

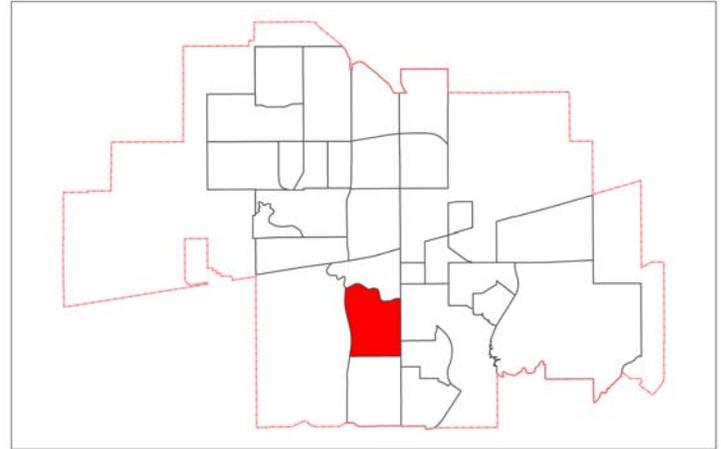
Introduction

Last update: March 2015

Area: South Zone

Ward: Ward 2, Councillor Bob Hawkins
Ward 3, Councillor Shawn Fraser

City of Regina Map with Lakeview Highlighted



Neighbourhood Profiles

The Neighbourhood Profiles are documents developed by the City of Regina Planning Department. The profiles provide demographic information and highlight the key issues and characteristics of each residential neighbourhood in Regina. The Neighbourhood Profiles use the Community Association boundaries to establish the neighbourhoods.

The Neighbourhood Profiles have four sections. The four sections considered together should provide some understanding of the neighbourhood.

1. Narrative – This section presents historical information, current highlights and the features that contribute to the uniqueness of the neighbourhood.
2. Community Resources – This section maps each neighbourhood's key community assets and resources. Forty-four items have been identified on the legend as possible items to map.
3. Demographic, Social and Economic Statistics – This section provides information on the neighbourhood population and their demographic, social and economic characteristics using largely the data from the 2011 Census. Statistics Canada completes a Census of the Canadian population every five years. The section will be updated as new Census data becomes available.
4. City of Regina and Community Information – This section provides additional demographic, social and economic information using City of Regina and community data. The section will be updated on an ongoing basis as data becomes available.

The Neighbourhood Profiles are intended to present basic characteristics on the neighbourhood. For further information on this neighbourhood or other neighbourhoods in Regina, please contact the City of Regina at 306-777-7000 or visit Regina.ca.

Complete Neighbourhoods

The Neighbourhood Profiles align with Design Regina: The Official Community Plan¹ and in particular with the concept of complete neighbourhoods. The Neighbourhood Profiles highlight many of the aspects important to supporting complete communities, including diverse housing options, parks, density, transportation and the integration between neighbourhoods.

The City of Regina is committed to building complete neighbourhoods that are living, dynamic and unique entities that evolve over time. The concept of complete neighbourhoods is applicable to every area of the city, but it recognizes the unique aspects that differentiate one neighbourhood from another.

Complete neighbourhoods are places where residents enjoy their choices of lifestyles, food, housing options, employment, services, retail and amenities, multi-modal transportation, and educational and recreational facilities and programs.

Most importantly, complete neighbourhoods provide easy access to the daily life necessities for people of all ages, abilities and backgrounds in an engaging and adaptable urban environment.

Complete Neighbourhoods provide:

- Safe, accessible and connected modes of transportation including roads, transit and cycling and pedestrian routes;
- A diversity of rental and owned housing forms that are attainable to a range of incomes for a variety of household types and sizes and for individuals of all stages of life;
- Convenient access to employment;
- Community resources, services and amenities to allow residents to meet most of their daily needs;
- Civic gathering areas, cultural resources and heritage features that contribute to a distinctive character and support a sense of place and community; and
- Access to parks, open space and the city's natural system.

Each neighbourhood within the city will face various infrastructure and land-use decisions required to create a complete neighbourhood. To identify each neighbourhood's needs, the City will require active and a wide-ranging public participation process that includes identifying specific needs.

¹ An Official Community Plan (OCP) is the keystone of a municipality's long-term strategic direction. It is essential to managing further growth and development. An OCP provides a comprehensive policy framework to guide the physical, environmental, social and cultural development of the municipality.

Neighbourhood Profile

Lakeview neighbourhood, past and present

The Lakeview neighbourhood is bordered by the Cathedral neighbourhood to the north of the Wascana Creek, the Albert Park neighbourhood to the south of 25th Avenue, Wascana Centre and the Hillsdale neighbourhood to the east of Albert Street and Harbour Landing and the Airport lands to the west of Lewvan Drive. The following are located within the Lakeview neighbourhood boundaries: Lakeview A; Lakeview Centre; Lakeview Place; Lakeview South; Normandy Heights and River Heights.

Lakeview was developed approximately over a 50-year period. This slow pattern of growth shaped aspects of Lakeview, such as the variety of housing styles. The McCallum-Hill Company acquired 14,000 acres of farmland south of the city limits in 1904. The company sold a portion of this parcel of land to the provincial government as a site for the legislative building. The remaining land was used to develop the Lakeview neighbourhood. Neighbourhood development started in the north and moved south.

Kiwanis Park



Wascana Creek



In the early 1910s, Lakeview became the preferred location of Regina's well-to-do. Regina's professional and business elite constructed large homes featuring new architectural designs. Stone and brick exteriors replaced the traditional wood used in earlier built neighbourhoods. The last of the McCallum-Hill Company lots were sold in the 1950s. The bungalow and curvilinear roadways are predominant in those parts of the neighbourhood built in the latter years.

