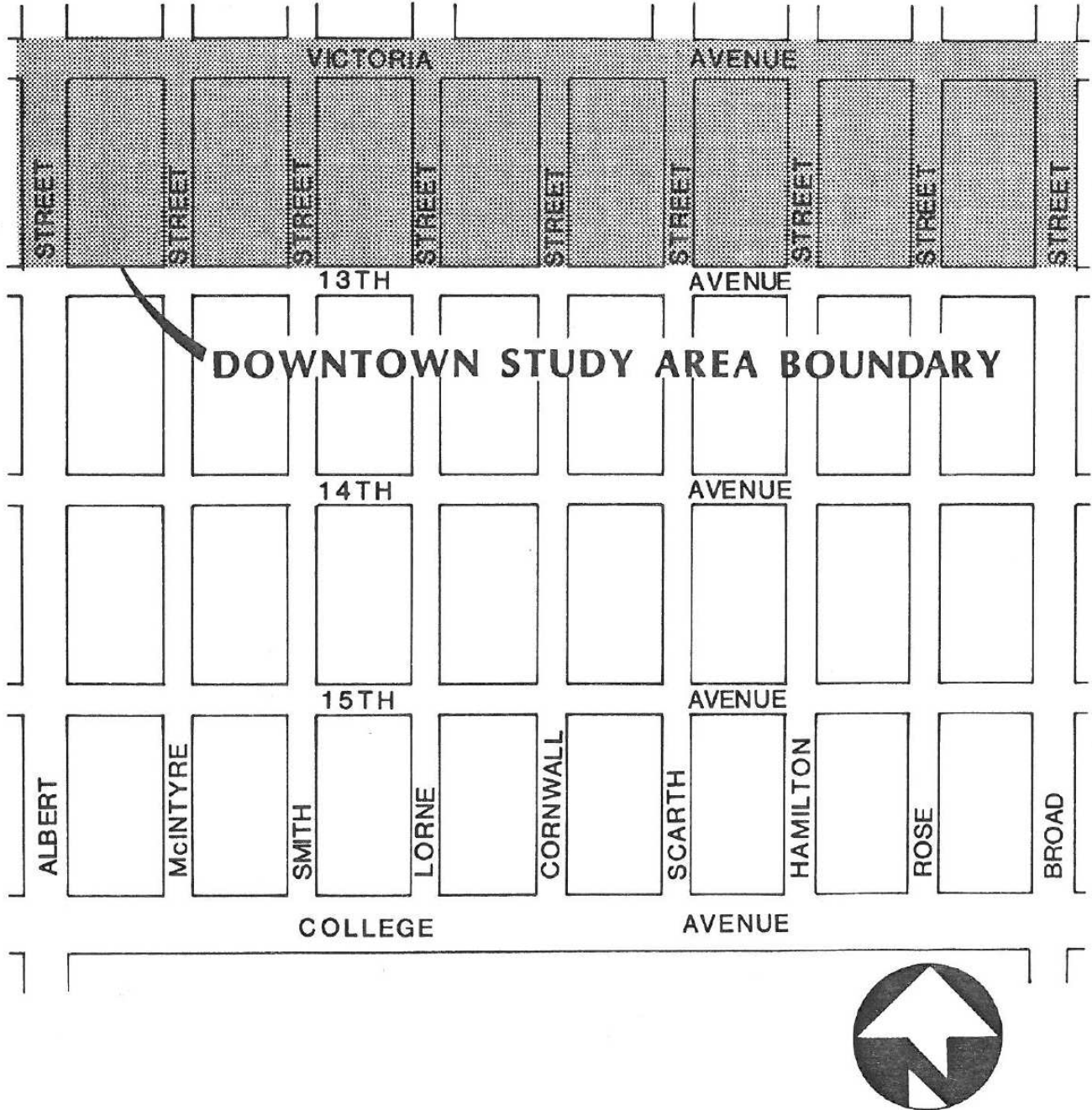
The most comprehensive response to date has come from the Transitional Area Community Society, a group organized in the Summer of 1981. The Society hired the consulting firm of Arnott, MacPhail Associates Limited to prepare a report on the Area. The resultant Concept Study for the Transitional Area sets out a conceptual plan and design guidelines for revitalization and future development initiatives in the Area. This study, submitted to the City in May, 1982, was reviewed and compared with the City-prepared Development Strategy. The Administration then submitted a status report to City Council which resulted in Council's approval of a work program for further study. Subsequently, a number of issues were identified by the City Administration in An Issue Paper for the Transitional Area. The Issue Paper was presented to the Regina Planning Commission and City Council for their consideration and was adopted by Council on December 20, 1982.

In formulating the following Neighbourhood Plan, the City has attempted to recognize the various groups with an interest in the Transitional Area and take their views into consideration. The recommendations contained in this report attempt to present the most appropriate and effective strategy for the revitalization and redevelopment of the Transitional Area.

For the last ten years, Interim Development Control (IDC) has enabled Council to review development proposals on a case-by-case basis. The adoption of this Neighbourhood Plan and supporting Zoning Controls by City Council will allow Interim Control to be terminated and the redevelopment and renewal of the Transitional Area to commence on the basis of clearly defined, but flexible, guidelines.

FIGURE 1

THE TRANSITIONAL AREA



1.0 NEIGHBOURHOOD PLAN CONTEXT

1.1 EVOLUTION OF THE AREA

The residential development of the Transitional Area began around the turn of the Century. Many of the existing house-form buildings and apartment blocks were built between 1900 and 1929. Little development occurred after that time until the 1960's when some house-form buildings were demolished and replaced by low-rise apartment and commercial buildings. From the 1970's until now, the traditional single-family inhabitation of house-form buildings has changed. The Area has developed into a patchwork of land uses and building forms. Many house-form buildings have been subdivided to house several households. Others are occupied by commercial uses only or in combination with a residential use. Both medium and high-rise apartment buildings and office buildings have continued to be built. In addition, several house-form buildings in the Area have been restored recently and occupied for office use. Finally, a substantial number of lots have been left vacant or are being used for off-street parking.

In general, the Transitional Area has been subjected to outside pressures such as overflow parking from the Downtown, through traffic, and redevelopment requests.

1.2 SOCIAL PROFILE

Based on the 1981 Census, 3,300 individuals live in 2,455 households in the Transitional Area.

The average household size for the Transitional Area is 1.3 persons per household--less than half of the overall Regina (specifically the Regina Census Metropolitan Area or C.M.A.) average of 2.7 persons per household. The only Regina area with a smaller average household size is the Downtown, with an average of 1.2 persons per household.

The tables below profile the age and sex distribution of the Transitional Area population of 1981.

Table 1
Transitional Area Population Profile by Age - 1981

Age	Number of Persons	Percentage of Total Transitional Area Population	Corresponding Percentage for Regina
0-4 years	70	2.1 %	8.3 %
5-9	40	1.2 %	7.6 %
10-14	40	1.2 %	7.7 %
15-19	180	5.5 %	9.7 %
20-24	415	12.5 %	11.2 %
25-34	530	16.0 %	17.9 %
35-44	200	6.1 %	10.8 %
45-54	245	7.4 %	9.4 %
55-64	400	12.1 %	8.2 %
65-69	305	9.2 %	3.2 %
70 years & over	885	26.7 %	6.0 %

TABLE 2
Transitional Area Population Profile by Sex - 1981

Age	Transitional Area		Regina	
	% Male	% Female	% Male	% Female
0-4 years	47.1	52.9	51.3	48.7
5-9	50.0	50.0	51.2	48.8
10-14	50.0	50.0	51.6	48.4
15-19	36.1	63.9	48.9	51.1
20-24	47.0	53.0	48.5	51.5
25-34	51.9	48.1	49.5	50.5
35-44	50.0	50.0	49.5	50.5
45-54	44.9	55.1	49.8	50.2

55-64	35.0	65.0	46.4	53.6
65-69	27.8	72.2	43.4	56.6
70 years and over	23.2	76.8	49.3	50.7

As can be seen from the above tables, the age profile of residents of the Transitional Area is not typical of that of Regina as a whole. On one hand, persons in the 0 - 19 year and 25 - 54 year age groups are under-represented in the Area, while on the other hand, persons in the 20 - 24 and the 25 and over age groups are over-represented. This age profile, which reflects the relatively large number of single-person households in the Area, is also typical of other inner city locations in Regina.

Compared with the Regina population as a whole, Transitional Area females are over-represented in the 5 - 24 and the 45 and over age ranges, with the differential particularly pronounced in the 15 - 19 age range and the 55 years and above group. This over-representation is consistent with the fact that many downtown workers in the clerical, sales, and service occupational categories (predominantly filled by women) live in the Area. The differential in the older population group reflects the longer life expectancy of women.

The mobility status of residents in the Transitional Area reflects the social heterogeneity of that area. Some residents are highly transient, while others are relatively immobile. In 1980, a Planning Department survey found that 22% of households had lived in one or more dwellings within the Area for no longer than the previous six months, while 30% had lived in one or more dwellings within the Area for five or more years.

The survey found that 31% of area households had lived in their present dwelling for no longer than six months. Sixteen per cent had lived in their dwelling for five or more years. The differential between the latter figure and the 30% area residency statistic described above may be partially attributed to the desire of a portion of the population to remain in the Area despite the loss of individual dwelling units through demolition or conversion.

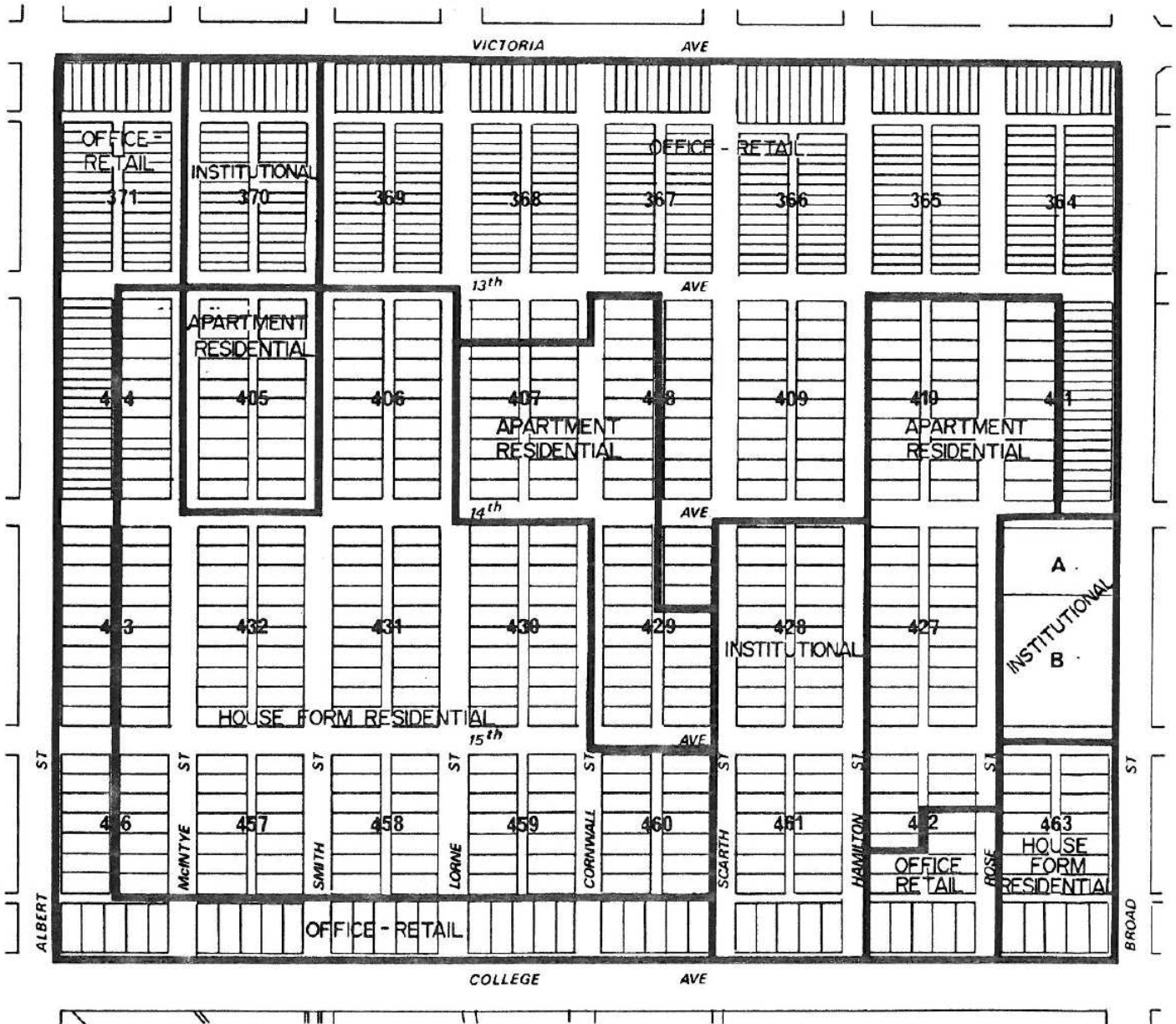
The 1980 survey found that 73% of households in the Transitional Area were single-person households, which corresponds closely with the 1981 Census finding of 77.5% single-person households. In comparison, the corresponding figure for the Regina C.M.A. was 23.9%. In 1981, 13.65% of all Regina single--person households lived in the Area.

There were 130 families with children living in the Transitional Area in 1981. Single parent families accounted for 65 of these, or 50% of the total number of families with children. The comparable statistic for the Regina C.M.A. was 17.9 %.

Based on the 1980 Planning Department survey, in an estimated 12% of the Transitional Area households at least one person is handicapped, that is, a person who as a result of some mental or physical limitation is unable to fully carry out normal day-to-day activities.

FIGURE 2

PRESENT GENERALIZED LAND USE



1.3 TRANSITIONAL AREA CHARACTERISTICS AND ISSUES

1.3.1 LAND USE

Background

Three land uses dominate the Transitional Area--house-form residential, apartment residential and office/retail with some institutional land use (see Figure 2). The southwest part of the Transitional Area is primarily single-family and converted single-family residential use composed mainly of house-form buildings with some low-rise and high-rise apartments. Approximately half of the house-form buildings have been converted to multiple dwelling units and half remain in the single-family category. As well, a number of houses have been converted to mixed residential and commercial use (shown on Figure 3).

Medium to high-rise residential land use predominates in three main sectors in the Transitional Area. Older apartment buildings dominate the east side of the Area. The two other apartment residential districts are smaller in size and occupy the middle part of the Transitional Area, tending to separate the house-form residential district to the south from the office commercial development to the north.

Office/retail land use in the Transitional Area is located in several districts. One is the northeast sector which contains the highest density and, specifically, buildings such as the Hotel Saskatchewan, Saskatchewan Power Corporation building, and Humford House. The second district flanks the Transitional Area on the west and south sides. The area along Albert Street serves primarily as a mixed retail and office district, while the north side of College Avenue functions mainly as an office area with a mixture of older houses converted into office use. In addition, large office structures such as the Co-operative Insurance building and Parkview Place are located on College Avenue.

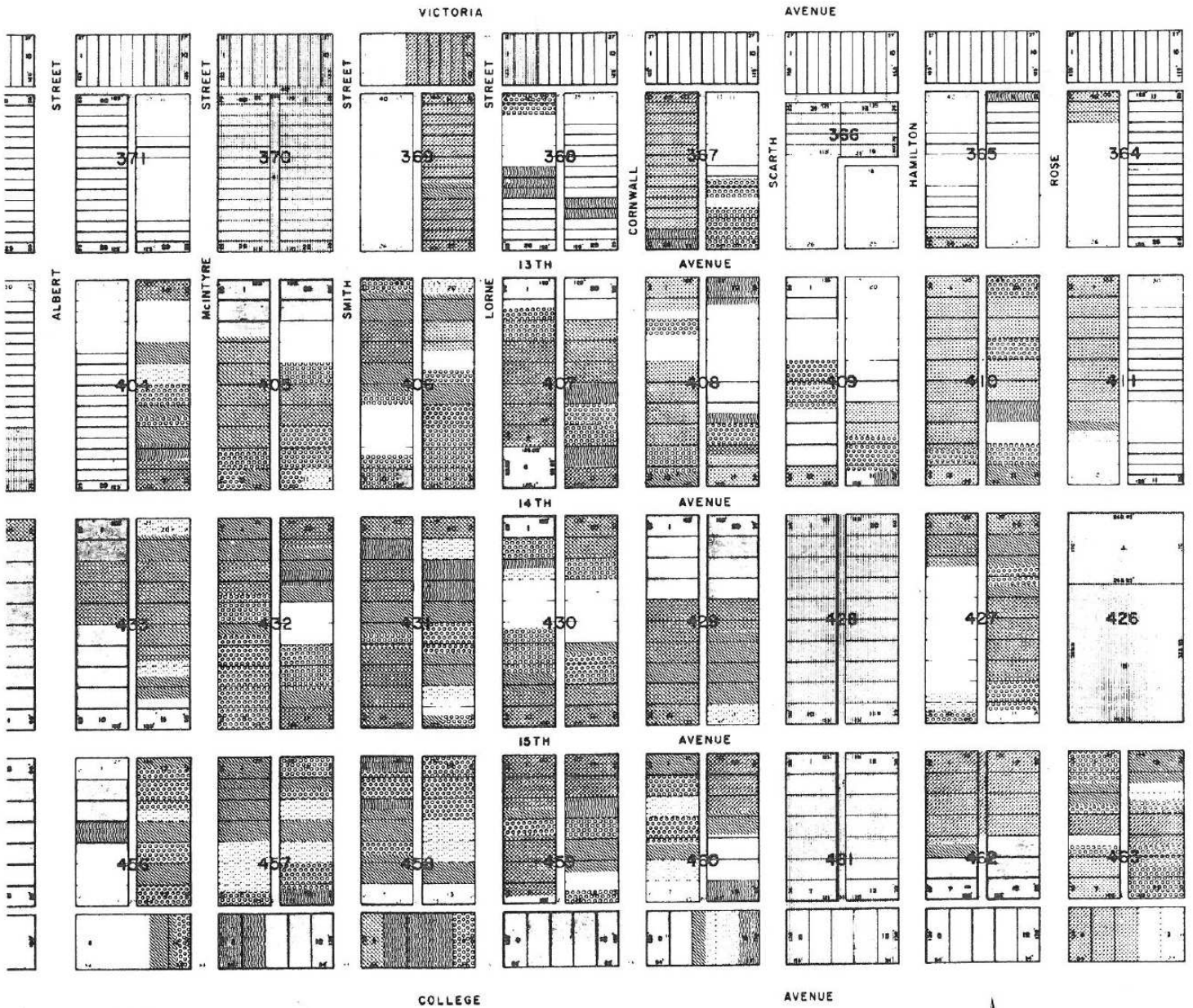
Institutional land use occupies three districts in the Transitional Area. The block in the northwest portion of the Area is utilized by the Court House and the YMCA. Central Collegiate occupies the two block area on the south side and Strathcona School occupies the one block on the east.

