

Al Ritchie Neighbourhood Land-Use Plan

OCP – Part B. 19



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ENACTMENT

		Date	Bylaw
Approved	City of Regina	March 30, 2022	2022-22
	Government of Saskatchewan	July 4, 2022	N/A
Amended			
<p>This Plan forms part of: <i>Design Regina: The Official Community Plan</i> <i>Bylaw No. 2013-48</i></p> <p>Enactment of this Plan is authorized through Section 29 of: <i>The Planning and Development Act, 2007</i></p>			

1.0 INTRODUCTION

1.1 Summary

Figure 1 - Location



The intent of the AI Ritchie Neighbourhood Land-Use Plan (“AI Ritchie NLP” or “Plan”) is to serve as a policy framework for guiding the type, location and design of new development in the AI Ritchie Neighbourhood.

As the City continues to grow and evolve, it is important to guide new development in a way that supports the aspirations of residents, as well as broader objectives that aim to foster a vibrant and sustainable city. This Plan supports this objective by establishing a policy framework for guiding new development in the AI Ritchie Neighbourhood (Neighbourhood). The intent is to enhance the Neighbourhood by encouraging complementary and compatible new development.

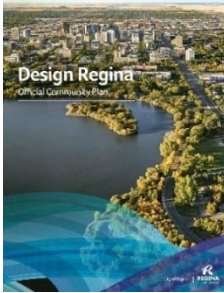
This Plan focuses on land-use and built-form. Respectively, this means: the type and location of new development; the shape, design and configuration of buildings. This Plan has a specialized role by directing how the regulations of the Zoning Bylaw, which provides detailed direction for land-use and built-form, are applied appropriately to the Neighbourhood. Other important matters, such as the provision of various community services, are addressed in City master plans.

Thank you to the residents of the AI Ritchie Neighbourhood for providing valuable input into the preparation of this Plan. The objectives and policies grew through community dialog and evolved through the process as we checked back with residents at various stages. Although generally long-term in nature, this Plan may be subject to reviews, so that it remains in alignment with evolving resident aspirations, market conditions and development concepts.

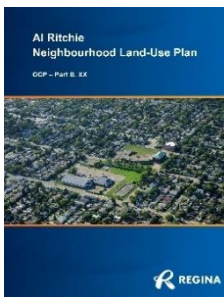
This Plan forms part of the City’s Official Community Plan (*Design Regina: The Official Community Plan Bylaw No. 2013-48*) and is in accordance with Provincial legislation and regulations: *The Planning and Development Act, 2007* and the *Statements of Provincial Interests Regulations*.

1.2 Legal

The City uses a hierarchy of policy and regulatory instruments to guide land-use and development across the city, from the high-level, city-wide policy of the Official Community Plan to the detailed regulations of the Zoning Bylaw. Neighbourhood Land-Use Plans fit in the middle, providing policy direction for the growth and development of specific neighbourhoods.



At the top of the policy hierarchy is the Official Community Plan (*Design Regina: The Official Community Plan Bylaw No. 2013-48*). The Official Community Plan (OCP – Part A) is used to guide growth, development, the provision of services, and other important matters, across the city. The OCP is comprehensive and long-term in focus. Neighbourhood Land-Use Plans and the Zoning Bylaw must be in conformity with the OCP.



The AI Ritchie NLP forms part of the OCP (OCP - Part B), and acts as a bridge between the high-level goals of the OCP and the detailed regulations of the Zoning Bylaw. Neighbourhood Land-Use Plans specify how the applicable policies of the OCP, and the regulations of the Zoning Bylaw, are applied to a particular neighbourhood. The Zoning Bylaw, and “zoning bylaw related decisions”, must be consistent with this Plan.

This Plan includes maps, policy and various terminology for guiding land-use and development and associated administrative processes. Key terms should be interpreted as follows:

- “Shall” equates to mandatory compliance.
- “Should” infers that compliance is generally expected, except where execution of the policy is not practical or where an exceptional situation applies, etc.
- “May” infers that execution of the policy is optional; however, where “may” is used in conjunction with a City directive, the City has final authority to require or waive requirement.

When specific land-uses are mentioned, please refer to the Zoning Bylaw for further clarification.

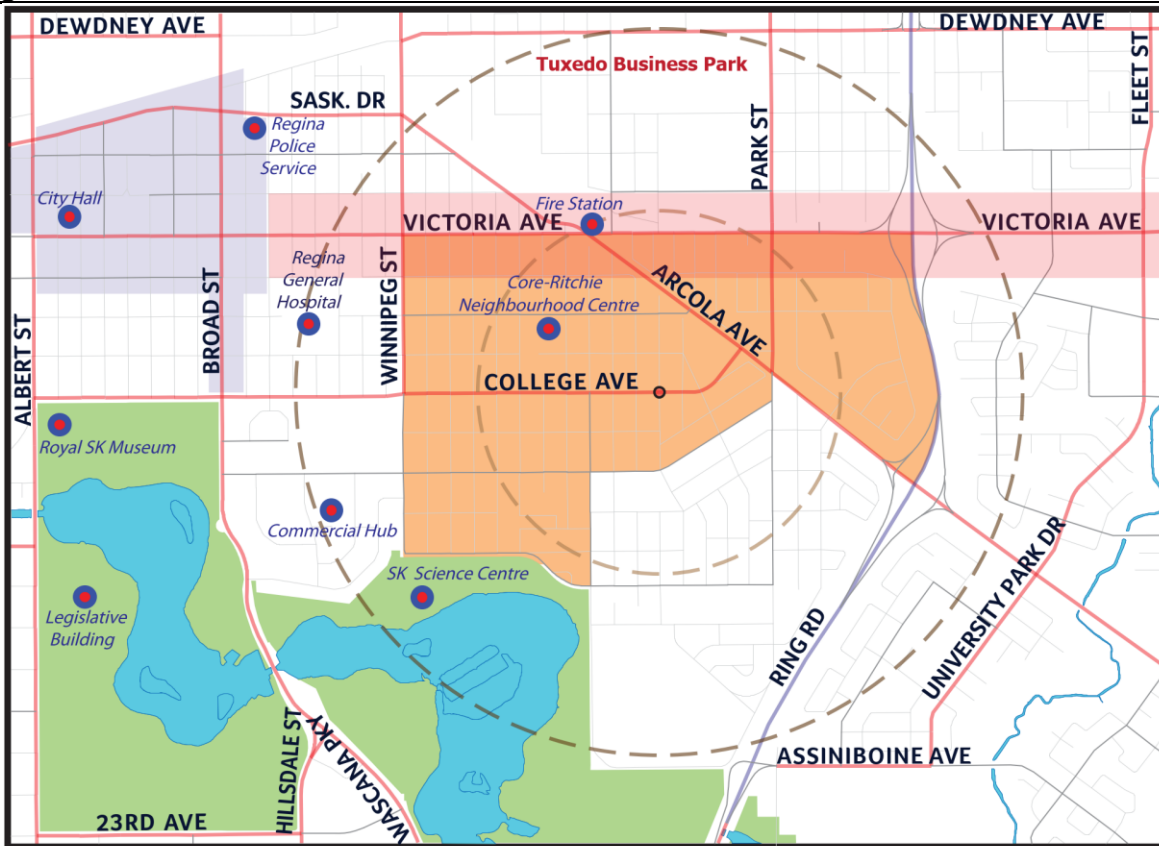
Where a proposed development conflicts with this Plan, an amendment is possible where it is in accordance with the decision authority of the City Council and Section 4.3 of this Plan.

