



OFFICIAL COMMUNITY PLAN

PART B.6 Cathedral Area Neighbourhood Plan



TABLE OF CONTENTS

SUMMARY OF RECOMMENDATIONS.....	i – v
1.0 INTRODUCTION	1
1.1 Background	1
1.2 Study Area.....	1
1.3 Purpose of the Plan.....	1
1.4 Evolution of the Neighbourhood	1
2.0 COMMUNITY PROFILE	3
2.1 Population	3
2.2 Housing	4
2.3 Land Use and Zoning Patterns.....	5
2.4 Educational Facilities	7
2.5 Community and Open Space Facilities	9
2.6 Heritage	9
2.7 Municipal Services	11
2.8 Roadway Network.....	11
2.9 Transit	11
3.0 COMMUNITY INVOLVEMENT.....	13
3.1 Issue Identification.....	13
3.2 Task Force – Preparation of the Draft Plan.....	13
3.3 Cathedral Area Community Association Neighbourhood Goals.....	14
4.0 NEIGHBOURHOOD ISSUES AND POLICY RECOMMENDATIONS.....	15
4.1 Land Use and Zoning.....	15
4.1.1 Medium Density Residential District (R4A).....	19
4.1.2 Medium Density Residential District (R4)	20
4.1.3 Low Density Residential District (R3).....	21
4.1.4 Low Density Residential District (R1A).....	22
4.1.5 CPR Annex Low Density Residential District (R1A).....	23
4.1.6 Mixed Residential Business District (MX)	25
4.1.7 Albert Street Commercial District.....	25
4.1.8 Saskatchewan Drive Commercial District.....	26
4.1.9 13 th Avenue Shopping District	28
4.2 Traffic and Parking.....	31
4.3 Open Space and Boulevard Trees.....	35
4.3.1 Open Space	35
4.3.2 Boulevard Trees	36

4.4	Cathedral Neighbourhood Centre.....	36
4.5	Social Issues	37
4.6	Recreation Programming.....	39
4.7	Property and Building Maintenance and Enforcement of Bylaws.....	40
4.8	Crime and Personal Safety	41
4.9	Drainage and Domestic Sewer Systems.....	42
	4.9.1 Drainage.....	42
	4.9.2 Domestic Sewer System	43
5.0	IMPLEMENTATION.....	45
6.0	EXCEPTION.....	45
APPENDIX A	Questionnaire Results.....	48
APPENDIX B	Expenditure of Remaining NIA #1 Funds	54
APPENDIX C	Direct Control District (DCD-1)..... 3100 Block of 13 th Avenue	55

LIST OF MAPS

Map

1	Study Area.....	vi
2	Land Use	6
3	Existing Zoning – 1987	8
4	Community/Open Space Facilities	10
5	Transit Facilities.....	12
6	Land Use Policy Districts	16
7	Lands Affected by Proposed Zoning Changes	17
8	Recommended Zoning	18
9	CPR Annex.....	24
10	Recommended Traffic Plan.....	34
11	Cathedral Questionnaire Response Location Map.....	47

LIST OF TABLES

Table

1	Dwelling Unit Type by Number and Percentage.....	5
2	School Enrollments	7

SUMMARY OF RECOMMENDATIONS

The following is a summary of the recommendations of the Plan.

A. LAND USE AND ZONING

Medium Density Residential District (R4A)

1. That the 13 metre height limitation in the R4A zone be reduced from 13 metres to 11 metres.
2. That no commercial development be permitted in this district.
3. That developers consult with the Community Association and the Urban Planning Department before submitting formal applications to the City for discretionary use approval.

Medium Density Residential District (R4)

4. That the following properties be rezoned from R4A to R4:
 - a) Lots 21-30, Block 315; Lots 11-16, Block 316; Lots 11-30, Block 333; Lots 11-46, Block 334; Lots 1-38, Block 335; Lots 1-13, 16-22, 26-40, Block 336; Lots 1-40, Block 337; Lots 1-18, W. 13' of 19, 22-25, Block 338; Lots E. 8' of 4, 5-10, 29-40, Block 375; Lots 1-23, 32-40, Block 376; Lots 1-10, Block 399; Lots 2-10, Block 435; Lots 1-20, Block 436; Lots 5-18, S. 33' of 19, Block 437; Lots 1-6, 8-14, Block 438; Lots 11-20, Block 439; Lots 13-19, Block 450; Lots 1-7, 13-19, Block 451; Lots 1-7, 13-19, Block 452; Lots 1-5, N. 17' of 14, 15-19, Block 453; Lots 1-5, Block 454; Plan Old 33.
 - b) Lots 1-5, 1A-5A, Block 376, Plan CE5560.
 - c) Lots 1-5, Block 499, Plan K4654.
5. That no commercial development be permitted in this district.

Low Density Residential District (R3)

6. That the following properties be rezoned from: (Bylaw No. 9461; 2002-13)
 - a) R4 to R3 – Lots 47, 48, 49, 5, 6, 50 and 51 (formerly Lots 1 – 8 and the W. 14' of Lot 9), Block 377; Lots 1-23, 26-40, Block 378; Lots 1-7, W. 6' of 8, 11-40, Block 379; Lots 1-23, N. 15' of 24, 29-40, Block 380; Lots 3-20, Block 395; Lots 3-10, Block 396; Lots 1-16, Block 396A, Los 1-10, Block 439; Lots 1-20, Block 440; Lots 1-18, Block 441; Lots 1-20, Block 442; Lots 1-7, 13-19, Block 447; Lots 1-7, 13-19, Block 448; Lots 3-7, 13-19, Block 449; Lots 1-7,

Block 450, Plan Old 33.

b) R4 to R4A – Lots 1-2, Block 449; Lots 1-2, Block 396, Plan Old 33.

7. That no commercial development be permitted in this district.

Low Density Residential District (R1A)

8. That the existing R1A zoning of the district be maintained.

9. That no commercial development be permitted in this district, with the exception of Lot 11 and the North 5 feet of Lot 12, Block 332, Plan DV4420, Regina Saskatchewan (to be developed under a contract zone agreement as an off-site employees' parking lot and landscaped outdoor eating area). [1996/9814]

10. That the Henderson Terrace apartments (Lots 1-5, Block 499, Plan K4654) be rezoned to R4 – Residential Older Neighbourhood from R4A – Residential Older Neighbourhood.

CPR Annex Low Density Residential District (R1A)

11. That the existing R1A zoning of the district be maintained.

12. That the City consider a voluntary purchase program for dwellings located in flood way lands should designation occur.

13. That no commercial development be permitted in this district.

Albert Street Commercial District

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

16. That the parking lot located on 2200 block of Angus Street (Lots 4-10, Block 434) is subject to a time limited contract which expires on August 1, 1997. The parking lot shall subsequently be redeveloped for residential purposes. (Bylaw No.9368)

Saskatchewan Drive Commercial District

17. That the existing IA zoning be maintained.

2056 Repealed by Bylaw No. 9505.

13th Avenue Shopping District

19. That the existing shopping district zoned LC3 and LC1 be recognized. No extension of the commercial areas should be permitted along 13th Avenue or in the adjacent residential area.
20. That the development of a town square concept focusing on the Safeway Plaza, the west side of Robinson Street and the east side of Retallack Street as outlined in the 13th Avenue Commercial Study be encouraged.
21. That street enhancement of 13th Avenue between Angus Street and Cameron Street be maintained.
22. That SPC be approached to consider replacing overhead power lines and poles on 13th Avenue with underground service.

B. TRAFFIC AND PARKING

1. That the City Administration and the Community Association continue to work together to improve traffic conditions in the Cathedral Area.
2. That changes in parking restrictions on north-south streets be determined on a block-by-block basis as per established City policy.

C. OPEN SPACE AND BOULEVARD TREES

1. That the Community Services, Parks and Recreation Department work with the Community Association to develop conceptual plans and determine costs for the upgrading of both Connaught and Davin School grounds.
2. That the Community Services, Parks and Recreation Department propose to the Joint Use Development Committee that Connaught and Davin Schools be advanced on the priority list for development.
3. That Block 498A, Plan 65R31964 be rezoned from R1A to PS and be included in the open space inventory of the neighbourhood. The portion of Cameron Street between Leopold Crescent and 18th Avenue be legally recognized as a street right-of-way. That the Community Association take an active role in the identification of trees lacking in care and that they support the Community Services, Parks and Recreation Department in the maintenance and replacement of such.

D. CATHEDRAL NEIGHBOURHOOD CENTRE

1. That the Cathedral Area Community Association and the Community Services, Parks and Recreation Department establish a Neighbourhood Centre Committee to explore ways to better use the facility and to promote its availability and purpose in the Cathedral Area.

E. SOCIAL ISSUES

1. That the Cathedral Area Community Association establish a Community Program Planning Committee consisting of the Community Association, the Community Services, Parks and Recreation Department, the Social Development Unit, Regina Police Service and representatives from neighbourhood schools, churches, Native groups and senior citizen groups to:
 - a) identify community social issues,
 - b) formulate strategies and programs to address these issues,
 - c) inventory programs being offered in the community in order to determine where duplications and deficiencies in services exist.
2. That a special effort be made by the Cathedral Area Community Association and the Community Services, Parks and Recreation Department Special Initiatives Section to involve Native groups and individuals in the development of community programs and events,

F. RECREATION PROGRAMMING

1. That the Community Program Planning Committee facilitate the sharing of program information, and the discussion of joint programming and shared promotion.

G. PROPERTY AND BUILDING MAINTENANCE AND ENFORCEMENT OF BYLAWS

1. That the City work with the Community Association in the implementation of the bylaws dealing with building maintenance and untidy properties.
2. That the Community Housing Worker, employed by the City, work with tenants to find suitable housing and counsel them on housing maintenance. That the Community Association continue and expand its programs to create greater pride by area residents in their residences and develop programs to teach residents property maintenance. That the Community Association and the City encourage replacement of derelict housing stock with appropriately designed replacement housing stock.

H. CRIME AND PERSONAL SAFETY

1. That the Cathedral Area Community Association work with the Regina Police Service to:
 - a) ensure that crime prevention is a priority in the neighbourhood;
 - b) support and expand the Neighbourhood Watch Program;
 - c) develop children's programs that reinforce respect for the law.
2. That the Cathedral Area be considered a priority if a lane lighting program is implemented by the City.

I. DRAINAGE

1. That the Municipal Engineering Department review and consider upgrading the maintenance and monitoring program for the operation of the dikes along Wascana Creek.
2. That the Municipal Engineering Department develop a strategy for the replacement and upgrading of the storm water pipe system where required. The Department currently has a plan to review storm sewer drainage areas throughout the city.
3. That regarding of the street network (where necessary and feasible) to improve surface run-off capacity occur simultaneously with any renewal projects That new development include storm water management and ensure buildings can withstand major storm events without excessive flood damage.

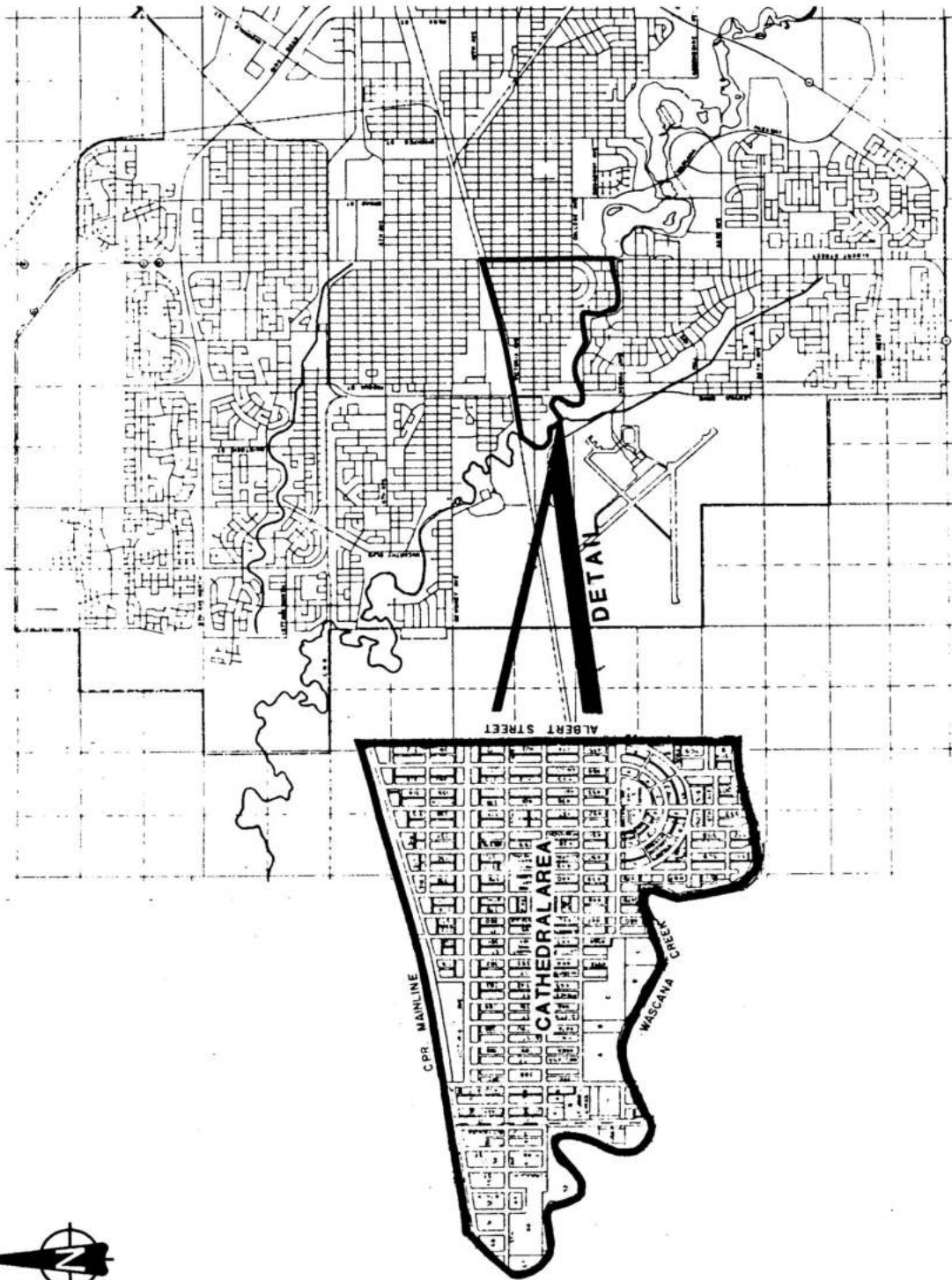
J. DOMESTIC SEWER SYSTEM

1. That the Municipal Engineering Department identify connections between the domestic and storm water sewer systems and develop plans for their complete separation.
2. That the Municipal Engineering Department continue to monitor problems with the aging domestic sewer system and develop plans for replacement of deteriorating sections.

2056 That the Municipal Engineering Department examine options to provide relief to the Valley Trunk Sewer which passes through the area.

MAP 1

STUDY AREA



Regina OCP – Part B

Part B.6 – Cathedral Area Neighbourhood Plan

1.0 INTRODUCTION

1.1 BACKGROUND

On April 8, 1987 City Council authorized the preparation of a neighbourhood plan for the Cathedral Area, one of five inner city residential communities subject to a neighbourhood plan. A previous study of this neighbourhood by the Cathedral Area Community Association was appended to the 1979 Regina RSVP Development Plan. A new neighbourhood plan is needed at this time to address current land use, zoning and social issues and to incorporate the recommendations of a recent major neighbourhood traffic study.

The Cathedral Area Neighbourhood Plan is a joint effort of the City of Regina and the Cathedral Area Community Association.

1.2 STUDY AREA

The Cathedral Area is a 235 hectare residential neighbourhood located immediately to the west of the downtown (Map 1). In fact, the blocks east of Angus Street and north of 13th Avenue are considered to be part of the downtown area. Boundaries of the neighbourhood include Albert Street on the east, Wascana Creek on the south and west and the CPR Mainline on the north. While the area is primarily residential, commercial uses define the northerly and easterly edges as well as the 13th Avenue shopping district.

