



OFFICIAL COMMUNITY PLAN

PART B.2 Inner City Neighbourhood Plan



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Regina OCP – Part B

Part B.2 – Inner City Neighbourhood Plan

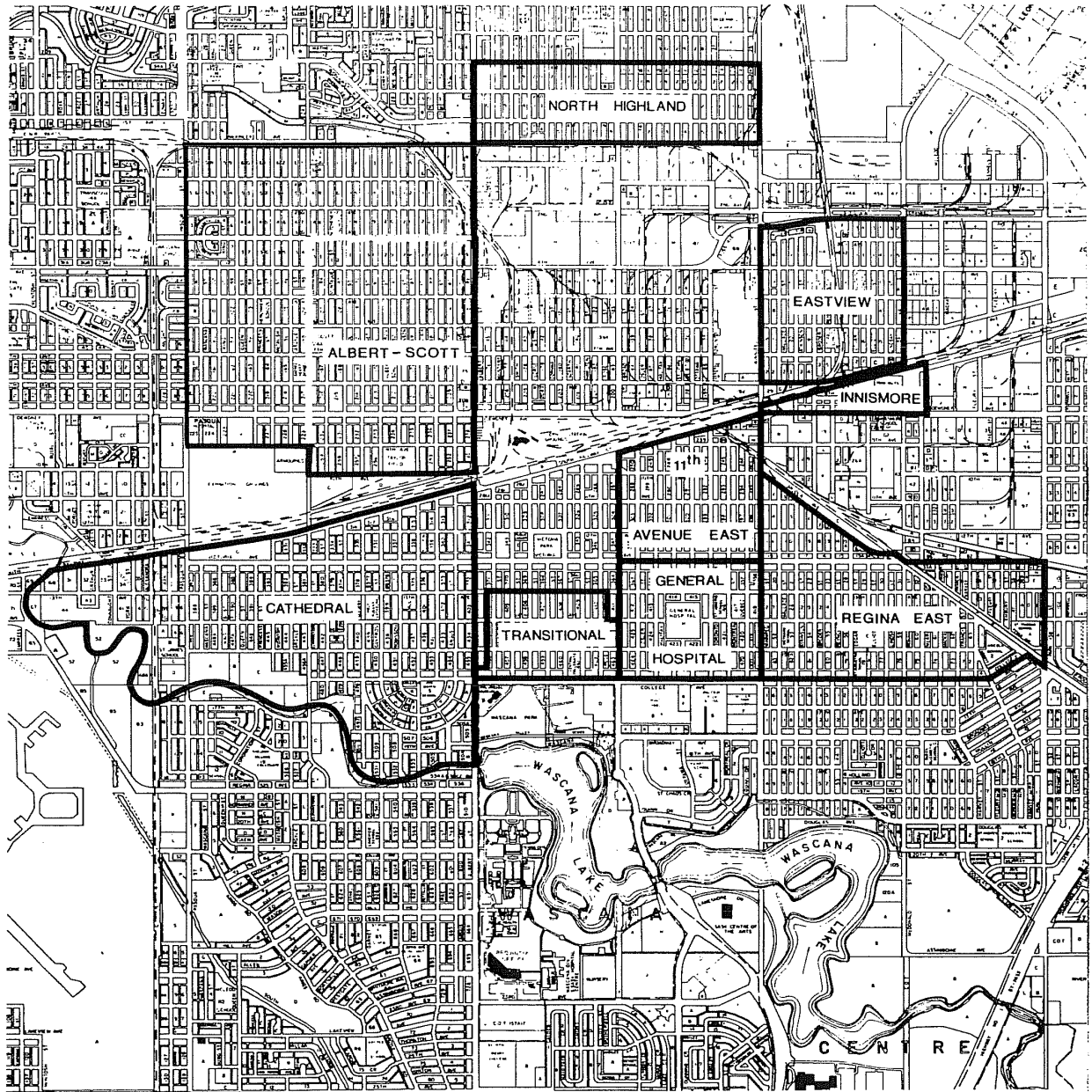
This Plan is intended to outline general objectives and more specific implementation recommendations for potential development in eight older neighbourhoods of Regina. It will also provide the basis for the zoning in older neighbourhoods contained in the Zoning Bylaw.

