



Regina Planning Commission

**Tuesday, August 9, 2022
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

**Revised Public Agenda
Regina Planning Commission
Tuesday, August 9, 2022**

Approval of Public Agenda**Adoption of Minutes**

Minutes of the meeting held on July 5, 2022.

Administration Reports and Communication

RPC22-27 Official Community Plan Amendment & Zoning Bylaw Amendment - 1555
14th Avenue - PL202200037

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve amendments to *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP) to provide an exemption to Policy 9 in the OCP Part B.8 Core Area Neighbourhood Plan to allow for mixed-use development at 1555 14th Avenue.
2. Approve the application to rezone 1555 14th Avenue, being Lots 1 & 2, Parcel 423, Plan No. OLD33, and Lot 21, Parcel 423, Plan No. 101193410 Ext 21 in the Old33 Subdivision, from RL – Residential Low-Rise Zone to ML – Mixed Low-Rise Zone.
3. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations, to be brought forward to the meeting of City Council following approval of these recommendations and the required public notice.
4. Approve these recommendations at its meeting on August 17, 2022.

RPC22-29 Neighbourhood Character - Lakeview and Cathedral

Recommendation

Regina Planning Commission recommends that City Council:

1. Direct Administration to return with a report before the end of 2022



OFFICE OF THE CITY CLERK

recommending a bylaw with procedures to implement a nomination-based heritage conservation district application process.

2. Approve these recommendations at its meeting on August 17, 2022

RPC22-30 Dr. Patricia Elliott, Cathedral Area Community Association: Neighbourhood Character - Lakeview and Cathedral

Recommendation

That this communication be received and filed.

RPC22-28 Zoning Bylaw Amendments - Al Ritchie Neighbourhood

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve amendments to *The Regina Zoning Bylaw, 2019* by:
 - a. Adding a new subsection (3) to section 1F.1.2 of Chapter 1 – Part 1F as follows:

Notwithstanding subsection (1), authority to vary regulations, requirements and standards pursuant to this section shall not apply to any proposed development located in the Assiniboia Place and Arnhem Place Sub-Area, as identified in the Al Ritchie Neighbourhood Land-Use Plan (Part B.19 of the Design Regina: The Official Community Plan Bylaw No. 2013-48).
 - b. Adding a new Part 8O, as attached to this report as Appendix A, to Chapter 8.
 - c. Rezoning the properties legally described as Lot 8-Blk/Par 33A-Plan 102280700 Ext 0 and Lot 9-Blk/Par 33A-Plan 102280700 Ext 0, from RN – Residential Neighbourhood Zone to ML – Mixed Low-Rise Zone.
2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations, to be brought forward to a meeting of City Council following approval of these recommendations and the required public notice.
3. Approve these recommendations at its meeting on August 17, 2022.

Adjournment

AT REGINA, SASKATCHEWAN, TUESDAY, JULY 5, 2022

AT A MEETING OF REGINA PLANNING COMMISSION
HELD IN PUBLIC SESSION

AT 4:00 PM

These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.

Present: Councillor John Findura, in the Chair
Councillor Shanon Zachidniak
John Aston
Frank Bojkovsky
Biplob Das
Tak Pham
Maynard Sonntag (Videoconference)
Kathleen Wilson
Celeste York

Regrets: Councillor Terina Shaw
Cheri Moreau

Also in Attendance: Council Officer, Elaine Gohlke
Legal Counsel, Cheryl Willoughby
Acting Executive Director, City Planning & Community Development,
Deborah Bryden
Director, Planning & Development Services, Autumn Dawson
Senior City Planner, Jeremy Fenton
Senior Engineer, Max Zasada (Videoconference)
City Planner II, Michael Sliva
Coordinator, Integration & Stakeholder Relations, Luke Grazier

APPROVAL OF PUBLIC AGENDA

John Aston moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted.

ADOPTION OF MINUTES

Celeste York moved, AND IT WAS RESOLVED, that the minutes for the meeting held on June 7, 2022 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC22-21 Contract Zone- 2158-2160 Scarth Street - PL202200054

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the application to rezone the properties located at 2158 and 2160 Scarth Street, legally described as Plan: 101187648 - Ext 36 Block: 408 Lot: 22 and Plan: OLD33 - Ext 35 Block: 408 Lot: 13, from DCD-CS – Centre Square Direct Control District Zone to C – Contract Zone.
2. Approve execution of a contract zone agreement between the City of Regina and the Applicant and the owner of the subject properties, which shall include the following terms:
 - (i) The Agreement shall allow for the carrying out a specific proposal described as: “Transportation, Parking Lot” consisting of 13 paved stalls with vehicular access provided from the rear alley and for the exclusive use of occupants of the office building located at 2161 Scarth Street.
 - (ii) The proposed development shall generally conform to the attached plan labelled “ Appendix A-2” of this report, prepared by the Applicant and dated April 20, 2022.
 - (iii) The proposed development must meet the requirements of the City of Regina Transportation and Open Space Design Standards to obtain a Development permit.
 - (iv) Signage on the subject property shall comply with the development standards for the DCD-CS – Centre Square Direct Control District Zone.
 - (v) Any zoning-related detail not explicitly addressed in the Contract Zone agreement shall be subject to the applicable provisions of *The Regina Zoning Bylaw, 2019*.
 - (vi) The approval to initiate the proposed development shall be valid for two years from the date of passage of the bylaw authorizing the Contract Zone agreement.
 - (vii) If this Agreement is declared void or otherwise terminated or expires, the zoning of the subject properties shall revert to the DCD-CS – Centre Square Direct Control District Zone.
 - (viii) An interest based on the Agreement shall be registered in the land

registry against the title to the subject lands at the Applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007*.

3. Instruct the City Solicitor to prepare the necessary bylaw to give effect to the recommendations, to be brought forward to a meeting of City Council following approval of the recommendations and the required public notice.
4. Approve these recommendations at its meeting July 13, 2022.

Mike Hogan, representing Cushman & Wakefield, Regina, and Gord Hipperson, representing 628470 Saskatchewan Ltd., Regina, addressed the Commission.

Frank Bojkovsky moved that the recommendation contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [5 to 4]
MOVER:	Commission member Bojkovsky
IN FAVOUR:	Councillor Findura Commission members: Aston, Das, Sonntag and York
AGAINST:	Councillor Zachidniak Commission members: Bojkovsky, Pham and Wilson
ABSENT:	Shaw, Moreau

RPC22-25 Catherine Gibson: 196 Massey Road

Recommendation

That this communication be received and filed.

John Aston moved, AND IT WAS RESOLVED, that this communication be received and filed.

RPC22-22 Discretionary Use Application – 2104 Grant Road – PL202200098

Recommendation

Regina Planning Commission recommends that City Council:

3. Approve the Discretionary Use application for the proposed development of "Retail Trade, Cannabis" land use located at 2401 Grant Road, being Lot 50, Parcel 10, Plan 101186322 Ext 11 in the Whitmore Park Subdivision, subject to compliance with the following development standards and conditions:
 - a) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1, prepared by Gilchuk Design and

Drafting, dated January, 2022.

- b) Except as otherwise specified in this approval, the development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019*.
2. Authorize the Development Officer to issue a notice of approval with respect to the application, upon the applicant making payment of any applicable fees or charges and entering into a development agreement if one is required.
3. Approve these recommendations at its meeting on July 13, 2022.

Bartosz Stras and Ariel Gliner, representing The Joint Head Shop Inc., Winnipeg, addressed the Commission.

Celeste York moved that the recommendation contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [6 to 3]
MOVER:	Commission member York
IN FAVOUR:	Councillor Zachidniak Commission members: Bojkovsky, Pham, Sonntag, Wilson and York
AGAINST:	Councillor Findura Commission members: Aston and Das
ABSENT:	Shaw, Moreau

RECESS

Pursuant to the provisions of Section 34 (13.1) of City Council's Procedure Bylaw No. 9004, Councillor Findura called for a 5 minute recess.

Regina Planning Commission recessed at 5:26 p.m.

Regina Planning Commission reconvened at 5:33 p.m.

(The meeting commenced in the absence of Councillor Zachidniak.)

RPC22-24 Density Target for New Neighbourhoods

Recommendation

Regina Planning Commission recommends that City Council:

1. Remove MN21-8 from the List of Outstanding Items for City Council.
2. Amend *Design Regina: The Official Community Plan Bylaw No. 2013-48* as outlined in Appendix A.
3. Ensure the OCP 10-Year Review project considers policy improvements regarding the design and location of density within neighbourhoods.
4. Instruct the City Solicitor to prepare the necessary bylaws to give effect to the recommendations, to be brought forward to the meeting of City Council following approval of these recommendations and the required public notice.
5. Approve these recommendations at its meeting on July 13, 2022.

Stu Niebergall, representing Regina & Region Home Builders' Association, Regina, addressed the Commission.

(Councillor Zachidniak returned to the meeting.)

Biplob Das moved that the recommendation contained in the report be concurred in.

(Councillor Zachidniak requested that Recommendations #2 and #4 be voted on separately.)

The Clerk called the vote on Recommendations #2 and #4.

The motion was put and declared CARRIED.

RESULT:	CARRIED [7 to 2]
MOVER:	Commission member Das
IN FAVOUR:	Councillor Findura Commission members: Aston, Bojkovsky, Das, Pham, York and Wilson
AGAINST:	Councillor Zachidniak Commission members: Sonntag
ABSENT:	Shaw, Moreau

The Clerk called the vote on Recommendations #1, #3 and #5.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Commission member Das
N FAVOUR:	Councillors: Zachidniak and Findura Commission members: Aston, Bojkovsky, Das, Pham, Sonntag, Wilson, York
ABSENT:	Shaw, Moreau

(Biplob Das left the meeting.)

RPC22-23 Antenna Systems Protocol

Recommendation

Regina Planning Commission recommends that City Council:

1. Remove items RPC10-5 Cell Phone Towers and RPC15-3 Application for Sale of Dedicated Lands (15-SD-01) Portion of Qu'Appelle Park - 1301 Parker Avenue from the List of Outstanding Items.
2. Approve the Antenna System Protocol, attached as Appendix A.
3. Approve these recommendations at its meeting on July 13, 2022.

The following addressed the Commission:

- Harry Gahra, Regina;
- Jack Huntington, representing Wascana Point Estates Condo Association, Southgate Condo Association, Dorsey Place and Wascana Estates Residential Community, Regina;
- Marilyn Macfarlane, representing Environmental Health Association of Saskatchewan, Regina and Margaret Friesen, Winnipeg;
- Julian Branch, Regina; and
- Shara McCormick, Chad Olson and Brendan Hanson, representing Sask Tel, Regina.

Frank Bojkovsky moved that the recommendation contained in the report be concurred in.

John Aston moved, in amendment, that the Antenna Protocol be amended to include Regina Airport Authority in the consultation process.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Commission member Aston
IN FAVOUR:	Councillors: Zachidniak and Findura Commission members: Aston, Bojkovsky, Pham, Sonntag, Wilson and York
ABSENT:	Shaw, Das, Moreau

(John Aston left the meeting.)

The main motion, as amended, was put and declared CARRIED.

RESULT:	CARRIED [6 to 1]
MOVER:	Commission member Bojkovsky
IN FAVOUR:	Councillor Findura Commission members: Bojkovsky, Pham, Sonntag, Wilson and York
AGAINST:	Councillor Zachidniak
ABSENT:	Shaw, Aston, Das, Moreau

RPC22-26 Margaret Friesen - Antenna Protocol

Councillor Shanon Zachidniak moved, AND IT WAS RESOLVED, that this communication be received and filed.

ADJOURNMENT

Kathleen Wilson moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 7:22 p.m.

Chairperson

Secretary



Official Community Plan Amendment & Zoning Bylaw Amendment - 1555 14th Avenue - PL202200037

Date	August 9, 2022
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC22-27

RECOMMENDATION

Regina Planning Commission recommends that City Council:

1. Approve amendments to *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP) to provide an exemption to Policy 9 in the OCP Part B.8 Core Area Neighbourhood Plan to allow for mixed-use development at 1555 14th Avenue.
2. Approve the application to rezone 1555 14th Avenue, being Lots 1 & 2, Parcel 423, Plan No. OLD33, and Lot 21, Parcel 423, Plan No. 101193410 Ext 21 in the Old33 Subdivision, from RL – Residential Low-Rise Zone to ML – Mixed Low-Rise Zone.
3. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations, to be brought forward to the meeting of City Council following approval of these recommendations and the required public notice.
4. Approve these recommendations at its meeting on August 17, 2022.

ISSUE

1080 Architecture (Applicant) and Westmount Capital (Owner) propose to rezone the subject property at 1555 14th Avenue from RL – Residential Low-Rise Zone to ML – Mixed Low-Rise Zone to facilitate commercial development. The subject property is located within the Heritage

Neighbourhood (formerly called the Core Area). There is no associated development proposal with this application.

Current policies within the Core Area Neighborhood Plan (*Design Regina: The Official Community Plan Bylaw No. 2013-48* – Part B.8) identify this location for residential land use; therefore, to facilitate the proposed rezoning an amendment to Section 9 of the Core Area Neighbourhood Plan is required.

Property owners can submit applications to change the zoning designation of their property. This application requires an amendment to *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP) and the *Regina Zoning Bylaw 2019-19* (Zoning Bylaw), both of which require review by Regina Planning Commission (RPC) and approval by City Council. These applications include a public and technical review process in advance of consideration by RPC and Council.

This application is being considered pursuant to *The Planning and Development Act, 2007* (Act); the OCP and Zoning Bylaw. The proposal has been assessed and is deemed to comply with the Act, OCP (Parts A and B.12) and the Zoning Bylaw. The proposed amendment to OCP Part B.8 meets the overall intent of the plan.

IMPACTS

Policy/Strategic Impact

The proposed development is supported by the OCP's policies, including those specific to:

- Promoting complete neighbourhoods (Part A, Section D5 Goal 1) in which work, live, and recreation can all be found in one community.
- Adaptive re-use of the space contributes to a mixed-use environment, which supports the OCP goals for the City Centre.

OTHER OPTION

Alternative options would be:

1. Refer the application back to Administration. If City Council has specific concerns with the proposal, it may refer it back to Administration for further review and direct the report, as supplemented or revised, be reconsidered by Regina Planning Commission or brought directly back to Council following such further review.
 2. Deny the application and the subject property would remain zoned RL – Residential Low-Rise Zone and no amendment to the Neighbourhood Plan will be required.
-

COMMUNICATIONS

The applicant and other interested parties will receive a copy of the report and notification of their right to appear as a delegation at the Council meeting when the application will be considered. Public notice of City Council's consideration of the proposed bylaw amendments and the related public hearing will also be given in accordance with *The Public Notice Policy Bylaw, 2020*. The Applicant will receive written notification of City Council's decision.

DISCUSSION

Proposal

The applicant proposes to rezone the subject property to ML – Mixed Low-Rise Zone to allow for future commercial development. The current zoning RL – Residential Low-Rise Zone prohibits commercial land uses. There is no associated development at this time and any future development proposal will be reviewed through the standard development permit and building permit process at the time of application.

The site was formerly a 30-unit residential apartment ("Building, Stacked") that was demolished in 2021.

Considerations

In accordance with the application standards for the ML – Mixed Low-Rise Zone, this zone is to:

- (a) accommodate a variety of low intensity commercial uses that serve the local community and do not draw customers from beyond their neighbourhood boundaries or generate substantial vehicle traffic; or
- (b) promote pedestrian-oriented storefronts as a means to enhance the vitality of street and businesses and reduce automobile dependence.

The ML – Mixed Low-Rise Zone is commonly applied to properties within neighbourhoods and not along major corridors like Albert Street or Victoria Avenue. Therefore, this zone is appropriate for the subject property.

The surrounding land uses are medium density residential to the west, a surface parking lot to the south, mixed commercial to the north, and the Regina General Hospital to the east.

Core Area Neighbourhood Plan Amendment

To consider the proposed rezoning to the ML - Mixed Low-Rise Zone an amendment to the Core Area Neighbourhood Plan (OCP) is required, as the plan limits land-use of the subject properties to residential (Appendix A-3). The amendment is considered appropriate as the proposed use and rezoning aligns with current development trends within the neighbourhood and immediately abuts

the General Hospital.

The site is also governed by the General Hospital Area Neighbourhood Plan (OCP Part B.12), which supports mixed-use at this location, consistent with the proposed rezoning. The plan considers this location to be part of the “Medical District” (Appendix A-4) in which non-residential land uses are to be considered.

At the time when these neighbourhood plans were developed, historic zoning provisions were in place. The proposed ML – Mixed Low Rise Zone is an appropriate zone that meets the needs of the neighbourhood, which was not an available zoning designation at the time of the neighbourhood plan(s) creation.

Community Engagement

In accordance with the public notice requirements of *The Public Notice Policy Bylaw, 2020*, neighbouring property owners within 75 metres of the proposed development received written notice of the application. The Heritage Community Association was contacted and responded in support. Administration received six responses from neighbouring properties, which are summarized in Appendix B.

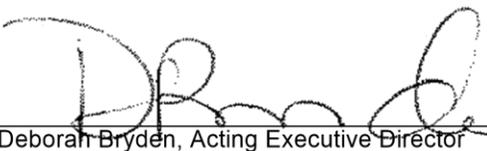
DECISION HISTORY

City Council’s approval is required pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully Submitted,

Respectfully Submitted,

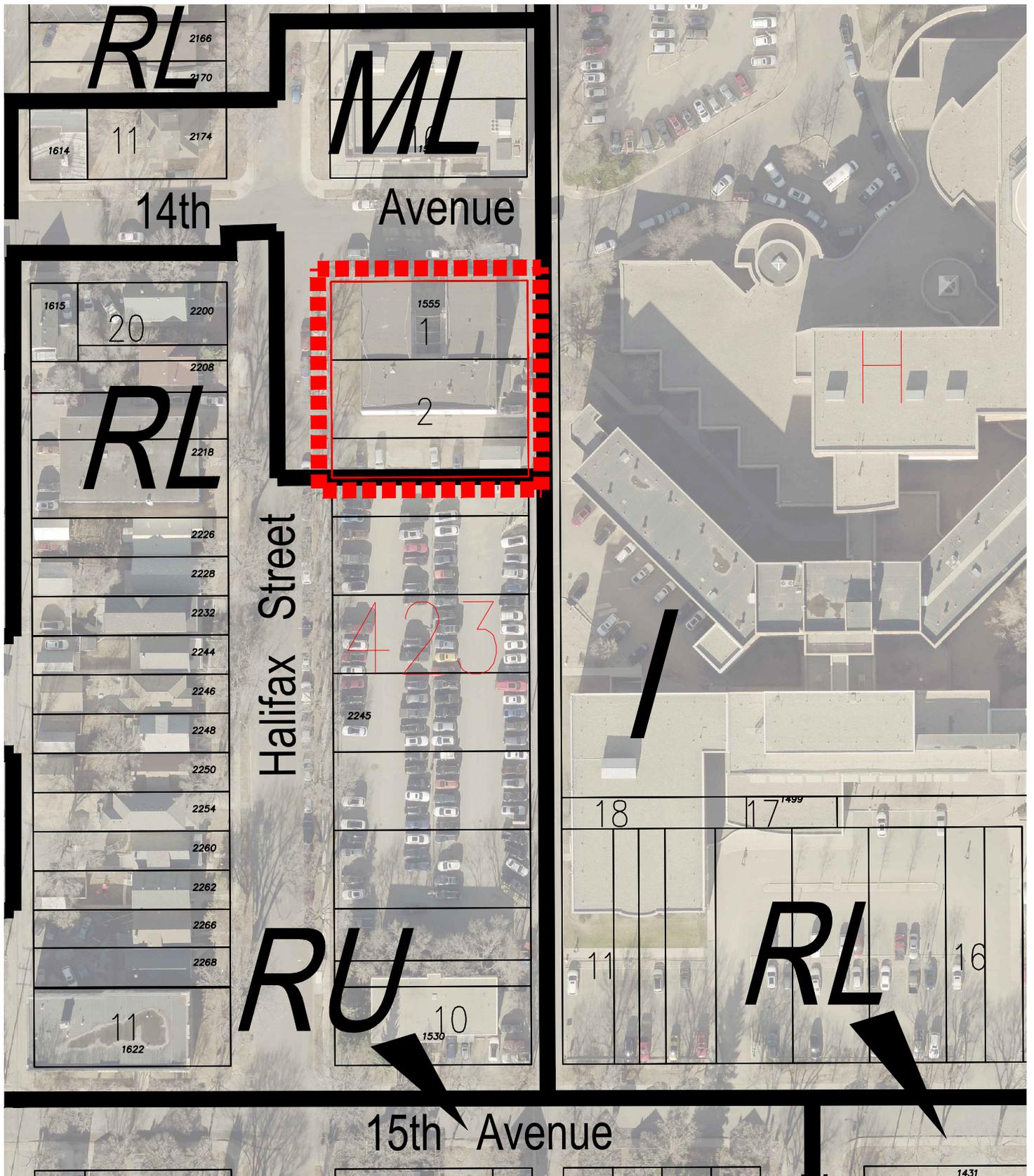

Autumn Lawson, Director, Planning & Development Services


Deborah Bryden, Acting Executive Director

Prepared by: Michael Sliva, City Planner II

ATTACHMENTS

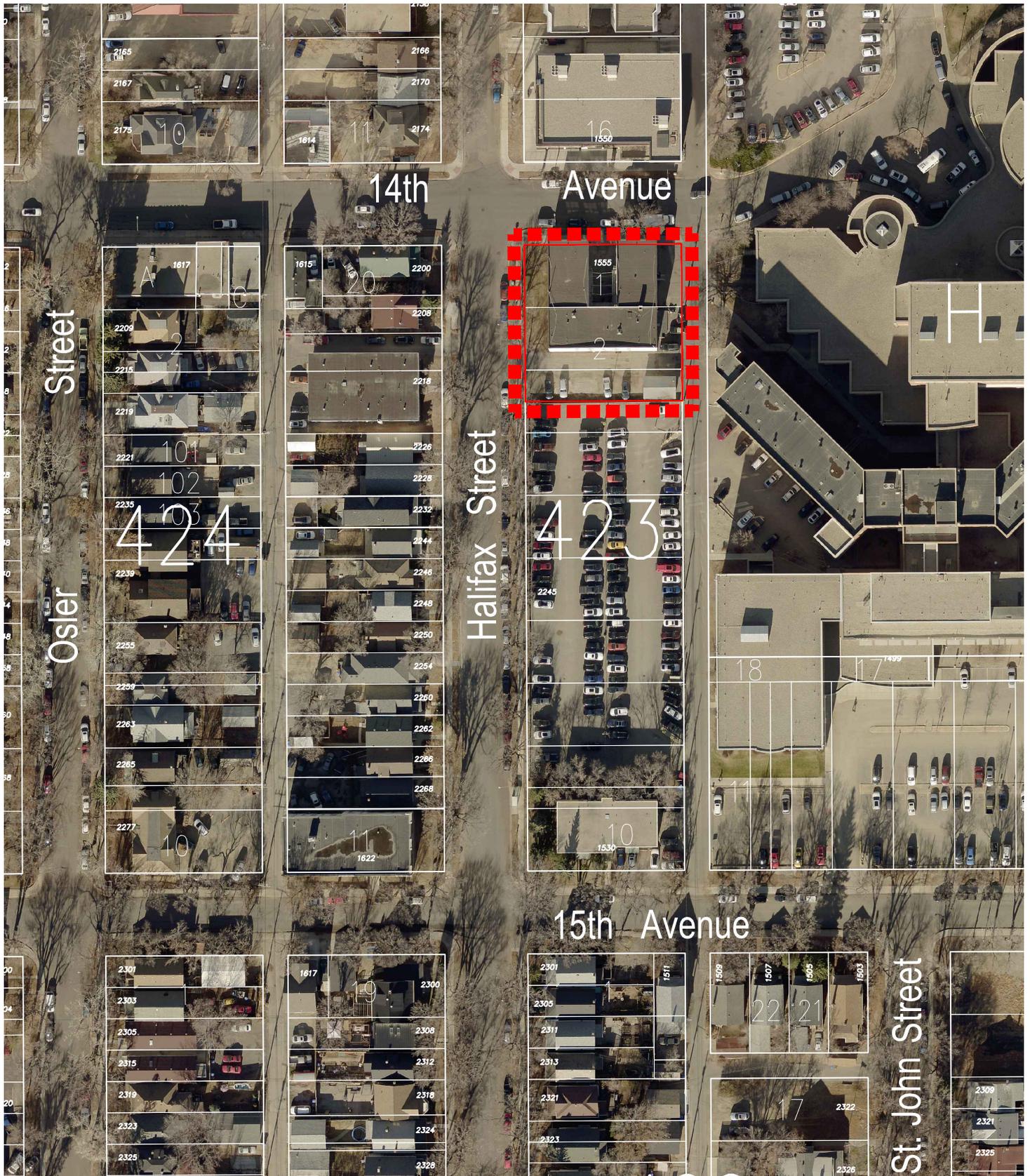
- Appendix A-1
- Appendix A-2
- Appendix A-3
- Appendix A-4
- Appendix B



Subject Property

Date of Photography : 2020





Subject Property

Date of Photography: 2020



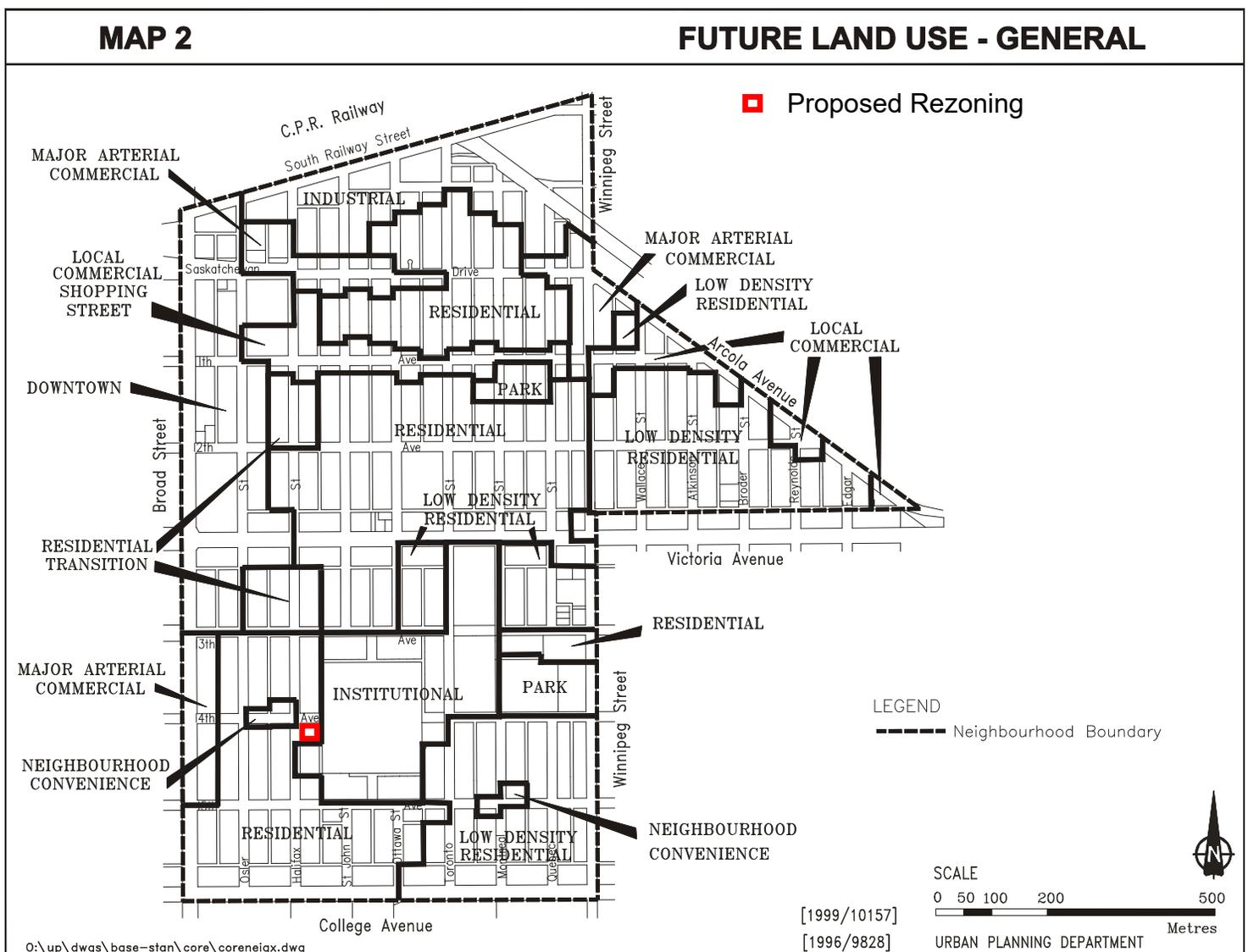
Project PL202200037 Civic Address/Subdivision 1555 14th Avenue

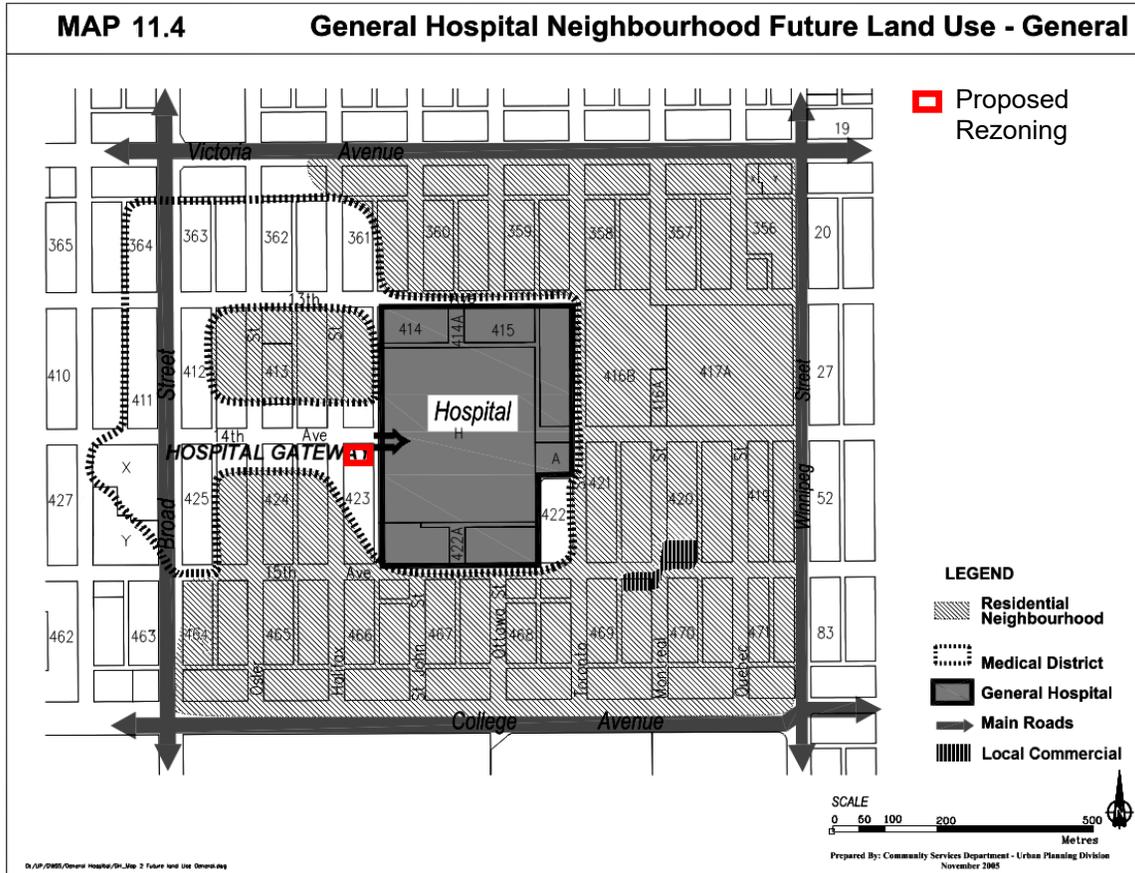
Implementation

The Core Neighbourhood is diverse in terms of its land use and zoning. The conflicts among some uses, including commercial and industrial uses adjacent to residential areas, have contributed to the weakening of the residential nature of the area.

To enhance the area there is a need for zoning to:

- a) direct residential redevelopment to those areas most suitable in terms of location, existing land use and life expectancy of existing housing stock;
- b) encourage the rehabilitation and continuance of existing family oriented housing stock while providing for redevelopment with similar types of housing;
- c) introduce more appropriate commercial zoning on sites adjacent to residential areas.





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

- a) That future medical related uses be directed to the Medical District shown on Map 11.4.
- b) That there be no encroachment of medical related land uses into the residential neighbourhood as shown on Map 11.4.
- c) Exceptions to the policies in this Part are only as follows:

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

4) Hospital Access

The General Hospital is located in the centre of the neighbourhood, and does not have direct access to arterial streets such as Broad Street, Victoria Avenue, College Avenue and

Public Notice Comments

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	1	- Residential Parking
<i>Accept if many features were different</i>	2	- Parking - Wants mixed use
<i>Accept if one or two features were different</i>	1	
<i>I support this proposal</i>	2	

The following is a summary of issues identified through public consultation, listed in order of magnitude (starting with most numerous):

1. **Parking and residential parking permits**

Administration's Response:

- The Zoning Bylaw requires a certain number of parking stalls depending on the size of development. As there is no associated development at this time the City cannot determine the number of required parking stalls.
- Two residents have asked to convert this street to a form of restricted residential parking. This request is outside the scope of the proposed development and not supported in policy by the neighbourhood plan but has been forwarded to City parking staff for information.

