



OFFICIAL COMMUNITY PLAN

PART B.0 Area-specific Policies



Regina OCP – Part B
Part B.0 – Area-specific Policies

Part 1 INTRODUCTION

1.0 Context

In the summer of 2024, the City of Regina conducted a comprehensive review of the existing Neighbourhood and Secondary Plans to ensure they align with the City’s Housing Accelerator Fund Action Plan and any resulting policy and zoning changes. The purpose was to identify policies that were important to retain and those that should be repealed. Based on this review, Neighbourhood Plans that no longer align with the City’s vision for growth were repealed. In contrast, any policies still providing relevant direction were retained in Part B.0 of the OCP.

1.1 Purpose and Objectives

Policies included in this part provide directions on commercial development, the public realm, or infrastructure for specific areas shown in Figure 1.1.1. These policies may be reviewed in future work to provide consistent policy guidance for neighbourhoods citywide.

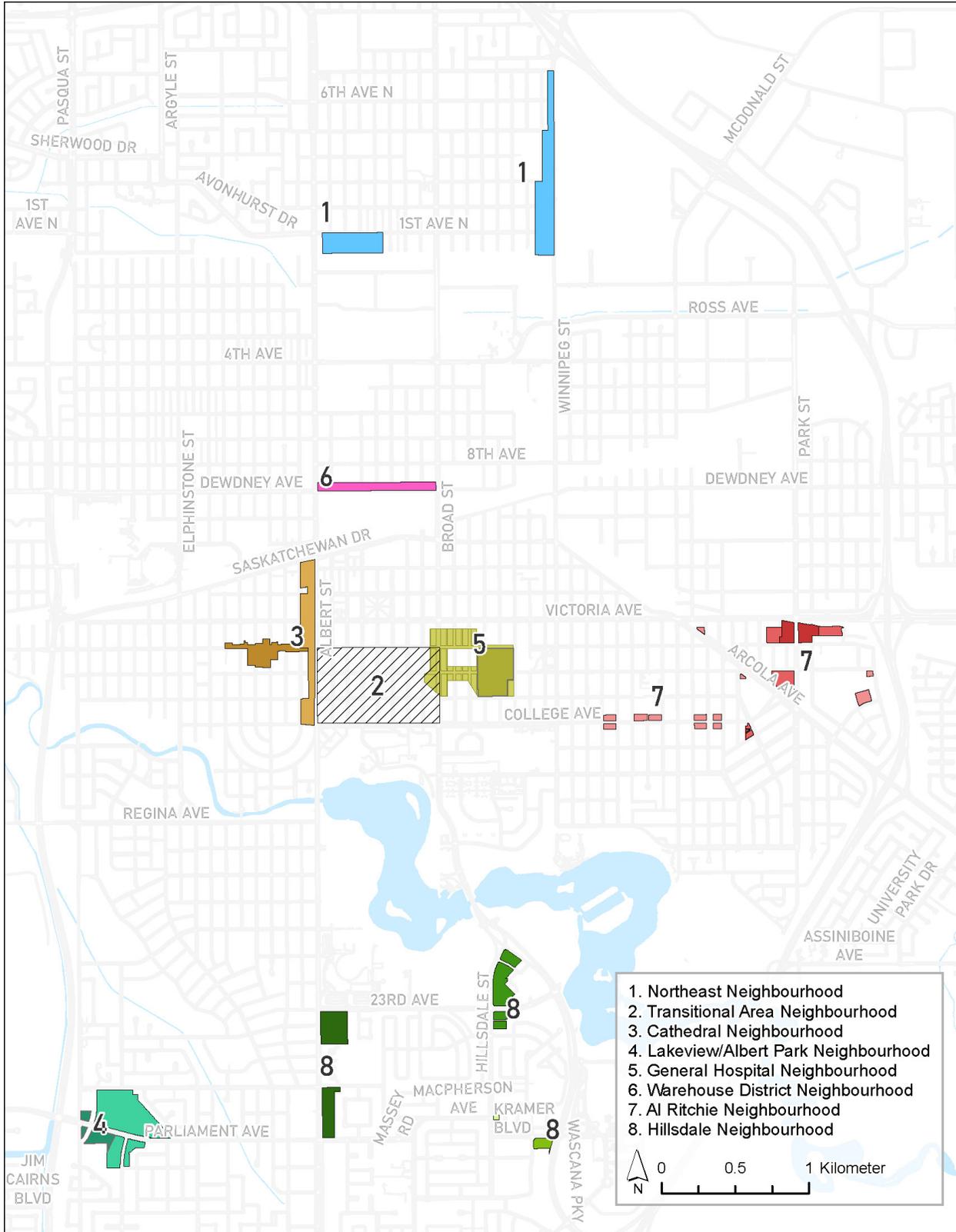


Figure 1.1.1 – Specific Policy Areas

PART 2 Area-specific Policies

2.1 Northeast Neighbourhood

1. Industrial/Residential Interface

Potential for land use conflicts between industrial and residential zones had been identified as follows (Figure 2.1.1):