2.0 OVERVIEW

2.1 Context

Located in close proximity to the east edge of the Downtown, the Al Ritchie Neighbourhood is framed by major placemaking features, including the Victoria Avenue urban corridor (north); Wascana Centre park (south) and Ring Road (east). It is further defined by transecting collector and local streets, including the historic College Avenue roadway. This location and design allows for convenient access to all major downtown, and other nearby, services and amenities.

Figure 2 - Context

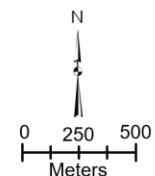


LAND USE

- Al Ritchie Neighbourhood
- Urban Corridor
- Downtown
- Wascana Centre
- Landmarks

MOBILITY

- Arterial Road
- Collector Road
- Local Road
- Expressway
- 800 metres radius (10 min. walk)
- 1600 metres radius (20 min. walk)



2.2 History

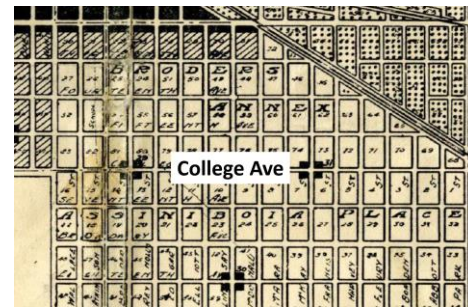
Regina is located on Treaty 4 land and within the traditional territory of the Metis.

Regina was incorporated, as a City, in 1903. The city was centered on a CP Rail station and the original town plan was based on a classic CP Rail settlement design: grid pattern; evenly spaced roadways; central town hub and train station. Al Ritchie Neighbourhood is based on an extension of this original gridiron framework.



City of Regina Emblem

The Al Ritchie Neighbourhood was developed between 1911 and 1970, through three annexations. Subdivisions west of Park Street were some of the earliest: Broders Annex; Assiniboia Place, while other developed after WWII (Arnhem Place) and during the 1960s and 1970s (Glen Elm Park). Today, housing design represents an eclectic array of many different styles.



1927 Zoning Map

The neighbourhood is named after Alvin (Al) Ritchie, who was inducted into the Saskatchewan Sports Hall of Fame in 1966 and who holds the distinction of being the only coach to have won national championships in the ranks of hockey and football. In between his amazing sports career, he took time to serve overseas in WWI.



Al Ritchie

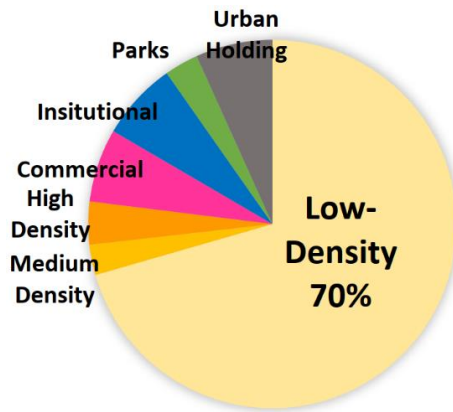
The Al Ritchie Community Association (ARCA) is a registered charity that has been advocating on behalf of the community and helping to serve its community needs since 1987. The Core Ritchie Neighbourhood Centre is the civic heart of the neighbourhood and serves a number of community functions, including a public library.



Core Ritchie Neighbourhood Centre

2.3 Composition (2020)

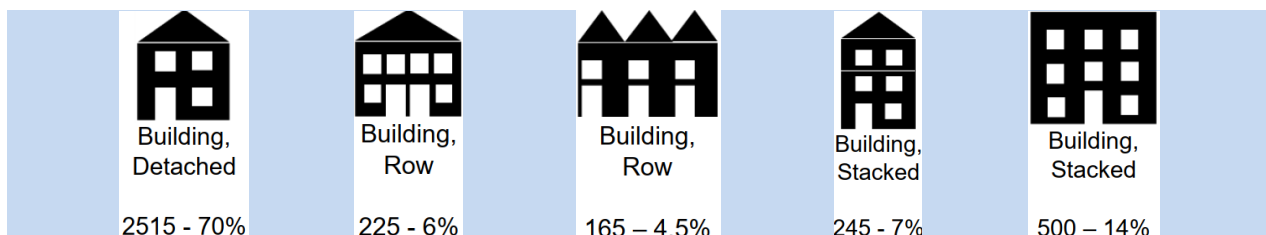
Land-Use



The Al Ritchie Neighbourhood consists mostly of low-density residential development; however, there are clusters of medium-density and high-density in different locations as well. Non-residential development includes: commercial along all of Victoria Avenue and at key intersections along College Avenue; four schools; five parks and a neighbourhood centre.

The land-use pattern has existed since the neighbourhood was originally developed and overall change has been minimal. Although medium and high-density residential is limited, the characteristic narrow lots (7.6 metres) allows for a dense pattern of single-detached homes.

Residential



Building, Detached (single-detached) homes are the most common residential building type. The neighbourhood was developed through multiple annexations, and over several generations, so includes a diversity of design styles. Historic styles include: Craftsman bungalow, Prairie Style, Four Square and the “Wartime Housing” provided to veterans and families. A trend within the Al Ritchie Neighbourhood is the replacement of older homes with modern, including taller buildings with two or more units. This trend partly accounts for the continuing population increase.

Population



Stats Canada data shows that the population is growing:

2006 Pop. = 7505	2011 Pop. = 7750	2006-2011 + 3 %	2016 Pop. = 8235	2011-2016 + 6 %
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For more demographic data, go to City website and search:
[“Neighbourhood Profiles”](#)



2.4 Public Realm

The AI Ritchie Neighbourhood public realm consists of streets, lanes, parks and civic facilities. At the heart, is the Core-Ritchie Neighbourhood Centre, which includes a gym, library, community garden and other facilities. The neighbourhood is also well serviced by transit, including two express transit routes and local service. The street and block pattern is based on a grid, which generally allows for a high level of mobility in multiple directions; however, the neighbourhood is bifurcated by Arcola Avenue, which is a major arterial roadway with limited crossing options.