2. **Mixed-Use**

Administration's Response:

- The Zoning Bylaw allows for commercial and/or residential development within the ML – Mixed Low-Rise Zone. Either stand-alone or mixed is acceptable.



Neighbourhood Character - Lakeview and Cathedral

Date	August 9, 2022
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC22-29

RECOMMENDATION

Regina Planning Commission recommends that City Council:

1. Direct Administration to return with a report before the end of 2022 recommending a bylaw with procedures to implement a nomination-based heritage conservation district application process.
2. Approve these recommendations at its meeting on August 17, 2022

ISSUE

In response to Council direction in April of 2021, Administration engaged consultant Wallace Insights to work with Cathedral and Lakeview residents to identify priority areas for conservation and preservation of character and to develop recommendations and guidelines to regulate heritage and architectural design in those areas.

Wallace Insights has completed their work and their final report, *Engagement on Heritage and Architectural Character Areas: Lakeview and Cathedral Neighbourhoods*, is attached as Appendix A. Wallace Insights has not recommended additional regulation, as the desire for a variety of architectural styles and elements valued by neighbourhood residents could not be implemented using tools such as architectural controls that prioritize and describe a desired building style. Instead, the consultant proposed a process for voluntary designation of Heritage Conservation Districts, continued monitoring of the effectiveness of the Residential Infill Development Overlay,

making information on historic architectural styles available, and the consideration of a Business Improvement District in Cathedral Neighbourhood as next steps to support preservation of character in these unique neighbourhoods. Only the process for voluntary designation of a Heritage Conservation District requires a decision of City Council.

IMPACTS

Financial Impacts

There are no financial impacts directly arising from the recommendations in this report. Administration will continue to encourage designation of properties with heritage value in both neighbourhoods and additional designations can seek support through the Heritage Incentives Program. The proposed budget for this cash grant portion of the program in 2023 is \$250,000. Designated properties are also eligible for tax exemptions. Both grant allocations and tax exemptions require Council approval.

Environmental Impacts

Rehabilitating heritage properties prevents greenhouse gas (GHG) emissions that result from demolition of an existing structure and the emissions that are created through construction of a new building. Additionally, heritage rehabilitation is an opportunity to improve energy efficiency in buildings such as older homes that are often the least energy efficient. Renovating and rehabilitating creates an opportunity to incorporate energy efficiency retrofits that can reduce energy consumption and improve energy efficiency in older homes. Administration will ensure the Heritage Building Rehabilitation Program aligns with Regina's goal to become renewable by 2050.

Policy/Strategic Impacts

This project was initiated partly as a response to *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP), Goal 1: support Cultural Development and Cultural Heritage, which highlights an action for the City to "evaluate potential Heritage Conservation Districts conceptually identified in Map 8 – Cultural Resources and consider them for designation." Owners are to be encouraged to protect historic places "through good stewardship and voluntarily designating their property for listing on the Heritage Property Register." The consultant's findings and Administration's response are consistent with this approach.

The findings are also consistent with the vision and objectives of *Regina's Cultural Plan* which aims to "commemorate and celebrate the City's cultural heritage by demonstrat[ing] leadership through management of the Heritage Conservation Program, conserv[ing] cultural heritage resources, and ensur[ing] new development contributes to sense of place".

A Heritage Building Rehabilitation Program Review was undertaken in 2021. Heritage conservation expert Donald Luxton, whose firm was hired to complete the review, emphasized to Administration and Council the importance of encouraging property owners to conserve their buildings through strong relationships, education, flexibility and financial incentives. Similarly, Wallace Insights' findings point towards the efficacy of an opt-in, voluntary process for the creation of heritage

conservation districts.

OTHER OPTIONS

1. Approve the recommendations with specific amendments.
2. Refer the recommendations back to Administration. If City Council has specific concerns with the recommendations, it may refer the report back to Administration to address or make additional recommendations.

COMMUNICATIONS

The engagement participants and other interested parties will receive a copy of the report and notification of their right to appear as a delegation at the Council meeting when the recommendations will be considered.

DISCUSSION

The project results emphasize how the historic Cathedral and Lakeview Neighbourhoods offer many characteristics and amenities that are deeply valued by residents. Participation in public sessions was lower than expected, and consensus did not emerge on specific elements that require regulation. Instead, value was placed by participants on the variety of architectural detail and other features that exists in both neighbourhoods.

There are opportunities to address Wallace Insights' findings through development of a process for nomination of heritage conservation districts, as well as existing regulatory tools and processes, education and awareness, and consideration of implementation of a Business Improvement District in the Cathedral Neighbourhood. A discussion of each topic follows.

Voluntary Heritage Conservation District Designation

This process is described in the report from Wallace Insights as an "Opt-in Heritage Conservation District." It is similar to voluntary designation of a municipal heritage property, except that owners of properties unified by period of development, architecture, condition, integrity, and geographic area can apply for designation as a district rather than individually. Districts will often also note public realm features that contribute to a distinct sense of place, including landscaping or tree canopy, street furniture, lighting and signage, and street and sidewalk design. Heritage Conservation District properties are eligible for the same financial incentives as municipal heritage properties.

Administration seeks direction to undertake additional research, engagement and analysis to confirm criteria and the nomination process for voluntary heritage conservation districts. The results will be reported to Council by the end of the year along with bylaw amendments to allow for their consideration.

Emphasizing voluntary designation as an outcome of the Neighbourhood Character project is strongly aligned with the findings of the Heritage Rehabilitation Program Review presented to Council in March 2022. In the final report submitted in December 2021, Donald Luxton of Luxton and Associates wrote “it is in the best interest of both the public and the municipality to avoid the stigma of “unfriendly designation” and the negative impacts (financial and otherwise) that accompany the use of rigid controls to conserve heritage sites.” As a result of industry best practice and the advice of consultants, policies and programs are shifting to support collaboration with property owners towards conservation outcomes rather than a strict regulatory and enforcement approach. In addition to incentives, clear processes, educational materials, and building relationships with key partners and stakeholders are important focus areas in the City’s heritage initiatives.

Residential Infill Development Overlay Zone

The Residential Infill Development Overlay Zone (RID) took effect in 2019 with the current zoning bylaw. The RID is intended to foster residential infill that contributes to revitalization of older neighbourhoods while complementing existing buildings. The RID regulates front yard setback, side yard setback, maximum building height and maximum first floor height. As the regulation is relatively new, more time is required to assess whether it has been successful in alleviating concerns about the compatibility of new residential construction in Cathedral and Lakeview, as well as other neighbourhoods within the city. The consultant’s findings on the impact of the RID can be found in Appendix A on pages 25-30.

Voluntary Municipal Heritage Property Designation

Designation of Municipal Heritage Property under the *Heritage Property Act* allows owners to recognize the heritage value and unique character of residences and other buildings and commit to conserving their property with support from the City. In the past some property owners have faced barriers to designation including the requirement for research to develop a statement of significance for the property; however, this work is now being undertaken by Administration through the implementation of the Heritage Inventory Workplan. The City has also made additional incentives more widely available, including cash grants that can be more effective than tax exemptions in supporting rehabilitation projects for single detached homes. To date in 2022, Administration has received eight applications for designation, including five from the Cathedral Neighbourhood. These will come to Council for consideration later in 2022.

Education and Awareness

Engagement results showed there is a desire for more clarity about what constitutes sensitive, character-compatible development in the Lakeview and Cathedral neighbourhoods.

The work completed by Wallace Insights and Ray Gosselin Architects includes a survey of the architectural details and other elements that contribute to the historic character of both neighbourhoods. This information will be made available on Regina.ca and can support residents who are undertaking new construction or renovations. It may also be a foundation for the creation of additional tools or educational programs by organizations such as the community associations, realtors or Heritage Regina.

Business Improvement District

Cathedral residents emphasized the importance of the retail corridor along 13th Avenue as a key contributor to vibrancy and character within the neighbourhood. Based on their findings Wallace Insights has recommended that a Business Improvement District (BID) be developed. It is anticipated that such an organization can encourage heritage preservation in the area. Administration is aware that discussions are taking place among impacted business owners towards a BID. If business owners decide to proceed, Administration will support a process to bring a recommendation for Council approval.

DECISION HISTORY

On March 10, 2021, City Council directed Administration to review opportunities to regulate heritage and/or architectural design, consult with stakeholders and the community, and provide options to proceed without impacting existing planning efforts (CR21-43).

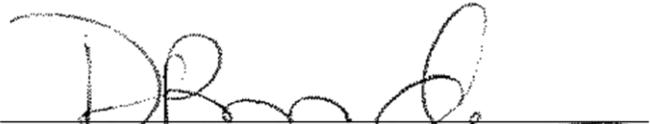
On April 14, 2021, City Council approved the engagement of a consultant to develop recommendations and guidelines to regulate heritage and architectural design in the Cathedral and Lakeview areas (CM21-7).

Respectfully Submitted,

Respectfully Submitted,


Emmaline Hill, Manager, City Revitalization

7/20/2022


Deborah Bryden, Acting Executive Director

7/28/2022

Prepared by: Emmaline Hill, Manager, City Revitalization

ATTACHMENTS

Appendix A Engagement on Character Areas Final Report

ENGAGEMENT ON HERITAGE & ARCHITECTURAL CHARACTER AREAS

Lakeview and Cathedral Neighbourhoods



JUNE 14, 2022



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EXECUTIVE SUMMARY

This project was designed to engage community and technical stakeholders on the potential to conserve important elements of neighbourhood character within the Cathedral and Lakeview neighbourhoods through regulation. This report provides community-informed recommendations developed on the basis of a best practice approach to engagement. Prior to engagement, the consulting team spent considerable time understanding the existing policy context within Regina, including reviews of the Official Community Plan, the 2017 Infill Guidelines Report, existing Neighbourhood Plans, the Cultural Plan, and the Heritage Building Rehabilitation Policy Review.

Our goal has been to *involve* those who may be impacted by future regulatory tools in the process to design them. Specifically, this meant working directly with stakeholders to ensure that their concerns and aspirations are directly reflected in the definition of ‘character’ that is developed for each neighbourhood. A variety of engagement activities were undertaken:

- We gathered insights from a set of key informants, identified for their expertise in heritage conservation, as members of the business and development community, or as resident members of the Cathedral and Lakeview Community Associations.
- Responding to stakeholder requests for more education and awareness to support engagement, we prepared a series of informational videos and resources.
- A Photo Story Project gathered pictures and descriptions of character elements.
- We hosted two sets of ‘Defining Character’ virtual workshops for each neighbourhood.
- A set of ‘Protecting Character’ workshops followed, one for Cathedral and one for Lakeview.
- Lastly, key informants provided additional insights on the engagement process and findings prior to completion of this report.

Ray Gosselin Architects Limited (Regina) were sub-contracted by Wallace Insights to provide architectural expertise to describe the setting and visual context for the Cathedral and Lakeview neighbourhoods. Their architectural study examined detail, craftsmanship and finishes within a defined study area.

The starting point for this project recognized two things:

1. Cathedral and Lakeview neighbourhoods have a unique character which is not commonly found in other neighbourhoods in Regina; and,

2. The City adopted Infill Development Guidelines in late 2019 as a ‘Zoning Overlay’ which regulated specific aspects of infill development to help ensure its compatibility with established neighbourhoods.

One of the potential outcomes of this engagement study was the identification, and then implementation, of an additional regulatory measure (beyond the new ‘Zoning Overlay’) which would be used to further conserve or protect important heritage and/or architectural character elements within the Cathedral and Lakeview neighbourhoods. The engagement with residents and stakeholders was intended to identify (specifically) what character elements exist, why they are important, and their frequency and extent within the neighbourhoods. It bears mentioning that adding no new regulatory measures was also considered a valid approach.

There are several other regulatory measures available to Saskatchewan Municipalities for the purpose of regulating infill development and protecting or conserving important heritage and architecturally significant assets. The regulatory measures related to character preservation, and discussed in the engagement sessions, were grouped together within four broad categories:

- Demolition Control – these measures include Holding Provisions, Interim Development Control and Demolition Control Districts
- Architectural Control – Architectural Control District
- Heritage Conservation – Heritage Conservation District
- Specialized Zoning – Direct Control District

A key step in the project was the analysis and evaluation of construction and renovation activity information for both neighbourhoods dating back to 2017. We also examined requests for minor variances and development appeals which pertained to the Cathedral and Lakeview neighbourhoods. This evaluation gave the consulting team a view of the frequency and types of construction and renovation activity occurring in these neighbourhoods, and its potential effect on neighbourhood character.

After careful consideration of the engagement results, regulatory review, architectural review, and construction activity, Wallace Insights has formed a set of recommendations. It is our view that new regulation should be used judiciously, in areas of obvious threat of losing character, and with a high degree of consensus amongst stakeholders.

The engagement results clarify what ‘character’ is worthy of conservation and enhancement. The themes associated with this ‘character’ describe how variety, trees, art, uniqueness, walkability, gardens, local business, porches, architectural fit, sustainability (green) and setbacks each evolved historically and continue to shape a sense that these neighbourhoods are special places. While extremely useful for ensuring future neighbourhood investment contributes to (rather than erodes) character, these themes do

not demonstrate an obvious consensus of concern for elements suitable for regulation. For example, the addition of new regulations should be avoided if the expressed value is for 'variety', as these encourage conformity. Other character themes not conducive to regulation include 'art', 'unique', 'walkability', 'gardens', and 'local business'. We recommend developing a program for education and awareness about this character.

Based on the feedback from stakeholders, while new regulation could be considered as a means to strengthen existing policies and programs for the four identified themes, it is the consulting team's conclusion that the low level of participation in the project does not merit a recommendation to proceed with new regulation at this time. The review of construction activity provides support for this conclusion. In addition to a significant number of new builds 'compatible' with surrounding properties, high levels of investment in upkeep, maintenance and overall care is evident from homeowners, protecting the original housing stock. However, this does not mean specific issues may not arise in specific locations. A community/consensus driven process to 'nominate' an area of the neighbourhood for added regulation could be made available through the introduction of a new policy and process for evaluating requests.

A. INTRODUCTION AND BACKGROUND

A.1 INTRODUCTION

The City of Regina contracted Wallace Insights to engage community and technical stakeholders on the potential to regulate, control and/or conserve elements of neighbourhood character. Through engagement, elements of built form considered important assets in Regina were to be identified. Acknowledging an existing cluster of assets within the Cathedral and Lakeview neighbourhoods, we explored opportunities to use mechanisms available in the Planning and Development Act and Heritage Properties Act to ensure these assets are not eroded over time by insensitive design and infill practices. Our engagement explored whether additional measures to conserve (perhaps through regulation) neighbourhood character, beyond individual heritage site designation, are warranted.

The City of Regina is aware that infill development can create issues when designs are not sensitive to the existing character of a neighbourhood. Council instructed the Administration to undertake a study with a significant engagement component to outline the means to conserve significant heritage/architectural design, engage with the community and stakeholders around this issue, and recommend an approach. The specific goals for the project included developing a set of definitions for the unique character areas found in Cathedral and Lakeview, identifying (on a map) where these character definitions apply, considering appropriate regulatory tools, and clarifying how community goals for heritage, affordability and sustainability need not be viewed as competing with each other in these neighbourhoods.

Engagement is important. New regulatory tools could affect individual property rights and the community's relationship to its built environment. Selecting the optimal approach depends on understanding collective objectives. The report provides community-informed recommendations and was developed on the basis of a best practice approach to community and stakeholder engagement.

A.2 BACKGROUND

This engagement and regulatory analysis responds to the policy context for the City of Regina that includes the Official Community Plan, existing Neighbourhood Plans, a Cultural Plan, and a Heritage Building Rehabilitation Policy Review.

Official Community Plan – Design Regina

The Official Community Plan Bylaw No. 2013-48 (OCP) provides high-level, long-term policy direction, across the city, for such matters as: growth and development; the provision of infrastructure and community services; social, cultural and environmental matters, etc.. The OCP supports the implementation of regulatory measures to protect properties regarded as significant or important for heritage value or architectural design. Regarding heritage and architectural design, there are several key policies:

- Section D5 - Policy 7.8.6 requires that future neighbourhood plan(s) for the City Center include guidelines for heritage conservation, architecture and urban design.
- Section D8 - Policy 10.3 requires the City to identify, evaluate, conserve and protect historic places identified on Map 8 – Cultural Resources.
- Section D8 - Policy 10.5 encourages owners to voluntarily seek heritage designation for qualifying properties.
- Section D8 - Policy 10.8 requires the City to evaluate the areas conceptually identified in Map 8 – Cultural Resources for potential Heritage Conservation District designation.
- Section E - Policy 14.56 requires the City to consider supporting the use of the Architectural Control District in the following contexts: preserve architectural character of an area; aesthetic enhancement; prevent undesirable design features; support “green building” design.

Cathedral Neighbourhood Plan

The Cathedral plan was developed in 1987 and covers a wide variety of topics: land use and zoning, traffic and parking, open space and boulevard trees, Cathedral Neighbourhood Centre, social issues, recreation programming, property and building maintenance and enforcement of bylaws, crime and personal safety, drainage, and the domestic sewer system. Section 2.6 encourages the implementation of a Heritage Conservation District, especially areas east of Elphinstone Street; Victoria Avenue corridor and, ‘of particular interest’, the Crescents area. A Heritage Conservation District (1989) and Architectural Control District (1995) have been considered but not implemented.

Lakeview Neighbourhood Plan

The plan for Lakeview was considered jointly with the Albert Park neighbourhood in 2005. The plan focusses on development of vacant lands near the Regina Airport, between the built-out portions of the neighbourhoods and Lewvan Drive. In addition to single family residences, the plan supports development of ‘prestige’ uses that comply with landscaping, setback, building height and architectural controls (through land sale agreements). It recognized that the north, south and eastern portions of Lakeview are comprised of stable low-density residential, school and park uses. The eastern portions of Lakeview contain the highest concentrations of heritage value properties and therefore our analysis for this report focuses on that area.

Regina Cultural Plan

The Cultural Plan, approved in 2016, establishes high-level, long-term policy respecting the City's cultural objectives, which includes the arts, heritage, cultural diversity, community identity and sense-of-place (architectural design factors into this category). One of three overarching goals of the Cultural Plan is to commemorate and celebrate Regina's Cultural Heritage, including objectives to demonstrate leadership through the management of the Heritage Conservation Program, conserve cultural heritage resources and ensure new development contributes to sense-of-place. Regarding heritage and architectural design, the Cultural Plan includes three key actions:

- Use Zoning Bylaw development standards to protect local area character (near-term).
- Identify potential for heritage designation through neighbourhood plans (mid-term).
- Implement Heritage Conservation Districts, Architectural Control Districts, or Direct Control Districts to protect potential heritage areas identified in the OCP and consider other areas (long-term).

Heritage Building Rehabilitation Policy Review

This project is preceded by a review of the City's Heritage Conservation Policy. Donald Luxton and Associates was hired in 2021 to review the Heritage Inventory Policy and nomination process. The review was intended to assist the City of Regina in the utilization of realistic and effective heritage incentives, regulations and procedures that will promote the conservation of historic resources throughout the community. The Program Review identified numerous ways that the City's approach to heritage conservation can be improved, starting with expanded incentives. Program Review encourages property owners and the City to work collaboratively to meet conservation priorities, supported by expanded financial incentives and improved communication, education and capacity building. The Luxton Report informed aspects of character identification; it also contributed to the eventual development of an implementation plan for the recommendations of this report.

Other Strategic Initiatives

Two additional strategic initiatives influencing this project are the Comprehensive Housing Strategy and Energy & Sustainability Framework. These initiatives are each expected to encourage more infill development to meet community objectives related to housing affordability and urban sustainability.

B. OUR APPROACH

B.1 ENGAGEMENT

Our goal has been to *involve* those who may be impacted by future regulatory tools in the process to design them. To ‘involve’ has meaning in the context of the International Association of Public Participation (IAP2) spectrum for engagement. Specifically, this means we worked directly with stakeholders to ensure that their concerns and aspirations are directly reflected in the definition of ‘character’ that is recommended for each neighbourhood. Additionally, we collected input affecting the selection and design of our recommendations. Regulatory tools that we may recommend may have a significant impact on private property.

We provided an opportunity for stakeholders to discuss aspirations respecting their property with subject-matter experts who can help identify realistic implications and dispel unrealistic fears. The design of regulatory tools will be most successful when they are ‘fit for purpose’ to the geographic context they are intended to apply. Stakeholders with specific knowledge of each neighbourhood are recognized knowledge-holders in this regard. Lastly, feedback on how stakeholder input influenced our recommendations has been provided back to those stakeholders. The deep commitment to open communication contained in the Involve level of engagement helps build trust where it may be absent today.

The engagement process occurred through a series of phases which are described more fully in *Appendix A – Stakeholder Engagement Detailed Summary*.

- Prior to the launch of engagement activities, we gathered insights from a set of key informants, identified for their expertise in heritage conservation, as members of the business and development community, or as resident members of the Cathedral and

What does ‘involve’ mean?

The concept of ‘character’ can be understood to be subjective and based on community values. A definition of ‘character’ will be collaboratively developed by a consulting team with subject-matter expertise and stakeholders with specific knowledge of each neighbourhood. The majority of participating stakeholders will have made investments in one (or both) of the neighbourhoods on the basis of perceived ‘character’.

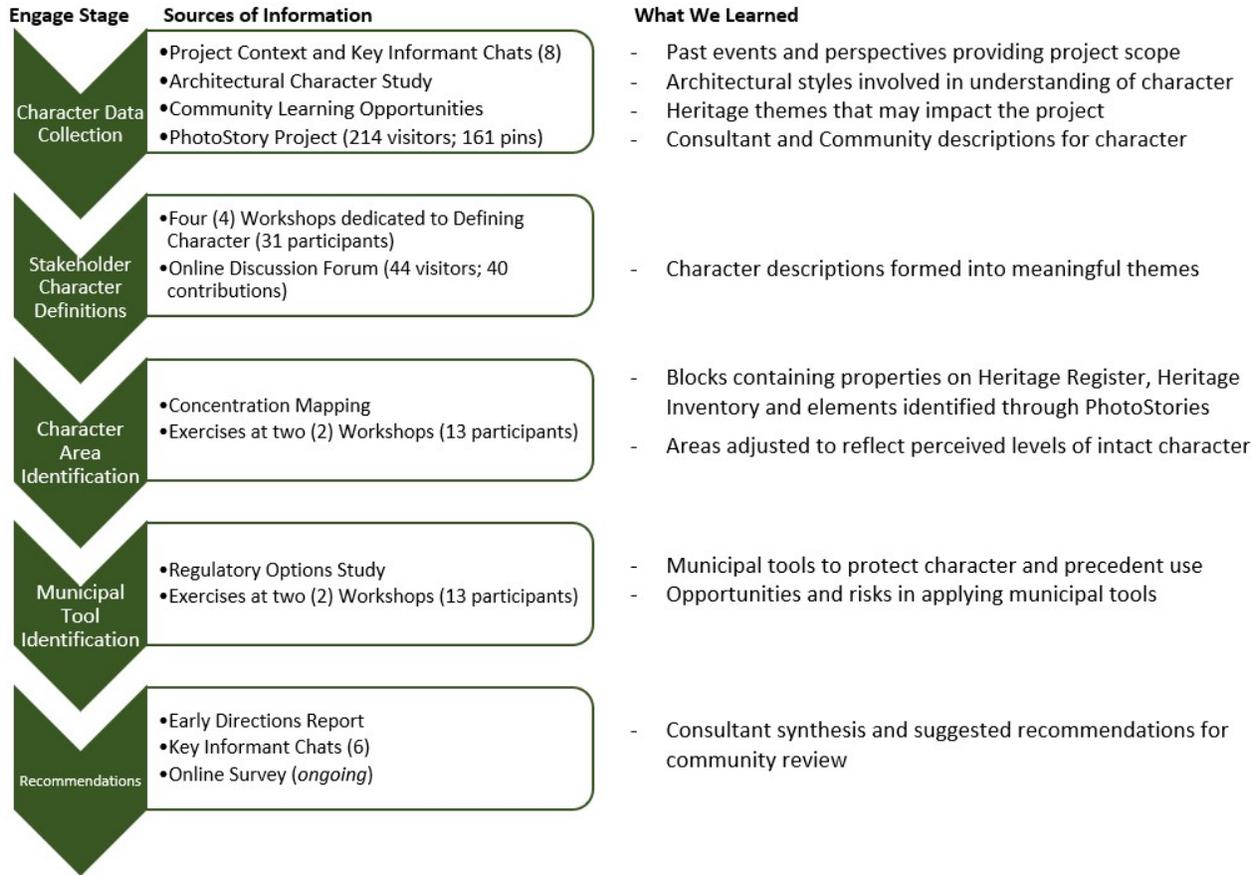
Lakeview Community Associations. These were used to ensure the planned activities would be meaningful for participants.

- Responding to stakeholder requests for more education and awareness to support engagement, we prepared a series of informational videos and resources.
- A Photo Story Project gathered pictures and descriptions of character elements.
- We hosted two sets of ‘Defining Character’ virtual workshops for each neighbourhood.
- A set of ‘Protecting Character’ workshops followed, one for Cathedral and one for Lakeview.
- Lastly, key informants provided additional insights on the engagement process and findings prior to completion of this report.

A project webpage (Regina.ca/character) provided the platform to support engagement through resources, updates, and online tools. Creating awareness about the project to encourage and meaningfully support participation was challenged by the fluctuating realities of the Covid-19 pandemic. Promotions utilized the existing networks of key informants such as the Cathedral and Lakeview Community Associations, Heritage Regina, Regina Chamber of Commerce, and Regina and Region Home Builders Association. Additional direct promotional efforts included email and social media campaigns, a direct mailer to all property owners in Cathedral and Lakeview, poster leaflets, purchased advertising in the Village Voice newspaper, and media relations.

Several recent heritage property matters (i.e. Bagshaw Residence, Cook House, Burns-Hanley Building) had generated media attention and stakeholder engagement. Plans anticipated significant participation in this project. Whether as a result of the pandemic or the fact no imminent development threat to the neighbourhoods exist, we consider actual participation to have been low.

The following diagram summarizes the engagement learning process.



B.2 ARCHITECTURE AND CHARACTER ELEMENTS

Ray Gosselin Architects Limited (RGAL) were sub-contracted by Wallace Insights to provide architectural expertise to describe the setting and visual context for the Cathedral and Lakeview neighbourhoods. Their architectural study examined detail, craftsmanship and finishes within a defined study area. The study area delineation took guidance from prior reports to Regina City Council leading to the formation of this project.

Utilizing results from the engagement activities focused on ‘defining character’, RGAL assisted with delineation of areas within the Cathedral and Lakeview neighbourhoods in which a concentration of identified character elements exist. Regulations must apply to a specific geographic area to set rules for equally specific outcomes. This character delineation exercise is helpful to both aspects.

B.3 REGULATORY OPTIONS

Our consultant team approached the use of regulatory tools with a very open mind and no preconceived notion about the use or the need for regulatory measures to protect character. The starting point for this project recognized two things:

3. Cathedral and Lakeview neighbourhoods have a unique character which is not commonly found in other neighbourhoods in Regina; and,
4. The City adopted Infill Development Guidelines as a ‘Zoning Overlay’ which regulated specific aspects of infill development to help ensure its compatibility with established neighbourhoods.

The main questions from the regulatory standpoint are:

‘do the current regulations go far enough?’

and,

‘what additional regulatory measures might be appropriate to consider?’

The engagement with stakeholders was key to understanding what the most important character defining elements are in Cathedral and Lakeview. Through the exploration, discovery and discussion of these elements, we gained an appreciation for which regulatory measure, if any, would be beneficial to these neighbourhoods over the long term.



Our perspective on regulation is that it must be used judiciously and deliberately to meet a clearly defined need. We also believe that recommending the use of additional regulatory measures should be accompanied with a considerable amount of consensus from those most affected.

Our perspective on regulation is that it must be used judiciously and deliberately to meet a clearly defined need. We also believe that recommending the use of additional regulatory measures should be accompanied with a considerable amount of consensus from those most affected. New regulations can lead to unintended consequences such as disinvestment and reduced property maintenance.

Before engaging with stakeholders and residents on regulatory measures, we undertook a series of steps to understand the conditions affecting Cathedral and Lakeview currently and how property and land use is regulated within established neighbourhoods.

Infill Guidelines

Firstly, our team wanted to know more about the existing regulatory environment in Regina; in particular, in relation to infill development. We reviewed the 2017 Infill Guidelines Report prepared by Brook/McIlroy. This report contains input from public and stakeholder engagement identifying several characteristics of the built environment which were an issue at the time and needed to be regulated in some fashion. The important elements identified were:

1. Building Heights
2. Lack of Façade Articulation
3. High Ground Floors and Porches
4. Inconsistent Front Yard Setbacks
5. Blank Walls on Side Facades
6. Shadowing and Privacy Issues
7. Curb Cuts in Laned Areas
8. Lot Coverage
9. Parking
10. Location of Services
11. Terraces and Balconies
12. Roof Design
13. Pedestrian Access

The BrookMcIlroy report did a good job of identifying important features of infill development which could be considered when trying to regulate infill development and help conserve neighbourhood character. However, the scope of work did not include linking these important elements to an appropriate regulatory tool.

The 2017 Infill Guidelines report led to the creation and implementation of a Zoning Overlay called the 'Residential Infill Development' Overlay (RID). The RID was added to the Regina Zoning Bylaw in December 2019. Our team examined this Overlay to understand what elements were being regulated in Regina today; which are outlined in the *Our Findings* section of this report.

Available Regulatory Measures

Secondly, we closely examined the range of regulatory measures which are available in Saskatchewan offered by The Planning and Development Act and The Heritage Property Act. We knew at the outset of the project that not all character defining elements can be regulated using one Act or regulatory measure. The regulatory measures were grouped together within four broad categories:

- Demolition Control – these measures include Holding Provisions, Interim Development Control and Demolition Control Districts
- Architectural Control – Architectural Control District
- Heritage Conservation – Heritage Conservation District
- Specialized Zoning – Direct Control District

Precedent Use

Although these regulatory measures have existed in legislation for a number of years, the number of municipalities who have implemented these measures in Saskatchewan is

relatively low. Therefore, we drew upon the few examples in Saskatchewan, and we also looked beyond our Provincial borders to provide examples of other jurisdictions who have implemented controls to protect community character.

Consultation with the Heritage Branch and Community Planning Branch was undertaken to determine which communities have implemented the available regulatory measures to help determine which may be best practices in Saskatchewan. According to the Heritage Branch, only Regina has adopted a Heritage Conservation District.

Regulatory Measures Compared

Thirdly, we put together a comprehensive comparison of the available regulatory measures and compared them to the thirteen important elements listed above from the 2017 Infill Guidelines Report.

Ranking Regulatory Measures

Fourthly, the analysis of the regulatory measures were placed on a spectrum which identified them as 'less suitable' to 'more suitable' on the spectrum. The suitability of the regulatory measure was determined considering these criteria:

1. Intended Purpose – was the measure created for the purpose intended?
2. Ease of Administration (cost) and Use – is the measure easy to apply, amend and administer relative to other tools?
3. Appropriate Control – does the measure provide the level of control/protection desired?
4. Ease of Understanding – is the measure complicated and will people understand it?
5. Appeal Mechanism – what is the appeal mechanism and how much local decision-making authority does it provide?
6. Precedent Use – has the measure been applied successfully elsewhere?

Analysis of Construction and Renovation Activity

New construction, renovation, minor variance, and development appeal records were provided to the consulting team to provide valuable information about the amount and characteristics of construction and renovation activity occurring in the Cathedral and Lakeview neighbourhoods. New construction and renovation records dated back to 2017, and minor variance and development appeals dated back to 2020.

What was important to understand from these records is the frequency, magnitude and types of construction and renovation occurring in these neighbourhoods. The data was

The 2017 Infill Guidelines (BrookMcIlroy) report did a good job of identifying important features of infill development which could be considered when trying to regulate infill development and help conserve neighbourhood character. It led to the creation and implementation of a Zoning Overlay called the 'Residential Infill Development' Overlay (RID). The RID was added to the Regina Zoning Bylaw in December 2019.

analyzed for the purpose of identifying construction or renovation activity which may lead to an erosion of existing neighbourhood character. The results and summary are presented in the *Our Findings* section of this report.

Recommended Use

Finally, our recommendations for using regulatory tools were carefully considered in light of the results from the engagement workshops, stakeholder meetings and online tools. This also included discussion with civic staff who provided guidance and advice during the project period.