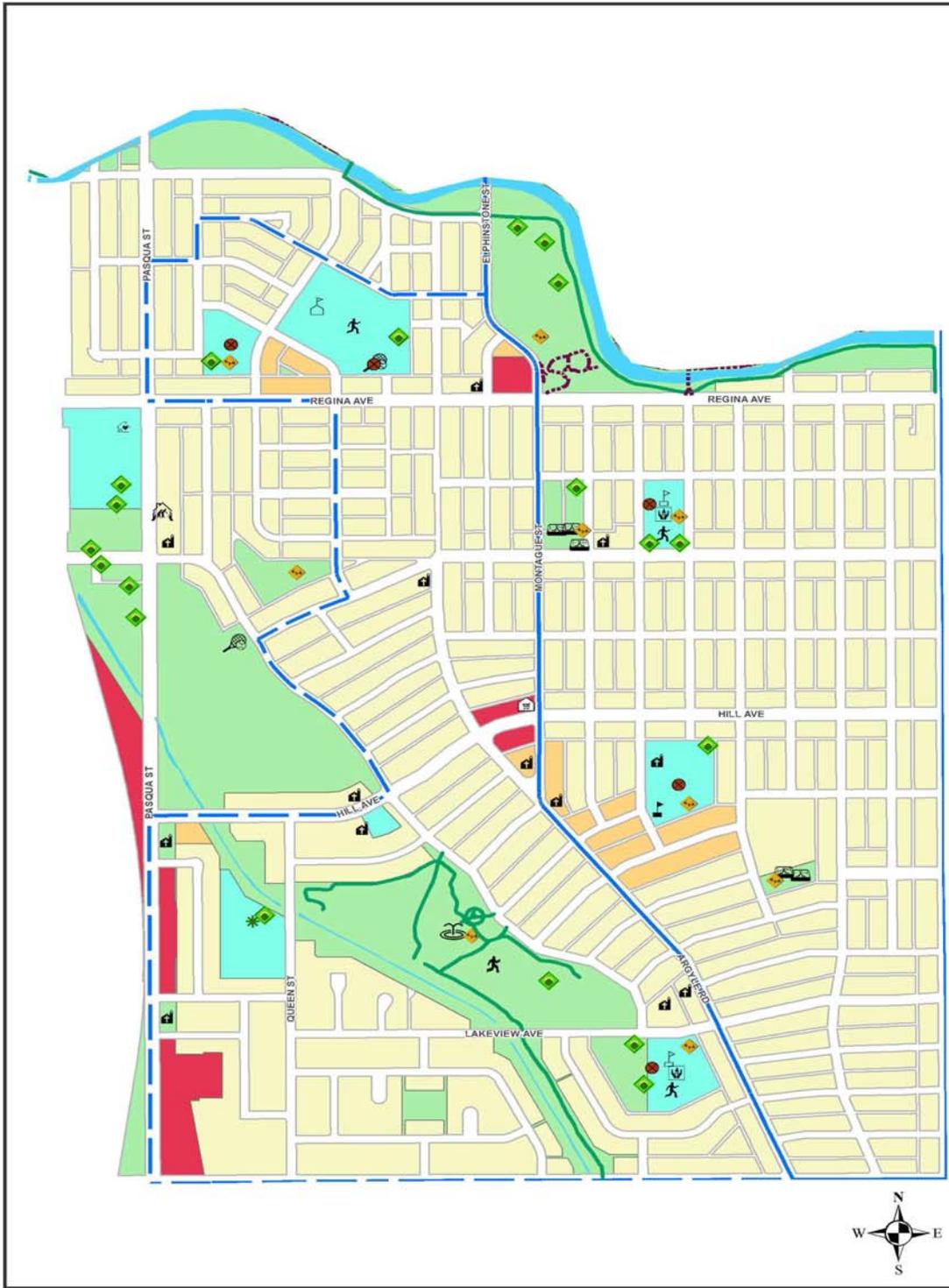
Normandy Heights was built on City land after World War II and provided housing (often referred to as wartime houses) for many of the veterans and their families returning to Regina. River Heights also was built on City land and helped to accommodate the population boom in the decades following the Second World War.

The neighbourhood has experienced recent infill development with the predominant structure being single-detached dwellings.

The neighbourhood has two elementary schools and one high school. It has nine places of worship of various faiths. Lakeview has a mature urban forest, with some streets resting under a canopy of century old elm trees. The neighbourhood has unique parks, such as Kiwanis and Kinsmen and one of Regina's largest community gardens. The River Heights and Hill Avenue shopping centres offer local shopping.

Lakeview Neighbourhood Map

LAKEVIEW



Legend

Major Assets

- Public Elementary School
- Public High School
- Separate Elementary School
- Child Care Centres
- Personal Care Homes
- Special Care Homes
- Places of Worship

Transit

- Transit Routes

Food Security

- Community Gardens
- Supermarkets

Recreation

- Athletic Field
- Baseball Diamond Area
- Basketball Court
- Informal Pathway
- Multi-Use Pathway
- Play Structure
- Outdoor Rink
- Spray Pad
- Tennis Court

Parks

- Park

Land Use

- Residential Low Density Areas
- Residential High Density Areas
- Institutional Areas
- Commercial Areas
- Open Water



Background on the Census and the National Household Survey (NHS)

In the past, the Census of Canada conducted by Statistics Canada consisted of a short-form questionnaire sent to all Canadian households and the long-form questionnaire. The latter, sent to 20 per cent of all Canadian households contained an additional 53 questions on top of what included in the short-form. Both questionnaires were mandatory.

In 2011, the short-form Census remained mandatory and three language-related questions were added in addition to the standard questions on age, sex, marital status, families, households and language. As with prior Censuses, this questionnaire was sent to all Canadian households.

The previous mandatory long-form Census was replaced by the voluntary National Household Survey and was sent to 30 per cent of Canadian households. The questions asked in the survey were similar to the earlier long-form censuses.

Among those households selected in Regina to complete the National Household Survey, approximately 78 per cent responded to the survey. The response rates vary at the neighbourhood level.

Data Quality

Census

Statistics Canada advises caution when comparing the results of the 2011 Census with the results of previous Censuses for some data sets.

National Household Survey

- Non-response bias: Certain groups of people are historically less inclined to respond to surveys (e.g. people with lower education and/or income levels, immigrants, etc), which means that that these groups could be under-represented in the results.
- Data availability: Low response rates may compromise the availability of data at small levels of geography (e.g. neighbourhoods).

Geography

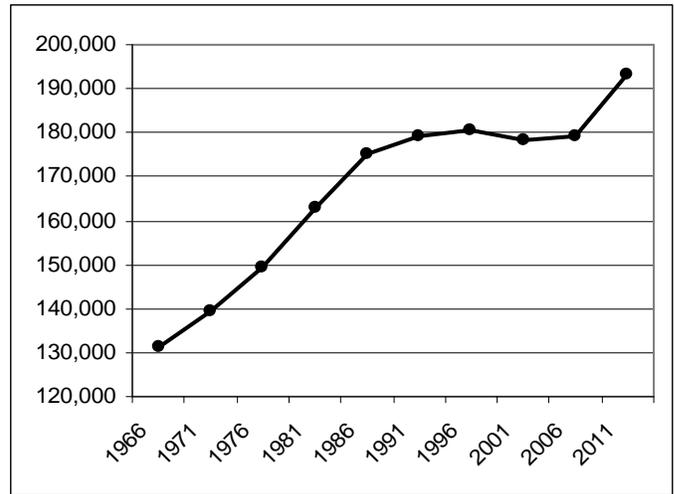
The Neighbourhood Profiles use the Community Association boundaries to establish the neighbourhoods. The information on the neighbourhood population and their demographic, social and economic characteristics were derived by aggregating data published by Statistics Canada in what are called Dissemination Areas (DAs). In more than one-half of the neighbourhoods, these align exactly with the Community Association neighbourhood boundaries. In most of the remaining ones there are only very small differences between the DA boundaries and the neighbourhood boundaries. There is one exception - therefore the data for Cathedral was compiled from a special tabulation prepared by Statistics Canada.

