



## **OFFICIAL COMMUNITY PLAN**

# **PART B.7 North Central Neighbourhood Plan**



## TABLE OF CONTENTS

SUMMARY OF RECOMMENDATIONS .....	i - iv
PLAN AMENDMENTS.....	v
1.0 INTRODUCTION.....	1
1.1 Background .....	1
1.2 Purpose of the Plan .....	1
1.3 Community Goals.....	1
1.4 Study Area.....	2
1.5 Community Involvement.....	2
2.0 COMMUNITY PROFILE.....	6
2.1 Population.....	6
2.2 Housing .....	6
2.3 Community Facilities .....	8
3.0 ISSUES AND RECOMMENDATIONS.....	9
3.1 Property and Building Maintenance .....	9
3.2 Personal Security and Safety .....	10
3.3 Traffic Management.....	11
3.4 Parks and Recreation.....	13
3.5 Bylaw Enforcement.....	16
3.6 Land Use and Zoning.....	17
4.0 IMPLEMENTATION AND REVIEW .....	33
APPENDIX A - Questionnaire Results .....	35

### LIST OF MAPS

Map 1	Study Area.....	3
Map 2	North Central Subdivisions .....	4
Map 3	Parks and School Locations.....	14
Map 4	North Central Generalized Land Use .....	18
Map 5	North Central Zoning (1986).....	20
Map 6	Land Use Policy Districts.....	21
Map 7	Proposed Zoning Changes.....	32

**NOTE:**

Due to the adoption of Zoning Bylaw No. 9250 on July 20, 1992, this document may contain zoning discrepancies. Refer to Part 1C, Subsection 1C.4 of Zoning Bylaw No. 9250 for zone equivalencies.

## **SUMMARY OF RECOMMENDATIONS**

Following is a summary of the recommendations presented in this report.

### Property and Building Maintenance

1. The City actively enforce and administer its bylaws dealing with building maintenance and untidy properties.
2. The Community Housing Worker, employed by the City work with tenants to find suitable housing and counsel them on proper housing maintenance, and accepted standards of residency in the neighbourhood.
3. NCCS continue and expand its programs to create greater pride by area residents in their residences and develop programs to teach residents about property maintenance.
4. NCCS promote programs aimed at upgrading existing housing and yards.
5. NCCS and the City encourage replacement of derelict housing stock with appropriately designed replacement housing stock.
6. NCCS consider developing urban lifestyle programs designed to teach residents about the opportunities and resources that exist in the city.

### Personal Security and Safety

1. The NCCS in conjunction with Regina Police Service and other neighbourhood based organizations make delivery of crime prevention an ongoing priority community program
2. The City recognize North Central as a neighbourhood which could benefit appreciably from a lane lighting program.

### Traffic Management

1. The City Administration continue its work towards improving traffic conditions in the North Central neighbourhood in conjunction with the community and other affected interest groups.
2. The North Central Traffic Study be presented to the public and affected parties when it is completed.
3. NCCS requests that the City give due consideration to noise attenuation along Lewvan Drive when a noise attenuation policy is adopted.

## Parks and Recreation

1. The City consider the upgrading of existing open space, particularly school sites, a priority over creation of new sites, and plans for upgrading open space be prepared in consultation with the community. Upgrading plans should emphasize lighting and winter use in the design.
2. The City consider providing additional developed open space areas south of Dewdney Avenue in conjunction with Taylor Field expansion, increased facility parking or through a street closure.
3. NCCS review the effectiveness of its community programming in order to serve a wider population particularly the large youth population in the neighbourhood.
4. The City Administration maintain the Albert Scott Advisory Committee with representation from various City departments and community organizations to address community concerns with respect to the operation and programming of the community centre.
5. NCCS be a participant in any planning process established related to the possible expansion of Taylor Field.
6. NCCS requests that consideration be given to using Taylor Field as a site for a wider range of athletic activities, such as track and field, soccer, and other similar activities.

## Bylaw Enforcement

1. The City of Regina direct an appropriate level of resources to bylaw enforcement, to ensure resident complaints are dealt with in an expeditious manner.
2. North Central Community Society express its concerns about the need for more traffic enforcement to the Regina Police Commission and Regina Police Service.
3. The Planning Department, in consultation with NCCS, review the appropriateness of commercial land use regulations in their neighbourhood.

## Land Use and Zoning

1. The following properties be zoned R4A - Residential Older Neighbourhood from R3 - Residential Older Neighbourhood:
  - i) 802 to 878 Angus Street.
  - ii) 902 to 978 Angus Street.
  - iii) 1002 to 1070 Angus Street.

Reason: To provide for the long term redevelopment of these areas from low to

medium density residential use.

The intention is to provide a transition between the commercial uses on Albert Street and the low density residential areas to the west, and provide for long-term redevelopment.

2. The following properties be zoned MAC - Major Arterial Commercial from R1A - Residential Older Neighbourhood Detached:

- i) 4210, 4216, 4220, 4224, 4230, 4238 Dewdney Ave.

Reason: To provide for a continuous commercial area on the north side of Dewdney Avenue between Pasqua and Edward Streets. The residential properties are currently between two commercial areas on Dewdney Ave., near the intersection of Lewvan Drive.

3. A study be undertaken of development standards of the 27 to 31 Blocks of Dewdney Avenue.

Reason: For the purpose of evaluating front yard requirements affecting future new developments.

4. The following properties be zoned MX - Mixed Residential Business from R3 - Residential Older Neighbourhood: (Bylaw No. 9250)

- i) 38 and 39 blocks of Dewdney Avenue.
  - ii) 4020, 4024, 4028, 4032, 4038 Dewdney Avenue.
  - iii) 4138 Dewdney Avenue.

Reason: To provide for the future use of this area for low rise apartments and mixed use projects.

5. The multiple housing project at 1176 Wascana Street be zoned R4A - Residential Older Neighbourhood from MAC - Major Arterial Commercial.

6. Properties currently zoned MAC - Major Arterial Commercial in the vicinity of Pasqua Street and 5th Avenue be zoned LC1 - Local Commercial.

7. The property at 1015 Pasqua Street be zoned LC1 - Local Commercial from R3 - Residential Older Neighbourhood.

Reason: Pasqua Street no longer serves as an arterial roadway. The zoning and range of potential land uses should be adjusted to reflect this change. The housing project should be rezoned to reflect its residential use. The dwelling at 1015 Pasqua Street is currently isolated between two commercial businesses, and in the long term commercial zoning is more appropriate.

8. The property along 5th Avenue between Angus and Garnet Streets currently zoned LC1 - Local Commercial be zoned LC3 - Local Commercial.

Reason: To have zoning standards in place which foster the creation of a shopping street.

9.\* The following properties be rezoned CR - Commercial/Residential Interface from MAC - Major Arterial Commercial:

i) 15 and 16 blocks of Angus Street.

Reason: The intent is to provide a transition from major arterial uses on Albert Street to the residential area to the west. The Major Arterial Commercial Study approved by City Council identified this area as being inappropriately zoned since it is not a major arterial location. While no zoning changes were recommended as part of the MAC Study, it is appropriate as part of the Neighbourhood Plan to initiate a zoning change.

\*Note:

This recommendation was not approved by the Deputy Minister of Urban Affairs on March 6, 1989. The 1500 and 1600 blocks of Angus Street will receive further study to determine appropriate zoning. (Bylaw No. 8673-ZO-B89)

## **AMENDMENTS**

City Council at its meeting on April 11, 1988 approved the North Central Neighbourhood Plan with the following additional recommendations:

1. In recognition of the importance of school facilities to the long term viability and desirability of existing neighbourhoods, the issue of school closures and possible alternative strategies be brought forward for discussion by the Joint Planning Committee of the City and School Boards.
2. In light of the declining enrollments at Scott Collegiate and the subsequent possibility of closure of the Collegiate and in consideration of the importance to the future of the North Central neighbourhood of maintaining Scott Collegiate as a vital education facility, the North Central Community Society be requested to initiate discussions with the Board of Education to identify possible options and strategies for maintaining the Collegiate.
3. That the Administration be requested to facilitate, coordinate and cooperate in the creation of Business Associations for businesses along Dewdney and 5th Avenues.
4. That Council endorse and support a long term improvement and upgrading approach to infrastructure replacement for this area.

## **Regina OCP – Part B**

### **Part B.7 – North Central Neighbourhood Plan**

#### **1.0 INTRODUCTION**

##### **1.1 BACKGROUND**

The review of the North Central Neighbourhood Plan, at this time, is a continuation of the process which started in 1979, culminating in the adoption of the North Central Neighbourhood Plan in 1980. The Plan was approved by City Council with some minor amendments but never became part of the City's Official Community Plan. The intention at this time is to review and reformulate the plan to keep it in accordance with current neighbourhood aspirations and with evolving policy directions for the City, and formally adopt the North Central Neighbourhood Plan as part of the City's Official Community Plan.

##### **1.2 PURPOSE OF THE PLAN**

The purpose of the Plan is:

- 1) To provide an opportunity for the community and the City to review the community goals in conjunction with overall City goals.
- 2) To develop a strategy for the future economic, social and physical development of the neighbourhood reflecting the community's aspirations compatible with overall City goals.
- 3) To develop policies to address emerging neighbourhood issues.

##### **1.3 COMMUNITY GOALS**

The goals for the North Central neighbourhood for the next five to seven years are:

- 1) To maintain and improve the residential character of the area and promote the neighbourhood as a desirable and safe place to live.
- 2) To implement a strategy for the overall development of the neighbourhood, recognizing its social, economic, and physical needs.
- 3) To promote the continued maintenance and upgrading of dwellings, parks, and facilities in North Central.
- 4) To develop social programs to meet the needs of the disadvantaged or unserved groups in the community.



## 1.4 STUDY AREA

The study boundaries are the CPR line on the south, Albert Street on the east, Lewvan Drive on the west, and McKinley Avenue to the north (See Map 1).

The North Central neighbourhood is comprised of four recognized smaller subdivisions including: Washington Park, Exhibition, Albert-Scott, and a portion of the Rosemont subdivision (See Map 2). The four subdivisions combined, form the larger more cohesive North Central Neighbourhood which has its edges defined by major roadways and rail lines.

## 1.5 COMMUNITY INVOLVEMENT

Community participation is an essential part of the planning process, since it is the residents' identification of issues and concerns that have helped formulate the policies and it is the residents themselves who will help ensure the future success of the neighbourhood.