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

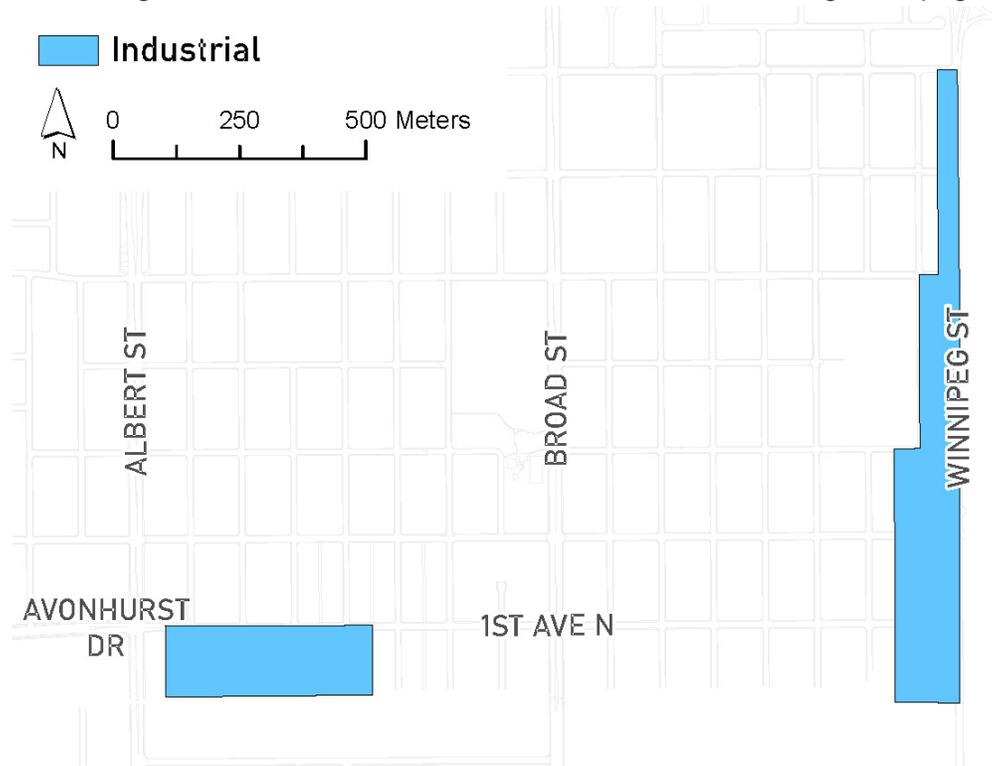


Figure 2.1.1 – Northeast Industrial Lands

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

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

2.2 Transitional Area Neighbourhood

1. Residential Amenity Space and Landscaping

a) That the development of private amenity space in the Transitional Area (Figure 2.2.1) 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. This space shall be for the private and/or common use of building residents.

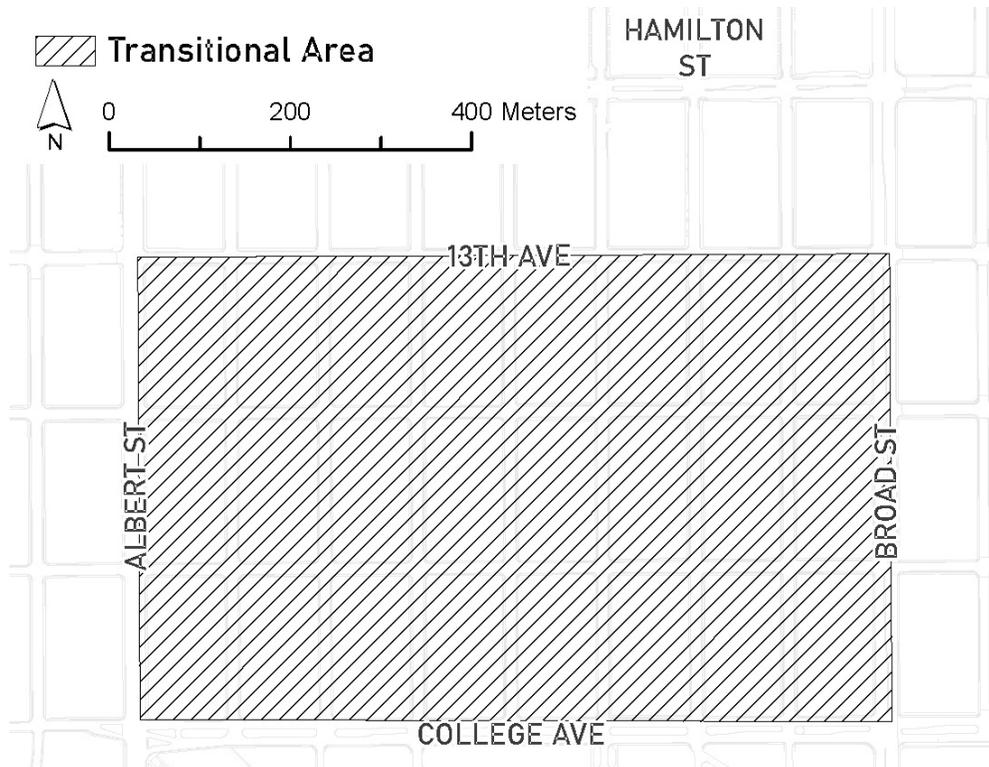


Figure 2.2.1 – Transitional Area

2. Public Amenity Space

a) That Public Amenity Space may be developed in the Transitional Area (Figure 2.2.1). 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. Parking Provisions

a) That no new principal use parking lot development be allowed in the Transitional Area (Figure 2.2.1).

2.3 Cathedral Neighbourhood

1. Albert Street Commercial District

a) That the existing commercial areas between College Avenue and Saskatchewan Drive along Albert Street (Figure 2.3.1) be recognized. There shall be no further extension of commercial development into the residential neighbourhood from the lane west of Albert Street.