1.3 PURPOSE OF THE PLAN

The purpose of the Cathedral Area Neighbourhood Plan is to:

1. Develop a strategy to help preserve and enhance the residential character of the neighbourhood.
2. Provide an opportunity for the community to articulate its goals for the neighbourhood within the context of overall City development policy.
3. Establish policies and an implementation strategy to address neighbourhood issues and concerns identified by the community.

1.4 EVOLUTION OF THE NEIGHBOURHOOD

The Cathedral Area was among the earlier and more affluent residential neighbourhoods to be developed in the city. By 1903 a large block of land west of Albert Street and south of Victoria Avenue had been purchased by W.H.A. Hill and the McCallums for residential development. The new neighbourhood, originally known as the West End, was first established in the blocks immediately west of Albert Street and north of College Avenue in keeping with the gridiron subdivision design imposed by the 1884 town plan. Development quickly spread further to the west and to the crescents area south of College Avenue. Although infill development has continued up to the present day, most of the neighbourhood was completed in the period between 1910 and 1929.

One of the first important buildings to locate in the Cathedral Area was Sacred Heart Academy, constructed in 1910. Two years later Holy Rosary Cathedral (which gave the neighbourhood its present name) and Westminster Presbyterian Church (now Westminster United) were completed. At one time the Cathedral Area had a firehall and a hockey rink, but these facilities were demolished and replaced by apartment buildings in the late 1950's.

The first zoning bylaw of the City in 1927 fixed the land use pattern of the neighbourhood still evident today. Saskatchewan Drive properties were zoned for industrial and commercial uses, reflecting their location adjacent to the CPR mainline. Thirteenth Avenue was zoned Business "B" from Albert Street to Argyle Street. Downtown functions were beginning to spill over into the blocks north of 13th Avenue and east of Angus Street while Albert Street was zoned for commercial strip development. The remainder of the neighbourhood was designated for residential use.

In 1949, zoning bylaw changes established the westerly boundary of the 13th Avenue business district at Cameron Street, with the exception of the north side of 13th Avenue between Montague and Argyle Streets. Subsequent zoning bylaws have not fundamentally changed the initial development pattern, except that higher density residential was designated for a large area in the easterly portion of the neighbourhood. Consequently, apartment development replaced the older housing stock in scattered locations throughout this area and in small concentrations east of Retallack Street. Parking lots serving the commercial uses along Albert Street began to become more evident along Angus Street.

By the mid 1970's the Cathedral Area suffered from a number of problems characteristic of established inner city neighbourhoods including a rapidly declining population, decreasing quality and quantity of the housing stock, increasing crime and social problems, more automobile traffic and lack of parking space. In order to address these problems, the 1979 Regina-RSVP Development Plan established general policy objectives for the inner city residential areas as follows:

1. to improve the residential viability of the neighbourhoods, and
2. to control the encroachment of non-residential uses into the neighbourhoods. Programs, including Neighbourhood Improvement Area, Residential Rehabilitation Assistance (RRAP), Catch-Up (Utility Infrastructure) and Infill Housing, were implemented to help achieve these objectives. In addition, there has been considerable private renovation of existing homes in recent years as residents have been demonstrating renewed confidence in the neighbourhood. The Cathedral Area Neighbourhood Plan is intended to continue this commitment to the neighbourhood's future as a viable residential community.

2.0 COMMUNITY PROFILE

This chapter examines some of the population and housing characteristics as well as community and education facilities, municipal services, and heritage resources of the Cathedral Area.

2.1 POPULATION

At the time of the preparation of the Plan, only preliminary population figures were available from the 1986 census. As a result, information on income, age groups and household composition is still based on 1981 census data. It is the view of the Community Association that the neighbourhood has undergone considerable demographic change since 1981, particularly an increase in the percentage of families with young children.

The total population of the neighbourhood declined by 32% from 10,896 in 1966 to 7,415 in 1981. In contrast, the population of Regina increased by 22.5% during the same period. The decrease in the Cathedral Area can be attributed to a large decline in occupancy rates and a reduction in the housing stock. Infill housing development since the 1981 census, however, has stabilized the neighbourhood's population. The 1986 census shows a population of 7,292, a drop of only 22. There was no increase because of continuing declining occupancy rates from 2.2 to 2.1 persons per household between 1981 and 1986.

Seniors (65 and over) form an increasing percentage of the population although their actual numbers have fallen from 1,392 (12.5%) to 1,040 (14.7%) between 1966 and 1981. The city as a whole had a much lower proportion of seniors during the same time period (7.5% in 1966 and 9.2% in 1981).

Persons 19 years and under comprised 26.1% of the Cathedral Area's population in 1981, considerably below the city percentage of 33.3%. Given the higher proportion of seniors and the lower proportion of children, it can be assumed that

the Cathedral Area population is generally older than the city average.

One person private households increased from 24.3% (883) of all households in 1966 to 39.4% (1,395) in 1981. In the city as a whole such households formed 23.9% of the total in 1981. The higher proportion of singles characteristic of the Cathedral Area is likely attributable to the large number of apartment dwelling units, the higher proportion of seniors, the availability of lower cost rental housing, and the neighbourhood's proximity to the downtown.

The percentage of lone parent families in the Cathedral Area increased from 12.1% to 17.4% of the population between 1976 and 1981 while the city percentage increased from 11.2% to 15.7%. A higher proportion of lone parent families in the neighbourhood is attributable to the lower housing and transportation costs as well as easier accessibility to the downtown and other services required by these families.

According to the 1981 census both the family and non-family incomes (average \$20,049) was considerably lower than the city average of \$25,828. The incidence of lower incomes appears to be a reflection of the large number of elderly on fixed incomes and the number of lone parent families with only one income.

2.2 HOUSING

Table 1 shows the changing patterns of dwelling unit types from 1966 to 1981. Over two-thirds of the housing stock is detached and duplex dwellings, similar to the city average. However, the proportion of apartments is higher than the city average while the proportion of single attached housing is lower. The loss of 241 dwelling units in the neighbourhood over the years has been greatest among apartments. It is difficult to determine what parts of the neighbourhood may have experienced the loss in apartment units. Along with the demolition of buildings such as the McCarthy Apartments on Albert Street, possibly a number of older subdivided houses have been converted back to detached dwellings. This trend would also account for the large drop in duplex units between 1976 and 1981.

Since 1981 building permit records show that the number of dwelling units has increased by 390, largely through Saskatchewan Housing Corporation's (S.H.C.) former Infill Housing Program. This program added 145 infill units (in the form of semi-detached, fourplex and townhouse units) and 144 senior citizen units to Cathedral's housing stock. There also has been a number of privately initiated apartment dwelling units developed since 1981. At the same time 71 existing housing units were demolished (partly as a result of the Infill Housing Program), resulting in a net gain of 319 units in the neighbourhood as of December 1, 1986.

The Community Association views the S.H.C.'s infill program as a positive neighbourhood influence and an example (to developers) of sensitive multiple housing projects that reflect the house-form characteristics of the Cathedral Area. In addition, the program, along with RRAP, was seen as an impetus for homeowners to renovate their dwellings.

A slight majority (54%) of the Cathedral housing stock is owner occupied, below the city figure of 64.3%. The lower ownership rates in the area result from the higher proportion of apartments that are normally rented. Since detached dwellings account for 69% of the housing stock, a significant proportion must also be rented.

Sixty-nine percent of the housing stock in the Cathedral Area was built before 1946, compared to 16.1% for the City. Of greater concern, however, is that 38.8% of the housing stock was in need of major or minor repairs compared to 21% for the City as a whole according to the 1981 census.

In response to the need to rehabilitate existing housing in the Cathedral Area RRAP was introduced in 1979. Since that date 473 units have been funded under the program representing an expenditure of \$2,190,207. Only a portion of the neighbourhood (bounded by Elphinstone Street, Saskatchewan Drive, Albert Street and College Avenue) was included in the program at that time. Since 1986 there have been no geographically defined boundaries for RRAP.

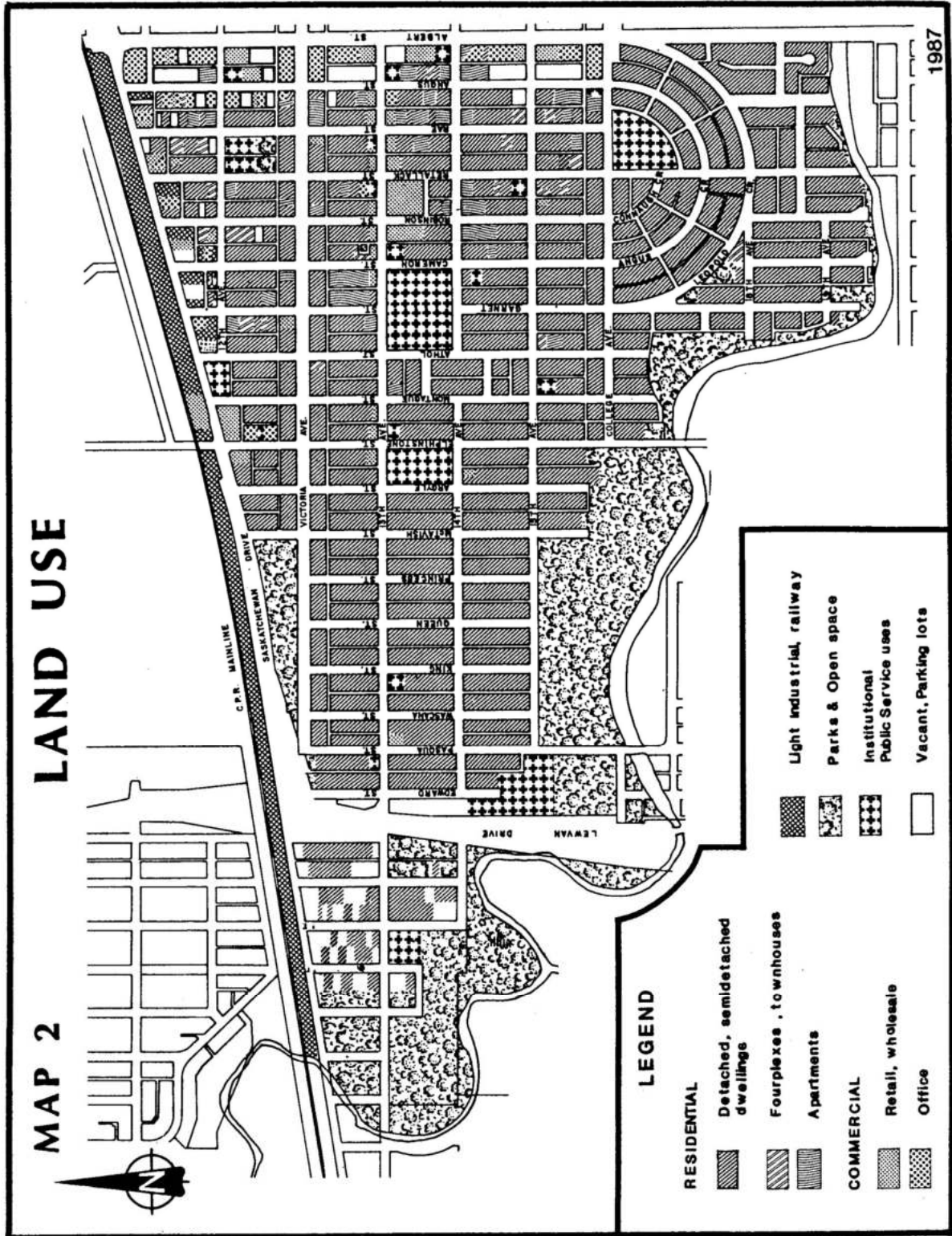
TABLE 1 DWELLING UNIT TYPE BY NUMBER AND PERCENTAGE						
Year	Single Detached	Single Attached	Duplex	Apartments	Total Units	<u>Cathedral Units</u> % City Units
1981 Cathedral	2,285	40	50	925	3,300	
	(69.2)	(1.2)	(1.5)	(28.1)	(100)	5.6
City of Regina	40,765	3,515	756	13,390	58,420	
	(69.8)	(6.0)	(1.3)	(22.9)	(100)	
1976 Cathedral	2,115	55	135	1,385	3,690	
	(57.3)	(1.5)	(3.7)	(37.5)	(100)	7.5
City of Regina	33,310	2,480	1,565	12,150	49,505	
	(67.3)	(5.0)	(3.2)	(24.5)	(100)	
1971 Cathedral	2,300	90	-	1,430	3,820	
	(60.2)	(2.4)	-	(37.4)	(100)	8.9
City of Regina	29,050	1,910	-	11,330	42,290	
	(68.7)	(4.5)	-	(26.8)	(100)	
1966 Cathedral	2,215	126	-	1,300	3,541	
	(60.8)	(3.5)	-	(35.7)	(100)	9.5
City of Regina	25,603	1,723	-	9,823	37,194	
	(68.8)	(4.6)	-	(26.4)	(100)	
Source: Statistics Canada, 1966, 1971, 1976 and 1981 Census						

In sum, the implementation of RRAP has added additional years to many existing houses, while S.H.C.'s infill housing program and private infill projects have increased the housing supply in the Cathedral Area.

2.3 LAND USE AND ZONING PATTERNS*

The primary land use of the Cathedral Area is residential (Map 2). Detached dwellings predominate in the area south of Victoria Avenue and west of the lane between Robinson Street and Cameron Street while the remaining residential districts consist of a mixture of detached dwellings, fourplexes, townhouses and low rise apartments.

*Note: Based on Zoning Bylaw No. 8484, 1988



Commercial development is concentrated in three distinct districts – along the west side of Albert Street and in portions of the east side of Angus Street – along 13th Avenue from Angus Street to the lane west of Cameron Street (plus a node at 13th Avenue and Elphinstone Street), and along the south side of Saskatchewan Drive between Angus and Argyle Streets. The Albert Street commercial area consists of a variety of office developments, gas stations, banks, retail and food stores and parking lots. Thirteenth Avenue contains a range of more neighbourhood oriented facilities including retail and food stores, doctor and insurance offices, confectionaries, restaurants and the community centre. Saskatchewan Drive contains a mixture of light industrial, commercial and residential uses, including building supplies, warehouses, auto services, and an animal hospital.

Zoning of the Cathedral Area generally reflects the land use patterns of the neighbourhood (Map 3) except a portion of the residential area. There are three residential zones – R1A and R4 – Residential Older Neighbourhood and R4A – Residential Infill Housing.

The R1A zone, located south of the lane immediately north of College Avenue and west of Elphinstone Street, is particularly restrictive in that only detached dwellings are permitted as residential uses. The R4 and R4A zones are less restrictive in that the R4 zone includes townhouses and the R4A zone includes low rise apartment dwelling units as discretionary uses. However, there are large areas zoned R4 and R4A that are mostly blocks of detached dwelling units.

Commercial uses are accommodated by four zones including D – Downtown, MAC – Major Arterial Commercial, and LC1 and LC3 – Local Commercial.