The older neighbourhoods, especially those that have been defined as the Inner City, are experiencing tremendous pressures for redevelopment as commercial or office uses. However, these areas also have many advantages for people who want a residential alternative to the suburbs such as proximity to the downtown with its services and employment opportunities, large trees on residential streets and older homes of varying and distinctive architecture.

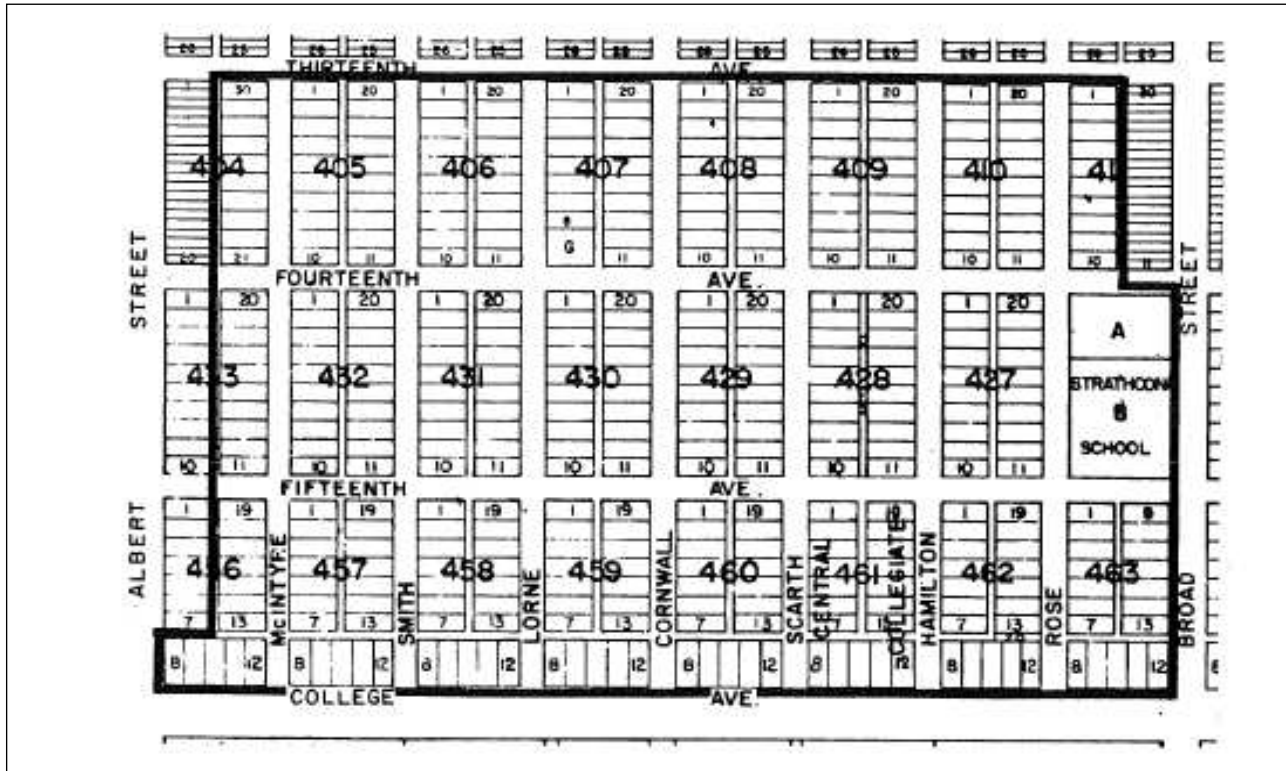
The objectives of the Inner City Neighbourhood Plan, in general, are to improve the residential viability of the neighbourhood and to control encroachment of non-residential uses into the neighbourhood. Problems relating to land uses that are particular to a neighbourhood have also been discussed.