Population

Regina Total Population and Percentage Change, 1966 to 2011

	Population as of June	Average Annual Increase
1966	131,127	3.2%
1971	139,479	1.2%
1976	149,593	1.4%
1981	162,894	1.7%
1986	175,064	1.4%
1991	179,183	0.5%
1996	180,404	0.1%
2001	178,225	-0.2%
2006	179,246	0.1%
2011	193,100	1.5%

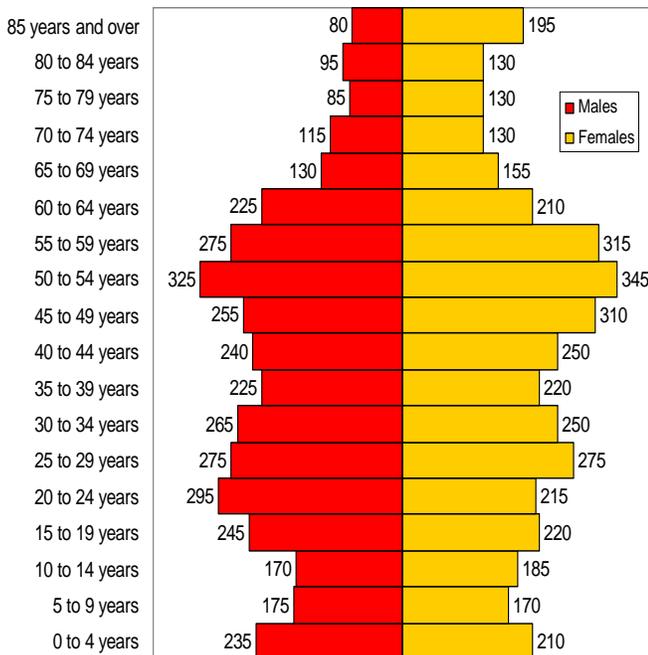
Regina City Population, 1966 to 2011



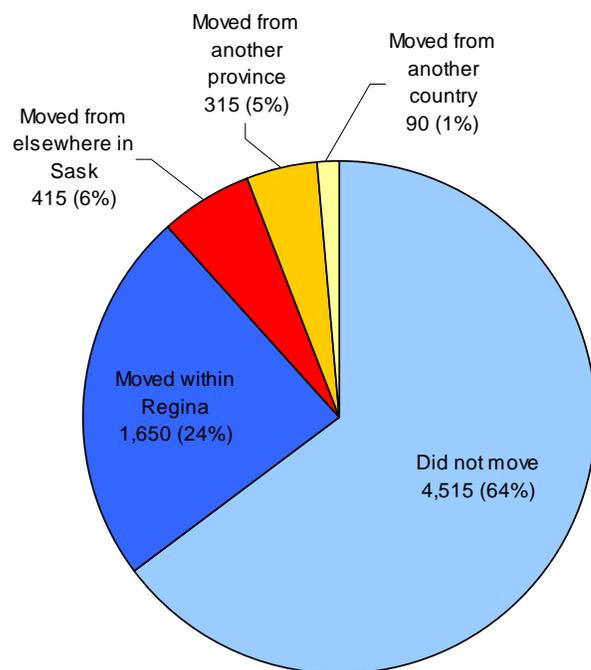
Total Population, Lakeview and Regina, 2006 to 2011

	2006	2011	Percentage Change 2006 to 2011
LAKEVIEW	7,606	7,620	.18%
REGINA	179,246	193,100	7.7%

Age Structure, Lakeview, 2011 2011 Census



Population Mobility, Lakeview, 2006 to 2011 2011 NHS

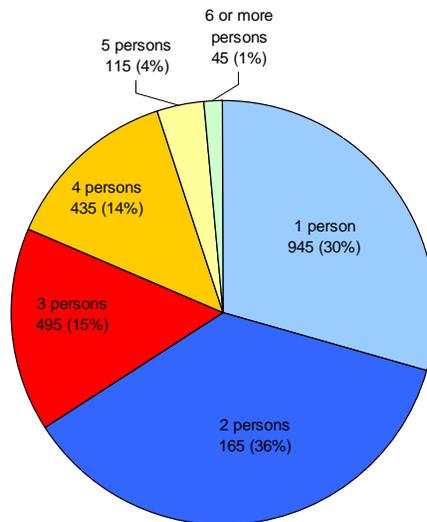


Living Arrangements

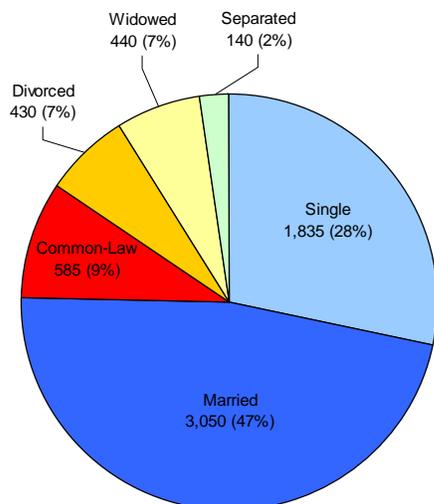
Households by Household Size, Lakeview and Regina, 2011 2011 Census

	LAKEVIEW		REGINA	
	Number	Percentage	Number	Percentage
Total Number of Private Households by Size	3,205	100%	79,610	100%
One Person	945	30%	23,800	30%
Two Persons	1,165	36%	27,130	34%
Three Persons	495	15%	12,185	15%
Four Persons	435	14%	10,700	13%
Five Persons	115	4%	3,805	5%
Six or More Persons	45	1%	2,000	3%

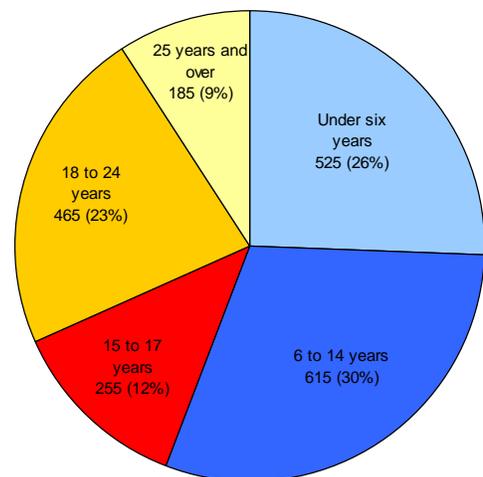
Number and Size of Households, Lakeview, 2011 2011 Census



Population Aged 15 and Over by Marital Status, Lakeview, 2011 2011 Census



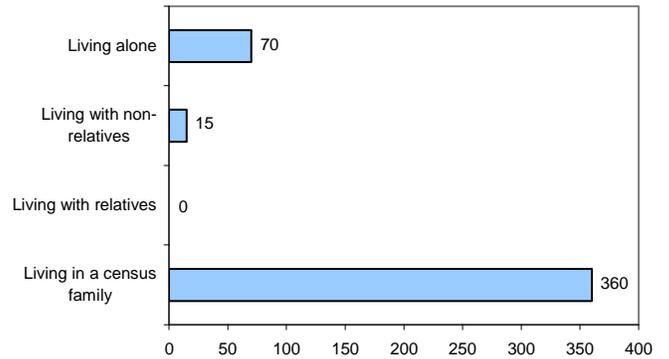
Number of Children Living at Home by Age, Lakeview, 2011 2011 Census



Families Headed by a Lone Parent, Lakeview and Regina, 2011 2011 Census

	Total Families	Lone Parent Families	
		Number	Percentage
LAKEVIEW	2,115	340	16%
REGINA	52,790	10,090	19%