Issues









During the period from 1976 to 1981 a net loss of 280 housing units occurred in the Transitional Area. New residential units have been constructed, but have not matched the number of demolished units.

Maintenance of existing housing, particularly house-form buildings, has been inadequate, contributing to the demolition of many of these house-form buildings.

FIGURE 3



LEGEND

-  HOUSE - FORM RESIDENTIAL - OWNER OCCUPIED
-  HOUSE - FORM RESIDENTIAL - NON-OWNER OCCUPIED
-  HOUSE - FORM COMMERCIAL/RESIDENTIAL
-  APARTMENT BLDG
-  INSTITUTIONAL USE
-  HOUSE - FORM COMMERCIAL
-  NON HOUSE - FORM COMMERCIAL
-  VACANT/BLDG

**TRANSITIONAL AREA
EXISTING LAND USE/BUILDING FORM**



PREPARED BY
CITY OF REGINA PLANNING DEPT
REVISED JUNE 9/83

Land use on the sites of demolished house-form buildings has too frequently changed, subsequent to demolition, from residential to other uses such as office buildings, vacant lots or parking lots. The office buildings represent an encroachment of commercial land use into residential areas. In addition, traffic resulting from such commercial intrusion has resulted in a negative impact on the residential environment of the Transitional Area as a whole. The vacant lots, or non-accessory parking lots, are a significant under-utilization of land, as well as an eyesore.

Significant Concerns and Opportunities

- 1) Loss of housing units.
- 2) Lack of maintenance and the resultant deterioration of existing housing.
- 3) Under-utilized land appropriate for residential infill development.
- 4) Encroachment of commercial land use into residential areas.
- 5) Encroachment of high-rise buildings into low-rise areas.
- 6) Encroachment of high noise/high traffic generating businesses into the Transitional Area.
- 7) Under-utilized land appropriate for the provision of residential neighbourhood-oriented stores and services, open space and community facilities.

Conclusions

The above land use concerns and opportunities in the Transitional Area can be addressed:

- 1) Through the retention, maintenance, renovation and construction of housing in the Transitional Area.
- 2) Through the recognition of existing districts of commercial office buildings.
- 3) Through ensuring that applications for any commercial land use outside of such districts be granted only insofar as they will positively contribute to the residential use and/or character of the Area.

1.3.2 BUILDING AND STREETSCAPES

Background and Issues

The Transitional Area is currently a patchwork of building forms and land uses, including lots which are vacant or used for off-street parking.

Demolition and incompatible redevelopment, as well as a lack of maintenance of many of the remaining buildings, has served to detract from the original character of the Area. This character has suffered not only through the demolition of specific buildings, but also through the resultant interruption of streetscapes. Streetscapes are characterized by rows of house-form buildings of traditional form and materials, tree-lined streets, and the vistas typically framed by these trees. As mentioned, another concern is the redevelopment of vacant sites with infill structures which are incompatible with the surrounding buildings in height, bulk and/or form. As a result, the opportunity to restore the streetscape to a character which is at least similar to the original is often lost. In addition, a lack of maintenance of existing structures has reduced the attractiveness of the Area for potential residents.

In spite of general deterioration over time, the streetscapes in the southwest portion of the Area are the most intact.

Significant Concerns and Opportunities

- 1) Lack of maintenance of buildings.
- 2) Demolition of house-form buildings and older apartment blocks.
- 3) Deterioration of streetscapes through building demolition.
- 4) Deterioration of streetscapes through redevelopment which is incompatible on the basis of height, bulk, and/or form.
- 5) The potential contribution of the remaining house-form buildings to the special character and heritage of the Transitional Area.
- 6) Vacant sites appropriate for the construction of infill buildings compatible with the adjacent streetscape.

Conclusions

The above building and streetscape concerns and opportunities in the Transitional Area can be addressed:

- 1) Through the retention, maintenance and restoration of buildings in the Transitional Area which, by virtue of their architecture or contribution to the surrounding streetscape, reinforce the residential character typified by the original buildings of the Area.
- 2) Through redevelopment in the Transitional Area which is compatible with the existing streetscapes of house-form buildings.

1.3.3 LANDSCAPING AND OPEN SPACE

Background and Issues

The abundance of mature trees is one of the most outstanding characteristics of the Transitional Area. Tree-lined streets of house-form buildings typify the Area. As well, additional trees have been planted in private yards since the initial development of the Area. Unfortunately, this resource of trees has been eroded over the years through redevelopment and decay of the trees themselves. Since the trees make a strong contribution to the residential character of the Area, there is a need to address the problem.

The Transitional Area lacks public open space in relation to its current population of approximately 3,300 people. Based on a generally recognized standard of 10 acres of urban open space per 1,000 people, a total of 33 acres would be required to serve the needs of the Area. However, the only major areas of open space within the Area are the basically-undeveloped playgrounds of Strathcona School and Central Collegiate (i.e. Central Park), which are approximately three acres in size.

In addition, there is little open space provision for activities with a neighbourhood focus which could, for example, range from outdoor skating to a more passive type of recreation such as "people-watching". The standard for specifically neighbourhood-oriented open space is approximately 7 acres per 1,000 people. (On this basis, 33 acres would be required for the Transitional Area).

The lack of developed open space will become a greater problem over time with the growth of the residential population of the Transitional Area, as provided for in this Neighbourhood Plan. Although the nearby Wascana Centre and Victoria Park can serve some of the open space needs of the Area, specialized local open space will still be required for neighbourhood-oriented activities. A number of commercial buildings and multi-unit residential buildings have been constructed in the Area, the landscaping of which has positively contributed to the environment. The yards of many other properties, however, are poorly landscaped and ill-maintained, detracting from the character and appearance of the Transitional Area.

Off-street parking lots in the Area represent a problem beyond an inappropriate under-utilization of land. The use of front yards for access to parking lots, in spite of the fact that access to buildings and parking lots can usually be made via the rear lane, is one component of this problem. As well, the lack of screening of these vacant lots from the street and adjacent properties creates an eyesore.

There is a need to provide for a wider range of landscaping than is currently prevalent in the Area. This increased flexibility is desirable given: a) the density and mixture of uses in the Transitional Area; and b) the diversity of residents in the Area. The former characteristic suggests that a side yard normally required to be grassed may provide less amenity than an alternate form of indoor or outdoor space which could be provided under more flexible regulations. The latter characteristic suggests that it may be appropriate to provide a different type of amenity for singles and childless couples than, for example, families or seniors.

Significant Concerns and Opportunities

- 1) General degeneration of the residential appearance and environment of the Transitional Area.
- 2) Street trees which, in spite of some deterioration, are an outstanding resource of the area.
- 3) Intrusion of off-street parking into front yards.
- 4) Lack of yard maintenance.
- 5) Lack of public amenity and open space appropriate to a residential area.
- 6) Undeveloped open space in the area.

Conclusions

That the above landscaping and open space concerns and opportunities in the Transitional Area can be addressed:

- 1) Through stricter regulation of off-street parking lots.
- 2) Through providing for increased maintenance of private yards.
- 3) Through providing for public open space and amenity which is both sufficient in magnitude and varied in type to meet the present and future needs of Transitional Area residents.
- 4) Through regeneration of the residential appearance and environment of the Area, including street trees.

1.3.4 CIRCULATION AND PARKING

Background and Issues

The Transitional Area faces a number of competing demands for transportation infrastructure and parking facilities. The variety of demands arises from the close juxtaposition of frequently incompatible land uses. The competition among these demands is related to the relatively high density of development in both the Transitional Area itself and the Downtown, as well as to the resultant generation of relatively high volumes of pedestrian and vehicular traffic.

The growth in downtown office and retail space over the years has created a significant demand for parking spaces in the adjacent Transitional Area. This demand has been amplified by office construction and conversion within the Transitional Area itself. Offices in the Area typically provide sufficient on-site parking for employees, but clients of these businesses often are forced to find short term parking on nearby streets. In general terms, the high demand for parking in the Area

has encouraged an increase in surface parking lots.

There is also a shortage of 24-hour low-cost parking spaces for residents. Much of the housing in the area was constructed in an era when the level of per capita automobile ownership was lower than that of today. In addition, most of the house-form buildings originally housed a single household, while today many of these structures have been subdivided into a number of households, thus increasing the potential number of automobile owners.

One of the major concerns of the Transitional Area residents is the high volume of vehicular traffic which passes through the Area. Volumes of 2000 - 4000 vehicles per day are typical for streets in the Area. Not only does the traffic create unpleasant noise and congestion problems, it presents an increased threat to pedestrian safety. For example, the danger to a senior citizen with a decreased level of mobility is much greater in the Transitional Area than in a suburban residential area.

Given the amount of pedestrian circulation in the Transitional Area, the quality of the pedestrian environment in terms of sidewalk maintenance and pedestrian amenities is also of importance.

The location of the Transitional Area between the Downtown and Wascana Centre affords a unique opportunity for enhancing the pedestrian circulation system of the Area. Based on the fact that: a) both the Downtown and Wascana Centre are focal points of a variety of activities in Regina; and b) many of these activities are pedestrian-oriented, the creation of a special pedestrian linkage between these two areas would be appropriate. Within the Transitional Area itself, such a linkage would complement and enhance the unique character of the Area, including its streetscapes, heritage, and open space.

Significant Concerns and Opportunities

- 1) Incompatibility of existing distribution and volume of traffic with residential land use.
- 2) Traffic noise and congestion.
- 3) Inappropriately high levels of on-street and surface lot parking.
- 4) Inadequate parking for area residents.
- 5) Lack of high quality well-maintained pedestrian walkways and amenities.
- 6) Threat to pedestrian safety from vehicular traffic.
- 7) Tree-lined streets of house-form buildings conducive to a pleasant pedestrian environment.
- 8) Creation of a distinctive pedestrian linkage between the Downtown and Wascana Centre which would complement and enhance the Transitional Area.

Conclusions

The above circulation and parking concerns and opportunities in the Transitional Area can be addressed.

- 1) Through reorganization of traffic distribution and volume in the Transitional Area to provide for a greater degree of compatibility with residential land use.
- 2) Through appropriate regulation of parking in the Area to support residential land use.
- 3) Through providing and maintaining the infrastructure necessary to support pedestrian circulation in the Transitional Area, including a pedestrian linkage between the Downtown and Wascana Centre.

1.3.5 SOCIAL AND COMMUNITY FACILITIES AND SERVICES

Background and Issues

The Inner City location of the Transitional Area results in both strengths and weaknesses regarding social and recreational services and facilities for neighbourhood residents. The central location of the Area provides high accessibility, at least in physical terms, to many services and citizens' organizations. Examples of services located in or adjacent to the Transitional Area include the YMCA and YWCA and a vast array of citizens' organizations, including, of course, the Transitional Area Community Society (TACS). At the same time, however, there is a relative lack of neighbourhood-oriented services. In particular, the Area is deficient in services for specific subsections of the population represented in significant numbers in the Area, i.e. students, office workers, senior citizens, renters, natives, low-income earners, single parents, and handicapped people.

The particular demographic and social characteristics of the Transitional Area outlined previously, accentuates the need for social support services, including the recreational facilities and citizens' organizations which have been mentioned.

Of major concern is the recent closure of the only elementary school in the Area, Strathcona School. Enrollment declined from 154 students in 1977 to 53 students in 1982.

The loss of an educational facility for elementary school age children may present a hardship to any family with young children locating in the Area. One of the goals of this Neighbourhood Plan is to provide for households in a wide range of age, income and family status, however, the range of households which would locate in the Transitional Area may be limited if there is no facility for elementary school age children.

The Regina Public School Board has also stated its intention to close Central Collegiate in 1986.

A final matter of fairly widespread concern in the Transitional Area is that of crime. Although crimes against persons and property unquestionably take place, in reality, crime is not nearly as common in the Area as the general public perceives it to be. Nevertheless, the perception and fear of criminal activity is a significant problem.

Significant Concerns and Opportunities

- 1) Lack of neighbourhood-oriented social and recreational facilities and services.
- 2) Lack of an educational facility for elementary school age children within the Transitional Area.
- 3) Existing buildings of special character potentially available for reuse as community facilities.
- 4) Central location of the Area affording ready access to many City-wide facilities and services.
- 5) Perception and fear of criminal activity.
- 6) Land and facilities with potential for social and community facilities and service uses.

Conclusions

The above community and social concerns and opportunities in the Transitional Area can be addressed:

- 1) Through provision of a range of social and recreational facilities and services in the Transitional Area.
- 2) Through the ensurance of an educational facility for elementary school age children within the Transitional Area.
- 3) Through measures designed to address the concern and perception of crime in the Transitional Area.

1.3.6 HOUSING

Background and Issues

Based on the 1981 Census, the Transitional Area had a population of 2,455 households on June 1 of that year. Based upon the survey carried out by the Planning Department in 1980, 54% of the households had a gross income of less than \$10,000 that year. One way of illustrating the potential for financial hardship this represents is by examining the amount of income expended on housing. Using the guideline of 25% of household income as the maximum comfortable allocation to housing costs, 1,344 households in the area could afford to pay no more than \$208 per month in rent. If the existing 652 units of co-operative or public senior citizen housing are subtracted from the amount, then 682 households, approximately half, have been faced with the prospect of attempting to obtain private market accommodation at that price level.

The Planning Department survey indicated that there was a sufficient amount of affordable rental housing stock in the Transitional Area. Specifically, the survey indicated that 52% of Area residents paid \$200 or less per month in rent. In summary then, the Transitional Area serves the important function of providing a portion of Regina's inexpensive housing.

There has been an ongoing net loss of housing units (1976-81: 280 units) despite the construction of new apartment buildings in the Area. The absolute number of units lost through demolition or conversion in the Area during this same period is approximately 750 units. If the depletion of low-cost housing stock in the Transitional Area continues, residents will be forced into either adjacent residential areas, with a resultant disruption of these areas, or into those suburban areas with relatively inexpensive housing. In addition to economic hardships, a whole range of social ills are potentially fostered by such dislocation, i.e. alcoholism, delinquency, school absenteeism, and family and marital problems. Such consequences not only pose a hardship for the displaced households, but also for the surrounding community and City as a whole, in the form of increased social service, community health, and policing costs.

Based on the primary importance of maintaining the residential viability of the Transitional Area, the chief housing concern, then, is the ongoing loss of residential units in the Area. In order to address the issue of housing loss and the more general concern of residential viability, land use and other supportive policies need to be implemented.

Significant Concerns and Opportunities

- 1) An existing variety of housing forms and tenure affordable to residents with a wide range of incomes.
- 2) The loss of low-cost housing in the Area and resultant displacement of low-income residents through demolition and/or conversion of housing.
- 3) Considerable potential for development and redevelopment of housing.

Conclusions

The above housing concerns and opportunities in the Transitional Area can be addressed:

- 1) Through the construction of housing units in the Transitional Area.
- 2) Through the construction and retention of housing in the Transitional Area which is affordable to low-income households.

1.3.7 HERITAGE

Background and Issues

The built environment of the Transitional Area was originally Regina's first upper class residential neighbourhood. Many of the house-form and apartment structures which remain from the early era of construction exhibit significant heritage merit. Such merit is based on a range of criteria which includes the architecture of the structure, the history of the building and the persons associated with the building, as well as the contribution to the local environment that the building may make as one element of a streetscape.

The accompanying map of potential heritage property (see Figure 4) illustrates the variety and extent of potential heritage structures in the Transitional Area. Three general categories of buildings may be discerned according to structural/locational characteristics. First, there are a variety of larger buildings located in the northern portion of the Transitional Area which are primarily occupied by institutional or apartment uses. Second, there is a collection of older apartment blocks along 14th Avenue in the Area. Third, there is a concentration of house-form buildings of potential heritage merit in the southwest portion of the Area.

The character of the Transitional Area and, in particular, specific streetscapes, have suffered as a result of the demolition of heritage buildings. Inappropriate renovation of buildings with heritage merit has also detracted from the character of the Area.

Specific heritage concerns are the possible demolition of Strathcona School and the older portion of Central Collegiate. Not only do these facilities provide a needed educational service for the Area, but the buildings themselves possess heritage merit.

Significant Concerns and Opportunities

- 1) A wide variety of heritage buildings which, if retained, and especially if restored, will make a substantial contribution to the unique character of the Transitional Area.
- 2) Demolition of heritage buildings in the Area.
- 3) Inappropriate renovation of heritage buildings.
- 4) Possible demolition of Central Collegiate.

Conclusions

That the above heritage concerns and opportunities in the Transitional Area can be addressed:

- 1) Through retention and restoration of heritage buildings in the Transitional Area.
- 2) Through renovations to heritage buildings which are appropriate to the character of these buildings.