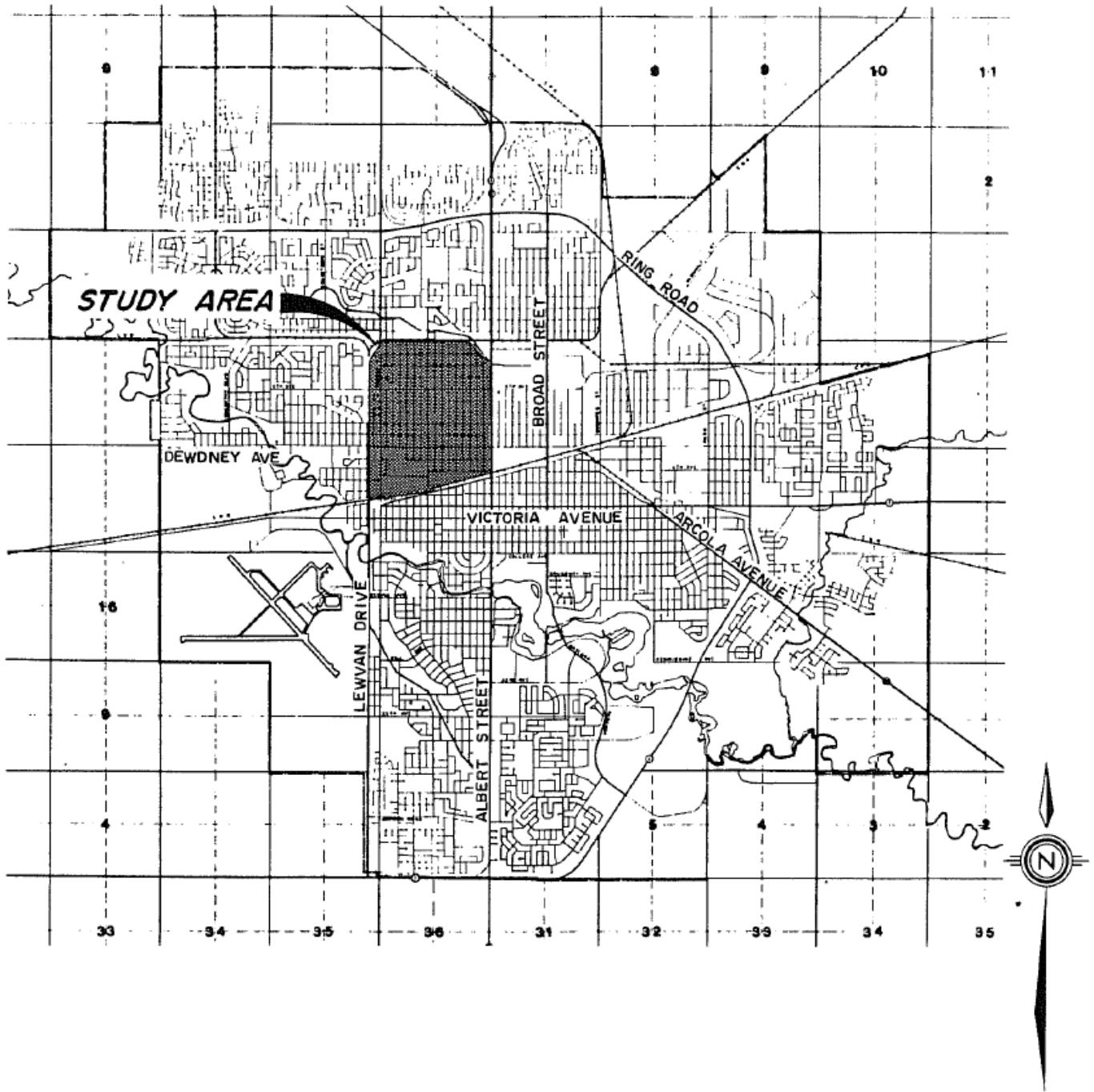
The first step in the community input process was the approval of the Terms of Reference by the North Central Community Society (NCCS) at a general meeting. The City sent out letters to interest groups identified, with input by NCCS, asking them to outline their issues and concerns. Scott Collegiate and the Exhibition Association responded noting the following:

The Scott Collegiate Administration would like to see Scott Collegiate playing fields upgraded immediately to include a paved outdoor basketball court, 200 metre track; outdoor volleyball court; and a jogging trail; as well as a paved parking lot, upgrading landscaping, and fence repair.

The Regina Exhibition Association would like to see improvements to traffic management near the exhibition grounds including the possible creation of a permanent entrance at 10th Avenue and Elphinstone Street and the establishment of an identifiable northern entrance from Dewdney Avenue.

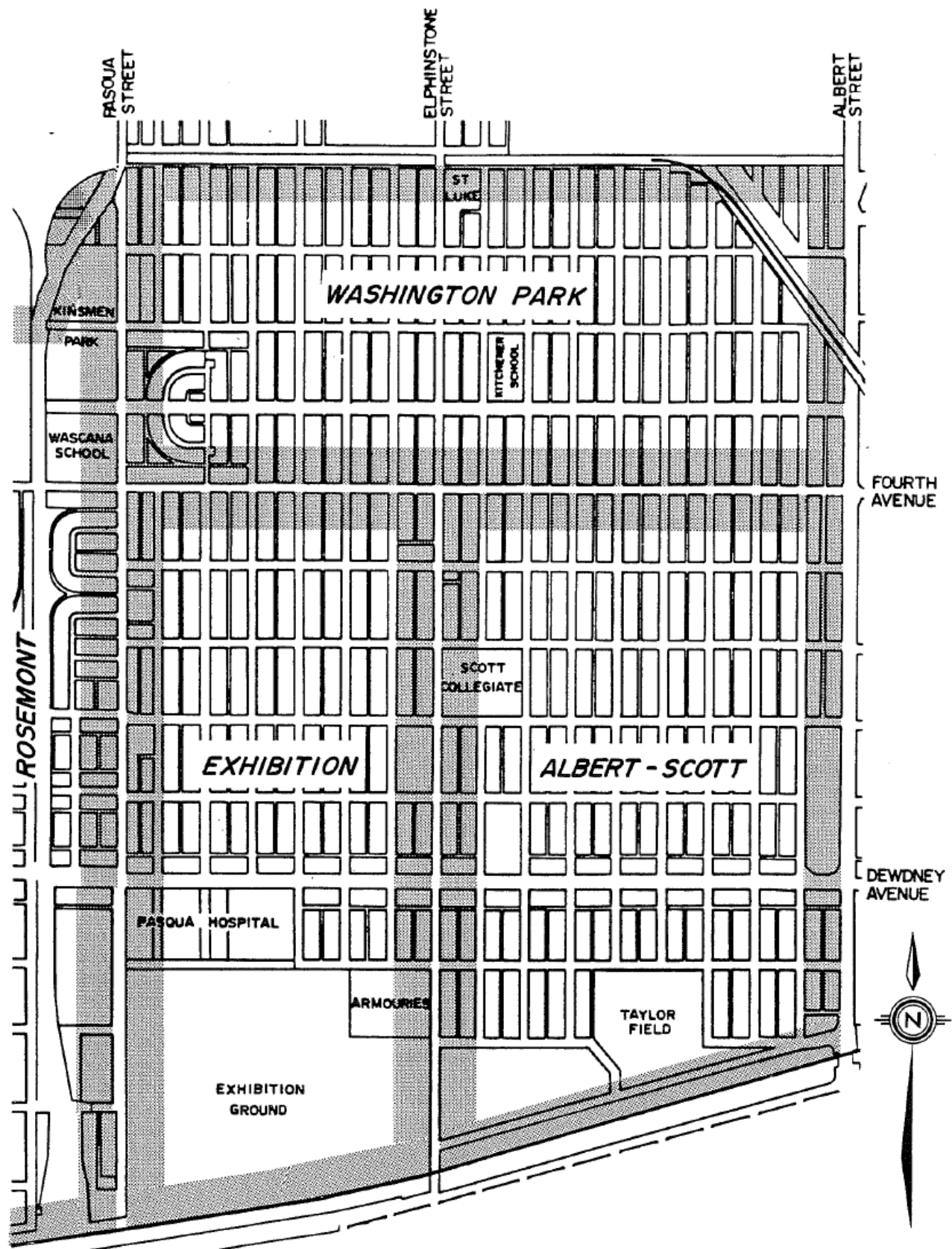
A public meeting for all interested persons was then held with a number of issues identified. People were concerned with the unsightliness of junk vehicles in yards. The open space and existing facilities for almost all the schools was felt to be in need of repair and upgrading. A major issue was the lack of maintenance for many homes in the area and weed control for properties. In addition, the need for lane lighting, especially for the areas near Taylor Field, arose. Also for the area south of Dewdney Avenue, traffic and parking were identified as concerns. Lastly, concerns were expressed that the commercial development should be concentrated in the already existing retail area. In addition to the public meeting, a questionnaire was distributed by NCCS to all households within the community. A total of 215 responses were received and the results are contained in Appendix A.

The results of the questionnaire clearly indicated the following principal areas of concern to neighbourhood residents:



# STUDY AREA

# MAP 1



# NORTH CENTRAL SUBDIVISIONS

MAP 2

- Concern about the level of building and property maintenance in the neighbourhood.
- Concern about security and safety of both residents and property.
- Concern about the level of bylaw enforcement as it relates primarily to maintenance of structures, untidy yards, and traffic violations.
- Concern about the amount of non-local traffic using local residential streets.

City staff have met on an ongoing basis with members of the NCCS Planning Committee to discuss issues raised by the community, present their views and formulate recommendations for consideration by the community and City Council.

The Neighbourhood Plan was presented to the community at a public meeting and presented in a condensed manner in the community newspaper.

Formal opportunity for public input will occur when Council considers the bylaw to include the Neighbourhood Plan as part of the City's Official Community Plan.