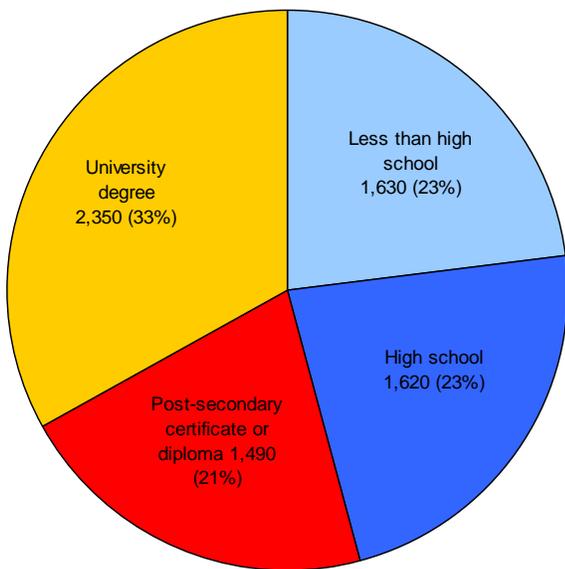
Population Aged 65 and Over by Living Arrangements, Lakeview, 2011 2011 Census



Education, Employment & Income

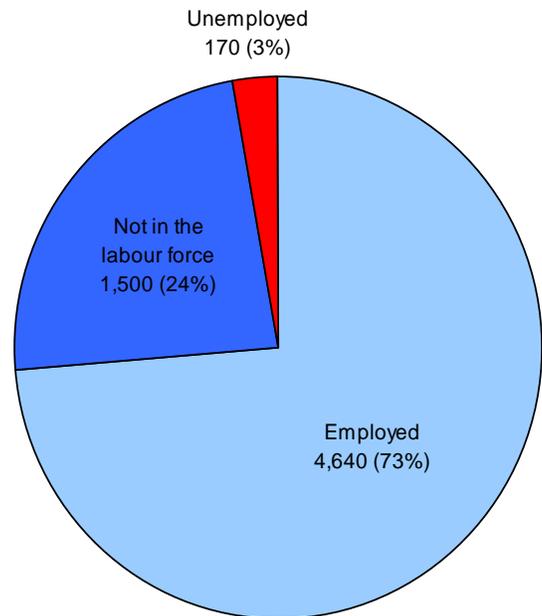
Population Aged 15 and Over by Highest Certificate, Diploma or Degree, Lakeview, 2011

2011 NHS

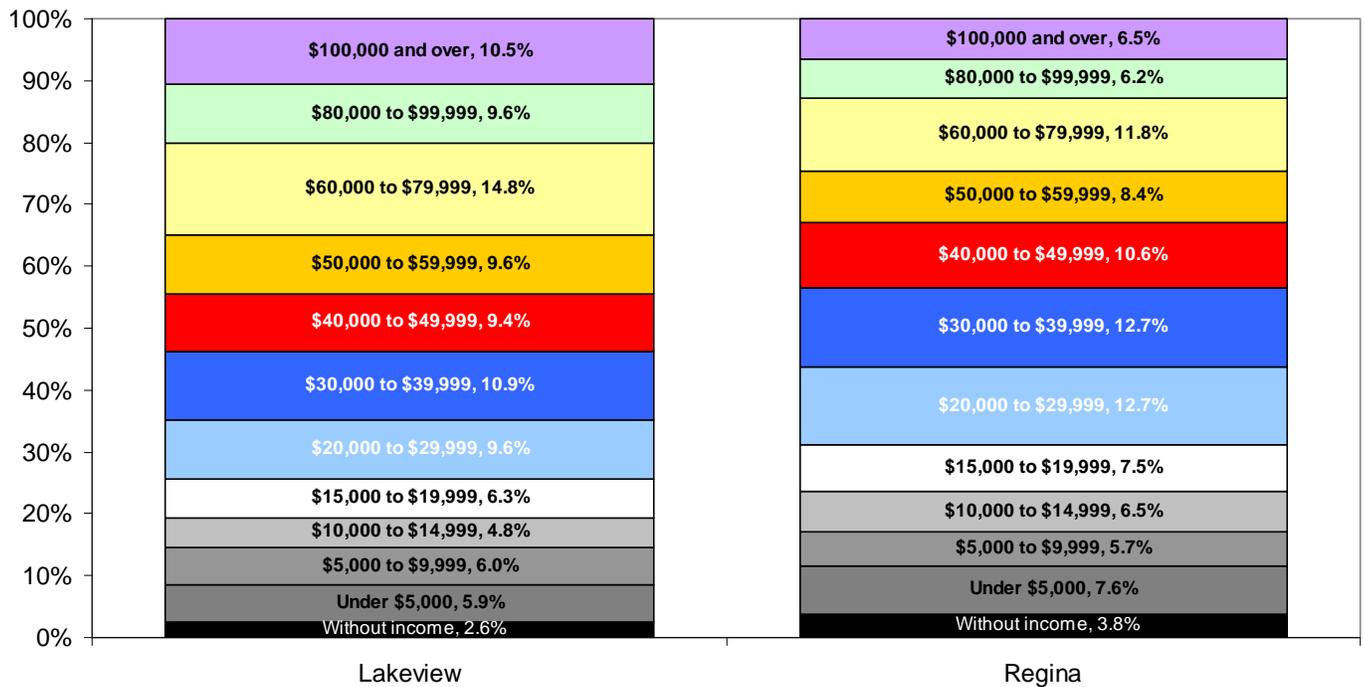


Labour Force Participation, Lakeview, 2011

2011 NHS



Distribution of Income of Individuals Aged 15 and Over, Lakeview and Regina, 2010 2011 NHS



Household Total Income, Lakeview, 2010 2011 NHS

	Before Tax	After Tax
Without Income	-	-
Under \$5,000	45	45
\$5,000 to \$9,999	0	0
\$10,000 to \$14,999	35	35
\$15,000 to \$19,999	80	85
\$20,000 to \$29,999	120	170
\$30,000 to \$39,999	140	215
\$40,000 to \$49,999	235	265
\$50,000 to \$59,999	180	295
\$60,000 to \$79,999	500	565
\$80,000 to \$99,999	390	535
\$100,000 and over	1,465	975
Average Household Income	\$106,910	\$86,501
Median Household Income	\$91,066	\$76,405

Population with After Tax Income Below the Low Income Measure, Lakeview and Regina, 2010 2011 NHS

	Lakeview		Regina	
	Number	Percentage	Number	Percentage
Total Persons in Low Income Households	300	4%	24,035	13%
Less than 18 years	45	3%	7,535	19%
18 to 64 years	215	4%	13,800	11%
65 plus years	30	4%	2,705	12%

Diversity

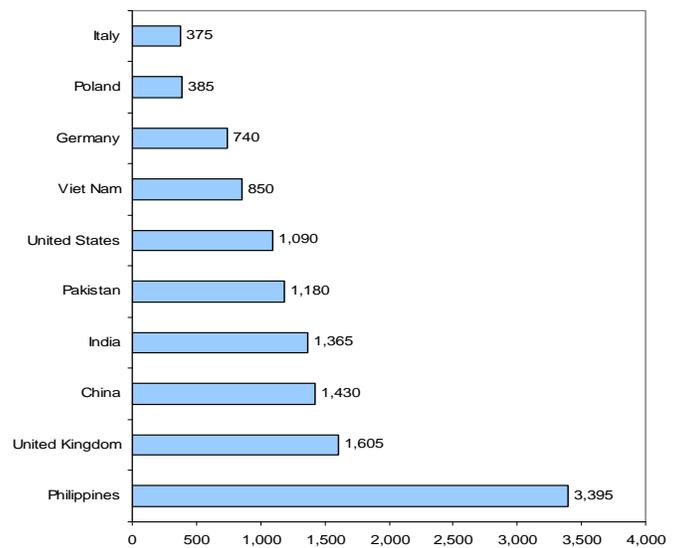
Aboriginal Identity, Lakeview and Regina, 2011