Map 1

Older Neighbourhoods Included in the Inner City Development Plan



TRANSITIONAL NEIGHBOURHOOD



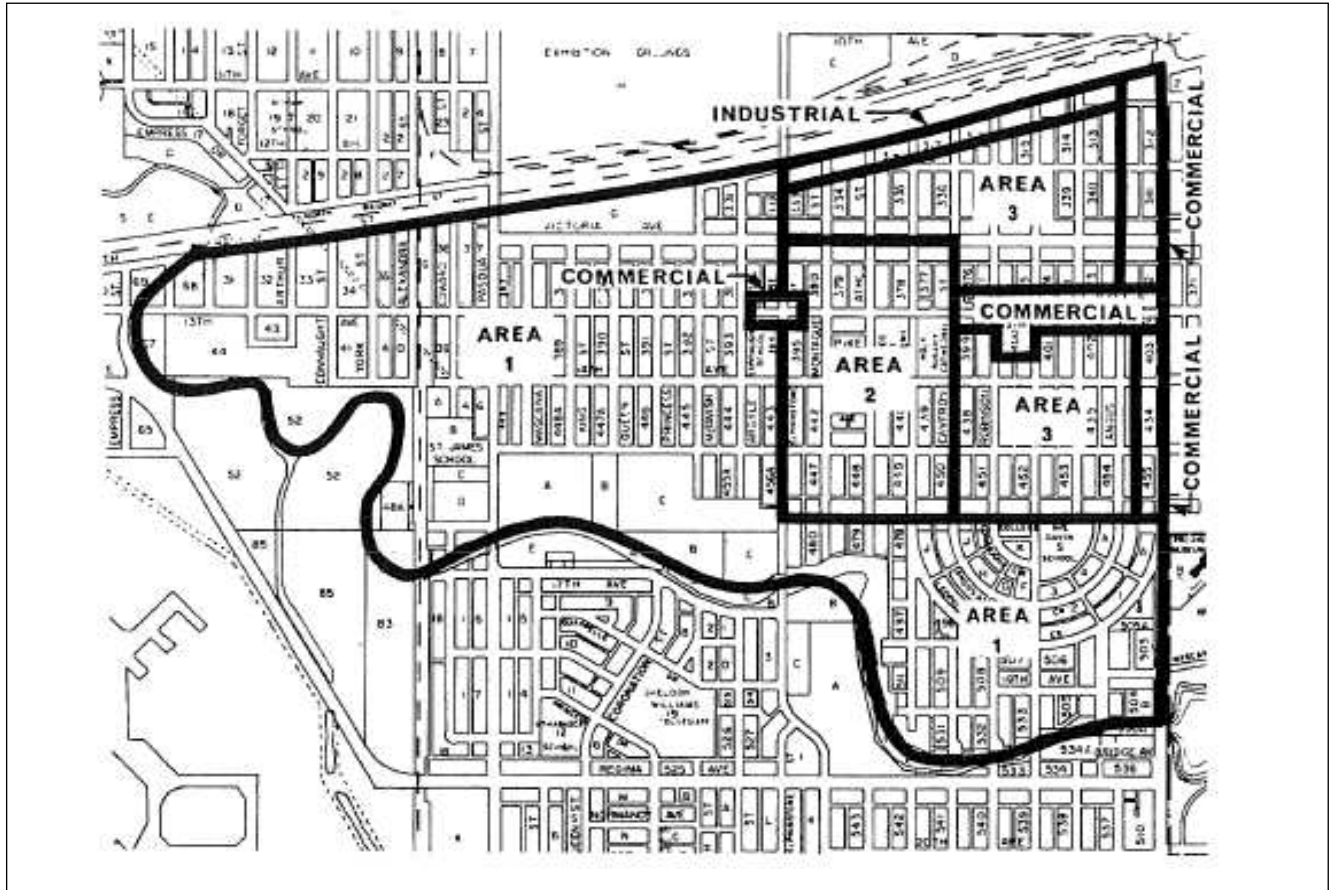
* The lines delineating area boundaries within the neighbourhood are general in nature and do not indicate the exact boundaries of the zones. Zone boundaries are as established in the Zoning Bylaw.

1) Boundaries: See Map

a) Policy Objectives:

Policy objectives with respect to land use and planning issues in the Transitional Neighbourhood can be found in the Design Regina Plan Part B, Transitional Area Neighbourhood Plan.