## 2.0 COMMUNITY PROFILE

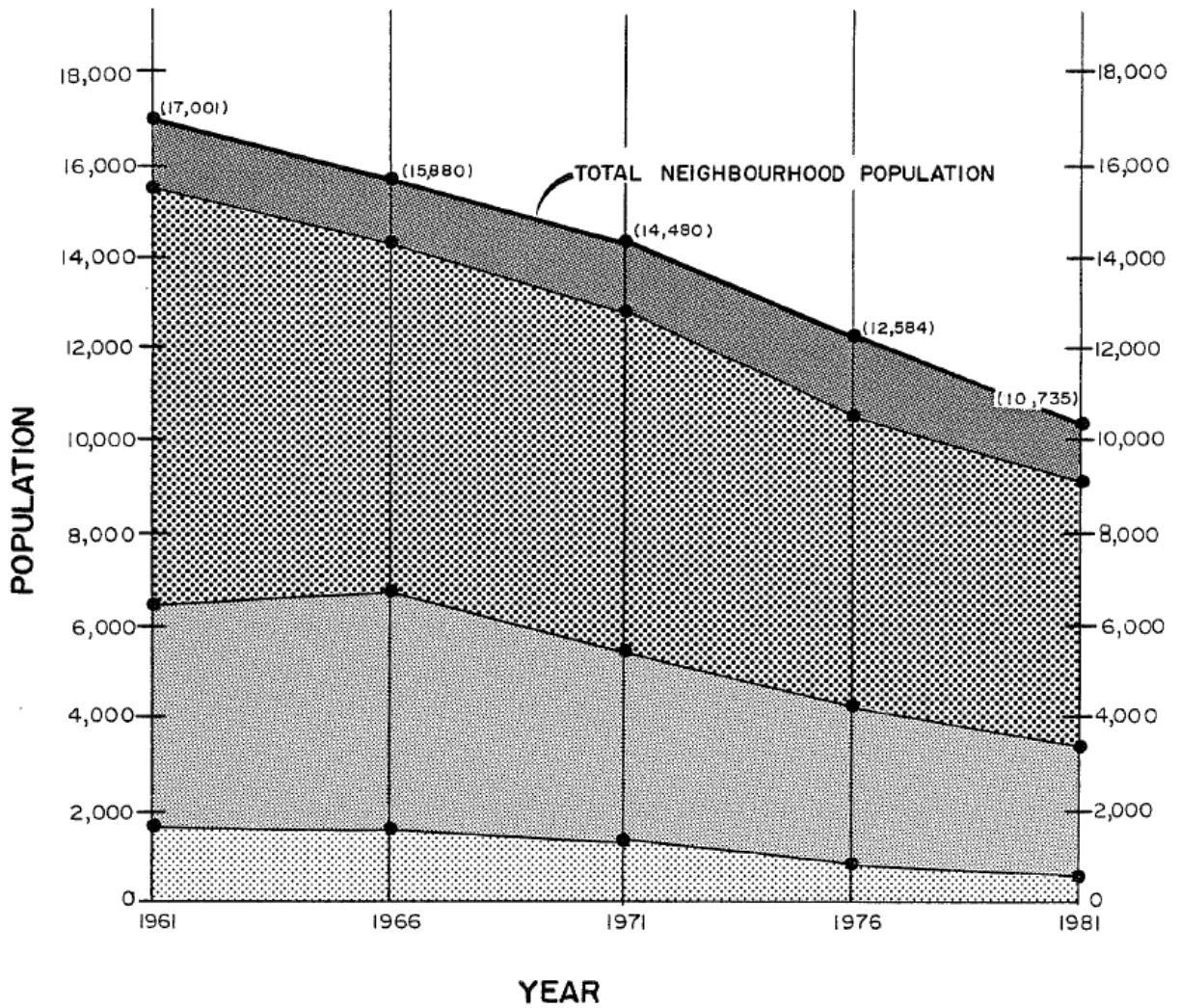
This section of the report highlights some of the population and housing characteristics and facilities in the North Central neighbourhood.

### 2.1 POPULATION

- The total population of the neighbourhood has decreased 37% from 17,000 in 1961 to 10,735 in 1981. The population of the City increased 45% from 112,176 to 164,313 during the same time period.
- The proportion of North Central's population 65 years or older increased from 8.8% (1,413) to 15.4% (1,655) between 1961 and 1981. Comparable figures for the City are 7.4% in 1961 and 9.2% in 1981.
- Persons 19 years and under comprised 36.72 of North Central's population in 1961 and 30% in 1981 compared to 39% in 1961 and 33.3% in 1981 for the City as a whole.
- The number of one person private households increased from 4.32 (188) of all households in 1961 to 26.5% (1,100) in 1981. In the City as a whole, one person private households made up 10.6% of all households in 1961 and 23.9% in 1981.
- The number of lone parent families in North Central increased from 500 in 1976 to 560 to 1981.
- The average family income in North Central in 1981 was \$20,287 compared to \$29,423 for the City as a whole.

### 2.2 HOUSING

- In 1981, North Central had 4,150 dwelling units compared to 58,420 for the City as a whole.
- In 1981, 90.5% of the dwellings were single detached as compared to 70.0% for the City as a whole.
- 69.3% of the housing in North Central in 1981 was owner-occupied, slightly higher than the overall City at 64.3%.
- In 1981, 45% of the housing stock in North Central was built before 1946, compared to 16.1% for the City.
- In 1981, minor or major repairs were needed for 37.3% of the housing stock compared to 21% for the City as a whole.



## NORTH CENTRAL POPULATION (1961-1981)

**LEGEND**

[Pattern]	AGE GROUP
[Dotted]	0 - 4 yrs.
[Horizontal Lines]	5 - 19 yrs.
[Cross-hatch]	20 - 65 yrs.
[Solid Grey]	65 + yrs.

- The Residential Rehabilitation Assistance Program (RRAP) has resulted in 800 units being rehabilitated to a value of \$3.9 million dollars. The average expenditure for rehabilitation was \$4,916 per unit.

### 2.3 COMMUNITY FACILITIES

- North Central is served by five elementary schools and one collegiate. In 1986, St. Luke's School was closed due to low enrolments and is now used for special education programs. The other schools have exhibited fairly stable enrolments over the past five years.
- North Central has community-based and community-run library services offered by Albert Library located at Robinson St. and 8th Avenue.
- The Albert-Scott Community Centre is a facility designed to meet the needs of community based social and recreation activities.

### 3.0 ISSUES AND RECOMMENDATIONS

#### 3.1 PROPERTY AND BUILDING MAINTENANCE

Issue: The level of maintenance and repair of private buildings and condition of property is a concern to North Central residents.

Discussion:

The North Central neighbourhood's housing stock is seen by many residents as needing an extensive amount of repairs and improved yard maintenance. This situation has evolved largely as the result of a combination of factors including the age and type of original housing construction, an absentee landlord problem, and lack of concern by both tenants and resident property owners on the appearance of their houses and property.

To overcome this problem, two other elements are required; knowledge and techniques of property maintenance, and knowledge of available services. The community has had a role and should consider expanding its role in lifestyle education.

This issue is not limited to the North Central Neighbourhood but is a City wide issue. The City passed two bylaws in April, 1986 to provide the legal mechanisms to address these concerns. The two bylaws are Bylaw 8212 - A Bylaw to Regulate and Control Untidy and Unsightly Lands or Buildings and Bylaw 8211 - A Bylaw of the City of Regina to Establish and Enforce Minimum Standards of Maintenance and Repair of Buildings in Regina. A Property Standards Section of the City Administration has been created to administer these Bylaws.

In the summer of 1986 the City undertook a "sidewalk" survey of the older residential areas of the city. The exterior of 23,000 single family properties (including yards and accessory buildings) were surveyed and graded as to good, fair, poor, and very poor condition.

In the spring of 1987, City efforts were concentrated on Junked Vehicles. Later in 1987, emphasis has shifted to those properties for which complaints have been received since April, 1986 when the Bylaw was passed. Top priority will be given to the 160 properties which have been evaluated as very poor.

The final phase will entail a program of inspections and enforcement in those areas of the City where there are concentrations of poor condition properties. All properties in the chosen areas will be evaluated. The method of choosing the areas will involve input from Community Organizations.

The Residential Rehabilitation Assistance Program has resulted in improvements to the housing stock. Since the RRAP Program was introduced in the neighbourhood in 1978 up to December 31, 1986, 800 units have been rehabilitated at a total cost of 53.93 million dollars or \$4,900 per unit. Private rehabilitation and redevelopment is additional.



To further increase the level of civic pride in private property a number of suggestions are made:

- NCCS continue and expand its Property Improvement and Yard Beautification Program. The Program provides assistance to those unable to maintain their premises.
- NCCS develop and deliver community programs in the neighbourhood to teach residents how to maintain their dwellings and yards
- NCCS continue to provide volunteers and organizational support for neighbourhood clean up drives

Recommendations:

1. The City actively enforce and administer its bylaws dealing with building maintenance and untidy properties.
2. The Community Housing Worker, employed by the City work with tenants to find suitable housing and counsel them on proper housing maintenance, and accepted community standards of residency in the neighbourhood.
3. NCCS continue and expand its programs to create greater pride by area residents in their residences and develop programs to teach residents about property maintenance.
4. NCCS promote programs aimed at upgrading existing housing and yards.
5. NCCS and the City encourage replacement of derelict housing stock with appropriately designed replacement housing stock.
6. NCCS consider developing urban lifestyle programs designed to teach residents about the opportunities and resources that exist in the city.

### 3.2 PERSONAL SECURITY AND SAFETY

Issue: North Central residents are generally concerned about personal security and property protection in their neighbourhood. Residents suggested that a more visible police presence was desirable in their neighbourhoods to increase personal safety.

Discussion:

This issue is of prime importance to neighbourhood residents. Statistics supplied by Regina Police Service confirm the magnitude of the problem. The Albert-Scott portion of the neighbourhood (between Albert and Elphinstone Streets) had 3.7% of the City's population in 1981. In 1983 and 1984, this area had 6.2% of the City's crime and in 1985 it had 7.5% of the City's crimes against persons and property.

The North Central Community is already being served by a Neighbourhood Watch Program and other crime prevention programs. The programs have had problems in getting residents, particularly short term residents, actively involved on a continuous basis. Subsequently, the Community appears to need to direct more resources to publicizing and attracting volunteers to deliver crime prevention programs.

The Regina Police Service has been actively involved in community based policing. Programs using community leaders and summer students have been tried in the neighbourhood to reduce crime with limited success. Public meetings have been held but only a few interested parties attended.

Lane lighting is a project that residents feel would improve personal safety in their neighbourhood. It is also felt that it may reduce the number of property related crimes in the neighbourhood.

The City has initiated a lane lighting program in the Core neighbourhood. Before additional lane lighting will be installed in the City, the Core project will be evaluated. Additionally, legislative changes will be required to provide total project cost recovery through local improvement assessments. The City is continuing to pursue legislative changes to have lighting covered as a local improvement. Consequently, lane lighting is not foreseen as a program which the City will be delivering in the immediate future. NCCS is of the view that the area would improve appreciably as a desirable place to live if lane lighting could be introduced into the neighbourhood. Recognition should be given to establishing North Central as a neighbourhood which could benefit from lane lighting.

Specific suggestions from residents regarding police service were to be able to know and identify police officers and to introduce foot patrols into the neighbourhood. Regina Police Service have tried various experiments using foot patrols, however demand has resulted in these resources being reassigned to maintain response commitments.

In conclusion, both the neighbourhood organizations and Regina Police Service will have to evaluate their strategies for crime prevention as they apply in North Central.

#### Recommendations:

1. The NCCS in conjunction with Regina Police Service and other neighbourhood based organizations make delivery of crime prevention an ongoing priority community program.
2. The City recognize North Central as a neighbourhood which could benefit appreciably from a lane lighting program.