2011 NHS

	Number	Percentage
Lakeview Population	7,445	100%
Aboriginal Identity	245	3%
Non-Aboriginal Identity	7,195	97%

Regina Population	189,745	100%
Aboriginal Identity	18,750	10%
Non-Aboriginal Identity	170,995	90%

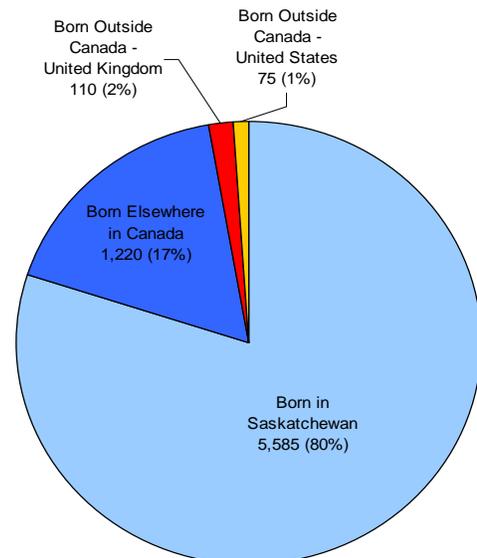
Immigrant Population by Country of Birth, Regina, 2011 (Top 10) 2011 NHS



Immigrant Population by Year of Immigration, Lakeview, 2011 2011 NHS

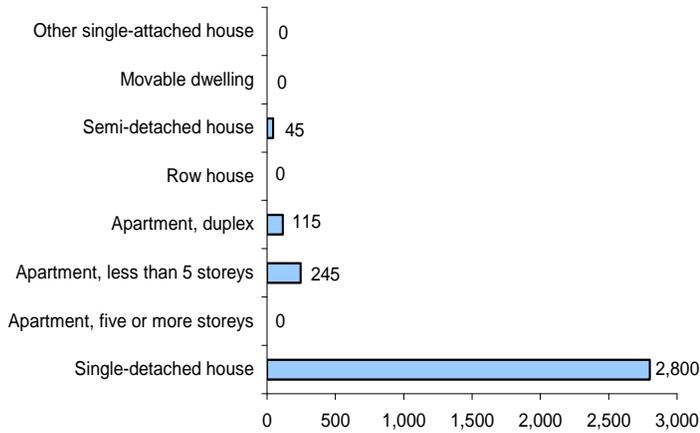
	Number	Percentage
Total Immigrant Population	620	100%
Before 1971	235	38%
1971-1980	65	10%
1981-1990	90	15%
1991-2000	75	12%
2001-2005	80	13%
2006-2011	85	14%

Most Common Place of Birth, Lakeview, 2011 (Top 4) 2011 NHS

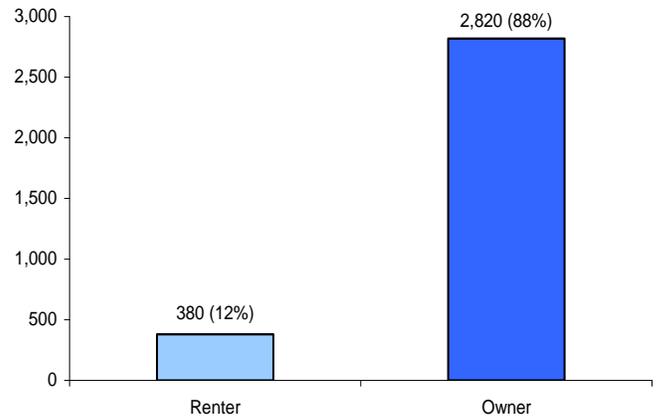


Housing

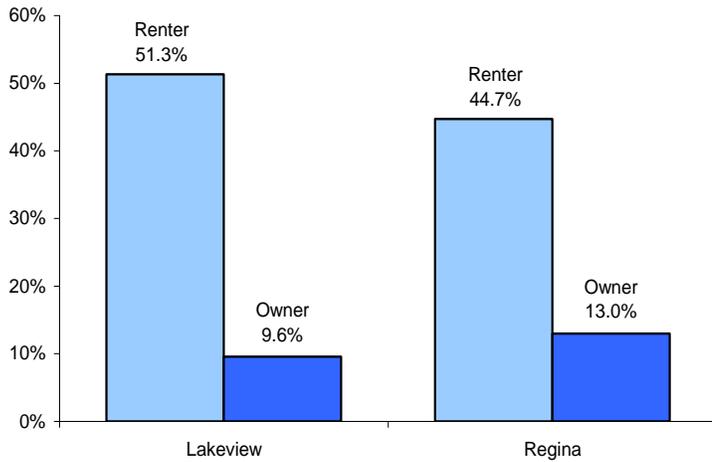
Private Dwellings by Structure Types, Lakeview, 2011 2011 NHS



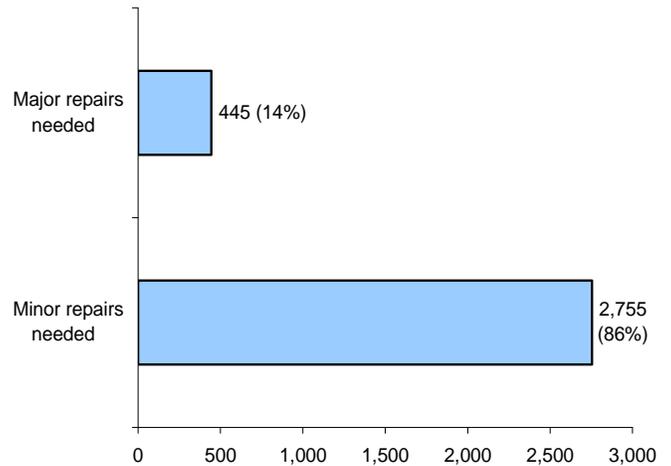
Private Dwellings by Tenure for Lakeview, 2011 2011 NHS



Households Spending 30% or More of Household Income on Shelter, Lakeview and Regina, 2011 2011 NHS