CATHEDRAL NEIGHBOURHOOD



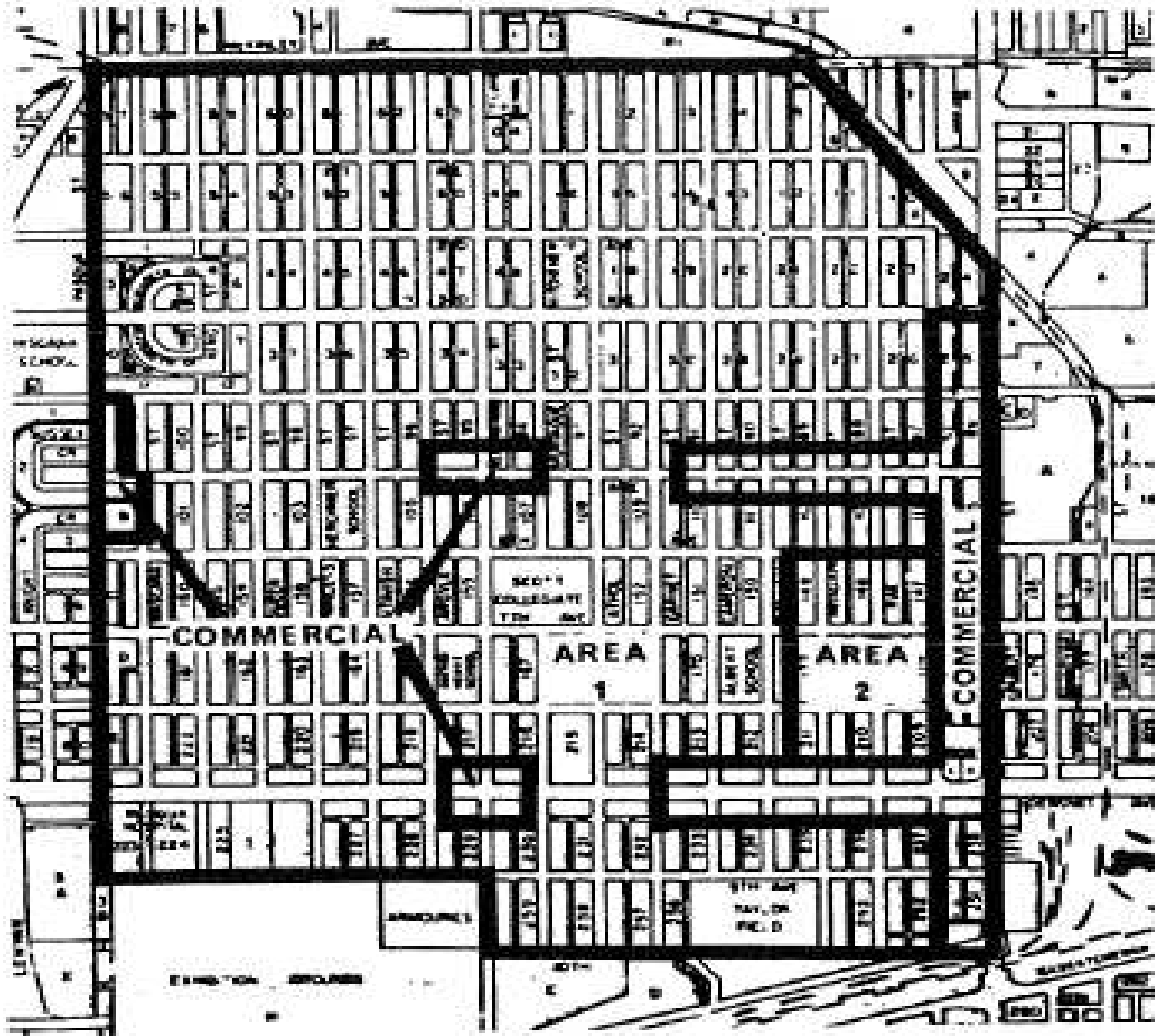
* The lines delineating area boundaries within the neighbourhood are general in nature and do not indicate the exact boundaries of the zones. Zone boundaries are as established in the Zoning Bylaw.

2) Boundaries: CPR tracks, Albert Street and Wascana Creek.

a) Policy Objectives:

Policy objectives, recommendations and implementation with respect to land use and planning issues in the Cathedral Neighbourhood can be found in the Design Regina Plan Part B, Cathedral Area Neighbourhood Plan.