FIGURE 4

POTENTIAL HERITAGE PROPERTY - TRANSITIONAL AREA

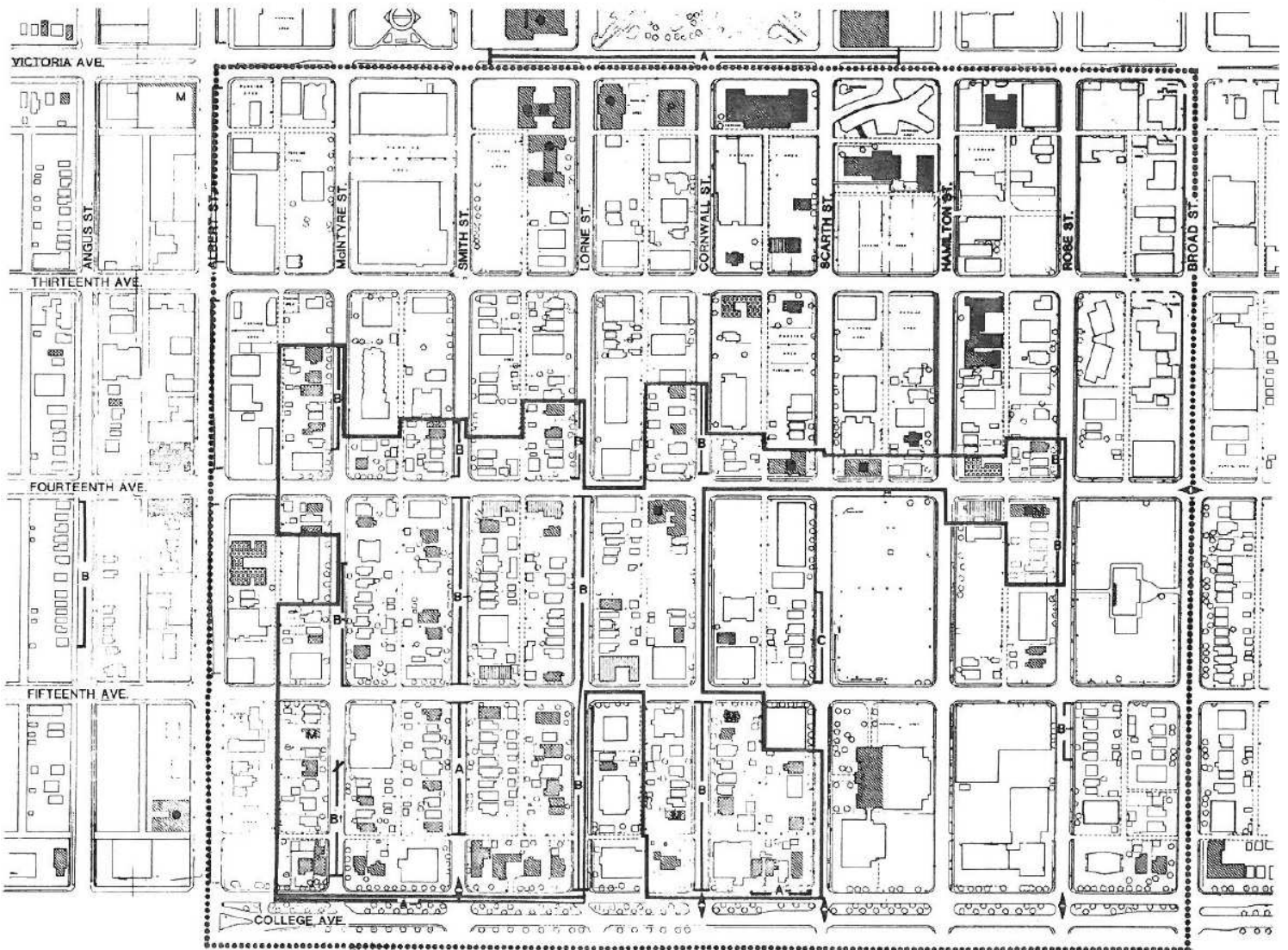
Revised : AUGUST, 1983

CITY OF REGINA
PLANNING DEPARTMENT



LEGEND

- visiae
- streetscapes are rated as: A B C
- properties have a rating of three and above on a scale of (1-10)
- higher than three
- three
- provincial historic site
- municipal historic site
- placed/endangered
- apartments have significance of:
- very significant
- less significant
- poor significance
- potential municipal heritage sites outside of conservation district
- potential conservation district or zone
- transitional area boundary



2.0 TRANSITIONAL AREA POLICIES

2.1 EXISTING MUNICIPAL DEVELOPMENT PLAN POLICIES

The Municipal Development Plan currently in place for the City of Regina was approved by the Minister of Urban Affairs on December 14, 1979. Two component documents of the Plan contain policy objectives which are relevant to the Transitional Area. They are outlined below:

Regina RSVP, A Planning Strategy for Regina: Policy and Implementation

Policy Objectives

- 1) To maintain the Inner City neighbourhood as residential areas.
- 2) To provide for more citizen involvement in planning decisions made in the Inner City.
- 3) To improve the general quality of life in the Inner City.

Regina RSVP, Inner City Neighbourhood Plan

Policy Objectives (for the Transitional Area)

- 1) To improve the residential viability of the neighbourhood.
- 2) To control and maintain low density commercial development in the area.
- 3) To provide a humane and pleasant interface between the Downtown and Wascana Centre.

2.2 AN ISSUE PAPER FOR THE TRANSITIONAL AREA - GENERAL CONCLUSIONS

Both land use and human activity in the Transitional Area are affected by and have an effect upon the larger environment of the City of Regina as a whole. On this basis, An Issue Paper for the Transitional Area sets out general City-wide issues as a context for the specific land use planning of this Neighbourhood Plan. These issues are summarized below:

Cost of the Journey to Work

The cost of the journey to work in the City of Regina is borne by Government, by business, and by residents. The most effective approach to this issue is to adopt policies which will encourage the location of a residential population adjacent to the Downtown, particularly in the Transitional Area.

The Diffusion of Commercial Space from the Downtown

The concentration of businesses in the Downtown facilitates both the efficient provision of City services to such businesses and the exchange of goods and services among businesses. Furthermore, the diffusion of substantial office space from the Downtown to the Transitional Area

would displace potential residential land use which would be supportive of the Downtown.
Provision for a Middle to Upper-Income Population

The lack of neighbourhood amenities in the Transitional Area, and of specialized commercial establishments nearby, contributes greatly to the unattractiveness of the Area to middle and upper-income households. Furthermore, a more affluent residential population in the Transitional Area would itself support a range of specialty shops and services in the Downtown to the benefit of the City as a whole.

Finally, an adequate number of neighbourhood commercial outlets for day--to-day shopping is necessary to support the growth of the residential population.

The Displacement of Low-Income Residents

The Transitional Area provides a substantial amount of low-income housing stock and, because of its location, a high degree of environmental and social support to many of its residents. This function is not only important to the residents themselves, but is of significance to the operation of the City of Regina as a whole.

Conclusion

That a positive resolution of the above City-wide issues will be fostered through the support and encouragement of an ongoing primacy of residential land use in the Transitional Area.

3.0 LAND USE POLICY AND IMPLEMENTATION RECOMMENDATIONS

The purpose of this section of the Neighbourhood Plan is to set out a series of policy objectives and implementation statements. The policy objectives address:

- a) a variety of concerns that have been expressed by interest groups and the general public;
- b) the City-wide issues described in An Issue Paper for the Transitional Area and briefly outlined in Section 2.2 of this Neighbourhood Plan; and
- c) future development within the Transitional Area itself.

The last point is dealt with primarily through the objectives of land use policies which support the ongoing viability of the residential community. These policies, in turn, provide the basis for the accompanying implementation statements.

3.1 POLICY OBJECTIVES

At the time of the 1981 Census, the Transitional Area was the home of approximately 3,300 people in 2,500 households. It is an important area for low--cost housing in the City which provides a variety of environmental and social supports to its residents, largely based on its close proximity to Downtown. In addition, the central location of the Transitional Area provides a high level of

general convenience to its residents, including close access to Downtown workplaces. An increased Transitional Area residential population would provide support for the downtown and, in particular, its retail function.

The Transitional Area is the location of a unique low-rise district of house-form buildings, the character of which is of value to the City as a whole. However, there is also a district conducive to high-rise residential development where under-utilized sites are available. Thus, the Transitional Area has the potential to accommodate population growth. This potential must be acted upon, however, in order to ensure the future viability of the Area itself, its present and future residents, and the Downtown.

Primary Policy Objective

- 1) To provide for residential land use and a viable residential neighbourhood within the Transitional Area through the following General Policy Objectives.

General Policy Objectives

- 1) To provide housing of a variety of forms and tenure which is affordable to residents of a wide range of incomes and family types.
- 2) To provide for stores and services required by Transitional Area residents for convenience goods and services on a daily basis.
- 3) To provide for the retention, maintenance, and restoration of buildings in the Transitional Area which, by virtue of their individual architectural and/or heritage merit or by their contribution to the surrounding streetscape, reinforce the residential character typified by the original buildings of the Area.
- 4) To provide for vehicular circulation, vehicular parking and pedestrian circulation which is supportive of the residential nature of the Area.
- 5) To provide for a range of neighbourhood-oriented social and recreational facilities and services for residents of the Transitional Area.
- 6) To encourage, within or near the Transitional Area, an educational facility for elementary school age children.

Providing for a viable residential neighbourhood in the Transitional Area requires more than having sites available for residential land use. It also requires the development of supportive land uses in the Area, such as neighbourhood convenience stores and services, parks, and other community facilities (refer to Sections 3.3 and 3.4).

As well, a number of non-land use concerns must be addressed if the ongoing residential viability of the Transitional Area is to be achieved. These concerns are in the areas of: 1) housing, 2) circulation and parking, 3) streetscapes, 4) heritage, 5) landscaping and open space, 6) social and

community facilities and services; and are dealt with in separate sections of this Neighbourhood Plan (refer to Section 4.0).

3.2 RESIDENTIAL LAND USE

The appropriateness of providing for a viable residential neighbourhood in the Transitional Area has been well documented both in An Issue Paper for the Transitional Area and in this Neighbourhood Plan. However, the appropriateness of a mixture of future residential and commercial development for some sites is indicated by existing commercial land uses, commercial building forms, and locations adjacent to major arterials.

Policy Objectives

- 1) That those portions of the Transitional Area which are primarily residential in use and/or physical form be a principal location of future residential development in the Transitional Area. Commercial use of any given site within the residential portions of the Transitional Area shall occur only in accordance with this Neighbourhood Plan.
- 2) That those portions of the Transitional Area which are the locale of existing commercial office building developments and/or are adjacent to a major arterial be secondary locations of residential development within the Transitional Area. Within those portions of the Transitional Area, both residential and commercial development will be appropriate, provided that such development is in accordance with this Neighbourhood Plan.

Implementation Recommendations

- 1) That the Transitional Area Residential Zone be established for the primary purpose of providing for residential land use in the Transitional Area.
- 2) That the College Avenue Residential/Commercial, and Transitional Area Service Zones be established as secondary locations for residential land use within the Transitional Area in accordance with the purposes of each zone.
- 3) New developments shall be encouraged to reflect or respond to the typical building setbacks found in the vicinity of the project site in order to reinforce the streetscape and its qualities.
- 4) New developments shall, in the design, scale, form, articulation, and reflect or respond to streetscape qualities found in proximity to the project site.
- 5) Rear yard infill is encouraged in the low-rise residential district in a manner such that it does not impose itself on the streetscape.

3.2.1 RESIDENTIAL LAND USE DISTRICTS

Provision for residential land use is the primary purpose of the Transitional Area Residential Zone. A variety of housing types within the zone will serve to strengthen the residential viability of the Transitional Area by providing a choice of housing for potential residents. Households of a wide range of age, income, family status, and lifestyle will be able to be accommodated.

Commercial land use in the Transitional Area Residential Zone, specifically within house-form buildings, is provided for in the policies of this Neighbourhood Plan in order to encourage the maintenance, renovation and restoration of these house-form buildings. This is one method of supporting the residential character of the Area typified by the existing streetscapes of house-form buildings, while still providing for alternate uses. This reinforcement of the residential character of the Transitional Area is intended to make a major contribution to the ongoing residential viability of the Area.

Accordingly, commercial land use within the Transitional Area Residential Zone shall occur only on the basis that the proposed commercial use will be a benefit to the area and be complementary to land uses in the area. It is imperative that this commercial use be small-scale, low traffic-generating, and otherwise compatible with residential land use and building forms. On this basis, the approval of commercial land use in the Transitional Area Residential Zone should not allow for the demolition of a house-form building and its subsequent replacement by another building with a commercial use.

The regulations for new development within the Transitional Area Residential Zone are to reflect existing buildings with similar uses, thereby providing for development which is compatible with the existing character of that portion of the Transitional Area.

For low-density residential and house-form commercial uses specifically, minimum lot areas and maximum lot coverage are to be in keeping with the historical standard in the Area. Lot coverage is to be relatively low, consistent with the amount of open space customarily associated with low-density residential use. The size of front, side and rear yards are to reflect the norm for these yards in the Area. Maintenance of the typical size of front yards is particularly important in order to preserve the existing streetscapes of the Transitional Area. Maximum floor area may vary according to the type of use in order to provide for residential dwellings at various relatively low densities.

For medium-density residential development, front yard setbacks will comply with the setbacks of similar existing buildings in the Area. The rear walls of new medium-rise residential development may, however, extend to the rear property line of the site, on the basis of other provisions of this Neighbourhood Plan and accompanying regulations. "Rear yard infill" residential development will thus be possible. This will help to provide for an increased residential population while maintaining and contributing to the streetscapes of the Area. The maximum floor area of development is to reflect the limitations of yard requirements and the height limits subsequently described on a district-by-district basis. The floor area ratios provide for a variety of medium-density residential development.

Within the Transitional Area Residential Zone it is important to have groupings of buildings which are compatible in various aspects of their physical form. In particular, districts of residential buildings which are compatible in height not only minimize potential negative impact from surrounding properties, but can also result in streetscapes in which the component buildings enhance one another and the character of the district as a whole. On this basis, it is appropriate to have height districts within the Transitional Zone which reflect the following characteristics of portions of the Transitional Area and which are to provide for new development which is compatible in use and physical form.

Low-Rise District

Existing Characteristics:

- a predominance of house-form buildings,
- an environment characterized by relatively intact streetscapes, including house-form buildings and street trees.

Medium-Rise District

Existing Characteristics:

- the existence of low to medium-rise apartment buildings,
- an area of intermediate height interface between the buildings of surrounding zones and/or height districts of zones.

High-Rise District

Existing Characteristics:

- a higher proportion of apartments, including high-rise apartments, than in the Low-Rise District,
- a mixture of building forms.

The maximum height range of new development on each lot in the Low-Rise District is to be from 8.25 to 15 metres under an inclined plane. The former limit will apply to development at the limit of the front yard setback. The maximum height limit is to progressively increase towards the rear of the lot, according to a formula set out in the regulations accompanying this Neighbourhood Plan, to a maximum of 15 metres. This height limit will be the maximum for new development on each site, with the only exceptions being provided for in the Special Height Provision (Section 3.5.4) of this Plan.

The lower height limit reflects the height (approximately three stories) of the street front facades of existing house-form buildings, thereby ensuring that new development will be compatible in height with the existing streetscapes of house-form buildings, as viewed from the street. The greater height limit, in conjunction with other regulations, provides for "rear yard development" to accommodate an amount of floor space in a development consistent with a medium level of residential density.

The maximum height of new development in the Medium-Rise District is 15 metres, which will allow for four to five-storey development, and will apply to the entirety of the developable portion of each lot in the District. This height allows for an increased residential density, while also being an appropriate transition height between the house-form buildings of the Transitional Area and existing and future high-rise apartments.

The maximum height of development in the High-Rise District is to be 30 metres which will allow for ten-storey development. This limit approximates the height of existing high-rise apartments in the District. As well, it will enable an increased residential population in the Transitional Area, and for the gradual redevelopment of this District, by providing for high-rise accommodation in a variety of developments.

It is recommended that the Strathcona School site be designated as Transitional Area Residential - High-Rise. As the use of the school building has now been terminated, this site is an appropriate location for high-rise residential development, presenting a unique opportunity to provide for an increased population within the Transitional Area.

College Avenue District [Bylaw No. 8850-ZO-B89]

On College Avenue, the sight lines to properties on the north side of the street are longer than in other portions of the Transitional Area, due to the wider street width and the ability to gain views from Wascana Centre. This is reflected in a height formula for buildings which ranges from 8.25 to 15m under an inclined plane, similar to that provided for in the low-rise residential district, but at an angle calculated to account for the longer sight lines. The height limits provided for on College Avenue are consistent with the height of the mature tree canopy and the existing house-form buildings which contribute to the unique prestige character of this streetscape. The height limits also provide an appropriate interface with Wascana Park. For properties east of Scarth Street, there are fewer house-form buildings, and areas to the north include the high-rise portion of the Transitional Area. For these reasons, it is less critical to maintain a height limit on this portion of College Avenue and is therefore included in the high-rise portion of the Transitional Area.

Policy Objectives

- 1) That the primary land use in the Transitional Area Residential Zone, as provided for in this Neighbourhood Plan, be residential. Commercial uses are a secondary use in the Zone, located only in house-form buildings.
- 2) That the retention and construction of a variety of housing and tenure types in the Transitional Area Residential Zone be encouraged.
- 3) That provision be made for the retention and development of contiguous residential land use districts of buildings compatible in height, bulk, siting and massing.
- 4) That retention of house-form buildings be encouraged by providing for rear yard infill development.

- 5) Redevelopment of property to commercial use in the Transitional Area Residential Zone will only be considered when residential use is proven to be uneconomical and in accordance with the provisions of this plan.

Implementation Recommendations

- 1) That a Low-Rise District be established within the southwestern portion of the Transitional Area Residential Zone, to provide primarily for low-rise residential land use and, secondarily, at the discretion of Council, for commercial use in existing house-form buildings.
- 2) That in this Low-Rise District the height of new development be subject to limits which will range from 8.25 metres nearest the street to 15 metres at the rear limit of development on a site.
- 3) In the Low-Rise District, building envelope penetrations will be allowed for architectural features including, but not limited to, gables, dormers, and other architectural features consistent with the area.
- 4) That a Medium-Rise District be established within the Transitional Area Residential Zone, comprising portions of the north side of 14th Avenue and an area to the west of Central Park, to provide primarily for medium-rise residential land use and, secondarily, at the discretion of Council, for commercial use in existing house-form buildings.
- 5) That in the Medium-Rise District, the height of new development be limited to 15 metres.
- 6) That a High-Rise District be established within the north and eastern portions of the Transitional Area Residential Zone south of 13th Avenue to provide primarily for high-rise residential land use and, secondarily, the use of existing house-form buildings for office/commercial use.
- 7) That in this High-Rise District the height of new development be limited to 30 metres.
- 7a) That a College Avenue District be established, and the height of new development be limited in the District by the following building envelope description:

The maximum permitted principal building height in metres (h) at a particular point on a specific lot is calculated using the formula $h = 0.3 (d) + 6.75$ where "d" is the minimum perpendicular distance in metres between the particular point on the site and the front lot line of the specific lot, and "h" shall not exceed 15 metres.

This height regulation provides for a maximum height of 15 metres across the rear portion of a lot, while ensuring that the form of development will not intrude upon the existing streetscape by delimiting the maximum height across the front portion of a lot with a building envelope defined by an inclined plane. An example of the application of this building envelope is provided in the diagram below, for information purposes only.