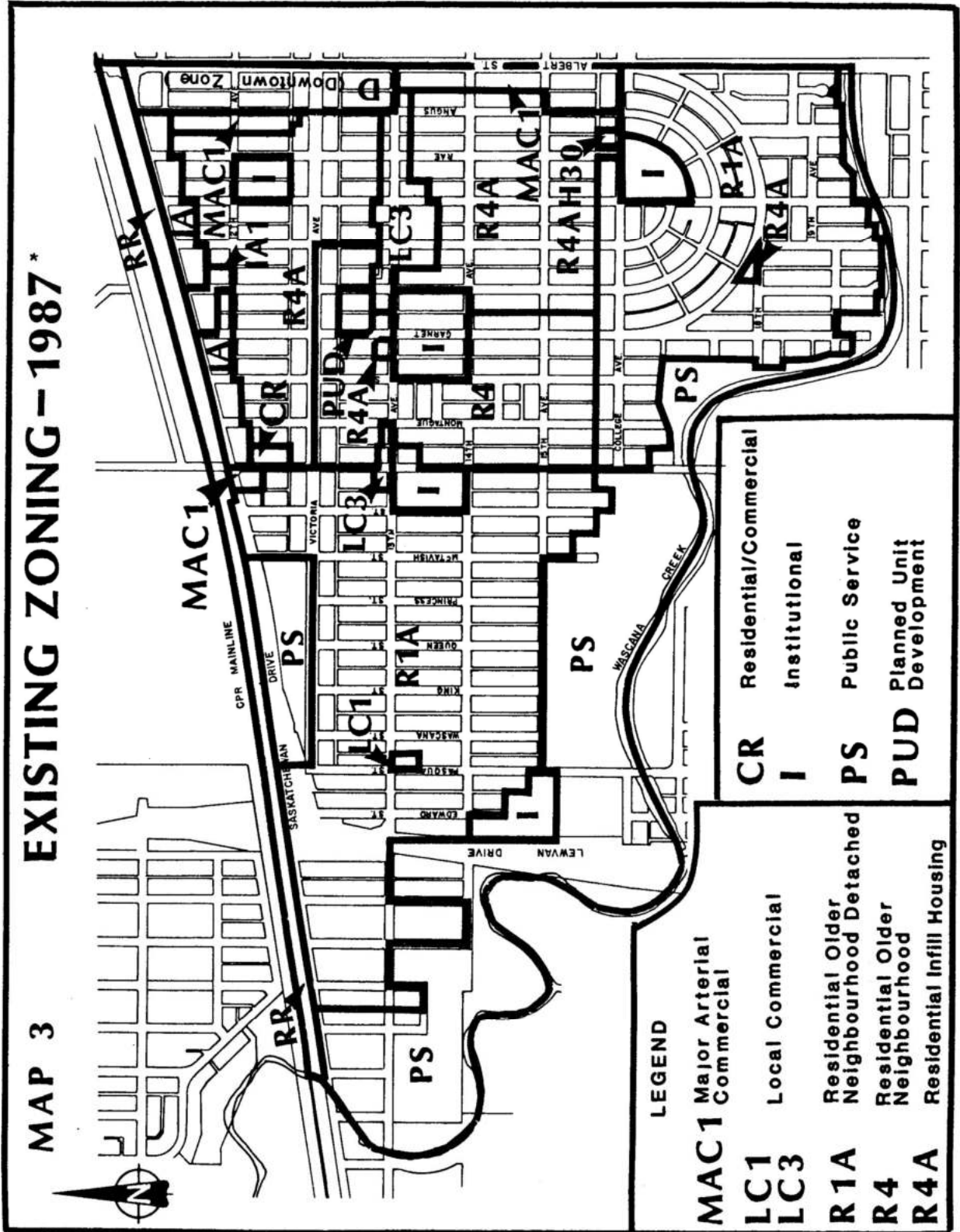
Properties along Saskatchewan Drive and adjoining streets are zoned IA and IA1 Light Industrial.

2.4 EDUCATIONAL FACILITIES

Four elementary schools, two public and two separate (one English, one French), are located in the Cathedral Area. The School Boards consider these schools to be stable in terms of student population and not in danger of being closed at this time. Table 2 shows regarding trends between 1981 and 1987.

TABLE 2 SCHOOL ENROLLMENTS							
SCHOOL	1987	1986	1985	1984	1983	1982	1981
Connaught	358	316	343	352	323	296	276
Davin	203	197	271	290	269	278	308
Holy Rosary	105	120	120	113	105	123	121
Ecole Monseigneur De Laval	115	81	66	61			
Sources: Boards of Education, October 1987							

MAP 3 EXISTING ZONING - 1987*



LEGEND

- MAC1** Major Arterial Commercial
- LC1** Local Commercial
- LC3** Residential Older Neighbourhood Detached
- R1A** Residential Older Neighbourhood
- R4** Residential Older Neighbourhood
- R4A** Residential Infill Housing

- CR** Residential/Commercial
- I** Institutional
- PS** Public Service
- PUD** Planned Unit Development

* Based on Zoning Bylaw No. 8484

Two schools were closed in the last decade – Victoria School, now used by the Plains Community College as an adult education centre and St. James School (renamed Ecole Monseigneur Laval), now used as a special all French school, drawing students from across the city.

Davin School will be closely monitored if regarding falls below 120. The School Board is prepared to undertake a small renovation and repair project estimated at approximately \$375,000 or more if parents continue to send their children to Davin instead of nearby renovated schools such as Lakeview. To show their commitment to keep the school open, Davin parents have formed a committee to review the renovation proposal once it is prepared.

2.5 COMMUNITY AND OPEN SPACE FACILITIES

The Cathedral Area contains a number of community facilities as outlined on Map 4. Among these facilities are the Cathedral Neighbourhood Centre, Connaught Library, Neil Balkwill Civic Arts Centre, Rotary Senior Citizen Centre, schools noted earlier, churches, and parks and open spaces, most notably along Wascana Creek.

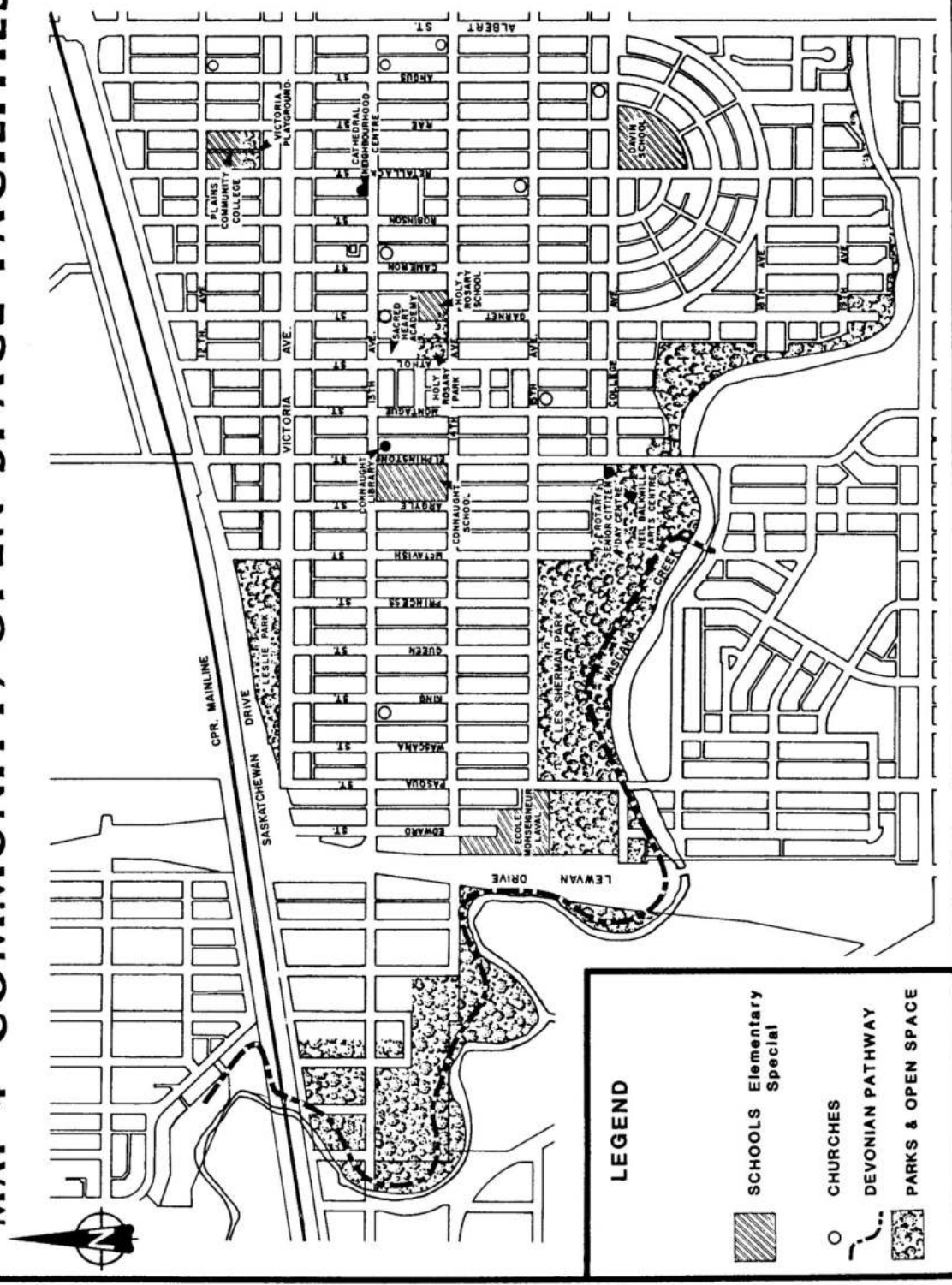
2.6 HERITAGE

The eastern half of the Cathedral Area neighbourhood (located between Elphinstone and Albert Streets) contains a large stock of older (1910 – 39 vintage) residential and institutional buildings, some of which have heritage significance. Of particular interest is the crescents area, located immediately south of College Avenue between Garnet and Albert Streets, and the boulevard segment of Victoria Avenue running from Angus Street to Elphinstone Street. These areas retain a considerable number of architecturally significant older residences as well as streetscapes that are original elements of Thomas Mawson’s Urban Development Plan commissioned by the City in 1914. Various elements of the Mawson Plan were put into effect between 1914 and 1930. As Victoria Avenue has been under some development pressure, it should be considered for a future Heritage Conservation District.





Also of particular interest is the concentration of institutional buildings with significant heritage value that front onto 13th Avenue from Cameron Street to Elphinstone Street. These include the Holy Rosary Cathedral, The Chancery Office, Westminster United Church, Connaught School and the Connaught Library. The Connaught Library is a municipally designated heritage building. Davin School is under consideration for heritage designation.

Other municipally designated heritage buildings in the neighbourhood are the Mahan Residence (269 Leopold Crescent), Kenora Apartments (2601 – 14th Avenue), Henderson Terrace (3038-3060 – 18th Avenue), Marshall Residence (3022 Victoria Avenue) and the Wood Residence (1862 Retallack Street).

MAP 4 COMMUNITY/OPEN SPACE FACILITIES



LEGEND

-  SCHOOLS
 - Elementary
 - Special
-  CHURCHES
-  DEVONIAN PATHWAY
-  PARKS & OPEN SPACE

On the eastern periphery of the neighbourhood, an important heritage project is the restoration of the Albert Memorial Bridge and the implementation of the Albert Street Boulevard Concept Plan. The purpose of the latter plan is to preserve and improve the landscaping, enhance the aesthetic and cultural environment, improve the pedestrian environment and consider the development of a Heritage Conservation District.

2.7 MUNICIPAL SERVICES

As one of the earliest developed neighbourhoods in Regina, the Cathedral Area has among the oldest municipal utility services (streets, walks, curbs, watermains and sewers). In response, a major upgrading of these facilities has been undertaken in much of the neighbourhood. Between 1979 and 1986, \$645,946 was spent on local improvements.

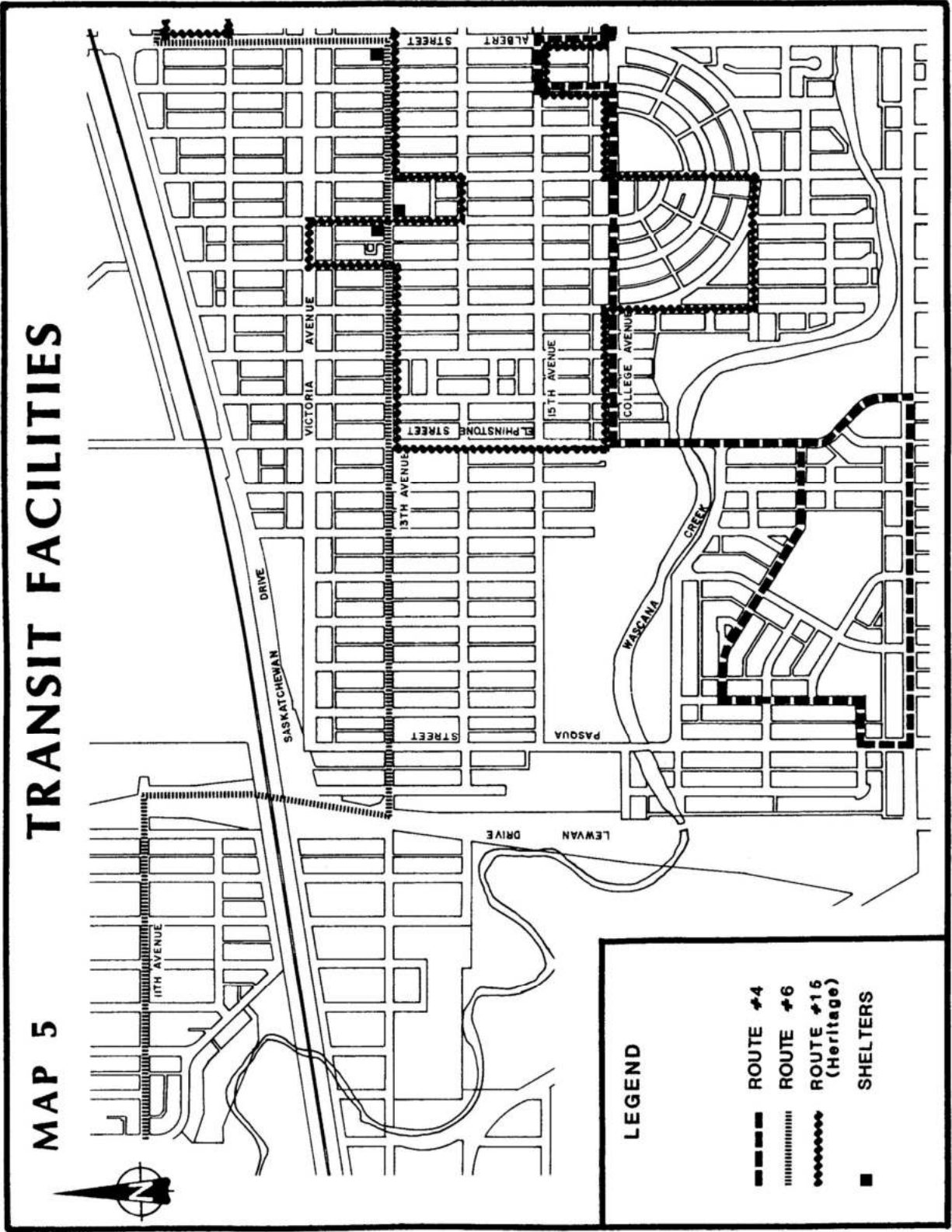
2.8 ROADWAY NETWORK

The roadway network in the Cathedral Area is based on the gridiron layout typical of older Regina neighbourhoods (Map 5). Both Wascana Creek on the south and the CPR Mainline on the north create physical barriers restricting the number of north-south roadways linking the neighbourhood to other areas of the city. Only the major north-south streets spaced 0.8 km apart (Albert, Elphinstone, and Pasqua Streets, Lewvan Drive) cross these barriers. One other exception to the grid layout is the crescent area (Leopold, Angus and Connaught Crescents), which forms a half concentric ring street pattern.

A major problem of the gridiron layout is the lack of differentiation between local and through traffic movements in a neighbourhood. For example, most of the east-west streets carry traffic from other parts of the city to and from the downtown, unnecessarily subjecting the neighbourhood to non-local traffic. The traffic management study, discussed in Chapter 4, addresses this traffic issue.

2.9 TRANSIT

Three bus routes link the Cathedral Area (Map 5) to the downtown. Route #4 (Normandy Heights) runs along College Avenue and also serves Lakeview. Route #6 (RCMP) runs along 13th Avenue to the RCMP barracks. The Heritage bus (Route #15) also serves the transportation needs of senior citizens in the neighbourhood. The bus shelters are located along 13th Avenue. Cathedral Area residents appear to be satisfied with the transit service in their neighbourhood as it was not raised as an issue during the issue identification process.