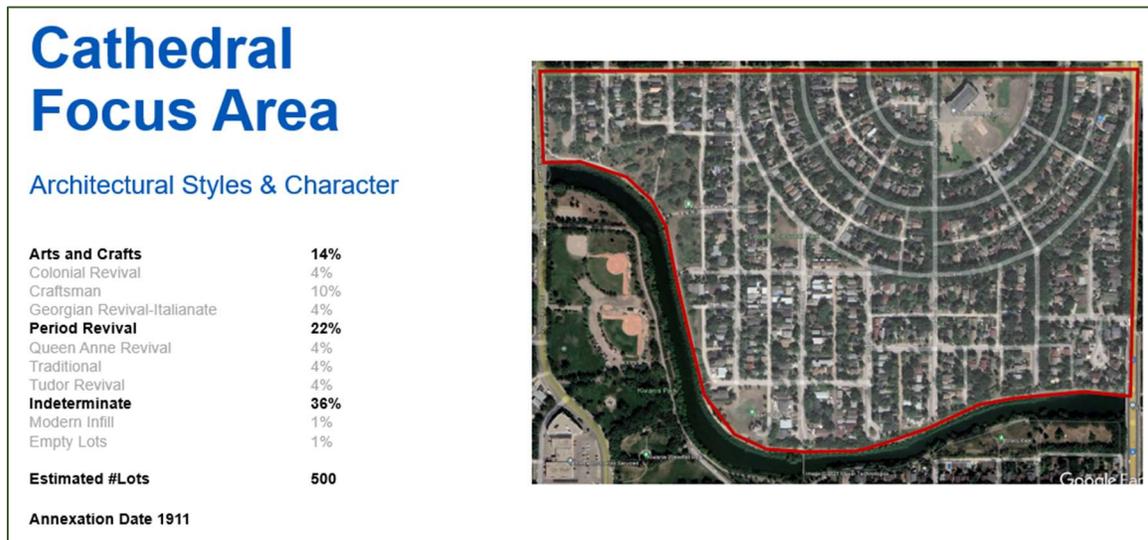
C. OUR FINDINGS

C.1 CHARACTER STUDY

RGAL conducted an assessment of data related to character defining elements specific to the Cathedral and Lakeview neighbourhoods, including property evaluations, a street-by-street visual inspection, and data collected in the Photo Story project (see below). A visual inventory of the unique character and exterior architectural and heritage elements was compiled. The special and unique elements of the built environment were identified, defined and included within our analysis.

Architecture

The character defining elements related to architecture are summarized in the charts below. The architectural themes identified in the Cathedral and Lakeview neighbourhoods were conducted during a visual scan of the neighbourhoods.



The results of the architectural scan suggest that if architecture is an important element which defines neighbourhood character, then a regulatory measure such as an Architectural Control Overlay would focus on the architectural themes of Arts and Crafts and Period Revival.

Below are similar results for a sample of the Lakeview neighbourhood.

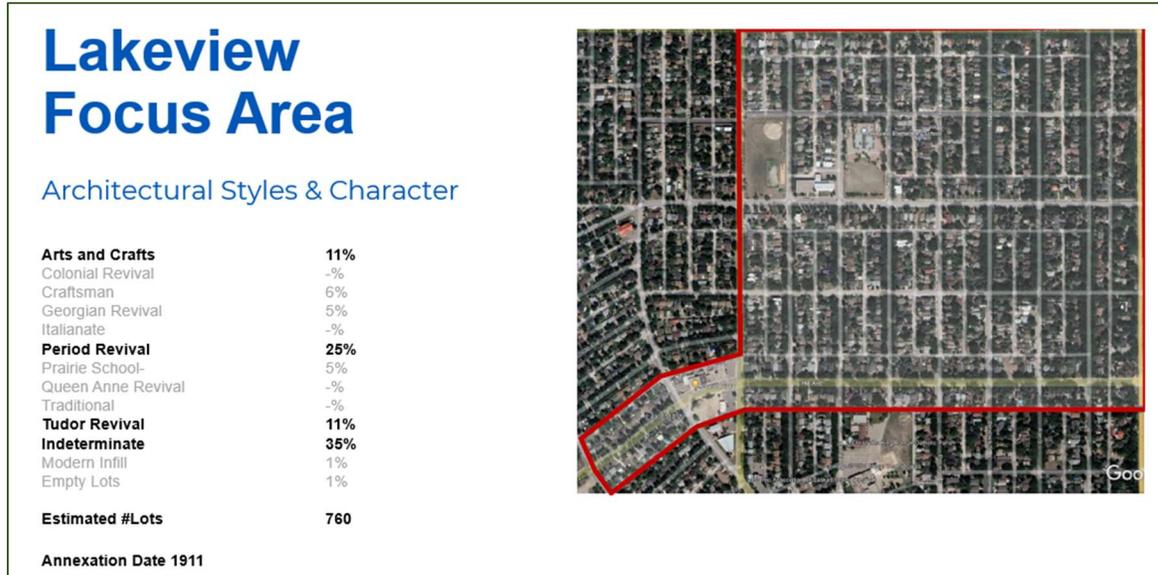


Photo Story Project

Besides architecture, other character defining elements may exist within the Cathedral and Lakeview neighbourhoods. These can include both tangible and intangible elements. In order to capture these elements, ‘Photo Stories’ are the intentional use of pictures and words to describe something. This technique has been selected to accomplish two specific objectives:

- Empower stakeholders with an easy-to-use tool for communicating the complex and ambiguous concept of ‘character’; and
- Include stakeholders in the study into ‘character’ within the Cathedral and Lakeview neighbourhoods.

161 Photo Story entries were received and are provided in *Appendix A – Stakeholder Engagement Detailed Summary*. Character themes emerged from these entries as follows:

- Features specific to homes
 - Chimneys (e.g. original brick chimneys)
 - Colour (e.g. use of multiple colours or splashes of colour)
 - Decorative doors (ie. not typically found in new construction)
 - Exposed brick/stone/wood
 - Modern architecture (e.g. flat roofs, angular design, large size)
 - Multi-unit dwellings
 - Porches
 - Roof features (e.g. dormers, decorative fascias, steep pitches, etc.)
 - Unique windows (e.g. unique shapes, groupings of small windows, etc.)
 - Yards

- Features specific to non residential buildings
 - Exposed brick and stone
 - Institutional buildings (places of worship, schools)
 - Local business
 - Modern architecture
 - Public gathering places

- Landscape features
 - Art
 - Boulevards
 - Bridge
 - Street trees

Heritage Properties

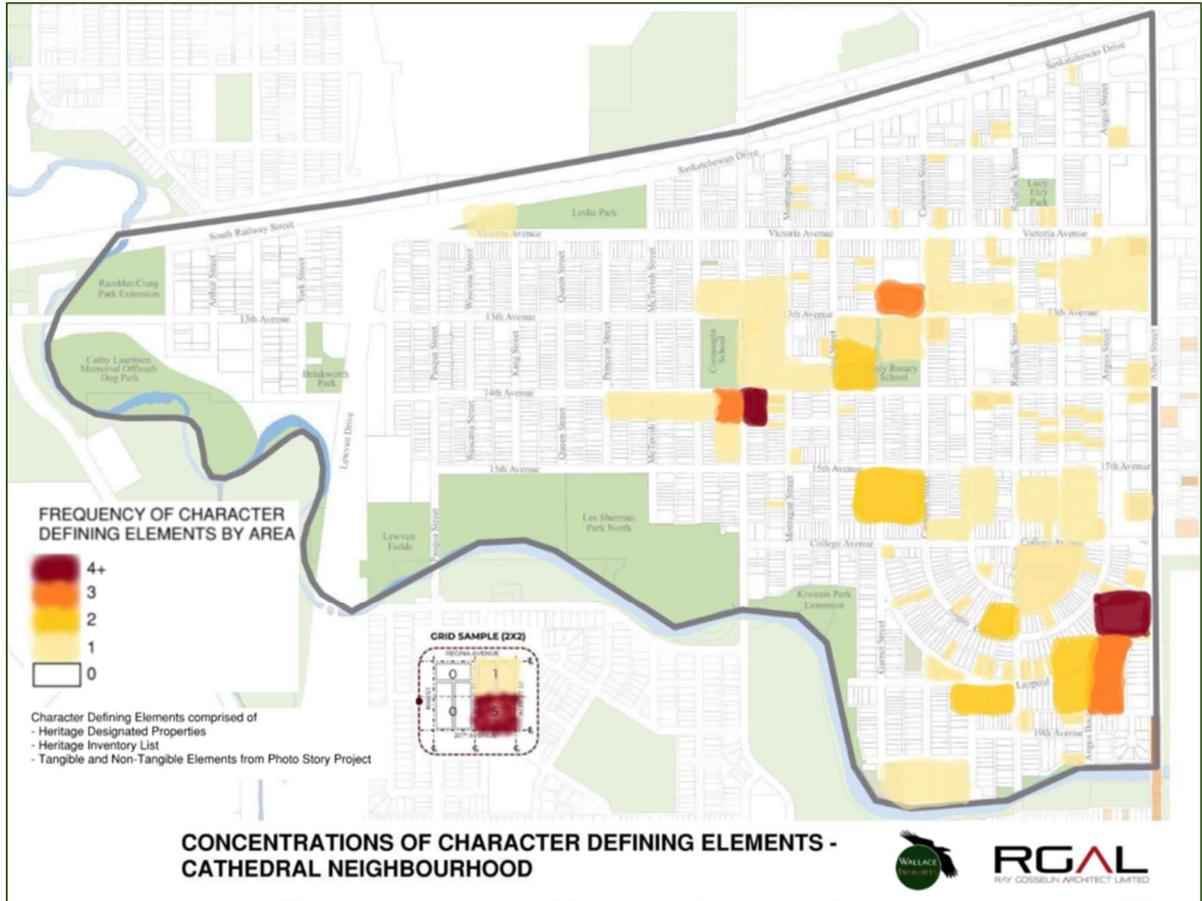
Appendix B – Designated Heritage Properties shows the designated heritage properties within the Lakeview and Cathedral neighbourhoods. Included are photos of the properties illustrating the features of each property. These photos confirm that a wide variety of architectural styles have historically contributed to the sense of character in these communities.

Frequency and Extent

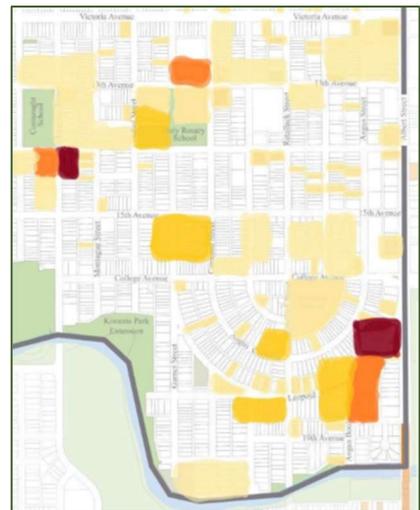
The final part of the character study focused on delineating the frequency and geographic extent of character defining elements within both neighbourhoods. The count and locations of character defining elements were illustrated using data from several sources: (1) the Heritage Registry , which includes properties designated under the Heritage Property Act, (2) the Heritage Inventory of other properties with identified heritage significance, and (3) the information captured by the Photo Stories. From this data a set of ‘heat maps’ were developed to illustrate the frequency of character defining elements and their spatial distribution within both neighbourhoods.

Cathedral

Below is the heat map for the Cathedral neighbourhood.

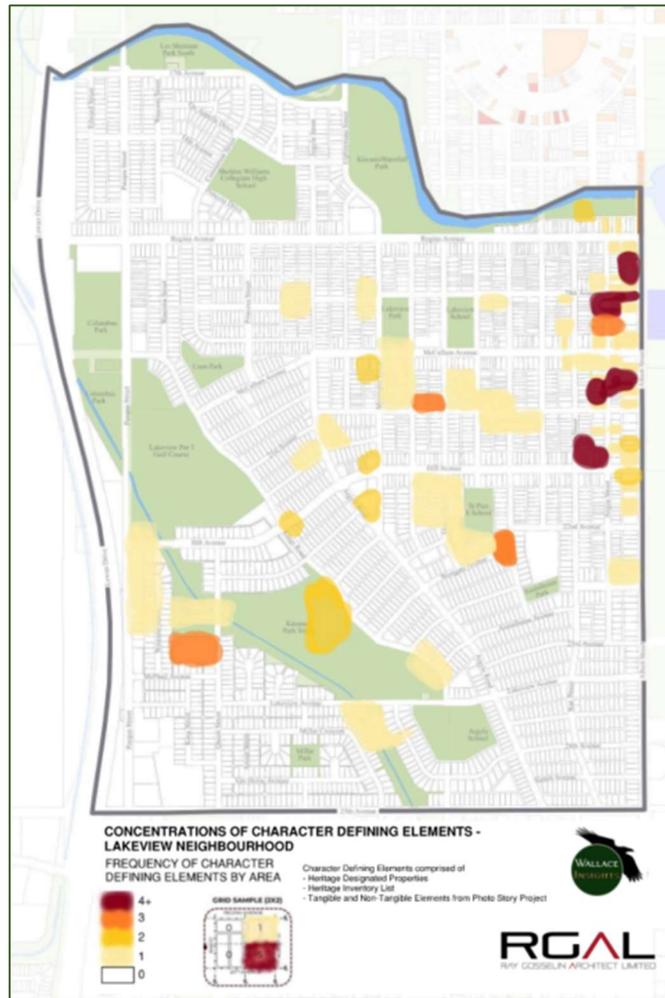


What this map shows is that there a concentration of character defining elements which are of importance concentrated within the eastern and southern areas of the Cathedral neighbourhood. In particular, there are 4-5 pockets of high concentrations of character defining elements within this neighbourhood. The locations are important as it helps to define a reasonable limit, or 'boundary' for the implementation of any regulatory measures which may be desirable. A suggestion may be to focus regulatory measures on the area illustrated to the right. This area seems to have the highest concentration of character defining elements and includes the unique Crescents area which is a defining element within Cathedral.



Lakeview

Below is the heat map for the Lakeview neighbourhood.



What this map shows is that there a concentration of character defining elements which are of importance located along the eastern areas of the Lakeview neighbourhood. In particular, there are 2-3 pockets of high concentrations of character defining elements clustered mainly along Albert Street south of Regina Avenue to Hill Avenue. The locations are important as it helps to define a reasonable limit, or ‘boundary’ for the implementation of any regulatory measures which may be desirable. One suggestion may be to focus regulatory measures on the area illustrated to the right. This area appears to have the highest concentration of character defining elements.



C.2 REGULATORY REVIEW

One of the potential outcomes of this engagement study was the identification, and then implementation, of an appropriate regulatory measure which would be used to further conserve or protect important character elements within the Cathedral and Lakeview neighbourhoods. The engagement with residents and stakeholders was intended to identify (specifically) what character elements exist, why they are important, and their frequency and extent within the neighbourhood. It bears mentioning that adding no new regulatory measures was also considered a valid approach.

We noted during the engagements that the City of Regina already regulates specific elements of infill development which were identified in the 2017 Infill Guidelines study. A Zoning Overlay (Residential Infill Development) was adopted in December 2019 with the intention of maintaining compatibility of built form within Cathedral and Lakeview neighbourhoods.

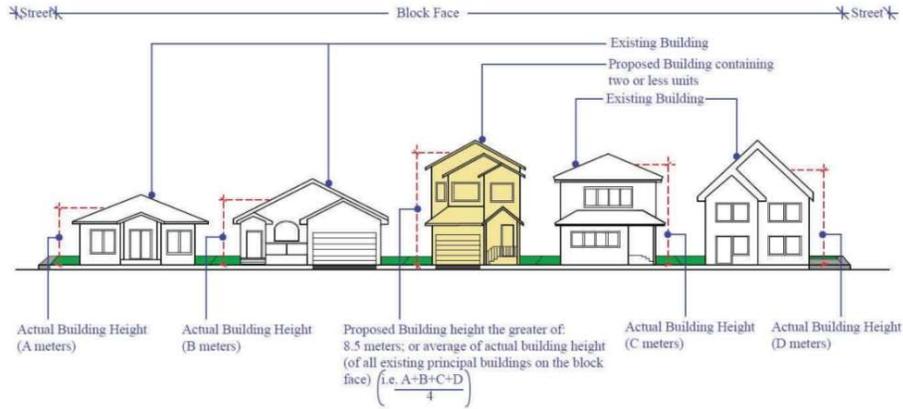
There are several other regulatory measures available to Saskatchewan Municipalities for the purpose of regulating infill development and protecting or conserving important heritage and architecturally significant assets. The regulatory measures and their use was fully explored to gain insight into their effectiveness and the pros/cons of each type of market intervention.

Existing Measures

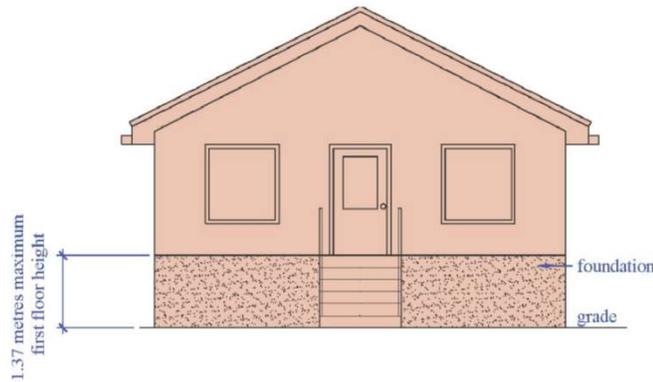
It is important to understand that development is currently regulated within Cathedral and Lakeview neighbourhoods. Development is currently regulated in the following way:

1. **Policy** – The Official Community Plan policies enable and guide the use of regulatory measures such as Architectural Control Districts, Heritage Conservation Districts, etc. The policy requires that the City undertake studies of areas with potentially significant heritage and architectural assets. All policies of the City of Regina provide guidance towards a defined outcome established in the Official Community Plan. Policy addresses a broader range of issues such as transportation, parks, urban forestry, recreation, environment, infill guidelines, etc.
2. **Zoning Bylaw** – Universally used to control development, the Zoning Bylaw contains a set of rules for the use of land, building massing, volume, height, setbacks and parking.
3. **Zoning Bylaw Overlay** – A Residential Infill Development Overlay Zone (RID) was implemented in December 2019. An ‘overlay’ adds additional controls to manage specific elements of development and is in effect for a wide area of Regina experiencing infill development. The additional regulations contained in the RID regulate the following:

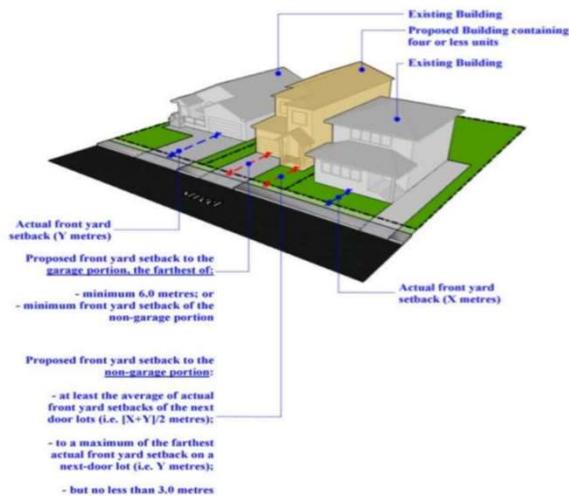
- a. **Building height** – relating building heights to existing building heights on the block.



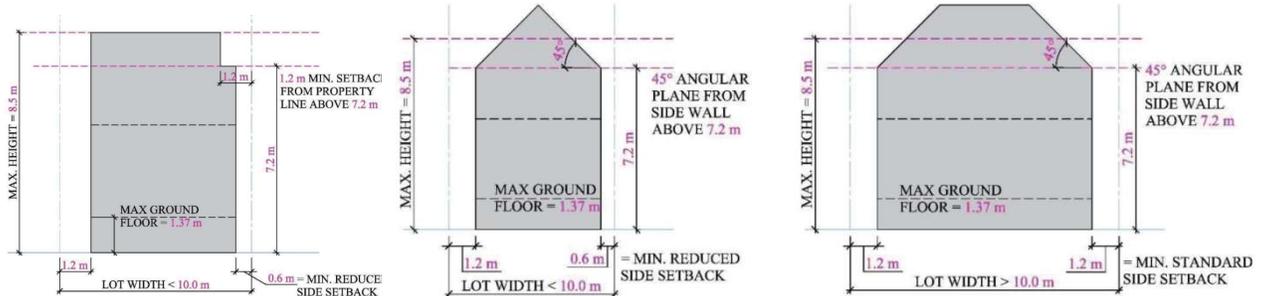
- b. **Height of First Floor** – regulations limiting the height of the first floor was put in place to maintain character.



- c. **Front Yard Setbacks** – additional regulations to ensure that buildings have a consistent front yard setback to maintain character.



- d. **Building Massing above 7.2m** – this provision ensures that roofs incorporate a ‘stepback’ above 7.2m. This encourages gable roofs and allows more sunlight penetration onto existing homes.



- e. Other minor provisions regulating the orientation of windows, porches and balconies are also included mainly to increase privacy.

The above provisions in the RID Overlay were determined to be important from engagement conducted during the 2017 Infill Guidelines project. These are widely considered to be basic elements which help to define neighbourhood character.

Additional Measures Available

There are other measures available (beyond zoning) within The Planning and Development Act legislation which allow municipalities to regulate the development of land for specific purposes. Each is briefly described below.

1. **Holding Provision** - Council may apply a Holding Symbol “H” on any zoning district for the purpose of specifying the use of land or buildings may be put upon removal of the Holding Symbol. A Holding Symbol pauses any form of development from occurring until specific conditions set by Council are met. These are normally associated with environmental and servicing constraints which must be resolved prior to development.
2. **Demolition Control District** - To be used temporarily where Council considers it to be desirable to exercise control of demolition of residential buildings. Each demolition permit application is brought before Council for decision on whether to grant the permit.
3. **Interim Development Control** - Interim development control is a bylaw that sets regulations as to what development may take place in an area. Council has power to either approve, approve with conditions, or refuse development. While similar to the functions of a zoning bylaw, it is used mainly to control development in areas where zoning is not yet in place.

4. **Architectural Control District (ACD)** - Used to ‘preserve the physical character of an area’ or ‘promote an established theme for the area’. Architectural control districts are ‘overlays’ (used with zoning) which can be implemented by rezoning a particular area with an (AC) (architectural control) overlay in the zoning bylaw.
5. **Heritage Conservation District (HCD)** – The Heritage Property Act defines Heritage Property as... ‘any property that is of interest for its architectural, historical, cultural, environmental, archaeological, palaeontological, aesthetic or scientific value.’ HCDs establish guidelines and controls within a specified area that Council considers necessary to preserve and develop the heritage characteristics of properties with heritage value. HCDs do not regulate land use. This is regulated by the underlying zoning district.
6. **Direct Control Districts (DCD)** - These may be used in areas where Council considers it desirable to exercise particular control over the use and development of land or buildings within that area. DCDs may control land use, architectural features, lighting, public amenities, building materials, and almost any development related feature. DCDs can be comprehensive and may allow unique development proposals to be considered under a development agreement.

The above regulatory measures are described in more detail in *Appendix C – Regulatory Tool Analysis*.

In order to appreciate how each of these regulatory measures could be applied to protect neighbourhood character, we placed each of these measures on a spectrum. The spectrum was intended to illustrate at a glance which measures are more suitable for the purpose of regulating ‘neighbourhood character’.

The regulatory measures (tools) were evaluated using six criteria.

1. Intended Purpose. From the legislation, what was the regulatory tool specifically created to achieve?
2. Appropriate Control. Does the tool provide the level of control or protection desired to regulate neighbourhood character?
3. Appeal Mechanism. What is the appeal process and how much local authority over decisions regarding development applications is provided?
4. Ease of Use and Administration. Is the tool easy to apply, amend and administer relative to other tools?
5. Ease of Understanding. Is the tool easy to understand and can it be explained to the general public with relative ease?
6. Precedent Use. Has the tool been applied successfully elsewhere in Saskatchewan, Alberta or Manitoba?

Considering the above criteria, and ranking the tools available on a scale of 1-5, our team has ranked the suitability of each tool for preserving neighbourhood character on the spectrum below.

Spectrum of Regulatory Tools

- to conserve 'character'



From our standpoint, any of the three tools on the far right hand side would be suitable for the intended purpose of regulating neighbourhood character. However, a Heritage Conservation District (HCD) received a higher score due to its appeal mechanism. Decisions on applications in an HCD can be appealed to a Provincial Review Board, but the decision of the Review board is not binding on Council. In all other cases, each tool may be appealed to the Saskatchewan Municipal Board and the decision of that board is binding on Council. Therefore, from a regulatory point of view, an HCD offers more local autonomy. The Direct Control District (DCD) was favoured over the Architectural Control District (ACD) based on its wider scope and range for regulating both use of land and tangible and in-tangible elements. An ACD is focussed solely on specified architectural elements and is a Zoning Overlay. Further details supporting the rationale for 'more suitable' is described in *Appendix C – Regulatory Tool Analysis*.

Analysis of Construction/Renovation in the Cathedral and Lakeview Neighbourhoods

The City of Regina provided raw construction and renovation activity information for both neighbourhoods dating back to 2017. The City also provided information about the requests for minor variances and development appeals which pertained to the Cathedral and Lakeview neighbourhoods. This gives a snapshot of the frequency and types of construction and renovation activity occurring in these neighbourhoods, and its potential effect on neighbourhood character. Minor variances and development appeals were included because both of these regulatory processes provide information about the characteristics of construction and the demand for renovations and construction which deviate from the existing regulations.

Minor Variances

The City may grant 'minor variances' for construction on private property. A variance is an allowance for some construction to occur which deviates slightly from the existing zoning regulations. An Approving Authority (City of Regina) may define the scope and

maximum percentage of variation from the Zoning Bylaw regulations. According to the Regina Zoning Bylaw, The Development Officer is authorized to vary the regulations, requirements, and standards of this Bylaw by a maximum of 10 percent in relation to any one or more of the following:

- (a) minimum lot area;
- (b) minimum lot frontage;
- (c) minimum yard setback or step-back distance;
- (d) maximum lot coverage;
- (e) maximum floor area ratio, provided the maximum height is not varied;
- (f) maximum height of a principal or accessory building, provided the maximum floor area ratio is not varied;
- (g) minimum required parking; and
- (h) maximum area for accessory building.

Variances can be granted by a Development Officer and do not need to be approved by City Council. A variance cannot exceed 10% of the bylaw regulations. For example, if a rear yard setback is 6 metres, a minor variance cannot be approved if it is greater than 0.6m. Notice to adjoining owners of property must be provided of a decision to approve a variance. There is a 20 day appeal period before the decision takes effect.

There were 15 minor variance applications granted by the City since 2017 in Cathedral and Lakeview. These were for:

- Building setback variance for intruding eaves into a sideyard
- Height of the principal building
- Variance for lot coverage
- Garage width (0.16m)
- Sideyard setback (0.1m)
- Front and sideyard setback (0.2m)
- Rear yard setback (0.12m)
- Garage height (0.33m)
- Alley access (0.375m)

Although variances for height and lot coverage could potentially affect neighbourhood character, it is our opinion that these variances are not substantial enough to affect overall neighbourhood character. Variances are quite rare, they usually solve an existing situation whereby the encroachment has existed for several years, and the magnitude of variances tend to be very small (ie. less than 10% of requirement).

Development Appeals

Development Appeals have more potential to affect neighbourhood character depending on the nature of the appeal. Development appeals can be launched to the Development Appeals Board for any development standard – building setbacks, height, parking, accessory

buildings, etc. A development appeal may be launched upon a denial of a building or development permit. Use of property cannot be appealed, only development standards.

In the Cathedral and Lakeview neighbourhoods a total of 18 appeals were considered. Eight of the appeals were granted, and five were either not applicable or there was no jurisdiction to hear the appeal. The nature of the appeals is listed below.

- | | |
|--|--|
| 1. Rear yard setback - granted | 10. Fence – not applicable |
| 2. Flankage setback for garage – denied | 11. Detached garage – denied |
| 3. Front yard setback – denied | 12. Sign proximity – not applicable |
| 4. 2 storey garage with artist loft – denied | 13. Garage in easement – no jurisdiction |
| 5. Sideyard setback – granted | 14. Garage height – granted (0.96m) |
| 6. Sideyard setback – granted (0.17m) | 15. Rear yard setback – granted (2.8m) |
| 7. Projection into yard – granted (68mm) | 16. Garage height – granted (1.49m) |
| 8. Garage area – granted | 17. Fence – not applicable |
| 9. Fence – not applicable | 18. Rear/side yard setback - denied |

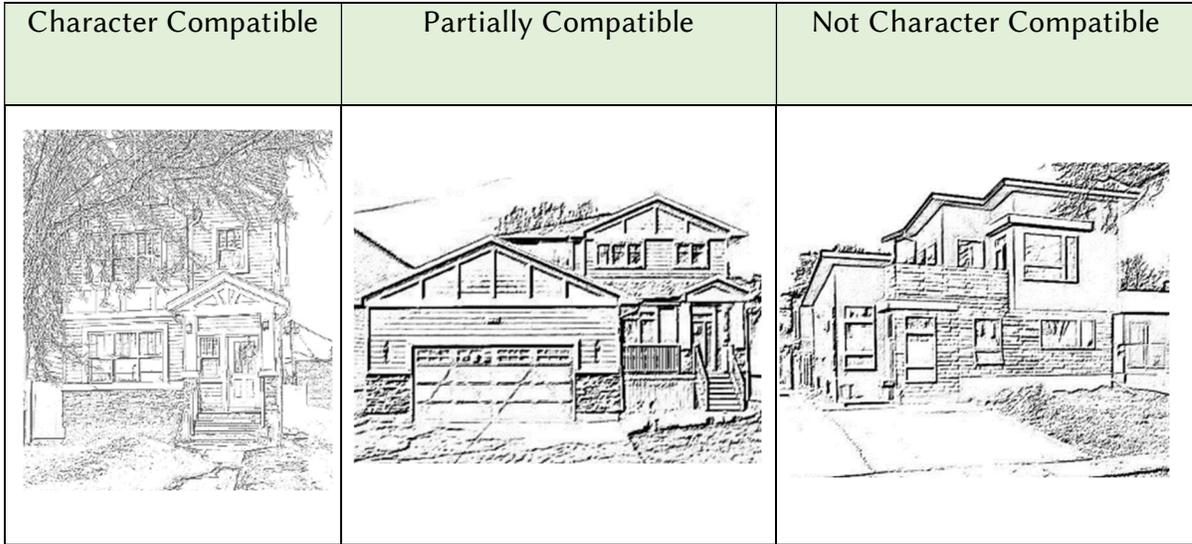
In these cases, the appeals that were granted were minor and would have very little impact or potential to affect overall neighbourhood character.

New Construction (new One-unit Dwellings)

Eighty new single-unit dwellings have been constructed in Cathedral and Lakeview since 2017. The RID Zoning Overlay took effect December 16, 2019. Each new dwelling has been viewed and a professional assessment of ‘character compatibility’ has been undertaken looking specifically at architectural style, materials, colour and size.

‘Character Compatible’ means the overall size, design and street-facing features are consistent with the homes in the area. ‘Partially Compatible’ means that some effort was put into making the home fit with the general area, but a front facing garage (for example) prevents it from being considered fully compatible. ‘Not Character Compatible’ means the overall size, architectural style, materials, etc., represents a departure from the overall character of homes in the area.

The chart below shows three representative samples of dwellings built which were deemed to be ‘Character Compatible’, ‘Partially Compatible’, or ‘Not Character Compatible’.



Below is a summary of this review.

Location (# of permits)	Assessment	# of Properties	General Description
Cathedral (37)	Character Compatible	23	Architectural features are consistent with surroundings; decorative doors; porches and verandas; compatible rooflines; compatible materials, preserved trees; etc.
		12 (of 23)	Constructed after RID Zoning Overlay (Dec. 2019)
	Partially Compatible	9	Colours and some architectural features are compatible with surroundings. Height and mass out of scale, front garage and large driveways considered incompatible.
		2 (of 9)	Constructed after RID Zoning Overlay (Dec. 2019) which regulates height but not mass.
	Not Compatible	5	Very large; out of scale; modern architectural style, flat roof, trees removed, driveways, etc.
		2 (of 5)	Constructed after RID Zoning Overlay (Dec. 2019)
<p>Summary of New Builds in Cathedral: Overall, the vast majority of new builds were either ‘Character Compatible’ or ‘Partially Compatible’ with surrounding properties. Only five new builds (14%) since 2017 were clearly not compatible with immediate surroundings. The Infill Overlay regulations have been active for less than two years and it is too early to gauge their effectiveness.</p>			

Location (# of permits)	Assessment	# of Properties	General Description
Lakeview (43)	Character Compatible	19	Architectural style and features are generally consistent with surroundings; decorative doors; porches and verandas; compatible rooflines; compatible materials, preserved trees; etc.
		4 (of 19)	Constructed after RID Zoning Overlay (Dec. 2019)
	Partially Compatible	8	Colours and some architectural features are compatible with surroundings. Height and mass out of scale, front garage and large driveways considered incompatible
		2 (of 8)	Constructed after RID Zoning Overlay (Dec. 2019) which regulates height but not mass.
	Not Compatible	16	Very large; out of scale; modern architectural style, flat roof, trees removed, driveways, etc.
		5 (of 16)	Constructed after RID Zoning Overlay (Dec. 2019)

Summary of New Builds in Lakeview: Lakeview contained a higher number of new builds which were deemed to be ‘Not Compatible’ (37%) with the surrounding properties. However, the majority of new builds were still either ‘Character Compatible’ (44%) or ‘Partially Compatible’ (19%) with surrounding properties.