### 3.3 TRAFFIC MANAGEMENT

Issue: Residents are concerned about the amount of non-local traffic using local residential streets. Specific concerns are the perceived lack of traffic law enforcement (e.g. speeding) and the number of uncontrolled intersections.

## Discussion:

A variety of traffic related concerns were identified in the resident questionnaire, many of which are directly attributable to individual driving practices including speeding, traffic sign violations, and noise. High traffic volumes were cited in 222 of the responses, whereas 23% indicated no concerns on traffic matters.

The major north-south roadways in North Central are clearly defined (Lewvan Drive, Albert Street, and Elphinstone Street). The east-west roadway functions are not as clearly defined with the exception of Dewdney Avenue. For example, 7th and 4th Avenues run continuous through the neighbourhood across Albert Street and Lewvan Drive. 5th Avenue serves as a commercial street and 3rd Avenue has a wide centre boulevard, but serves primarily as a local road.

The grid system's principal advantage is that it allows considerable flexibility to residents in selecting a route to their destination. The disadvantage of course is that all roadways are local roads but can also evolve to serve a collector function. The latter situation explains resident requests for more controlled intersections and the need to redirect traffic around the neighbourhood.

Traffic conditions in the neighbourhood are also affected by the number of major facilities in the neighbourhood which have contributed to parking problems in parts of North Central.

The City's Municipal Engineering Department is in the process of studying traffic and parking conditions in the North Central Neighbourhood south of 7th Avenue. The principal study objective is to look at ways of improving traffic management in the area for the benefit of both the facilities and area residents. Community involvement is an integral part of the review which requires participation by the Exhibition Board, Pasqua Hospital, civic and community representatives.

NCCS has expressed interest in the City's Noise Attenuation Study. In particular, the community's specific concern is noise generated by traffic on Lewvan Drive and its impact on adjacent residents between Dewdney Avenue and 4th Avenue. While no decision has been made to date with respect to noise attenuation policy, NCCS requests that due consideration be given to noise attenuation along Lewvan Drive.

## Recommendations:

1. The City Administration continue its work towards improving traffic conditions in the North Central neighbourhood in conjunction with the community and other affected interest groups.
2. The North Central Traffic Study be presented to the public and affected parties when it is completed.
3. NCCS requests that the City give due consideration to noise attenuation along Lewvan Drive when a noise attenuation policy is adopted.

### 3.4 PARKS AND RECREATION

Issue: The quality of open space, particularly school sites, in North Central is a concern to North Central residents. The condition of school yards, particularly the Scott Collegiate site, is seen as a contributing factor to an unfavourable neighbourhood image, and a poor image of Scott Collegiate as an educational facility.

Discussion:

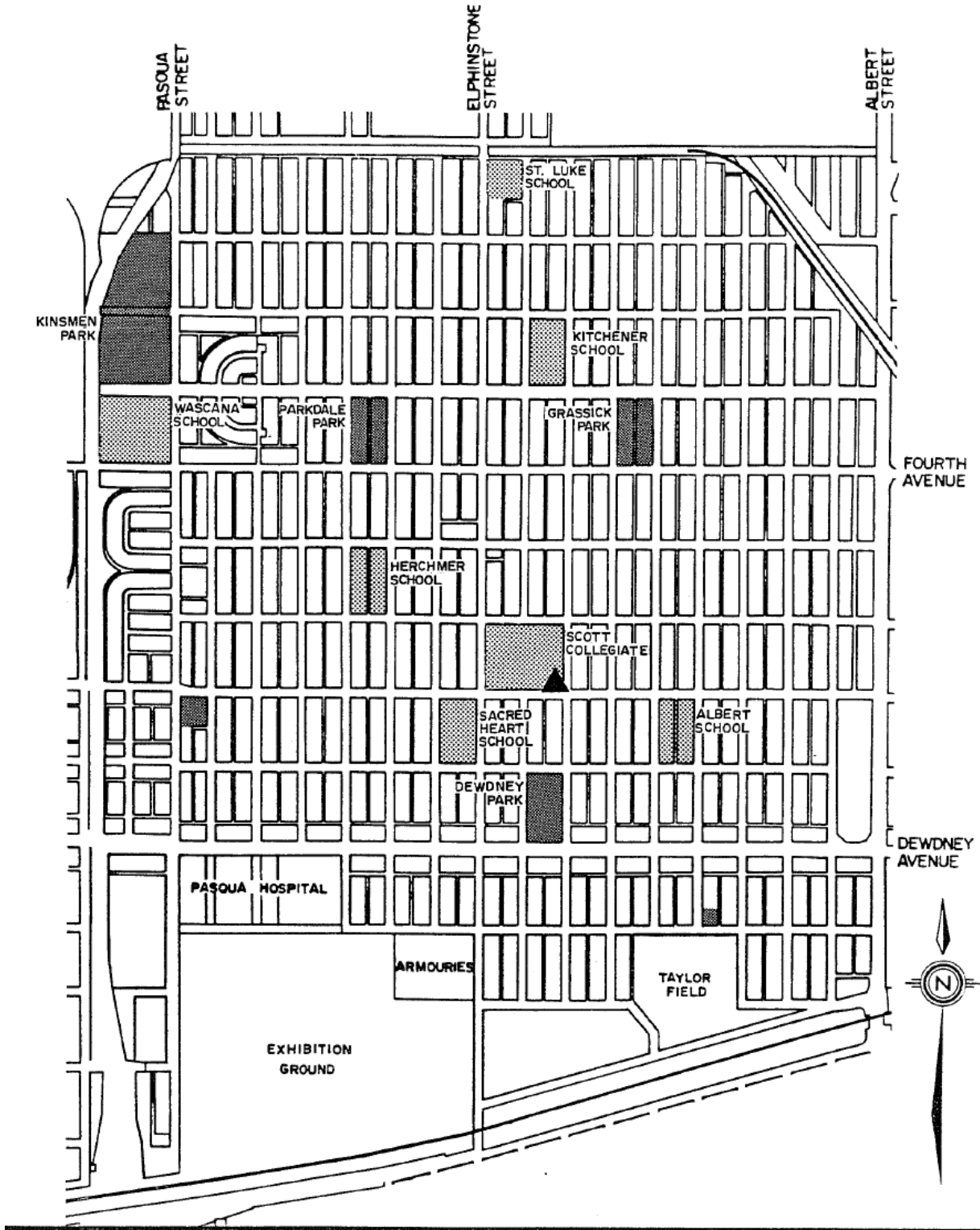
North Central has twelve major open space sites including seven school sites and five public parks including Kinsmen Park (See Map 3). A number of these parks have been constructed or upgraded in recent years including:

- Dewdney Park and Pool
- Grassick Playground
- Parkdale Park
- Taylor Field Court Games
- Robinson and 9th Playground.

The most visible area for improvement in the provision of open space from the community's perspective is improvement to existing school grounds. The City's Open Space Management Study, Phase I Public Recreational Open Space, confirmed not only a deficiency of neighbourhood open space (6.01 ha) in North Central, but also points out that of 11.17 hectares of neighbourhood space, only 3.63 hectares is developed to an acceptable standard. The study also recommends that open space upgrading be the first priority for open space development before open space acquisition.

The Regina Board of Education has initiated the School Site Redevelopment Program to upgrade existing school grounds. Under the Program, the two elementary school sites, Kitchener and Herchmer, are scheduled for upgrading in 1987 and 1988, according to work programs as of February, 1987. The Public School Board is upgrading the Albert School site as part of its reconstruction plans.

The Board of Education plans to undertake structural work to the Collegiate, tentatively scheduled for 1987-88. The proposal has been submitted to the Board of Education for approval. The possible closure of Scott Collegiate has been an emerging issue as a result of continued stable but low enrolments, combined with the apparent desire by neighbourhood students to attend collegiates offering a wider range of education programs and extracurricular activities. The upgrading and timing of the Scott Collegiate site improvement has been deferred until a decision is made on the facility upgrading. It is appropriate that site upgrading be deferred until the facility redevelopment work is completed. To ensure the continued existence of Scott Collegiate, it is important that students living in North Central attend Scott Collegiate.



## PARK AND SCHOOL LOCATIONS

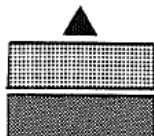
MAP 3

LEGEND

ALBERT SCOTT COMMUNITY CENTRE

SCHOOL SITES

PARK SPACE



The distribution of open space within the neighbourhood is such that most residents generally are in close proximity (within 2 or 3 blocks) to open space. The exception is the area south of Dewdney Avenue where there is limited open space. A small playground is located at Robinson Street and 9th Avenue. Consideration should be given to creating a small park in this area in conjunction with expanded major facility parking, Taylor Field expansion, or street closure.

NCCS is of the opinion that community input is essential in the park planning process to ensure that the product serves the needs of the resident population. NCCS concurs with the observation in the Open Space Management Study that park site design should be more sensitive to winter use. Additionally, NCCS places emphasis on lighting in public open spaces to extend the use in the evening hours and improve safety and security conditions.

The Albert-Scott Community Centre, adjacent and linked to Scott Collegiate, was constructed to provide a community facility for social and recreational activities and health care programs. A wide range of health services is provided by the Health Centre, including but not limited to: preventive screening, foot care clinic, yoga classes, Overeaters Anonymous, and similar types of programs. Art programs, community socials, and youth recreation programs are also delivered at the Centre.

In the past, the North Central Community Society was of the opinion that the Albert-Scott Community Centre could be run in a manner more suited to serving neighbourhood needs. Particular concerns included the operating hours of the facility and staffing levels. For example, "the facility was not open weekends, and was often closed over the supper hour, and some evenings."

Since the Community Services and Parks Department believes in the role of the community in influencing community centre hours, usage and programming, several initiatives have occurred to address the community's concerns. Changes have been made to extend the centre hours and ensure the availability for community use. Also, the Albert-Scott Community Centre Advisory Council has been re-established with the mandate to ensure there is effective and cooperative use made of space and improve the effectiveness of centre operations.

NCCS would like to see a continuation of the current practice of integrating the Dewdney Park and Territorial Building site as one comprehensive site, although it has two owners. Cooperative management of the site has contributed to its value to the community.

The park space at 7th Avenue and Pasqua should be maintained as permanent open space to meet the needs of residents in the area.

The Albert Library, community based and operated, provides not only library resource services, but children programs (films, crafts, storytelling, etc.), and adult programs (calligraphy, films, cooking demonstrations, knit-a-round, moccasin-making, etc.). Youth Unlimited in 1986 provided after-school programming ("Think Tank") three nights a week at the Library.