3.0 COMMUNITY INVOLVEMENT

3.1 ISSUE IDENTIFICATION

Community involvement is an integral part of the planning process, from the initial identification of neighbourhood issues to the formulation of policies to address them. It is the residents themselves who will help to ensure the future success of the neighbourhood. Community participation in the preparation of the Plan began with the discussion and revision of the Terms of Reference. Once the terms had been agreed to and interest groups identified, the Community Planning Committee of the Cathedral Area Community Association held a special meeting with these groups to discuss neighbourhood issues. Representative from the business, native and religious communities raised concerns about the extent of the R4A zoning (which includes apartment blocks as a discretionary use), maintenance of property and enforcement of bylaws, zoning of Saskatchewan Drive, traffic management and parking, and 13th Avenue street enhancement.

As part of the issue identification process, four public meetings were held in different geographic areas of the neighbourhood to encourage participation by a wide range of Cathedral residents. Two of the meetings were well attended, one focusing on the traffic management study and the other on general issues of the neighbourhood. At the latter meeting, residents raised similar issues as the interest groups, and in addition identified a need to upgrade Connaught, Victoria and Davin school grounds, lane lighting, and the replacement of dying Victoria Avenue boulevard trees.

In addition, a questionnaire was distributed by the Community Association to all households in the neighbourhood. A total of 212 responses were received. An analysis of the results is contained in Appendix A.

In general the questionnaire respondents clearly indicated the following principal areas of concern:

- need to improve traffic and parking conditions in the neighbourhood.
- need for improved property and building maintenance and enforcement of City bylaws.
- neighbourhood crime with respect to law enforcement, prevention, and safety of both residents and property.
- commercial encroachment and existing zoning regulations.

3.2 TASK FORCE – PREPARATION OF THE DRAFT PLAN

Following the issue identification process the Community Association was involved in the Cathedral Area Neighbourhood Plan Task Force. In addition to the Community Association, Task Force members were the Social Development Department, Urban Planning Department, Municipal Engineering Department, Community Services, Parks and Recreation Department and the Urban Development Department. The role of the Task Force was to develop and evaluate policy options and propose a strategy to respond to the neighbourhood issues identified by the community.

Based on the recommendations of the Task Force, a draft plan was released to the community before consideration by the Regina Planning Commission. On November 17, 1987 a Public Open House attracted approximately 120 residents, most of whom supported the recommendations of the draft Plan. A few individuals were opposed to the traffic plan which had been implemented three weeks previous to the meeting.

As well as having a major input into the drafting of the Plan, the Community Association will have an ongoing role in the implementation of its recommendations.

3.3 CATHEDRAL AREA COMMUNITY ASSOCIATION NEIGHBOURHOOD GOALS

The Community Association also formulated neighbourhood goals to help articulate its role in the enhancement of the Cathedral Area. These goals are:

1. To help develop and monitor the implementation of land use and transportation planning policies that reflect and promote the residential stability of the community.
2. To promote an appreciation of the values of the ethnic, social, economic and age diversity within the community.
3. To be vigilant, and actively campaign for positive influences which will promote the integrity of the community.
4. To undertake new, and continue present, upgrading and enhancement projects which show tangible, long-term benefits for the community as a whole.
5. To take active steps to promote/publicize the community's character and unique qualities and attract citizens who will work to maintain them.

6. To become a better organized, united body of citizens and volunteers who promote maintenance, safety and order within the community.
7. To undertake measures to increase community property values, popularity and attractiveness.
8. To have a positive influence on the City of Regina and contribute to its future success.
9. To develop neighbourhood based social and recreation programs that address the needs of all Cathedral residents, particularly the less advantaged members of the community.

The policy objectives and recommendations establish general time frames and concrete measures to implement these community goals.

4.0 NEIGHBOURHOOD ISSUES AND POLICY RECOMMENDATIONS

The purpose of this section is to examine the neighbourhood concerns raised by Cathedral Area residents during the issue identification process. These concerns are addressed by a number of policy statements which help to support the overall objective of maintaining and enhancing the residential character of the neighbourhood.

4.1 LAND USE AND ZONING

Issue: Cathedral Area residents want land use and zoning policies that maintain the residential viability of the neighbourhood while directing non-residential development to appropriately designated locations.

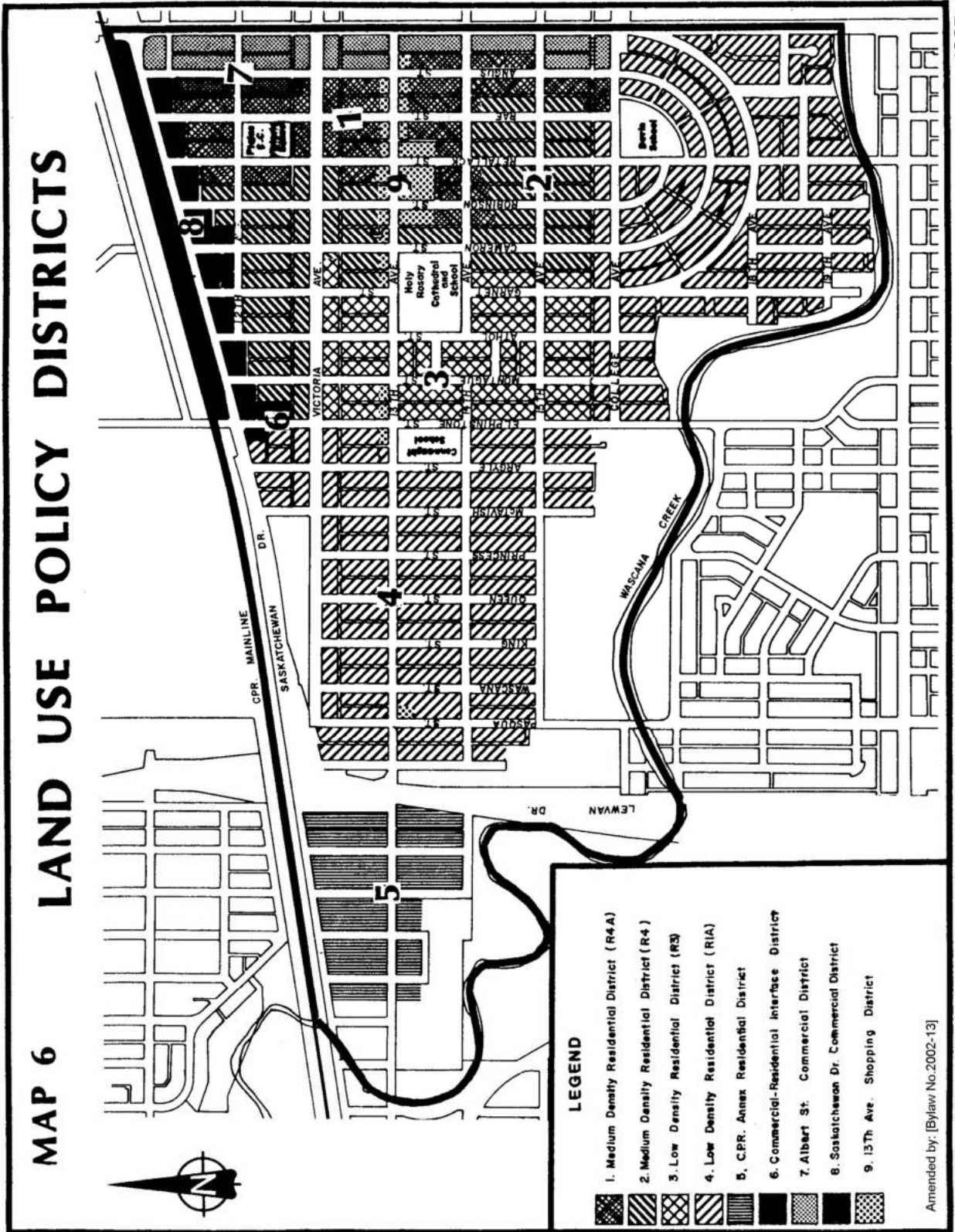
The Cathedral Area is a large neighbourhood containing a number of identifiable sub-areas having distinct land use and zoning issues. Consequently, separate land use policy districts (see Map 6) have been developed to help formulate policy statements that address the issues relevant to each district. Specific land use/zoning issues include the following:

- 1) The large area of R4A (which includes apartments as a discretionary use) zoning which is seen to act as a destabilizing influence on the lower density residential character of the neighbourhood.
- 2) Commercial encroachment into the neighbourhood and the continuing existence of the parking lots along Angus Street.
- 3) The IA/IA1 – Light Industrial zoning and land use along Saskatchewan Drive.

- 4) Appearance and extent of the 13th Avenue Shopping District.
- 5) The isolated CPR Annex area west of Lewvan Drive.

Map 7 illustrates all lands affected by the zoning changes proposed in the Plan while Map 8 outlines the recommended zoning for the neighbourhood.

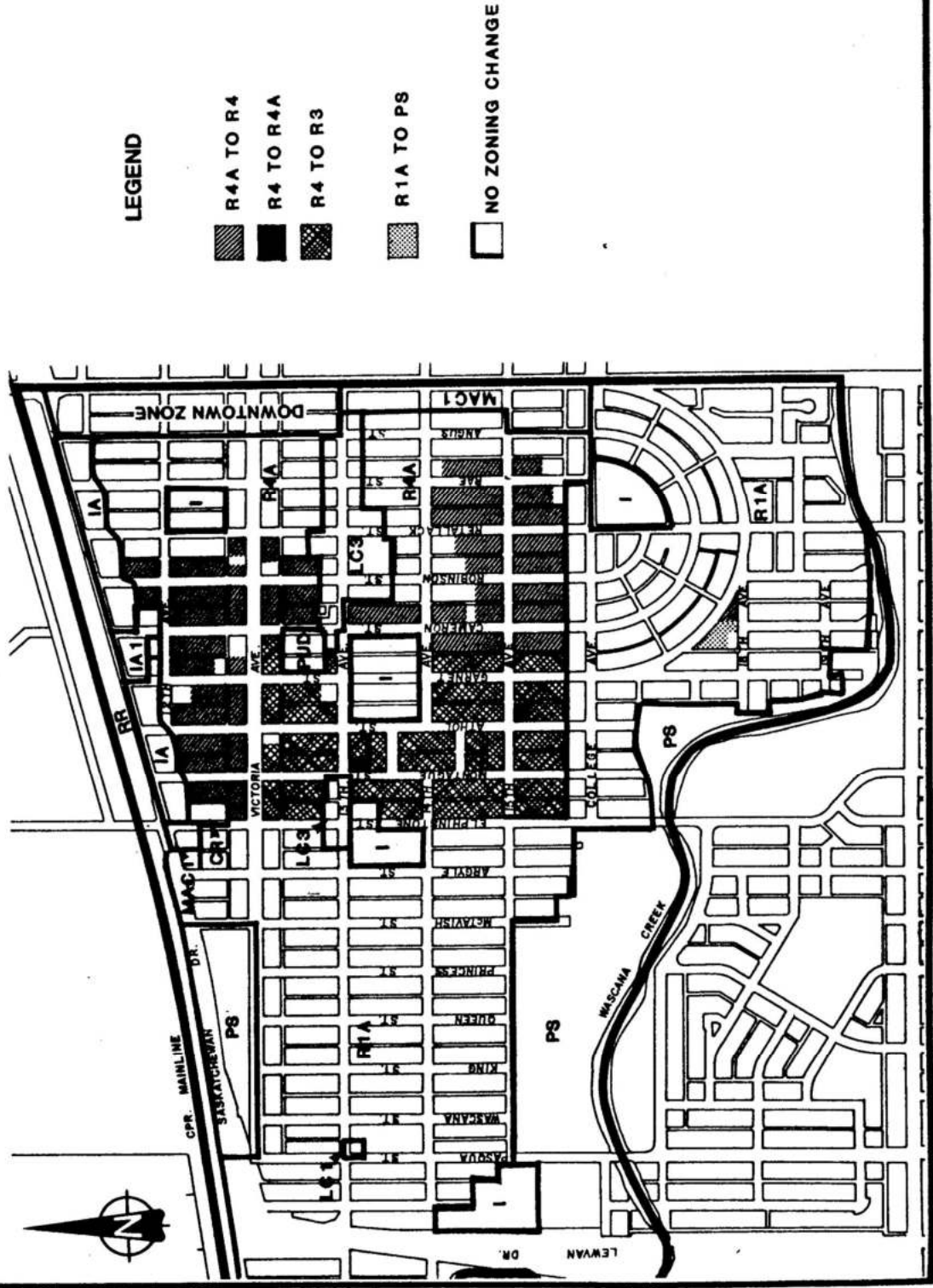
MAP 6 LAND USE POLICY DISTRICTS



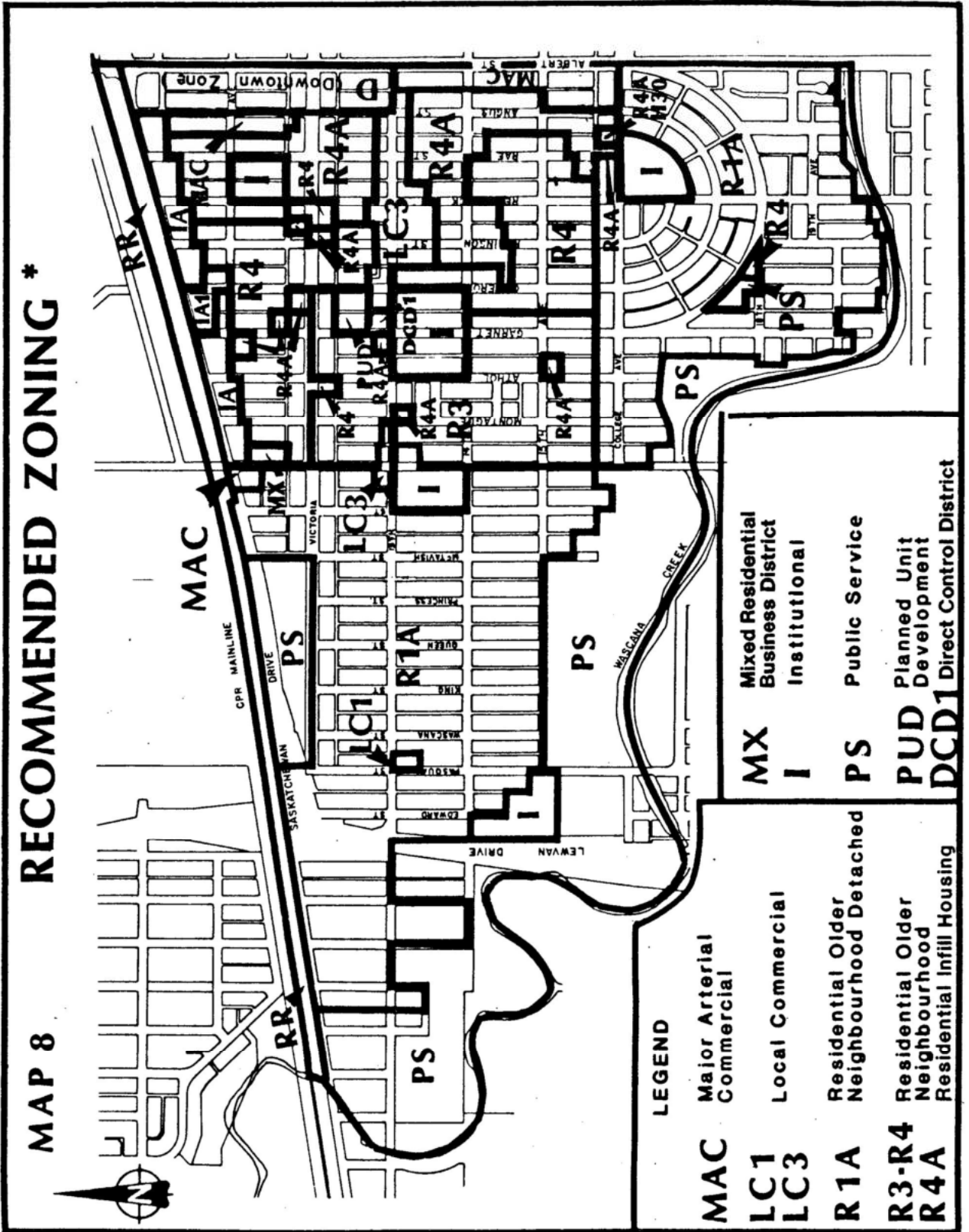
1987

Amended by: [Bylaw No.2002-13]

MAP 7 **LANDS AFFECTED BY**
PROPOSED ZONING CHANGES



MAP 8 RECOMMENDED ZONING *



* For current Zoning, refer to Zoning Bylaw No. 9250.