Summary Observations about New Builds in Cathedral and Lakeview:
 The key observation about the housing in both of these neighbourhoods is that the variety of housing styles is very large. The other key observation made is that the vast majority of housing has undergone (or is undergoing) renovation, maintenance and is in overall above average condition. There was evidence throughout both neighbourhoods of significant upgrade and renovation to original housing stock. Most incompatibility arises from the size of the new build, often with homes built across multiple lots. Architectural style out of context with its immediate surrounding block-face is also evident in some cases. However, new builds have contributed to a strong trend of investment in both Lakeview and Cathedral. There is not enough empirical evidence to suggest that neighbourhood character is being eroded. However, given the higher number incompatible builds observed in Lakeview, it would be prudent to monitor new builds in Lakeview. The last observation is to give the Zoning Overlay more time to see if it is having the desired effect. So far, the data is inconclusive.

Demolition Permits

The City of Regina issued 40 demolition permits for single unit dwellings since 2017 in the Cathedral neighbourhood. This is a rate of 7.3 dwellings per year. The 2016 census indicated Cathedral had 3,595 private dwellings, meaning a demolition rate of 0.2%. From the above analysis, 37 of these 40 demolitions have since been replaced with new builds.



Year of Permit	Number of Demolition Permits
2017	10
2018	8
2019	6
2020	6
2021	5
2022 (to date)	5

Sixteen demolition permits have been issued in Cathedral since the adoption of the RID Zoning Overlay in December 2019.

Thirty-one demolition permits for single unit dwellings in the Lakeview neighbourhood over the same time period. This is a rate of 5.6 dwellings per year. The 2016 census indicated Lakeview had 3,210 private dwellings, meaning a demolition rate of 0.17%. From the above analysis, 43 new builds have been added since 2017, meaning the size of the stock has grown since the 2016 census.

Year of Permit	Number of Demolition Permits
2017	8
2018	6
2019	8
2020	4
2021	3
2022 (to date)	2

Nine demolition permits have been issued in Lakeview since the adoption of the RID Zoning Overlay in December 2019.

Demolition permits by themselves do not yield much information about the loss of neighbourhood character. The demolition of housing is only important if it contributes to the loss of original character. The preceding section of this report examined the new single and semi-detached dwellings and assessed their compatibility with surrounding homes. Fifty-three percent of new homes are ‘Character Compatible’. An additional 21% are ‘Partially Compatible’ and it remains unclear whether the introduction of the RID Zoning Overlay will increase the compatibility of future builds. Greater clarity, and communication through education and awareness, of what constitutes ‘character’ a builder could be compatible with has been gained through engagement.

C.3 ENGAGEMENT

We gained a number of key learnings from the engagement process. The complete results from engagement are compiled in *Appendix A – Stakeholder Engagement Detailed Summary*.

Highlights of engagement results are provided below.

Character Drivers in Cathedral

Acknowledging that the drivers of Landscape, Architecture, Heritage and Intangibles are inter-related and connected to each other, participating stakeholders for the Cathedral neighbourhood identified Landscape as highly significant (average rating of 3.8 out of 4), Architecture as quite important (average rating of 3.25 out of 4), Heritage as somewhat important (average rating of 2.9 out of 4) and Intangible elements of somewhat lesser importance (average rating of 2.8 out of 4).

Themes and popular concepts related to these drivers that Cathedral stakeholders discussed are provided in *Appendix A – Stakeholder Engagement Detailed Summary*.

Character Drivers in Lakeview

Also acknowledging that the drivers of Landscape, Architecture, Heritage and Intangibles are inter-related and connected to each other, participating stakeholders for the Lakeview neighbourhood identified Architecture as quite significant (average rating of 3.4 out of 4), Heritage as quite important (average rating of 3.1 out of 4), and Landscape and Intangible elements of somewhat lesser importance average rating of 2.2 and 2.0 respectively out of 4).

Themes and popular concepts related to these drivers that Lakeview stakeholders discussed are provided in *Appendix A – Stakeholder Engagement Detailed Summary*.

Statements Describing the Unique Character of These Neighbourhoods

The following statements summarize the discussions by stakeholders. The Cathedral and Lakeview neighbourhoods are unique within the city of Regina, are uniquely different from each other, and contain different pockets of unique character within them. The participants did note common elements of character as described in statements provided in *Appendix A – Stakeholder Engagement Detailed Summary*. How each manifest in the neighbourhoods is part of what makes them special.

The engagement results clarify what ‘character’ is worthy of conservation and enhancement. The themes associated with this ‘character’ describe how variety, trees, art, uniqueness, walkability, gardens, local business, porches, architectural fit, sustainability (green) and setbacks each evolved historically and continue to shape a sense that these neighbourhoods are special places.

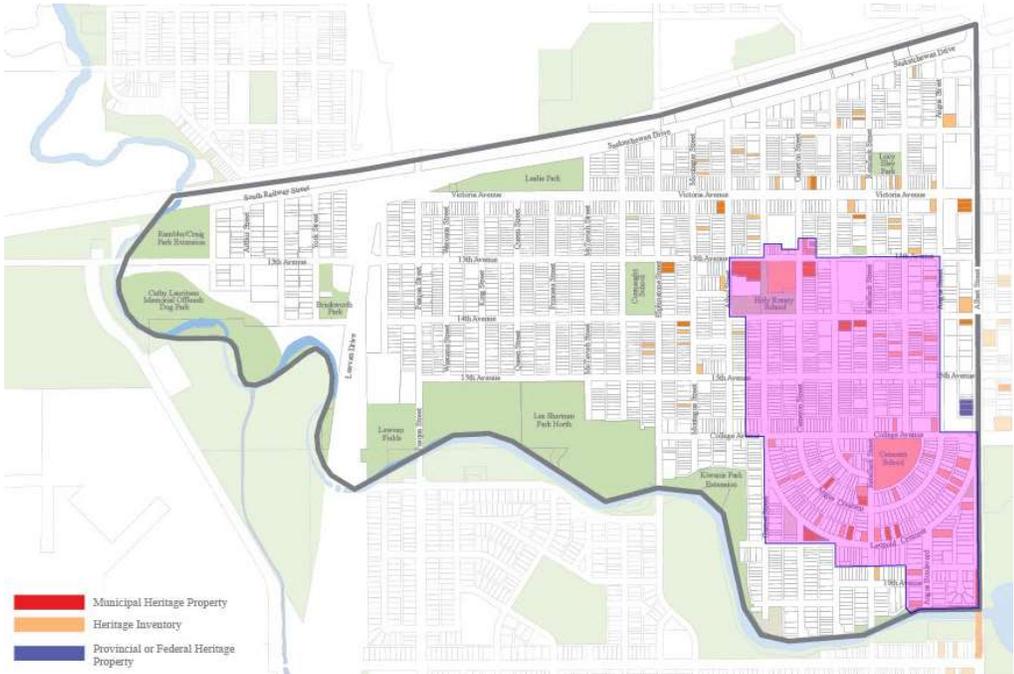
Stakeholder Perspectives on Regulation

There was considerable overlap in the feedback received from the two neighbourhoods. The table below summarizes the input provided.

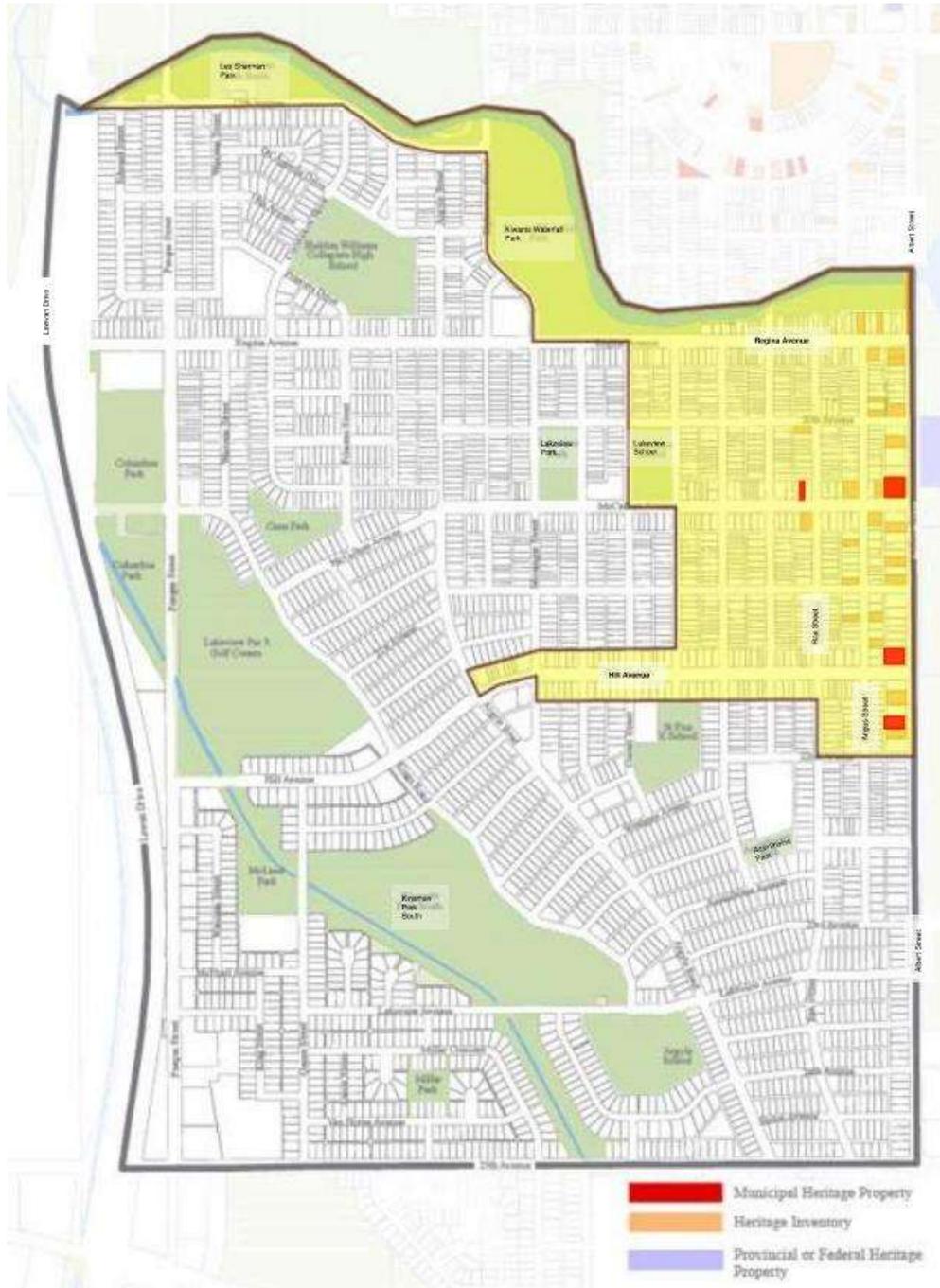
Benefits	Risks
<ul style="list-style-type: none"> - Clarity in describing what makes the neighbourhood special and what elements should be retained to maintain this - Higher level of accountability resulting from additional level of procedure - Increased property values (and resulting tendency to realize better maintenance) - Increased certainty for property owners, investors and developers - Education value - Architectural coherence by infill developments - Community intensification can occur without negative impact to existing character - Greater certainty of the urban forest over the long-term - Higher confidence that politics and political cycles are not impacting outcomes - Potential to centre policies around environmental, social and economic sustainability - Reduced property speculation - Positive impact on community pride and ‘corporate memory’ of the neighbourhoods 	<ul style="list-style-type: none"> - Regulation may send a message that these neighbourhoods are ‘anti-development’, causing stagnation in investment - Regulations may be misunderstood or costs (in both time and money) increase as a result of additional education required - Potential loss of variety and uniqueness - Potential higher cost of investment to meet new standards and expectations - Cannot regulate ‘bad taste’ - ‘Drift’ in the focus of policy and regulation over time as original intent and focus on outcomes is lost by the regulators - Purpose and intent of policy and regulation must be extremely clear and well written to avoid unintended consequences

From the feedback received, two potential areas in which to apply future regulation were developed (as shown in *Appendix A – Stakeholder Engagement Detailed Summary*). We recommend a cautious approach to the introduction of new regulation, introducing controls to areas where a high level of consensus about the obvious concentration of character elements is evident.

Recommended Area of potential application - Cathedral (The Crescents and surrounding area)



Recommended Area of potential application – Lakeview (Old Lakeview and Creekside Parks)



D. SUMMARY AND RECOMMENDATIONS

After careful consideration of the engagement results, regulatory review, architectural review, and construction activity, Wallace Insights has formed a set of recommendations. It is our view that new regulation should be used judiciously, in areas of obvious threat of losing character, and with a high degree of consensus amongst stakeholders.

Regulatory Review

The regulatory review showed that there is an existing RID Zoning Overlay which took effect in December, 2019. The regulatory review also showed that the Zoning Bylaw and Overlays have limitations when it comes to protection of character. For example, the Zoning Bylaw cannot regulate architectural style, heritage elements, materials or colour of buildings. If any of the aforementioned items are important to preserve character, another regulatory tool is necessary.

Generally speaking, zoning can regulate the following:

- a) Use of land
- b) Area and dimension of lots
- c) Lot coverage
- d) Location, height, number of storeys, area volume and dimensions of any building
- e) Loading and parking
- f) Outdoor storage
- g) Landscaping and Trees
- h) Signage
- i) Lighting
- j) Accessory Buildings

The Zoning Overlay is limited to the above provisions. From the above list, it would appear that parking, garages, landscaping and trees are the only items which are not already regulated in the RID Zoning Overlay. Parking and garages could be restricted to the rear yard in laned subdivisions, existing landscaping and provision to maintain existing trees above a certain height could also be added to the Overlay.

Other regulatory tools, besides zoning, are available and suitable for the purpose of protecting character. These tools are Architectural Control, Heritage Control and Direct Control Districts all having the regulatory necessities to preserve neighbourhood character.

Architectural Review

The architectural review showed that Cathedral contains two main architectural styles – Arts and Crafts and Period Revival. However, a large percentage of homes had

‘indeterminant’ styles. Grouped together with heritage designated and inventory properties, and photo story elements, the areas of concentration of neighbourhood character elements in Cathedral appeared to be clustered in the ‘Crescents’ area and more widely dispersed north of 15th Avenue.

In Lakeview, three architectural styles were identified – Arts and Crafts, Period Revival and Tudor Revival. Similar to Cathedral, there was also a high percentage of ‘indeterminant’ styles as well. Grouped together with heritage designated/registered properties and photo story elements, the areas of concentration of neighbourhood character elements in Lakeview appeared to be clustered in what is referred to as ‘Old Lakeview’ – four to five blocks bounded by Albert Street on the east, Hill Avenue on the south, Regina Avenue on the north and Lakeview School to the west.

Construction Activity Review

The construction activity review for both Lakeview and Cathedral neighbourhoods showed minor variances and development appeals are not likely having a significant impact on neighbourhood character. The quantity, nature and magnitude of the variances and appeal were very minor.

The new builds since 2017 show a mixture of character compatibility. Prior to the RID Zoning Overlay taking effect in late 2019, there were 12 new builds which were clearly not compatible to the existing character of the neighbourhood. However, these builds occurred before the Zoning Overlay took effect. Since the Zoning Overlay took effect in December 2019 there have been 27 new builds in Lakeview and Cathedral and 74% of these are deemed to be compatible or partially-compatible with the existing neighbourhood character. Seven of the new builds (15% of new builds during the period) have introduced housing stock that is out of character with the neighbourhoods since the Zoning Overlay took effect. These additions represent 0.1% of the total housing stock for these areas.

Review of Engagement Results

The engagement results did not demonstrate an obvious consensus of concern for character elements suitable for regulation. For example, if stakeholders hold significant value in ‘variety’, the addition of new regulations should be avoided as these encourage conformity. Other character themes that are not conducive to regulation include ‘art’, ‘unique’, ‘walkability’, ‘gardens’, and ‘local business’.

Based on the feedback from stakeholders, while new regulation could be considered as a means to strengthen existing policies and programs for four themes, it is the consulting team’s conclusion that the low level of participation in the project does not merit a recommendation to proceed with new regulation at this time. However, a consensus based process to ‘nominate’ an area of the neighbourhood for added regulation could be made available to the community.

Should consensus emerge in the near future, the following themes could be considered:

- Trees - To protect the highly valued tree canopy of these neighbourhoods, options include creating a Heritage Conservation District or adding specific trees and landscape features to a Heritage Property Designation.
- Porches – Porches could be required as part of an Architectural Control District or named as a heritage feature in a Heritage Conservation District.
- Green – A Direct Control District (through a development agreement) could regulate specific or particular public works, infrastructure, pathways, recreation facilities, etc. with the goal to increase energy efficiency, sustainable landscapes, active transportation, and other sustainability considerations.
- Fit – Any of the most appropriate regulatory tools (an Architectural Control District, Heritage Conservation District, or Direct Control District) could be used to strengthen controls to achieve architectural and character fit.

Consultant Recommendations

Upon conclusion of the engagement phases with residents and stakeholders, and in consideration of the initial objectives for this project, our consulting team makes the following recommendations for consideration.

1. Status Quo with more Education and Awareness.

In our analysis, the RID Zoning Overlay has not been in place long enough to adequately assess the effectiveness of these new regulations. Twenty-seven new builds have been undertaken in Lakeview and Cathedral since the adoption of the Zoning Overlay. Fifty-nine percent of these new builds were designed and constructed in conformance with existing neighbourhood character and 15% have achieved partial compatibility to what has been, until this report, an undefined ‘character’. In our opinion, more time is required to assess the long-term impact of the Zoning Overlay.

This project has generated a valuable outcome by developing a set of definitions for the character found in Cathedral and Lakeview, thus meeting the project objective to develop a set of definitions for the unique character areas found there. Insights to strengthen the business case for achieving multiple community goals of heritage, affordability and sustainability have also been gathered. In conjunction with this recommendation we believe it would be beneficial to enhance awareness and education about the defined character within the Lakeview and Cathedral neighbourhoods and value of its preservation and enhancement. Raising awareness can generate discussion and dialogue amongst residents and create an atmosphere where character preservation and compatibility, along with enhancements to affordability and sustainability, occurs without the need for additional regulations.

2. Explore the formation of a Business Improvement District for 13th Avenue Commercial Area.

This area was specifically identified as having unique characteristics including unique shops, walkable scale, unique style, refurbished older structures, etc. It is our understanding that a BID has been discussed in the past, and we would encourage discussions to continue. The formation of a BID is a better option for protecting and supporting the character elements raised during engagement relating to intangible elements such as public gatherings and use of public space. A BID also supports the theme of local business.

Hill Avenue was also identified as important commercial location, but in our opinion, it does not contain enough critical mass to warrant the formation of a BID. The area does not appear suitable for the typical programming of a BID. The City Administration may pursue this further with the community if there is sufficient interest.

3. Develop a Process for an Opt-in HCD.

No clear consensus identifying where new regulatory tools should be applied emerged through this project. The wide (valued) variety of architectural styles evident in the neighbourhoods also make new regulation complex at a broad scale. However, during engagement the idea to implement a nomination process was raised. Essentially, it is a community-led process whereby residents would seek consensus from other neighbours towards nominating their block for Architectural or Heritage conservation. Several cities in Canada, such as Toronto and Winnipeg, have processes which allow for communities or individuals to nominate an area for designation as a Heritage Conservation District. The nomination process is fairly informal. The City of Regina would need to add some provisions to the Heritage Conservation Policy to guide the nomination process and a process for evaluation. If this recommendation is adopted, a sample policy amendment would be developed for review and approval. It is notable that such a policy would apply city-wide, making the work undertaken through this project repeatable across the whole of Regina.

The details of a nomination process would need to be worked out and could take guidance from that introduced in the City of Winnipeg in 2018 (see *Appendix E – Winnipeg Heritage Conservation District Nomination Process*). Some initial suggestions are:

- Minimum area for a district must be at least one block long.
- Require support from at least 70% of residents.
- Area must feature:
 - o Majority of buildings are at least 40 years of age or older;
 - o Buildings are from a predominant period of development for the block/neighborhood;
 - o Architecture is representative of size, scale and styles that predominated in the neighbourhood through its primary period of development;

- Street and lane facing façades for the majority of the buildings retain high level of material and visual integrity to their original form; and
- Majority of the buildings are in good physical condition at the time of designation.

Options to consider:

This project was designed to engage community and technical stakeholders on the potential to conserve important elements of neighbourhood character within the Cathedral and Lakeview neighbourhoods through regulation. While we are not recommending any new regulation be introduced at this time, we believe the City of Regina may wish to consider some of the following options should erosion of character within these neighbourhoods grow as a concern following the close of this project.

1. New Incentives.

New incentives directed to specific portions of the Cathedral and Lakeview neighbourhoods could be provided. Incentives such as tax abatements, or self-financing grants could be provided to owners who wish to build new, renovate, or expand buildings. Limiting the incentives to specific areas of Cathedral (Crescents) and Lakeview (Old Lakeview) is recommended. Incentives are not ‘give-aways’. They are a useful way to achieve public policy objectives. In this case, incentives would attract positive attention to homeowners and encourage them to consider character defining elements to add to their home renovation or building project.

2. Add more provisions to the existing RID Zoning Overlay.

The options to add more regulations to the existing RID Zoning Overlay are limited by the authority of a Zoning Bylaw. Given that most of the ‘Not Character Compatible’ new builds are very large, a sidewall area restriction could be added. Other regulations could be added related to parking (including location of garages), landscaping, and lighting. It is unclear if regulating these elements would add to character preservation. If other character elements, such as architectural details, materials, etc., are to be regulated, another regulatory option must be considered.

3. New Regulation.

If more regulation is desired, we would recommend a Direct Control District (DCD) with design guidelines for heritage, architecture, land use, and other identified character elements. It would further be our recommendation to implement a (DCD) within two specific areas of Cathedral and Lakeview – namely, ‘The Crescents’ Area in Cathedral and ‘Old Lakeview’ which is bounded by Albert Street on the east, Hill Avenue on the south, Regina Avenue on the north and Lakeview School to the west.

E. IMPLEMENTATION

Implementation of Consultant Recommendations are described in general below.

Education and Awareness

Many stakeholders identified the need for greater clarity and certainty in the definition of what constitutes sensitive, character compatible development within the Lakeview and Cathedral neighbourhoods. This project has gathered significant insights into what adds value to the character of these neighbourhoods. Taken together with recommendations from the recent report from the Heritage Building Rehabilitation Program Review, this project also demonstrates the business case for protection of existing character.

We recommend development of guidance materials outlining existing regulations, incentives, policies, and benefits related to character protection. Distribution of these materials should include all Cathedral and Lakeview property owners as well as stakeholders from the real estate, home building and development communities. The City could partner with the community to create a toolkit for infill development specific to parts of Lakeview and Cathedral neighbourhoods.

Formation of a BID

Section 25 of The Cities Act, provides Council with the authority to establish, by bylaw, a Business Improvement District. A board must be established and a uniform levy may be imposed by the City for the purposes of generating revenue from the businesses contained in the BID. This revenue is provided to the BID to undertake initiatives identified in a BID budget which is provided to City Council each year. Presumably, the BID would undertake initiatives to preserve and enhance the unique character of the 13th Avenue Commercial Corridor.

Other Options

If other options are desired, the consulting team is willing to work with the City's administration towards implementation of those options.

F. APPENDICES

APPENDIX A – STAKEHOLDER ENGAGEMENT DETAILED SUMMARY

APPENDIX B – DESIGNATED HERITAGE PROPERTIES

APPENDIX C – REGULATORY TOOLS ANALYSIS

APPENDIX D – WORKSHOP STUDY GUIDES

APPENDIX E – CITY OF WINNIPEG HERITAGE CONSERVATION NOMINATION PROCESS

APPENDIX A
STAKEHOLDER ENGAGEMENT
DETAILED SUMMARY



Background and Engagement Objectives

Our goal for the *Engagement on Heritage & Architectural Character Areas* project was to involve Cathedral and Lakeview neighbourhood stakeholders in identifying the character attributes and heritage assets that create the unique and valuable ‘character’ of each neighbourhood, and to also involve them to develop recommendations on regulatory tools that may be introduced to ensure this ‘character’ continues to contribute to thriving, successful neighbourhoods into the future.

A Decision Statement reflecting the goal of this project describes the problem and scope of the decision to be made in more concise terms.

DECISION STATEMENT:

Understanding that heritage and area character contribute to the social and economic success of the Cathedral and Lakeview neighbourhoods, how might regulatory tools be designed to leverage this success into the future?

We used a set of values to guide engagement planning and implementation. These values reflect the aims of the City of Regina as it moves toward its Vision “To be Canada’s most vibrant, inclusive, attractive, sustainable community, where people live in harmony and thrive in opportunity.”

AIMS:

- To provide “transparency in decision-making and (build) ownership through participation”. (from *Design Regina*)
- To demonstrate accountability and build trust.
- To demonstrate consistency, ensuring all information provided to and received from stakeholders considers the context of other civic initiatives.
- To build community capacity and understanding for City issues related to heritage and planning.
- To foster a sense of civic responsibility among citizens.
- To create a repeatable process and gather input with value to multiple initiatives.
- To provide good value-for-money and effort, including use of BeHeard.Regina.ca.

Prior to engaging, we conducted a scan of recent events and found the following themes of relevance for this project:

Major Themes	Relevance to <i>Heritage Character Engagement</i>
There is a need for greater clarity on what policies apply when buildings have heritage significance.	Recent and proposed changes to the status of buildings may not be clear to participants.
There is a lack of clarity on what the policies mean for owners of properties with heritage significance.	Recent and proposed changes to the policies and programs affecting heritage sites and buildings may not be clear to participants. Recent and proposed changes may not be supported by some participants.
Financial tools to support heritage assets may not be sufficient to make heritage buildings economically viable.	Sufficiency and role of incentives as well as the potential use of regulatory tools in relation to incentives may not be clear to participants.
Heritage properties in poor condition may face disincentives to improvement.	Sufficiency and role of incentives and ability to add density to sites may not be clear to participants. Standards for property maintenance specific to heritage properties may not be clear to participants. Recent and proposed changes may not be supported by some participants.
There are concerns related to how infill development may respect its fit into the surrounding neighbourhood context.	Current infill policies may not be understood or supported; definition of ‘fit’ may not be clear to property owners seeking to improve buildings in poor condition or otherwise add density to sites to address other city planning/economic viability goals. The role of additional or revised regulatory tools to require ‘fit’ by development may not be clear to participants.

These themes from the recent historical context for the project were given careful consideration as engagement and communications activities were implemented. Specifically:

- Engagement materials referenced these themes, providing facts about current policies and programs to support the ability for stakeholder participation in the engagement by being informed.
- The questions posed to participants through engagement tested how to make current policies and programs more clear, while focusing on the specific opportunity to add definitions for ‘character’ (addressing ‘fit’) and new regulatory tools to add clarity to what is expected of owners of heritage properties.
- We facilitated the process of gathering information about other related civic initiatives that arose through engagement conversations and shared engagement results with project managers involved in current and planned civic initiatives on related themes.

- We facilitated engagement activities designed to build empathy across community sectors based on the common goal of supporting the valuable community and heritage character of the Cathedral and Lakeview neighbourhoods that contributes to their social and economic success.

Key Informant Chats

Purpose: To gather information from key informants about stakeholder preferences and questions they may have about the process.

Target Audience:

- Heritage experts (e.g. Heritage Regina, Heritage Conversation Branch, EcoMuseum, Regina Archives)
- Cathedral and Lakeview Community Associations
- Business and development community (e.g. Regina Chamber of Commerce, Regina Region Home Builders Association, Nicor Group,)
- Community arts and Indigenous voices (e.g. Buffalo People’s Arts Institute, City Cultural Diversity & Indigenous Relations)

Eight (8) chats were held.

Discussion Themes:

- ‘Photo Story’ and other proposed engagement techniques
- Definitional aspects of ‘Character’
- Regulatory tools to be researched
- Approach to engagement
- Ideas for Community Learning
- Project promotion and ambassadorship

Community Learning Opportunity

Purpose: To host joint learning opportunities to build stakeholder knowledge and initiate empathy-generation across community sectors.

Target Audience: All stakeholders.

Community learning needs were informed in several ways:

- The historical context including recent heritage property matters in the media.
- Recent community feedback received through planning initiatives including ‘Zone Forward’ (2019) and the Residential Infill Guidelines (2017).
- Feedback from Key Informant Chats.

Discussion Themes:

- Brief Histories
 - Indigenous perspectives
 - Lakeview
 - Cathedral
- The Role of Heritage
 - City of Regina programs
 - Heritage research demonstrating ROI to developers and property owners and compatibility with environmental sustainability and affordable housing
 - Local heritage property development experience
 - Heritage contributions to sustainability
- Regulatory Options
 - City of Regina policies
 - Current community character protection
 - Gaps and possibilities

Photo Story Project

Purpose:

- Empower stakeholders with an easy-to-use tool for communicating the complex and ambiguous concept of ‘character’; and
- Include stakeholders in the study into ‘character’ within the Cathedral and Lakeview neighbourhoods.

Target Audience: All stakeholders.

Photo Stories are the intentional use of pictures and words to describe something. 161 photo stories were collected. 214 visitors interacted with the project.

Emergent Themes:

A complete set of Stories is provided as Attachment One.

Online Discussion, Emails and Social Comments

Purpose: To respond to the feedback from Key Informants that an option for leaving comments be available.

Target Audience: All stakeholders.

Themes:

A complete set of comments is provided as Attachment Two.

Deep Dive Workshops

This project initiated from grassroots concern for the erosion of neighbourhood character erosion due to the loss (or potential loss) of heritage properties. This, along with the fact that the project could propose the introduction of new regulations affecting a wide range of property owners, was carefully considered during engagement planning. Strategies and resources were in place to accommodate an expected 60-80 participants at each workshop.

We Asked:

Among these four themes, which is most important for its contribution to neighbourhood character? *Each participant was asked to assign a rank from 1 (least importance) thru 4 (highest importance) or give '0' if not deemed important.*

- **Heritage** theme refers to anything either on the Heritage Register, Inventory, or obviously from the time when the neighbourhood was originally built.
- **Architecture** theme refers to the design features of buildings.
- **Landscape** theme refers to anything that is not an actual building, but is still a physical thing (it can be touched).
- **Intangible** theme refers to anything that is not a physical thing (it cannot be touched). Examples include events, stories, relationships, etc.

For example, if there was a proposal to undertake redevelopment somewhere within the neighbourhood, what does the developer need to consider? Is it that original heritage assets absolutely must be preserved and renovated to the greatest extent possible? Is it that new developments must fit a certain architectural theme or themes? Do developments need to contain certain landscape features or preserve any existing ones? What are new things that could add to the story of the neighbourhood and city?

Most participants acknowledged that the themes are interconnecting; some choosing to identify all themes equally to reflect as such. As a result, while the actual score is less relevance, the order of importance identified has some meaning. The aggregate results from workshop participants are provided.

Responses Received for Cathedral:

- Landscape (average rating of 3.8 out of 4 across 16 participants)
 - o Comments explaining why this is important: creek, park space, fauna, nature interpretation opportunities, picnic table, greenery, street configuration and front yard setbacks, walkability, alleys as enablers
- Architecture (average rating of 3.25 out of 4 across 16 participants)
 - o Comments explaining why this is important: balance variety with themes (with greater emphasis on variety than mandating alignment to specific arch styles), match materials and windows to theme, window variety, not faux materials, avoid clustering modern, avoid front garages and parking, front-street orientation (e.g. porches, yards)
- Heritage (average rating of 2.9 out of 4 across 16 participants)
 - o Comments explaining why this is important: variety of old homes and grand trees
- Intangible (average rating of 2.8 out of 4 across 16 participants)
 - o Comments explaining why this is important: school community, community fridge, social programs, placemaking, community newspaper, variety of 'third places'

Responses Received for Lakeview:

- Architecture (average rating of 3.4 out of 4 across 10 participants)
 - o Comments explaining why this is important: unique assets (e.g. triangular church building), front-street orientation (e.g. porches, yards), balance variety with themes (with greater emphasis on variety than mandating alignment to specific arch styles), match materials and windows to theme, window variety, not faux materials, avoid clustering modern, avoid front garages and parking
- Heritage (average rating of 3.1 out of 4 across 10 participants)
 - o Comments explaining why this is important: art and interpretation important, mature trees
- Landscape (average rating of 2.2 out of 4 across 10 participants)
 - o Comments explaining why this is important: unique assets (e.g. Hill Ave shopping area, Normandy Heights, Albert St bridge), wide boulevards and setbacks, walkability, alleys as enablers, park space, lot shapes, impression on those accessing airport and city centre
- Intangible (average rating of 2.0 out of 4 across 10 participants)
 - o Comments explaining why this is important: diversity of housing important to achieving diversity of people, school community

We Asked:

What’s missing from the Architectural Character Study and Photo Story Project themes?

How resilient are the themes and the specific character elements in your neighbourhood?

Participants were asked to comment on:

- *how likely would character be tangibly lost if not present in high numbers (prevalence)?*
- *how important is it for elements to be grouped closely together such as along a single street (clustering)?*
- *how is uniqueness established?*
- *how does variety impact its character?*

Themes developed through the Character Study, including both Architecture and the Photo Story Project, were circulated to stakeholders in advance of the ‘Define Character’ workshops in a Study Guide (see *Appendix C – Workshop Study Guides*).

Participants in the four (4) workshops held with the Cathedral neighbourhood (2 workshops) and Lakeview neighbourhood (2 workshops) stakeholders could choose themes of interest to them for discussion. The themes provided are summarized below.