SKETCH 1

[Bylaw No. 8850-ZO-B89]

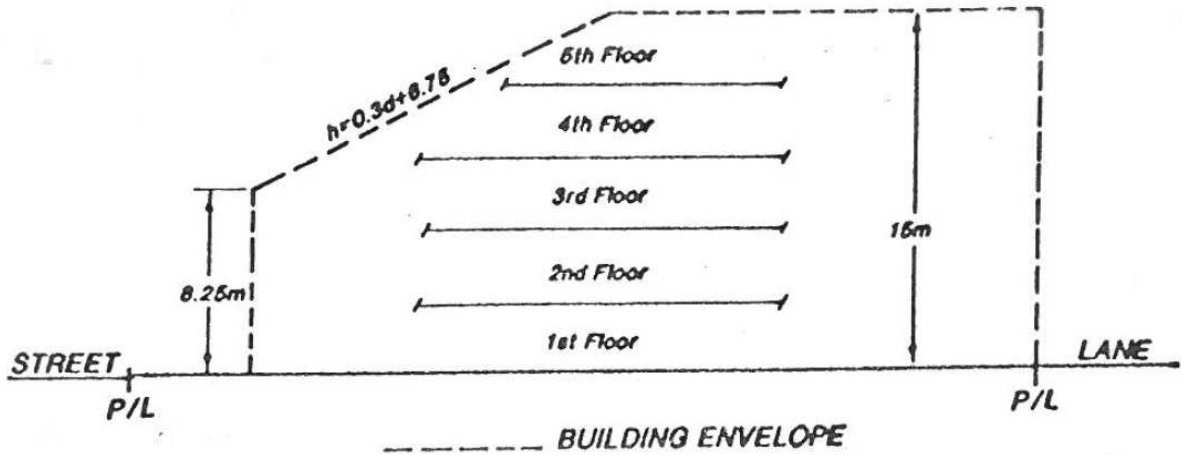
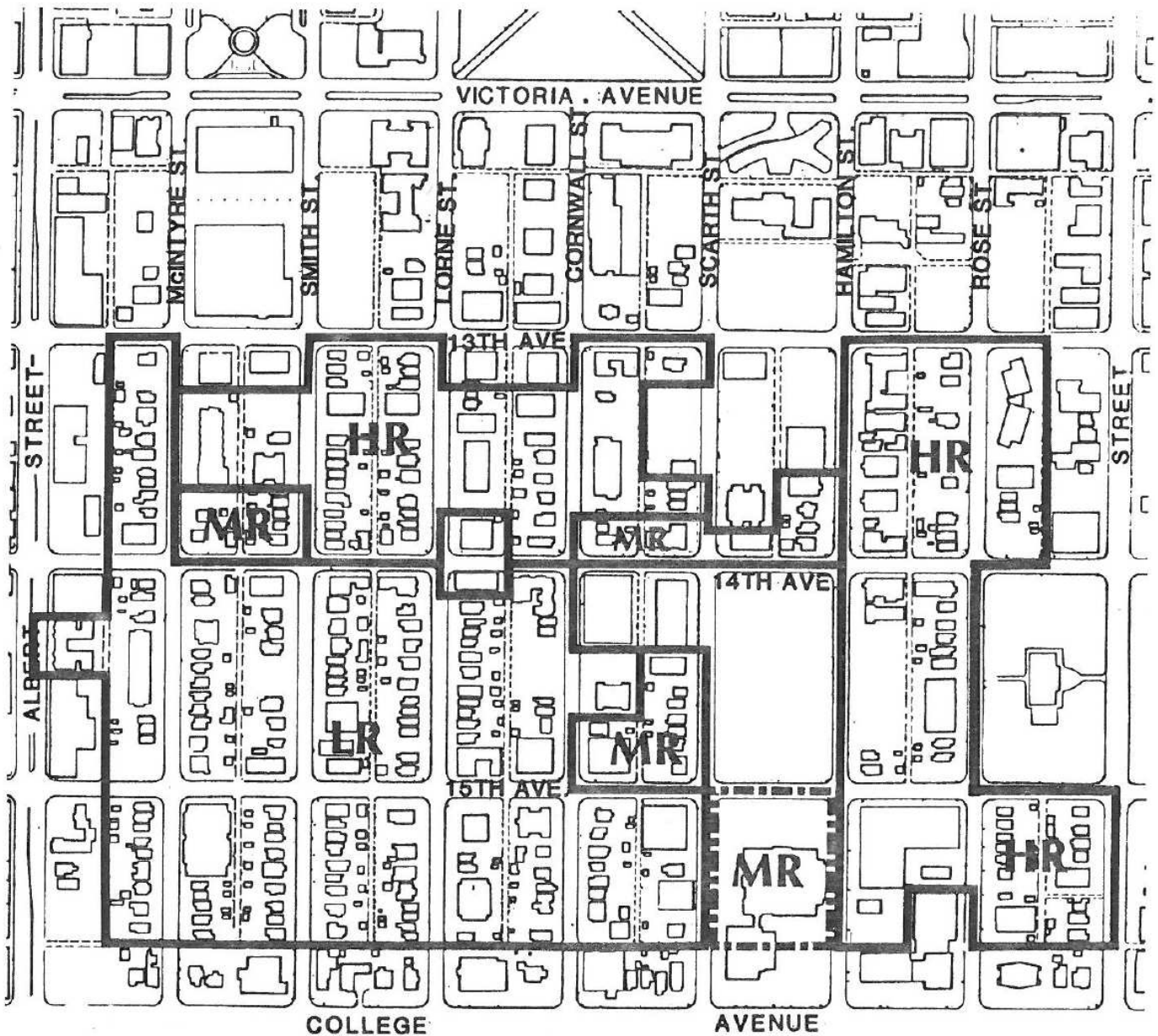


FIGURE 5*



* For current zoning, refer to Bylaw No. 9250

TRANSITIONAL AREA RESIDENTIAL
(TAR) ZONE

Legend:

- LR - Low-Rise Residential/
Commercial District
- MR - Medium-Rise Residential/
Commercial District
- HR - High-Rise Residential District
- - District/Zone Boundaries
- - - - Areas for Possible Future
Expansion of Zone



- 8) That the Strathcona School site be zoned Transitional Area Residential - High-Rise.
- 9) That office/commercial land use within house-form buildings in the Transitional Area Residential Zone shall occur on the basis of development applications being approved by City Council.
- 10) That every commercial use in a house-form building should reinforce the basic residential character of both the house-form containing the use and the surrounding neighbourhood, as well as provide for the conservation of the building.
- 11) That the approval of any 100% commercial or commercial/residential mixed use in a house-form building in the Transitional Area Residential Zone terminate with the demolition of that house-form building for which the approval was given.
- 12) That approval be given to any 100% commercial or commercial/residential mixed use in a house-form building in the Transitional Area Residential Zone, where the building has been partially or totally destroyed by fire, provided the building is restored to its original architectural form.

3.2.2 RESIDENTIAL AMENITY SPACE AND LANDSCAPING

In addition to providing for residential land use, other aspects of land use and the environment must be developed in order to support the residential nature of the Transitional Area. Two such important considerations are amenity space and landscaping.

Because of the relatively high density of development and lack of neighbourhood-oriented social and recreational facilities and services, the provision of amenity space on a project-by-project basis is of particular significance in the Transitional Area. The variety of households in the Area necessitates a wide range of facilities in the form of amenity space. The provision of such space for apartment dwellers should be on a per household basis to ensure that the amount of amenity space is adequate for the number of residents in a building.

Due to the small amount of open space in the Transitional Area, quality landscaping is important. The close proximity of a variety of land uses and building forms may preclude the practical provision of typical grassed yard space. Furthermore, this type of landscaping may not meet the requirements for open space of various types of households in the Area.

Policy Objectives

- 1) That provision of common amenity space within multi-unit residential developments, in an amount which reflects the number of households in the development, be encouraged in order to compensate for inadequacies in public amenities and to facilitate a broad range of activities.
- 2) That new developments provide landscaping for private and public enjoyment which contributes to the overall streetscape and visual amenity of the Transitional Area.

Implementation Recommendations

- 1) That the development of private amenity space shall be encouraged for low-rise apartment buildings, apartment buildings, senior citizens' homes, and commercial buildings containing four or more dwelling units at the rate of 4.6 square metres per dwelling unit.¹ This space shall be for the private and/or common use of building residents.
- 2) That a variety of landscaping forms including vegetation, non-vegetative materials, street furniture, and architectural features be encouraged to accompany developments in the Transitional Area in order to enhance individual buildings, complement the pedestrian circulation system, and generally support the residential character of the Area. Section 4.0 of this Plan identifies support policies to complement the implementation recommendations.
- 3) That for all land uses the total yard area, excluding parking stalls, loading stalls and driveways, shall be landscaped.

3.3 COMMERCIAL

Commercial land use within the Transitional Area should be accommodated in building forms and locations which are compatible with the residential land use and character of the Area. Commercial land use should also be secondary to residential land use within the Transitional Area Residential Zone.

The location of only low-noise, low traffic-generating commercial uses should be considered for house-form buildings within residential districts.

The area should be self-sufficient in both commercial and non-commercial establishments necessary to provide local residents with neighbourhood-based goods and services.

Large scale commercial buildings are to be provided for in locations where groupings of such buildings now exist and in areas which are clearly peripheral to residential districts.

3.3.1 TRANSITIONAL AREA SERVICES

Stores and services which provide residents with convenience goods and services on a daily basis are a necessity in residential areas. However, these facilities should be of a number, type and scale appropriate to the Transitional Area market area as it grows over time. In addition to being close to the neighbourhood which they are to serve, such land uses should be clustered together to provide shopping convenience and a focal point for the neighbourhood.

¹ Definitions and regulations are specified in Appendix 1 of this Neighbourhood Plan.

Fourteenth Avenue and Lorne Street is a node of existing neighbourhood commercial uses in the Transitional Area. This location is ideal for neighbourhood service uses based on the following:

- a) House-form residential land use which typically fronts upon streets in the Area is less likely to be disturbed by retail-generated traffic along avenues;
- b) Fourteenth Avenue is peripheral to the Low-Rise Residential District, which is particularly vulnerable to high levels of street traffic, and;
- c) Fourteenth Avenue is the location of existing neighbourhood service uses.

While the regulations for development in the Transitional Area Service (TAS) Zone are to reflect the Transitional Area residents' need for local commercial establishments, it should be taken into consideration that this demand will be limited. Therefore, the provision of these uses must be held secondary to the overall goal of providing for an increased Transitional Area population in a primarily residential setting.

On this basis, the regulations will be similar to those applied to medium--density residential uses in adjacent residential areas. In addition, however, it is appropriate to require a minimum size rear yard in order to provide a buffer between Transitional Area Service uses on avenues and the side yards of adjacent street-facing residential uses.

The height limit and amount of floor space in new Transitional Area Service developments will vary according to: a) the number of storeys of residential units that are included; and b) the height limits of the adjacent residential district.

The height of buildings in the TAS Zone not containing dwelling units will be limited to 6 metres in order to provide for a maximum of two storeys. The maximum floor area ratio (f.a.r.) of such buildings will be 1.30.

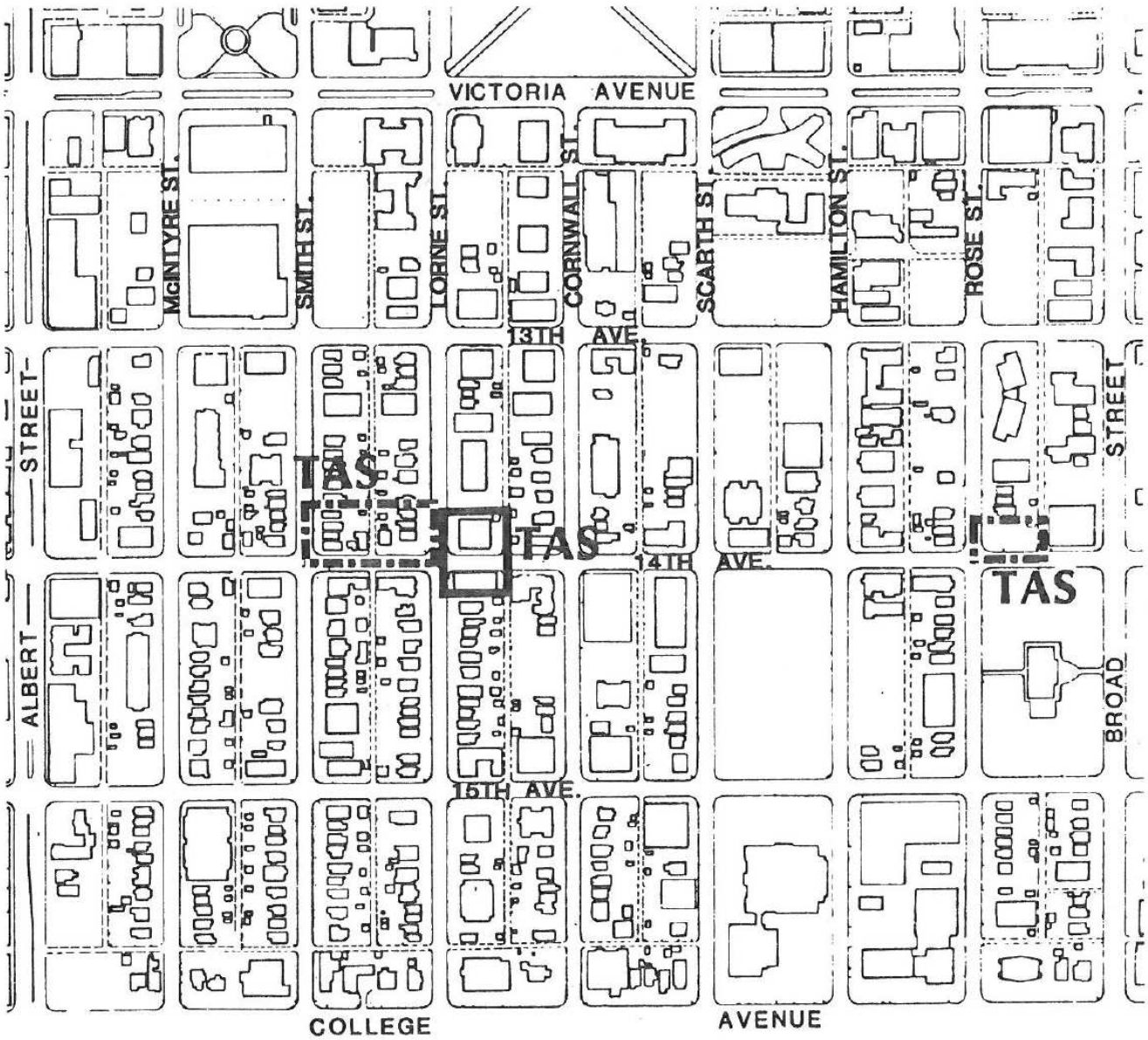
Buildings containing residential uses may be developed to a height and floor area ratio equal to the maximum permitted height and floor area ratio of firstly; the residential zone abutting the site on which the building is located, and secondly; the nearest residential zone to the site. Commercial uses shall be restricted to the first and second floors of such buildings.

Thus, in the designated areas of Transitional Area Service zoned land proposed in this Neighbourhood Plan (refer to Figure 6), buildings with residential units could be developed to 30 metres (with a maximum F.A.R. of up to 7.5) north of 14th Avenue, and to 15 metres (with a maximum F.A.R. of 3.10) south of 14th Avenue.

Policy Objectives

- 1) That an appropriate neighbourhood convenience commercial use area be established in order to accommodate daily convenience stores and services of a number, type and scale appropriate to the Transitional Area market area.

FIGURE 6



Note: The TAS zone is equivalent to NC - Neighbourhood Convenience zone (Bylaw No. 9250)

TRANSITIONAL AREA SERVICE (TAS) ZONE

Legend:

- Zone Boundaries
- Areas for Possible Future Expansion of Zone



- 2) That neighbourhood service used be clustered together in nodes which will serve as social focal points, with the potential for expansion to better serve current residents and accommodate a future increased Transitional Area population.
- 3) That provision be made for the construction of residential units in conjunction with the development of neighbourhood service uses in the Transitional Area.

Implementation Recommendations

- 1) That the existing neighbourhood service node at 14th Avenue and Lorne Street be designated as a Transitional Area Service Zone.²
- 2) That additional potential neighbourhood convenience land use along 14th Avenue be designated as illustrated in Figure 6 in order to provide increased service to current residents and accommodate a future increased Transitional Area population, particularly as the high-rise residential area develops.
- 3) That in the Transitional Area, the height of buildings in the Transitional Area Service Zone not containing dwelling units be limited to 6 metres, in order to provide for a maximum of two storeys.
- 4) That In the Transitional Area, buildings containing residential units in the Transitional Area Service Zone may be developed to a height equal to the maximum permitted height of the zone abutting the site on which the building is located. Commercial uses shall be restricted to the first and second floors of such buildings.
- 5) That examples of uses which are consistent with the purpose of the zone include confectionery stores, personal service establishments, service or repair shops, restaurants, and non-commercial services such as day cares and community centres.

3.3.2 COLLEGE AVENUE

[Bylaw No.8850-ZO-B89]

College Avenue from Albert Street to Broad Street is a broad tree-lined boulevard which serves as an entry to Wascana Centre as well as the Transitional Area. It is one of the most important and attractive streetscapes in Regina.

Existing land uses on the north side of College Avenue include commercial uses in commercial buildings (30%) and commercial uses in house-form buildings (30%). By allowing house-form commercial uses, the older houses which contribute to the streetscape have been effectively retained. The inclusion of freestanding commercial uses has generated the development of office buildings which are intrusive on the landscape. In keeping with the objectives for the area, new buildings should be residential. On the north side of the street there are contrasts in building styles,

² The Transitional Area Service zone is equivalent to the NC - Neighbourhood Convenience zone of Bylaw No. 9250.

materials and height which are related to the time of construction. The older house-form buildings predominate and contribute to the prestigious character of the street. The newer, taller office and apartment buildings are less sympathetic to human scale and limit the view of the park from buildings in the Transitional Area and downtown. Generally, additional new buildings should strive to maintain the style, materials and height of the existing older homes.

The prestigious character of College Avenue, derived from the quality of the trees, stately buildings, and Wascana Park, is an asset which enhances the Transitional Area. The older homes should be retained and redevelopment should occur on properties which do not contribute to the street character. Many prominent heritage buildings on College Avenue could be individually designated in addition to establishing a Heritage Conservation District. This District would act as an overlay to the zoning bylaw and guide the design of new infill housing, improvements to existing buildings and the boulevard landscaping.

Redevelopment is encouraged on the vacant site at College Avenue and Albert Street, and the Central Collegiate site. Existing house-form buildings make an important contribution to the streetscape and should not be replaced with higher, more dense or less complementary developments. Redevelopment of Central Collegiate should be undertaken in conjunction with the overall adaptive reuse study for the site in order that options are not precluded by premature development.

Policy Objective

- 1) College Avenue has a unique and desirable prestigious character resulting from the wide tree-lined street, stately house-form buildings and the amenity of Wascana Centre. In view of its importance as the gateway to the Transitional Area, the use and form of new development should contribute positively and perpetuate this desired character of College Avenue.