4.1.1 MEDIUM DENSITY RESIDENTIAL DISTRICT (R4A)

This district encompasses the easterly portions of the existing R4A – Residential Infill Housing zone located closest to the downtown. It includes a mix of low-rise apartment buildings, townhouses, fourplexes, duplexes, semi-detached dwellings, converted dwellings, and detached dwellings. Apartments tend to be concentrated along Angus and Rae Streets and on 14th Avenue east of Cameron Street, although there are a few apartment buildings scattered throughout the district.

However, the existing R4A zone includes a much larger area of the neighbourhood than is necessary to accommodate redevelopment opportunities for infill and medium density housing, (approximately 7225 front metres of property frontage). In order to maintain the lower density house-form character of most of the neighbourhood, the R4A zoning should be considerably reduced.

Blocks and properties proposed to remain zoned R4A are located close to the downtown and the 13th Avenue Shopping District, and/or have an existing concentration of apartment buildings. An appropriate location for higher density housing is close to community services and facilities. In addition, restricting apartment buildings to blocks with existing concentrations of medium density housing will preserve the integrity of other blocks that are mostly of a lower density house-form character. The proposal will reduce the amount of R4A zoning to 3325 front metres, less than half of what exists now. Of that frontage, 1190 metres is already developed as apartment uses, leaving 2135 metres for potential apartment redevelopment.

Existing apartment buildings outside of the proposed R4A area will be spot-zoned R4A to avoid making them legally non-conforming uses. Non-conformity prevents structural renovations from being undertaken although normal building maintenance can continue. It is not the intent of the Plan to create any obstacles, such as non-conformity, that discourage upgrading of existing apartment buildings.

The Community Association would have preferred to see a much larger reduction of the R4A zoned district to a very few blocks in the Cathedral Area. Most apartment building development, in its view, is insensitive to and devalues the established community, encourages property speculation, and diminishes the quality of life for nearby residents. Another concern is the box-like and massive appearance of some apartment buildings which are out of character with adjacent house-form structures. The R4 zone is seen by the Community Association to be a more appropriate means of accommodating medium density redevelopments in the form of townhouse projects similar to the type of units constructed under the S.H.C. Infill Program.

The concerns of the Community Association have been frequently voiced in many neighbourhoods of the city. City policy, however, is that provision be made for some low-rise apartment development in the inner city residential areas because of their particular location within easy walking distance of the downtown. The Development Plan specifically states that all neighbourhoods in the city should accommodate higher density new development and a mix of dwelling unit types. By this means the Cathedral Area may be home to a wide range of residents who will have a full choice of accommodation which suits their lifestyle and income level. This Plan has tried to address both the Community Association concerns and existing City policy by maintaining the R4A zoning, but substantially reducing its coverage to those blocks considered to be most appropriate for apartment development.

The Planning and Development Act, 1983 explicitly excludes the City's use of design controls regulating colour, texture or type of materials, and the architectural detail of buildings. However, building shape, size, height and setbacks can be regulated.

For example, the existing height limitation in the R4A zone, 13 metres, is greater than necessary to accommodate a 3 storey building. Reduction of the maximum height to 11 metres would still accommodate a 3 storey building, but will encourage a scale of development more in keeping with the height of the 2 ½ storey homes typical of the Cathedral Area.

Developers are encouraged to consult with the Community Association and the Urban Planning Department before submitting formal applications to the City for discretionary use approval. An informal consultation process should help produce site plans that are more sensitive to the residential character of the neighbourhood.

Policy Objective

- 1) To maintain the residential stability of the district while providing opportunities for medium density infill housing development.

Policy Recommendations

- 1) That the 13 metre height limitation in the R4A zone be reduced from 13 metres to 11 metres.
- 2) That no commercial development be permitted in this district.
- 3) That developers consult with the Community Association and the Urban Planning Department before submitting formal applications to the City for discretionary use approval.

4.1.2 MEDIUM DENSITY RESIDENTIAL DISTRICT (R4)

The Medium Density Residential District incorporates the westerly and northerly portions of the existing R4A zone. Although the predominant land use is detached dwellings, there are a few scattered apartment buildings (including Davis Mews, the PUD-zoned Senior Citizen's project), duplexes and semi-detached dwellings. Several townhouse developments have been constructed in the district under S.H.C.'s infill housing program during the early 1980's.

This district is proposed to be rezoned from R4A to R4 as it contains few apartment buildings and could be downzoned to provide a transition in density from the R4A zone to the east to the proposed R3 zone to the west. The R4 zone will provide greater stability and help maintain the house-form character of the district.

Policy Objective

- 1) To maintain the residential stability of the district while providing opportunities for lower to medium density redevelopment.

Policy Recommendations

- 1) That the following properties be rezoned from R4A to R4:
 - a) Lots 21-30, Block 315; Lots 11-16, Block 316; Lots 11-30, Block 333; Lots 11-46, Block 334; Lots 1-38, Block 335; Lots 1-13, 16-22, 26-40, Block 336; Lots 1-40, Block 337; Lots 1-18, W. 13' of 19, 22-25, Block 338; Lots E. 8' of 4, 5-10, 29-40, Block 375; Lots 1-23, 32-40, Block 376; Lots 1-10, Block 399; Lots 2-10, Block 435; Lots 1-20, Block 436; Lots 5-18, S. 33' of 19, Block 437; Lots 1-6, 8-14, Block 438; Lots 11-20, Block 439; Lots 13-19, Block 450; Lots 1-7, 13-19, Block 451; Lots 1-7, 13-19, Block 452; Lots 1-5, N. 17' of 14, 15-19, Block 453; Lots 1-5, Block 454; Plan Old 33.
 - b) Lots 1-5, 1A-5A, Block 376, Plan CE5560.
 - c) Lots 1-5, Block 499, Plan K4654.
- 2) That no commercial development be permitted in this district.

4.1.3 LOW DENSITY RESIDENTIAL DISTRICT (R3)

This district includes most of the lands currently zoned R4 – Residential Older Neighbourhood. The district consists predominantly of detached dwellings, although there are a few duplexes and semi-detached dwellings, townhouses, and two apartment blocks. The Plan proposes to rezone the district to R3 – Residential Older Neighbourhood to provide a further step down in density from the R4 zone located to the east and a transition to the more restrictive detached dwelling R1A zone located to the west and south. R3 zoning, which permits duplex and semi-detached dwellings, recognizes the existing low density nature of the district (with isolated apartments and townhouses spot-designated) and ensures any redevelopment will be in character with the surrounding land use. (Bylaw No. 9461)

Policy Objective

- 1) To maintain the low density residential nature of the district while allowing some opportunity for lower density redevelopment.

Policy Recommendations (Bylaw 2002-13)

- 1) That the following properties be rezoned from:
 - a) R4 to R3 – Lots 47, 48, 49, 5, 6, 50 and 51 (formerly Lots 1 – 8 and the W. 14' of Lot 9), Block 377; Lots 1-23, 25-40, Block 378; Lots 1–7, W. 6' of 8, 11-40, Block 379; Lots 1-23, N. 15' of 24, 29-40, Block 380; Lots 3-20, Block 345; Lots 3-10, Block 396; Lots 1-16, Block 396A, Lots 1-10, Block 439; Lots 1-20, Block 440; Lots 1-18, Block 441; Lots 1-20, Block 442; Lots 1-7, 13-19, Block 447; Lots 1-7, 13–19, Block 448; Lots 3-7, 13-19, Block 450; Plan Old 33.
 - b) R4 to R4A – Lots 1-2, Block 449; Lots 1-2, Block 396; Plan Old 33.
- 2) That no commercial development be permitted in this district.

4.1.4 LOW DENSITY RESIDENTIAL DISTRICT (R1A)

The Low Density Residential District includes all lands presently zoned R1A-Residential Older Neighbourhood with the exception of the CPR Annex west of Lewvan Drive. The principal land use is detached dwellings, reflecting the restrictive nature of the zoning which permits only those types of dwellings as residential uses.

One exception is the Henderson Terrace townhouses located at the intersection of Leopold Crescent and 18th Avenue, zoned R4A. This zone would permit redevelopment of the site for higher density apartment units, which would be out of character with the low density nature of the district. Rezoning the property to R4 will maintain the legally conforming status of the existing use but will not permit higher density redevelopment.

The second exception is 1922 Elphinstone Street (Lot 11 and the North 5 feet of Lot 12, Block 332, Plan DV4420, Regina) which is to be developed under a contract zone agreement as an off-site employees' parking lot and landscaped outdoor eating area for the restaurant located at 1916 Elphinstone Street. The zoning of the former property would revert to its previous R1A designation, or to the zone designation then applied to the surrounding residential properties to the south and west, if operations at the existing or a subsequent restaurant at 1916 Elphinstone Street were discontinued for a period of six consecutive months. [1996/9814]

Policy Objective

- 1) To maintain the low density residential nature of the district.

Policy Recommendations

- 1) That the existing R1A zoning of the district be maintained.
- 2) That no commercial development be allowed in this district, with the exception of Lot 11 and the North 5 feet of Lot 12, Block 332, Plan DV4420, Regina, which property is contemplated as being developed under a contract zone agreement as an employees' parking lot and landscaped outdoor eating area. [1996/9814]
- 3) That the Henderson Terrace apartments (Lots 1-5, Block 499, Plan K4654) be rezoned to R4 – Residential Older Neighbourhood from R4A – Residential Older Neighbourhood.

4.1.5 CPR ANNEX LOW DENSITY RESIDENTIAL DISTRICT – (R1A) (SEE MAP 9)

The CPR Annex (west of the Lewvan) is somewhat isolated from the remainder of the neighbourhood by Lewvan Drive. Land use consists of detached dwellings, separated by parcels of vacant land, and the legally non-conforming Italian Club, all zoned R1A.

No building permits are issued for new dwellings in over half the area which is located in the 1:500 flood plain, although additions to existing dwellings and garages are allowed. Designation under the Canada-Saskatchewan Flood Damage Reduction Program could further restrict improvements to existing dwellings located in the portion of the flood plain most susceptible to flooding. If designation occurs, the City should consider reviving a previous proposal to purchase (on a voluntary basis) remaining homes which are prone to flood damage.

The future Lewvan/Saskatchewan Drive interchange will eventually encompass the northeasterly portion of the CPR Annex. At that time the 13th Avenue access to the area will be removed. However, because this interchange will not likely be developed for twenty years, there is no need to consider acquisition of the affected properties at this time.

Policy Objective

- 1) To maintain the low density residential nature of the CPR Annex.

Policy Recommendations

- 1) That the existing R1A zoning of the district be maintained.
- 2) That the City consider a voluntary purchase program for dwellings located in flood way lands should designation occur.
- 3) That no commercial development be permitted in this district.

MAP 9 CPR ANNEX-FLOOD PLAIN

1:500 FLOOD LINE



LEGEND

	FLOOD WAY BOUNDARY
	FLOOD HAZARD BOUNDARY
	CITY OWNED
	PRIVATELY OWNED
	VACANT

1987

4.1.6 MIXED RESIDENTIAL BUSINESS DISTRICT (MX)

One area is proposed to be included in the mixed residential business district. (Bylaw No. 9250)

- 1) Lots 31-40, Block 333, 1900 Block Elphinstone Street.

These lots were rezoned from MAC – Major Arterial Commercial to CR – Commercial Residential Interface in 1987. Land use consists of small office buildings and an SPC substation.

Policy Objective

- 1) To provide a transition or buffer between the high traffic generating commercial and light industrial zones and the adjacent residential neighbourhood.

4.1.7 ALBERT STREET COMMERCIAL DISTRICT

The easterly fringe of the Cathedral area north of 13th Avenue, with the exception of Lots 31-35, Block 312, Plan Old 33, is considered to be part of the downtown and is regulated by the provisions of the D – Downtown Zone. Major uses include the Saskatchewan Wheat Pool, Sherwood Place, Saskatchewan Place and the former Dairy Producers' Office buildings, a furniture store and the Co-op Service Station. Between 13th Avenue and College Avenue, Albert Street is zoned MAC – Major Arterial Commercial and contains a mix of retail and office uses. (Bylaw No.9072-ZO-B90)

Encroachment of commercial uses and parking lots into the residential portion of the neighbourhood is the major concern related to the Albert Street Commercial District. Such uses detract from the residential character of the neighbourhood. Existing commercial uses should be recognized, but no commercial rezonings should be permitted outside of this district.

A parking lot located on the east side of the 2200 block of Angus Street (Lots 4-10, Block 434) is subject to a time limited contract which expires on August 1, 1997. The parking lot shall subsequently be redeveloped for residential purposes. (Bylaw No. 9368)

Policy Objective

- 1) To prevent further encroachment of commercial uses along Albert Street and public parking areas along Angus Street into the residential neighbourhood.

Policy Recommendations

- 1) That the existing commercial areas between College Avenue and Saskatchewan Drive along Albert Street be recognized. There shall be no further extension of commercial development into the residential neighbourhood from the lane west of Albert Street.
- 2) That the parking lot located on 2200 block of Angus Street (Lots 4-10, Block 434) is subject to a time limited contract which expires on August 1, 1997. The parking lot shall subsequently be redeveloped for residential purposes. (Bylaw No.9368)

4.1.8 SASKATCHEWAN DRIVE COMMERCIAL DISTRICT

The south side of Saskatchewan Drive and portions of the adjacent north-south streets are zoned IA and IA1 – Light Industrial. The major difference between the two categories is that the IA1 zone allows development on narrower, smaller lots. Development along the street consists of a mix of light industrial, commercial and residential uses. Maintenance and condition of buildings and properties varies considerably from block to block.

Saskatchewan Drive initially developed as a light industrial district because of its location adjacent to the CPR Mainline on the north. A Direct Control District has been established to regulate the land uses and development standards applicable to the north side of Saskatchewan Drive between Elphinstone Street and Albert Street. (Bylaw No. 9505)

Some of the light industrial uses along the street, such as auto body shops, small manufacturing establishments, and warehousing are not compatible with the adjacent residential area to the south. Considerable infill housing has been developed by SHC in this area to replace deteriorating housing stock. Although IA zoning is not appropriate for the long term development of the district, two other zoning options, MAC and R4A, have some drawbacks if either was implemented at this time.

MAC zoning was initially considered for the district because the Major Arterial Commercial Study recognized Saskatchewan Drive as a potential new MAC area. The types of uses allowed under this zoning category would be more compatible with the adjacent residential area, including the requirement for a landscaped buffer and screen between a MAC property and adjacent residential development.

However, MAC zoning allows development on 6 metre frontage lots, which would potentially increase the number of driveways exiting onto Saskatchewan Drive. Given the road's designation as an expressway, driveways which can conflict with traffic movements should be minimized. In addition, up to 7.5 metres depth of property along the south side of Saskatchewan Drive may eventually be required for road widening in 10 to 15 years.