The neighbourhood survey indicated that residents were generally satisfied with social and recreational facilities and programs (60% were satisfied, 13% not satisfied, 27% no opinion). The community may, however, consider continuously reviewing the effectiveness of its program

publicity in order to service a wider population base, particularly the large youth population in the neighbourhood.

The uncertain status of Taylor Field expansion is a concern to the North Central residents. NCCS position on the matter is that decisions may be made on the future of the facility without consulting the community. NCCS requests that they be an active participant in any Taylor Field expansion plans. NCCS would also like consideration given to using Taylor Field as a site for other athletic competitions, such as track and field, soccer, and other similar activities.

#### Recommendations:

1. The City consider the upgrading of existing open space, particularly school sites, a priority over creation of new sites, and plans for upgrading open space be prepared in consultation with the community. Upgrading plans should emphasize lighting and winter use in the design.
2. The City consider providing additional developed open space areas south of Dewdney Avenue in conjunction with Taylor Field expansion, increased facility parking or through a street closure .
3. NCCS review the effectiveness of its community programming in order to serve a wider population particularly the large youth population in the neighbourhood.
4. The City Administration maintain the Albert Scott Advisory Committee with representation from various City departments and community organizations to address community concerns with respect to the operation and programming of the community centre.
5. NCCS be a participant in any planning process established related to the possible expansion of Taylor Field.
6. NCCS requests that consideration be given to using Taylor Field as a site for a wider range of athletic activities, such as track and field, soccer, and other similar activities.

### 3.5 BYLAW ENFORCEMENT

Issue: There is a general concern that the City has a large number of bylaws, but to date little emphasis has been placed on bylaw enforcement. The City has given consideration to the creation of a Bylaw Enforcement Unit.

#### Discussion:

Concerns were expressed about the City's lack of bylaw enforcement on matters such as unsightly properties, abandoned vehicles, and vehicular traffic violations such as speeding. This concern is not specific to North Central but is a city-wide issue which appears to be growing. The impact on the neighbourhood is that the area is perceived as a less desirable place to live.

The City Administration is aware of the need to direct more resources to bylaw enforcement. Consideration is being given to the creation of a centralized bylaw enforcement unit.

NCCS is concerned that present commercial use regulations do not adequately address or provide for community input on matters which affect their neighbourhood. Specifically, concern exists about outdoor display of merchandise in front yards, electronic game establishments (arcades), second hand stores, pawn shops, and similar types of uses.

Recommendations:

1. The City of Regina direct an appropriate level of resources to bylaw enforcement, to ensure resident complaints are dealt with in an expeditious manner.
2. North Central Community Society express its concerns about the need for more traffic enforcement to the Regina Police Commission and Regina Police Service.
3. The Urban Planning Department, in consultation with NCCS, review the appropriateness of commercial land use regulations in their neighbourhood.

### 3.6 LAND USE AND ZONING

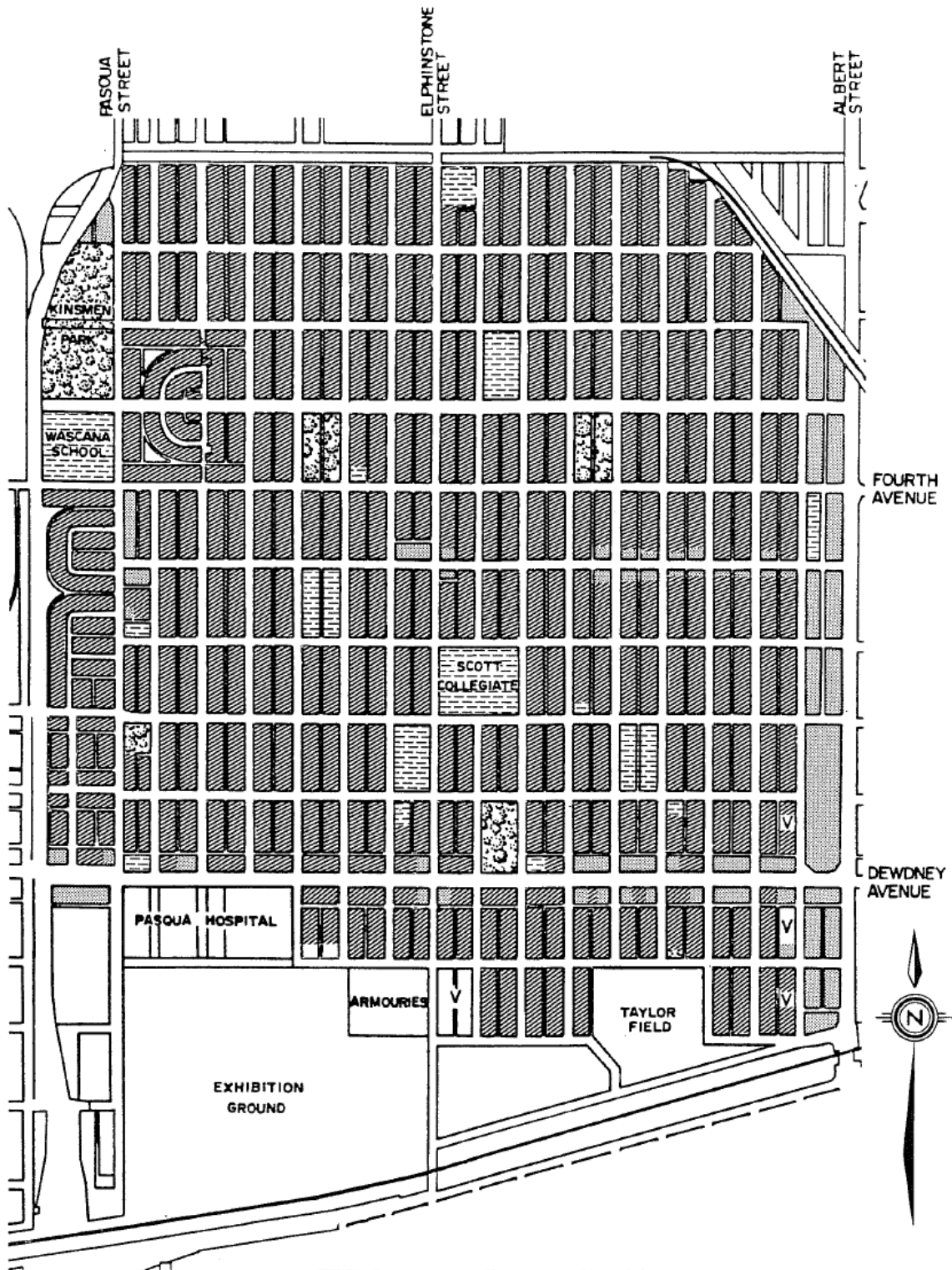
Issue: The NCCS wants to clarify community desires with respect to land use policy and zoning with the purpose of maintaining the residential viability of the neighbourhood while accommodating non-residential activities in appropriate locations.

Discussion:

The land use of North Central is predominantly residential single detached dwellings with several dispersed low-rise apartments (See Map 4). The area is bordered by railway tracks to the north and south and by commercial development to the east along Albert Street. As well, major strips of commercial development occur along Dewdney and 5th Avenues to Cameron Street and along Pasqua Street between 4th and 6th Avenues. A multiple unit housing project at Pasqua Street and 5th Avenue is the most significant new land use in North Central. Commercial development along Albert Street and Dewdney Avenue consists of a variety of restaurants, car lots, gas stations, repair shops, banks, doctors offices and confectioneries. Along the 5th Avenue strip there is a range of retail, banking, confectionery, grocery, gas station and medical services as well as a laundromat and day care center.

Other major land uses include the Exhibition Grounds, Lawson Aquatic Center, Field House, Taylor Field, Pasqua Hospital, playgrounds, an outdoor swimming pool, and seven school sites.


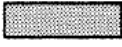

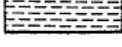





# NORTH CENTRAL GENERALIZED LAND USE

MAP 4

## LEGEND

- RESIDENTIAL 
- COMMERCIAL 
- PARKS 
- INSTITUTIONAL 
- VACANT 

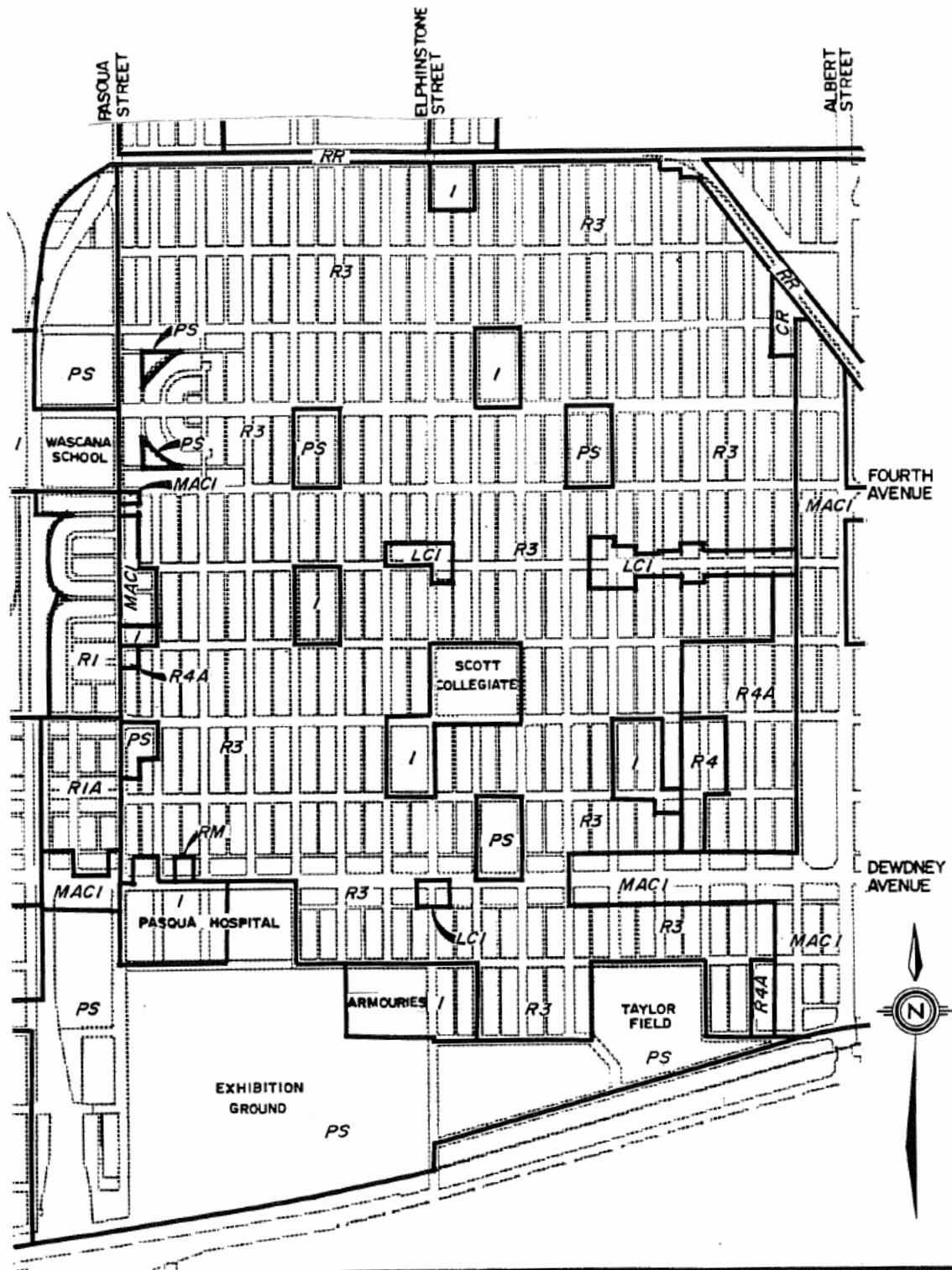
The land use zones of North Central (See Map 5) reflect the land use patterns of the neighbourhood. North Central is predominantly zoned R3 - Residential Older Neighbourhood, whose purpose is to stabilize older, low density residential areas. There are also various pockets of R4 - Residential Older Neighbourhood and R4A - Residential Older Neighbourhood (the largest continuous area is between Angus Street and Robinson Street and Dewdney Avenue to 6th Avenue). These zoning designations are much the same as R3 except discretionary uses of these areas include low-rise apartments and townhouse developments.