Figure 3 – Features



FEATURES

- | | |
|--|--|
|  Road Right-of-Way |  Civic Use |
|  School |  Public Open Space |
|  Storm Water Facility |  Private Open Space |

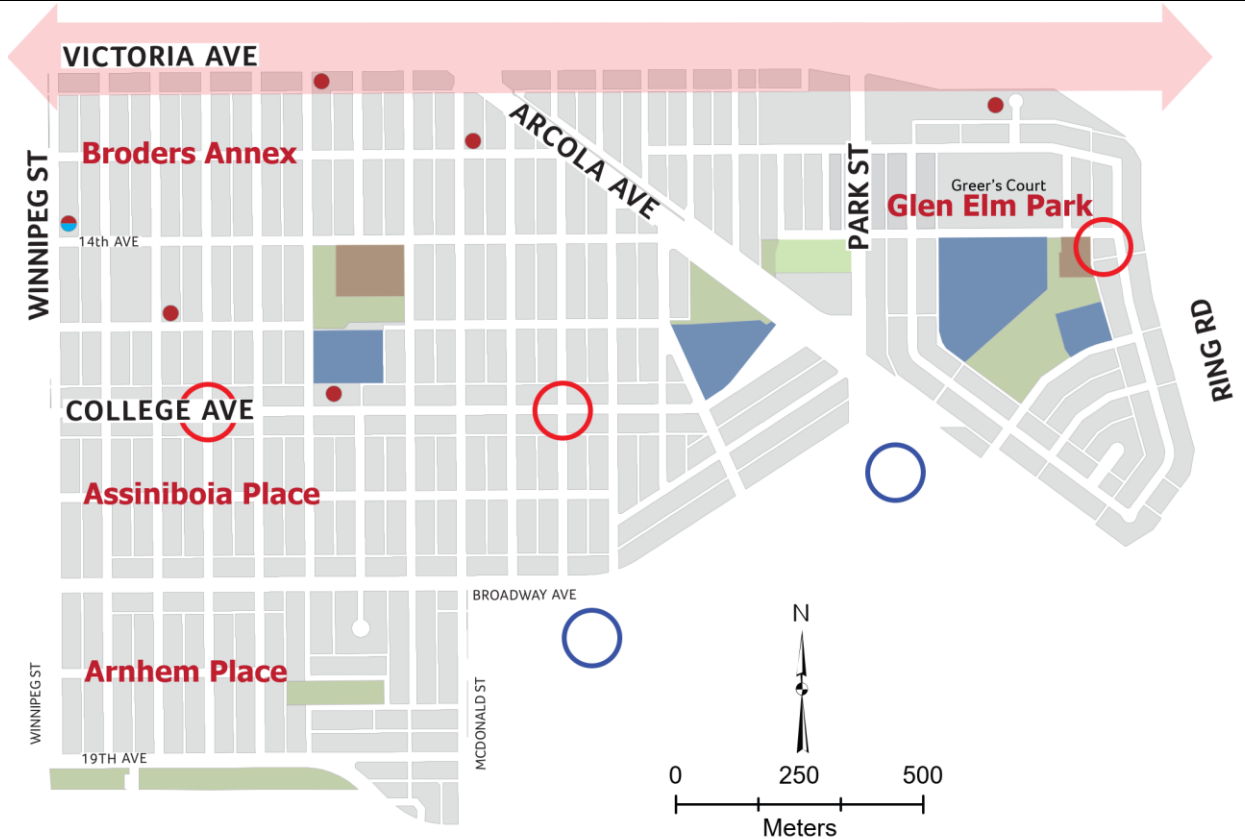
MOBILITY

- | |
|---|
|  Arterial Road |
|  Collector Road |
|  Bus Route |
|  Express Bus Route |











2.5 Built Realm

The Al Ritchie Neighbourhood consists, primarily, of residential blocks that were developed over an extended period (1910-1970). Other major defining features include Victoria Avenue, which is a major commercial and traffic corridor, and College Avenue, which defines the heart of the Neighbourhood through its central location, design and local shopping opportunities. The Al Ritchie Neighbourhood is diverse and includes several “sub-areas” that have unique characteristics. These sub-areas are defined through the pages that follow.

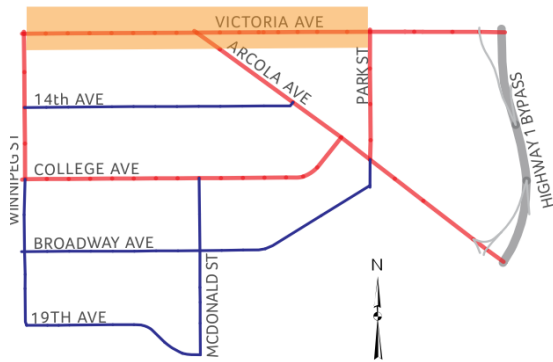
Figure 4 – Features



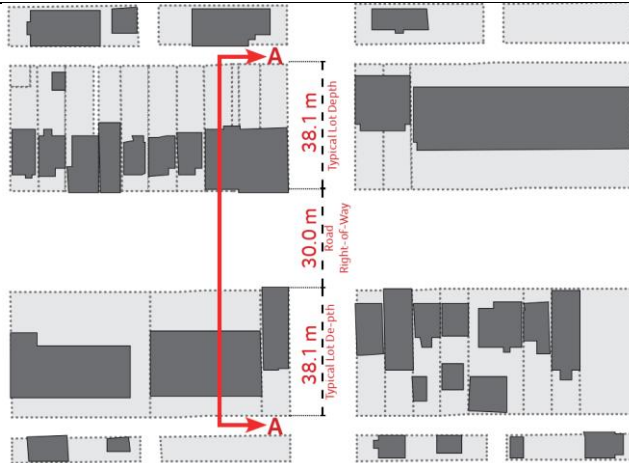
FEATURES

- | | | |
|---|--|--|
|  Urban Corridor |  Civic Use |  Religious Institution |
|  Residential Areas |  Public Open Space |  Heritage Building |
|  School |  Private Open Space |  Commercial Node |
| | |  Commercial Node (outside of plan area) |

Victoria Avenue Corridor



Key Map



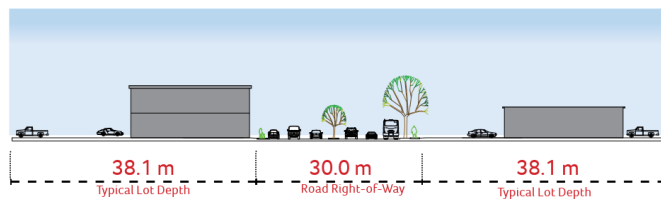
Typical Block Pattern

Overview:

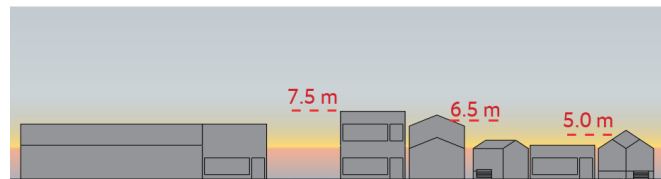
Victoria Avenue was first developed during the City’s formative years and was extended over time. As the primary gateway into the city and downtown, the corridor is named in honor of Queen Victoria.