Rezoning to R4A would permit redevelopment for medium density housing. However, the present orientation of the properties along Saskatchewan Drive facing the rail lines and lumber yards on the north side is not desirable for residential development. In order for residential development to be viable, the properties would have to be resubdivided and re-oriented to face the north-south streets. Consideration could be given to this option or an MX-Mixed Residential Business zoning once plans for widening Saskatchewan Drive are further advanced.

The Plan proposes that no changes to the existing IA zoning take place at this time. In addition, no rezoning to IA1 should be undertaken since this would permit development on 6 metre frontage lots with driveway access to Saskatchewan Drive.

Policy Objective

- (l) To encourage the long-term redevelopment of Saskatchewan Drive properties more in keeping with the residential area to the south.

Policy Recommendations

- (1) That the existing IA zoning be maintained.
- (2) That Parcel B Elphinstone Street to Albert Street be designated as a direct control district as follows: (Bylaw No. 9505)

- 1) Direct Control District (DCD-2)

- i) Designation

A Direct Control District shall be established for Parcel B, Plan 16074, 2600 – 3400 Saskatchewan Drive. The guidelines for the Direct Control District (DCD-2) are established herein. Regulations and development standards for the Direct Control District shall be established in the City of Regina Zoning Bylaw in accordance with the following.

ii) Guidelines for Development – Direct Control District (DCD-2)

Regulations and development standards shall be established in the Zoning Bylaw in accordance with the following guidelines:

- a) Existing businesses shall continue pending redevelopment of the sites. Major alterations and additions shall require the approval of City Council.
- b) Warehousing, freight forwarding, or other storage of hazardous materials shall not be permitted.
- c) Development shall be restricted to light industrial uses which are compatible with surrounding uses.
- d) Development shall enhance Saskatchewan Drive as a major thoroughfare and entrance to the Downtown.
- e) Outdoor storage shall generally not be permitted.
- f) Access to Saskatchewan Drive shall be restricted as identified in Zoning Bylaw No. 9250.
- g) All developments require plan and drawing approval.

4.1.9 13TH AVENUE SHOPPING DISTRICT

The 13th Avenue Shopping District is comprised of three distinct commercial areas; a shopping street precinct from Angus Street to Garnet Street, including the Safeway store and businesses along Robinson Street, and commercial nodes at the intersections of 13th Avenue and Elphinstone Street and 13th Avenue and Pasqua Street. Although the district provides commercial services primarily to neighbourhood residents, it is also patronized by a significant population outside the Cathedral area. Most businesses have developed with little or no setback from the street excepting the Safeway Plaza. This arrangement has encouraged a

pedestrian orientation to the street.

In 1985, City Council approved the establishment of an LC3 – Local Commercial Shopping Street Zone based on the recommendations of the 13th Avenue Commercial Study. The purpose of the LC3 zone is to recognize the development characteristics of older neighbourhood shopping streets and to allow for infill development which relates to the existing buildings and shopping environment. The 7-11 store at 13th Avenue and Pasqua Street retains the LC1 zoning.

Among the conclusions of the 13th Avenue Study were that an opportunity exists to develop a town square concept, based around the Safeway store, parking lots, and businesses on the west side of Robinson Street and the properties on the east side of Retallack Street. Emphasis is to be placed on the consolidation of the present commercial area rather than extension of commercial uses onto abutting residential areas or extending the commercial uses along 13th Avenue. Dwelling units in the same building as a permitted or discretionary use are also included in the zone.

One of the priorities for the expenditure of the remaining NIA funds is street enhancement for the blocks between Angus Street and Cameron Street. Included in the improvements installed during the summer of 1987 are benches, garbage receptacles, and flower boxes. In addition, Saskatchewan Power Corporation (SPC) should be approached to consider moving overhead power lines and poles underground.

Policy Objectives

- 1) To ensure that commercial development occurs in a manner which is compatible with adjacent residential areas.
- 2) To encourage the consolidation of the existing commercial area and to prevent further commercial encroachment along 13th Avenue and into abutting residential areas.

Policy Recommendations

- 1) That the existing shopping district zoned LC3 and LC1 be recognized. No extension of the commercial areas should be permitted along 13th Avenue or in the adjacent residential area.
- 2) That the development of a town square concept focusing on the Safeway Plaza, the west side of Robinson Street and the east side of Retallack Street as outlined in the 13th Avenue Commercial Study be encouraged.

- 3) That street enhancement of 13th Avenue between Angus Street and Cameron Street be maintained.
- 4) That SPC be approached to consider replacing overhead power lines and poles on 13th Avenue with underground services.
- 5) That Lots 41-45, Block 377 (3100 Block of 13th Avenue) be designated as a Direct Control District (DCD-1). See Appendix C for policy details. (Bylaw No. 9461)

Guidelines [Bylaw 2006-1]

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.

- 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, untinted 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 densely-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 color 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.

4.2 TRAFFIC AND PARKING

Issue: The most important issue for Cathedral Area residents is traffic management in the neighbourhood. Specific concerns are pedestrian safety, level of non-local traffic movements, speeding and on-street parking.

A major traffic management study was undertaken by the City in 1986-87 to examine how changes to traffic movements could improve the residential environment of the neighbourhood. The study, approved by City Council on May 26, 1987, emphasized increased operational efficiency of the bordering arterial roadways, reduced non-local traffic passing through the neighbourhood, and improved pedestrian safety.

Community input into the study included a questionnaire and public open house. There was generally strong support for most of the recommendations before their initial implementation, especially for those proposed within the area where residents lived.

Major recommendations of the study for traffic management in the Cathedral Area are illustrated on Map 10. It has been necessary to prioritize the recommendations due to the availability of funds. The Community Association identified the following measures likely to have the most significant impact on addressing traffic concerns and improving the neighbourhood environment:

- a) Reclassifying College Avenue and 15th Avenue between Elphinstone and Albert Street as local collectors by:
 - converting both avenues to two-way flow;

- closing the intersection of College Avenue and Elphinstone Street;
 - restricting College Avenue to right-turn access only at Albert Street;
 - installing diverters on 15th Avenue at Rae and Montague Streets.
- b) Improving pedestrian safety at the intersection of 13th Avenue and Elphinstone Street by intersection narrowing and centre median installation;
- c) Improving pedestrian safety in the neighbourhood through the installation of pedestrian half-signals where warranted.

The cost of implementing these traffic measures is being allocated from the remaining NIA funds for the Cathedral Area (see Appendix B). With the exception of the pedestrian half-signals, the implementation of the measures on October 25, 1987 was scheduled to be on a minimum six month temporary basis to allow monitoring and evaluation of their effectiveness. However, because of subsequent opposition by some neighbourhood residents (which had not been evident during the public review process), on December 7, 1987 Council directed that a Cathedral Traffic Task Force (consisting of 8 neighbourhood residents) be established. The mandate of the Task Force was to review the Cathedral Traffic and Parking Study and hold public meetings with neighbourhood residents. Its findings are to be presented to the Works and Utilities Committee in March, 1988.

Other proposed traffic changes were considered to be too costly to implement immediately or were viewed to be more desirable in the medium rather than the short term. These include:

- a) Traffic signals at Saskatchewan Drive and Angus Street;
- b) The extension of 11th Avenue westward from Albert Street to Angus Street;
- c) Signal phasing modifications at Elphinstone Street and Saskatchewan Drive to encourage the use of Saskatchewan Drive;
- d) A series of cul-de-sac and one-way streets south of Saskatchewan Drive to discourage short-cutting.

Revisions proposed at the Leopold Crescent intersections with Albert and Garnet Streets were not supported by the community.

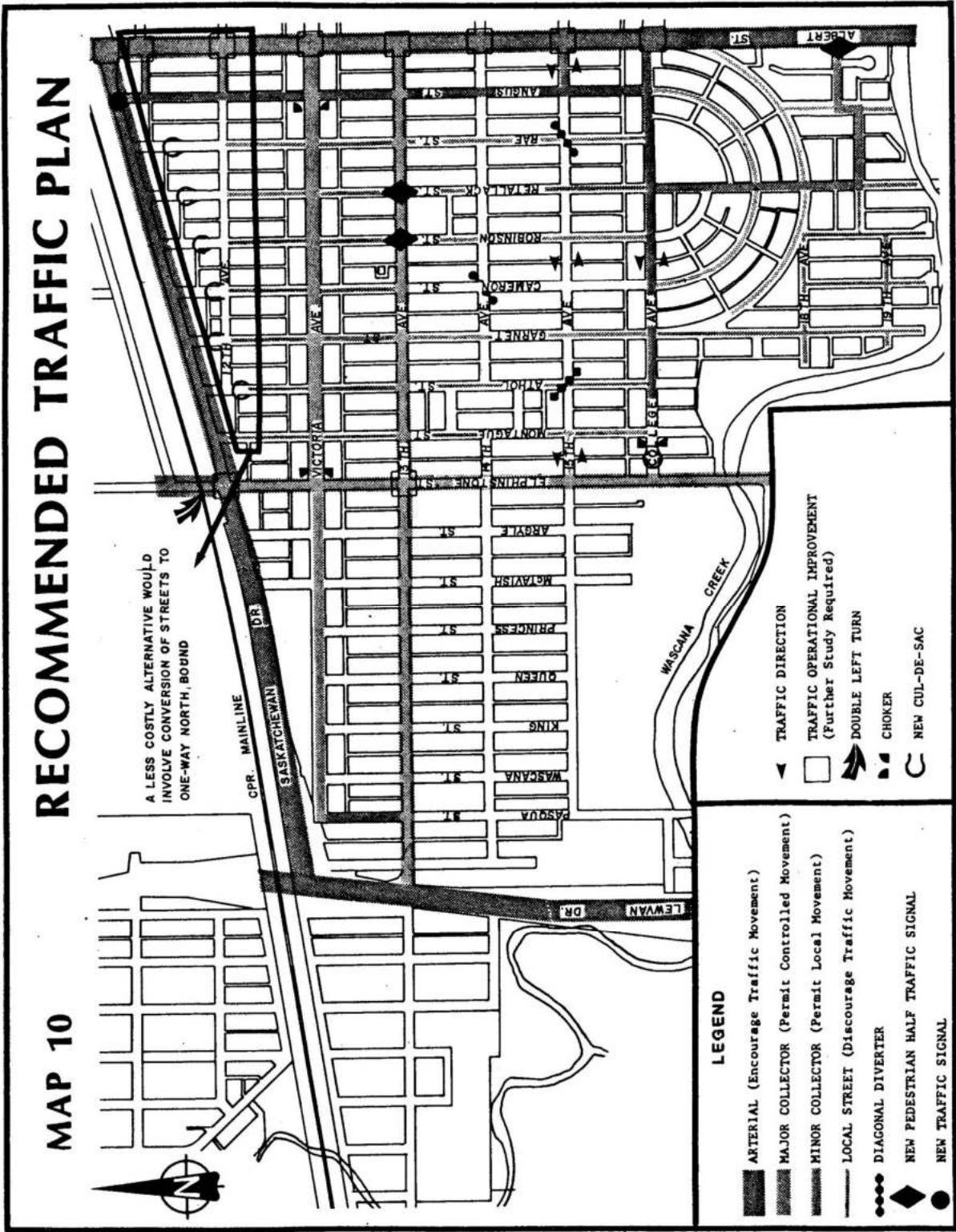
With regard to on-street parking, the questionnaire revealed that the community prefers that parking restrictions be determined by established City policy (eg. 2/3 majority of residents on a block-by-block basis). Each block would determine whether to permit parking on both sides of north-south streets (excepting along bus routes and adjacent to schools) or on one side only.

Policy Objectives

1. To enhance the residential environment of the neighbourhood by the implementation of a traffic management scheme.
2. To allow residents to determine on street parking restrictions on a block-by-block basis.

Policy Recommendations

1. That the City Administration and the Community Association continue to work together to improve traffic conditions in the Cathedral Area.
2. That changes in parking restrictions on north-south streets be determined on a block-by-block basis as per established City policy.



SOURCE: Cathedral Traffic and Parking Study 1987

4.3 OPEN SPACE AND BOULEVARD TREES

Issue: Cathedral Area residents have identified a need to upgrade existing neighbourhood open spaces (specifically the elementary school grounds) and to maintain and enhance boulevard trees.

4.3.1 OPEN SPACE

The 1987 Open Space Management Study identified deficiencies in both the quantity and quality of neighbourhood level open space in portions of the Cathedral Area. There are 9.29 hectares of open space, a deficiency of 2.57 hectares based on the 1981 population. Only 2.26 hectares were developed to an acceptable standard in 1987.

However, there is little vacant land available to reduce the deficiency in quantity and the purchase and development of such would be quite costly. Consequently, the study recommends the upgrading of the quality of current open space over acquisition of new space. The upgrading of the existing school grounds is therefore a feasible prospect for reducing this deficiency. Improving the quality of open space is also seen by Cathedral Area residents as a contributing factor in the use of such space and the image of the community as a whole.

In recent years NIA funds have been used to upgrade Holy Rosary School and the former Victoria School grounds. The Community Association is prepared to spend a portion of the remaining NIA funds (see Appendix B) to upgrade Connaught and Davin School grounds. Some residents also feel that the former Victoria School grounds require additional upgrading.

The Community Services, Parks and Recreation Department and the Community Association will work together to develop conceptual plans and determine costs for Connaught and Davin Schools since both school grounds are scheduled to be upgraded under the Regina Board of Education's School Site Redevelopment Program. The Community Services, Parks and Recreation Department will propose to the Joint Use Development Committee that Connaught and Davin be advanced in the priority list for development.

To help reduce the deficiency in quantity of neighbourhood open space, the Plan proposes that Block 498A, a vacant 0.33 hectare City-owned parcel located at Leopold Crescent and 18th Avenue, be rezoned from R1A – Residential Older Neighbourhood to PS – Public Service and be included in the open space inventory of the neighbourhood. The parcel was not previously subdivided for residential development due to potential drainage problems and neighbourhood opposition. The most easterly portion of the parcel is an extension of Cameron Street which links 18th Avenue and Leopold Crescent. This roadway should be legally recognized as a street right-of-way since it is used by local residents as a

convenient access to the southerly portion of the neighbourhood.

Policy Objective

1. To improve the quality of open space, particularly existing school sites, in the neighbourhood.

Policy Recommendations

1. That the Community Services, Parks and Recreation Department work with the Community Association to develop conceptual plans and determine costs for the upgrading of both Connaught and Davin School grounds.
2. That the Community Services, Parks and Recreation Department propose to the Joint Use Development Committee that Connaught and Davin Schools be advanced on the priority list for development.
3. That Block 498A, Plan 65R31964 be rezoned from R1A to PS and be included in the open space inventory of the neighbourhood. The portion of Cameron Street between Leopold Crescent and 18th Avenue be legally recognized as a street right-of-way.

4.3.1 BOULEVARD TREES

The Cathedral Area Community Association feel the boulevard trees are an important aspect of the neighbourhood's character and aesthetics and are concerned with care of such by certain landowners in the area. The Community Services, Parks and Recreation Department also perceive the trees as a valuable resource in the overall enhancement and landscape of the City of Regina. Regina City Council and the Community Services, Parks and Recreation Department have identified the urban forest as a high priority with the details of maintenance and replacement to be included in the Forestry Marketing Plan.

Policy Objective

1. To maintain and enhance boulevard trees as a valuable landscape resource of the neighbourhood.

Policy Recommendation

1. That the Community Association take an active role in the identification of trees lacking care and that they support the Community Services, Parks and Recreation Department in the maintenance and replacement of such.

4.4 CATHEDRAL NEIGHBOURHOOD CENTRE

Issue: Cathedral Area residents feel that the Cathedral Neighbourhood Centre could benefit area community groups and individuals more than it presently does.

The Cathedral Neighbourhood Centre was constructed to provide the neighbourhood with a facility for social and recreational programs and to provide a focal point for the community. The centre is operated by the Community Services, Parks and Recreation Department and is available for bookings and programming 24 hours a day.