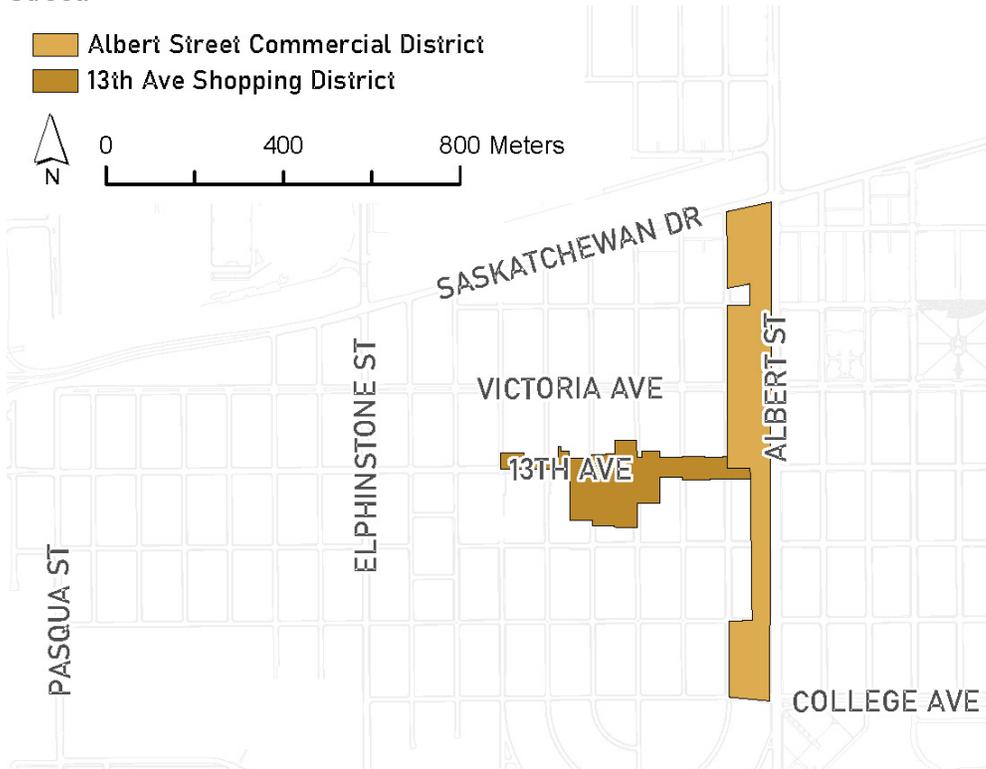


Figure 2.3.1 – Cathedral Area Commercial Districts

2. 13th Avenue Shopping District

The following guidelines are provided to aid developers, builders, and existing property owners when considering building improvements or new construction along the 13th Avenue shopping street precinct (Figure 2.3.1).

a) Architectural Design

i) Existing structures in sound or rehabilitable condition and of worthwhile architectural character should be reused where feasible to retain the unique character of the neighbourhood commercial district.

ii) The design of new buildings, building additions and alterations, and façade renovations should reflect the positive aspects of the existing scale and design features of the area. Building forms should complement and improve the overall neighbourhood environment.

iii) Retail buildings are encouraged to provide architectural or design features which protect the shoppers from harsh climatic elements (e.g., awnings, canopies, sheltered areas, vegetation and sheltered areas with southern exposures).

iv) Buildings should be constructed to provide for ground floor retail activity. Office and residential use is encouraged above the ground floor.

v) The shopping street precinct should have a multitude of shops lining the street to create a lively and enjoyable space. Shop fronts should be narrow to allow for variety. Where larger stores are desirable they should have minimal frontage and appropriate façades with abundant window displays to give an impression of intimacy.

b) Fronting

i) Façades of new development should be consistent with design features of adjacent façades that contribute to the visual qualities of the neighbourhood commercial district.

ii) To encourage continuity of retail sales and services, at least one-half of the total width of any new or reconstructed building, parallel to and facing the commercial street should be devoted to entrances, show windows, or other displays. Where a substantial length of windowless wall is found to be unavoidable, eye-level display, a contrast in wall treatment, offset wall line, outdoor seating and/or landscaping should be used to enhance visual interest and pedestrian vitality.

iii) Clear, non-tinted glass should be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or dark-tinted glass should not be used except as an architectural or decorative accent.

iv) Where unsightly walls or adjacent buildings become exposed by new development, they should be cleaned, painted or screened by appropriate landscaping.

c) Height and Bulk

The height of a proposed development should relate to the individual neighbourhood character and the height and scale of adjacent buildings to avoid an overwhelming or dominating appearance of new structures. Transitions between high and low buildings should be provided if the proposed height exceeds twice the existing height of adjacent buildings.

d) Landscaping and Street Design

i) Suitable landscaping can greatly enhance the image of the commercial district and contribute to establishing an identity of the shopping area. A district streetscape plan should be developed. A district streetscape plan would include design features such as the colour and texture of the sidewalk and crosswalk pavement, lay-out of the sidewalk with bus bulbs and spaces for street vendors, and design and location of street furniture such as benches, bus shelters, newspaper racks and waste receptacles.

ii) When parking is required, it should be at the rear of the buildings.

iii) Commercial lighting should be of sufficient illumination to provide for safety and effective marketing. It should be confined to the commercial component of the site and not produce glare or spillover lighting on adjacent residential development.

iv) Certain open uses such as parking lots should be visually screened along the street frontage and from abutting residential properties by low walls, earth berms and/or landscaping. However, the safety of the lot should not be reduced through these measures.