ALBERT-SCOTT NEIGHBOURHOOD



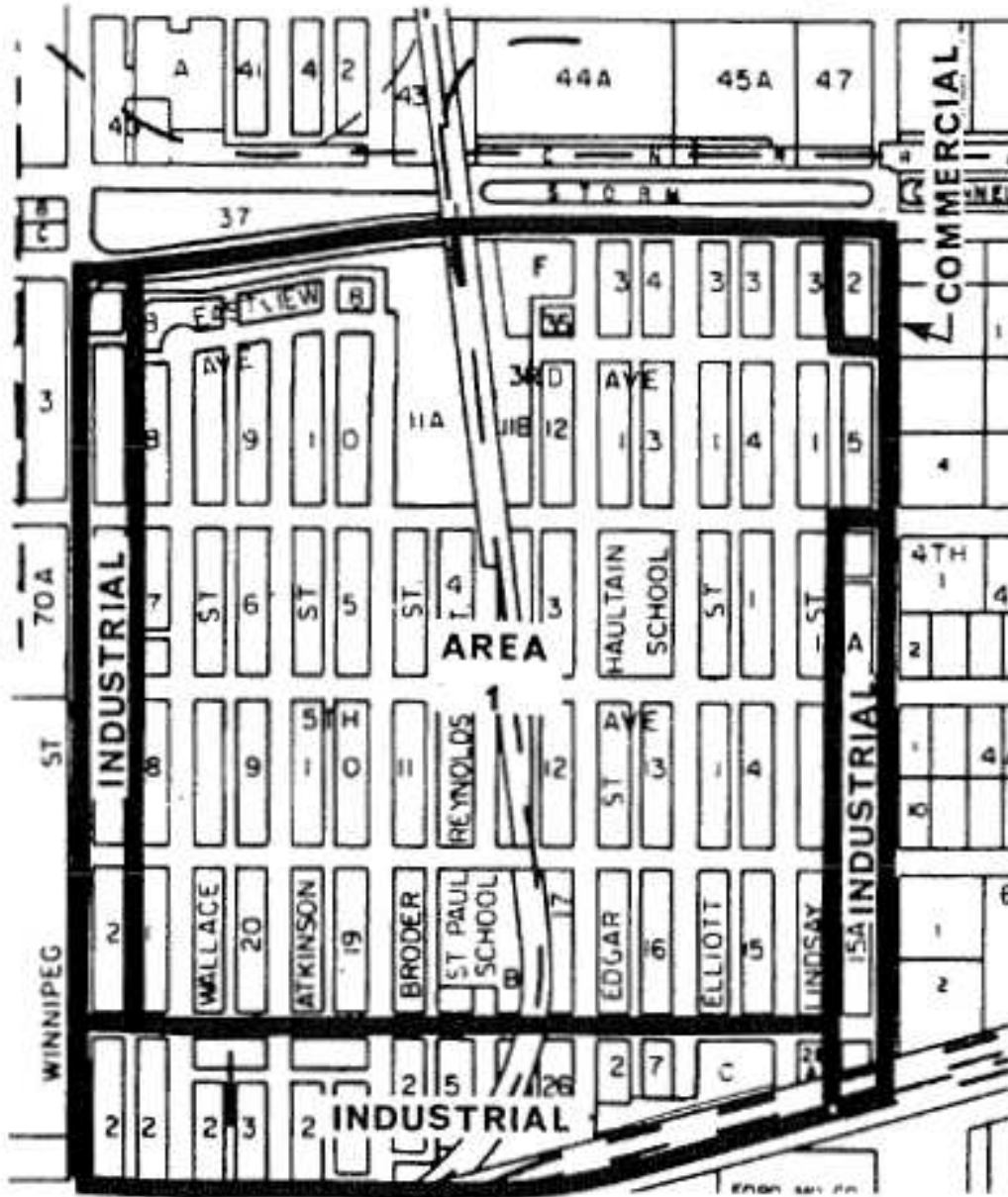
* The lines delineating area boundaries within the neighbourhood are general in nature and do not indicate the exact boundaries of the zones. Zone boundaries are as established in the Zoning Bylaw.

3) Boundaries: Albert Street, Tenth Avenue, Pasqua Street and CNR Rail line

a) Policy Objectives:

Policy objectives, recommendations and implementation with respect to land use and planning issues in the "Albert Scott" Neighbourhood can be found in the Design Regina Plan Part B, North Central Neighbourhood Plan.