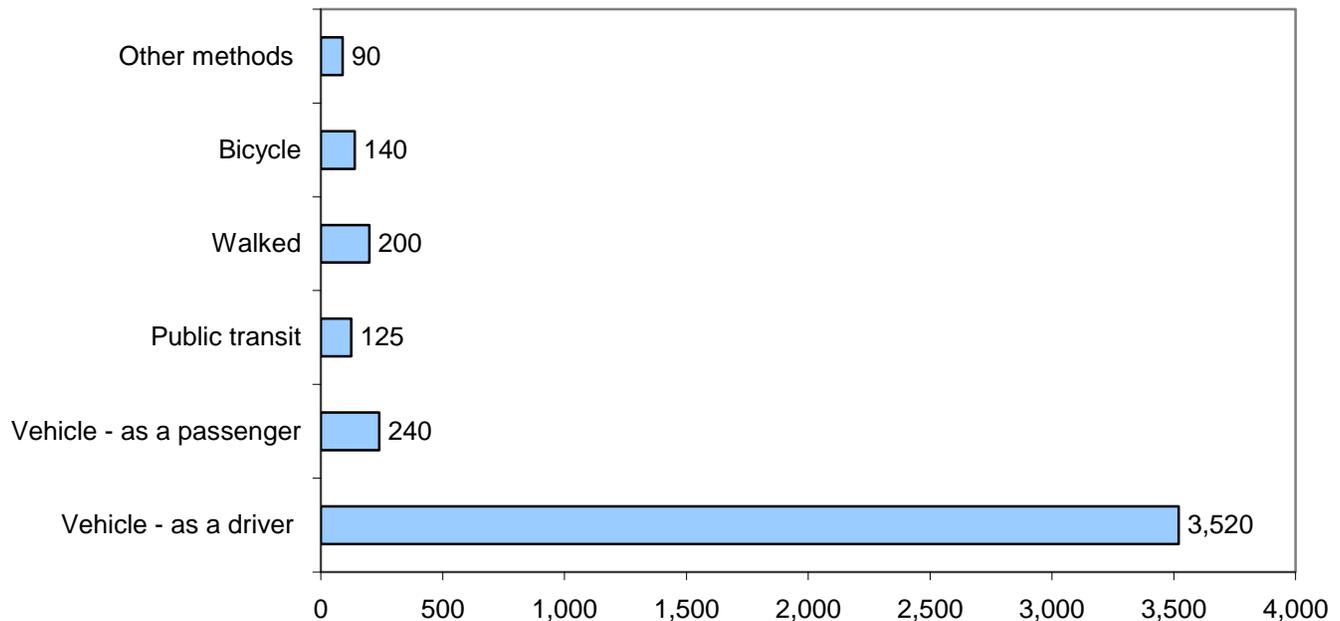


Private Dwellings Requiring Major and Minor Repairs, Lakeview, 2011 2011 NHS



Transportation

Method of Travel to Place of Work Among Those in the Labour Force, Lakeview, 2011 2011 NHS

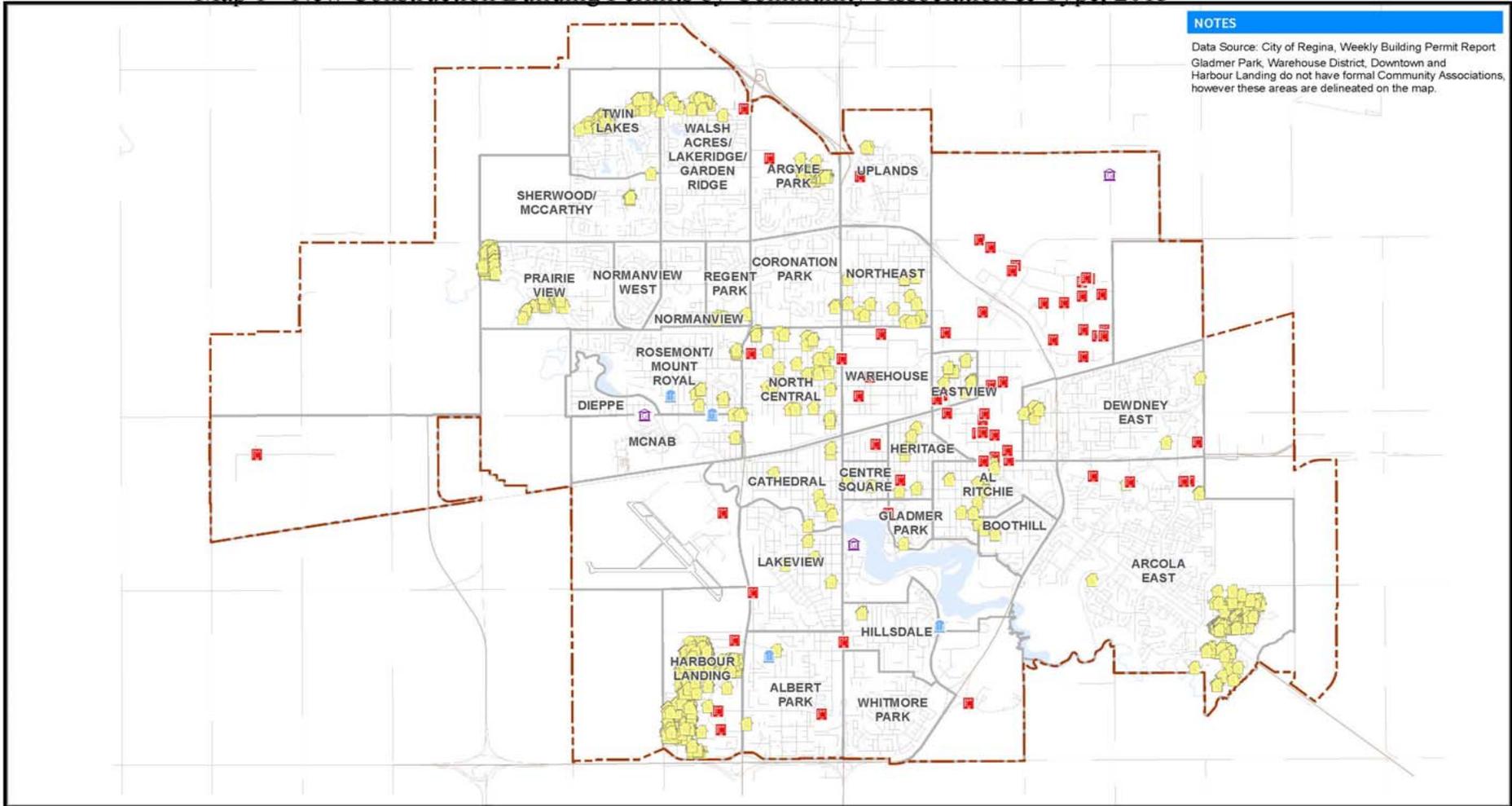


Notes:

- 1) The source of all information in this section of the Neighbourhood Profiles is from Statistics Canada, 2011 Census of Population and National Household Survey.
- 2) To ensure confidentiality, Statistics Canada has rounded the values of the data either up or down to a multiple of 5 or 10.
- 3) The percentages in some of the tables and figures have been rounded and may not add to 100%.
- 4) All of the figures except the total population and the breakdown by age and sex are based on the population living in private dwellings, that is, not in collective dwellings. Collective dwellings include rooming houses, hotels, motels, nursing homes, hospitals, staff residences, group homes, and corrections facilities. This means that the statistics for residents in neighbourhoods with a large portion of nursing homes such as McNab will not include a large portion of the residents.
- 5) The source of much of the historical information in the profiles is from *Regina: An Illustrated History* by J. William Brennan.

City and Community Data

Map 1 - New Construction Building Permits by Community Association & Type, 2013



NOTES

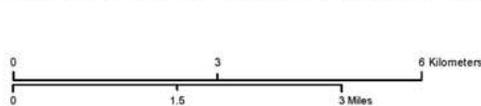
Data Source: City of Regina, Weekly Building Permit Report
 Gladmer Park, Warehouse District, Downtown and Harbour Landing do not have formal Community Associations, however these areas are delineated on the map.