Commercial areas are zoned either MAC1 - Major Arterial Commercial which includes the eastern boundary of the neighbourhood between Albert and Angus Streets, the strip along Dewdney Avenue between Albert and Garnet Streets and the parcel at 5th Avenue and Pasqua; or LC1 - Local Commercial which is applied to 5th Avenue between Angus and Cameron Streets and smaller parcels at major intersections such as 5th Avenue and Elphinstone Street and Dewdney Avenue and Elphinstone Street.

Since North Central covers approximately 170 blocks, a number of land use policy districts have been developed (See Map 6) with the purpose to clearly present land use policy in that they:

- 1) Reaffirm the overall goal of maintaining, and improving, the North Central neighbourhood as a place to live, work and play.
- 2) Provide the opportunity for land use changes in locations which complement the overall development objectives for North Central.

The policies are generally a reaffirmation of present thinking. The land use policies are outlined below and shown on Map 6.



## NORTH CENTRAL ZONING (1986)

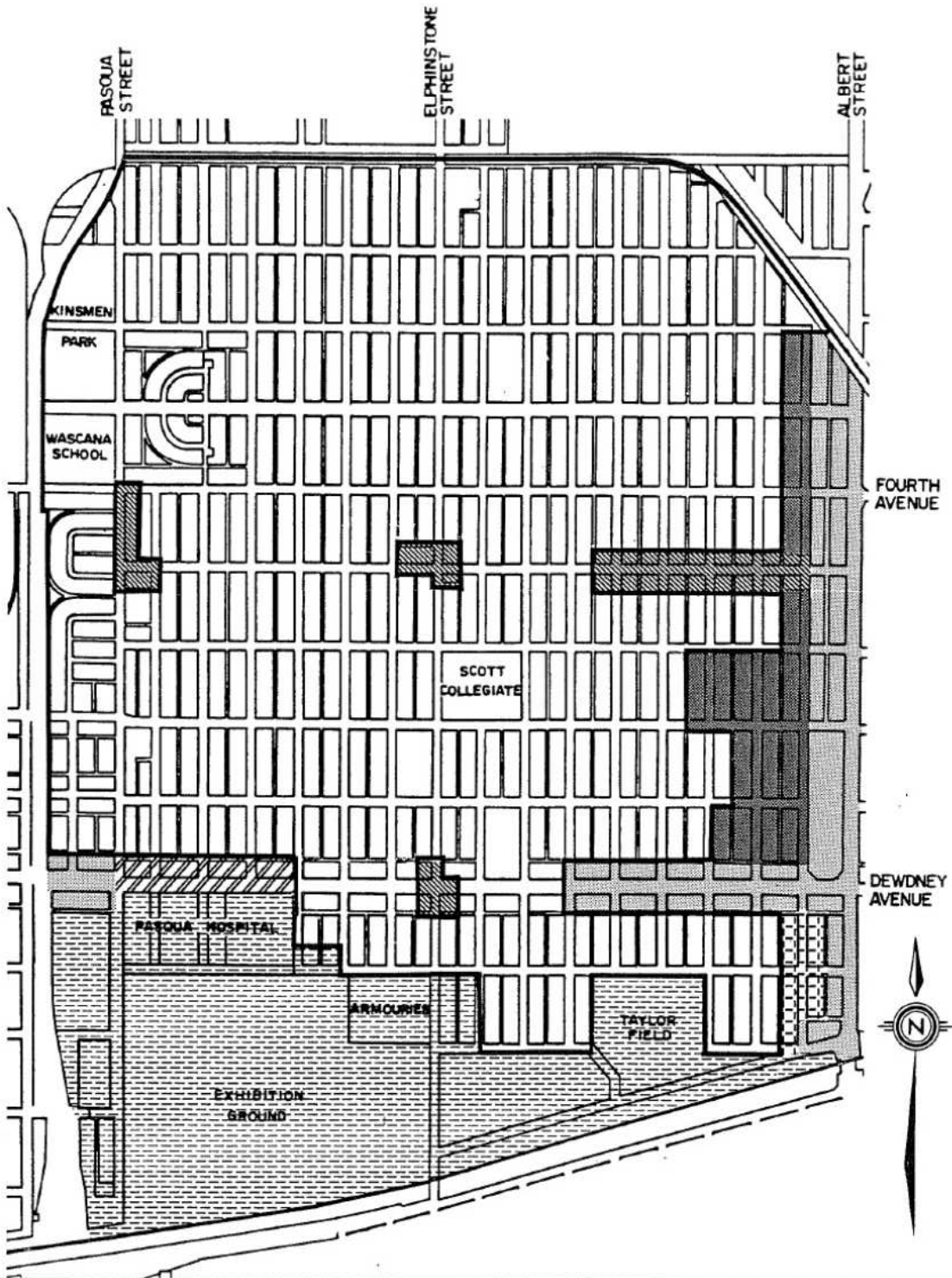
## MAP 5

### LEGEND

- RM - RESIDENTIAL MIXED USE
- CR - COMMERCIAL RESIDENTIAL INTERFACE
- I - INSTITUTIONAL
- PS - PUBLIC SERVICE
- LC1 - LOCAL COMMERCIAL
- MAC1 - MAJOR ARTERIAL COMMERCIAL

(For detailed regulations, please consult the City of Regina Zoning Bylaw)





R1, R1A, R3, R4, R4A - RESIDENTIAL ZONES






# LAND USE POLICY DISTRICTS

## MAP 6

**LEGEND**

- LOW DENSITY RESIDENTIAL DISTRICT 
- MEDIUM DENSITY DISTRICT 
- ALBERT STREET - DEWDNEY AVENUE COMMERCIAL DISTRICT 
- PASQUA HOSPITAL BUSINESS DISTRICT 

- LOCAL COMMERCIAL DISTRICT 
- ANGUS STREET MIXED USE DISTRICT  \*
- MAJOR FACILITIES - INSTITUTIONAL DISTRICT 

\*Not approved by the Deputy Minister of Urban Affairs on March 6, 1989. (Bylaw No. 8673)

### 3.6.1 POLICY DISTRICT A - LOW DENSITY RESIDENTIAL DISTRICT

#### General Intent

To maintain the low density residential nature of the neighbourhood by encouraging and requiring maintenance of existing houses and providing for redevelopment to one and two unit dwellings.

#### Existing Land Use

The principal use in the area is detached dwellings.

#### Residential Use

Family housing is provided in this area. Special purpose housing (e.g. senior housing) is expected to locate in the neighbourhood. Specific projects should be dealt with on a rezoning basis. Such housing projects should be smaller scale, low rise in form and contribute to an improved residential environment.

An ongoing issue near Pasqua Hospital has been the conversion of one and two unit dwellings into multiple units. This practice is illegal and necessitates regular enforcement of the zoning regulations. The community supports the current zoning regulations in effect. The matter of converting existing dwellings to multiple units is a matter which must be addressed as a city-wide concern.

#### Commercial Use

With the exception of the E.40 feet of Lot 10, Block 93, Plan Old 33 (a contract zone for an antique store) commercial uses should not be extended into the established residential precinct. (Bylaw No. 9147)

#### Urban Design Context

The residential area should continue to have the traditional building setbacks with low density single and two unit dwellings. Tree-lined boulevards should remain and continued efforts are required to maintain and upgrade the public open areas.

#### Recommendation

No zoning changes are recommended for this area.

### 3.6.2 POLICY DISTRICT B - MEDIUM DENSITY RESIDENTIAL DISTRICT

#### General Intent

To provide a residential area which features a mixture of low and medium density housing types in close proximity to arterial roadways and transit service. The area provides a land use transition between the high activity commercial areas and the low density residential area.

#### Existing Land Use

The principal use in the area is detached dwellings with only a few apartment buildings.

#### Residential Use

A mixture of low rise apartments and low density housing is proposed.

#### Commercial Use

Commercial use is not appropriate for this area.

#### Urban Design Context

The established residential setbacks should be maintained with relatively low site coverage for new development. Ground access units are preferred where multiple projects are proposed. Townhouses and medium density (walk-up) apartments are acceptable.

#### Recommendation

The following properties be zoned R4A - Residential Older Neighbourhood from R3 - Residential Older Neighbourhood:

- i) 802 to 878 Angus Street.
- ii) 902 to 978 Angus Street.
- iii) 1002 to 1070 Angus Street.

Reason: To provide for the long term redevelopment of these areas from low to medium density residential use. The intention is to provide a transition between the commercial uses on Albert Street and the low density residential areas to the west and provide for long term redevelopment.

### 3.6.3 POLICY DISTRICT C - ALBERT STREET - DEWDNEY AVENUE COMMERCIAL DISTRICT

#### General Intent

To provide for a wide range of commercial activities normally located along arterial roadways. This district should not be extended beyond the area identified.

#### Existing Land Use

A wide range of commercial uses are located in this district. Recent trends indicate that the area will be developed in a more intense manner than in the past.

#### Residential Use

Residential uses are not proposed for this area.

#### Commercial Use

Commercial uses should serve both the travelling public and the residents of the city at large, and should be located on major arterials. Along Dewdney Avenue, commercial uses should be concentrated in the existing defined commercial area, with no extensions to be considered westward or onto flanking residential streets.