Homes		Other Things	
Chimneys	Multi-unit dwellings	Natural materials	Art
Colour	Porches	Local business	Boulevards
Decorative doors	Roof features	Modern architecture	Bridge
Natural materials	Unique windows	Public gathering place	Street trees
Modern architecture	Yards	Places of worship	

Character Themes of Importance in Cathedral:

Cathedral neighbourhood participants identified the following as important additional themes for discussion:

Walkability

- connectivity
- pedestrian orientated nature of neighbourhood
- businesses and destinations
- friendly, neighbourly
- few major traffic streets
- few front-facing driveways

Variety

- physical layout of streets

- homes from every decade
- homes of varying size and affordability

Green

- parks
- interpretation and education
- programs (e.g. warming huts, benches)

A thematic analysis of the most common concepts discussed by participants was undertaken by counting mentions within the summary notes from the workshop sessions. These were:

Trees (44 mentions)
 Variety (37 mentions)
 Garden (22)
 Unique (18)
 Walk (17)
 Porches (16)
 Local business (16)
 Art (12)
 Green (8)

Character Themes of Importance in Lakeview:

Lakeview neighbourhood participants identified the following as important additional themes for discussion:

Unique

- unique buildings
- Hill Avenue shopping area
- Normandy Heights
- back alleys
- heritage homes (sometimes related to who lived there)

Green

- surrounded by parkland (creek, golf course, legislative grounds, Wascana Park)
- recreational development (skate park, skating rink, basketball court)
- walkability

Variety

- many architectural styles and lots of interesting details
- cultural and social variety
- homes of varying size and affordability
- young and less young families

Setback

- wide setbacks
- space for gardens

A thematic analysis of the most common concepts discussed by participants was undertaken by counting mentions within the summary notes from the workshop sessions. These were:

Variety (48 mentions)
Trees (26 mentions)
Art (25)
Fit (22)
Unique (13)
Walk (13)
Local business (10)
Porches (9)
Green (8)
Garden (7)
Setback (5)

Statements Describing the Unique Character of These Neighbourhoods:

The following statements summarize the popular concepts described by stakeholders. The Cathedral and Lakeview neighbourhoods are unique within the city of Regina, are uniquely different from each other, and contain different pockets of unique character within them. The participants did note common elements of character as described in these statements. How each manifest in the neighbourhoods is part of what makes them special.

Variety

Whether speaking about architectural styles, use of colour, windows, porches, rooflines, or land uses, participants overwhelmingly identify variety as the most important factor in creating character within the Cathedral and Lakeview neighbourhoods.

Encouraging variety and uniqueness appears to be favoured over mandating alignment to specific architectural styles or themes.

Trees

Investment in trees within these neighbourhoods is highly valued. Participants define a healthy urban forest as containing lots of trees, clustered to create a canopy. Species uniformity (for creating an arched street canopy) and variety (for visual interest and resilience) are both valued. Pro-active maintenance and replanting to ensure the long-term health of the urban forest is desired.

Front-facing driveways and garages are felt to be in direct conflict with maintenance of a mature urban forest.

Art

‘There can never be enough art’ is a sentiment capturing the value assigned to art and current desire for more art in these neighbourhoods. Variety in mediums, placement and style are all welcome. Art is a noted contributor to walkability by adding scale and interest.

Art is also identified as a means for interpreting important character features of the neighbourhoods whether they be natural, historic or cultural. Interpretation may include, among other things, commissioned art pieces representing an event or period, repurposed materials and elements from previously demolished buildings, and educational signage.

Unique

Related to Variety, features that differentiate these neighbourhoods from others are highly valued. Such features include assets like the triangle-shaped church building, ‘The Crescents’ street pattern within Cathedral, community fridge, placemaking initiatives, Normandy Heights, Albert St bridge, locally-owned/operated business clusters, among others.

Walkability

The pedestrian experience is highly valued. These experiences have different drivers in each neighbourhood.

In the Cathedral neighbourhood, walkability is about active mobility to meet daily life needs. As a result, WalkScore.com gives the neighbourhood a score of 86 (Very Walkable). The street pattern and network of alleys shorten distanced to make walking a time-effective choice.

In the Lakeview neighbourhood, walkability is about an active lifestyle. The WalkScore.com score for the neighbourhood is 51 (Somewhat Walkable). Proximity to parks and high amenity assets such as Wascana Centre.

In both neighbourhoods, visual interest generated by art, gardens, natural and architectural features make walking fun. A mix of land-uses including local businesses make walking viable for a greater proportion of trips for residents of both neighbourhoods.

The presence of schools adds value to these neighbourhoods, ensuring walkability for children is among those values.

Gardens

Local gardening extends the natural assets of these neighbourhoods and adds additional unique amenity. The extent of gardening activity both on private and public property is valued and more is encouraged. Variety and ‘personal expression’ are also highly valued. Street-oriented (both front and alley) and public-space gardening activities contribute to social cohesion by enhancing opportunity for interaction among neighbours and visitors.

Local Business

A prized feature of these neighbourhoods is a concentration of businesses, particularly those that are locally-owned/operated. Clustering to create a form of community gathering space is desired. Variety of business types to meet shopping and entertainment needs is appreciated. Sensitive building design of businesses to fit the architectural styles and massing of the neighbourhoods is valued.

Porches

A large number of homes and buildings have porches and this is highly valued. Porches are identified as important contributors to architectural interest, variety, and enabler of social interaction. ‘The more the merrier’ might describe the appeal of porches. However, porches should match the architectural style of the building.

Porches also describe a broader value for a street-orientation to properties. Where a porch does not exist or cannot be created, front gardens and seating areas are to be encouraged.

Fit

Conformity to existing architectural styles is not felt to generate character as much as variety. However, sensitivity to those styles is to be encouraged.

Specific considerations that define ‘fit’ relate more to the design integrity of a particular building itself. Key attributes include:

- *Encouraging rooflines and features that contribute to the existing variety.*
- *Encouraging street-facing windows that match the style of the building.*
- *Encouraging street-facing entries that match the style of the building and add visual interest.*
- *Encouraging use of materials complementary to the traditional natural materials used at the time the neighbourhood was developed. Materials should match the style of the building.*
- *Encouraging chimneys and vents to match the style of the building.*

Multi-unit dwellings are also encouraged to find ‘fit’ through design.

Green

Nature is present throughout these neighbourhoods and its resilience is important. Concentrations of natural amenity (e.g. at parks, on boulevards, on other public lands) are valued as they encourage biodiversity and provide areas for public enjoyment, social interaction and community gathering space. Nature can also be woven into a continuous blanket of ‘green’ through private gardens and this is to be encouraged.

Energy efficiency and other environmental sustainability considerations are also valued for the long-term affordability and resilience of these neighbourhoods.

Setback

Uniformity in setbacks is valued. In Lakeview the original wide setbacks of original homes is prized and to be encouraged.

We Asked:

What are some benefits that could be achieved to strengthen the character themes and what are some of the risks with adopting new tools to protect character?

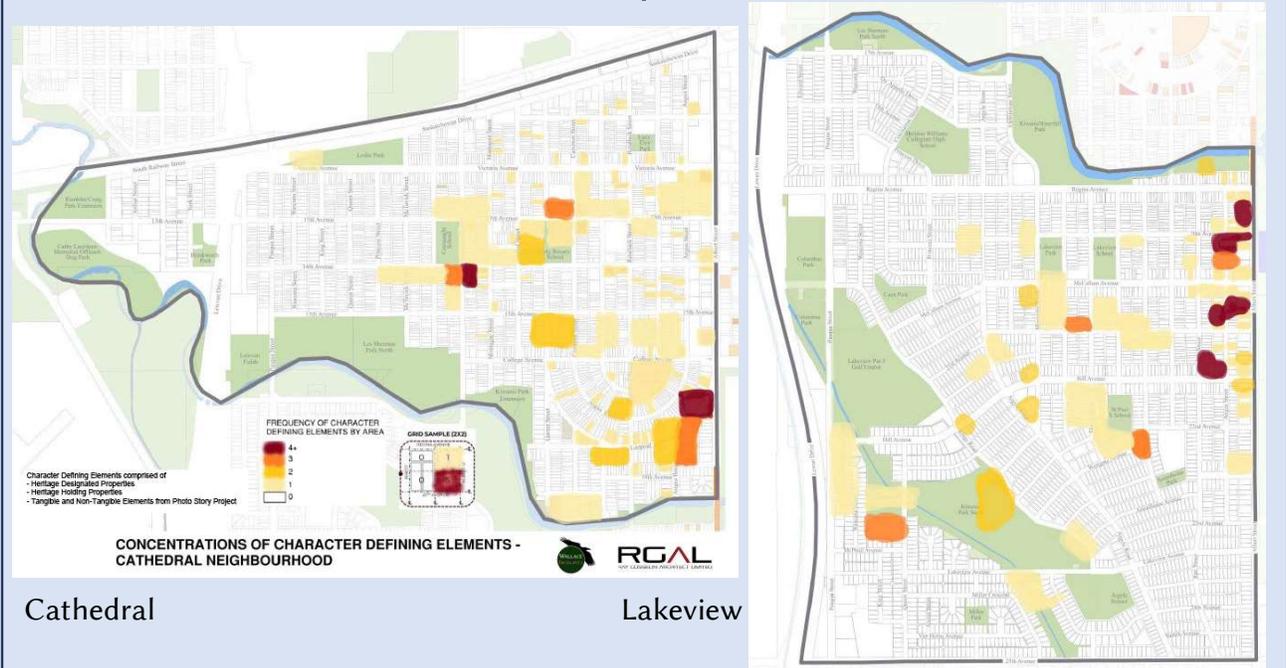
Stakeholder Perspectives on Regulation:

There was considerable overlap in the feedback received from the two neighbourhoods. This feedback is summarized below.

Benefits	Risks
Clarity in describing what makes the neighbourhood special and what elements should be retained to maintain this	Regulation may send a message that these neighbourhoods are ‘anti-development’, causing stagnation in investment
Higher level of accountability resulting from additional level of procedure	Regulations may be misunderstood or costs (in both time and money) increase as a result of additional education required
Increased property values (and resulting tendency to realize better maintenance)	Potential loss of variety and uniqueness
Increased certainty for property owners, investors and developers	Potential higher cost of investment to meet new standards and expectations
Education value	Cannot regulate ‘bad taste’
Architectural coherence by infill developments	‘Drift’ in the focus of policy and regulation over time as original intent and focus on outcomes is lost by the regulators
Community intensification can occur without negative impact to existing character	Purpose and intent of policy and regulation must be extremely clear and well written to avoid unintended consequences
Greater certainty of the urban forest over the long-term	
Higher confidence that politics and political cycles are not impacting outcomes	
Potential to centre policies around environmental, social and economic sustainability	
Reduced property speculation	
Positive impact on community pride and ‘corporate memory’ of the neighbourhoods	

We Asked:

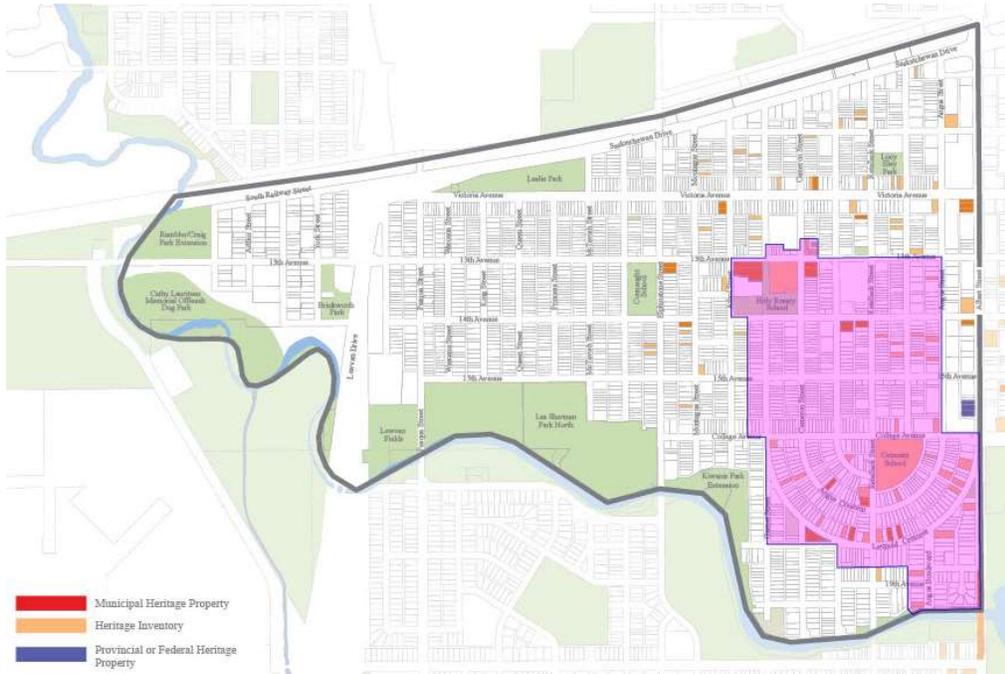
What are the areas within the neighbourhoods where additional character protection is warranted? Do the character concentration maps make sense?



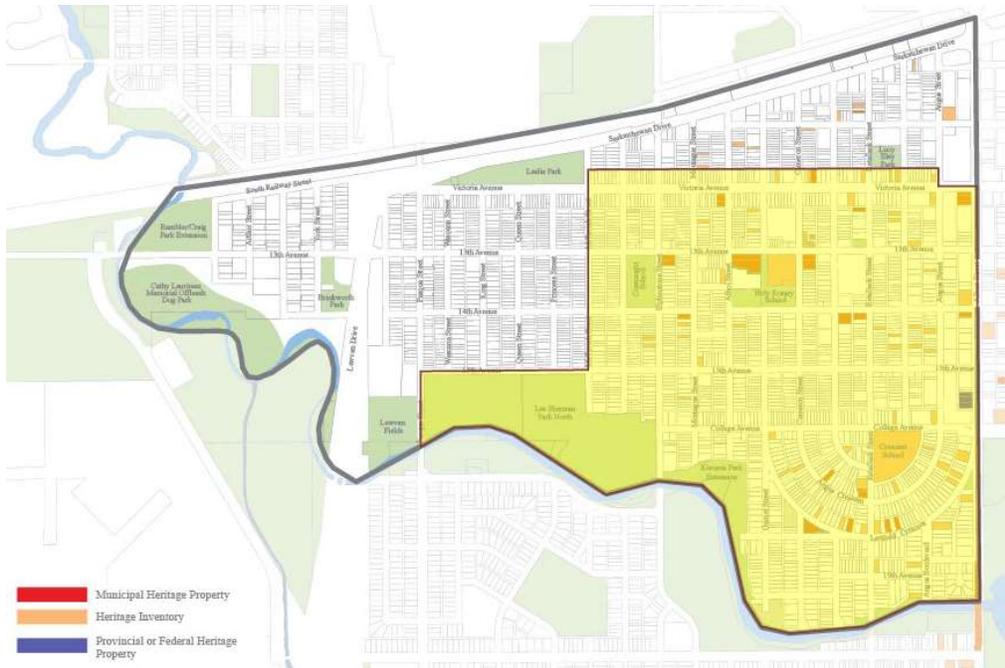
Cathedral Responses	Lakeview Responses
<ul style="list-style-type: none"> - Missing important 13th Avenue strip - Creek and parks not emphasized enough - Should be more emphasis within ‘The Crescents’ - Two main thoroughfares (13th Ave and Albert St) should stand out more - The concentrations are a ‘reductionist’ approach; important to identify a broader area to avoid loss ‘at the edges’ of nodes of concentration - Post war housing is missing 	<ul style="list-style-type: none"> - Green spaces not emphasized enough - Should be more emphasis on the 4 blocks west of Albert Street between the Creek and Hill Avenue - Missing Normandy Heights

From the feedback received, two potential areas in which to apply future regulation were developed, one to capture the ‘most obvious’ areas of concentration for character elements of common value, another to extend the area to prevent what stakeholders described as ‘avoiding erosion from the edges’.

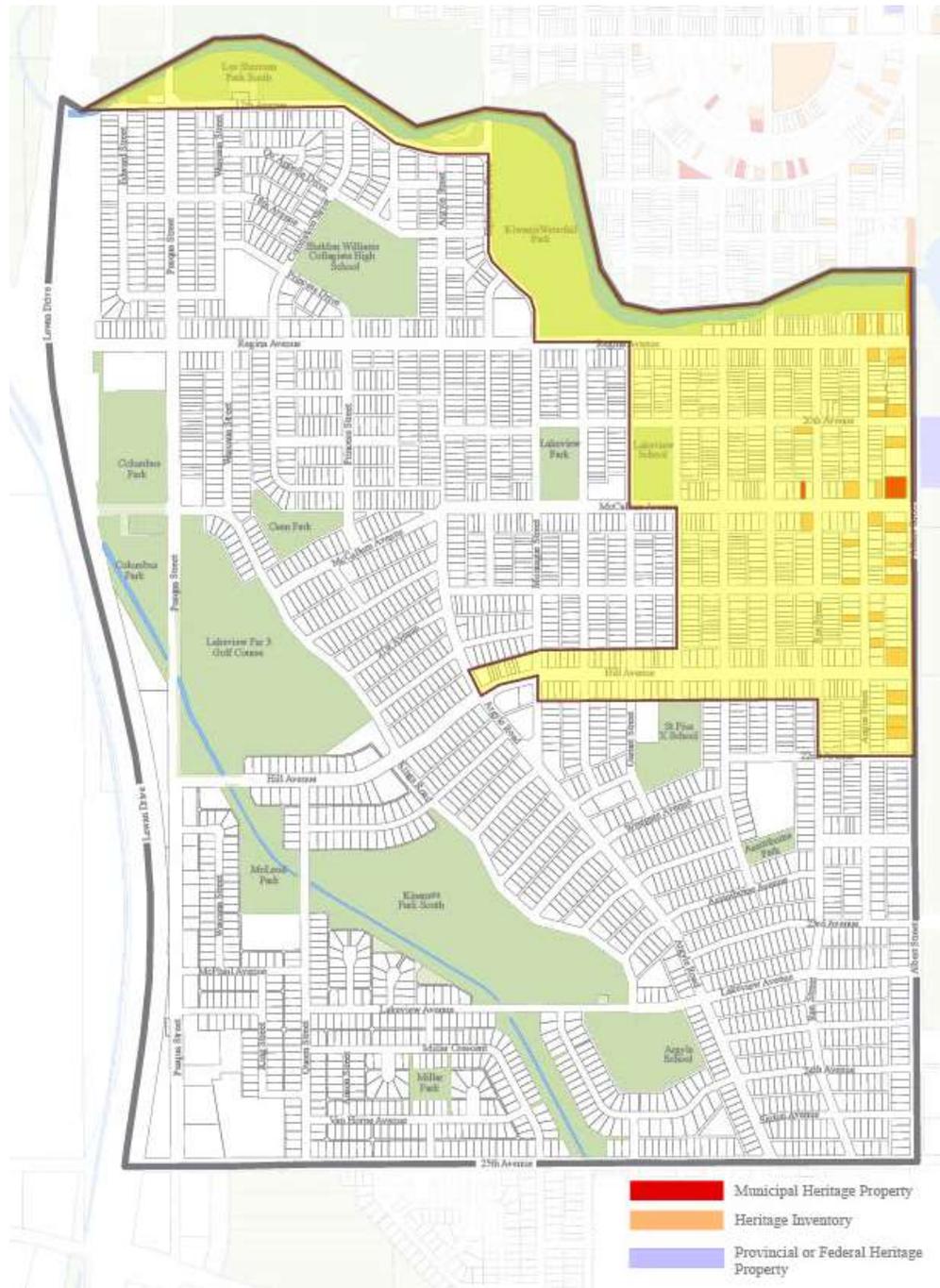
Area of potential application - Cathedral 1 (The Crescents and surrounding area)



Area of potential application - Cathedral 2



Area of potential application – Lakeview 1 (Old Lakeview and Creekside Parks)



Key Informant Chats – Confirmation Stage

Purpose: To gather information from key informants to help the consulting team in how to interpret the low participation rates in the project.

Six (6) chats were held.

ATTACHMENT ONE – PHOTO STORIES

Image submitted	Description provided	Link to PhotoStory
	<p>Unique lot shape; St. Luke's church <i>Address: 3261 Montague Street, Regina, Saskatchewan S4S 1Z8, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76765</p>
	<p>13th Ave Coffee House - architectural features and neighbourhood business <i>Address: Satori Hair Studio, 3134 13th Avenue, Regina, Saskatchewan S4T 1P2, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76770</p>
	<p>Holy Rosary Cathedral is a heritage asset and contributes to the views and architectural features in the community. <i>Address: 2107 Athol Street, Regina, Saskatchewan S4T 3E8, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76778</p>
	<p>The Regina Lawn Bowling Club <i>Address: 1909 Saskatchewan Drive, Regina, Saskatchewan S4T 1M6, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76780</p>

Image submitted	Description provided	Link to PhotoStory
	<p>Grow Regina Community Garden Address: 3500 Wascana Street, Regina, Saskatchewan S4S 2H3, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76835</p>
	<p>Wide boulevard with large green median. Address: 2600 Angus Boulevard, Regina, Saskatchewan S4T 2A6, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76836</p>
	<p>Large cluster of various businesses within walking distance. Address: KitchenGear, 3418 Hill Ave, Regina, Saskatchewan S4S 0W9, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76837</p>
	<p>Devonian Pedestrian Bridge Address: 3012 Regina Avenue, Regina, Saskatchewan S4S 0G6, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76864</p>
	<p>Arched Gateway Address: 2528 Retallack Street, Regina, Saskatchewan S4T 6N1, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76865</p>
	<p>Arched muntin window Address: 2900 Albert Street, Regina, Saskatchewan S4S 3N6, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76866</p>

Image submitted	Description provided	Link to PhotoStory
	<p>Large wrap around balcony Address: 2639 McCallum Avenue, Regina, Saskatchewan S4S 0P6, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76867</p>
	<p>Blue Sculpture Address: 3528 13th Avenue, Regina, Saskatchewan S4T 1P9, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76905</p>
	<p>Blue door and window frames Address: 2728 McCallum Avenue, Regina, Saskatchewan S4S 0P7, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76906</p>
	<p>Residential mix of older and new houses, young and old, kids and seniors. Address: 3623 Hill Avenue, Regina, Saskatchewan S4S 0X3, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78417</p>
	<p>Great places to walk, such as along the drainage ditch and in the many parks and green spaces Address: 3325 L'arche Crescent, Regina, Saskatchewan S4S 1M9, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78418</p>

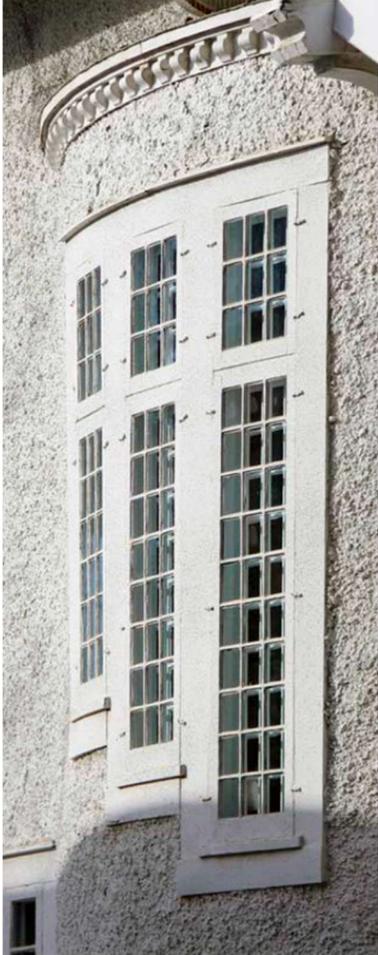
Image submitted	Description provided	Link to PhotoStory
	<p>Bow window Address: 53 Leopold Crescent, Regina, Saskatchewan S4T 6N5, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76907</p>
	<p>Brick foundation Address: 2605 Angus Boulevard, Regina, Saskatchewan S4T 2A6, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76908</p>
	<p>Contemporary fence Address: 2329 Rae Street, Regina, Saskatchewan S4T 2G3, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76909</p>
	<p>Contemporary house design Address: 3000 College Avenue, Regina, Saskatchewan S4T 1V5, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76910</p>

Image submitted	Description provided	Link to PhotoStory
	<p>Decorative raftertails Address: 53 Leopold Crescent, Regina, Saskatchewan S4T 6N5, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76911</p>
	<p>Decorative treescaping Address: 2936 Argyle Street, Regina, Saskatchewan S4S 2A9, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76912</p>
	<p>Decorative door Address: 3144 Angus Street, Regina, Saskatchewan S4S 1P4, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76913</p>
	<p>Eyebrow dormer Address: 53 Leopold Crescent, Regina, Saskatchewan S4T 6N5, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76914</p>
	<p>The Cathedral Village Arts Festival adds to the sense of community. Address: 3118 14th Avenue, Regina, Saskatchewan S4T 1R9, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78427</p>

Image submitted	Description provided	Link to PhotoStory
	<p>Fieldstone chimney Address: 2632 20th Avenue, Regina, Saskatchewan S4S 3N6, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76915</p>
	<p>Fieldstone cladding Address: 2632 20th Avenue, Regina, Saskatchewan S4S 3N6, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76916</p>
	<p>Fieldstone chimney Address: 2900 Albert Street, Regina, Saskatchewan S4S 3N6, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76917</p>

Image submitted	Description provided	Link to PhotoStory
	<p>Flared 2nd storey balustrade Address: 2218 Montague Street, Regina, Saskatchewan S4T 3K3, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76918</p>
	<p>Flat roofed sunroom Address: 53 Leopold Crescent, Regina, Saskatchewan S4T 6N5, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76919</p>
	<p>Front porch overhang Address: 3115 Angus Street, Regina, Saskatchewan S4S 1P5, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76920</p>
	<p>High pitch flared roof Address: 2859 Retallack Street, Regina, Saskatchewan S4S 1S8, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76921</p>

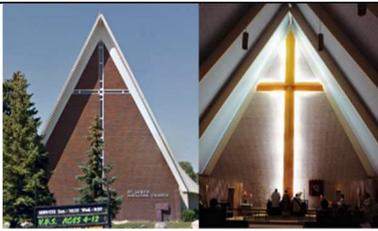
Image submitted	Description provided	Link to PhotoStory
	<p>Hip roof dormer Address: 2218 Montague Street, Regina, Saskatchewan S4T 3K3, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76922</p>
	<p>High pitch gable roof Address: 2218 Montague Street, Regina, Saskatchewan S4T 3K3, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76923</p>
	<p>International modern style building Address: 2816 13th Avenue, Regina, Saskatchewan S4T 1Z7, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76926</p>
	<p>Architectural feature; 60ft high cross Address: 3240 Montague Street, Regina, Saskatchewan S4S 1Z8, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76927</p>
	<p>Lacework bargeboards Address: 3220 Albert Street, Regina, Saskatchewan S4S 3N9, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76928</p>
	<p>Meditation garden Address: 3411 Pasqua Street, Regina, Saskatchewan S4S 7K9, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76929</p>

Image submitted	Description provided	Link to PhotoStory
	<p>Mosaic art Address: 2000 Rae Street, Regina, Saskatchewan S4T 2E6, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76930</p>
	<p>Open veranda Address: 2218 Montague Street, Regina, Saskatchewan S4T 3K3, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76931</p>
	<p>The YAAG (Yellow Argyle Art Garage) has been the site of numerous pop-up art events over the past ten years until gutted by a fire in 2021. Undeterred, an outdoor film screening was held on its charred façade during the 2021 Cathedral Village Arts Festival. Rebuilding is expected in 2022. Address: 2271 Argyle Street, Regina, Saskatchewan S4T 3T2, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78377</p>
	<p>The small strip mall on Hill Ave is great - coffee, pizza, flowers, pharmacy, groceries, gas & more Address: 3408 Hill Avenue, Regina, Saskatchewan S4S 0W9, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78413</p>
	<p>Kinsmen Park South and other green spaces - great summer or winter Address: 3310 Lakeview Avenue, Regina, Saskatchewan S4S 5V8, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78414</p>

Image submitted	Description provided	Link to PhotoStory
	<p>Ornate column Address: 2703 Victoria Avenue East, Regina, Saskatchewan S4T 7T9, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76932</p>

Image submitted	Description provided	Link to PhotoStory
	<p>Oval window <i>Address: 3144 Angus Street, Regina, Saskatchewan S4S 1P4, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76933</p>
	<p>Public seating <i>Address: 3206 13th Avenue, Regina, Saskatchewan S4T 3E8, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76934</p>
	<p>Qubba Hindu Mosque <i>Address: 4025 Hill Avenue, Regina, Saskatchewan S4S 0X7, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76935</p>

Image submitted	Description provided	Link to PhotoStory
	<p>Red sculpture Address: 2100 Rae Street, Regina, Saskatchewan S4T 2E7, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76936</p>
	<p>Returned eavestrough Address: 2605 Angus Boulevard, Regina, Saskatchewan S4T 2A6, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76937</p>
	<p>Rock shale landscape Address: 2512 Retallack Street, Regina, Saskatchewan S4T 2L3, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76938</p>

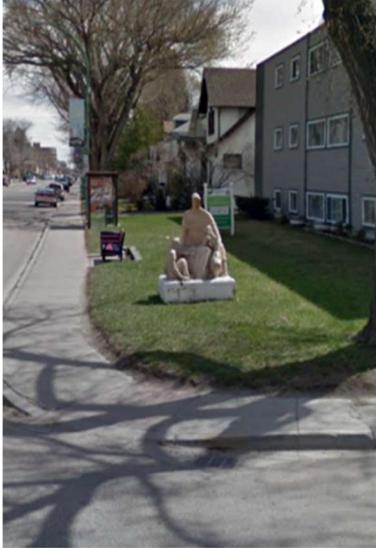
Image submitted	Description provided	Link to PhotoStory
	<p>Scroll cut wooden brackets <i>Address: 2900 Albert Street, Regina, Saskatchewan S4S 3N6, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76939</p>
	<p>Sculpture <i>Address: 2100 Montague Street, Regina, Saskatchewan S4T 3J9, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76940</p>
	<p>Ski trails in Kinsmen Park South <i>Address: 3310 Lakeview Avenue, Regina, Saskatchewan S4S 1A1, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78415</p>
	<p>Tree-lined streets <i>Address: 3627 Hill Avenue, Regina, Saskatchewan S4S 0X3, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78416</p>

Image submitted	Description provided	Link to PhotoStory
	<p>Stucco chimney Address: 3220 Albert Street, Regina, Saskatchewan S4S 3N9, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-76941</p>
	<p>Reginald the Grasshopper Address: 2502 Albert Street, Regina, Saskatchewan S4P 2V9, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-77366</p>

Image submitted	Description provided	Link to PhotoStory
	<p>Lakeview school, built 1930 arched stone facade <i>Address: 3100 20th Avenue, Regina, Saskatchewan S4S 0N8, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-77476</p>
	<p>New(er) build that kept things old school. High pitch roof, barrel arch, decorative oval window, wrap around porch, smaller windows grouped together. It doesn't look out of place. <i>Address: 3100 Robinson Street, Regina, Saskatchewan S4S 1V5, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-77588</p>
	<p>New build that KNOCKED IT OUT OF THE PARK! It looks like it's been here a century - the stonework, the brick, the turret, the arched door. Decorative oval window, barrel arches, wrap around porch, smaller windows grouped together (see 3100 Robinson St). <i>Address: 3407 Mccallum Avenue, Regina, Saskatchewan S4S 0S2, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-77589</p>
	<p>New(er) build that looks like an older house with an addition. Front porch with brick pillars, smaller windows grouped together. It doesn't look out of place. <i>Address: 2822 Rae Street, Regina, Saskatchewan S4S 0G5, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-77590</p>
	<p>A Lakeview original that's been updated. Wrap around front porch, a turret, small windows grouped together. The flag pole is personal touch. <i>Address: 3078 Angus Street, Regina, Saskatchewan S4S 1P3, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-77633</p>

Image submitted	Description provided	Link to PhotoStory
	<p>A rounded, flat top entrance with glass blocks!?!? The small decorative window in the attic and upper facade is a nice touch. <i>Address: 3065 Cameron Street, Regina, Saskatchewan S4S 1W6, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-77634</p>
	<p>Guessing this is an addition (maybe not?). The contrasting roofline works, as do the arched windows with the roof pitch. Narrow walkways are common on older houses too. <i>Address: 3030 Athol Street, Regina, Saskatchewan S4S 1Y5, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-77635</p>
	<p>Another Lakeview gem! The cedar shake siding with the brick, the smaller windows grouped together - it works! The back room looks like an addition, but it fits perfectly. <i>Address: 3100 Retallack Street, Regina, Saskatchewan S4S 1T4, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-77636</p>
	<p>The curves, the flat roof, the smaller windows grouped together, the glass blocks, the perpendicular siding, the front porch facing 21st - it's all inspirational! This is a jewel. <i>Address: 3130 21st Avenue, Regina, Saskatchewan S4S 0T6, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-77637</p>
	<p>This house has had a facelift in recent years, but they kept the roofline & the stone porch - kudos to them! The windows are new, but they're not just large pieces of glass. They fit in with the nearby houses. <i>Address: 3628 Mason Avenue, Regina, Saskatchewan S4S 0Z6, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-77638</p>
	<p>This is symbol of times gone by. The curved front door, the barrel arch above the front door, the decorative panel between the first & second floor windows, the corbels. Just imagine what the interior must look like. Wow! <i>Address: 3030 Angus Street, Regina, Saskatchewan S4S 1P3, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-77639</p>