Implementation Recommendations

- 1) That a policy of "no new freestanding commercial development" be affirmed and applied to College Avenue, and new commercial uses be only in house-form buildings.
- 2) That residential use be encouraged for the north side of College Avenue in order to capitalize on the amenity of Wascana Park and in conformity with the overall objectives of this Plan.
- 3) That to the greatest extent possible, the older stately homes along College Avenue be retained and the architectural heritage resources as well as the Landscaping and Boulevard Plan of the College Avenue streetscape be included in a Heritage Conservation District.
- 4) That new development and redevelopment be encouraged on properties that do not presently contribute to the overall prestige of the street. New buildings should maintain, to the greatest extent possible the style, materials and height of the existing older homes. Except for properties east of Scarth Street where some flexibility is desired, building height should

reflect the height of existing houses and trees at their street elevation as provided for in the TAR College Avenue District. The vacant property at Albert Street and College Avenue should be treated as a special situation due to its relationship to Albert Street, the City's major traffic arterial. Similarly, the property located at 1810 College Avenue could also be considered for C-Contract Zone, as it is in the unique position of being surrounded by a 30m building on the west and a significant heritage building on the east and is near the corner of College Avenue and Broad Street which is one of the major entrances to the downtown area. A C-Contract zone can also be considered for the office buildings made legally non-conforming by the zoning amendments which will follow from the above policies, and allow for sensitive redevelopment of these properties in the event of their loss.

- 5) Landscaping should reflect the quality prevalent along College Avenue, and all mature trees should be retained. Opportunities for providing a landscaped pedestrian link through the site from Wascana Centre to Central Park which lies north of the Central Collegiate site should be examined.

3.3.3 MAJOR ARTERIAL COMMERCIAL

Two principal streets bordering the Transitional Area, Albert Street and Broad Street, are major arterials connecting the downtown with the south portion of Regina. As such, they are the appropriate location for commercial uses which require convenient access to a major roadway.

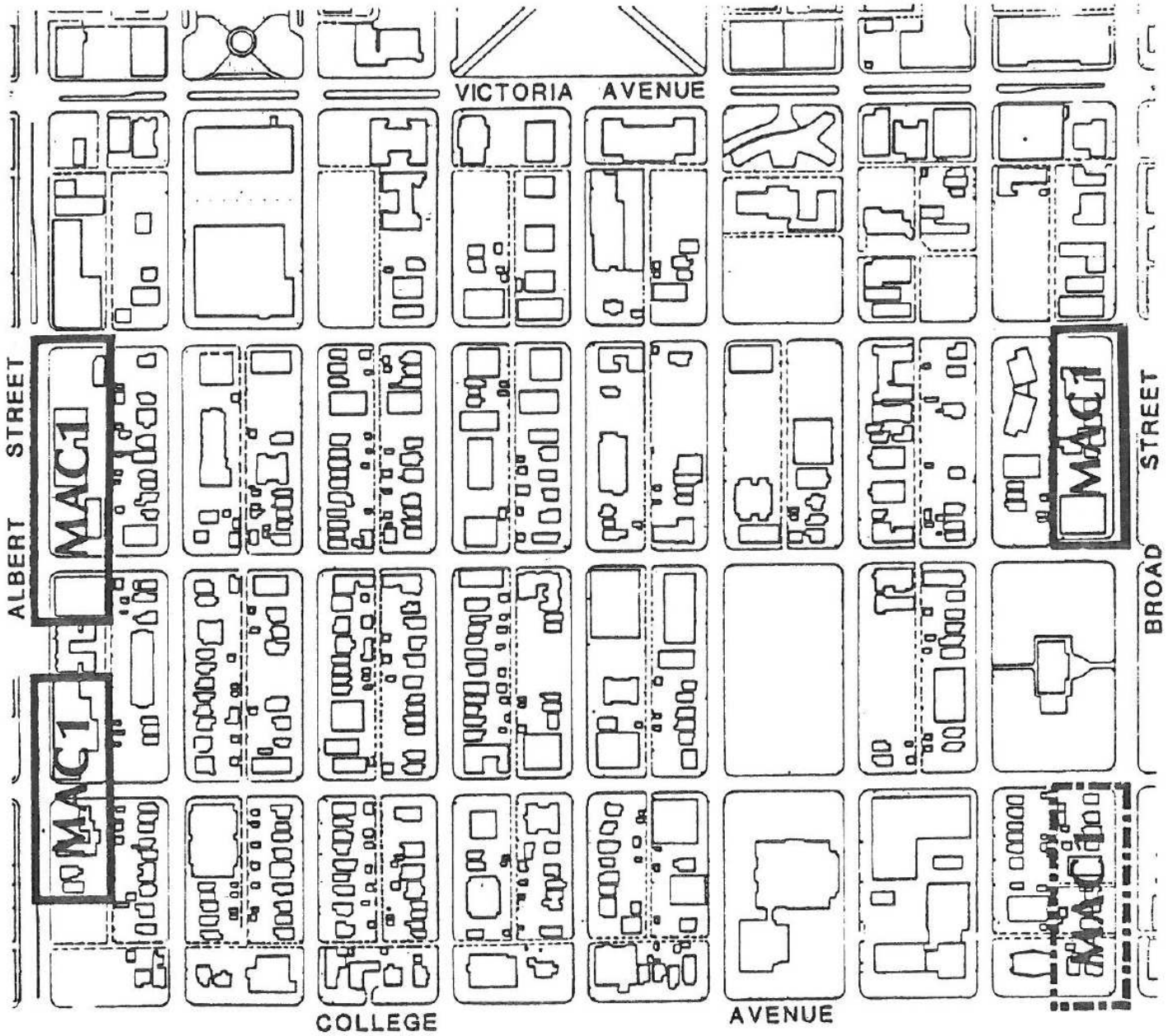
Within the Transitional Area, south of 13th Avenue, much of the land fronting either Albert or Broad Street is occupied by typical major arterial commercial uses and is designated by a Major Arterial Commercial (MAC) Zone.

The nature of these uses within the Transitional Area is essentially similar to those commercial uses within areas of Major Arterial Commercial zoned land across the City. Also, MAC uses, both within the Transitional Area and in other areas of the City, act as a buffer between the arterial roadway and the areas flanking the roadway, which are frequently residential.

The regulations for MAC-zoned land within the Transitional Area will, then, reflect this purpose and will be consistent with existing Major Arterial Commercial uses across the City.

Non-commercial land uses on the arterials include residential and institutional, specifically the portion of the Strathcona School site fronting Broad Street. It is recommended that the 2300 block of Broad Street within the Transitional Area be designated Transitional Area Residential - High-Rise at this time, based upon its present use and the primary intent of this Neighbourhood Plan, that is, to support and enhance the residential use and character of the Transitional Area. However, because of the location adjacent to a major arterial, the future rezoning of residential property to Major Arterial Commercial may be considered.

FIGURE 8



MAJOR ARTERIAL COMMERCIAL 1 (MAC1) ZONE

Legend:

- - Zone Boundaries
- - - - Areas for Possible Future Expansion of Zone



Policy Objectives

- 1) That commercial land use requiring a high level of vehicular access be accommodated in the Transitional Area along Broad and Albert Streets south of 13th Avenue.
- 2) That the commercial uses serve as a buffer between the residential areas and the high volume traffic of the arterial streets
- 3) That residential land uses along Broad and Albert Streets south of 13th Avenue, in the Transitional Area, be recognized as non-commercial at this time.

Implementation Recommendations

- 1) That commercial land use in the 2100 block of Broad Street and the 2100, 2200, and 2300 blocks of Albert Street, within the Transitional Area, be provided for by a Major Arterial Commercial Zone.
- 2) That the 2300 block of Broad Street within the Transitional Area be designated at this time as a High-Rise District of the Transitional Area Residential Zone, consistent with the residential policy objectives and implementation recommendations of this Neighbourhood Plan (refer to Section 3.2.1).
- 3) That provision be made for the possible future rezoning of the portion of the Strathcona School site fronting Broad Street, in order to recognize the potential for redevelopment of that area, for uses appropriate to a major arterial location.

3.3.4 DOWNTOWN COMMERCIAL

An eight block section of the Transitional Area immediately adjacent to the downtown core, specifically between Victoria and 13th Avenues and Albert and Broad Streets, provides a transition between the high-rise commercial land use of the downtown core and the residential land use further south within the Transitional Area. On this basis, this section of the Area is an appropriate location for residential and commercial use.

A number of issues have been identified in this report with respect to the area between 13th Avenue and Victoria Avenue. No detailed recommendations for zoning change are made for this area at this time. The identified issues will be taken into account in the preparation of zoning for the Downtown Plan, which will be brought forward in the near future.

High-rise residential use in those portions of the Transitional Area included in the Downtown Study is to be encouraged in order to provide for an increase in the population. In regard to commercial use, the location of this part of the Transitional Area makes it appropriate for a range of uses which are intermediary between those provided for in the Downtown Core and those of the Inner City Commercial Zone. The intent is to encourage residential land use by allowing, a relatively great amount of residential floor space in comparison with commercial.

Policy Objective

- 1) That high-rise apartment and low to medium-rise commercial uses be accommodated in the Transitional Area north of 13th Avenue.

3.3.5 INNER CITY COMMERCIAL³

Scattered within the central portion of the Transitional Area are several groupings of office buildings which generally range in height from two to five stories. These commercial office buildings are an intrusion into the Area and are clearly inappropriate to the residential character and the ongoing residential viability of the Transitional Area. For these reasons, there should be no expansion of land use occupied by commercial buildings in those portions of the Transitional Area which are primarily residential in use and/or physical form (the Transitional Area Residential Zone). The existing uses will, however, be recognized by the Inner City Commercial (ICC) Zone.

The regulations for redevelopment in the Inner City Commercial Zone are to accommodate the continued conformity of the land and buildings within the Zone which were previously zoned Transitional Area Commercial (TAC). The compatibility of new development with the form of existing and future residential buildings in nearby areas is to be provided for by regulations which are similar to those applied to these residential districts. The maximum height of the Inner City Commercial Zone is to be 15 metres--which is also to be the height limit of the Medium, Rise District of the Transitional Area Residential Zone. The site coverage of the ICC Zone will be somewhat greater than that of the Transitional Area Residential Zone, out of recognition of buildings that are already in place. Finally, the ICC Zone will act as a transition (in regard to building height) between house-form buildings and areas of high-rise development.

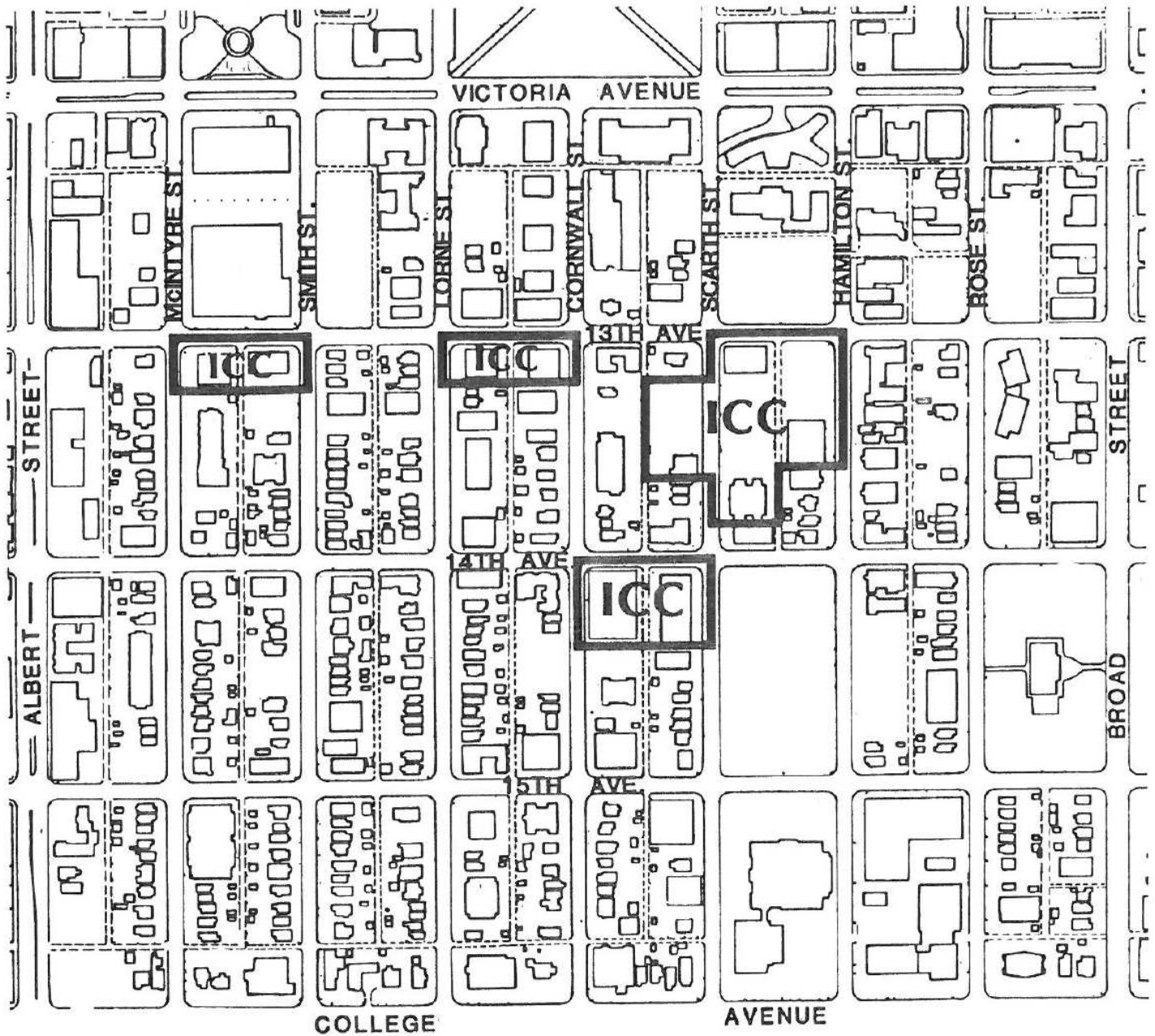
The uses to be provided for in the Inner City Commercial Zone are to be limited to those which are low traffic-generating and otherwise compatible with adjacent residential land use.

Policy Objectives

- 1) That existing groupings of office buildings within the Transitional Area be recognized.
- 2) That the recognized commercial office building groupings will not be extended into the adjacent residential areas.
- 3) That redevelopment of existing commercial sites occur so as to be compatible with the adjacent residential areas.

³ The Inner City Commercial zone is equivalent to the MX - Mixed Residential Business zone of Bylaw No. 9250.

FIGURE 9



Note: The ICC Zone is equivalent to the MX-Mixed Residential Business zone of Bylaw No. 9250

INNER CITY COMMERCIAL (ICC) ZONE

Legend:

— - Zone Boundaries



Implementation Recommendation

- 1) That only existing groupings of commercial office buildings in the Transitional Area, south of 13th Avenue, and not fronting on Albert or Broad Streets or College Avenue, which are not located within districts of residential land use (and thereby recognized by a Specific Use Designation), be accommodated by the Inner City Commercial Zone.
- 2) That the Inner City Commercial Zone recognize that there are sites presently used for non-commercial purposes which may be suitable for infill commercial development.
- 3) That future commercial development, which is compatible with adjacent residential areas in terms of land use and physical form, be provided for within the proposed Inner City Commercial Zone.

3.3.6 SPECIFIC USE DESIGNATION

In addition to the groupings of Inner City Commercial office buildings south of 13th Avenue, various office buildings are scattered across the residential portion of the Transitional Area.

Within the Transitional Area Residential Zone specifically, there are several commercial uses located in commercial office buildings rather than in house-form buildings. As a result, they would be non-conforming uses under the provisions of the Zone. In addition, there are several non-residential uses located in the Zone which, on the basis of the use itself, would be non-conforming without special provisions.

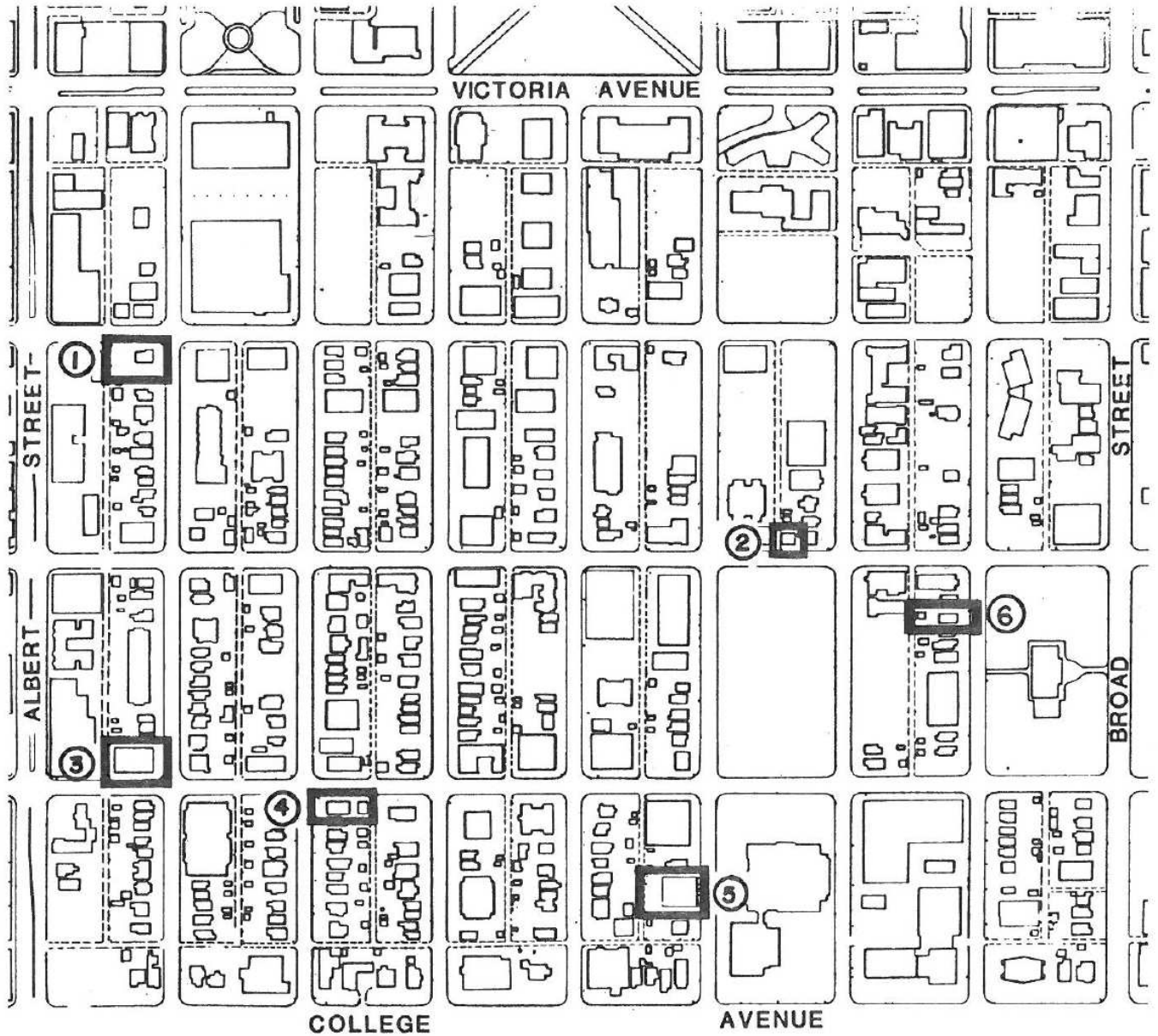
Policy Objective

- 1) That all existing commercial office buildings designed for commercial office purposes and all land uses within residential portions of the Transitional Area be provided with a legally-conforming status.