Victoria Avenue has long been recognized for its commercial potential – commercial zoning, from the downtown to Park Street, dates back to the City’s first zoning bylaw (1927).

Victoria Avenue’s historic and mixed-use legacy is visible today – along its length, are original pre and post-WWII homes converted into commercial. Alongside, are purpose-built commercial buildings representing a broad age swath, from original to present day.



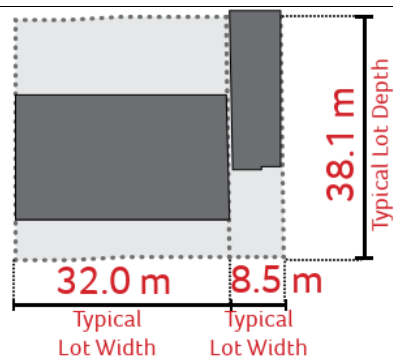
Typical Cross Section – A-A



**Typical Streetscape
Heights Vary Between 5.5m and 7.5m**

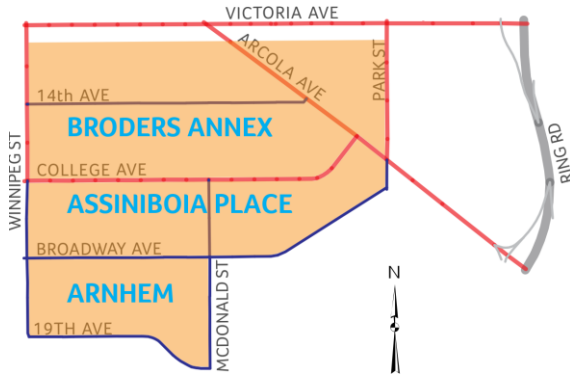
Considerations:

- Interface between Victoria Avenue commercial and adjacent residential.
- Capitalizing on transit potential through mixed-use and intensification, while considering arterial roadway and traffic.
- Aging buildings, underutilized lots and urban design objectives.
- Gateway into the city – land-use transition.

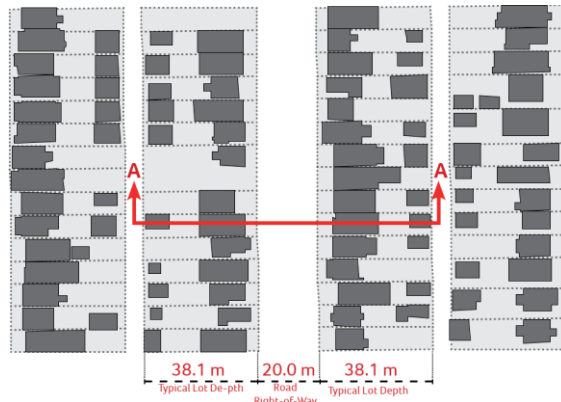


Typical Lot Dimensions

Broder's Annex/ Assiniboia Place/ Arnhem Place



Key Map



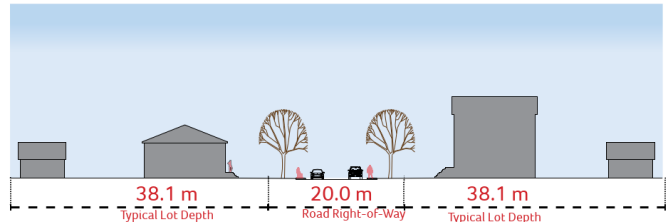
Typical Block Pattern

Overview:

Broder's Annex, Assiniboia and Arnhem Place were annexed into the City during 1911; substantially developed from 1910 to 1960 and subject to the City's first Zoning Bylaw (1927).

These areas were designed based on a classic grid, replete with rear lanes throughout. There is a wide variety of housing types; however, many are pre-1950. Also included: parks, schools and College Avenue, which is a key corridor that includes local commercial nodes and transit.

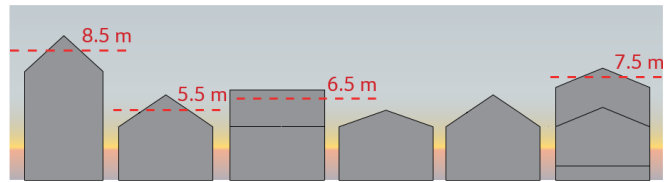
Arnhem Place is notable for its WWII theme, including collection of 1945-1955 "wartime housing". The name and Holland Park is tribute to Canada's role liberating Holland in WWII.



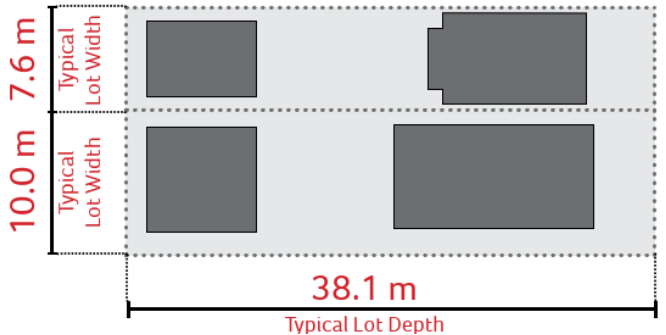
Typical Cross Section – A-A

Considerations:

- Grid pattern and rear-lanes, which supports walkability; development flexibility.
- Narrow lots (7.6m is common).
- Accommodating modern building design while respecting historic character.
- The prevalence of original single-detached dwellings and a diversification trend.
- The unique qualities of College Avenue, including local commercial areas; transit.

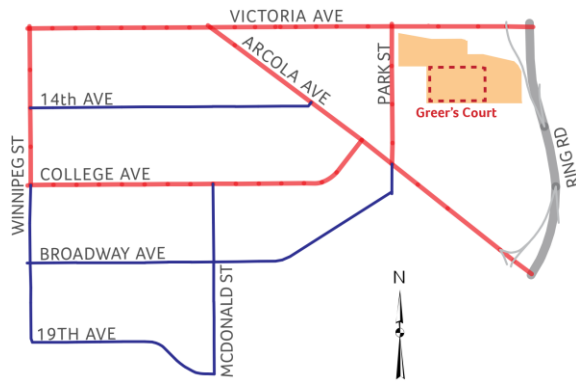


Typical Streetscape Heights Vary Between 5.5m and 8.5m

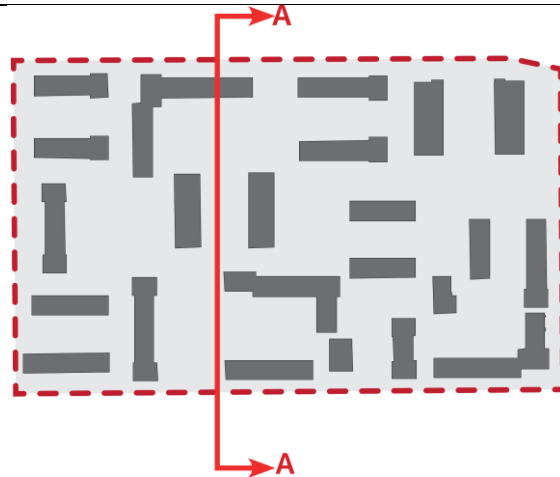


Typical Lot Dimensions

Glen Elm Park – North



Key Map



Typical Block Pattern

Overview:

Greer's Court and adjacent multi-unit lots were annexed into the City during 1951; were substantially developed from 1960s to 1980s.