2.4 Lakeview/Albert Park Neighbourhood

1. Land Use Guidelines

- a) Area A (Figure 2.4.1) Open Space.
- buffer passive park areas (Hudson Park and Rawlinson Crescent Park) via landscaping from athletic fields and Area B.
 - maintain linkage between park areas by ensuring common frontage on both sides of Parliament Avenue.

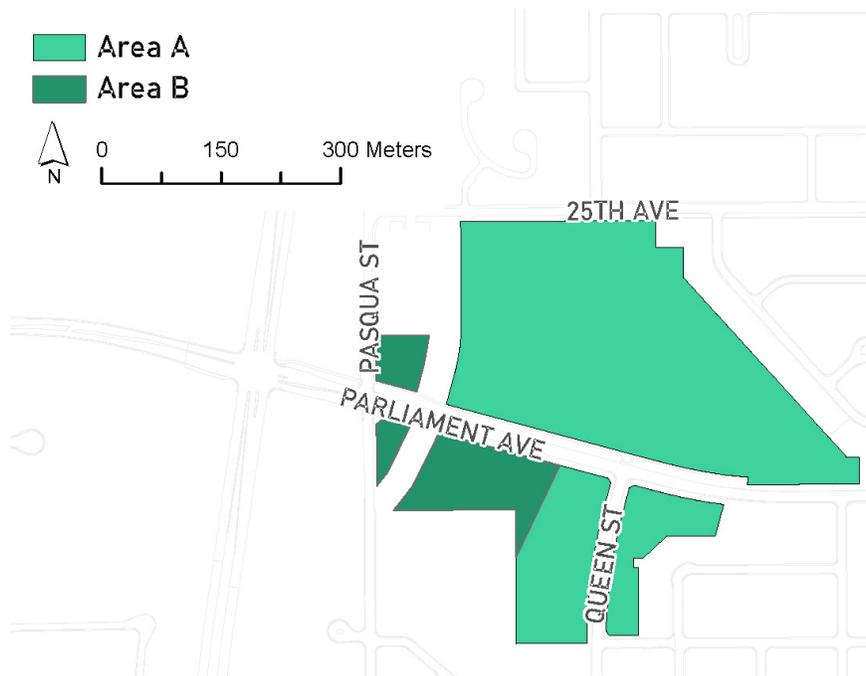


Figure 2.4.1 – Lakeview/Albert Park Policy Areas

- b) Area B (Figure 2.4.1) Low to medium-intensity commercial.
- access to be determined as per City standards.
 - minimum building setback, 120m from back of lots on Rawlinson Crescent.

2.5 General Hospital Neighbourhood

1. Medical District

These policies propose the creation of a Medical District to provide guidance for the location of hospital expansion and other medical related uses (e.g. medical offices, clinics and short-term accommodations for hospital visitors) that may be proposed in the future. These uses will be directed to locations that are primarily non-residential at the periphery of the area, and will therefore not jeopardize the viability of the existing residential community.

The Medical District is shown on Figure 2.5.1. Off-site parking for the hospital may be considered on the site at the northeast corner of 13th Avenue and Halifax Street, but not elsewhere.

These policies preserve future growth options for the hospital on their existing site, expanding the building onto the adjacent Block 422, and construction of standalone medical facilities elsewhere in the Medical District.

- a) That future medical related uses be directed to the Medical District shown on Figure 2.5.1.
- b) That there be no encroachment of medical related land uses into the residential
- c) neighbourhood as shown on Figure 2.5.1.

Exceptions to the policies in this Part are only as follows:

Building	Address	Legal Description	Use to be Allowed
Existing Residence	1636 College Avenue	Lot 8, Block 465 Plan Old 33, Ext. 0 as described on Certificate of Title No. 90R24816	A specialty Medical Clinic to accommodate a maximum of four medical specialists.

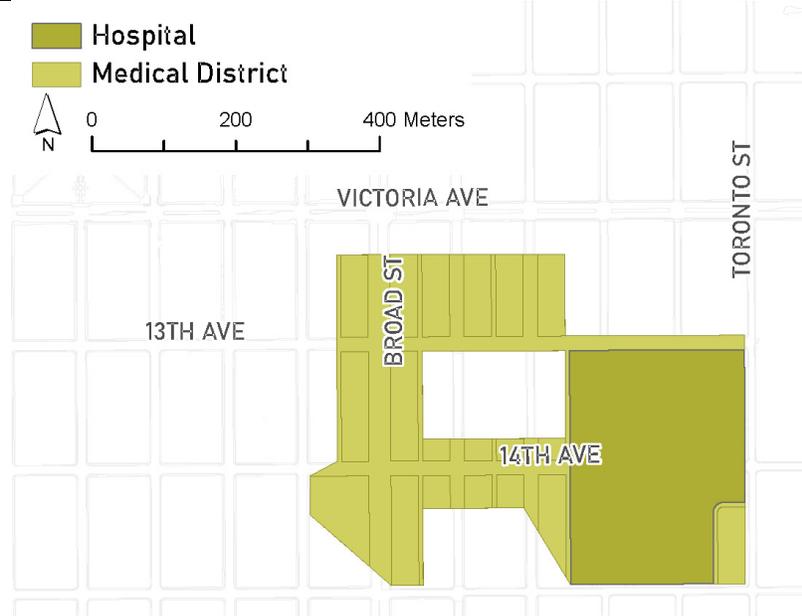


Figure 2.5.1 – General Hospital Medical District

2.6 Warehouse District Neighbourhood

1. Built Environment

a) That the following guidelines be established for consideration in the development of properties shown in Figure 2.6.1 and in the DCD-WH - Dewdney Avenue Warehouse Direct Control District in the Zoning Bylaw, including the alteration and maintenance of buildings, structures and landscape:

General

- i) New development should enhance or complement the common design features of the existing and related historic structures and streetscape with regard to:
 - architectural detail, both structural and ornamental;
 - building facing materials, including colour, texture and design;
 - placement of windows and doors;
 - height;
 - scale, proportion and massing;
 - roof shape and pitch;
 - building setbacks and orientation to property lines; and
 - landscaping of yards and pedestrian walks.
- ii) New development located adjacent to a designated Municipal Heritage Property should incorporate building materials that are compatible with those of the subject heritage property(ies) with regard to type, colour and texture.
- iii) A use proposed for an existing building should be compatible with the building's structure such that only minimal alterations are required to the building's exterior. The removal or alteration of any historical materials or features should be avoided whenever possible.
- iv) Careful consideration should be given to the placement of mechanical equipment in order to maintain the visual integrity of the architectural characteristics that are appropriate to the DCD-WH - Dewdney Avenue Warehouse Direct Control District.

Rehabilitation

- v) Exterior design alterations to existing buildings should be consistent with the building's original architecture and period of construction and, where required, should align with The Standards & Guidelines for the Conservation of Historic Places in Canada benchmark.
- vi) Distinctive stylistic features and examples of skilled craftsmanship should be preserved and treated sensitively. Where repair or replacement of such features is required, materials and design should match the original as much as possible and, where required, should align with The Standards & Guidelines for the Conservation of Historic Places in Canada benchmark.

- vii) Cleaning of building exteriors should be undertaken to minimize damage to surfaces and architectural features.
- viii) Rehabilitation of existing properties having minimal or limited historic architectural qualities should be undertaken in a manner which relates to and respects the design elements of neighbouring properties of greater significance and the general historic streetscape.

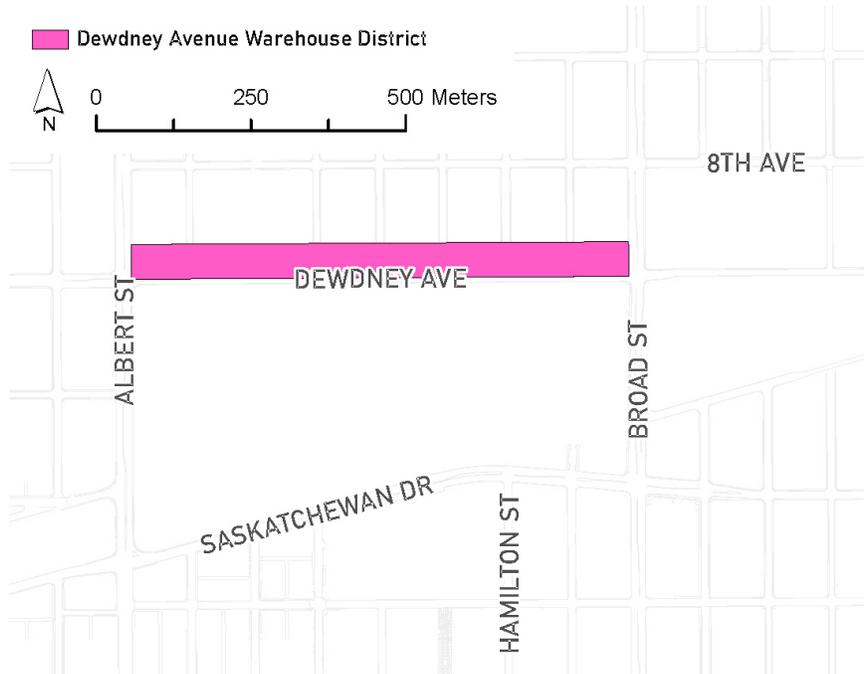


Figure 2.6.1 – Dewdney Avenue Warehouse

2.7 AI Ritchie Neighbourhood

1. Land Use

- a) Land use shall be in accordance with Figure 2.7.1 and Table 2.7.1.
- b) Notwithstanding Policy 2.7.1.a):
 - i. 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).
 - ii. 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 2.7.1: office; institutional; recreation; open space.
 - iii. Greer’s Court, as shown on Figure 2.7.1, shall be reserved for medium-density housing types as described in the definition of ‘medium-density’ in Part A of the OCP.

- c) Notwithstanding Policies 2.7.1.a) & 2.7.1.b), the existing gas/ service station located at Winnipeg Street and Victoria Avenue may continue as an acceptable land use at this location.
- d) 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.
- e) 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.
- f) Within the Urban Corridor Interface Area, as shown on Figure 2.7.1, 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.