EASTVIEW NEIGHBOURHOOD

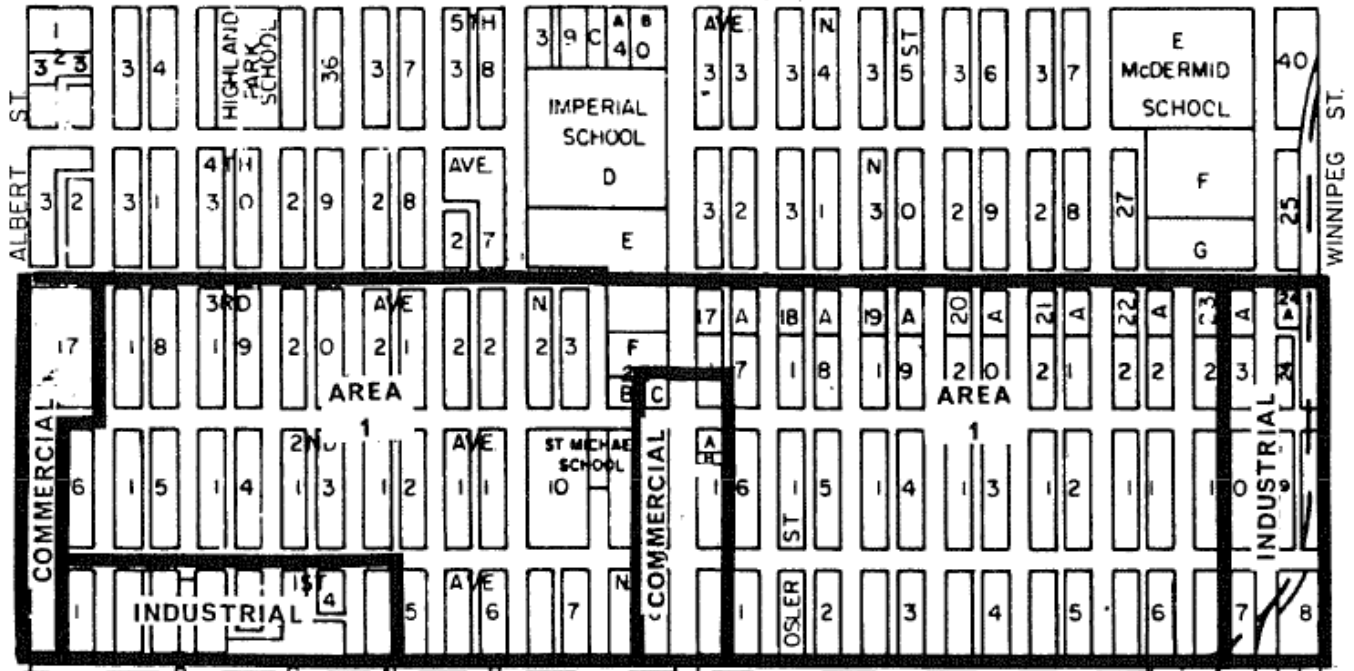


- The lines delineating area boundaries within the neighbourhood are general in nature and do not indicate the exact boundaries of the zones. Zone boundaries are as established in the Zoning Bylaw.

- 4) Boundaries: Winnipeg Street, CPR Tracks, McDonald Street and Ross Avenue
- a) Policy Objectives:

Policy objectives, recommendations and implementation with respect to land use and planning issues in the Eastview Neighbourhood can be found in the Design Regina Plan Part B, Eastview Neighbourhood Plan.