#### Urban Design Context

Commercial uses should be oriented towards the major arterials, be low-rise in nature and accommodate parking for the volumes of traffic that are attracted to the use. Parking areas should be landscaped in a manner to ensure that this area is attractive given that the arterial roadways are gateways to the City, and sympathetic to the fact that they border on residential properties where appropriate front yard landscaping should be coordinated with bus stop and shelter locations.

NCCS has expressed concerns about the MAC development standards as they apply to the 27 to 31 Blocks of Dewdney Avenue. In particular, building setbacks from Dewdney Avenue vary between old, new, and residential buildings. NCCS's position is that in the long-term the development standards should require a more uniform building setback. It is appropriate that this investigation be undertaken as a follow-up study to the neighbourhood plan.

#### Recommendations

1. The following properties be zoned MAC - Major Arterial Commercial from R1A - Residential Older Neighbourhood Detached:
  - i) 4210, 4216, 4220, 4224, 4230, 4238 Dewdney Ave.

Reason: To provide for a continuous commercial area on the north side of Dewdney

Avenue between Pasqua and Edward Streets. The residential properties are currently between two commercial areas on Dewdney Avenue, near the intersection of Lewvan Drive.

2. A study be undertaken of development standards of the 27 to 31 Blocks of Dewdney Avenue with the purpose of evaluating front yard requirements affecting future new developments.

#### 3.6.4 POLICY DISTRICT D - PASQUA HOSPITAL BUSINESS DISTRICT

##### General Intent

To direct hospital related ancillary uses to the area consisting of four block faces on the north side of Dewdney Avenue immediately north of Pasqua Hospital between Pasqua and Princess Streets. No extensions north of the lane for commercial purposes should be allowed. Redevelopment should consist of mixed residential, commercial and office space usage in a low rise form (two to four stories). Mixed use development with main floor office/retail and upper floor residential is the preferred building form.

##### Residential Use

Residential usage can be expected to be apartment accommodation.

##### Commercial Use

Office and retail space in this area can be expected to meet the ancillary service needs created by the presence of Pasqua Hospital. Medical clinics, medical offices, pharmacies and similar types of uses are appropriate.

##### Urban Design Context

A high quality streetscape environment should be created with buildings built close to the Dewdney Avenue property line, enclosed or underground parking provided, quality landscaping, bus stop and shelter upgrading, and lighting with the objective to maintain and develop a functional linkage with the hospital. The treed boulevard should be maintained and improved. Vehicular access from Dewdney Avenue should be minimized.

##### Recommendation

The following properties be zoned MX - Mixed Residential Business from R3 - Residential Older Neighbourhood. (Bylaw No. 9250)

- i) 38 and 39 blocks of Dewdney Avenue.
- ii) 4020, 4024, 4028, 4032, 4038 Dewdney Avenue.
- iii) 4138 Dewdney Avenue.

Reason: To provide for the future use of this area for low rise apartments and mixed



use projects.

### 3.6.5 POLICY DISTRICT F - LOCAL COMMERCIAL DISTRICTS

#### General Intent

To provide for several commercial areas within the neighbourhood to primarily meet the day to day shopping requirements of area residents. Four areas have been identified: Pasqua Street and 5th Avenue, 5th Avenue and Elphinstone Street, the 5th Avenue Commercial Strip and Elphinstone Street and Dewdney Avenue.

#### i) Pasqua Street and 5th Avenue

Commercial uses should be limited to the area fronting 5th Avenue between Wascana Street and Pasqua Street. Uses should be limited to those generally required by the immediate neighbourhood. As such, consideration should be given to change the zoning from MAC to another more appropriate designation. In addition, the housing project located immediately south of the 5th Avenue businesses should also be rezoned from MAC to a residential designation.

#### Recommendations

1. The multiple housing project at 1176 Wascana Street be zoned R4A - Residential Older Neighbourhood from MAC - Major Arterial Commercial.
2. Properties currently zoned MAC - Major Arterial Commercial in the vicinity of Pasqua Street and 5th Avenue be zoned LC1 - Local Commercial.
3. The property at 1015 Pasqua Street be zoned LC1 - Local Commercial from R3 - Residential Older Neighbourhood.

Reason: Pasqua Street no longer serves as an arterial roadway. The zoning and range of potential land uses should be adjusted to reflect this change. The housing project should be rezoned to reflect its residential use. The dwelling at 1015 Pasqua Street is currently isolated between two commercial businesses, and in the long term, commercial zoning is more appropriate.

#### ii) Elphinstone Street and 5th Avenue/Elphinstone Street and Dewdney Avenue

These sites should be maintained for local commercial purposes only and with the exception of the E.40 feet of Lot 10, Block 93, Plan Old 33 (a contract zone for an antique store), no extensions beyond those already commercially zoned lots should be considered. (Bylaw No. 9212)

#### Recommendation

No zoning changes are recommended.

iii) 5th Avenue (Angus Street to Garnet Street)

Consideration should be given to encouraging a local shopping street with both public transit and pedestrian orientation. Developments should be built up to or near the 5th Avenue property line, with all commercial uses oriented towards 5th Avenue. Mixed use developments should be encouraged to maintain a residential element.

The older commercial buildings along the street are built close to the sidewalk with many sites 50 feet deep from 5th Avenue. In some instances, the commercially zoned property extends deeper. At Cameron Street and 5th Avenue, for example, three commercial sites are 100' in depth.

To achieve the creation of a pedestrian-oriented shopping street served by public transit, future developments should exhibit the following characteristics:

- i) Buildings should be built up to or near the 5th Avenue property line.
- ii) Commercial activity (entrances, display windows, signage) should be oriented onto 5th Avenue.
- iii) Commercial frontage should be as continuous as possible.
- iv) Mixed-use projects are encouraged.
- v) Preferred locations for parking are in rear yards.
- vi) The design of new buildings, building additions or alterations should reflect the existing scale and design features of the area. Building forms should complement and improve the overall neighbourhood environment.

The shopping street at this time should consist only of land used for and zoned for commercial and ancillary type uses. Emphasis is placed on concentrating commercial activity in the established commercial precinct, rather than extending it along 5th Avenue or deeper into the residential area. As a guideline, new commercial uses should not extend greater in depth than 50 feet from 5th Avenue. Sites which presently are of greater depth than 50 feet should not be extended further into the residential area.

Recommendations

It is recommended that:\*

- 1) the property along 5th Avenue between Angus and Garnet Streets, with the exception of Lots 11 and 12, Block 91, Plan Old 33, (a contract zone for a service station), currently zoned LC1 - Local Commercial be zoned LC3 - Local Commercial; and

- 2) the south 24.98 feet of Lot 9, Block 90, Plan Old 33 and the north half of Lot 19, Block 111, Plan Old 33 be rezoned from R3 - Residential Older Neighbourhood to LC3 - Local Commercial.

Reason: To have zoning standards in place which foster the creation of a shopping street. (Bylaw No. 9212)

\*Rezoning to LC3 was approved May 8, 1989 (Bylaw No. 8809)

### 3.6.6 POLICY DISTRICT G - ANGUS STREET MIXED USE DISTRICT (10TH AVE. TO DEWDNEY AVENUE)\*

#### General Intent

To provide a transition between major arterial commercial uses and low density residential uses. The future uses should complement the abutting uses. In addition, they should be low traffic generating to reflect the limited capacity of Angus Street.

#### Existing Land Use

The area includes limited detached dwellings, apartments, retail businesses, and automotive uses including a muffler shop and a commercial bus operation.

#### Residential Use

The residential uses should be of a medium to high density to help act as an interface. Multiple unit development should consist of apartments or units in mixed use buildings.

#### Commercial Use

Commercial uses should be low traffic generating and generally be limited to daytime operations, such as offices, to reduce the potential impact on the abutting residential neighbourhood. The uses should not be exclusively intended to accommodate neighbourhood oriented services, but should provide for a more gradual transition between higher density arterial commercial uses and medium density residential. Consideration should also be given to encouraging mixed-use buildings, with commercial limited to the main floor.

#### Urban Design Context

This area should allow for a mixture of buildings and use types with appropriate landscaping and minimal outdoor storage.

#### Recommendation

The following properties be rezoned CR - Commercial/Residential Interface from MAC - Major Arterial Commercial:

- i) 15 and 16 blocks of Angus Street.

Reason: The intent is to provide a transition from major arterial uses on Albert Street to the residential area to the west. The Major Arterial Commercial Study approved by City Council identified this area as being inappropriately zoned since it is not a major arterial location. While no zoning changes were recommended as part of the MAC Study, it is appropriate as part of the Neighbourhood Plan to initiate a zoning change.

\*Note: Section 3.6.6 was not approved by the Deputy Minister of Urban Affairs on March 6, 1989 (Bylaw No. 8673-ZO-B89).

### 3.6.7 POLICY DISTRICT H - MAJOR FACILITIES - INSTITUTIONAL DISTRICT

#### Major Facilities/Institutional Subarea

##### General Intent

To provide for the existence of these major City wide facilities within the defined area while minimizing the impact of the facilities on the adjacent neighbourhood with particular reference to traffic movements and parking conditions during major events.

This area includes the Exhibition Grounds, Pasqua Hospital, Armouries Building, Taylor Field, Lawson Aquatic Centre, Field House.

##### Urban Design Context

The buildings are large with considerable parking areas. Perimeter site treatment (tree-planting, fencing, lighting, and signage) should be undertaken in a manner sensitive to an area abutting a residential neighbourhood. Entrance and exit points should be clearly marked, permanent, and integrated appropriately into the overall traffic system. With rail relocation, major access points to these facilities should be from Saskatchewan Drive.