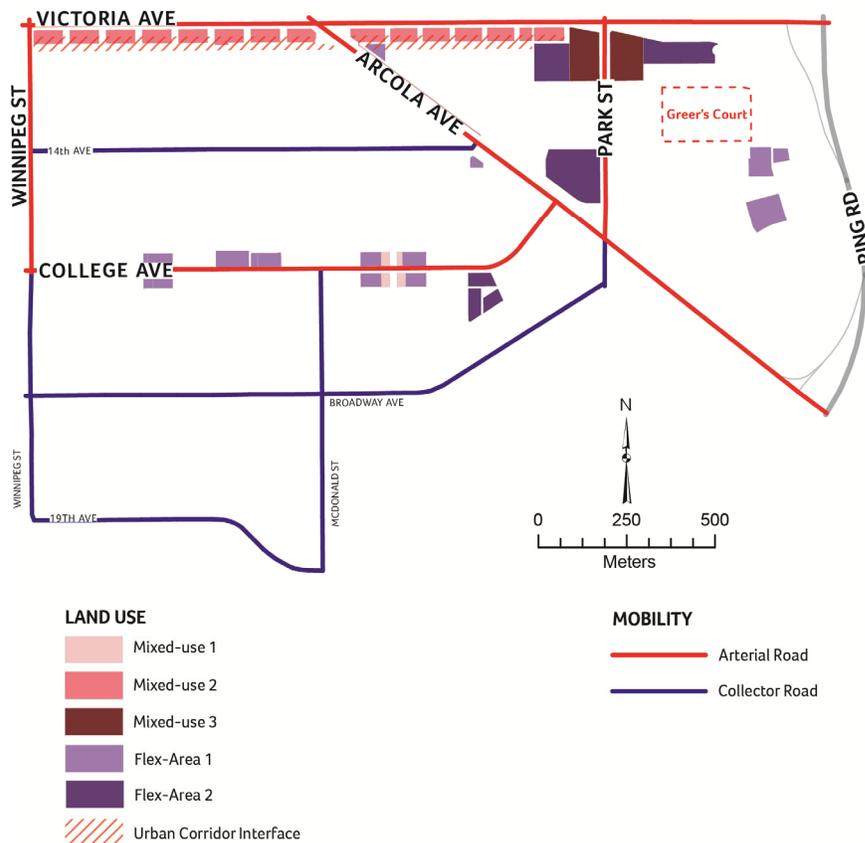
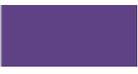


Figure 2.7.1: AI Ritchie Land Use

Table 2.7.1 - Land Use Categories

Mixed-Use Area 1 	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).
Mixed-Use Area 2 	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).
Mixed-Use Area 3 	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).
Flex-Area 1 	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.
Flex-Area 2 	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.

2.8 Hillsdale Neighbourhood

1. Land use shall be in accordance with the respective Sub-Area policies (Sections 2.8.2-2.8.5); Figure 2.8.1 and Table 2.8.1.
 - a) 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.
 - b) A pathway shall be constructed within the existing corridor linking Bell Street to Hillsdale Street, as shown on Figure 2.8.1, and in accordance with the following requirements:
 - i. Appurtenances should include, at a minimum, seating, waste receptacles, lighting.
 - ii. The design and function shall be determined at the detailed design stage, prior to construction, and shall include consideration for landscape features.

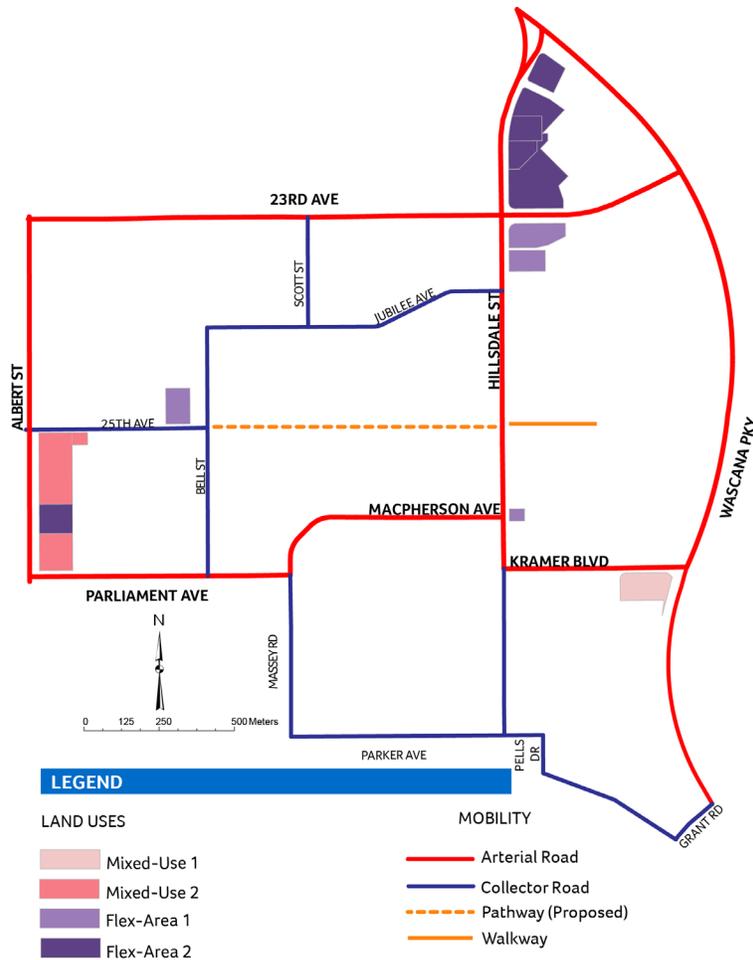


Figure 2.8.1: Hillsdale Land Use

Table 2.8.1 - Land Use Categories

<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)</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)</p>
<p>Flex-Area 1</p> 	<p>The intent of the Flex-Area 1 area is to accommodate medium-density housing types or small-scale, neighbourhood-oriented commercial development, or a combination of all</p>
<p>Flex-Area 2</p> 	<p>The intent of the Flex-Area 2 area is to accommodate high-density housing types or medium-scale commercial development, or a combination of all</p>

2. Sub- Area A Policy

- a) The property shown as Flex-Area 1 (3911 Hillsdale Street) in Figure 2.8.2 shall be limited to the following land uses: Residential; Assembly, Religious; Institution; Office; Service Trade, Clinic.