This area is unique by its collection of multi-unit buildings, including 3-4 story "walk-up" apartments. It also shares, with Glen Elm Park South, a neighbourhood core that includes park space, schools and a local commercial area.

Greer's Court was built in 1967 as Regina's second public housing project. The uniform design consists of two-story row houses with brick facades. This development is managed by the Saskatchewan Housing Authority.

Considerations:

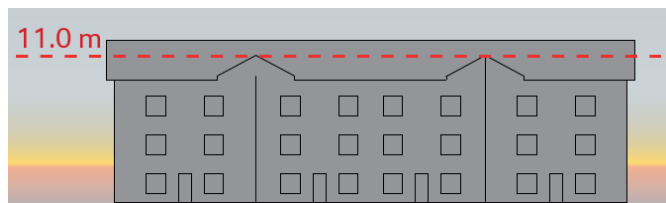
- Neighbourhood core, consisting of park, schools and local commercial area.
- Prevalence of multi-unit buildings and affordable housing opportunities.
- The unique character of Greer's Court.
- Interface with Victoria Avenue and Victoria Avenue - Ring Road interchange.



Typical Cross Section – A-A

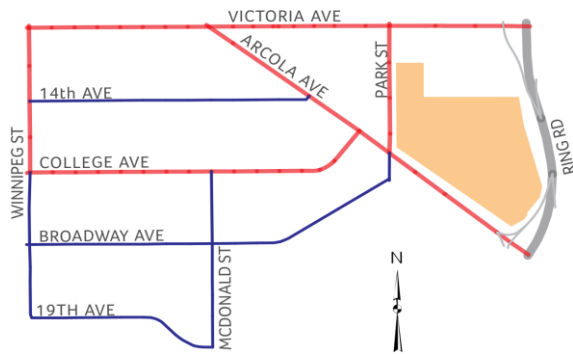


Typical Streetscape
Greer's Court Townhome

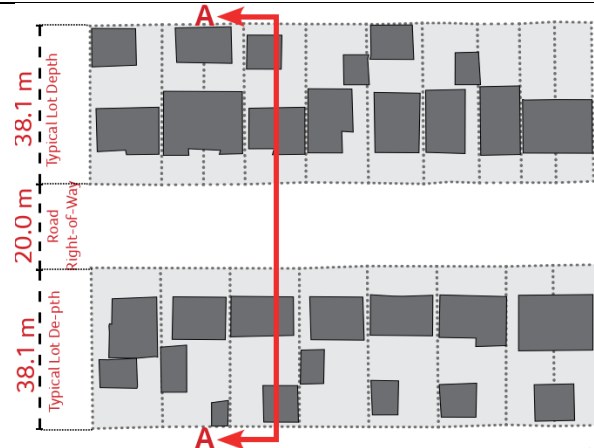


Typical Streetscape
Multi-Unit Building

Glen Elm Park – South



Key Map



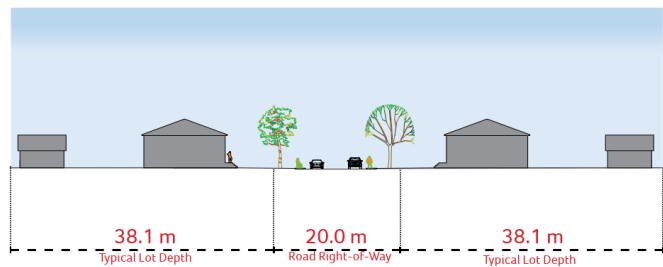
Typical Block Pattern

Overview:

Glen Elm Park South was annexed into the City during 1951; 1956; was substantially developed from 1955 to 1980 and was subject to the City's first Official Community Plan (Faludi Plan).

This area is unique, in the Al Ritchie Neighbourhood, by the prevalence of large lots (15m wide) and common building design – square, single-story bungalows. Glen Elm Park South was developed during the transition between pre-WWII grid and more modern form, which is why you still see lanes, but the lots are not as wide as more modern neighbourhoods. It is bordered by major roads on all sides.

In addition to housing, Glen Elm Park South shares, with Greer's Court and adjacent areas, a neighbourhood core that includes park space, schools and a local commercial area.



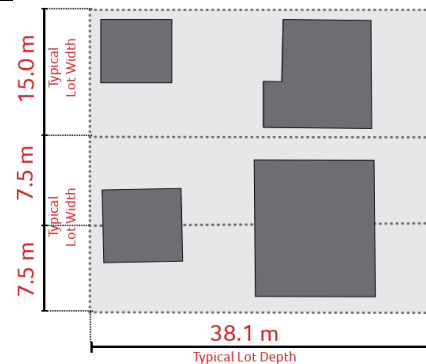
Typical Cross Section – A-A



Typical Streetscape
Heights Vary Between 5.5m and 7.5m

Considerations:

- Neighbourhood core, consisting of park, schools and local commercial area.
- Prevalence of square, single-story bungalows on large lots (15m); or equally sized duplexes on 7.5 m wide lots (per unit).
- Interconnectivity, considering all sides are bordered by major roadways.
- Limited commercial amenities.



Typical Lot Dimensions

3.0 OBJECTIVES

The following objectives of this Plan are focused on supporting the existing land-use pattern and character, while allowing for appropriate growth and development in key locations. These objectives reflect the goals and vision of Neighbourhood residents and serve to direct the policy of this Plan; how the policy is to be interpreted and future amendments to this Plan.