Image submitted	Description provided	Link to PhotoStory
	<p>This front porch is well used! The long narrow windows grouped together suit the house. Would it look more modern if they were horizontal? Probably. There's an addition, but it's not obvious from the street. (Good job!)</p> <p><i>Address: 3429 21 Ave, Regina, Saskatchewan S4S 0T8, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-77640</p>
	<p>These gates are so fun!</p> <p><i>Address: 3078 Garnet Street, Regina, Saskatchewan S4S 1X3, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-77642</p>
	<p>Imagine the basket on the bike overflowing with summer blooms - gorgeous. The decor piece on the porch is a nice touch.</p> <p><i>Address: 2920 Mccallum Avenue, Regina, Saskatchewan S4S 0R2, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-77643</p>
	<p>Koi fish sculpture.</p> <p><i>Address: 3425 Mccallum Avenue, Regina, Saskatchewan S4S 0S2, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-77686</p>
	<p>Example of repurposing, contrast too (square lines of the house vs. circular garden beds). Again, imagine these garden beds filled with greenery during the summer months.</p> <p><i>Address: 2900 Argyle Street, Regina, Saskatchewan S4S 2A9, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-77687</p>

Image submitted	Description provided	Link to PhotoStory
	<p>'The Deadpool house.' (Every kid in the neighbourhood knows this house.) <i>Address: 2869 Elphinstone Street, Regina, Saskatchewan S4S 2A2, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-77689</p>
	<p>Modern looking house, very clean lines, grey stucco & 70's colored wood...and has a barn style door. (Neat lil' piece of art in the front too!) <i>Address: 2910 Montague Street, Regina, Saskatchewan S4S 1Z4, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-77691</p>
	<p>Mini Free Library <i>Address: 2200 Elphinstone Street, Regina, Saskatchewan S4T 3N8, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-77829</p>

Image submitted	Description provided	Link to PhotoStory
	<p>These row houses, built around 2000, were part of a development experiment to determine if they would be popular in Regina. Because of the opportunity to build and own one's own house, demand was never that strong. However, this building is a testament to architectural and artistic innovation that dots the Cathedral neighbourhood.</p> <p><i>Address: 3233 15th Avenue, Regina, Saskatchewan S4T 1T1, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-77833</p>
	<p>Princess Villa Carehome</p> <p><i>Address: 3231 Whitmore Avenue, Regina, Saskatchewan S4S 1C1, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-77841</p>
	<p>The neighbourhood has long recognized graffiti as an art form. However, building owners have their own taste in imagery and have contracted artists to decorate walls.</p> <p><i>Address: 3233 15th Avenue, Regina, Saskatchewan S4T 1T1, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-77843</p>
	<p>Tree-lined streets</p> <p><i>Address: 3067 Angus Street, Regina, Saskatchewan S4S 1P2, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-77849</p>
	<p>Squirrels!</p> <p><i>Address: 3367 Angus Street, Regina, Saskatchewan S4S 1P9, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-77851</p>

Image submitted	Description provided	Link to PhotoStory
	<p>Curved door tops and windows, unique roof lines, varying colours. <i>Address: 2935 Rae Street, Regina, Saskatchewan S4S 1R6, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78209</p>
	<p>Windows meeting at the corners, a gorgeous 40's feature <i>Address: 2905 Rae Street, Regina, Saskatchewan S4S 1R6, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78210</p>
	<p>Various decades of architecture, done well, adds to the visual interest of the street. Great pops of colour. <i>Address: 2912 Rae Street, Regina, Saskatchewan S4S 1R5, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78211</p>
	<p>Tindyl stone steps! <i>Address: 2722 20th Avenue, Regina, Saskatchewan S4S 1N8, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78212</p>
	<p>This house was built around 1915. The addition on the back circa 2017 is done skillfully to match the style of the rest of the house. Great work! <i>Address: 2632 20th Avenue, Regina, Saskatchewan S4S 0N3, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78213</p>

Image submitted	Description provided	Link to PhotoStory
	<p>Unique roof lines, cool fence, diamond designs, colour! <i>Address: 2861 Angus Street, Regina, Saskatchewan S4S 1N7, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78214</p>
	<p>Arches, porthole window, flower box, colour! <i>Address: 2825 Angus Street, Regina, Saskatchewan S4S 1N7, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78215</p>
	<p>Brick steps, columns. <i>Address: 2900 Angus Street, Regina, Saskatchewan S4S 1N9, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78216</p>
	<p>Window boxes <i>Address: 2919 Angus Street, Regina, Saskatchewan S4S 1P1, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78217</p>
	<p>Porches, intricate windows, colour! <i>Address: 2930 Angus Street, Regina, Saskatchewan S4S 1N9, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78218</p>

Image submitted	Description provided	Link to PhotoStory
	<p>Variety of style. Dental molding, Art deco flower box. Tudor revival, storybook style. <i>Address: 2954 Angus Street, Regina, Saskatchewan S4S 1N9, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78219</p>
	<p>Varied lot sizes. Grand homes. This building was a single dwelling built around 1912, but has actually been converted to apartments since the 1930's. What a stately place! <i>Address: 2700 Mccallum Avenue, Regina, Saskatchewan S4S 0P7, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78220</p>
	<p>Additions sympathetic to the time. Left is newish, right is original 19teens. Grand lot. <i>Address: 2639 Mccallum Avenue, Regina, Saskatchewan S4S 1P2, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78221</p>
	<p>Arches, shutters, a one of a kind house. <i>Address: 2630 Mccallum Avenue, Regina, Saskatchewan S4S 0P5, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78222</p>
	<p>Shutters, brick, a sleeping porch. Gorgeous! <i>Address: 3031 Angus Street, Regina, Saskatchewan S4S 1P2, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78223</p>

Image submitted	Description provided	Link to PhotoStory
	<p>Cottage vibes, great porch and windows. <i>Address: 3052 Angus Street, Regina, Saskatchewan S4S 1P3, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78224</p>
	<p>Turrets, wrap around porches, brick, beauty. <i>Address: 3154 Angus Street, Regina, Saskatchewan S4S 0V4, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78225</p>
	<p>Dutch revival, charming! <i>Address: 2635 21st Avenue, Regina, Saskatchewan S4S 1P5, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78226</p>
	<p>Brick, porthole window, curve over door. <i>Address: 3132 Angus Street, Regina, Saskatchewan S4S 1P4, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78227</p>
	<p>Window boxes, diamond motif, awnings, corner windows, brick steps, awesome! <i>Address: 3175 Angus Street, Regina, Saskatchewan S4S 0V4, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78228</p>

Image submitted	Description provided	Link to PhotoStory
	<p>On the far right is a great example of a new build done well. It has unique architectural elements to give it visual interest and doesn't tower in scale next to it's older neighbours. However, the same cannot be said about the middle 2 house where the lot has been split, and the flat, featureless stucco wall reaches high; out of proportion to its width.</p> <p><i>Address: 3275 Robinson Street, Regina, Saskatchewan S4S 1V8, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78229</p>
	<p>Cool sixties builds with floor to ceiling windows.</p> <p><i>Address: 3300 Robinson Street, Regina, Saskatchewan S4S 1V7, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78230</p>
	<p>Unique back alley fences.</p> <p><i>Address: 3018 Westgate Avenue, Regina, Saskatchewan S4S 1B1, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78231</p>
	<p>Brick, circles, visual interest!</p> <p><i>Address: 3323 Garnet Street, Regina, Saskatchewan S4S 1X8, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78232</p>
	<p>New builds with character. This one is a craftsman style. Great pillars!</p> <p><i>Address: 3242 Garnet Street, Regina, Saskatchewan S4S 1X7, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78233</p>

Image submitted	Description provided	Link to PhotoStory
	<p>Shutters, arches, fun colour! Address: 3201 Hill Avenue, Regina, Saskatchewan S4S 0W5, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78234</p>
	<p>Artistic gates and fences. Address: 3130 21st Avenue, Regina, Saskatchewan S4S 1X5, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78235</p>
	<p>Unique new builds with visual interest. Address: 3051 Garnet Street, Regina, Saskatchewan S4S 1X4, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78236</p>
	<p>Gorgeous brick and wagon wheel fence. Address: 3333 21st Avenue, Regina, Saskatchewan S4S 1Y7, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78237</p>
	<p>Tudor revival. Address: 2635 21st Avenue, Regina, Saskatchewan S4S 1R7, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78238</p>

Image submitted	Description provided	Link to PhotoStory
	<p>This house was in serious need of some TLC a few years back and someone took the project on and rehabbed it back to life in a style that fits to the period it was built. Great job!</p> <p><i>Address: 2635 21st Avenue, Regina, Saskatchewan S4S 1R8, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78239</p>
	<p>Visually interesting new build. Almost a Frank Lloyd Wright style.</p> <p><i>Address: 2817 McCallum Avenue, Regina, Saskatchewan S4S 0R1, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78240</p>
	<p>Unique chimney, window box, multi paned glass door, Spanish flare.</p> <p><i>Address: 2957 Rae Street, Regina, Saskatchewan S4S 1R6, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78241</p>
	<p>Architecture brings people to the neighbourhood</p> <p><i>Address: 2133 Cameron Street, Regina, Saskatchewan S4T 2V7, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78428</p>
	<p>Elphinstone St.</p> <p><i>Address: 2250 Elphinstone Street, Regina, Saskatchewan S4T 3N8, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78499</p>

Image submitted	Description provided	Link to PhotoStory
	<p>Character homes add to the significant heritage of the neighbourhood. <i>Address: 2026 Robinson Street, Regina, Saskatchewan S4T 2P5, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78429</p>
	<p>Services and small businesses give the neighbourhood a small town feel. <i>Address: 3032 13th Avenue, Regina, Saskatchewan S4T 1P1, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78431</p>
	<p>Community gardens <i>Address: 3500 Queen Street, Regina, Saskatchewan S4S 2G2, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78435</p>
	<p>walking and biking paths by the drainage ditch <i>Address: 3307 L'arche Crescent, Regina, Saskatchewan S4S 1M9, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78436</p>

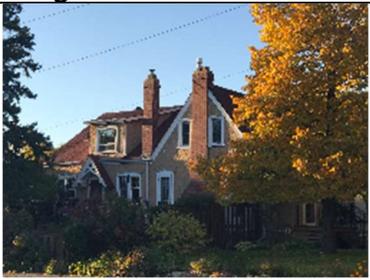
Image submitted	Description provided	Link to PhotoStory
	<p>Argyle and 15th Avenue Address: 2329 Argyle Street, Regina, Saskatchewan S4T 3T4, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78493</p>
	<p>14th and McTavish Address: 2241 Mctavish Street, Regina, Saskatchewan S4T 3X3, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78497</p>
	<p>Montague Street Address: 2178 Montague Street, Regina, Saskatchewan S4T 3J9, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78498</p>
	<p>Autumn on Elphinstone St. Address: 2212 Elphinstone Street, Regina, Saskatchewan S4T 3N8, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78500</p>
	<p>Fall Colours Address: 2275 Argyle Street, Regina, Saskatchewan S4T 3T2, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78502</p>

Image submitted	Description provided	Link to PhotoStory
	<p>Streets safe enough for kids to play unsupervised and walk themselves to school <i>Address: 2044 Montague Street, Regina, Saskatchewan S4T 3J7, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78555</p>
	<p>You don't need a car to live here <i>Address: 3126 13th Avenue, Regina, Saskatchewan S4T 1P2, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78557</p>
	<p>Area is very walkable and bikeable <i>Address: 2510 13th Avenue, Regina, Saskatchewan S4P 2T9, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78558</p>

Image submitted	Description provided	Link to PhotoStory
	<p>The arts festival is everything! <i>Address: 2900 13th Avenue, Regina, Saskatchewan S4T 1N8, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78559</p>
	<p>"Co-op Community Spaces Pump Track at Lakeview Park" - This is the first of its kind pump track in the city of Regina that encourages fun physical activity outdoors with others. A pump track is a pathway that combines rolling jumps with turns and is designed for all things on wheels – from skateboards and wheelchairs, to bikes and BMX’s. The Co-op Community Spaces Pump Track came to be with the hard work of the Lakeview Community Association, community volunteers, many partnerships, donations, grants and other support from local businesses, families as well as the City of Regina. It has added something truly unique to the community, and attracts people from all around. (Image retrieved from City of Regina Facebook Page) <i>Address: 2956 Montague Street, Regina, Saskatchewan S4S 1Y4, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78659</p>
	<p>Co-op Community Gazebo - Designed by Victor Cicansky at Grow Regina Community Gardens. Combining art, gardening and community. Another example where community volunteers have come together with the help of many community partnerships to make something beautiful come to life. <i>Address: 3500 Wascana Street, Regina, Saskatchewan S4S 2H3, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78660</p>

Image submitted	Description provided	Link to PhotoStory
	<p>Lakeview Par 3 - Beautiful and sheltered with lots of trees, the par 3 is a fun activity and good excuse to do something outdoors with friends and family <i>Address: 3100 Pasqua Street, Regina, Saskatchewan S4S 2H6, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78661</p>
	<p>Hindu Temple of Regina - with its iconic yellow roof <i>Address: 3307 Pasqua Street, Regina, Saskatchewan S4S 7G8, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78666</p>
	<p>Kinsmen Park South Walkways connect the community <i>Address: 3431 Queen Street, Regina, Saskatchewan S4S 1A1, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78667</p>
	<p>Grow Regina Community Gardens Sign - Iron Gardeners - designed by Victor Cicansky <i>Address: 3358 Queen Street, Regina, Saskatchewan S4S 2E9, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78671</p>
	<p>Grow Regina Shed Mural - Painted by community members with the help of the Mackenzie Art Gallery <i>Address: 3500 Queen Street, Regina, Saskatchewan S4S 2G2, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78672</p>
	<p>The Crescents Spoken Word and Painting by Lori Glier The Crescents is where we live, It's our neighbourhood, With the cascading elms, The leaves have fallen, Golden yellow, Grace our streets, The trees are now bare, Soon snow will fall, In our neighbourhood, Christmas will come our way, The Crescents, The Crescents is where we live, It's our neighbourhood, With cascading elms, Christmas is near we hope , You have a good year, The Crescents, Is our neighbourhood, We are all glad you live here! <i>Address: 139 Angus Crescent, Regina, Saskatchewan S4T 6N1, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78702</p>
	<p>Fall <i>Address: 144 Leopold Crescent, Regina, Saskatchewan S4T 6N6, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-79032</p>

Image submitted	Description provided	Link to PhotoStory
	<p>Home of Lt Gov Johnson His wife Joyce continued to live on in the home for years - she knew everyone in the neighbourhood and enjoyed watching all the child grow and mature. The flag pole is not unlike the one at Gov house. He was also Chief Justice. <i>Address: 121 Leopold Crescent, Regina, Saskatchewan S4T 6N5, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-78770</p>
	<p>Wildlife <i>Address: 3110 18th Avenue, Regina, Saskatchewan S4T 1W6, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-79033</p>
	<p>Henderson Block <i>Address: 3110 18th Avenue, Regina, Saskatchewan S4T 2W5, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-79034</p>
	<p>15th Ave <i>Address: 2900 15th Avenue, Regina, Saskatchewan S4T 1S8, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-79035</p>
	<p>13th Ave <i>Address: 3004 13th Avenue, Regina, Saskatchewan S4T 1P1, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-79038</p>
	<p>Holy Rosary in winter <i>Address: 3118 14 Ave, Regina, Saskatchewan S4T 1R9, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-79039</p>
	<p>Unitarian Fellowship Building <i>Address: 2380 Angus Street, Regina, Saskatchewan S4T 2A4, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-79040</p>
	<p>Canopy of Trees <i>Address: 234 Leopold Crescent, Regina, Saskatchewan S4T 6N7, Canada</i></p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-80225</p>

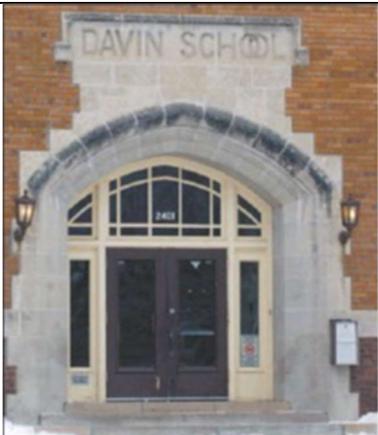
Image submitted	Description provided	Link to PhotoStory
	<p>Canopy of Trees Address: 220 Leopold Crescent, Regina, Saskatchewan S4T 6N7, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-80226</p>
	<p>A tradition of community and belonging. Address: Davin School, 2401 Retallack St., Regina, Saskatchewan S4T 6N1, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-81421</p>
	<p>Mature trees in backyards. Address: 147 Leopold Crescent, Regina, Saskatchewan S4T 6N5, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-81802</p>
	<p>Along the dyke, an impromptu Rock Art Gallery was set up and people invited to contribute. Our way of responding to the pandemic. Outdoor space converted to art and gathering and social bonding. You could take or leave a rock(s). Address: 2810 Cameron Street, Regina, Saskatchewan S4T 2W6, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-81890</p>
	<p>People walk their dogs in the path or have an evening or morning stroll. Everywhere is walkable in our community. Active offer as you literally just walk out your door and can be at the dyke or Wascana Park in minutes. Address: 2723 Angus Boulevard, Regina, Saskatchewan S4T 2A8, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-82120</p>
	<p>Old boarding house repurposed - Angus Blvd Address: 2666 Angus Boulevard, Regina, Saskatchewan S4T 2A5, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-82397</p>
	<p>Wascana Lake is near so this is not an unusual sight - near Albert Street bridge. Address: 2650 Albert Street, Regina, Saskatchewan S4S 0G5, Canada</p>	<p>http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-82405</p>

Image submitted	Description provided	Link to PhotoStory
	Prairie native garden at Royal Saskatchewan museum. <i>Address: 2502 Albert Street, Regina, Saskatchewan S4P 2V9, Canada</i>	http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-82406
	It is not unusual to see people celebrating their cultural heritage. This fellow who stopped to talk to on one of our walks in the neighbourhood was dancing in front of the Royal Saskatchewan. He said he just wanted to get out of his apartment and dance. He let us take his picture. <i>Address: 2350 Albert Street, Regina, Saskatchewan S4T 6N5, Canada</i>	http://beheard.regina.ca/community-character/maps/photo-story-project?reporting=true#marker-82407

ATTACHMENT TWO – COMMENTS

Discussion Forum comments

What makes Cathedral and Lakeview's character special?

Visitors 44	Contributors 13	CONTRIBUTIONS 40
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<p>19 November 21</p> <p>Hobbs</p> <table border="1"> <tr> <td>AGREES</td> <td>DISAGREES</td> <td>REPLIES</td> </tr> <tr> <td>5</td> <td>0</td> <td>0</td> </tr> </table>	AGREES	DISAGREES	REPLIES	5	0	0	<p>I think that front yards and porches help give a defining character to Cathedral and Lakeview neighbourhoods, along with the tree-lined streets. I think even more important than maintaining the arts and crafts style of the homes is protecting the yards and the trees. I would therefore suggest a ban on street-facing garages and driveways on all new infill builds in the neighbourhoods. These areas are serviced by alleyways and the driveways and garages should be alley-facing only.</p>
AGREES	DISAGREES	REPLIES					
5	0	0					
<p>19 November 21</p> <p>Hobbs</p> <table border="1"> <tr> <td>AGREES</td> <td>DISAGREES</td> <td>REPLIES</td> </tr> <tr> <td>4</td> <td>0</td> <td>0</td> </tr> </table>	AGREES	DISAGREES	REPLIES	4	0	0	<p>In my opinion, these areas are exemplified by single-detached residential homes predominately in the Arts and Crafts movement of the 1900s-19030s. The houses combined with well-kept yards the tree-lined streets are what define these neighbourhoods. I'm not one to suggest the town should be frozen to a single era of architectural design. That all the houses are different is part of the charm and colour of the area, but I do think we should preserve the tree-lined streets and yards as that unifies the divergent styles. I therefore strongly suggest we should ban street-facing garages and driveways. Secondly, I would encourage more front porches. Thirdly, I would suggest encouraging architectural diversity and uniqueness in design. So, my recommendations would be ---No street-facing garages and driveways; ---Preserve front yard setbacks; ---Encourage porches and front decks; ---Encourage uniqueness in design; and---Encourage single-detached houses over multiplexes I would also restrict size and height, to assure existing houses are not dwarfed by multistory buildings, perhaps a three or four story limit?</p>
AGREES	DISAGREES	REPLIES					
4	0	0					
<p>22 November 21</p> <p>Dan</p> <table border="1"> <tr> <td>AGREES</td> <td>DISAGREES</td> <td>REPLIES</td> </tr> <tr> <td>4</td> <td>0</td> <td>0</td> </tr> </table>	AGREES	DISAGREES	REPLIES	4	0	0	<p>Two key qualities making South Lakeview an attractive place to live are parks and walkways, with trees being a key part of both. Kinsmen Park South is a key aspect of South Lakeview. It includes a perimeter walkway, tree-lined over 50%, gravel or hard surfaced, packed in winter by the KP Ski Club volunteers. The park is very heavily used except in the coldest winter days. It includes ball/cricket and soccer fields, picnic/spray pool/play structure area, washrooms open in summer. The walkway along the storm channel/drainage ditch is well used and new blacktop walkways along Parliament Ave. and Pasqua Street may become more used and hopefully will be tree-lined. Although the residential streets in South Lakeview have some trees they lack the character provided by the trees in Old Lakeview.</p>
AGREES	DISAGREES	REPLIES					
4	0	0					

23 November 21	lynthorn			I agree that the single detached homes with attractive, well-kept yards give Old Lakeview its character, as do the tree-lined streets. The various styles of the homes are interesting, and attract visitors to the neighbourhood. The insertion of narrow homes that are taller than the surrounding houses, blocking off the sunlight as they do, is unfortunate, and I hope the City plans will prohibit this "infill design" from taking over this important heritage neighbourhood which, to me, reflects the courage and determination of our early citizens who built the city.
AGREES	DISAGREES	REPLIES		
4	1	0		
24 November 21	Brenda Wallace			Thanks to Lori Glier for this amazing entry: The Crescents Spoken Word and Painting by Lori Glier (see painting on the Photo Story project) The Crescents is where we live, It's our neighbourhood, With the cascading elms, The leaves have fallen, Golden yellow, Grace our streets, The trees are now bare, Soon snow will fall, In our neighbourhood, Christmas will come our way, The Crescents, The Crescents is where we live, It's our neighbourhood, With cascading elms, Christmas is near we hope, You have a good year, The Crescents, Is our neighbourhood, We are all glad you live here!
AGREES	DISAGREES	REPLIES		
1	0	0		
26 November 21	laurieghammond			I value the Regina Housing rental residences that blend so well with the older architecture of the Cathedral neighbourhood. The buildings, yards and fences are well maintained and often residents decorate/plant and put out play structures that dress up the small yards they each have. I also think too many infill homes in a row having obvious modern designs eg shallow pitched roofs, spoils the look of the streets. The trees are key - the narrow streets between Albert and Elphinstone in particular would be far less attractive without them, as many homes do not have any other plantings in their front yards. Tasteful commercial buildings are also important, eg the new Safeway is great but the new Sobey's liquor store is disappointing.
AGREES	DISAGREES	REPLIES		
2	1	0		
02 December 21	LP			I really value the mix of housing that is in the Cathedral and Crescents neighbourhood. For me this includes the different ages and architectural styles of the buildings, the housing formats (apartments, single family homes, row houses, duplexes) because they support different household compositions (young students and professionals, small families, big families, seniors, etc.), and the mix of incomes. It really is one of the few neighbourhoods where you can see the city reflected.
AGREES	DISAGREES	REPLIES		
2	0	0		
02 December 21	LP			As much as I think it's important to talk about neighbourhood character, I think it is more helpful to consider neighbourhood scale and what aspects of the neighbourhood we appreciate. The local commercial strip of 13th and the local schools only survive because of the gentle density (the mix of houses, apartments, etc.). I'd love to see more opportunities to support that density at the same scale (i.e., low-rise to mid-rise) so the feel of the neighbourhood remains while allowing the vibrancy to be supported and grow.
AGREES	DISAGREES	REPLIES		
3	0	0		
06 December 21	reilj1			What makes Lakeview unique are the individual designs of the houses and yards. We need to stay away from cookie cutter homes, entire streets with the exact same house and replacing one home with 2 tall skinny ones in one lot. The trees are key feature, they add to the beauty of the neighbourhood. I would like to see the continued maintenance and up keep of the trees on the streets but also in our parks. Kinsmen park South is a beautiful space as well as Lakeview and Assiniboine parks.
AGREES	DISAGREES	REPLIES		
1	0	0		
16 January 22	Stacy			The character of the Cathedral and Lakeview neighbourhoods is largely defined by beautiful parks, gardens, interesting landscaping, and historical architecture. Small independently owned businesses that offer unique products attract visitors and make "supporting local" easy. Suggestions for improvement: While many properties are well maintained, a great number are not. Many yards and alleys are littered with garbage. The city should sponsor a yearly neighbourhood cleanup day where citizens clean around their own properties, laneways, etc. and have access to convenient rubbish removal. 13th avenue has the potential to house great boutiques and restaurants. It is unknown why this area has never really developed. It would be great to see it blossom into a street similar to Broadway in Saskatoon. Elm tree banding is not done consistently. There should be enforcement for this. There should be an incentive for keeping one's home in good repair. The current system penalizes property owners for making home improvements.
AGREES	DISAGREES	REPLIES		
1	0	0		

07 February 22		
Daniel		
AGREES	DISAGREES	REPLIES
0	0	0

I agree whole heartedly with the comments others have made about our street trees. The wonderful canopy they provide shades us from the harsh summer sun, breaks the cutting winter winds, give us streets we can comfortably walk all four seasons and yards we can enjoy and enjoy beautifying for the enjoyment of others. Our street elms are mostly around 100 years old, I have read that this is old for these trees and they are approaching (if not beyond, because of the good care and protection they have received) the end of their natural life. Sooo, if these trees are something we truly value and believe are a major factor in our neighbourhoods character what does that mean realizing they will not be here forever? In my view, what it means is we need to think about ways to protect and keep these trees healthy as long as we possibly can - we need to make sure the street elms on our property are banded - we need to make sure our neighbours trees are banded and maybe we need to do their trees too if our neighbour is elderly or not in a financial position to do it themselves- we need to look critically at the trees and identify dead or diseased branches then alert the City so that these threats to the health of that tree and the entire canopy can be removed - there are probably other things that others can think of that will ensure we keep our canopy as long as possible. It also means to me that we need to think about what we do when a tree dies or is removed. Trees are for the long term - i am so thankful our City leaders had the foresight a hundred years ago to plant all these street elms - and I am so thankful the City has, I believe, quite a good Forestry Department who do an excellent job keeping our tree canopy as healthy as possible in our very harsh climate. An aside on that point - when Captain James Palliser, a British aristocrat who mostly wanted to shoot as many bison as he possibly could which is another whole long aside, surveyed this area in the mid 1800's he described it as "a more or less arid desert unsuitable for crops" and yet here we are and here we are protected by our fabulous elm canopy. My point being, we need to think, plan and act for the long term just as those we planted our street trees did. We need to think of our children and our grand children and if we want them to be able to enjoy what we enjoy today. Which means: EVERY tree that dies or is removed MUST be replaced; NO tree can be removed for a frivolous reason - and driveways are frivolous reasons btw, which is another post I will make; trees can only be removed if they are dead or if they are so diseased that they are a threat to people or the canopy.

Facebook comments

November 4 & 19 Post



16360 impressions
 78 click-throughs to project webpage
 18 'Likes'
 9 'Shares'

User comments:

- I love the trees in the area; so nice to walk under when it's hot! I love that I am able to walk to work, to the grocery store, park, stores and restaurants.
- Lived on Regina Ave for about 15 years and really liked it -- we the last house before the park.

- These neighborhoods are more dense has walkable distance to various amenities. Bike friendlier compared to newer ultra-wide streets in newer neighborhoods across Regina e.g harbour landing & the greens. Because of the narrower streets, the trees form a canopy shade over the streets & houses keeping temperatures down in the summer. Houses & yards in these neighborhoods are of reasonable size too - thus the density. I wish more places like these will be developed in Regina instead of the urban sprawl masked as green development happening in the fringes of the city. SMH. City of Regina | Municipal Government knows what to do with their zoning bylaws to cub sprawling but I guess money is more important than ppl. But how sustainable will those so called green developments on the fringes be in the near future if tax payers need to keep subsidizing amenities to those places - only time will tell. The city will keep increasing property taxes for those living in the core to support amenities for those living in the outskirts
- Lori Reichert our old houses
- Roxanne Rogowski and they still look warm and welcoming. Although I preferred a red door.

January 3 Post



19960 impressions
 207 click-throughs to project webpage
 24 'Likes'
 2 'Love'
 10 'Shares'

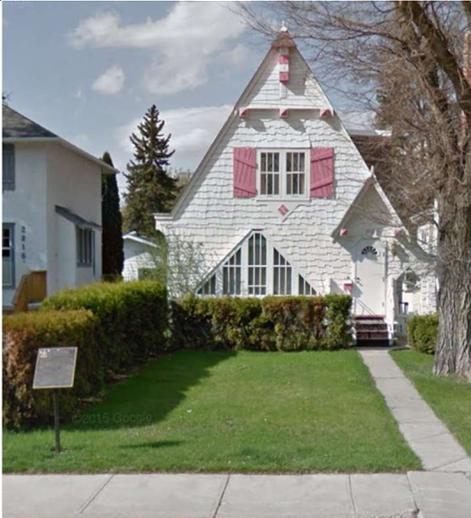
User comments:

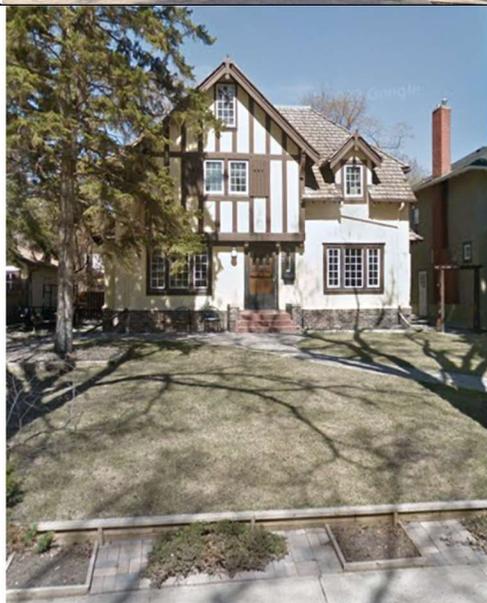
- Stop raising taxes so we can afford to keep the properties up. 👍

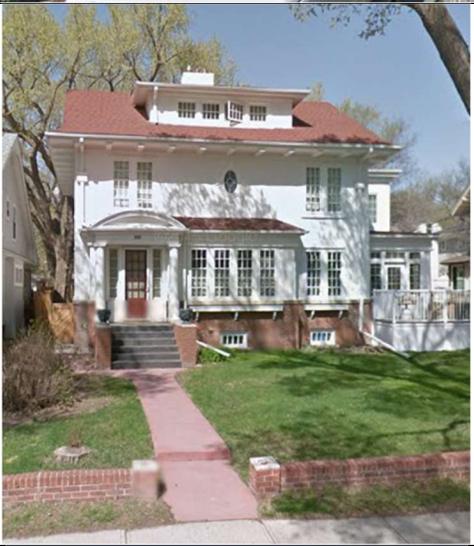
APPENDIX B DESIGNATED HERITAGE PROPERTIES

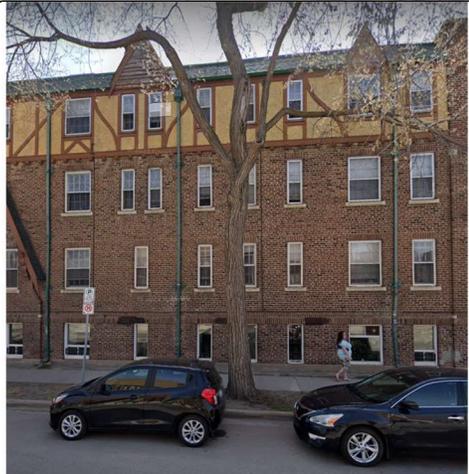


The following table shows the designated heritage properties within the Lakeview and Cathedral neighbourhoods. Included are photos of the properties illustrating the features of each property.

Address of Heritage Property	Neighbourhood	Photo
2812 McCallum Avenue	Lakeview	
2990 Albert Street	Lakeview	

Address of Heritage Property	Neighbourhood	Photo
3160 Albert Street	Lakeview	
3248 Albert Street	Lakeview	
223 Leopold Cres	Cathedral	

Address of Heritage Property	Neighbourhood	Photo
205 Leopold Cres	Cathedral	
269 Leopold Cres	Cathedral	
3048 18 th Avenue	Cathedral	

Address of Heritage Property	Neighbourhood	Photo
2526 Retallack St.	Cathedral	
217 Angus Crescent	Cathedral	
2210 Albert Street	Cathedral	

Address of Heritage Property	Neighbourhood	Photo
2915 14 th Avenue	Cathedral	
2925 14 th Avenue	Cathedral	
3025 13 th Avenue	Cathedral	

Address of Heritage Property	Neighbourhood	Photo
3225 13 th Avenue	Cathedral	
2206 Montague St	Cathedral	
3435 13 th Avenue	Cathedral	
2010 Athol Street	Cathedral	

Address of Heritage Property	Neighbourhood	Photo
2022 Retallack St	Cathedral	
2625 Victoria Avenue	Cathedral	
3022 Victoria Avenue	Cathedral	

Address of Heritage Property	Neighbourhood	Photo
1862 Retallack St	Cathedral	

APPENDIX C

REGULATORY TOOL ANALYSIS



This scan of regulatory tools was reviewed in the context of utilization within the residential settings of Cathedral and Lakeview neighbourhoods in Regina. These are residential environments with noted concentrations of architectural and heritage characteristics. Residents have indicated to City Council that there has been an erosion of heritage and architectural character over time in these neighbourhoods. This review has been prepared to help answer the question ‘which tools, or combination of tools would be most appropriate to consider using to stop the erosion of character?’