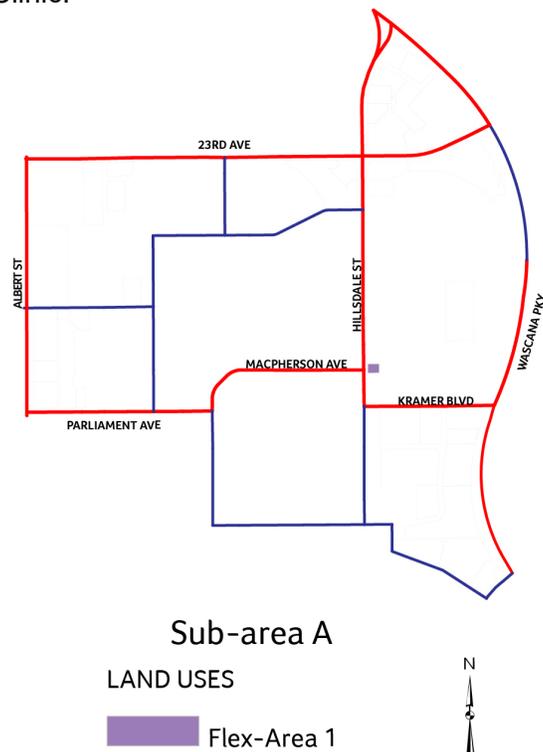


Figure 2.8.2: Sub-Area A Policy

3. Sub- Area B Policy

- a) The Mixed-Use 1 area of Sub-Area B (Figure 2.8.3) shall be reserved for commercial development; however, mixed-use buildings are also acceptable.
- b) Buildings over 15 meters in height within the Mixed-Use 1 area of Sub-Area B (Figure 2.8.3) should reflect a high level of design quality, including: prominent entranceways; high level of glazing along main floor front wall; traditional masonry for outer walls (or indistinguishable fabricated masonry); base-middle-top differentiation; avoidance of stucco.

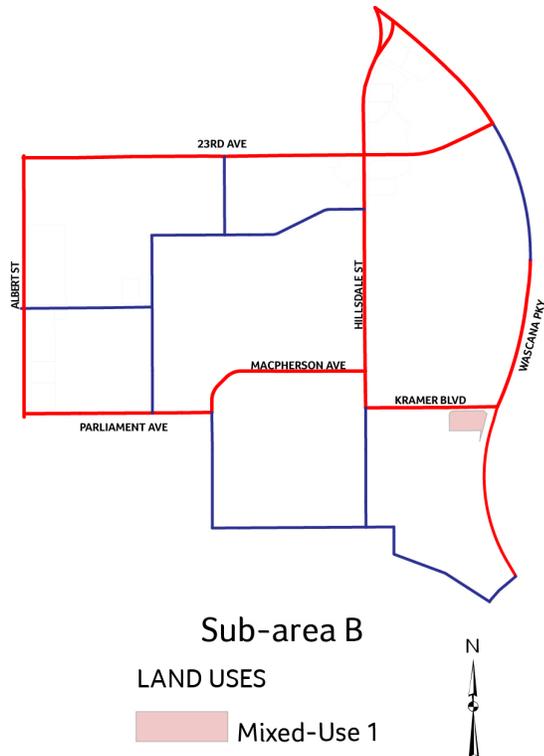


Figure 2.8.3: Sub-Area B Policy

4. Sub- Area C Policy

This area of the Neighbourhood includes several prominent and unique features, including: the 20-story Roberts Plaza residential tower; prestige office and residential along Hillsdale Street and Wascana Parkway; the “Lakeshore Mall” site, which is strategically located at the intersection of Hillsdale Street and 23rd Avenue. These policies support the existing assemblage and form/ massing of land use along Hillsdale Street, as well as an opportunity to accommodate neighbourhood commercial and/ or prestige residential or mixed-use development at the Lakeshore Mall site.

- a) Within the Flex-Areas of Sub-Area C (Figure 2.8.4), excepting the Special Policy Area (Figure 2.8.5):
 - i. Land use shall be limited to: high-density residential; mixed-use buildings (stacked); office.
 - ii. Buildings should be at least 3-stories in height.

