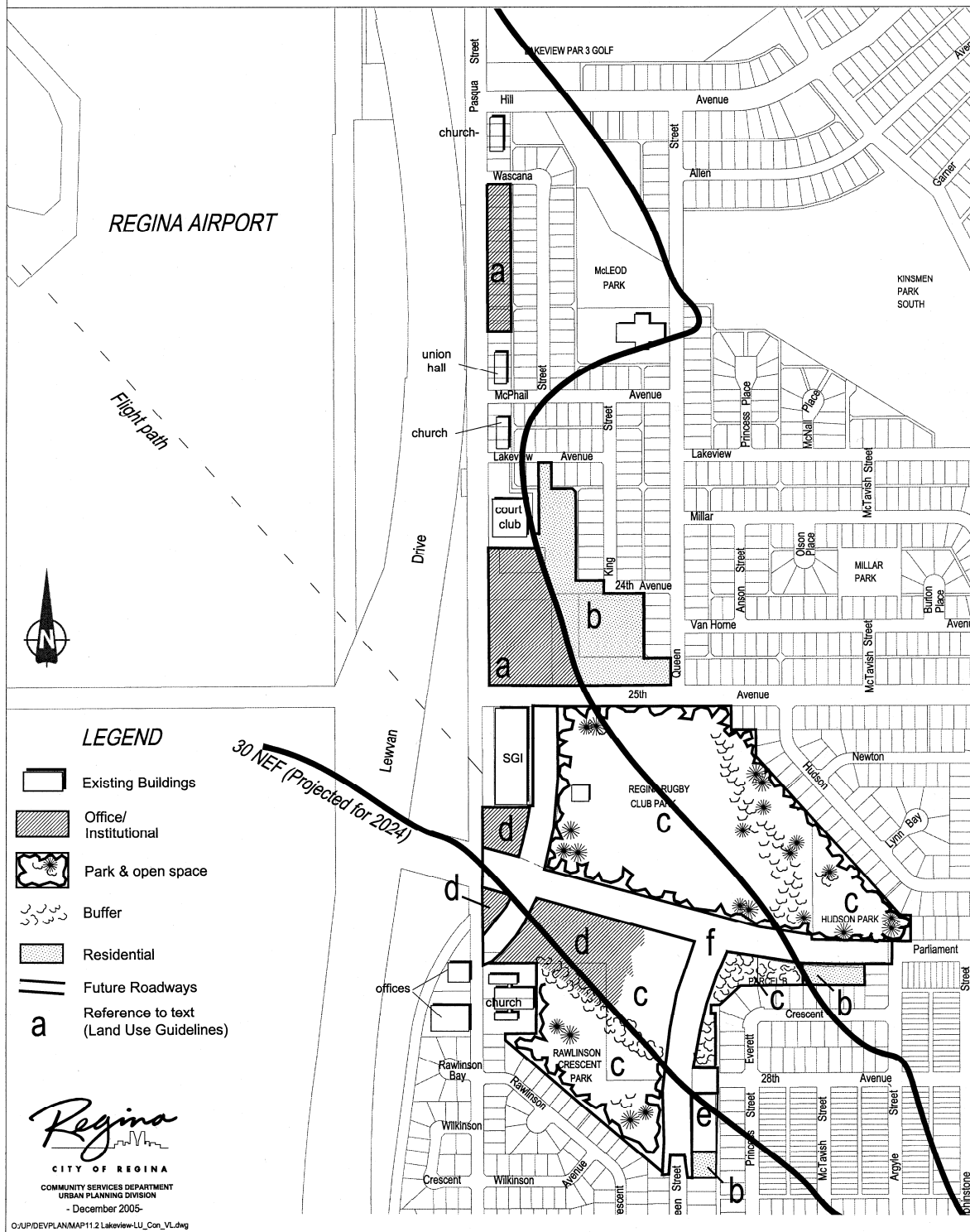


APPENDIX B

MAP 11.2: LAND USE CONCEPT FOR VACANT LANDS IN LAKEVIEW/ALBERT PARK



11.3 Lakeview/Albert Park Secondary Plan

The *Regina Development Plan* identifies the need to prepare a Secondary Plan for Lakeview. Interest in development of vacant lands near the Regina Airport in Lakeview and Albert Park has highlighted the need for a plan to guide the orderly development of this area. A public opinion survey was conducted which provided information and confirmed that development of vacant lands is the single significant planning issue in Lakeview/Albert Park.

The areas north, south and east of the vacant lands in Lakeview/Albert Park consist of stable low-density residential development and related neighbourhood parks and schools. Lewvan Drive and the Regina Airport are located to the west. Development along Pasqua Street is constrained for residential development by airport noise, and includes non-residential uses such as offices, recreational uses and churches.

At the time areas in Lakeview and Albert Park were being developed in the 1950s and 1960s, vacant lands were retained to protect aircraft approach routes to the Regina Airport. Over time, development of offices, the Regina Court and Fitness Club, rugby fields and churches have occurred at the edges of the vacant lands. These developments were reviewed individually to determine their suitability. This Plan provides for a more coordinated approach, based on the following general planning considerations.

a) General Planning Considerations

The following general planning considerations are applied to:

- i) respect airport operations and prohibit residential infill development in high noise areas exceeding 30 NEF projected for 2024 as shown on Map 11.2.
- ii) ensure compatibility of new infill development with existing residential neighbourhoods in terms of use, development form and adequate buffering;
- iii) reflect existing and approved plans for parks and for roadway extensions; and,
- iv) generate revenue from the sale of surplus City-owned lands.

b) Land Use Guidelines

The following land use guidelines shall apply to the infill development of the respective areas shown on Map 11.2:

Area a): Prestige Office, Institutional, or Limited Service and Retail Uses [2008-52]

- buffer from houses via landscaping and setback of buildings.
- maximum 2 storey height.
- architectural control through agreements for sale to ensure compatible design.
- access from Pasqua Street.
- consult with Transport Canada regarding possible electronic navigation equipment interface.
- Limited Service and Retail Uses consistent with General Planning Considerations above be considered for 3775 and 3725 Pasqua Street (being Lots 1 and 2, Block E, Plan No. 101879860. [2008-52]

Area b) Residential – Single Family Housing

- Development Plan policies permit new housing only where aircraft noise is less than the 30 NEF projected for 2024 as shown on Map11.2

Area c) Open Space

- develop in consultation with Community Associations and South Zone Board.
- buffer passive park areas (Hudson Park and Rawlinson Crescent Park) via landscaping from athletic fields and prestige office developments.
- maintain linkage between park areas by ensuring common frontage on both sides of Parliament Avenue.

Area d) Prestige Offices

- office development guidelines are as per a) above.
- access from Parliament Avenue or Pasqua Street.
- contingent upon extension of roadways.
- minimum building setback, 120m from back of lots on Rawlinson Crescent.

Area e) Vacant Land

- development subject to further review of uses compatible with adjacent housing.
- Area f) Parliament Avenue and Queen Street Extension

- approved roadway plans, development subject to the availability of capital funding.

c) Policies And Implementation

- i) That vacant lands identified on Map 11.2 be developed consistent with subsection 11.3(b) – Land Use Guidelines - of this Plan.