Zoning Bylaw (and Overlays)

Purpose

To implement the policies of an Official Community Plan by regulating land use. Use of property, lot size, setbacks, building heights, mass, volume, parking, etc., can be regulated.

Authority (Act)

Planning and Development Act, 2007

Strengths

Zoning is commonly used and understood. It is a tool which is regularly adopted to ensure health, safety and amenity in communities.

Zoning can regulate (Section 52):

- Uses
- Min/Max Area
- Lot Coverage
- Location, Height, Storeys, Area, Volume or Dimension of building
- Loading and Parking
- Access/Egress to/from site
- Prohibiting Development on Sensitive or Hazard Lands
- Outdoor Storage
- Landscaping
- Signage
- Excavation, Removal of Trees
- Lighting
- Noise
- Modular, Mobile, Movable Homes
- Performance Bonds
- Site Plan Control for Commercial/Industrial Uses.

Weaknesses

The scope of zoning bylaws is limited to broad, standardized regulations. This tool does not have scope or authority to recognize or conserve specific character features which relate to heritage or architectural features.

Zoning works best for regulating land use, signage, height, setbacks etc. rather than conserving heritage and specific details around design and architecture.

Precedent Use

Zoning overlays are common in many communities.

Notes

Infill guidelines can be adopted in a zoning bylaw which regulate size, volume and some character features. Regina adopted Infill Guidelines as an ‘Overlay’ in 2017. They are intended to encourage revitalization and building which is complementary to existing buildings.

The overlay is limited to setbacks, maximum building height, maximum first floor height, etc. These standards only ensure the building is constructed with consistency and similarity with existing buildings.

Objective is to increase the degree of compatibility, but is limited to addressing:

- Proportion
- Lot Coverage
- Parking
- Landscaping
- Front Porches
- Ground Floor Design
- Terraces, Balconies
- Façade and Roof Design
- Orientation
- Height
- Massing
- Sunlight penetration
- Views
- Etc.

Essentially, a Zoning Bylaw (overlay) has limitations which are outlined in the Planning Act. The Planning Act has provided other tools which are more appropriate if the objective is to regulate building features.

Brook-McIlroy Infill Guideline report (2017) did not address the regulatory options available for each element identified above.

Available Regulatory Tool (provide through Provincial legislation)	Building Heights (massing & volume)	Lack of Facade Articulation (Building Articulation & Aesthetics – Building Materials)	High Ground Floors and Porches relative to Others (Entrance Location)	Inconsistent Front Yard setbacks (setbacks & separation)	Blank Walls on side Facades (visible)	Shadowing/Privacy Issues	Curb Cuts in Laned Areas (front garages)
Zoning Bylaw Section 52	✓		✓	✓			
Addressed in Residential Infill Development Overlay (RID)	✓		✓	✓		Partially through Limits on Building Height and Massing Regs.	This is normally addressed in Traffic Bylaws.
Holding Provision Section 71	✓		✓	✓		✓	
Interim Development Control Sections 80, 249	✓		✓	✓			✓
Demolition Control District Section 72	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Architectural Control District Section 73	✓	✓	✓	✓	✓	✓	✓
Heritage Control District Heritage Properties Act Section 11(4)	✓	✓	✓	✓	✓		✓
Direct Control District Section 63-67	✓	✓	✓	✓	✓	✓	✓

	Lot Coverage	Parking	Location of Services	Terraces & Balconies	Roof Design	Pedestrian Access
Zoning Bylaw Section 52	✓	✓	Normally Zoning Bylaws do not regulate Public Infrastructure.			✓
Holding Provision Section 71	✓	✓	✓			✓
Interim Development Control Sections 80, 249	✓	✓	✓			✓
Demolition Control District Section 72	N/A	N/A	N/A	N/A	N/A	N/A
Architectural Control District Section 73	✓	✓		✓	✓	✓
Heritage Control District Heritage Properties Act Section 11(4)	✓	✓		✓	✓	✓
Direct Control District Section 63-67	✓	✓	✓	✓	✓	✓

Table 1 notes:

- Holding provision must follow existing bylaw. Therefore, it covers the same items as a zoning bylaw
- Interim development control works as a temporary bylaw (or temporary bylaw replacement). Therefore, it also covers the same items as a zoning bylaw.
- Architectural control district is able to cover all the checked off issues as long as the look aligns with the identified character/theme.

Holding Provision

Purpose

Council may apply a Holding Symbol “H” on any zoning district for the purpose of specifying the use of land or buildings may be put upon removal of the Holding Symbol.

Holding symbol pauses any form of development from occurring until specific conditions are met. These are normally associated with environmental and servicing constraints which must be resolved.

Authority (Act)

Planning and Development Act, 2007 – Section 71

Strengths

Any development would need to apply to remove the H Holding Symbol.

Council would, in its OCP, stipulate the conditions upon which the Holding Symbol would be removed.

Simpler process to remove the H. No need for public notice or ministerial approval. Removed by hearing and resolution of Council.

May require a developer to post the land affected by removal of Holding Symbol.

Fairly open-ended, leaving room for flexibility.

Weaknesses

Can be appealed to the Development Appeals Board and SMB.

Legislation is light on the use of the H. Does not specify what conditions can be imposed.

Legislation not specifically written for this purpose. (good and bad). Does not go into specific details.

Precedent Use

Regina, used in specific cases and circumstances.

Notes

Not commonly used.

Demolition Control District

Purpose

To be used where Council considers it to be desirable to exercise control of demolition of residential buildings.

Authority (Act)

Planning and Development Act, 2007 – Section 72

Strengths

Properties are designated ‘DC’ in Zoning Bylaw.

Development Permits may be issued subject to terms and conditions.

Council can register an interest on title including the terms and conditions.

Weaknesses

Restricted to Residential buildings only.

Specifically designed to control demolitions. Provides no guidance for conserving significant architectural or heritage features.

Can be appealed to the DAB/SMB.

Precedent Use

Rarely used.

Notes

Essentially used to prevent demolition, until certain terms and conditions are met.

Do not see anything in the Act which would prohibit or restrict renovation or alteration.

This tool is necessary when there are large-scale redevelopments affecting existing residential populations. (ie. Pleasant Hill Village; McNab Park Redevelopment).

Works to prevent demolition, doesn't work to conserve heritage of character homes

Interim Development Control

Purpose

Interim development control is a bylaw that sets regulations as to what development may take place in an area. Council has power to either approve, approve with conditions, or refuse development. Similar to the functions of a zoning bylaw, however it is used mainly to control development in areas where zoning is not yet in place.

Authority (Act)

Planning and Development Act, 2007 – Section 80, 249

Strengths

Any proposed development would need to apply to council to get approval for proposed development.

Will allow council to filter and refuse or approve all proposed development.

Similar to the process of a zoning bylaw.

Weaknesses

Developers can appeal refusal to the development appeals board within 30 days of refusal.

Councils' decision must be consistent with existing planning bylaws (must consider regulations of existing bylaws)

IDC bylaw is valid for 2 years. This is only a short-term temporary solution.

Furthermore, once the IDC bylaw ceases to be in effect, council must wait 3 years before passing another IDC bylaw for the same area.

Precedent Use

RM of Arlington No.79 <https://myrm.info/079/files/2012/10/RM-79-Interim-Dev-Control-Bylaw-2012-DOC.pdf>

Notes

Used more in situations where no current zoning exists. IDC bylaw is used as a temporary control until official bylaw is passed.

Architectural Control District (ACD)

Purpose

Used to 'preserve the physical character of an area' or 'promote an established theme for the area'.

Architectural control districts are 'overlays' (used with zoning) which can be implemented by rezoning a particular area with an (AC) (architectural control) overlay in the zoning bylaw.

Authority (Act)

Planning and Development Act, 2007 – Section 73

Strengths

Has already been done in Regina. This can help streamline the process

Any proposed development must be in accordance with local area design plan.

In the case of discrepancies between ZB and AC district, the AC district provisions will be followed.

Provides the ability to create specific, individual, and detailed regulations. This can protect and preserve any specific character details required.

Weaknesses

Developers can appeal refusal to the development appeals board within 30 days of refusal.

Must have an OCP containing guidelines respecting the application of architectural detail.

Precedent Use

Saskatoon – Many examples in Saskatoon including River Landing, Evergreen, Broadway, Sutherland

Regina – <https://www.regina.ca/export/sites/Regina.ca/bylaws-permits-licences/bylaws/.galleries/pdfs/Zoning-Bylaw-2019-Chapter-8A-AC-Architectural-Control-District-Overlay.pdf>; Regina's OCP – Goal 12 page 71 acknowledges AC districts

<https://reginafiles.blob.core.windows.net/ocp/Design%20Regina%20Part%20A%20-%20May%2011,%202020.pdf>

Notes

Requires enabling policy in OCP to allow regulatory use in Zoning Bylaw. (Page 71)

Need to identify an existing physical character or theme prior to being used.

Usually requires an accompanying architectural analysis document highlighting important physical and architectural elements.

Heritage Conservation District (HCD)

Purpose

Heritage Property is... 'any property that is of interest for its architectural, historical, cultural, environmental, archaeological, palaeontological, aesthetic or scientific value.' Heritage Property Act.

HCDs establish guidelines and controls within a specified area that the council considers necessary to preserve and develop the heritage characteristics of properties with heritage value.

HCDs do not regulate land use. This is regulated by the underlying zoning district.

Authority (Act)

Heritage Property Act-Part 3 - Designation of Properties by Municipalities, Section 11 (1) (b)

Strengths

Has also already been done in Regina. This can help streamline the process

The powers of a local municipality are broad.

Municipalities have authority to designate properties.

Authority to create Advisory Committee.

An interest is registered on the properties within District.

Council can establish any guidelines or controls to preserve & develop heritage characteristics.

Strong protection. Cannot alter, restore, repair, disturb, transport, add to, change or move, in whole or in part, or remove any fixtures from any designated property without approval from City Council.

-no property (or property of interest) shall be demolished without written approval

Council has final decision-making authority, there is no chance of appeal. Unlike zoning where provisions can be appealed.

HCDs may include guidelines for permitting alterations, demolition, new construction, etc.

Guidelines can also extend to other properties which are not designated so as to be compatible and reflect the designated properties.

Weaknesses

Appeal to Saskatchewan Heritage Property Review Board can be launched on the basis of a single objection. Meaning there must be unanimous support to avoid an appeal.

-Can only put one interest on title, so it is either an **HCD** or Property Designation, must decide.

Precedent Use

Victoria Park Heritage Conservation District – Regina is the only example in Saskatchewan

<http://open.regina.ca/dataset/c2b37eee-daca-49ea-98f0-28135e3cec9a/resource/2b320a17-7af6-432c-9402-87e0d183d203/download/gprojectsopen-data-publishedpublished-to-open-databylawsbylaw-no.-9656-the-victoria-park-heritag.pdf>

Nomination processes for Heritage Conservation Districts are fairly common in Canada. Ontario's Heritage Act allows any municipality in Ontario to implement a nomination process, City of Victoria and City of Winnipeg all have nomination processes. Essentially, any individual, group, or organization may utilize a nomination process to nominate an area for consideration as a Heritage Conservation District.

Notes

Heritage Characteristics may include:

- Design Elements of existing & proposed buildings and structures
- Street & sidewalk designs (unique street pattern – Cathedral)
- Street Furniture, lighting & signage
- Landscaping

Provincial Review Board has no decision-making authority, can only recommend to Council. This is a distinguishing feature of HCD.

Council can delegate its authority to:

- A committee of council;
- The city administration; or,
- The Municipal Heritage Advisory Committee.

If an applicant serves an objection (and council dismisses objection) the applicant may not serve another objection regarding that same property until the expiration of 1 year.

Direct Control District (DCD)

Purpose

DCDs may be used in areas where Council considers it desirable to exercise particular control over the use and development of land or buildings within that area.

DCDs may control land use, architectural features, lighting, public amenities, building materials, and almost any development related feature.

DCDs can be comprehensive and may allow unique development proposals.

DCDs allow for development agreements to be drafted specifying the permitted land uses, buildings, structures, services, landscaping, and related matters.

Authority (Act)

Planning and Development Act, 2007 – Section 63

Strengths

DCD is a special zoning district which may be ‘tailored’ for unique areas.

Council can create their own unique development guidelines for the DCD.

A DCD can regulate both land use and design.

DCDs can include regulations for:

- Land use
- Development timing
- Amenities
- Loading and Parking
- Landscaping
- Walkways
- Lighting
- Collection areas for waste/recycling

No development shall take place in DCD unless City Council or Saskatchewan municipal board has approved it.

Development proposals may include both a development agreement and a detailed development application.

Weaknesses

If council fails to approve the plans or drawings within 60 days OR if a development agreement has not been entered within 90 days, the applicant will be referred to the Saskatchewan municipal board. Then the Saskatchewan municipal board shall settle determine and approve the details of the plan and the development agreement required. The SMB has final decision-making authority.

Must be careful not to over-regulate as DCDs offer very broad regulatory powers.

Design guidelines specifying the aspects of design needs to be created in the OCP. This adds to the time and complexity of using a DCD.

Precedent Use

City of Saskatoon – Direct control district in the South Downtown area

Regina’s OCP_- Goal 9 page 69 acknowledges DC districts

<https://reginafiles.blob.core.windows.net/ocp/Design%20Regina%20Part%20A%20-%20May%2011,%202020.pdf>

City of Edmonton Westmount Architectural Heritage Area:

https://www.edmonton.ca/city_government/edmonton_archives/the-westmount-architectural-heritage-area

Notes

1. Council may require developer to enter a development agreement with the municipality.
2. Proposed development must include a detailed application including 1) plans showing where building is to be erected, all facilities work to be provided in conjunction with those buildings and all facilities and works required to subsection (2); and 2) the drawings showing plan, elevation and cross-sectional views for each building erected that are sufficient to display.

Both these requirements ensure that council can oversee every aspect of development. However, it is our recommendation that any DCD created for application in the Cathedral and Lakeview neighbourhoods be kept as simple as possible and include graphical illustrations to assist in the review of development applications.

APPENDIX D
WORKSHOP STUDY GUIDES



COMMUNITY CHARACTER (CATHEDRAL & LAKEVIEW) PROJECT

DEEP DIVE ON CHARACTER

WORKSHOP STUDY GUIDE

November 30, 2021 OR January 11, 2022 (Cathedral)
&
December 2, 2021 OR January 13, 2022 (Lakeview)

Thank you for agreeing to participate in our Deep Dive on Character! You bring an important and unique perspective to this project and your insights are important to its success.

This Study Guide has been developed to help make our time together in the workshop as productive as possible. Please spend some time reviewing this material and feel free to bring your questions and observations to the workshop. You are also welcome to send an email at any time throughout the project to planning@wallaceinsights.com.

IN THIS GUIDE:

- Before You Participate – Helpful Information
- Deciding Together – Project Aims
- Learning From Photo Stories – Summary For Our Discussion
- Workshop Agenda
- Next Steps



BEFORE YOU PARTICIPATE – HELPFUL INFORMATION

The Project Team has compiled background information to help you think about the concept of ‘character’. If you have not yet had a chance to review this background information, we encourage you to do so before the workshop.

Brief Histories

- [*Indigenous Perspectives*](#)
- [*Lakeview*](#)
- [*Cathedral*](#)

The Role of Heritage

- [*Interview with City of Regina Heritage Program Manager Emmaline Hill*](#)
- [*Interview with Heritage Researcher Dr. Robert Shipley*](#)
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- [*Contributions to Sustainability \(City of Calgary findings\)*](#)

Regulatory Options

- [*Project Context \(City of Regina policies\)*](#)
- [*Community Character Today*](#)
- [*Gaps and Possibilities*](#)

Frequently Asked Questions

DECIDING TOGETHER – PROJECT AIMS

This project is designed to capture a wide range of experiences within the Cathedral & Lakeview neighbourhoods. Our goal is to learn from diverse perspectives to achieve the project aims described below.

- The *Deep Dive on Character* workshops will address (1) *Character Statements* and (2) *Character Maps*.
- The *Deep Dive on Protecting Character* workshops will address (3) *Recommendations* and (4) *Sustain Vitality*.

Deep Dive on Character workshops

- (5) To develop **Character Statements** - a set of definitions for the unique character areas found in the Cathedral and Lakeview neighbourhoods.
- The Cathedral neighbourhood has character that differs from the Lakeview neighbourhood, and areas within each neighbourhood are also unique.
 - Our task is to describe this uniqueness by identifying what are referred to as *character-defining elements*.
 - If regulatory tools are introduced to maintain and enhance the uniqueness of any of the areas, *character-defining elements* must be clearly described in a set of Character Statements.
 - Even if regulatory tools are not introduced, statements outlining *character-defining elements* will help clarify what the community wants and expects into the future.

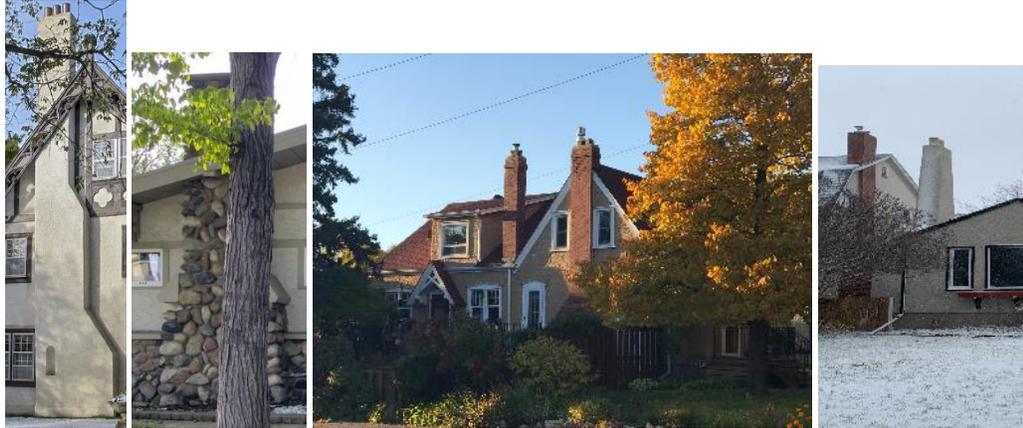
Deep Dive on Protecting Character workshops

- (2) To generate **Character Maps** - areas on a map where the Character Statements apply.
- Areas within each neighbourhood have different characteristics and may therefore have different *character-defining elements*.
 - Using the Photo Story Project and participant knowledge, Character Statements will be mapped to specific areas.
 - A set of Character Maps will be generated.
- (3) To make **Recommendations** – consider a set of regulatory tools appropriate to maintain and enhance this unique character into the future.
- Some regulatory options are more appropriate for supporting certain types of *character-defining elements* than others.
 - Recommendations will be developed by participants by working through consensus-building dialogue where Character Statements and Character Maps are considered.
- (4) To **Sustain Vitality** into the future - clarify how community goals for heritage, affordability and sustainability need not be viewed as competing with each other in these neighbourhoods.
- Regulatory tools are anticipated to apply to specific areas within the Cathedral and Lakeview neighbourhoods.
 - Opportunities for increasing density, affordability and sustainability will be discussed

LEARNING FROM PHOTO STORIES – SUMMARY FOR OUR DISCUSSION

Features Called Out Related to Homes

Chimneys



Colour

Splashes

Whole Home

Coordinating



Decorative doors



Exposed brick / stone / wood

Brick

Stone

Wood



Modern architecture



Multi-unit dwellings

Stately Home Conversions



Row Housing



Care Homes



Porches



Roof
features

Dormers



Turrets



Flat



Treatment of Eaves



Unique
windows

Arched muntin



Awning shades



Bowed glass block



Arched



Bulls-eye



Contemporary gable



Traditional muntin



Bow



Craftsman



Yards



Fences and Gates



Gardens and Trees



Art and Creativity



Heritage Yard



Flagpoles and Lights



Features Called Out Related to Non-Residential Buildings

Exposed brick and stone



Local business



Modern architecture



Public gathering place

Lawn Bowling



Community Garden



Meditation Centre



Local Parks - Summer



Local Parks - Winter



Art and Amenity



Creeks and Channels



Cathedral Arts Festival



'The Leg' and Wascana Centre



Walking Paths



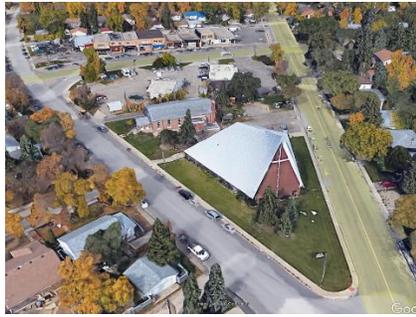
Landscape Themes



Safe Places for Kids



Religious buildings



Features Called Out Related to Landscape Features

Art

Murals and On Building



Public Art



Digital and Projected Art



Spontaneous/Community



Arts Festival



Boulevards



Bridge



Street trees



WORKSHOP AGENDA

7:00 Introductions and Project Aims

7:10 Break-Out #1 – Themes

In this first small group session, participants will be assigned to a virtual break-out room to work with a facilitator on 'what' elements give the neighbourhood its sense of place. Topics explored include:

- *What is important?*
- *What themes have been identified?*
- *What's missing?*

7:35 Plenary Session – Prepare for Break-Out #2

7:45 Break-Out #2 – Resilience

Participants may choose a character theme to focus on. Facilitators will work with participants to identify 'how' character elements contribute to sense of place. Topics explored include:

- *Quantity and when it matters*
- *Groupings*
- *Uniqueness*
- *Implications of variety*

8:30 Break-Out #3 – Statements

Facilitators will work with participants to review a set of Character Statements. Focus of the exercise will be on:

- *Important words*
- *New statements*
- *Statements no longer relevant*

8:50 Plenary Session – Session Wrap Up and Next Steps

NEXT STEPS

Following the workshop, the Consulting Team will be compiling and analyzing community insights, photo story data, and other feedback received through the Discussion space, email, and through social media. From this rich source of information we will undertake the following preparations in advance of the Protecting Character series of workshops (January 18 [Cathedral] and January 20 [Lakeview]):

- Review and refine Character Statements developed at the Character workshop
- Link the Character Statements to Regulatory Options to identify what aspects of character can be protected and enhanced through the introduction of new regulations and which would require revisions to existing policy instead.
- Identify where the Character Statements apply in concentration within the Cathedral and Lakeview neighbourhoods

This information will be summarized in a new Study Guide for the Deep Dive on Protecting Character workshops. At these workshops we will undertake a community ‘gut-check’ to ensure the new Character Statements and Character Maps make sense, both on their own merit and in alignment with each other.

As a final stage before project recommendations are developed, we will also explore the concept of ‘future-proofing’ the Cathedral and Lakeview neighbourhoods. How can quality of life be maintained and improved in these areas as Regina grows and develops toward its vision to *be Canada’s most vibrant, inclusive, attractive, sustainable community, where people live in harmony and thrive in opportunity?*

We are glad you are part of this exciting project! Thank you for your commitment of time, experience, and ideas.

COMMUNITY CHARACTER (CATHEDRAL & LAKEVIEW) PROJECT

DEEP DIVE ON

PROTECTING CHARACTER

WORKSHOP STUDY GUIDE

January 18, 2022 (Cathedral)
&
January 20, 2022 (Lakeview)

Thank you for agreeing to participate in our Deep Dive on Protecting Character! You bring an important and unique perspective to this project and your insights are important to its success.

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IN THIS GUIDE:

- Before You Participate – Helpful Information
- Deciding Together – Project Aims
- Learning From Deep Dives on Character – Character Statements
- The Character Maps
- Workshop Agenda



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- [*Gaps and Possibilities*](#)

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Deep Dive on Character workshops

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Deep Dive on Protecting Character workshops

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 - Regulatory tools are anticipated to apply to specific areas within the Cathedral and Lakeview neighbourhoods.
 - Opportunities for increasing density, affordability and sustainability will be discussed

LEARNING FROM DEEP DIVES ON CHARACTER – CHARACTER STATEMENTS

From overarching themes that emerged from the Deep Dives on Character in 2021, the following statements have been drafted to describe important elements contributing to the character of the Cathedral and Lakeview neighbourhoods.

Variety

Whether speaking about architectural styles, use of colour, windows, porches, rooflines, or land uses, participants overwhelmingly identify variety as the most important factor in creating character within the Cathedral and Lakeview neighbourhoods.

Encouraging variety and uniqueness appears to be favoured over mandating alignment to specific architectural styles or themes.

Trees

Investment in trees within these neighbourhoods is highly valued. Participants define a healthy urban forest as containing lots of trees, clustered to create a canopy. Species uniformity (for creating an arched street canopy) and variety (for visual interest and resilience) are both valued. Pro-active maintenance and replanting to ensure the long-term health of the urban forest is desired.

Front-facing driveways and garages are felt to be in direct conflict with maintenance of a mature urban forest.

Art

'There can never be enough art' is a sentiment capturing the value assigned to art and current desire for more art in these neighbourhoods. Variety in mediums, placement and style are all welcome. Art is a noted contributor to walkability by adding scale and interest.

Art is also identified as a means for interpreting important character features of the neighbourhoods whether they be natural, historic or cultural.

Unique

Related to Variety, features that differentiate these neighbourhoods from others are highly valued. Such features include assets like the triangle-shaped church building, 'The Crescents' street pattern within Cathedral, community fridge, placemaking initiatives, Normandy Heights, Albert St bridge, locally-owned/operated business clusters, among others.

Walkability

The pedestrian experience is highly valued. These experiences have different drivers in each neighbourhood.

In the Cathedral neighbourhood, walkability is about active mobility to meet daily life needs. As a result, WalkScore.com gives the neighbourhood a score of 86 (Very Walkable). The street pattern and network of alleys shorten distanced to make walking a time-effective choice.

In the Lakeview neighbourhood, walkability is about an active lifestyle. The WalkScore.com score for the neighbourhood is 51 (Somewhat Walkable). Proximity to parks and high amenity assets such as Wascana Centre.

In both neighbourhoods, visual interest generated by art, gardens, natural and architectural features make walking fun. A mix of land-uses including local businesses make walking viable for a greater proportion of trips for residents of both neighbourhoods.

The presence of schools adds a number of values to these neighbourhoods, ensuring walkability for children is among those values.

Gardens

Local gardening extends the natural assets of these neighbourhoods and adds additional unique amenity. The extent of gardening activity both on private and public property is valued and more is encouraged. Variety and ‘personal expression’ are also highly valued.

Street-oriented (both front and alley) and public-space gardening activities contribute to social cohesion by enhancing opportunity for interaction among neighbours and visitors.

Local Business

A prized feature of these neighbourhoods is a concentration of businesses, particularly those that are locally-owned/operated. Clustering to create a form of community gathering space is desired. Variety of business types to meet shopping and entertainment needs is appreciated. Sensitive building design of businesses to fit the architectural styles and massing of the neighbourhoods is valued.

Porches

A large number of homes and buildings have porches and this is highly valued. Porches are identified as important contributors to architectural interest, variety, and enabler of social interaction. ‘The more the merrier’ might describe the appeal of porches. However, porches should match the architectural style of the building.

Porches also describe a broader value for a street-orientation to properties. Where a porch does not exist or cannot be created, front gardens and seating areas are to be encouraged.

Fit

Conformity to existing architectural styles is not felt to generate character as much as variety. However, sensitivity to those styles is to be encouraged.

Specific considerations that define ‘fit’ relate more to the design integrity of a particular building itself. Key attributes include:

- *Encouraging rooflines and features that contribute to the existing variety.*
- *Encouraging street-facing windows that match the style of the building.*

- Encouraging street-facing entries that match the style of the building and add visual interest.
- Encouraging use of materials complementary to the traditional natural materials used at the time the neighbourhood was developed. Materials should match the style of the building.
- Encouraging chimneys and vents to match the style of the building.

Multi-unit dwellings are also encouraged to find ‘fit’ through design.

Green

Nature is present throughout these neighbourhoods and its resilience is important. Concentrations of natural amenity (e.g. at parks, on boulevards, on other public lands) are valued as they encourage biodiversity and provide areas for public enjoyment, social interaction and community gathering space. Nature can also be woven into a continuous blanket of ‘green’ through private gardens and this is to be encouraged.

Energy efficiency and other environmental sustainability considerations are also valued for the long-term affordability and resilience of these neighbourhoods.

Setback

Uniformity in setbacks is valued. In Lakeview the original wide setbacks of original homes is prized and to be encouraged.

.....

How character may be protected using regulatory tools is described in the video links provided on Page 2 (see [Community Character Today](#) and [Gaps and Possibilities](#)). Alan Wallace (Planning Director for Wallace Insights) will provide further explanation in the workshop session.

In some instances, character elements do not fit the regulatory options available. Instead, the element may be supported through policy (e.g. incentives, business improvement district formation, parks/tree policy, etc.). The recommendation report from this project will address both policy and regulation.