The Cathedral Area Community Association office is housed within the centre and the Association utilizes the building for its program facility needs. Typical programs offered by the Community Association and affiliated groups are: playschool, art classes, ballet, gymnastics, Tae Kwon Do, fitness, calligraphy, and seniors programs such as the Jolly Hoppers, the Golden Group and the Wellness Group. The centre is also utilized by community residents for drop in activities and individual rentals.

The Community Association desires to have more input into the programming and operation of the centre to encourage new opportunities that relate particularly to program needs of Cathedral Area residents.

Involvement of the Cathedral Area Community Association is an essential part of the continuing viability of the neighbourhood centre as a community facility. To better achieve the goals of the Community Association and the various user groups there is a need to establish a Neighbourhood Centre Committee to communicate and make recommendations on Centre use, community needs and cooperative programming. Another role of this committee is to promote and identify the Neighbourhood Centre as a facility available for Cathedral Area community use and enjoyment.

Policy Objective

1. To ensure that the Cathedral Neighbourhood Centre meets the needs of neighbourhood residents.

Policy Recommendation

1. That the Cathedral Area Community Association and the Community Services, Parks and Recreation Department establish a Neighbourhood Centre Committee to explore ways to better use the facility and to promote its availability and purpose in the Cathedral Area.

4.5 SOCIAL ISSUES

Issue: There is a need to provide programs that serve a diverse range of social needs and interests in the community.

The existing demographic characteristics of the Cathedral Area indicate that there is a high proportion of seniors, single parent families and low income residents in the neighbourhood compared to the City as a whole. Additional effort is required to meet their special needs.

For seniors, initial indications suggest the need for seniors programs that include local dental and health care, grocery delivery, recreational programs and social events. These are in addition to neighbourhood level programs currently enjoyed by a number of seniors.

Single parent and low income families in the neighbourhood require the provision of social programs because of lack of funds or time to devote to such activities. Issues that need to be further investigated include:

1. Child Hunger

The report, “On the Breadline: Hunger in Regina” suggests that many children in the city are not getting enough to eat. Both community schools in the neighbourhood are interested in starting a breakfast and snack program for hungry students but lack of funds prevent it. Currently, the Coalition on Child Hunger is working with the school boards to address the problem and welcomes any available community support.

2. Child Care

The Neighbourhood Plan questionnaire indicated some interest in child care. Although some opportunities currently exist, further investigation is needed to verify to what extent child care is deficient in the neighbourhood.

3. After school care for latch key kids

Due to the increasing numbers of two working parent families and single parent families a program of this nature merits consideration. After school programs are currently offered on a daily basis at the Cathedral Neighbourhood Centre although this program may not address the entire need. A formalized program for after school care of latch key kids is needed beyond the existing informal drop in program.

4. Educational tutoring programs for children

Some neighbourhood residents believe that more children would benefit from programs of this type.

5. Lack of evening social and recreational opportunities for families.

6. The need for drop in centres to provide meeting places for the disadvantaged of all age groups.

Through City of Regina Special Initiatives, drop-in programs are available at the Cathedral Neighbourhood Centre. Youth Unlimited currently offers evening youth drop-ins at Davin and Holy Rosary Schools. There may be a need to provide more of the above type of activities for the disadvantaged.

7. Teen Programs

Such programs would provide teens with constructive projects to do in their free time and offer them an opportunity to develop new skills and interests. Rainbow Youth offers a teen drop-in program at Connaught School while Special Initiatives is establishing a teen drop-in at the Cathedral Neighbourhood Centre.

There is a concern that the Native community in the neighbourhood is not being reached by existing programming. Native organizations must be invited to participate in the programming process to create a vehicle for Native involvement in community events. Special efforts must be made to make the Native community feel welcome and to make them aware of what is available to them at the neighbourhood level.

These issues could best be addressed by the creation of a Community Program Planning Committee. The committee would be initiated by the Cathedral Area Community Association with assistance from the Social Development Department and the Community Services, Parks and Recreation Department and would include all interested community based organizations. The committee would be responsible for identification and investigation of social problems and the formulation of strategies for resolution of these problems.

Policy Objective

1. To identify the social needs of community residents and ensure that programs offered by various groups in the neighbourhood are meeting those needs.

Policy Recommendations

1. That the Cathedral Area Community Association establish a Community Program Planning Committee consisting of the Community Association, the Community Services, Parks and Recreation Department, the Social Development Department, Regina Police Service and representatives from neighbourhood schools, churches, Native groups and senior citizen groups to:
 - a) identify community social issues,
 - b) formulate strategies and programs to address these issues,
 - c) inventory programs being offered in the community in order to determine where duplications and deficiencies in services exist.
2. That a special effort be made by the Cathedral Area Community Association and the Community Services, Parks and Recreation Department Special Initiatives Section to involve Native groups and individuals in the development of community programs and events.

4.6 RECREATION PROGRAMMING

Issue: There is a need to improve communication among groups offering recreation programs in the neighbourhood.

The Cathedral Area Community Association and its affiliated groups offer a number of recreational programs and activities previously mentioned in the discussion of the neighbourhood centre. The Association uses not only the neighbourhood centre, but also the schools and open space within the community for the delivery of these programs. There are many other associations or organizations offering program services in the Cathedral Area. These include, but are not limited to: community schools, Boy Scouts, Girl Guides, Youth Unlimited, neighbourhood church groups, and the Community Services and Parks Department. These groups must communicate in order to determine need and to alleviate overlap of services. Communication would be facilitated initially by the Community Program Planning Committee consisting of the Community Association, the Community Services, Parks and Recreation Department, the Social Development Department and any interested neighbourhood groups to share program information and to discuss the feasibility of joint programming and shared promotion.

Policy Objective

1. To ensure that neighbourhood recreation programs are well publicized and made available to all community residents and that duplication of service is eliminated.

Policy Recommendation

1. The Community Program Planning Committee facilitate the sharing of program information, and the discussion of joint programming and shared promotion.

4.7 PROPERTY AND BUILDING MAINTENANCE AND ENFORCEMENT OF BYLAWS

Issue: The level of maintenance and repair of buildings and properties is a significant concern of Cathedral Area residents, who wish to see stricter enforcement of the City's Maintenance and Building Bylaws.

Similar to other inner city neighbourhoods, some of the Cathedral Area housing stock is in need of repair and improved property maintenance. The quality of the residential environment is dependent upon residents taking proper care of the appearance of their homes and yards. Lack of such care has been caused by a number of factors, including the age of buildings, slum landlords, blockbusting, low incomes and indifference by both tenants and resident owners about the appearance of their properties.

To address this issue the City and the Community must work together in the areas of education and bylaw enforcement. With regard to the former, residents need to acquire skills in property maintenance techniques and knowledge of available services. The Community Association has an important educational role to play and should consider expanding its role in this area as follows:

1. Develop a Property Improvement and Yard Beautification Program to assist and educate those residents unable to maintain their premises.
2. Provide volunteers and organizational support for neighbourhood clean-up drives in conjunction with the proposed Clean City Program.

Equally important is the need for the City to increase its efforts in the area of bylaw enforcement. In the past limited resources were available, but with the Maintenance Bylaw and Untidy and Unsightly Bylaw being implemented in 1987, the legal mechanisms are now in place to address the Community's concerns. A Property Standards Section of the Urban Development Department has been created to

administer these bylaws on a city-wide basis.

Initial bylaw enforcement efforts will concentrate on properties for which complaints have been received and have been evaluated as being in very poor condition, as identified in a City survey. Efforts will then focus on the areas of the city that have a concentration of poor condition properties.

Policy Objective

1. To improve the level of property and building maintenance in the neighbourhood.

Policy Recommendations

1. That the City work with the Community Association in the implementation of the bylaws dealing with building maintenance and untidy properties.
2. That the Community Housing Worker, employed by the City, work with tenants to find suitable housing and counsel them on housing maintenance.
3. That the Community Association continue and expand its programs to create greater pride by area residents in their residences and develop programs to teach residents property maintenance.
4. That the Community Association and the City encourage replacement of derelict housing stock with appropriately designed replacement housing stock.

4.8 CRIME AND PERSONAL SAFETY

Issue: Cathedral Area residents are concerned about property crime and personal security in their neighbourhood. Crime in the areas of law enforcement, prevention and safety was the second most important issue identified by respondents to the neighbourhood questionnaire.

Crime and personal security is an issue that is common to all residential neighbourhoods. Statistics supplied by the Regina Police Service confirm that both personal and property crime in the Cathedral Area are higher than the City average. While the Cathedral area had only 4.5% of Regina's population in 1981, it had 6.7% of the total crime committed in 1985. Personal crime was 4.9% and property crime was 7.0% of the total.

Neighbourhood residents have taken the initiative to deal with crime problems by forming a Neighbourhood Watch Program which now includes almost 1,000 households. However, other efforts can be made to help reduce the occurrence of crime in the neighbourhood. The Community Association and the Police Service need to work together to develop crime prevention strategies, including programs for children, in the Cathedral Area.

Lane lighting is a project that some residents feel would improve personal safety and reduce property crime. However, before such a project may be considered for the Cathedral Area, an evaluation of a pilot lane lighting program implemented in the Core neighbourhood is needed. Additionally, legislative changes are required to permit cost recovery through local improvement assessments. The City is pursuing legislative changes that will make lighting a local improvement. If this issue is resolved and the City decides to deliver a lane lighting program, the Cathedral Area should be considered a priority neighbourhood.

Policy Objective

- 1) To reduce the incidence of crime in the neighbourhood and increase the sense of personal security for Cathedral Area residents.

Policy Recommendations

1. That the Cathedral Area Community Association work with the Regina Police Service to:
 - a) ensure that crime prevention is a priority in the neighbourhood,
 - b) support and expand the Neighbourhood Watch Program,
 - c) develop children's programs that reinforce respect for the law.
2. That the Cathedral Area be considered a priority if a lane lighting program is implemented by the City.

4.9 DRAINAGE AND DOMESTIC SEWER SYSTEMS

4.9.1 DRAINAGE

Issue: Drainage is a concern in the Cathedral Area because of its proximity to Wascana Creek, the limited capacity and aging of the storm water sewer system, and the need to accommodate surface run-off.

Portions of the neighbourhood adjacent to Wascana Creek, particularly in the crescents and the CPR Annex, are protected from potential creek flooding by dikes. A recent consultant's study recommended improvements to the dikes to increase protection of these areas. Allowances, based on these recommendations have been included in the Five Year Capital Works Program for 1988-1992. Local drainage also collects in low-lying areas behind the dikes. Additional pumping capacity to remove this water and monitoring of the operation of the dikes should form part of any upgrading plans for the system.

The condition of the existing storm water sewer system is deteriorating, requiring more repairs and replacement. Additional capacity is also needed to reduce ponding and splashing. A strategy for the replacement and upgrading of the system where necessary needs to be developed to address these concerns. The City has engaged a consultant to investigate particular drainage problems in the crescents area. The study will be presented to City Council once it is completed late in 1987.

Surface run-off uses the street network as flow routes when the storm sewers are overloaded or clogged. Regrading of the street network in certain locations could improve these flow routes during major storms. New development should also identify areas for ponding to occur on private property and should be built to withstand storm events without excessive flood damage.

Policy Objective

1. To ensure proper drainage, to minimize flooding (during a major storm event) through an efficient storm water sewer system, and to upgrade Wascana Creek dikes to protect against creek flooding.

Policy Recommendations

1. That the Municipal Engineering Department review and consider upgrading the maintenance and monitoring program for the operation of the dikes along Wascana Creek.
2. That the Municipal Engineering Department develop a strategy for the replacement and upgrading of the storm water pipe system where required. The Department currently has a plan to review storm sewer drainage areas throughout the city.
3. That regrading of the street network (where necessary and if feasible) to improve surface run-off capacity occur simultaneously with any renewal projects.
4. That new development include storm water management and ensure buildings can withstand major storm events without excessive flood

damage.

4.9.2 DOMESTIC SEWER SYSTEM

Issue: Limited capacity, aging and overloading of the domestic sewer systems has resulted in overflows into Wascana Creek and sewer backup into basements in some locations in the area.

Overloading of the domestic sewer system, which occurs at both the local and trunk levels, should be reduced. The principal cause of overloading (and overflow into the creek) is storm water entering the domestic sewer system on public or private property. The long term solution is the complete separation of the two systems where combined sewers still exist. As an initial step, connections between the two systems need to be identified and plans formulated for their separation. In addition, where aging lines are showing signs of major deterioration, plans are needed to monitor the situation and install replacements where required. Some of the preliminary planning work has already been done in the crescents area by the consultant noted in the discussion of the drainage issue.

Policy Objective

1. To improve the operation of the domestic sewer system in the neighbourhood.

Policy Recommendations

1. That the Municipal Engineering Department identify connections between the domestic and storm water sewer systems and develop plans for their complete separation.
2. That the Municipal Engineering Department continue to monitor problems with the aging domestic sewer system and develop plans for replacement of deteriorating sections.
3. That the Municipal Engineering Department examine options to provide relief to the Valley Trunk Sewer which passes through the area.

5.0 IMPLEMENTATION

Responsibility for implementing the Neighbourhood Plan rests with both the City of Regina and neighbourhood residents, in particular the Cathedral Area Community Association. The Social Development Department will meet on a regular basis with the Community Association to evaluate the impact of the Plan once it has been formally adopted. This process will provide an opportunity for ongoing dialogue between community leaders and City staff to ensure that the Plan continues to reflect neighbourhood goals and priorities.

Relevant City departments, most of whom participated in the Task Force to help develop the Plan, will also be required to implement its recommendations pertinent to their mandates.

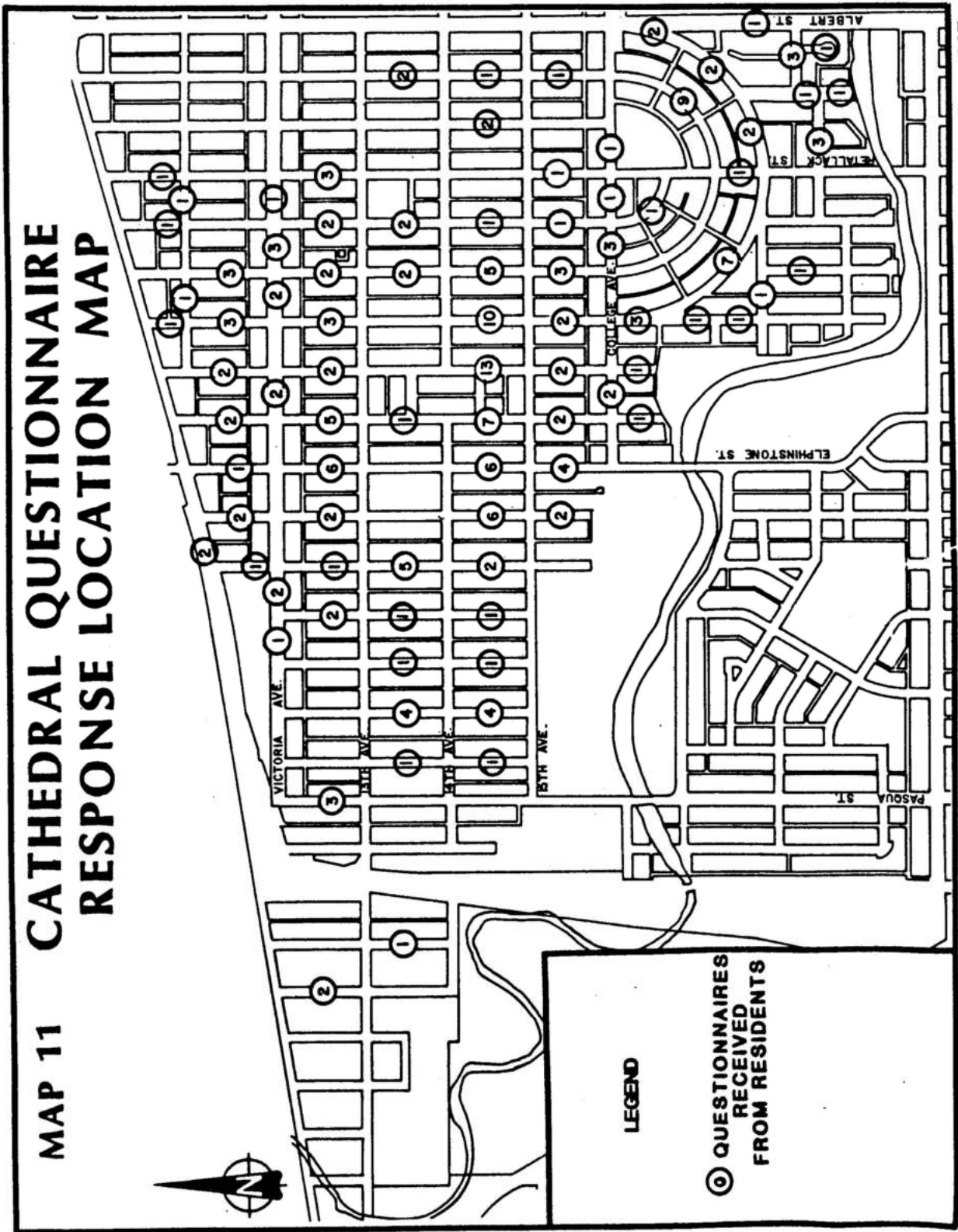
6.0 EXCEPTION

The exception to the policies contained in this Part shall be only as specified in this section as follows:

Civic Address	Legal Description	Development Use
2703 Victoria Avenue	Lot 42 Block 373 Plan 98RA28311	Personal Service Establishment within an existing house form structure, including any uses that are permitted with the R4A Zone.
3524 13 th Avenue [2004-87]	Lot 44, Blk/Par 381, Plan 101188896, Extension 21; and Lot 45, Blk/Par 381, Plan 101188896, Extension 22	LC3 – Local Commercial.
3528 13 th Avenue [2004-87]	Lot 26, Blk/Par 381, Plan DV4420 Extension 19; and Lot 27, Blk/Par 381, Plan DV4420 Extension 20	Office within an existing building and including any uses which are permitted in the R1A zone.
2152 Robinson Street [2004-97]	Lot 14 Block 399 Plan Old 33	LC3 – Local Commercial Zoning.
3301 College Avenue [2008-22]	Lot 29, Block 479, Plan No. K4654	Yoga instruction facility, Office and permitted and discretionary uses in the R1A zone.
2056 & 2066 Retallack Street [2008-60]	Lots 49 and 50, Block 375, Plan No. 98RA28311	Office space and any other occupancies which are permitted used in the

		LC3 zone.
3206, 3208, 3230, 3232 13 th Avenue [2009-7]	Lots 55-58, Block 378, Plan No. 99RA05074	Direct Control District-DCD-10 as established in Regina Zoning Bylaw No. 9250.
2110, 2156 and 2160 Retallack Street; 2115, 2155 and 2161 Robinson Street [2012-8]	Lots B and C, Block 400, Plan No. 60R05332, and Lots 15, 22, and portions of Lots 16 and 21, all in Block 400, Plan No. 98RA28311	Properties to be consolidated with existing commercial site and public lane to form parcel for expanded grocery store (proposed Lot D, Block 400), to be rezoned from R4A – Residential Infill Housing to LC3 – Local Commercial.
2067 Retallack Street [2014-56]	Lots 27-29 Block 374, Plan OLD33 Lots 56-57 Block 374, Plan 98RA28311	LC3 – Local Commercial
2059 Edward Street [2014-60]	Lots 16 and 17 Block 37, I5211	R4 – Residential Older Neighbourhood
3405 & 3431 Saskatchewan Drive [2020-71]	Lots 42 & 43, Block 333, Plan 99RA05074 and Lot 6, Block 333, Plan OLD 33	MH – Mixed High-Rise Zone
3005 Saskatchewan Drive [2022-01]	Lot 25, Block 316, Plan 99RA11005	MH – Mixed High-Rise Zone

MAP 11 CATHEDRAL QUESTIONNAIRE RESPONSE LOCATION MAP



APPENDIX A
 QUESTIONNAIRE RESULTS
 CATHEDRAL NEIGHBOURHOOD PLAN
 March, 1987

1.1 Where do you live in the Cathedral Area?

Map depicting questionnaire responses by block and street. (Attached)

1.2 Sex

Male			94	44	%
Female	112		53		
No Response			<u>6</u>	<u>3</u>	
TOTAL			<u>212</u>	<u>100%</u>	

2.1 How long have you lived in the Cathedral Area?

				To nearest %	
a)	Less than 1 year		14	7	
b)	1 - 5 Years		60	28	
c)	6 - 10 years		36	17	
d)	Over 10 years		98	46	
e)	No Response		<u>4</u>	<u>2</u>	
TOTAL			<u>212</u>	<u>100%</u>	

2.2 Why did you choose to live here? (Note - more than one response per person possible).

				To nearest %	
a)	Character of Neighbourhood		123	38	
b)	Central location		84	26	
c)	Neighbourhood Facilities (Library, church, Parks, Bus Service, shops, schools, etc.)		56	17	
d)	Affordability of Housing		38	12	
e)	Born here		15	5	
f)	Chance		2		
g)	No response		<u>2</u>	<u>0</u>	
TOTAL			<u>326</u>	<u>100%</u>	

3.1 What do you think the neighbourhood will be like in 5 - 10 years?

				To nearest %	
a)	Same		89	42	
b)	Improved		61	29	
c)	Worse		18	8	
d)	More developed (Increased commercial uses, apartments, Infill housing)		12	6	
e)	More Young people		7	3	
f)	No response		<u>25</u>	<u>12</u>	
TOTAL			<u>212</u>	<u>100%</u>	

3.2 What would you like to see? (Note - more than one response per person possible).

		To nearest %
a)	Restore older homes (renovate)	21
b)	Maintain character	16
c)	Improved property maintenance	11
d)	Traffic Control (less traffic)	6
e)	More parks and recreation facilities	6
f)	Maintain neighbourhood services (library, medical, schools)	5
g)	Restrict commercial development	5
h)	More owner occupied homes	4
i)	Local improvements (walks, curbs, lanes, watermains)	4
j)	Restrict number of apartments and condominiums	3
k)	Apartments for low, middle income and seniors	3
l)	Increased law enforcement (better Police protection)	3
m)	More small business	3
n)	More community involvement	1
o)	13th Ave. Street Enhancement	1
p)	Crime prevention programs (Neighbourhood Watch, etc.)	0
q)	No response	9
	TOTAL	100%

4.1 What are the three most important neighbourhood issues in the Cathedral Area?

		To nearest %
a)	Traffic and Parking	19
b)	Crime (Law enforcement, prevention, safety)	17
c)	Maintenance of Property	12
d)	Commercial encroachment	8
e)	Zoning	7
f)	Local improvements and maintenance	5
g)	Housing (Seniors, infill, etc.)	4
h)	Schools 20	4
i)	Parks	4
j)	Small business development	3
k)	Maintain character of neighbourhood	3
l)	Flooding, sewers	1
m)	Recreation and recreational facilities	1
n)	Natives 7	1
o)	Heritage buildings	1
p)	Unemployment (low incomes)	1
q)	Bus Service	1
r)	Garbage Collection	1
s)	Noise	0
t)	Rail Relocation	0
u)	Seniors' services	0
v)	Day Care	0
w)	Neighbourhood Information Line	0
x)	No response	5
	TOTAL	100%

5.1	Are you satisfied with the quality and/or quantity of park space in the neighbourhood?		To nearest %
	a) Yes	144	68
	b) No	55	26
	c) No opinion	9	4
	d) No response	<u>4</u>	<u>2</u>
	TOTAL	<u>212</u>	<u>100%</u>
5.2	If no, what need to be improved?		To nearest %
	a) More and better parks	14	7
	b) Parking facilities	13	6
	c) Smaller parks on vacant lots	8	4
	d) Schoolyard upgrading	8	4
	e) Improve children's playgrounds	7	3
	f) Flowers along walkways and benches in parks	4	2
	g) Maintenance	3	1
	h) Laws on pet droppings	3	1
	i) Dikes	1	.5
	j) More outdoor rinks	1	.5
	k) Street enhancement (13th, 15th, etc.)	1	.5
	l) CPR Annex	1	.5
	m) No response	<u>48</u>	<u>70</u>
	TOTAL	<u>212</u>	<u>100%</u>
5.3	Are you satisfied with the social/recreational facilities in the Cathedral neighbourhood?		To nearest %
	a) Yes	147	69
	b) No	28	13
	c) No opinion	27	13
	d) No response	<u>10</u>	<u>5</u>
	TOTAL	<u>212</u>	<u>100%</u>
5.4	If no, what do you suggest? (Note - More than one response possible per person).		To nearest %
	a) More access to Cathedral Centre (or access to other facilities)	11	5
	b) More children's, teen's and young adult programs	8	4
	c) More family activity programs	5	2
	d) Outdoor skating rinks	4	2
	e) More children's playground facilities	3	1
	f) More social events	2	1
	g) Coffee house	2	1
	h) Supervision	2	1
	i) Activities for seniors and adults	2	1
	j) No response	<u>175</u>	<u>82</u>
	TOTAL	<u>214</u>	<u>100%</u>

6.1 Where should new apartment buildings be located in the Cathedral Area?

		To nearest %
a)	Nowhere	50 23
b)	No opinion	36 17
c)	Where infill and redevelopment are required	20 9
d)	Albert, Angus and Rae Streets	16 8
e)	Near facilities and services	13 6
f)	North of 13th Avenue	8 4
g)	In certain areas with restrictions	8 4
h)	Along Saskatchewan Drive	8 4
i)	Along 13th Avenue	6 3
j)	Near arterials	5 2
k)	Scattered through neighbourhood	5 2
l)	No more apartments	4 2
m)	Victoria Avenue	4 2
n)	Anywhere	4 2
o)	Around existing apartment buildings	4 2
p)	Albert to Robinson Streets	2 1
q)	Between 13th Avenue and Victoria Avenue	2 1
r)	North of Victoria Avenue	2 1
s)	Just on corners	2 1
t)	West of Elphinstone	2 1
u)	In crescents	1 0
v)	No response	<u>10</u> <u>5</u>
TOTAL		<u>212</u> <u>100%</u>

7.1 Is new replacement housing needed in the Cathedral Area?

		To nearest %
a)	Yes	140 66
b)	No	28 13
c)	No opinion	30 14
d)	No response	<u>14</u> <u>7</u>
TOTAL		<u>212</u> <u>100%</u>

7.2 If yes, what kind? (Note - More than one response per person possible).

		To nearest %
a)	Single family, duplex	50 22
b)	Like Sask. Housing Infill (multi)	26 11
c)	Housing that maintains character	22 10
d)	Upgraded existing housing	18 8
e)	Low rise apartments	10 4
f)	Subsidized housing (Seniors, families)	8 3
g)	No response	<u>97</u> <u>42</u>
TOTAL		<u>231</u> <u>100%</u>

8.1 At present it is the position of the City and the Community Association that existing commercial development be recognized, but that there be no further extension of commercial development into the residential areas of the neighbourhood. What is your view?

		To nearest %
a)	Agree	171 81
b)	Disagree	26 12
c)	No opinion	7 3
d)	No response	<u>8</u> <u>4</u>
TOTAL		<u>212</u> <u>100%</u>

8.2 Why? (Note - More than one response per person possible).

		To nearest %
a)	Agree - promote development on 13th Avenue	16 7
b)	Agree - enough commercial	16 7
c)	Agree - fine as is	14 7
d)	Disagree - a commercial/residential mix is an advantage	9 4
e)	Agree - opportunity for commercial on Saskatchewan Drive	5 2
f)	Agree - because commercial development increases traffic	5 2
g)	Agree - commercial areas designated for development	2 1
h)	Disagree - IA uses not compatible	1 1
i)	Agree - control conversion of residential to business use	1 1
j)	Agree - maintain residential	1 1
k)	No response	<u>145</u> <u>67</u>
TOTAL		<u>215</u> <u>100%</u>

9.1 The south side of Saskatchewan Drive between Elphinstone and Angus Streets contains a mixture of retail, office, automotive repair and tradesman shops as well as residential uses. What type of uses should be located in this area? (Note - More than one response per person possible).

		To nearest %
a)	Remain as is (mixed use)	136 60
b)	Office/retail	36 15
c)	Light industrial	28 12
d)	Residential	20 8
e)	No opinion	6 2
f)	Compatible with Rail Relocation Plan	1 0
g)	No response	<u>8</u> <u>3</u>
TOTAL		<u>235</u> <u>100%</u>

10.1 Any other comments or concerns? (Note - More than one response per person possible?.)

		To nearest %
a)	Traffic	20 9
b)	Maintain character of neighbourhood	14 6
c)	Property maintenance	11 5
d)	Local Improvements needed	8 3
e)	Crime	8 3
f)	Park improvements and maintenance	7 3
g)	Renovation and redevelopment of residential area	4 2
h)	Transit 4	2
i)	Encourage commercial on 13th Avenue and Saskatchewan Drive	4 2
j)	Commercial encroachment	4 2
k)	Parking 3	1
l)	Snow removal	3 1
m)	Control of pets	3 1
n)	Lane lighting/street lighting	2 1
o)	Paved lanes	2 1
p)	Zoning controls	2 1
q)	New garbage receptacles	2 1
r)	Schools 2	1
s)	13th Avenue street enhancement	2 1
t)	New business needed	1 .5
u)	Need subsidized Seniors housing	1 .5
v)	No response	<u>123</u> <u>53</u>
	TOTAL	<u>230</u> <u>100%</u>

APPENDIX B

PRIORITIES FOR EXPENDITURE OF REMAINING NIA #1 FUNDS

Priority Project	Cost Estimates	
		\$ 25,000
1. 13th Avenue Street Enhancement		
2. Traffic Improvements (13th Ave. and South)	\$60,000	
- 3 diverters (\$20,000. each)	50,000	
- 2 pedestrian 1/2 signals (\$25,000 each)	30,000	
- 13th Ave./Elphinstone intersection mod.	60,000	
- 2 College Ave. closures	<u>5,000</u>	
(Albert & Elphinstone \$30,000 each)		
- Centre Median (Elphinstone & 13th Ave.)	<u>\$205,000</u>	\$205,000
3. Connaught School Yard Upgrading (\$40,000) NIA Share		20,000
4. Davin School Yard Upgrading (\$40,000) NIA Share		20,000
5. Victoria School Yard Upgrading (soccer field replacement, plantings)		15,000
6. Neighbourhood Identification Signage		<u>5,000</u>
 TOTAL ALL PROJECTS		 \$290,000
 AVAILABLE NIA #1 FUNDS		 <u>\$282,000</u>
 SHORTFALL		 <u>\$ 8,000</u>

** Cost estimates are approximate figures only

APPENDIX C

DIRECT CONTROL DISTRICT (DCD-1) 3100 BLOCK OF 13TH AVENUE (Bylaw No. 9461)

i) DESIGNATION

A Direct Control District shall be established for Lots 41-45, Block 377, Plan AV2705, 3100 Block of 13th Avenue. The guidelines for the Direct Control District (DCD-1) are established herein. Regulations and development standards for the Direct Control District shall be established in the City of Regina Zoning Bylaw in accordance with the following:

ii) GUIDELINES FOR DEVELOPMENT - DIRECT CONTROL DISTRICT (DCD-1)

Regulations and development standards shall be established in the Zoning Bylaw in accordance with the following guidelines:

- a) The existing house forms (as of January 1, 1993) shall be retained. Major alterations and additions shall be approved by City Council.
- b) Commercial development on the subject properties shall be small in scale and unobtrusive.
- c) Commercial establishments shall cater mainly to local pedestrian traffic in order that the demand for parking is not excessive.
- d) A specialty shopping district that characterizes 13th Avenue shall be retained on the north side of the 3100 Block of 13th Avenue.