NORTH HIGHLAND NEIGHBOURHOOD



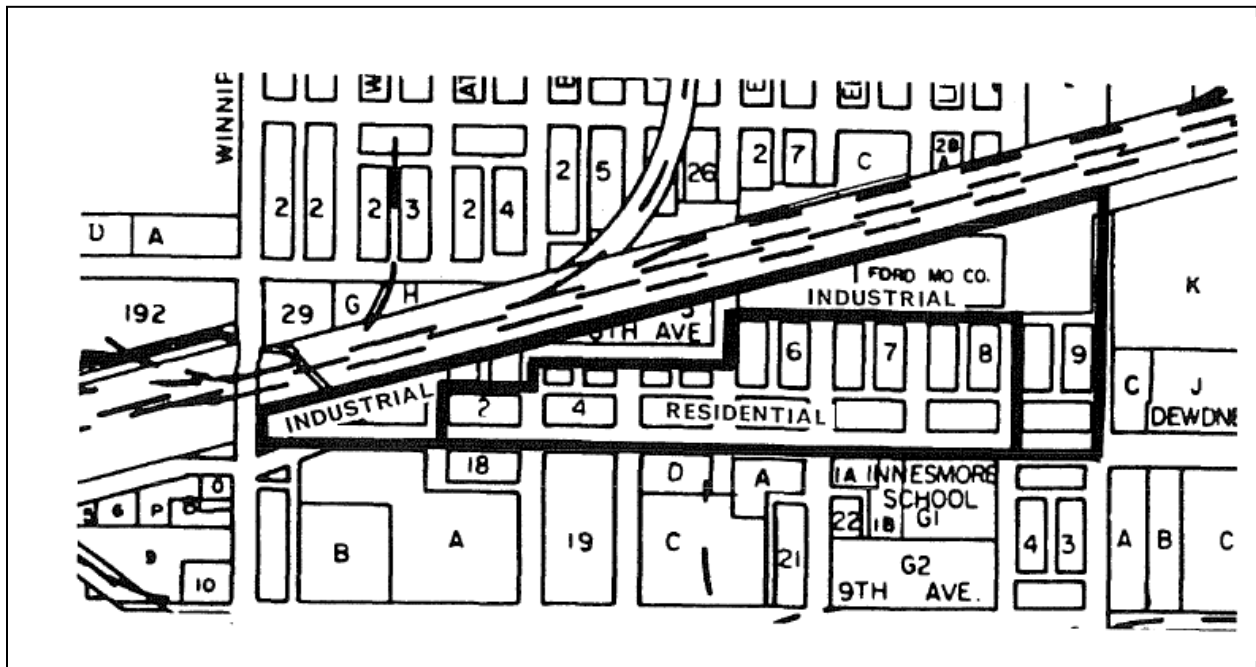
* The lines delineating area boundaries within the neighbourhood are general in nature and do not indicate the exact boundaries of the zones. Zone boundaries are as established in the Zoning Bylaw.

- 5) Boundaries: Albert Street, Third Avenue North, Winnipeg Street and CNR tracks
- a) Policy Objectives:
- i) To maintain the residential stability of the neighbourhood.
 - ii) To protect the neighbourhood from commercial encroachment along Albert Street and Broad Street.
 - iii) To prevent further encroachment of industrial uses into the neighbourhood.

6) Policy Recommendations and Implementation:

- a) That the single family and two family nature of Area 1 should be predominantly maintained.
- b) That the Commercial Use areas along the major arterials - Albert Street and Broad Street between the CNR tracks and Third Avenue North be recognized. There shall be no further commercial rezonings in Area I.
- c) That the existing industrial uses north of the CNR tracks and west of Winnipeg Street to the lane west of Quebec Street and the existing industrial uses from the CNR tracks north to First Avenue North between the lane east of Albert Street to the lane east of Cornwall Street be recognized with an improved enforcement of maintenance standards. There shall be no further industrial rezonings in the neighbourhood.

INNISMORE



* The lines delineating area boundaries within the neighbourhood are general in nature and do not indicate the exact boundaries of the zones. Zone boundaries are as established in the Zoning Bylaw.

- 7) Boundaries: CPR Tracks, McDonald Street, Dewdney Avenue and Winnipeg Street
 - a) Policy Objectives:
 - i) To allow the residential component of the neighbourhood to continue without further improvement of services as approved by Council in May of 1977.
 - ii) To provide for an orderly transition to industrial development in the neighbourhood.
- 8) Policy Recommendations and Implementation:
 - a) That the residential area be recognized.
 - b) That the industrial area be maintained with improved enforcement of maintenance standards.
 - c) That no new residential development be permitted in the Innismore neighbourhood.
 - i) The City of Regina become a facilitator and budget monies (approximately \$200,000.00) each year for the acquisition of Innismore property at fair market value of light industrial land if the property is offered for sale by the owner. This land would then be banked for future development.
 - ii) The banked land be developed by the City in contiguous parcels so that the money from the sales could be returned to the fund to purchase more lots in the neighbourhood.
 - iii) When the land is to be developed or sold by the City, the residents will be consulted for their input.
 - d) That new industrial development shall be examined in light of its impact on the surrounding neighbourhood.
 - e) That the industrial area be maintained with improved enforcement of maintenance standards.