AI Ritchie Neighbourhood Land-Use Plan Objectives

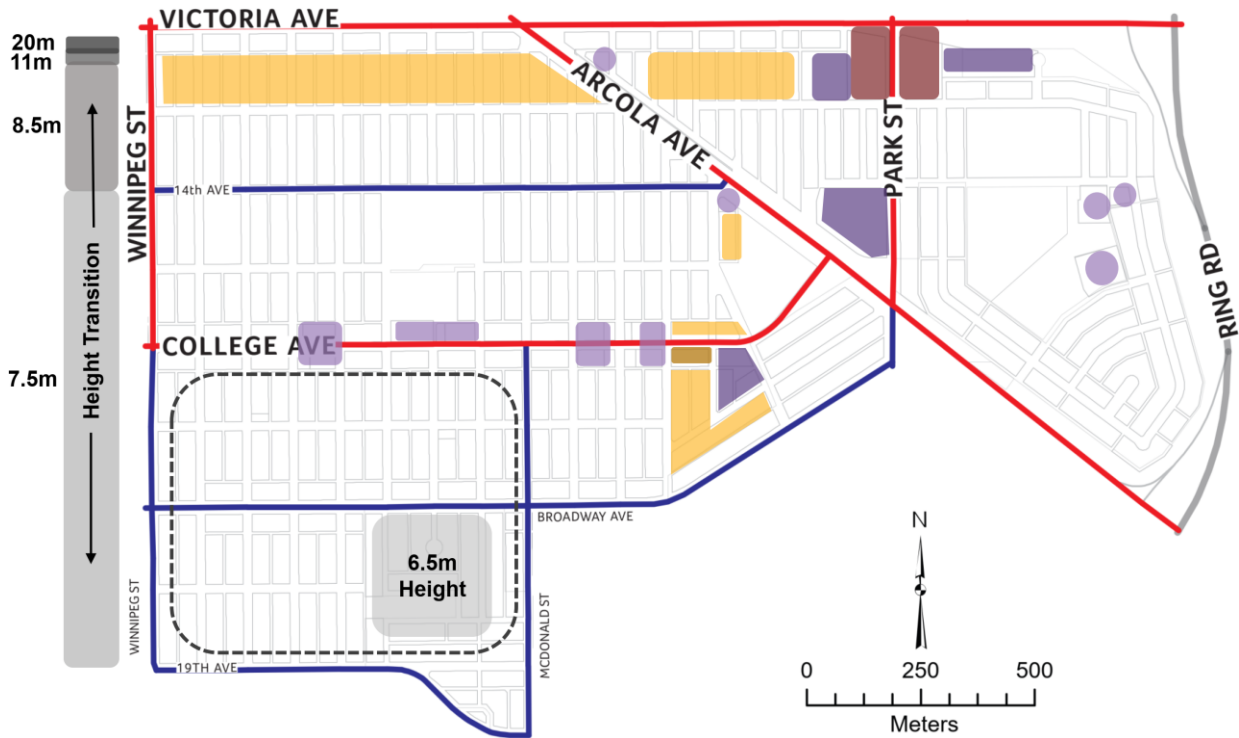
- 1 Preserve the main residential character by directing non-residential land-use (stores, amenities, etc.) to specified areas and corridors.
- 2 Direct more intense commercial development to the Victoria Avenue Corridor.
- 3 Support the two local commercial areas along College Avenue and allow for modest expansion to provide additional amenities and services to the community.
- 4 Direct medium-density residential development to major corridors with transit service and to existing medium-density clusters and the community centre.
- 5 Support the development of a community-oriented grocery store by identifying potential adequately sized location(s).
- 6 Direct higher-density residential development to existing high-density areas as infill.
- 7 Focus taller buildings along, and adjacent to, Victoria Avenue and within high-density residential areas.
- 8 Support smaller building dimensions in the south part of the community, complementing the rich stock of more traditional homes and the border of Wascana Park.
- 9 Seek ways to support maintenance of the existing neighbourhood character while encouraging the development of a variety of housing types to meet current and future residents' needs.
- 10 Maintain public open space as a community amenity.

These objectives are illustrated through the following graphics

Figure 5 – Neighbourhood

This map illustrates a potential future land-use scenario - transition areas that will allow the Neighbourhood to grow and evolve over time, in accordance with the Plan objectives.

The areas in white will continue to support the existing pattern of land-use, blending together with the transition area to form a cohesive and synergistic Neighbourhood design pattern.



- Medium-Density Residential
- High-Density Residential
- Flex Area 1: Low/ Medium-Density or Small-Scale Commercial or Mixed-Use Buildings
- Flex Area 2: Medium/ High-Density or Medium-Scale Commercial or Mixed-Use Buildings
- Mixed-Use 3: Larger-Scale Commercial or Mixed-Use Buildings
- Traditional Character Area