LEGEND

Building Permit Type

- Commercial (88)
 - Residential (1,234)
 - Federal, Provincial, and Municipal Government (4)
 - Institutional (12)
-
- Road
 - Airport
 - City Boundary
 - Community Associations
 - Water Body

FILE PATH: O:\WP\ARC\GIS REQUESTS\2014\Long Range\Building Permits 2013\GIS\Mapping\BuildingPermitMap\Building_Permit_Type(New)_BP1-140310.mxd
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 DRAWN BY: OS
 PROJECT FOLDER: Building Permit
 DATE: 2014-03-10



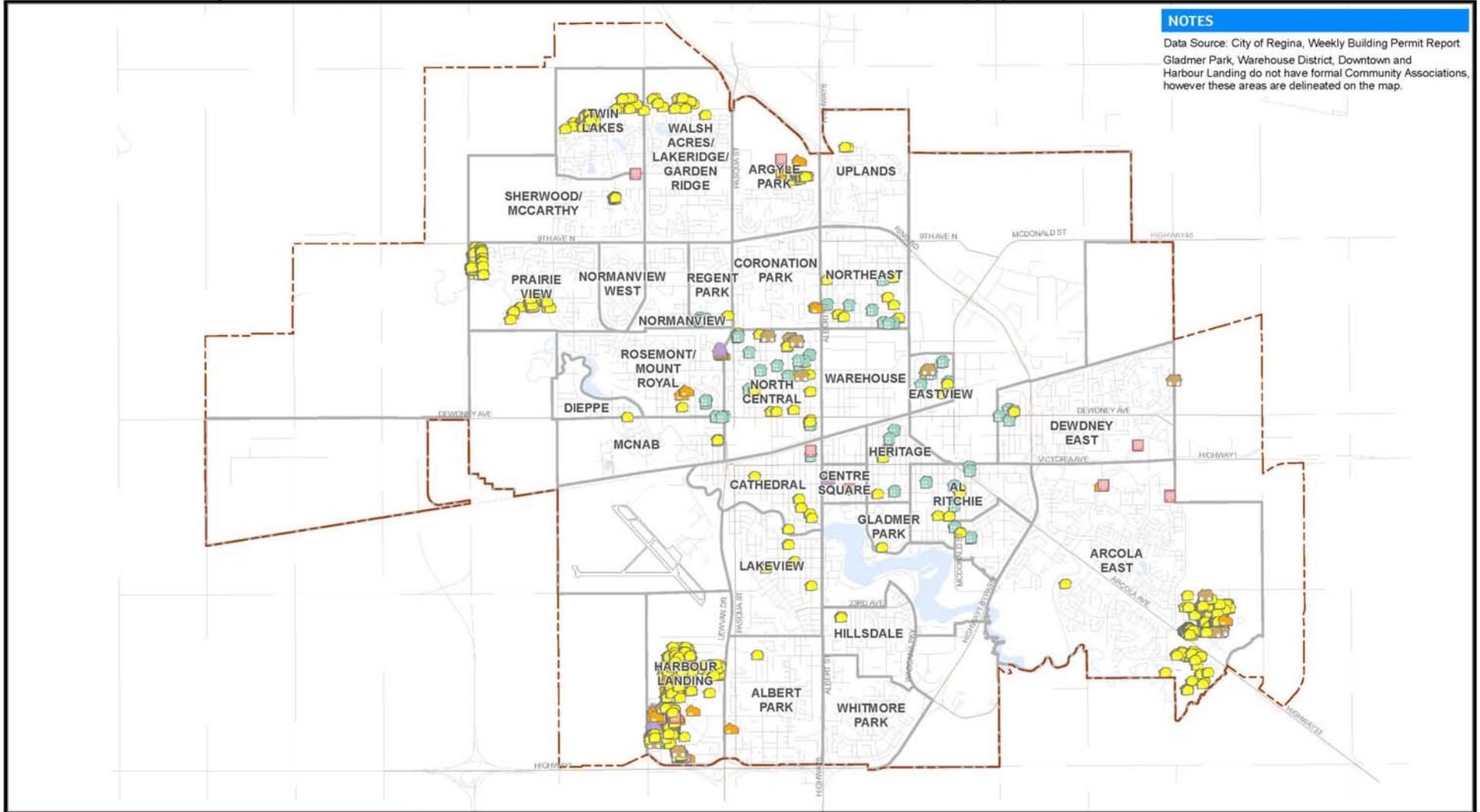
**NEW CONSTRUCTION
 TYPE
 2013**

Planning Department -
 Long Range Planning Branch

BUILDING PERMIT



Map 2 - Residential New Construction by Community Association & Type, 2013



NOTES
 Data Source: City of Regina, Weekly Building Permit Report
 Gladmer Park, Warehouse District, Downtown and Harbour Landing do not have formal Community Associations, however these areas are delineated on the map.

LEGEND

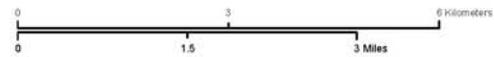
Residential Building Type

- Detached Dwellings (1044)
- Semi-Detached Dwellings (53)
- Duplex Dwellings (64)
- Multi-Attached Dwellings (15)
- Planned Group (43)
- Apartment (15)

Other Features:

- Road
- Airport
- City Boundary
- Community Associations
- Water Body

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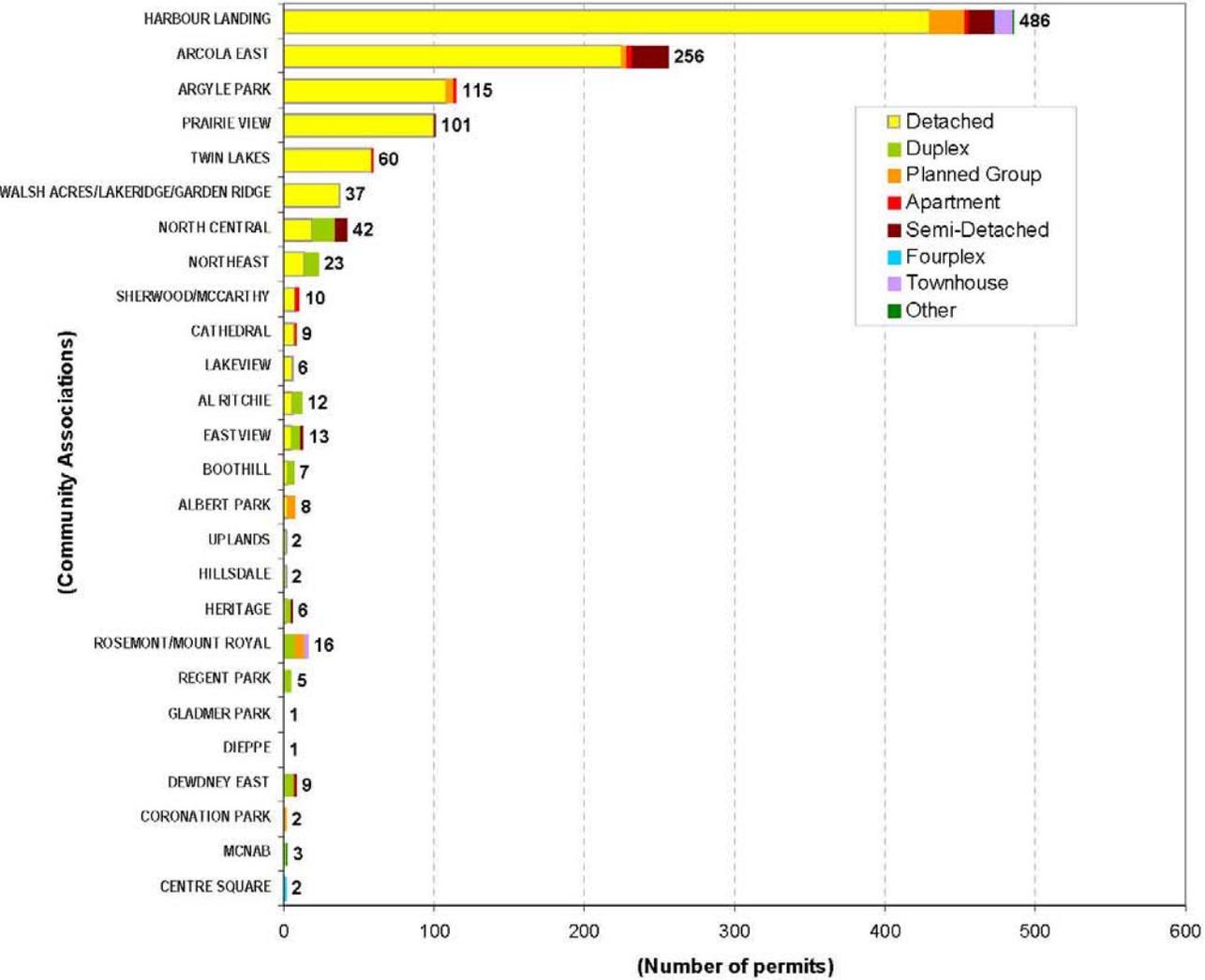
BUILDING PERMIT