Implementation Recommendation

- 1) That a Specific Use Designation under Section 10.11 of the Zoning Controls, be assigned to the potentially non-conforming commercial office buildings and land uses located within the Transitional Area Residential Zone, listed in Table 3 and shown in Figure 10.

FIGURE 10



SPECIFIC USES -

To be provided for through
Section 10.11 of the Zoning Controls

Legend:

- ① 2104 McIntyre Street
- ② 2014 - 14th Avenue
- ③ 2270 McIntyre Street
- ④ 2305 Smith Street
- ⑤ 2332 Scarth Street
- ⑥ 2218 Rose Street



TABLE 3		
SPECIFIC USES		
Address	Building	Reason for Designation (Potential Non-Conformity)
2104 McIntyre St.	McIntyre House Apts	real estate office use in apartment block
2014 - 14th Avenue	office building	non house-form building
2270 McIntyre St.	office building	non house-form building
2305 Smith Street	Upstairs Downstairs	restaurant use
2332 Scarth St.	Teachers Credit Union	non house-form building
2218 Rose Street	Loa Sun Restaurant	restaurant use

3.4 INSTITUTIONAL AND PUBLIC SERVICE

The role of institutional land in a community is to accommodate public or private institutions providing a community service, such as schools, churches, community centres, day care centres, and museums. Such facilities, as permitted uses, exemplify the purpose of the Institutional Zone.

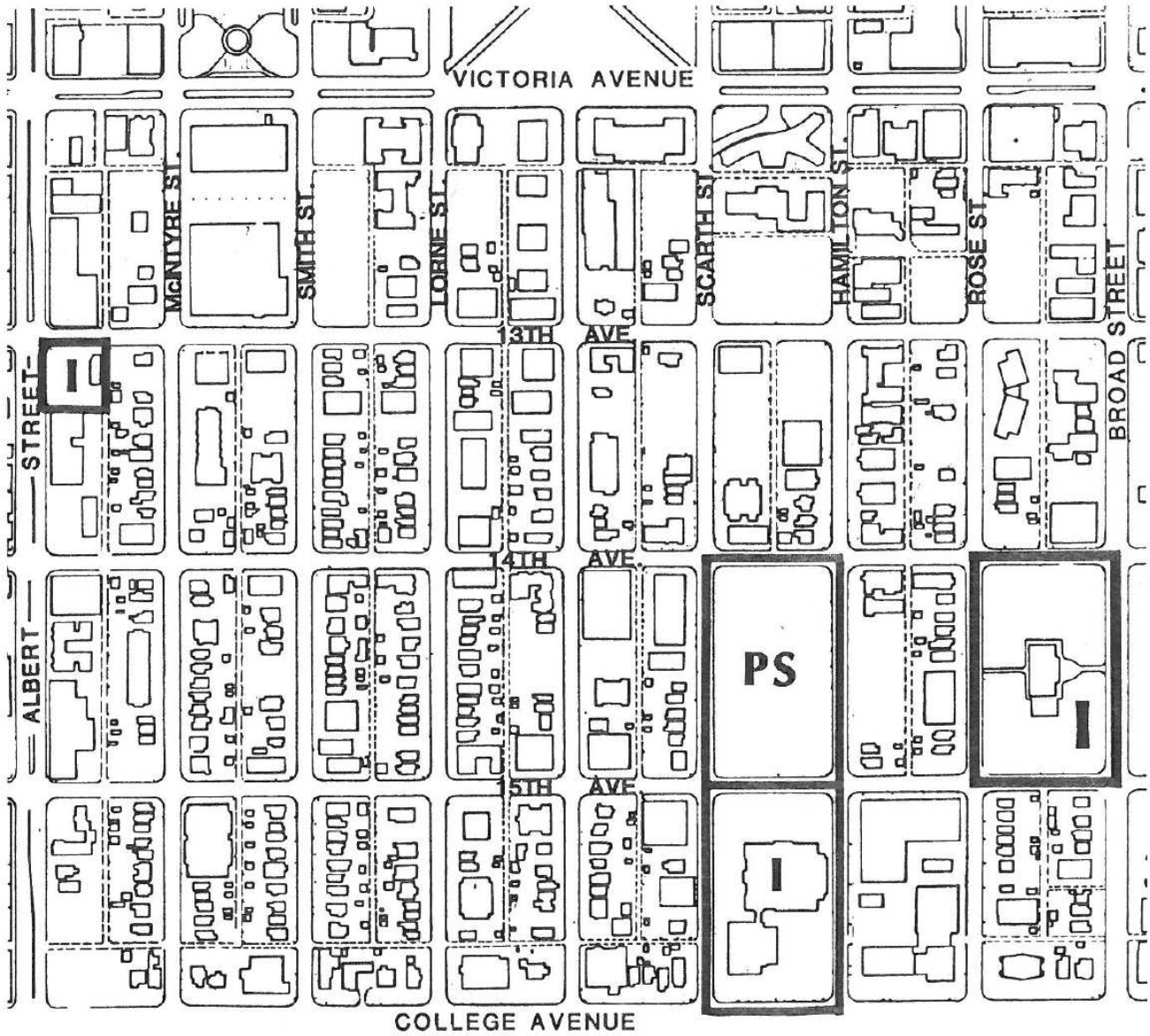
Two school buildings in the Transitional Area are Strathcona School, which is now closed, and Central Collegiate, due to be closed in 1986. The City of Regina is currently involved in discussions with the Regina Public School Board, interest groups and the general public concerning the future of Central Collegiate and the two school sites (including Central Park). However, no decisions have been made.

The appropriate future use of the Strathcona School site, as described in Section 3.2.1 of this Neighbourhood Plan, is for high-rise residential purposes.

Another consideration is the importance of an elementary school facility (not necessarily within Strathcona School) in or near the Transitional Area. If such a facility is not made available, families with small children will be deterred from moving to the Area.

If and when Central Collegiate is no longer required for educational purposes, reuse of the buildings on the site should be explored prior to any decision to demolish all or any portion of the buildings. Any alternative future uses should take into consideration that the school, particularly the oldest portion, is a structure of heritage merit. The first priority for reuse of these facilities should be to serve the social and recreational needs of the Transitional Area residents. Such uses could include, for example, a community centre, day care, or offices for non-profit community service organizations. The second priority should be for rental housing.

FIGURE 11



INSTITUTIONAL (I) AND
PUBLIC SERVICE (PS) ZONES

Legend:

— - Zone Boundaries



If the decision is made that the institutional use of the Central Collegiate buildings is not required to meet the social, recreational, and educational needs of Transitional Area residents, then alternate land uses would be appropriate. Appropriate rezonings to provide for these land uses would be: a) College Avenue Residential/Commercial for the south portion of the site; and b) Transitional Area Residential - Medium-Rise for the middle and northern portions of the site.

These zones would reflect the proposed zoning of adjacent property and, in the case of the north approximately two-thirds of the Central Collegiate site, would serve as a necessary intermediate height interface between adjacent land uses.

The purpose of public service land is to provide areas for active or passive recreational use by the public. Parks, playgrounds, tennis courts, skating rinks and other open space facilities are examples of appropriate land use.

The most significant public service use in the Transitional Area is Central Park. This area is an invaluable open space resource used by the general public, Transitional Area residents, and students of Central Collegiate for a variety of field sports.

In summary, there is a need within the Transitional Area for: a) recreational open space; b) facilities for indoor neighbourhood-based social, cultural, and recreational activities; and c) an educational facility for elementary school age children. Discussions regarding the future of Central Collegiate and Central Park should be undertaken with these basic needs in mind.

As set out in Section 4.4 (Community and Social Issues) of this Neighbourhood Plan, a Transitional Area Community and Social Needs Study should be undertaken. The aim of the study would be to identify and prioritize the social, recreational, and educational needs of Transitional Area residents and to devise an implementation program.

Policy Objectives

- 1) That the current institutional use of the Central Collegiate site be recognized.
- 2) That, if and when Central Collegiate is no longer required for educational purposes, reuse of the buildings on the site for the general benefit of Transitional Area residents be explored and encouraged by the City of Regina prior to any decision to demolish all or any portion of the buildings on the site.
- 3) That other existing institutional uses in the Transitional Area be recognized and provided for into the future.
- 4) That Central Park be recognized as the major open space component in the Transitional Area.
- 5) That an educational facility for elementary school age children be maintained within the Transitional Area.

- 6) That a facility to allow for an adequate level of indoor neighbourhood-oriented recreational and social activities be provided for within the Transitional Area.

Implementation Recommendations

- 1) That Central Collegiate be zoned Institutional.
- 2) That a proposal call be undertaken by the City of Regina to explore adaptive reuse of Central Collegiate if it is no longer required for educational purposes.
- 3) That Central Park be designated a Public Service Zone.
- 4) That the City of Regina continue to participate in discussions with the Regina Public School Board, interest groups, and the general public regarding the future of Strathcona School, Central Collegiate, and Central Park.

3.5 SPECIFIC PROVISIONS FOR RESIDENTIAL VIABILITY

The following recommendations set out a number of specific measures designed to support residential land use in the Transitional Area.

3.5.1 PUBLIC AMENITY SPACE

The first measure proposed is a regulation designed to encourage the development of various recreational, cultural, and social facilities for the use of residents of the Area. Such facilities can foster the communal enjoyment of the neighbourhood, as well as provide an opportunity for socializing among residents.

One manner in which indoor public space can be introduced into the Transitional Area is through its incorporation into private developments. In this way, facilities can be distributed throughout the Area in a variety of forms, depending on local needs, and at the same time contribute to the unique identity of a development. There should, however, be some benefit to the developer in recognition of the provision of this public space, such as the allowance of an increased amount of floor space for private use and benefit.

Policy Objective

- 1) That within the Transitional Area incentives be created to encourage the provision of space enclosed within buildings (Public Amenity Space) to accommodate facilities, services, and/or general amenities for the use by the public.

Implementation Recommendation

- 1) That Public Amenity Space may be developed in the Transitional Area. The provision of this space is to be recognized through the allowance of an extraordinary amount of floor area in

the same development for private use and benefit. The resultant increase in floor area for such use will not be included in the calculation of either gross floor area or site coverage.

3.5.2 HOUSE-FORM RESIDENTIAL/COMMERCIAL FLOOR AREA PROVISION

As has been documented in this Neighbourhood Plan, the retention of house-form buildings in the Transitional Area will contribute to the character and residential viability of the Area. Such retention however, would ordinarily involve a loss of floor area from a new development because a percentage of the total allowable floor area for the site would be taken up by any remaining house-form buildings.

In recognition of the benefit to the Transitional Area of the retention of house-form buildings, it is appropriate that compensation be made for the loss of potential floor area through the retention of a house-form. Accordingly, the floor area of a house-form building should not be included in the calculation of the total allowable gross floor area of a site. This would, in effect, allow for an extra amount of floor space in a development equal to the floor space of any house-form building on the site.

Policy Objective

- 1) That incentives be provided to encourage the retention of house-form buildings on sites to be redeveloped within the Transitional Area.

Implementation Recommendation

- 1) That the retention of a house-form residential/commercial building is to be recognized through the provision of a private benefit in the form of floor space on a development site. The floor area of a house-form residential/commercial building in the Transitional Area Residential, College Avenue Residential/Commercial, and Transitional Area Service Zones is not to be included in the calculation of gross floor area.

3.5.3 PARKING PROVISIONS

A major concern in the Transitional Area is the predominance of parking as a land use. High levels of on-street parking detract from the residential character of the Area. Off-street surface parking is particularly disruptive to existing streetscapes and, in general, works against the residential viability of the Transitional Area.

There are three main Transitional Area parking issues which require addressing:

- a) the proliferation of surface parking lots
- b) high levels of on-street parking
- c) on-site parking requirements for commercial land use in house-form buildings

These issues are examined below.

Surface Parking Lots

Some surface parking within the Transitional Area serves commercial developments located within the Area. This parking consists of stalls that were required under the zoning regulations at the time of building permit issuance, including parking for the accompanying use and any caveated parking. Other parking lots, which are not required under the zoning regulations, serve as "overflow" parking for land use in the downtown or elsewhere. These lots occupy land which would be used more appropriately for residential development and seriously detract from the residential character of the Area.

Surface parking in the front yards of existing buildings in the Area is also a concern. Although such parking is typically related to the principal on-site land use, it is, nevertheless, inappropriate.

Policy Objective

- 1) That, based on the inappropriateness of off-street parking lots as a land use and the visual and aesthetic impact of such lots, within the context of this Neighbourhood Plan, the future development of non-required parking lots shall be prohibited. Such existing lots are incompatible with the intent of this Neighbourhood Plan to provide for a viable neighbourhood in the Transitional Area which is residential in land use and character.

Implementation Recommendations

- 1) That no new principal use parking lot development be allowed in the Transitional Area.
- 2) That parking shall not be allowed in the front yard for any use in the Transitional Area, except where a driveway across a front yard provides side yard access, or where access or site limitations provide no alternative to front yard parking. Specifically, parking in the front yard shall not be permitted for any use in the Transitional Area, except where allowed in Sections 8.3.4. e), f), g) and h) of the Zoning Controls Text.
- 3) That principal or accessory parking lots in the Transitional Area shall be screened and such lots shall be integrated with adjacent landscaping and any adjacent pedestrian circulation routes.

On-Street Parking

The high level of on-street parking in the Transitional Area is a concern, as such parking detracts from the residential character of the Area. As well, commercially-related on-street parking aggravates the existing situation for those residents of the Area who must depend on on-street parking. On this basis, it is appropriate to apply more stringent parking regulations to commercial

land use.

Policy Objective

- 1) That on-street parking in the Transitional Area be restricted in a manner compatible with the viability of the residential use and character of the Area.

Implementation Recommendations

- 1) That parking requirements for offices in the Transitional Area Residential, College Avenue Residential/Commercial and Inner City Commercial Zones be comparable to the requirements for offices elsewhere in the City (excluding the less stringent requirements for Downtown Commercial zones and for specific Major Arterial Commercial-zoned property). These parking requirements are to be one space per sixty square metres (1:60) of gross floor area.
- 2) That parking requirements for restaurants in the College Avenue Residential/Commercial and Inner City Commercial Zones be identical to the requirement for restaurants in other zones in the City. These parking requirements are to be one space per five seats (1:5).

On-site Parking for Commercial Uses

A major objective of this Neighbourhood Plan is to provide for commercial use in house-form buildings. However, the size and configuration of many such sites may prevent a development proposal from meeting standard parking requirements. As a result, employees or patrons of the establishments in such buildings may be required to park on-street, potentially aggravating the on-street parking situation in the Area.

However, the position taken in this Neighbourhood Plan is that, as the shortfall in parking spaces in each instance will be minimal, the undesirable effects of such a shortfall are outweighed by the contribution the retention of a well-maintained house-form building can make to the residential character of the Area. Consequently, flexibility in parking regulations to allow for commercial uses in house-form buildings is appropriate, provided these uses are limited to those which are low traffic-generating (refer to Section 3.2.1).

Policy Objective

- 1) That parking requirements for commercial uses in the Transitional Area be flexible in order to allow for the establishment of such uses in house-form buildings (as provided for in this Neighbourhood Plan and the Zoning Controls).

Implementation Recommendations

- 1) That, notwithstanding Section 8.3A.1 of the Zoning Controls, when an existing house-form building is reconstructed in the Transitional Area Residential or College Avenue Commercial/Residential Zones, no parking shall be required above and

beyond that which was required for the building and use prior to the reconstruction. However, the number of parking stalls in existence prior to the reconstruction which would contribute to meeting the parking requirements of the subsequent use must be maintained.

- 2) That the option of payment in lieu of parking space provision shall no longer be applicable to the Transitional Area.

Other Concerns

A final concern related to parking is the possible impact of floors of parking when included in developments within the Transitional Area. A significant objective of this Neighbourhood Plan is to provide for zones of land use of compatible height (refer to Section 3.2.1). On this basis, the following recommendation is made.

Implementation Recommendation

- 1) That parking floors be included in the calculation of the height of developments in all zones in the Transitional Area.

3.5.4 SPECIAL IMPLEMENTATION AREAS

In this Neighbourhood Plan, a series of zones have been prepared in order to accommodate various types of future development within the Transitional Area. Regulations governing the height, bulk, massing and siting of the type of developments allowed in each zone are consistent with the purpose of the zone and the policies of the Neighbourhood Plan. However, several isolated existing developments do not conform to the use of the land and the proposed form of development for the site.

In the Transitional Area, the majority of such potential problems relate to building height. The solution to this situation is to provide a specific site and building height designation for each of these locations. In some cases, the existing buildings to be provided for by Special Implementation Areas are higher than the proposed maximum height of a zone or a height district of a zone. In other cases, they are lower than the maximum height limit on the zone, or district of a zone, in which they are located.

Usually, a zone provides for buildings of any height up to the maximum specified height limit of that zone. However, there are several buildings in the Transitional Area for which such a provision would be inappropriate due to the substantial contribution of these buildings to the heritage and residential character of the Area. For this reason, the contribution to the general public good of the maintenance of these structures at their existing height surpasses the public benefit that would result from the development of the sites to the maximum height. It would, therefore, be desirable for these sites to be given a height designation which would ensure the retention of the existing buildings.