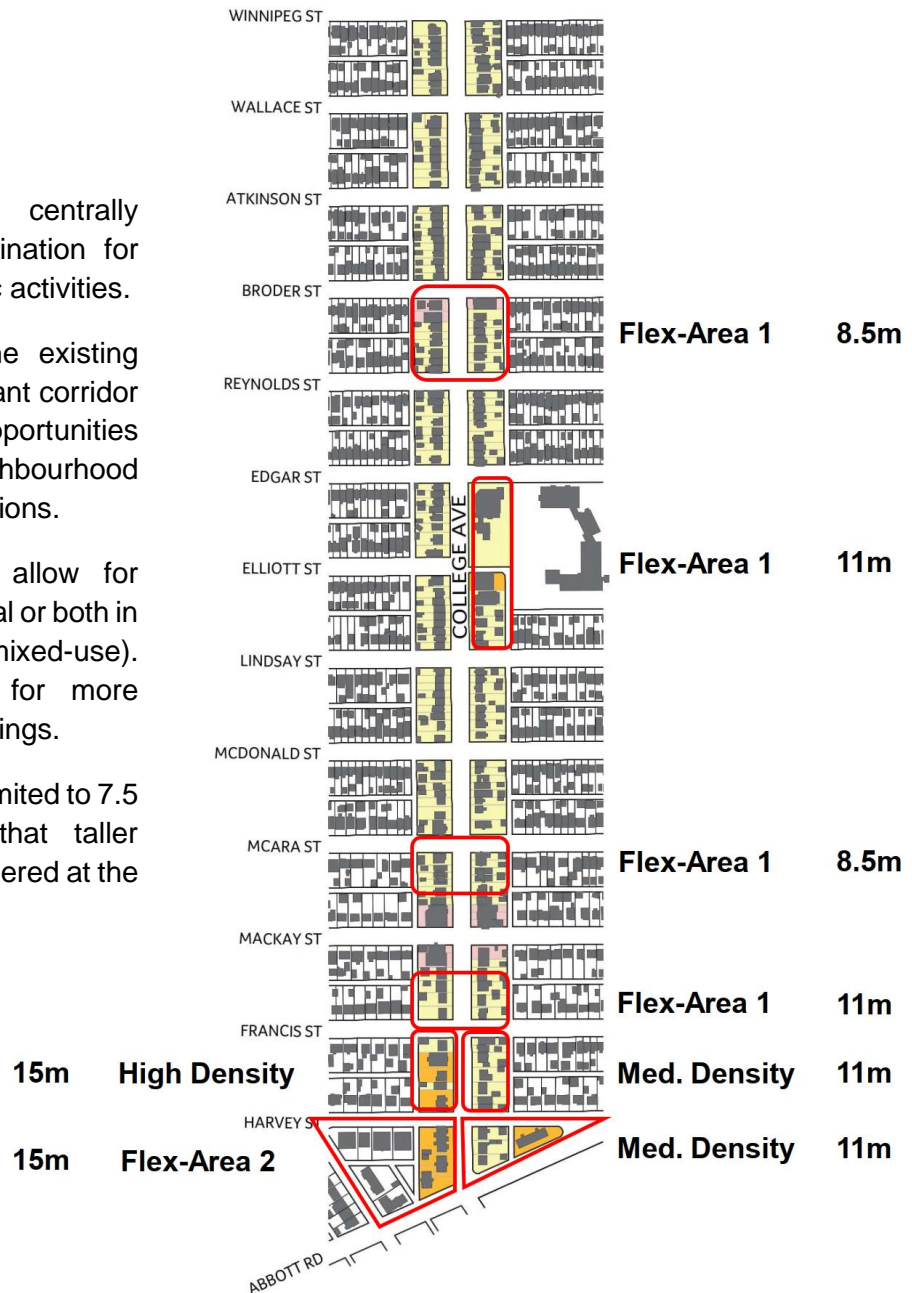
Figure 6 College Avenue

College Avenue is centrally located and is a destination for local shopping and civic activities.

This Plan supports the existing character of this important corridor while encouraging opportunities for additional neighbourhood commercial at key locations.

Flex-Areas 1 and 2 allow for residential or commercial or both in the same building (mixed-use). Flex Area 2 allows for more diversity and taller buildings.

Building height will be limited to 7.5 metres (m), except that taller buildings may be considered at the key locations shown.



4.0 POLICY











4.1 Land-Use

1. Land-use shall be in accordance with Figure 7 and Table 1.
2. Notwithstanding Policy 4.1.1:
 - a. The following land-uses shall be prohibited from locating along Victoria Avenue, west of Arcola Avenue: gas/service stations; car washes; drive-through restaurants and cafes; parking lots (as principal use); outdoor sale yards (Retail Trade, Outdoor Lot).
 - b. The following additional land-uses may be approved for the area designated as Flex Area 2, located at the intersection of Park Street and Arcola Avenue, as shown on Figure 7: office; institutional; recreation; open space.
 - c. Greer's Court, as shown on Figure 7, shall be reserved for medium-density housing types (i.e. Building, Row [3+ units]; Building, Stacked [3+ units]).
3. Notwithstanding Policies 4.1.1; 4.1.2, the existing gas/ service station located at Winnipeg Street and Victoria Avenue may continue as an acceptable land-use at this location.
4. Public open space shall remain as public open space, except where the City approves a portion of the public open space for a facility associated with a public utility or service.
5. Notwithstanding Policies 4.1.1; 4.1.4, should a school no longer be required, the site may transition to public open space, or another land-use, as per the School Re-Use policies of Part A of *Design Regina: The Official Community Plan Bylaw No. 2013-48*.
6. Low-Density B area, as shown on Figure 7, shall be reserved for lot size and development corresponding to the RN – Residential Neighbourhood Zone of the Zoning Bylaw.
7. Expansion of commercial zoning/ development relating to the neighbourhood commercial nodes along College Avenue (at Broder Street and MacKay Street intersections) shall be contiguous with existing commercial development.
8. Within the Urban Corridor Interface Area, as shown on Figure 7, the City may require, where a new commercial development is being proposed, that screening (e.g. fence/ wall, landscaping) be implemented to help reduce off-site impacts affecting residential lots.




Figure 7 – Land-Use



LAND USE

-  Low-Density A
-  Low-Density B
-  Medium-Density
-  High-Density
-  Mixed-use 1
-  Mixed-use 2
-  Mixed-use 3
-  Flex-Area 1
-  Flex-Area 2
-  Urban Corridor Interface