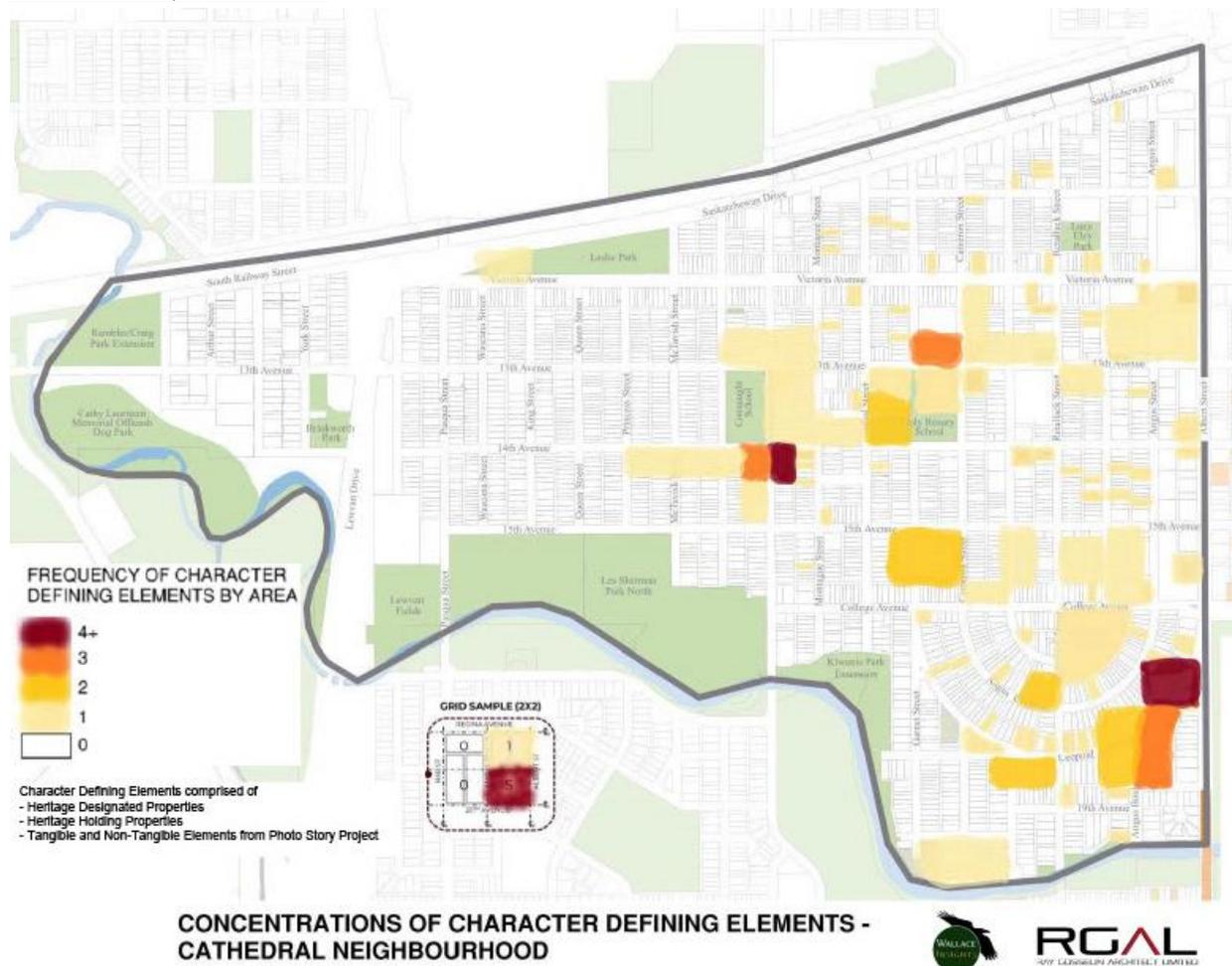
Things that can be regulated	Things better handled through policy or programs
<ul style="list-style-type: none"> • Trees on private property • Local business • Porches • Fit • Green • Setback 	<ul style="list-style-type: none"> • Trees on public property • Art • Uniqueness • Walkability • Gardens

THE CHARACTER MAPS

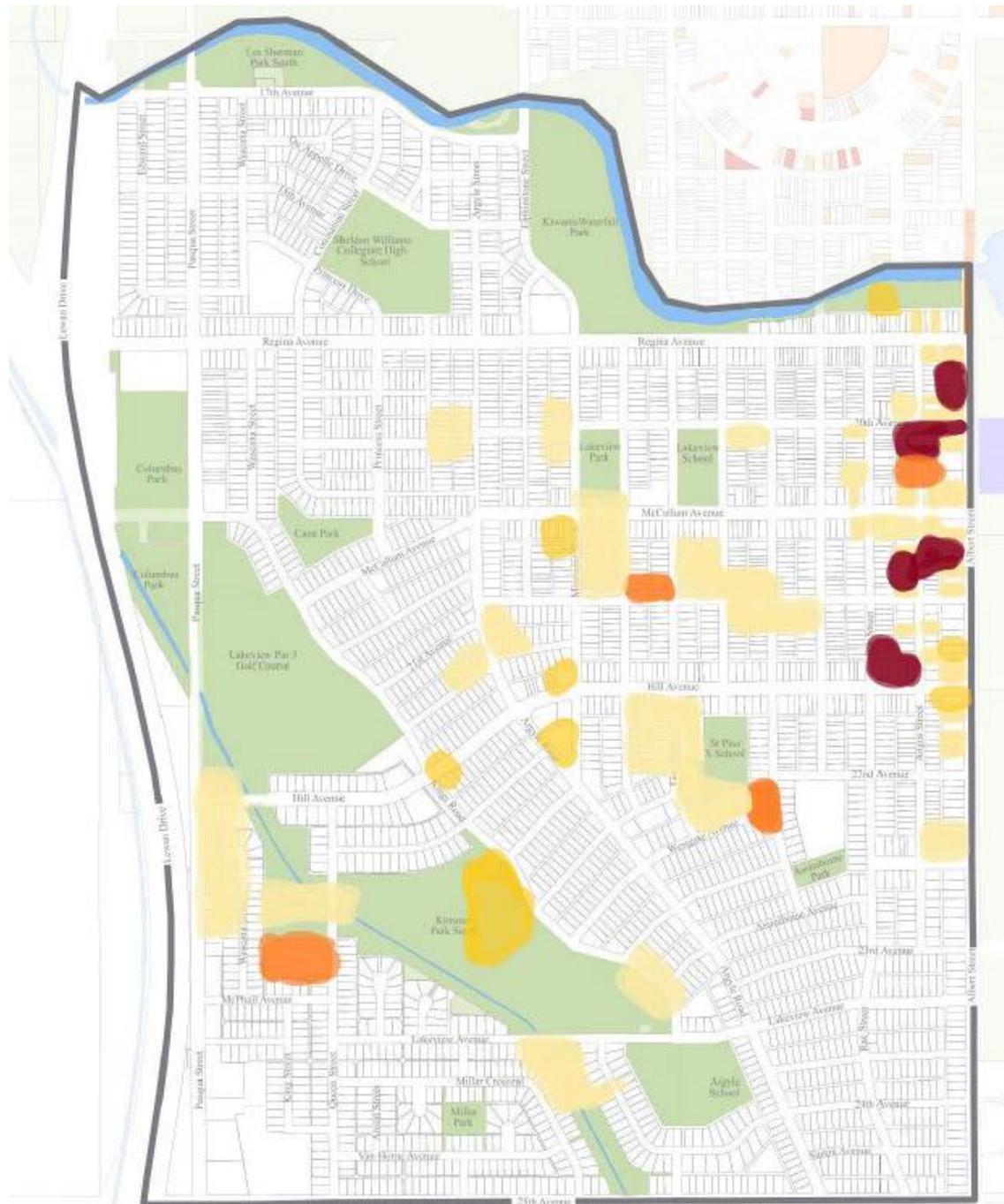
The following thematic maps illustrate concentrations of identified character elements within each neighbourhood. The character elements are comprised of heritage designated properties, properties on the City of Regina heritage inventory list, and various other elements described in the Photo Story project. The concentrations are determined within a 200-metre by 200-metre grid and illustrated by way of colours representing a concentration within each grid area. Shaded areas are intentionally fuzzy, reflecting the inclusion of intangible elements (i.e. things that cannot be physically touched and may exist across a variety of locales).

Concentration maps may be useful for determining the application and boundaries of regulatory measures.

Character Map – Cathedral

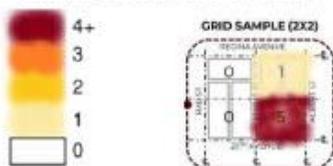


Character Map – Lakeview



CONCENTRATIONS OF CHARACTER DEFINING ELEMENTS - LAKEVIEW NEIGHBOURHOOD

FREQUENCY OF CHARACTER DEFINING ELEMENTS BY AREA



- Character Defining Elements comprised of
- Heritage Designated Properties
 - Heritage Holding Properties
 - Tangible and Non-Tangible Elements from Photo Story Project



WORKSHOP AGENDA

7:00 Introductions, Project Update and Workshop Aims

7:15 Break-Out #1 – Sensemaking

In this first small group session, participants will be assigned to a virtual break-out room to work with a facilitator to review the Character Maps. The key discussion question is to determine how appropriately the Statements match the Maps.

7:45 Plenary Session – Regulatory Options Explained

Alan Wallace provides information from the regulatory options study conducted by Wallace Insights. Participants have an opportunity for Q&A.

8:15 Break-Out #2 – Applying Tools To Protect Character

Participants will be assigned to a virtual break-out room to discuss the potential benefits and consequences of applying specific regulatory tools.

8:35 Plenary Session – Future Proofing

A facilitated discussion among all participants will focus on community policy goals to:

- *Maintain or improve income diversity within the neighbourhoods*
- *Improve environmental sustainability within the neighbourhoods*
- *Maintain or improve overall quality of life within the neighbourhoods*

Focus of the exercise will be to identify tensions and opportunities.

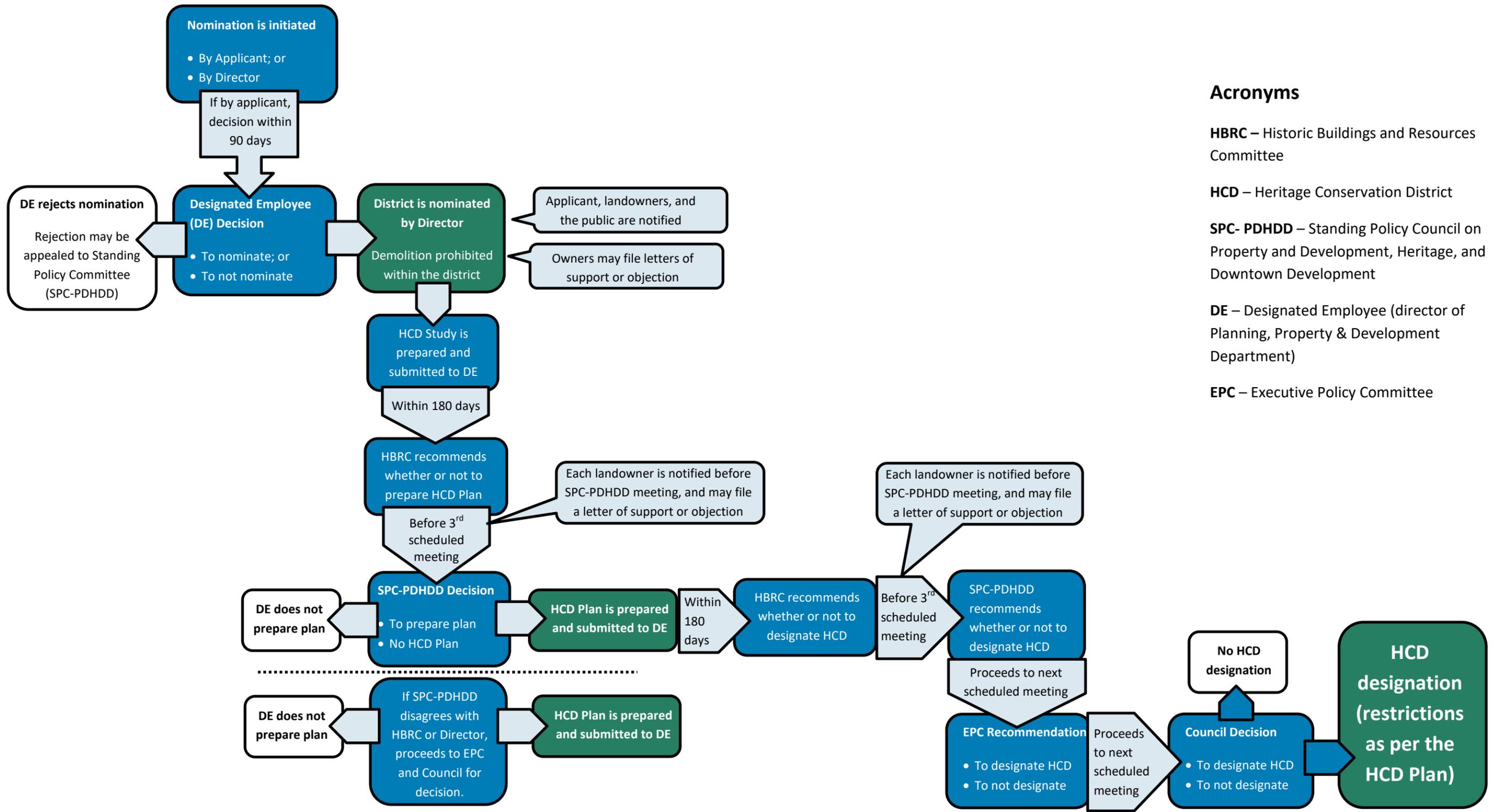
8:55 Session Wrap Up and Next Steps

APPENDIX E
WINNIPEG HERITAGE CONSERVATION
DISTRICT NOMINATION PROCESS



Decision making process for determining Heritage Conservation District status

Heritage Conservation Districts By-law



Acronyms

HBRC – Historic Buildings and Resources Committee

HCD – Heritage Conservation District

SPC- PDHDD – Standing Policy Council on Property and Development, Heritage, and Downtown Development

DE – Designated Employee (director of Planning, Property & Development Department)

EPC – Executive Policy Committee

Presentation by Dr. Patricia Elliott to the Regina Planning Commission
On behalf of the Cathedral Area Community Association
Re. Neighbourhood Character - Lakeview and Cathedral
Aug. 9, 2022

Thank you for the opportunity to share our perspectives. The Cathedral Area Community Association recognizes that heritage streetscapes are a tangible asset to be promoted and protected in partnership with the City.

During the Bagshaw Residence appeal process, the CACA advised City Council that existing bylaw enforcement was not doing its job to protect community character-defining heritage assets, and that the Cathedral Community Plan was too far in the future to help address current issues.

In our presentation to Council, we provided ideas for improving the development appeals process through the involvement of independent assessors. We called for proper calculation of demolition spin-off costs to the City and our neighbourhood, with appropriate levies on owners seeking demolition permits.

We also referenced the provincial Heritage Branch's submission, which encouraged architectural controls under Sec. 73 of the Planning and Development Act as a means to preserve Cathedral streetscapes from the cascading impacts of significant heritage demolitions.

We were pleased that the City responded to concerns raised by our association and others by launching this review and inviting our participation. We think the report is very thorough and informative, though it falls short on generating concrete action beyond the status quo.

One reason given is that there was not strong enough public participation to support the implementation of new regulations. We would like to emphasize this is not because residents don't care. Care is evidenced by the number of citizens who have come forward to sign petitions and lobby against the demolition of significant buildings in Cathedral and Lakeview, more so than the number who elected to take part in the consultation.

At the beginning of the process, we were invited to a pre-engagement chat with the consultants. We were presented with the concept of a Photo Story project, and asked if we would put our resources toward promoting community engagement in the project. We did not have high hopes for robust engagement via this project, and stated so at the

time. On top of pandemic fatigue, there is consultation fatigue, which occurs when residents spend time and effort providing data through such exercises, but do not have an equal role in interpreting the data or crafting the recommendations that arise from it. This breeds skepticism and low participation.

Looking forward, we would appreciate opportunities to sit down at the same table as City officials and heritage experts to hammer out recommendations together. This would help provide the clear consensus that was lacking in the review process, which arguably didn't contain a mechanism for participants to achieve consensus.

Participants in the workshops were encouraged to think outside the box regarding community character, and we responded with a number of intangibles, such as festivals, art, variety and walkability. There is much to say about the many qualities that make up the Cathedral Area. We agree these aspects do not fall within bylaw enforcement, but don't feel this means there shouldn't be stronger legal mechanisms to protect our historic streetscapes.

There are some levers but, as the report points out, they aren't often fully employed. Over the years, the Development Appeals process has often left the work of researching heritage properties and defending community character to citizens. We need the help of a strong, educated board, and a more disinterested assessment process. We had hoped improvements in this area would come forward among the recommendations.

During the workshops we looked at the 'heat map' of the Cathedral Area and pointed out missing elements. One of those elements, the 13th Avenue business strip, was highlighted in the consultation report. This is good to see. However, the report proposes that much of the work protecting this strip be handed off to local business operators. While encouraging a Business Improvement District is laudable, it should include recognition of how much effort it takes small business owners to establish and maintain a BID, which has been a long-time, so-far-unsuccessful struggle in the Cathedral Area. This doesn't mean we won't achieve success with the latest effort. However, it should be recognized that business improvement and heritage protection are not the same mandate, and may at times even be at odds. In this sense, saying there should be a BID is not a panacea for preserving historic 13th Avenue though, with strong support from the City, it could certainly play a role.

As for the voluntary designation concept, it is an interesting approach, but also contains a tremendous workload for residents to achieve what would be piecemeal character protection. It doesn't guarantee community character would be protected where most

needed, but rather where residents are the most active, socially networked and available to take on the task of leading a nomination process. Voluntary designation could be one aspect of a more holistic suite of recommendations, but standing alone may not be able to equitably protect community character. We think this recommendation needs further discussion before approval.

In closing, residents are proud of our neighbourhood and willing to stand up for its future. We are aware that preserving existing housing stock is tied to other important goals, such as housing affordability and carbon footprint reduction. We understand that zoning and development controls help ensure new construction upholds intensification of core neighbourhoods while contributing to a pleasant, walkable community for all.

Ultimately, we need regulatory support to meet our aspirations. The report states that among the options, a Direct Control District would be the most appropriate. We hope to have an opportunity to discuss this further, along with ideas to strengthen and employ the tools we already have.

Thank you.



Zoning Bylaw Amendments - Al Ritchie Neighbourhood

Date	August 9, 2022
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC22-28

RECOMMENDATION

Regina Planning Commission recommends that City Council:

1. Approve amendments to *The Regina Zoning Bylaw, 2019* by:
 - a. Adding a new subsection (3) to section 1F.1.2 of Chapter 1 – Part 1F as follows:

Notwithstanding subsection (1), authority to vary regulations, requirements and standards pursuant to this section shall not apply to any proposed development located in the Assiniboia Place and Arnhem Place Sub-Area, as identified in the Al Ritchie Neighbourhood Land-Use Plan (Part B.19 of the Design Regina: The Official Community Plan Bylaw No. 2013-48).
 - b. Adding a new Part 8O, as attached to this report as Appendix A, to Chapter 8.
 - c. Rezoning the properties legally described as Lot 8-Blk/Par 33A-Plan 102280700 Ext 0 and Lot 9-Blk/Par 33A-Plan 102280700 Ext 0, from RN – Residential Neighbourhood Zone to ML – Mixed Low-Rise Zone.
2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations, to be brought forward to a meeting of City Council following approval of these recommendations and the required public notice.
3. Approve these recommendations at its meeting on August 17, 2022.

ISSUE

At its March 30, 2022 meeting, City Council (Council) approved a neighbourhood land-use plan (NLP) for the AI Ritchie Neighbourhood (*AI Ritchie Neighbourhood Land-Use Plan*). As the AI Ritchie NLP includes policy for addressing land-use and development features that are unique for the AI Ritchie Neighbourhood, an amendment to *Regina Zoning Bylaw, 2019* (Zoning Bylaw) is required. The purpose of this report is to seek Council's approval to amend the Zoning Bylaw to align with the previously approved AI Ritchie NLP policy.

The recommendations of this report also include a zoning amendment for a neighbourhood property, which is in alignment with the AI Ritchie NLP policy. This zoning amendment is at the request of the landowner, as they are in a position to pursue a development application. This represents the only property-specific Zoning Bylaw amendment, at this time.

Amendments to the Zoning Bylaw require review by the Regina Planning Commission and approval by Council. The proposed amendments comply with the *Planning and Development Act, 2007* (The Act); *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP) and the AI Ritchie NLP; therefore, Administration recommends approval.

IMPACTS

Policy

The recommendations of this report support the objectives/ policies of the OCP by:

- Carrying forward regulatory mechanisms that are required to implement the policy of the OCP (Section E, Policy 14.38). The AI Ritchie NLP forms part of the OCP (Part B.19) and includes land-use and built-form policy specific to the AI Ritchie Neighbourhood context – The proposed Zoning Bylaw amendments will provide a regulatory mechanism for implementing the AI Ritchie NLP policy.
- Establishing regulations that support community character and sense-of-place (Section D5, Policy 7.1.8; Section E, Policy 14.53): The proposed Zoning Bylaw amendments include special regulatory mechanisms for supporting the small lot, and unique character, of the AI Ritchie Neighbourhood.

Other

There are no financial, accessibility or environmental impacts associated with this report.

OTHER OPTIONS

1. Refer the application back to Administration. If RPC or City Council has specific concerns with

the proposed Zoning Bylaw amendments, it may refer the application back to Administration for revisions or additional information or consultation and may direct that the report be reconsidered by the RPC or brought directly to Council following such further review. Referral of the report back to the Administration will delay approval of the Zoning Bylaw amendments and may also, therefore, delay development proposals dependant on the amendments.

2. Deny the application: The Zoning Bylaw amendments will not be enacted; therefore, the necessary regulatory mechanisms to implement the AI Ritchie NLP will not be available and there will be inconsistencies between the OCP and the Zoning Bylaw which may delay applications.

COMMUNICATIONS

Interested parties will receive a copy of the report and notification of their right to appear as a delegation at the Council meeting when the application will be considered. Public notice of the Zoning Bylaw amendments and the associated public hearing will be given in accordance with *The Public Notice Policy Bylaw, 2020*.

DISCUSSION

The Zoning Bylaw amendments addressed through this report will establish regulations for implementing the “built-form” objectives (form and design of buildings) of the AI Ritchie NLP, as well as a property-specific map amendment (rezoning), which were previously approved through the AI Ritchie NLP. The built-form standards relate to maximum building height, throughout the Neighbourhood, for all classes of land-use, and special standards for further regulating development in the Assiniboia/ Arnhem Place sub-area.

The height strategy of the AI Ritchie NLP, which will be implemented through the Zoning Bylaw, is tailored for the AI Ritchie Neighbourhood and was developed through consultation with the community. The height strategy is based on the concept that taller buildings should be located close to the Victoria Avenue Urban Corridor and that height should gradually decrease moving south from the Victoria Avenue Urban Corridor towards Wascana Centre.

Additional standards are introduced for the Assiniboia/ Arnhem Place sub-area, as this area, as defined in the AI Ritchie NLP, was identified as having unique characteristics: a prevalence of smaller, original homes – especially the WWII “veteran homes” built in the 1940s and 1950s. The AI Ritchie NLP, and proposed Zoning Bylaw standards, support the character of this area by requiring a reduced total height, as well as main floor height, reduced building length and the non-applicability of the minor variance provision. The decision to exempt this sub-area from the minor variance provisions of the Zoning Bylaw was approved by Council as part of the AI Ritchie NLP approval process.

In order to apply specific and unique regulations, a new overlay zone, specific to the AI Ritchie Neighbourhood, is proposed. This overlay zone will work in tandem with the base, or underlying zone, as well as other applicable zones, such as the Residential Infill Development Overlay Zone and the Height Overlay Zone.

Lastly, the proposed amendments include a zoning map amendment intended to bring a property, located next to the intersection of Arcola Avenue and the Victoria Avenue Urban Corridor (Appendix B), in alignment with the AI Ritchie NLP policy. This zoning change, from Residential Neighbourhood Zone to Mixed Low-Rise Zone, is supported by the landowner and will allow for future commercial or mixed-use development, which is originally contemplated during policy creation.

These proposed Zoning Bylaw amendments provide the requisite regulatory mechanisms for implementing the policy of the AI Ritchie NLP and are in conformity with the OCP and the AI Ritchie NLP, which forms part of the OCP (Part B.19). The policy of the AI Ritchie NLP, which directs the proposed Zoning Bylaw amendments, was subject to comprehensive public consultation through the planning preparation process and received approval (as an OCP amendment) from the Government of Saskatchewan, dated July 4, 2022.

DECISION HISTORY

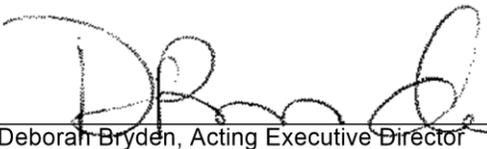
On March 16, 2022, City Council approved the *AI Ritchie Neighbourhood Land-Use Plan* by amending *Design Regina: The Official Community Plan Bylaw No. 2013-48 (CR22-29)*.

Respectfully Submitted,

Respectfully Submitted,


Autumn Lawson, Director, Planning & Development Services

7/18/2022


Deborah Bryden, Acting Executive Director

7/28/2022

Prepared by: Jeremy Fenton, Senior City Planner

ATTACHMENTS

Appendix A
Appendix B

PART 80

ARN – AL RITCHIE NEIGHBOURHOOD OVERLAY ZONE

80.1 INTENT

The Al Ritchie Neighbourhood Overlay Zone (ARN Overlay Zone) is intended to establish specific requirements for buildings located within the policy area of the Al Ritchie Neighbourhood Plan (Part B.19 of the *Design Regina: The Official Community Plan Bylaw No. 2013-48*).

80.2 APPLICATION

- (1) The ARN Overlay Zone shall apply to all lots within the Al Ritchie Neighbourhood, as shown in the Al Ritchie Neighbourhood Plan and Figure 80.F1.
- (2) The ARN Overlay Zone shall be in addition to, and shall overlay, all other zones that apply so that any parcel of land lying in the ARN Overlay Zone shall also lie in one or more of the other zones provided for by this Bylaw. The effect is to create a new zone, which has the characteristics and limitations of the underlying zones, together with the characteristics and limitations of the ARN Overlay Zone.
- (3) Unless specifically exempted, the regulations, standards and criteria of the ARN Overlay Zone shall supplement, and be applied in addition to, but not in lieu of, any regulations, standards and criteria applicable to the underlying zone.
- (4) In the event of conflict between the requirements of the ARN Overlay Zone and those of the underlying zone, the ARN Overlay Zone requirements shall apply, unless specifically exempted.
- (5) In the event of conflict between the requirements of ARN Overlay Zone and another overlay zone, the overlay zone with the most stringent requirements shall apply, unless specifically exempted.

APPENDIX A

80.3 LAND USE REQUIREMENTS

3.1 PERMITTED AND DISCRETIONARY LAND USES

All permitted and discretionary uses in the underlying zone also apply in this zone, with the following exceptions:

Retail Trade, Fuel Station (excepting 935 Victoria Avenue); Service Trade, Motor Vehicle; Service Trade, Wash; Drive-Through; Transportation, Parking Lot shall be prohibited from locating along Victoria Avenue, west of Arcola Avenue.

3.2 PROHIBITED LAND USES

All prohibited uses in the underlying zone are also prohibited in this zone.

80.4 DEVELOPMENT STANDARDS

4.1 HEIGHT STANDARDS

- (1) The maximum height of buildings shall be in accordance with Figure 80.F2.
- (2) Notwithstanding clause 80.4.1(1), for a proposed building within the Low-Density Area, as shown in Figure 80.F1, the maximum building height shall be the greater of: the requirements of Figure 80.F2, or the average of the actual building height of all existing principal buildings on the same block face as the proposed development.
- (3) Notwithstanding clauses 80.4.1(1) and (2):
 - (a) For the areas shown on Figure 80.F2 that have a height limit of 8.5 metres, and are located along Winnipeg Street and north of 14th Avenue, the maximum height limit shall be 7.5 metres for corner lots.
 - (b) Within the 6.5 metre height area (Arnhem Place subdivision), as shown in the Al Ritchie Neighbourhood Plan and Figure 80.F1, existing buildings that are greater than 6.5 metres in height may be rebuilt/ replaced to a maximum of 7.5 metres in height.
 - (c) The height limits shown on Figure 80.F2 shall not apply to the following land-uses: Assembly, Religion; Institution, Education.

APPENDIX A

4.2 HEIGHT EXCEPTIONS

- (1) Subject to subsection 8O.4.2(2), the height limitation mentioned in subsection 8O.4.1 shall not apply to any of the following:
 - (a) spire; belfry; cupola; dome; chimney; ventilator; skylight; water tank; bulkhead; communication antenna;
 - (b) any features or mechanical appurtenances, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.
- (2) The features mentioned in subsection 8O.4.2(1):
 - (a) may not include an elevator or staircase enclosure, or a mechanical penthouse;
 - (b) may not be used for human habitation; and
 - (a) shall be erected only to such minimum height or to accomplish the purpose they are to serve.

4.3 ARNHEM-ASSINIBOIA PLACE SUB-AREA

- (1) Within the area identified as Arnhem Place and Assiniboia Place, as shown in the Al Ritchie Neighbourhood Plan and Figure 8O.F1:
 - (a) The maximum finished floor height of the first/ ground floor shall be 1.2 metres above established grade.
 - (b) The depth (length) of buildings shall not exceed 15 metres.

APPENDIX A

Figure 8O.F1: Land-Use Map

Note: This map is for reference purposes only – in relation to the applicable clauses of this Part.



LAND USE

- Low-Density A
- Low-Density B
- Medium-Density
- High-Density
- Mixed-use 1
- Mixed-use 2
- Mixed-use 3
- Flex-Area 1
- Flex-Area 2
- Urban Corridor Interface

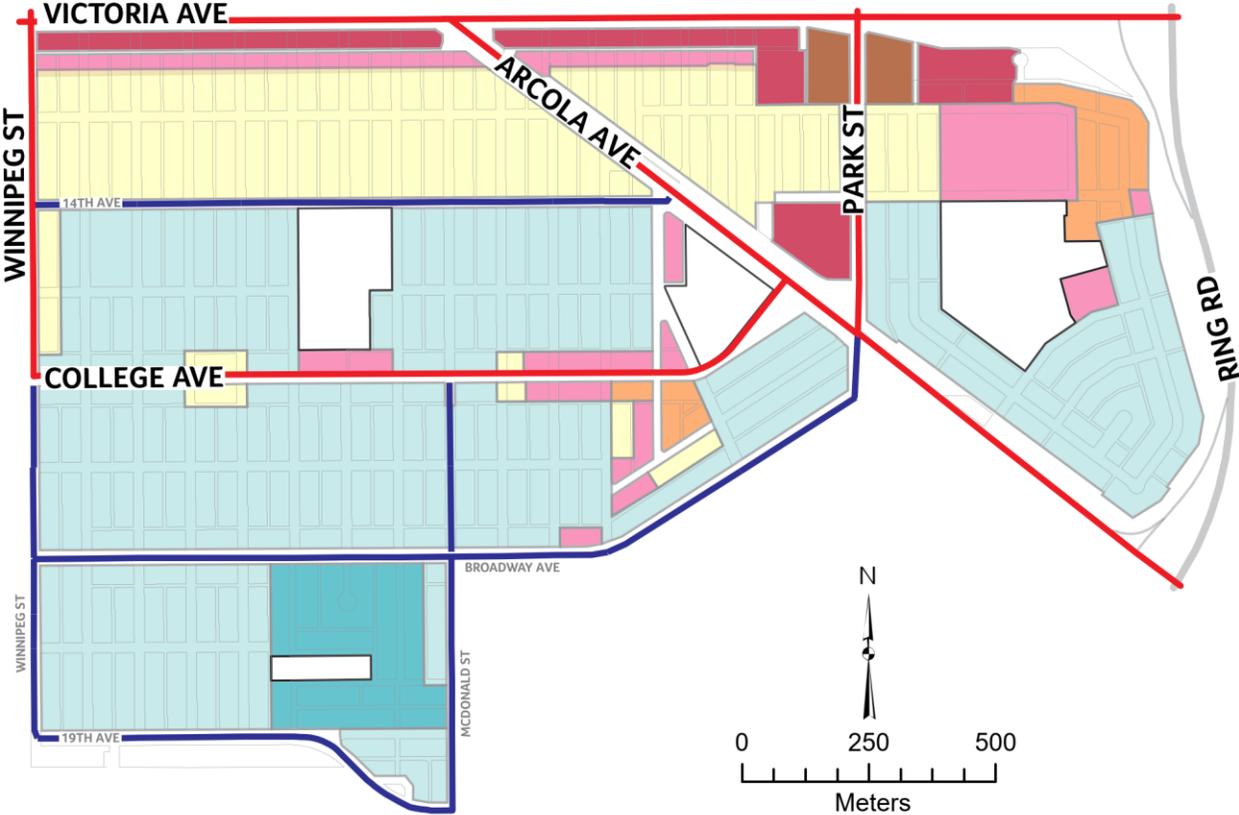
CIVIC USES

- Open Space
- Community Centre
- School

MOBILITY

- Arterial Road
- Collector Road

Figure 80.F2: Height Limits Map

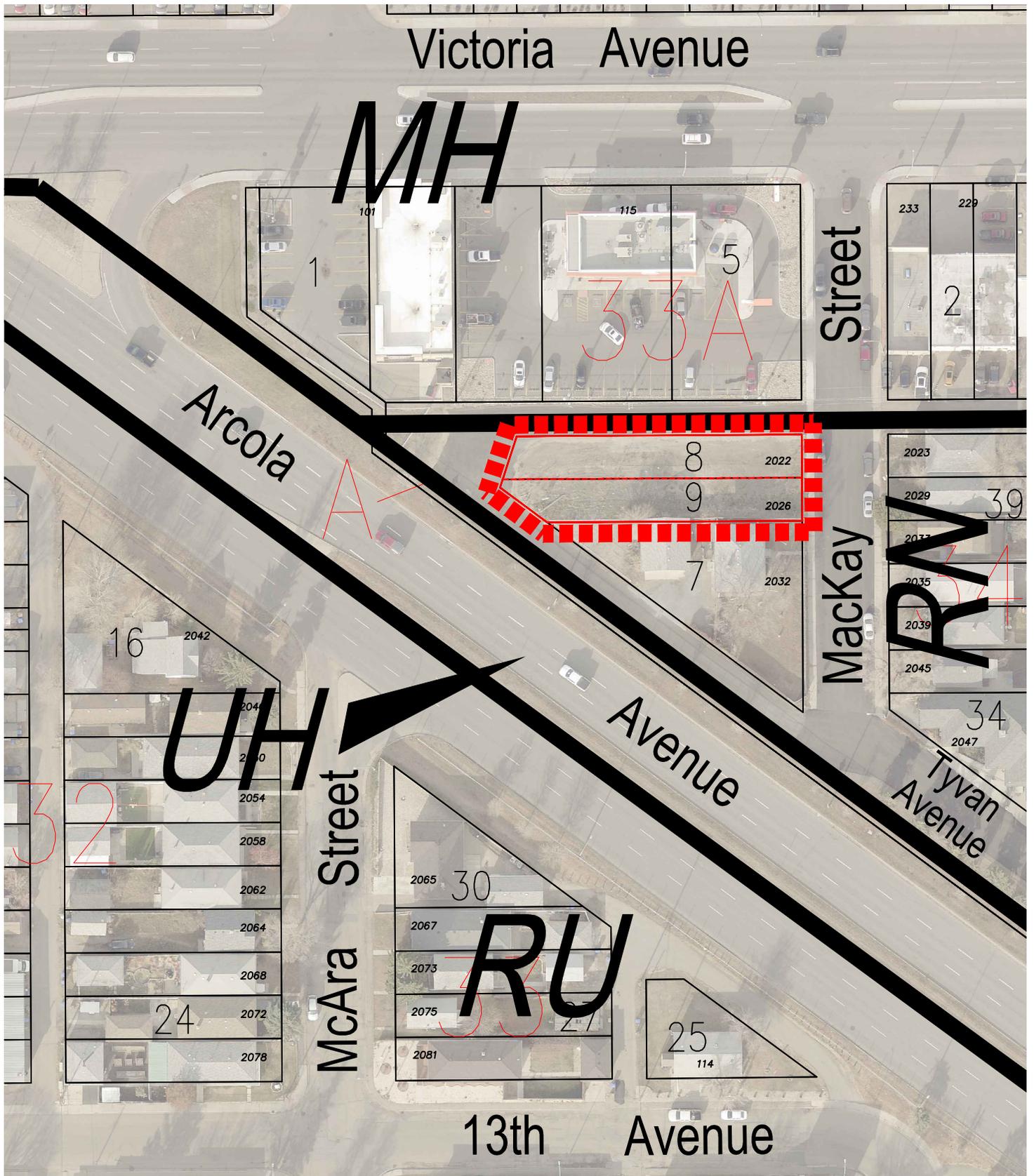


HEIGHT

6.5 metres
7.5 metres
8.5 metres
11.0 metres
15.0 metres
20.0 metres
30.0 metres

MOBILITY

Arterial Road
Collector Road



Date of Photography : 2020



 Subject Property