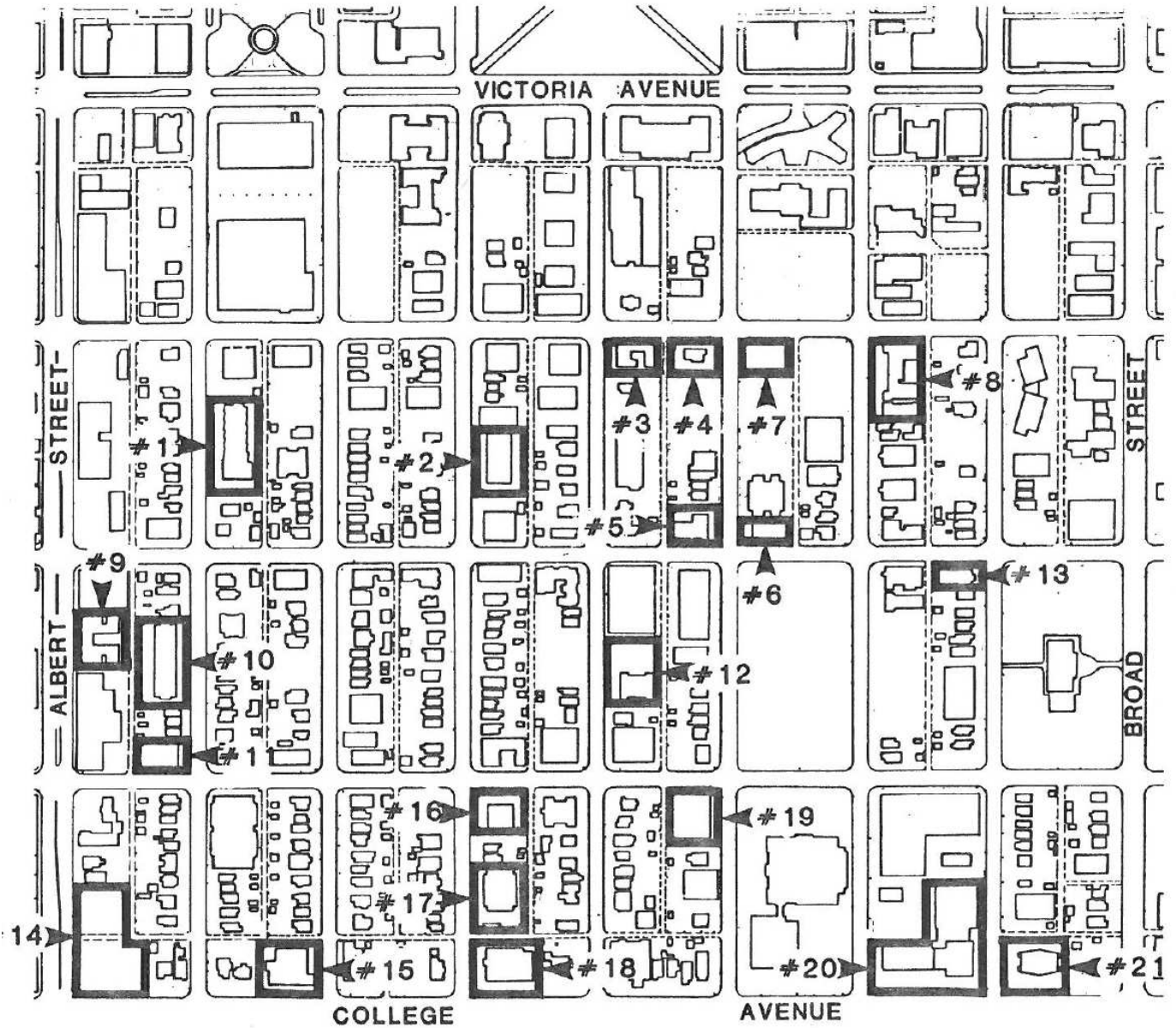
Policy Objective

- 1) That in the Zoning Controls of this Neighbourhood Plan, the following types of building height circumstances be provided for by Special Implementation Areas:
 - a) buildings of a height more than the maximum height of the zone or the height district of a zone in which they are located.
 - b) buildings of heritage and exceptional character of a height less than the maximum height of the zone or the height district of a zone in which they are located.

Implementation Recommendation


- 1) That the Special Implementation Areas within the Transitional Area indicated on the accompanying list and on Figure 14, be implemented with the approximate height of each such Area to be as indicated.

FIGURE 12



SPECIAL IMPLEMENTATION AREAS

Legend:

 Special Implementation Areas

#1,2,3... Area Reference Number
Please refer to Table 4



**TABLE 4
SPECIAL IMPLEMENTATION AREAS**

	Address	Building	Approximate Height	Zone and Bldg. Height Limit
1)	2141 McIntyre St.	The Horizon Apts.	35 m.	TAR-High-Rise District; 30 m.
2)	2153 Lorne St.	Heritage Apts.	32 m.	TAR-High-Rise District; 30 m.
3)	2105 Cornwall St.	Cornwall Court Apts.	12 m.	TAR-High-Rise District; 30 m.
4)	2102 Scarth St.	Haldane House	10 m.	TAR-High-Rise District; 30 m
5)	2104 - 14th Ave.	Chateau Apartments	13 m.	TAR-Medium-Rise District; 15 m.
6)	2024 - 14th Ave.	Linden Manor Apts.	12 m.	TAR-Medium-Rise District; 15 m.
7)	2101 Scarth St.	Financial Building (offices)	33 m.	ICC; 15 m.
8)	2105 Hamilton St.	Qu'Appelle Apts.	13 m.	TAR-High-Rise District; 30 m.
9)	2231 Albert St.	Braemar Apartments	12 m.	TAR-Low-Rise District; 10-15 m.
10)	2242 McIntyre St.	Prairie Place Apts.	29 m.	TAR-Low-Rise District; 10-15 m.
11)	2270 McIntyre St.	Office Building	15 m.	TAR-Low-Rise District 10-15 m.
12)	2249 Cornwall St.	Beacon Tower Apts.	22 m.	TAR-Low-Rise District; 10-15 m.
13)	1901-14th Avenue	Hampton House Apts.	12 m.	TAR-High-Rise District; 30 m.
14)	2315 Lorne Street	Windsor Tower Apts.	23m	TAR-Low-Rise District; 10-15m.
15)	2339 Lorne Street	The Champlain Apts.	23m	TAR-Low-Rise District; 10-15m.

**TABLE 4
SPECIAL IMPLEMENTATION AREAS**

	Address	Building	Approximate Height	Zone and Bldg. Height Limit
1)	2141 McIntyre St.	The Horizon Apts.	35 m.	TAR-High-Rise District; 30 m.
16)	2121 - 15th Avenue	The Prince Charles Apartments	36m	TAR-Low-Rise District; 10-15m
17)	1830 College Avenue	Waverley Manor	36m	TAR-High-Rise District; 30m
18)	1800 & 1810 College Avenue		8.25m	TAR-High-Rise to 15m District; 30m

[Bylaw No.8850-ZO-B89]

3.5.5 DESIGN REVIEW

The physical and social environment of the Transitional Area, as it has evolved over recent years, presents a challenging planning task. The significant aspects of this environment are as follows:

- a) a continuing need for redevelopment;
- b) a well-articulated public concern with the physical appearance and impact of redevelopment on its surroundings; and
- c) an existing patchwork of land uses and building forms in the Area.

Development regulations which are explicit, but also flexible, are required to deal with these circumstances--explicit, to ensure that developers are aware of the regulations governing potential development before the start of the review process, and flexible, to allow for the detailed compromises necessary to expedite decisions which are in the general public interest.

Consequently, the introduction of a design review function in the development process is of paramount importance. The function should, however, be an advisory part of development approval, based on the subjective nature of design evaluation.

Objective

- 1) To ensure that new developments in the Transitional Area complement and harmonize with existing developments and streetscape near the development site.

Recommendation

- 1) That a Design Review Advisory Body be established to review development proposals in the Transitional Area and advise Council of the merits of such proposals from a design perspective.

4.0 LAND USE SUPPORT POLICY OBJECTIVES AND RECOMMENDATIONS

The following section deals with a number of considerations which are vital to the support of the Land Use Policy and Implementation Recommendations of this Neighbourhood Plan. These topics are: 1) Buildings and Streetscapes, 2) Landscaping and Open Space, 3) Circulation and Parking, 4) Community and Social Issues, 5) Housing, and 6) Heritage.

Many of the concerns relating to these subjects are discussed in Section 1.3 (Characteristics and Issues) and addressed in Section 3.0 (Land Use) of this Neighbourhood Plan. However, there are additional aspects of each of these topics which cannot be directly addressed through the land use zones of this Plan. These additional concerns are, nevertheless, an important part of this Plan because of the prominent role they play in the support of residential land use and the general residential viability of the Transitional Area. On this basis, the following supportive Policy Objectives and Recommendations are presented.

Furthermore, there is a need to undertake specific studies of several of these supportive issues. Such studies would examine, analyze and make recommendations in order to support the land use provisions of this Neighbourhood Plan.

4.1 BUILDINGS AND STREETSCAPES

Where the original buildings of the Transitional Area have been demolished or have deteriorated to the point where rehabilitation is not feasible, an appropriate approach would be infill construction compatible with the adjacent house-form buildings in height, bulk, massing, and siting.

In order to establish design criteria for compatible infill, an inventory of existing streetscapes must be prepared. This inventory could provide a basis for both general and site-specific building envelope and design guidelines that may be referred to by prospective developers. Such guidelines could also assist the review of proposed developments by a Design Review Panel, the establishment of which is discussed in Section 3.5.6 of this Neighbourhood Plan.

Inappropriate signage can also disrupt the continuity of a streetscape. For this reason, a review of signage guidelines for the Transitional Area is required to ensure compatibility with the character of the Area.

Finally, subsequent to passage of the necessary Provincial legislation, the adoption of a revised maintenance and occupancy bylaw is required by the City. A revised bylaw would provide for the higher level of private property maintenance required to support the residential viability of the Transitional Area. However, two potential consequences of this provision--the upgrading or demolition of existing low-cost housing in the Area--could cause the displacement of a substantial number of low-income residents from the Area. This represents a financial and social hardship which should be avoided.

Objectives

- 1) To provide for the retention, maintenance and restoration of buildings in the Transitional Area which, by virtue of their individual architectural merit or contribution to the surrounding streetscape, reinforce the residential building form typified by the original buildings of the Area.
- 2) To provide for redevelopment in the Transitional Area Residential and College Avenue Commercial/Residential Zones which is compatible with the existing streetscapes of house-form buildings in the Area.
- 3) To accommodate new development, particularly in higher density areas, by allowing demolition except in cases of designated heritage buildings.
- 4) To monitor demolition applications, on a case by case review, in areas proposed for low-rise development.

Recommendations

- 1) That the City prepare an inventory of street elevations showing existing building facades in the Transitional Area.
- 2) That design guidelines based upon existing streetscapes of house-form buildings in the Transitional Area be prepared for the purpose of illustrating building renovation, infill, and redevelopment options compatible with these streetscapes.
- 3) That signage guidelines for the Transitional Area be reviewed with a view to enacting bylaw amendments appropriate to the residential use and character of the Area.

4.2 LANDSCAPING AND OPEN SPACE

As previously indicated in this Neighbourhood Plan, land is needed within the Transitional Area for outdoor neighbourhood-oriented social and recreational activities (refer to Section 1.3.5). It is also appropriate to provide for a general enhancement of the environmental qualities of the Area through measures directed towards the landscaping of individual properties (refer to Section 3.2.2).

Beyond these measures, there are a variety of actions which may be undertaken to support the general amenity of the Transitional Area relating to landscaping spaces open to public view. One such significant opportunity is that associated with pedestrian circulation routes through the Area. Improved sidewalks and other possible pedestrian paths, integrated with landscaping undertaken on private property, would enhance the unique character of the Area.

In order to devise an implementation strategy for this concept, a proposal for pedestrian precinct enhancement should be developed in conjunction with the Transitional Area Circulation and Parking Study.

Objectives

- 1) To provide open space within the Transitional Area necessary to allow for a full range of neighbourhood-oriented recreational and social activities.
- 2) To encourage the provision of private yards, the character of which will support and enhance the residential land use and nature of the Transitional Area.
- 3) To enhance the unique character of the Transitional Area, including its open space, landscaping, and street trees, through the development of landscaping complementary to an improved pedestrian walkway system through the Area.

Recommendation

- 1) That a Transitional Area Pedestrian Precinct Enhancement Study be undertaken in conjunction with a Transitional Area Circulation and Parking Study.

4.3 CIRCULATION AND PARKING

Three specific aspects of circulation and parking in the Transitional Area need to be addressed:

- a) parking demand - the sources and locations,
- b) the levels and distribution of vehicular traffic, and
- c) pedestrian requirements for sidewalk improvement, as well as protection from hazardous conditions, e.g. icy sidewalks, vehicular traffic, etc.

The first matter, parking provisions, has been partially dealt with in Section 3.5.4. The need remains to examine the parking problem in the Area from a broader perspective than that of individual parking requirements for specific land uses. Before this can be done, current data on the level and distribution of street parking and its effect on adjacent land use must be obtained. Similarly, vehicular and pedestrian traffic require investigation before a set of specific proposals can be established.

One general objective which is appropriate to establish at this time is the provision for a special pedestrian linkage between the Downtown and Wascana Centre. This linkage would integrate the pedestrian circulation of these areas and complement and enhance the unique character of the Transitional Area.

Objectives

- 1) To provide for vehicular traffic in the Transitional Area which in distribution and volume is compatible with residential land use as it evolves over time.
- 2) To more stringently regulate parking in the Transitional Area, especially parking related to non-residential uses.
- 3) To provide an environment in the Transitional Area conducive to safe and pleasant pedestrian circulation.
- 4) To integrate within the pedestrian walkway system of the Transitional Area a pedestrian linkage between the Downtown and Wascana Centre which will complement and enhance the unique character of the Area, including its streetscapes, heritage and open space.

Recommendation

- 1) That a Transitional Area Circulation and Parking Study be undertaken to study, analyze, and make recommendations concerning vehicular circulation, vehicular parking, and pedestrian circulation. The study should examine the inter-relationships of these matters as they relate to land use and development.

4.4 COMMUNITY AND SOCIAL ISSUES

If the Transitional Area is to remain a viable residential community, a range of social and recreational facilities must be available to its residents. In particular, for the Area to be an attractive neighbourhood to households with children, an educational facility for elementary school age children should be easily accessible.

The land use provisions of this Neighbourhood Plan acknowledge the current existence of Central Collegiate and the Strathcona School site. In addition, provision has been made for the continued existence of Central Park and the Y.M.C.A., as well as other institutional land uses.

Further study, however, is necessary in order to identify the best methods for meeting the needs of Transitional Area residents for neighbourhood-oriented social, recreational and educational services.

Investigation of measures which will address the concern with crime in the Area is also necessary. Such measures could include: a) increased police surveillance; b) police counselling of senior citizens in the Area; and c) increased street lighting.

Objectives

- 1) To provide for a range of neighbourhood-oriented social and recreational facilities and services in the Transitional Area.
- 2) To encourage the School Board to provide an educational facility for elementary school age children within the Transitional Area.
- 3) To address the concern with, and perception of, crime in the Transitional Area.

Recommendations

- 1) That a Transitional Area Community and Social Needs study be undertaken to ascertain the need for social, recreational and educational services and activities in the Area and to provide recommendations for suitable facilities and programs.
- 2) That the City enter into discussions with the Regina Board of Education regarding elementary school services in the Transitional Area.
- 3) That the City review measures currently being undertaken to address the concern with, and perception of, crime in the Transitional Area.

4.5 HOUSING

Provision of housing is of prime importance to the residential viability of the transitional Area. The residential land use recommendations of this Plan provide for the retention and construction of housing over the major portion of the Area.

Beyond this general provision for housing units, there is a specific need to provide affordable homes to low and middle-income households. The retention, conversion and construction of housing should be aimed at meeting this need.

Furthermore, on the basis of rationale outlined in Section 1.3.6 of this Neighbourhood Plan, any displacement of residents from the Area should be minimized through efforts to secure replacement housing.

There are several means by which affordable housing can be provided in the Transitional Area. The most basic approach is to simply retain the existing housing. An important characteristic of the older existing housing in the Area is its relatively low rental rates. Lower rent for older housing stock is practicable because costs associated with construction have already been paid through rental income.

Another significant quality of older housing, in the context of this Neighbourhood Plan, is the contribution that it makes to the residential character of the Area.

As well, the retention of existing housing in apartment blocks is appropriate in the Transitional Area. Apartments represent an efficient use of residential land, as more people can be housed, on less land, in apartments than in individual houses. Also, given land values in the Area, affordable rents would more likely result from the retention of apartment blocks than from the retention of detached houses.

For these reasons, it is appropriate for housing rehabilitation funds to be made available to repair apartment blocks in the Transitional Area. The implementation of a Residential Rehabilitation Assistance Program (RRAP) would promote the rehabilitation of apartments in the Area.

Another means of providing housing in the Transitional Area is through new construction. Housing may be developed in the majority of zones in the Area, but the Transitional Area Residential Zone, in particular, provides for a variety of housing types in its Low, Medium, and High-Rise Districts. Any of these districts would be suitable for compatible private or government-sponsored housing.

Another type of "new" housing which should be encouraged is newly-created units within existing houses. Rooms or suites in an owner-occupied house have the advantage of providing affordable housing in a home-like atmosphere. This type of housing would incur little or no public expense compared with traditional forms of government-subsidized housing. Such enterprises also provide a business opportunity to small-scale, individual entrepreneurs. Another advantage of the subdivision of owner-occupied houses would be the increased level of maintenance of such rental properties, based on the concern of the owners for their own homes.

The creation of rental units in owner-occupied houses, then, should be supported through City-initiated measures, such as provision of small loans, information on remodelling and subdividing houses, and the establishment of a City-operated tenant locator/placement service.

Finally, the City is currently undertaking a Housing Study in order to obtain the data necessary to develop a housing strategy for Regina, including the Transitional Area. The completed study will attempt to identify the possible roles of the City regarding the supply of a variety of accommodations for the full range of Regina residents.

Objectives

- 1) To promote the construction of housing units in the Transitional Area for households of a full range of age, income and lifestyle.
- 2) To promote the construction and retention of housing in the Transitional Area which is affordable to low-income households.
- 3) To minimize the displacement of existing residents from the Area as a result of the redevelopment, renovation or reuse of existing buildings.