##### Recommendations

No zoning changes are recommended for this area except for the establishment of a Direct Control District to regulate the land use and development standards applicable to Lot 1, Block A, as follows: (Bylaw No. 9505)

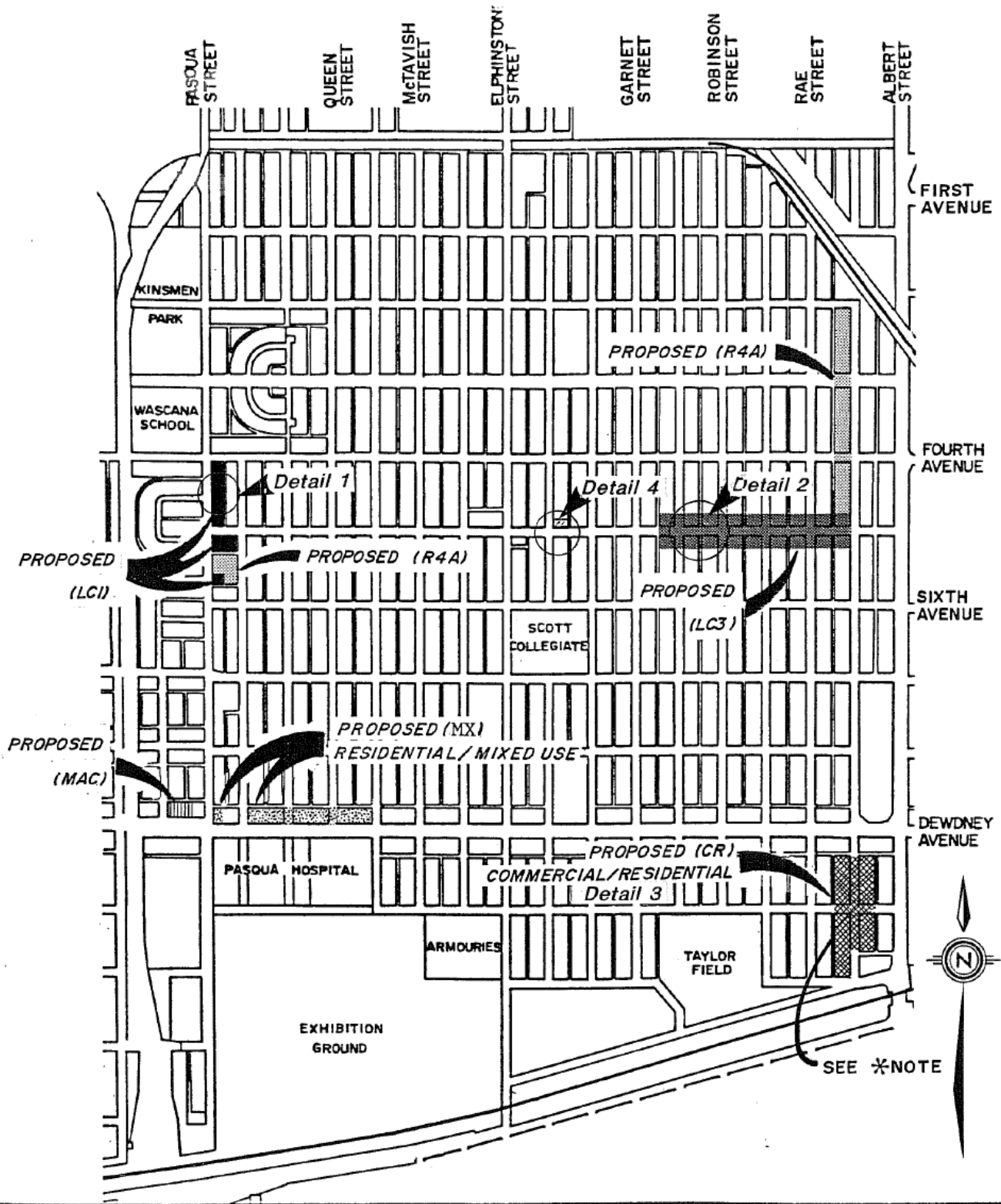
1) Direct Control District (DCD-2)

i) Designation

A Direct Control District shall be established for Lot 1, Block A, Plan 16074, Elphinstone Street and North Railway Street. 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)

- a) The existing businesses shall be permitted to continue. 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) New development shall enhance Elphinstone Street and North Railway Street as an entrance to the major institutional/recreational/athletic facility area of Regina.
- e) Outdoor storage shall not be permitted.
- f) Redevelopment of the site will be subject to soil contamination reports and site remediation as required.
- g) All developments require plan and drawing approval.



## PROPOSED ZONING CHANGES

For detailed description of the proposed changes please refer to Section 3.6 of this report or the Summary of Recommendations.

**MAP 7**

\*NOTE: This Recommendation was not approved by the Deputy Minister of Urban Affairs on March 6, 1989. The 1500 and 1600 Blocks of Angus Street will require further study to determine appropriate zoning.

(Bylaw No. 8673-ZO-B89)

#### **4.0 IMPLEMENTATION AND REVIEW**

Responsibility for implementing the Neighbourhood Plan rests with both the City of Regina and the neighbourhood, in particular the North Central Community Society. Upon adoption of the Plan, the Social Development Department will meet on an annual basis with NCCS to measure progress. This process will provide the opportunity for on-going dialogue between community leaders and City staff with the final result being the strengthening of the North Central Community.

City departments will be required to implement recommendations of the Plan pertinent to their mandate.

## APPENDIX A

The results of the neighbourhood questionnaire distributed by NCCS are provided below:

### North Central Neighbourhood Plan Identification of Issues and Concerns

1. Are you satisfied with the social/recreational or senior citizens' facilities in your neighbourhood? Does the Albert-Scott Community Centre meet your neighbourhood needs?

Yes:	128
No:	28
No opinion:	<u>59</u>

TOTAL	<u>215</u>
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If no, what do you suggest?

Do not use facilities:	5
Not aware of services or activities available:	8
Need activities for seniors:	4
Need senior citizens centre:	5
Need senior citizens housing:	3
Need supervised activities for children and adolescents:	3
Need outdoors programs and activities	4
Need more recreation facilities:	4
Unable to walk to existing facilities:	3
Day care centre:1	
No response: (Not included in Total)	<u>75</u>

TOTAL	<u>40</u>
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2. a) Do you feel your neighbourhood is a safe place to live?

Yes:	77
No:	129
No Opinion:	<u>9</u>

TOTAL	<u>215</u>
-------	------------

If no, why?

High incidence of break and entry, theft, vandalism, etc.:	62
Lack law enforcement by police:	10
Racial tension:	20
Too many alcohol and drug abusers:	8
Too many low income families in rental houses:	11
Dogs and cats running at large:	5
Too much traffic:	18
Poor lighting:	8
Too many youths and adults on the streets at night:	16
Slum houses:	2
No Response: (Not included in Total)	<u>92</u>

TOTAL	<u>160</u>
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b) How could it be improved?	
Stiffer penalties for law breakers:	8
Improved police protection:	60
Implement neighbourhood watch program:	21
Improved garbage receptacles:	3
Stricter maintenance of property bylaw:	13
Training program on home maintenance:	3
Improved screening of tenants:	7
Lights in lanes:	12
Better street lighting:	9
Rumble strips, signs, etc.:	7
Restrict parking: 1	
No response: (Not included in Total)	<u>93</u>
TOTAL	<u>144</u>

3. Are you satisfied with the quality and/or quantity of park land/open space in your neighbourhood?	
Yes:	138
No:	48
No opinion:	27
No response: (Not included in Total)	<u>2</u>
TOTAL	<u>213</u>

If no, what could be improved?

More park space:	22
Spend less on parks and recreation:	5
More quality park development:	7
Existing park space is adequate:	4
Supervision of park space:	2
Improve school grounds:	1
Use of parking lots for recreation when not in use:	10
Location of park spaces is poor:	59
Police surveillance to ensure child safety:	65
Control of dogs and dogs owners:	3
Poor lighting:	1
Maintenance:	10
No response: (Not included in Total)	<u>159</u>
TOTAL	<u>65</u>

4. Currently, commercial development within your neighbourhood is restricted to a few locations (i.e. along 5th Avenue from Albert - Cameron, Dewdney from Albert - Garnet). Should commercial development continue to be restricted?	
Yes:	137
No:	41
No opinion:	<u>37</u>
TOTAL	<u>215</u>

Comments:

No need for commercial development:	57
More commercial development:	15
More commercial development in selected areas:	18
More small neighbourhood commercial development:	8
Need for neighbourhood grocery stores:	4
Other:	4
No response: (Not included in Total)	<u>109</u>
<b>TOTAL</b>	<b><u>106</u></b>

5. What is your opinion on the major facilities in your neighbourhood? (i.e. Lawson Aquatic Centre, Regina Exhibition Association, Pasqua Hospital, Taylor Field). How do they affect you?

Enjoy use of:	13
Convenient for use:	35
Don't use, not affected:	6
Poorly maintained:	4
Noise:	29
Cause parking problems:	39
Traffic problems:	25
Facilities good:	63
Enough or too many or too expensive:	8
No opinion:	27
No response: (Not included in Total)	<u>9</u>
<b>TOTAL</b>	<b><u>249</u></b>

6. a) What concerns, if any, do you have about traffic in your neighbourhood?

Too much traffic:	49
Parking:	20
Safety of pedestrians:	12
Noise:	12
Speeding, accidents, traffic violations:	69
Incompetent drivers:	1
Heavy trucks on neighbourhood streets:	6
None:	51
Bicycles using sidewalks:	1
Too many cats and dogs:	1
No response: (Not included in Total)	<u>13</u>
<b>TOTAL</b>	<b><u>222</u></b>

b) Could traffic movements be improved in your neighbourhood?

Yes:	119
No:	31
No opinion:	53
No response: (Not included in Total)	<u>11</u>
<b>TOTAL</b>	<b><u>203</u></b>

How?

Enforce traffic laws:	44
Provide for resident parking ON street:	2
Improve traffic access to major roads:	15
Redirect traffic around neighbourhood:	13
Controlled intersections:	31
Yield or stop signs:	9
Restrict parking: 8	
Restrict heavy trucks to truck routes:	9
No improvements needed:	2
Don't know:	5
No response: (Not included in Total)	<u>93</u>

TOTAL 138

7. What other concerns do you have about your neighbourhood?

Safety:	10
Crime:	13
Dogs and cats running at large:	16
Maintenance of property:	79
Parking: 7	
Noise:	19
Natives: 13	
Use of new garbage receptacles:	6
Large trucks using neighbourhood streets:	2
None:	24
Sewer backup:	4
Traffic:	5
Junk cars, litter, dirty streets:	7
Neighbourhood becomes slum or ghetto:	10
Local improvements needed:	11
Lack of schools: 1	
No response: (Not included in Total)	<u>28</u>

TOTAL 227

8. What do you think your neighbourhood will be like in 5-10 years?

Slum, ghetto:	33
Same as present:	29
Get worse, decline:	33
Decent place to live:	10
Improve:	16
Dirty neighbourhood:	3
Don't know:	39
No response: (Not included in Total)	<u>52</u>

TOTAL 163

What would you like to see?

Crime reduction:	5
More parks space:	4
Better residential neighbourhood:	18
Better maintenance of property:	59
Reduced racial tension:	12
More commercial development:	3
Less commercial development:	3
No more commercial development:	2
Benches at bus stops and improved bus service:	3
Better traffic control:	4
More police protection:	5
More young families:	5
Mix of age and ethnic groups:	5
More local improvements:	3
Home repair programs:	2
No response: (Not included in Total)	<u>96</u>
TOTAL	<u>133</u>