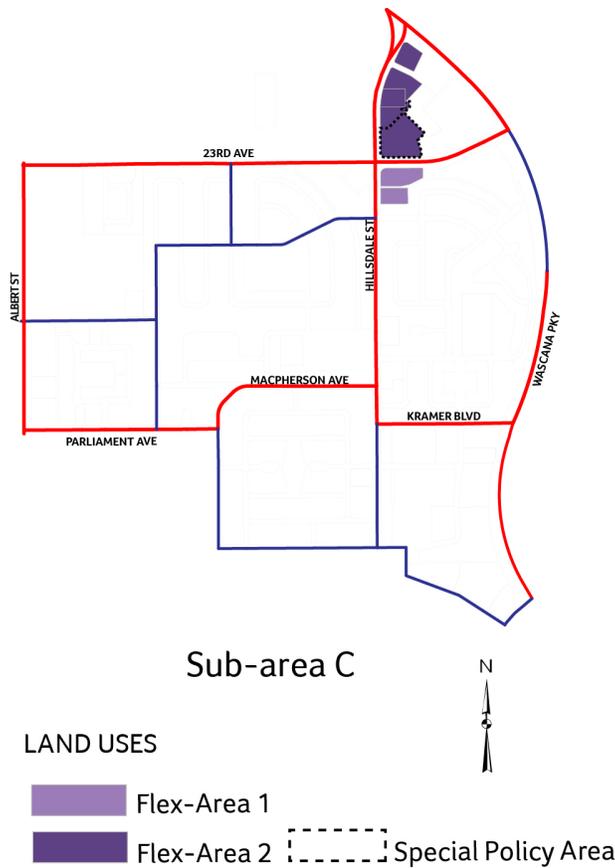


Figure 2.8.4: Sub-Area C Policy

- b) Within the Special Policy Area (Lakeshore Mall Site) (Figure 2.8.5), development shall be in accordance with the following requirements:
- i. The optimal land use is a neighbourhood hub that accommodates various neighbourhood-oriented amenities and services, such as a grocery store, café, restaurant, etc., in a mixed-use setting that also includes high-density residential.
 - ii. On-site lighting should minimize off-site spillage and reflect a decorative style.
 - iii. Superior (above Zoning Bylaw minimum requirements) perimeter landscaping should be implemented, by the developer, including:
 - A) A landmark entrance plaza feature at the intersection of Hillsdale Avenue and 23rd Avenue that includes landscaping, seating, appropriate appurtenances.
 - B) Landscape buffer (vegetative screen) between new development and the Gryphons Walk subdivision.
 - iv. Parking, loading, storage, garbage collection should be directed to the interior of the site, and not directly abut a public street.
 - v. Where a building is proposed to have a height exceeding 20 metres, Policies

2.8.4(b)(ii)(iii)(iv) shall apply, in addition to the following:

- A). The suitability of the proposed building shall be determined through a Neighbourhood Land Use Plan amendment process (amendment to policies for Lakeshore Mall Site), which includes a review of transportation and servicing implications; design concepts; shadowing effects; Wascana Centre impacts, as well as a public engagement event co-facilitated by the City and the developer.
- B). The building shall front 23rd Avenue (closer towards intersection preferred).
- C). The location and design of the building shall ensure that the effect of shadows, on adjacent residential properties, is minimized.
- D). Special Zoning Bylaw regulations (e.g. contract zone or direct control district) shall be employed in order to implement the policies of this section.

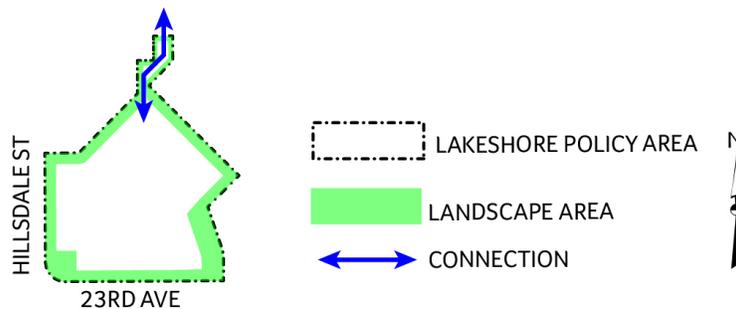
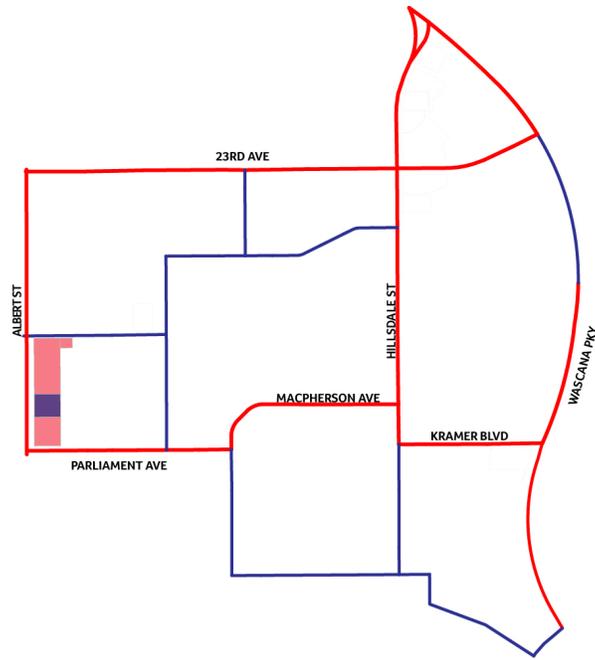


Figure 2.8.5: Lakeshore Mall Site

5. Sub- Area D Policy

Albert Street, which frames the west boundary of the Neighbourhood, is a major thoroughfare transecting the city and is designated as an Urban Corridor in OCP – Part A. As an Urban Corridor, the optimal land use is high-density residential and mixed-use development, which these policies support; however, it is recognized that a transition to the optimal land use will occur incrementally over-time.

- a) As a gateway to historic neighbourhoods, the Downtown and Wascana Centre, the optimal land use for this segment of Albert Street is prestige commercial and mixed-use development and/ or, at the site designated Flex-Area 2 (Figure 2.8.6).
- b) Land uses accommodating motor vehicles (e.g. gas and service stations; car washes; parking lots [as principal use]; car lots [retail sale]; drive-throughs, etc.), considered as a Discretionary Use, as per the Zoning Bylaw, shall be screened from adjacent residential and the frontage area shall be well landscaped (trees + shrubs, etc.), per City's discretion.
- c) Adjacent low-density residential shall be screened from the more intense land use of the Albert Street Corridor through a residential density or land use transition.



Sub-area D

LAND USES

- Mixed-Use 2
- Flex-Area 2



Figure 2.8.6: Sub-Area D Policy