Recommendations

- 1) That consideration be given to the establishment of a City-sponsored program which would provide financial and advisory support to small-scale entrepreneurs interested in owning and managing a residentially-occupied subdivided house-form building
- 2) That consideration be given to the establishment of a City-sponsored "tenant locator/placement" service, the purpose of which would be to "match up" potential renters and tenants to promote a more efficient use of existing rental housing.
- 3) That the City shall request Canada Mortgage and Housing Corporation to designate the Transitional Area a Residential Rehabilitation Assistance Program (RRAP) Area.
- 4) That the City shall request the Provincial Department of Co-operation and Co-operative Development to promote and assist in the development of co-op housing in the Transitional Area.
- 5) That the City work with Canada Mortgage and Housing Corporation, Saskatchewan Housing Corporation, and any other sponsoring organization, to promote and assist in the development of public and non-profit housing in the Transitional Area.

4.6 HERITAGE

The preservation of the heritage of the Transitional Area is of importance to this neighbourhood and to the City as a whole. There are cultural benefits in preserving the character and history of one of Regina's oldest neighbourhoods, as well as social and economic benefits from the adaptive reuse of older buildings as offices, hostels, etc.

The heritage resources of the Transitional Area have been identified through an inventory of potential heritage property. This inventory can serve as a basis for the evaluation of future municipal heritage designations, as well as for the evaluation of the impact on the community of demolitions and alterations to potential heritage property

The preservation of the character of a neighbourhood cannot be achieved solely through the retention of individual buildings of heritage significance. A cohesive neighbourhood and streetscape is required with infill development of a scale, form, color and/or material compatible with the existing adjacent buildings. The retention and enhancement of important streetscapes within the Transitional Area is addressed in greater detail in Section 4.1.

The development of public incentives such as Federal, Provincial and Municipal tax relief and grants can greatly encourage private rehabilitation efforts.

As well, Government lending policies can assist in the preservation of the character of the Transitional Area. The rehabilitation of "Meyer House" at the corner of Scarth Street and 13th Avenue is an example of successful adaptive reuse by the Province.

The City itself can take a leading role in demonstrating the potentials of adaptive reuse by recycling its own property. The use of a proposal call which invites design concepts has the advantage of promoting the adaptive reuse project, and involves that component of the design community which chooses to participate

Finally, the heritage of the Transitional Area must be promoted if it is to be appreciated and protected. Tours and publications can inform the community at large, as well as visitors, of the heritage resources of this Area. Promotion of successful rehabilitation efforts can also have spin-off effects within the Transitional Area and surrounding Inner City neighbourhoods

Objectives

- 1) To encourage the retention, preservation and appropriate rehabilitation of heritage buildings in the Transitional Area.
- 2) To encourage new development adjacent to heritage buildings which is compatible in form, scale, color and material.

Recommendations

- 1) That the inventory of potential heritage property, as identified in the Appendix to this Neighbourhood Plan, be adopted as a basis for the consideration of future heritage designations by the City of Regina.
- 2) That any proposed demolitions or alterations to properties on the inventory of potential heritage property be forwarded to the City of Regina Municipal Heritage Advisory Committee for review.
- 3) That any City-owned properties of heritage significance in the Transitional Area be maintained and preserved.
- 4) That a proposal call be considered to promote the adaptive reuse of Central Collegiate if and when the facility is no longer required by the School Board.
- 5) That other levels of government be encouraged to take appropriate action to promote the preservation, improvement and utilization of heritage buildings within the Transitional Area.
- 6) That the development of private and public financial resources and incentives in the preservation, improvement, and utilization of heritage buildings in the Transitional Area be encouraged by the City of Regina.
- 7) That the Federal and Provincial governments be requested to support the objectives of this Neighbourhood Plan by leasing space in rehabilitated structures rather than in new buildings.
- 8) That the City promote the heritage of the Transitional Area and successful rehabilitation

protects through the preparation of walking tours, slide presentations and an interpretive plaque program.

5.0 EXCEPTIONS

The following exceptions to the policies contained herein shall be allowed. These exceptions shall be limited to the specified locations and shall be subject to the described terms:

	Building	Address	Legal Description	Development/Use to be allowed
a)	Clifton Apartments	2330 15th Ave	Lot 10, Block 431, Plan Old 33	All uses permitted in house-form commercial/residential buildings except restaurants, licensed restaurants, licensed dining rooms and licensed cocktail rooms. [1994/9581]
b)		2236-2262 Smith	W. 1.29m of Lot 12, all Lots 13-16, both inclusive, Block 432, Plan Old 33	6 1/2 storey apartment building, to be accommodated through a Contract zone. [Bylaw No. 8601-ZO-B88]
c)		2164 - 2170 Hamilton Street	N. 12 1/2 feet of Lot 11, all of Lot 12, and the S. 25 feet of Lot 13, Block 409, Plan Old 33	Parking lot to be accommodated through a contract zone, to be used in conjunction with the buildings at 2208 Scarth Street and 2151 Scarth Street. [Bylaw No. 9669]
d)		2158 and 2160 Scarth Street	Lot 13, Block 408, Plan Old No. 33 Extension 35 and Lot 22, Block 408, Plan No. 101187648 Extension 36	Paved parking lot accommodated by means of a contract zone agreement, to be used by occupants of the office building at 2161 Scarth Street. [2003-73]

APPENDIX

Inventory of Potential Heritage Property in the City of Regina Transitional Area Highly Rated Sites					
No.	Address	Name of Important or Original Resident (Current Resident)	Date	Design	Architect or Contractor
College Avenue					
1.	1800	J. L. McKillop / G. H. Sneath Residence	1912	Arts & Craft	S.V.E.
2.	2210	F. W. Darke Residence (Helmsing-Forsberg)	1926	Jacobean	F. Portnall
3.	2310	H. Black	1921		H. Black
4.	2326	L. V. Kerr (Frances Olson)	1912		Clemesha & Portnall
5.	2424	Percy Gordon (IKOY)	1925		
6.	2520	M. McCausland (M. Shumiatcher)	1919		
Cornwall Street					
7.	2144	M. G. Howe (MacKay/MacLean)	1907- 10		
8.	2160	A. Duncan	1908	Cube	
9.	2167				
10.	2171				
11.	2177				
12.	2212 (2201 - 14th Ave.)	Bartleman Apartments	1914		S.V.E.
13.	2259	D. Woodward	1912		
14.	* 2305	Gollnick Residence	1907	Classical Revival	Hilton
15.	2313		1906		
Hamilton Street					
16.	2030-26	St. Mary's Club	1911		
17.	2105	Qu'Appelle Apartments	1928		
18.	2129	Bellevue Court	1928		
19.	2164	M. A. McPherson	1910	Craftsman	Clemesha

Lorne Street					
20.	2022-24	The Frontenac Apts.	1929	Spanish Mission	
21.	2150	E. A. McCallum	1911		
22.	2164	Walter Martin	1907-10		Walter Martin
23.	2216		1910	Queen Ann	
24.	2334	G. Palmer	1907-13	Arts & Craft	
25.	2370	McLeod - Black Res.	1927	Classical Revival	S.V.E.
McIntyre Street					
26.	2128	Harding Residence	1908-10	Arts & Craft	
27.	2138	J. S. Bartleman	1911		
28.	2204	C. Harding	1909		
29.	2310	Logan/Turgeon (Turgeon Int'l. Hostel)	1907		
30.	2363	Dr. Thomson (Laville Investments)	1926		Charles Coxall
15th Avenue					
31.	2301	Parsons (Grace Haven)	1912	Arts & Craft	
14th Avenue					
32.	2104	Chateau Apartments	1927	Chateausque	S.V.E.
33.	2024	Linden Manor	1928		S.V.E.
34.	1901	Eddy Apartments (Hampton House)	1914		S.V.E.
Victoria Avenue					
35.	1925	The Assiniboia Club	1912		S.V.E.
36.	2305	The Balfour	1929		S.V.E.
37.	2241	First Baptist Church	1912	Greek Revival	Hilton
38.	2125	Hotel Saskatchewan	1927		McDonald & Ross
Smith Street					

39.	2216	Newland/Weir	1909		
40.	2244	L. A. Thornton	1907		W. P. Gillespie
41.	2300	(Kraus Lawyers)	1910		Thomas Little
42.	2305	J. P. Brown (Upstairs/Downstairs)	1913	Cube	Mackenzie
43.	2338		1909-1 2		

44.	2352	C. Wilson (Farm Light & Power)	1912		J. Walsh
45.	2353	J. A. Allan	1912		
Scarth Street					
46.	2049	St. Mary's (Blessed Sacrament)	1905	Gothic Revival	
47.	2076	James Duncan (Rosary Hall)	1905		
48.	2102	G. Barr Residence	1909		
49.	2331	Regina Coll. Institute (Central Collegiate)	1908		
50.	2398	T. B. Patton (Nicol Court)	1912	Classical Revival	Clemesha & Portnall
Rose Street					
51.	2266	John Weir	1911		
52.	2270		1912		
53.	2200 (2243)	Strathcona School	1910	Collegiate	
Albert Street					
54.	2231	Braemar Apartments	1928		
55.	2340	Saskatchewan Government Telephone Building	1924		S.V.E.

Date: August 20, 1982

Abbreviations:

S.V.E. - Edgar or Stan Storey and W.G. Van Egmond Architects

* Designated Municipal Heritage Property

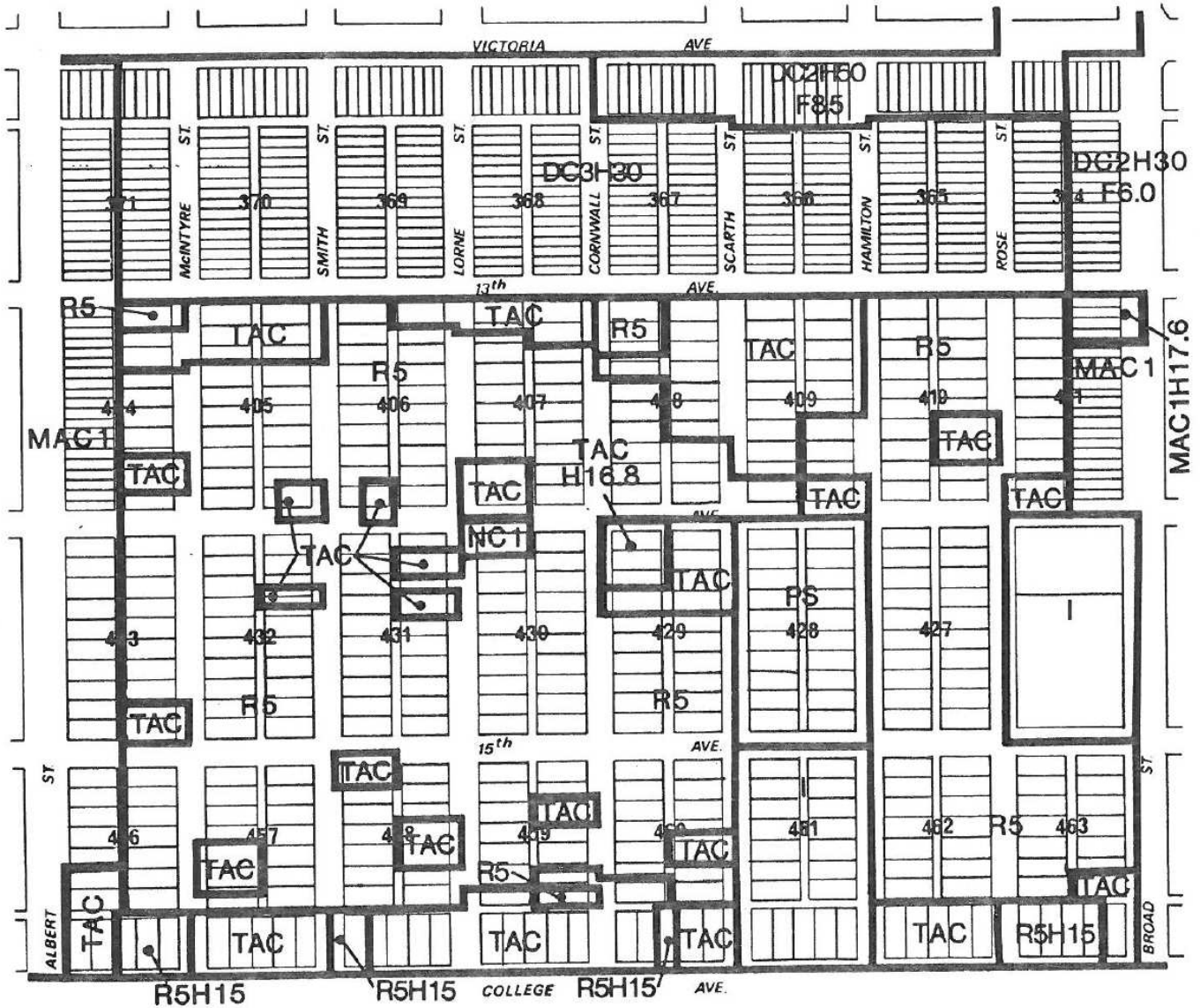
For more detailed information, please consult the inventory forms in the Urban Planning Department.

Figures 13 and 14 on the following pages summarize the present and proposed zoning for the Transitional Area.

Current zoning (1993) is found in Bylaw No. 9250.

FIGURE 13

PRESENT ZONING



LEGEND

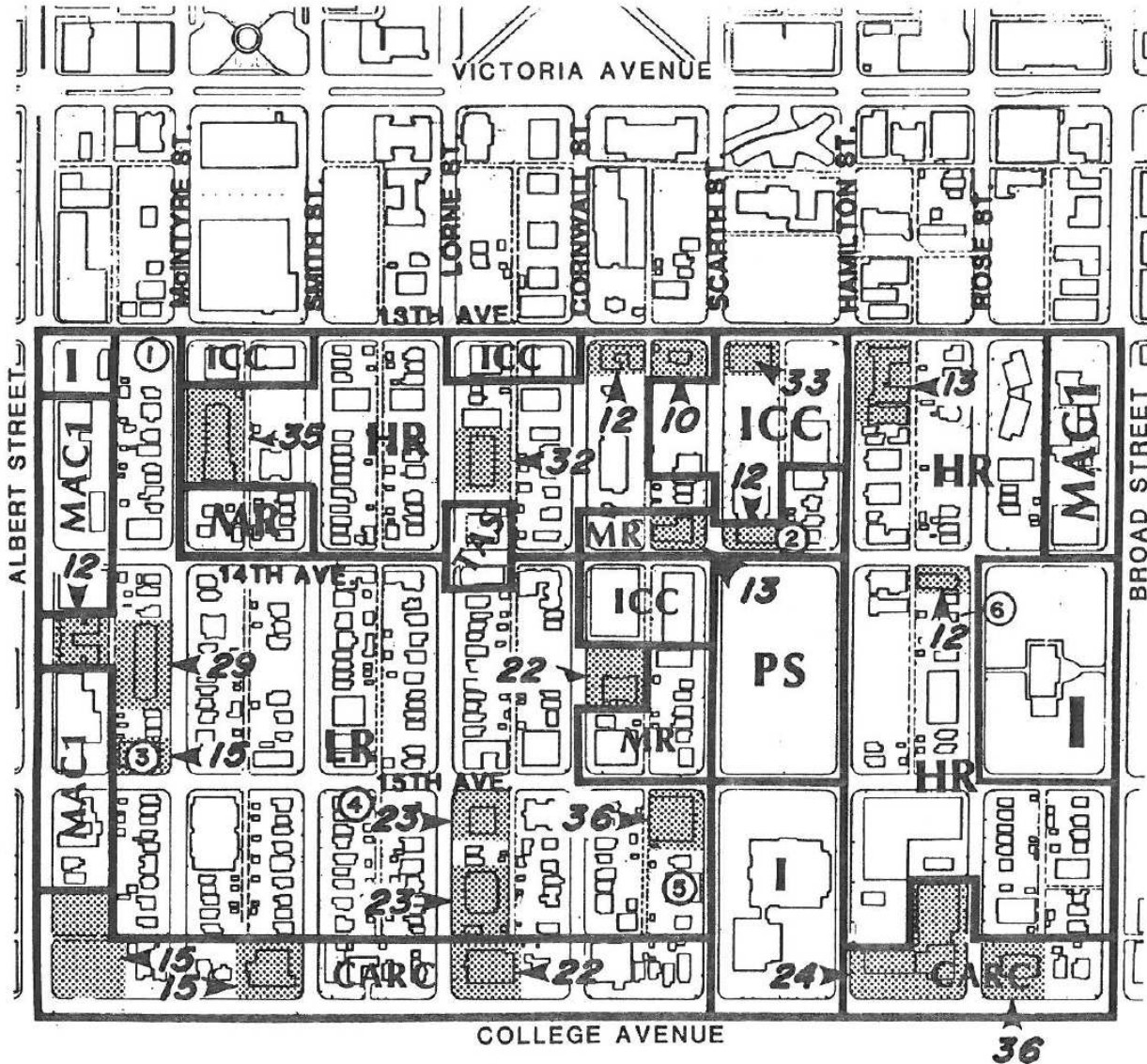
- DC - DOWNTOWN COMMERCIAL
- MAC - MAJOR ARTERIAL COMMERCIAL
- TAC - TRANSITIONAL AREA COMMERCIAL
- I - INSTITUTIONAL
- R5 - RESIDENTIAL
- PS - PUBLIC SERVICE
- H50 - 50 METER HEIGHT
- F6.0 - FLOOR AREA RATIO 6.0



SOURCE: TRANSITIONAL AREA DEVELOPMENT STRATEGY

REVISED: JUNE, 1983

FIGURE 14*



LAND USE ZONES (Proposed Zoning)

* For actual zoning (1993) see Bylaw No. 9250

Legend

Transitional Area Residential

LR - Low-Rise Residential/Commercial District
(Height = 8.25 to 15m; FAR = New infill 3.10,
House-Form Lot infill 3.30)

MR - Medium-Rise Residential District
(Height = 15m; FAR = 3.5)

HR - High-Rise Residential District
(Height = 30m; FAR = 7.5)

MAC1 - Major Arterial Commercial I (15m)

ICC - Inner City Commercial (15m)

TAS - Transitional Area Service

CARC - College Avenue Residential/Commercial
(Height = 8.25 to 15m; FAR = New infill 3.10,
House-Form Lot infill 3.30)

I - Institutional

PS - Public Service

SPECIFIC USES:

- ① 2104 McIntyre Street
- ② 2014 - 14th Avenue
- ③ 2270 McIntyre Street
- ④ 2305 Smith Street
- ⑤ 2332 Scarth Street
- ⑥ 2218 Rose Street

▲ 22 Special Implementation Areas -
height limit in metres