CIVIC USES

-  Open Space
-  Community Centre
-  School

MOBILITY



-  Arterial Road
-  Collector Road

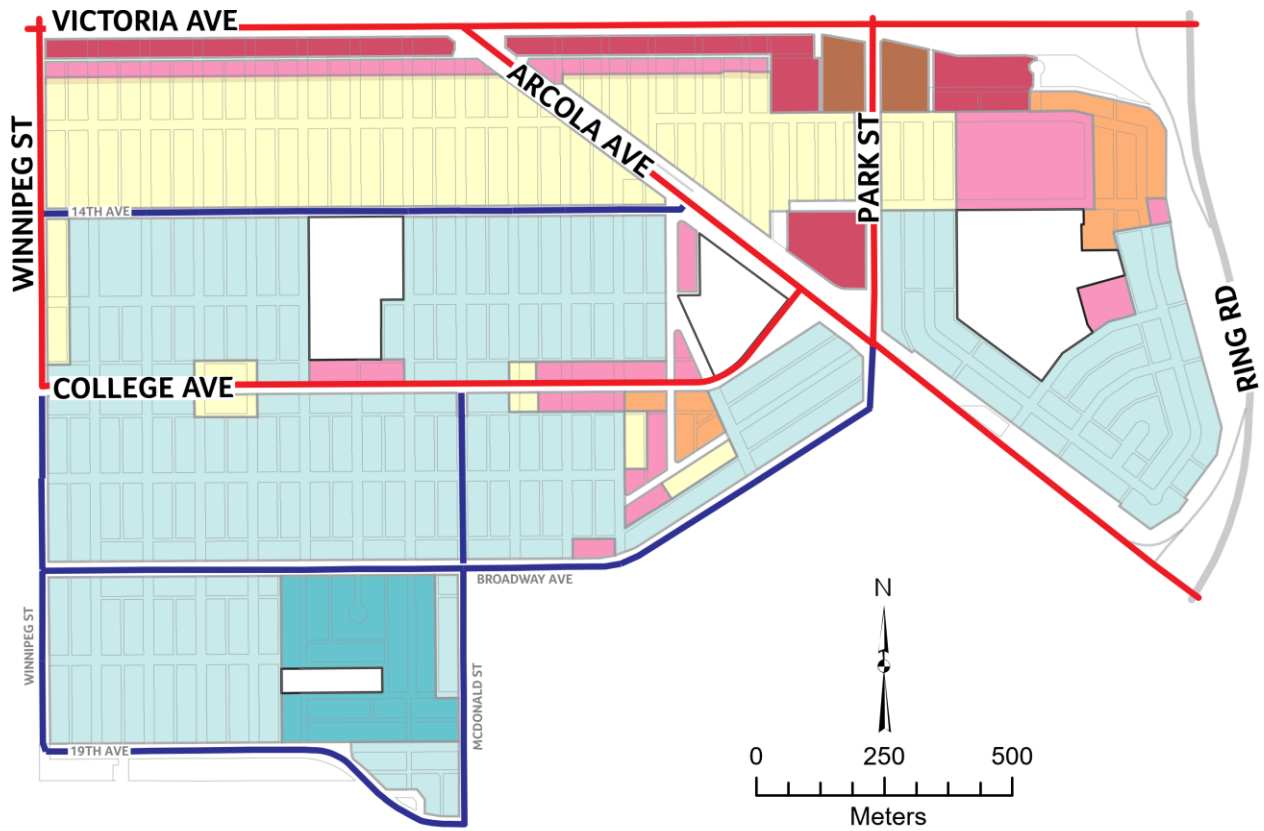
Table 1 - Land-Use Categories

<p>Low-Density Residential (A)</p> 	<p>The intent of the Low-Density Residential (A) area is to accommodate single-detached, semi-detached and duplex dwellings, as well as complementary land-uses Corresponding Zoning Designations that support this category include: Residential Neighbourhood Zone; Residential Urban Zone</p>
<p>Low-Density Residential (B)</p> 	<p>The intent of the Low-Density Residential (B) area is to accommodate single-detached, semi-detached and duplex dwellings, as well as complementary land-uses, on wider lots Corresponding Zoning Designations that support this category include: Residential Neighbourhood Zone</p>
<p>Med-Density Residential</p> 	<p>The intent of the Medium-Density Residential area is to accommodate a range of housing types, from single-detached dwellings to townhouses and low-rise apartments, as well as complementary land-uses Corresponding zoning designations that support this category include: Residential Urban Zone; Residential Low-Rise Zone</p>
<p>High-Density Residential</p> 	<p>The intent of the High-Density Residential area is to accommodate apartment-style (multi-unit) housing opportunities, as well as complementary land-uses Corresponding zoning designations that support this category include: Residential Low-Rise Zone; Residential High-Rise Zone</p>
<p>Mixed-Use Area 1</p> 	<p>The intent of the Mixed-Use 1 area is to accommodate small-scale commercial opportunities that cater to neighbourhood residents, which may also include mixed-use buildings (commercial on bottom and residential on top) Corresponding zoning designations that support this category include: Mixed Low-Rise Zone</p>
<p>Mixed-Use Area 2</p> 	<p>The intent of the Mixed-Use 2 area is to accommodate medium-scale commercial opportunities that cater to the neighbourhood and broader public, which may include mixed-use buildings (commercial on bottom and residential on top) Corresponding zoning designations that support this category include: Mixed High-Rise Zone</p>
<p>Mixed-Use Area 3</p> 	<p>The intent of the Mixed-Use 3 area is to accommodate larger-scale commercial opportunities that cater to the community and broader public, which may include mixed-use buildings (commercial on bottom and residential on top) Corresponding zoning designations that support this category include: Mixed Large Market Zone</p>
<p>Flex-Area 1</p> 	<p>The intent of the Flex-Area 1 area is to accommodate either low or medium-density housing types or small-scale, neighbourhood-oriented commercial development, or a combination of all Corresponding zoning designations that support this category include: Residential Urban Zone; Residential Low-Rise Zone; Mixed Low-Rise Zone; etc.</p>
<p>Flex-Area 2</p> 	<p>The intent of the Flex-Area 2 area is to accommodate either medium or high-density housing types or medium-scale commercial development, or a combination of all Corresponding zoning designations that support this category include: Residential Low-Rise Zone; Residential High-Rise Zone; Mixed Low-Rise Zone; Mixed High-Rise Zone; Institutional Zone; etc.</p>






4.2 Built-Form

1. The maximum height of buildings shall be in accordance with Figure 8.
2. Notwithstanding Policy 4.2.1, for a proposed building within the Low-Density Area, as shown on Figure 7, the maximum building height shall be the greater of: the requirements of Figure 8, or the average of the actual building height of all existing principal buildings on the same block face as the proposed development.
3. Notwithstanding Policies 4.2.1 and 4.2.2:
 - a. For the areas shown on Figure 8 that have a height limit of 8.5 metres and are located along Winnipeg Street and north of 14th Avenue, the maximum height limit shall be 7.5 metres for corner lots.
 - b. Within the 6.5 metre height area (Arnhem Place subdivision), as shown on Figure 8, existing buildings that are greater than 6.5 metres in height may be rebuilt/ replaced to a maximum of 7.5 metres in height.
 - c. The height limits shown on Figure 8 shall not apply to the following land-uses: Assembly, Religion; Institution, Education.
4. Within the area identified as Arnhem Place and Assiniboia Place, as shown on Figure 7:
 - a. The maximum finished floor height of the first/ ground floor shall be 1.2 metres above established grade.
 - b. The depth (length) of buildings shall not exceed 15 metres.
 - c. Residential design reflecting traditional architectural design, is encouraged:
 - i. Roof examples: gable or hip (simple or varied), gambrel
 - ii. Material examples: stucco, wood, masonry (or engineered replication)
 - iii. Color examples: earth tone, pastel, off-white
 - iv. Enhanced front façade (e.g. veranda, pent roof, hooded door, bay windows)
 - v. Fenestration articulation: (e.g. sills and headers [min. 25 mm projection])
 - vi. Avoidance of utility/ mechanical equipment visibility on walls facing street
 - d. The Minor Variance provision of the Zoning Bylaw shall not apply.

Figure 8 – Height Limits



HEIGHT

	6.5 metres
	7.5 metres
	8.5 metres
	11.0 metres
	15.0 metres
	20.0 metres
	30.0 metres

MOBILITY

	Arterial Road
	Collector Road

4.3 Implementation

Zoning Bylaw

1. The Zoning Bylaw shall be amended, as needed, to implement the policies of this Plan.
2. Within the Medium-Density area north of 15th Avenue, as shown on Figure 7, allowable medium-density building types may be accommodated via parcel specific rezoning, where the existing zoning does not permit the development.

Servicing

3. The City may require, at its discretion, that applications for major developments (e.g. high-density residential buildings; large-scale commercial and mixed-use development, etc.) be accompanied by analysis, prepared by qualified professionals, demonstrating serviceability (e.g. provision of transportation and utility services).

Plan Review

4. Applications to amend this Plan, to accommodate a proposed development, shall be contingent on demonstration, to the City's satisfaction, that the proposed development is:
 - a. In general accordance with the Plan objectives, and
 - b. Is considered complementary and compatible with adjacent development.
5. At the City's discretion, this Plan may be subject to periodic reviews to ensure that the information and policies remain current and continue to reflect resident aspirations.
6. The process associated with applications to amend this Plan, or to amend the Zoning Bylaw, in relation to development proposals within the area of this Plan, shall include consultation with the affected Community Association.

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