NEW CONSTRUCTION-RESIDENTIAL BUILDING PERMITS, BUILDING TYPE 2013

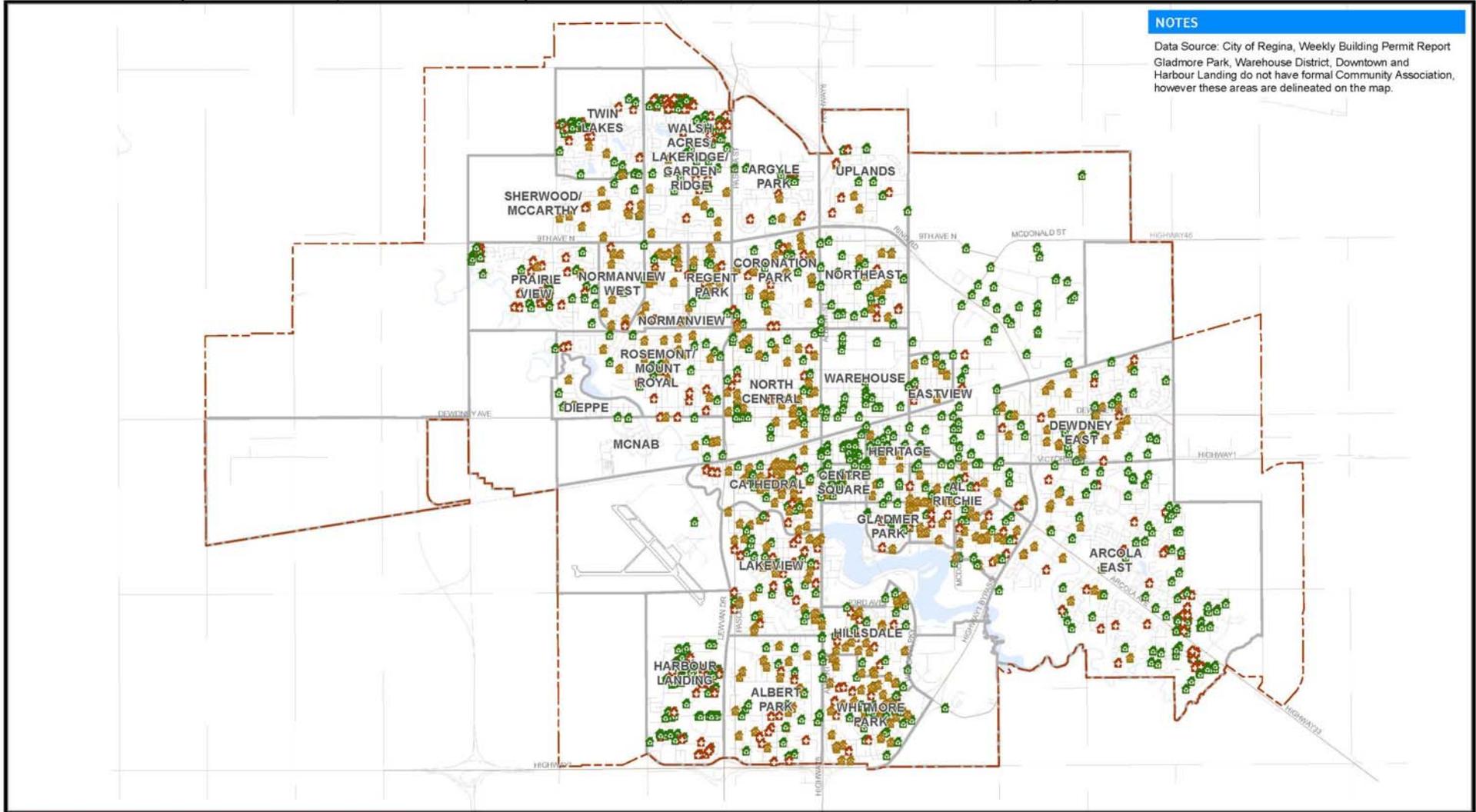
Planning Department
 Long Range Planning Branch

City of Regina | **REGINA**
 Infinite Horizons

Figure 2 - Number of Residential New Construction Permits by Community Association, 2013



Map 3 - Addition, Alteration & Repair Permits by Community Association & Type, 2013



NOTES
 Data Source: City of Regina, Weekly Building Permit Report
 Gladmore Park, Warehouse District, Downtown and Harbour Landing do not have formal Community Association, however these areas are delineated on the map.

LEGEND

Addition (295)	City Boundary
Alteration (770)	Community Associations
Repair (419)	Water Body
Road	
Airport	

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 PROJECT FOLDER: Building Permit
DATE: 2014-03-10

0 1.5 3 Miles
 0 1.5 3 Kilometers

N

BUILDING PERMIT

ADDITIONS, ALTERATIONS, REPAIRS
2013

Planning Department
 Long Range Planning Branch

City of Regina | **REGINA**
 Infinite Horizons

Regina has experienced significant population increases in the past decade due to a booming economy and the subsequent arrival of international immigrants. To meet the challenges and opportunities of the changes, Regina is constructing new buildings within existing neighbourhoods and developing new neighbourhoods.

These neighbourhoods are being planned and developed based on the concept of complete neighbourhoods. A key goal of complete neighbourhoods is to ensure the integration and interconnectivity of the new development with all adjacent neighbourhoods, the city and where appropriate the region.

The following provides information on the subdivisions under construction or approved in Regina and on the neighbourhoods adjacent to the new developments.

Table 1 - Subdivisions Under Construction or Approved in Regina, 2013

	Subdivision Under Construction or Approved In Regina	Status	Projected Population at Full Build-Out	Projected Units at Full Build-Out
NORTHWEST				
1	Somerset	Concept Plan approved; no construction yet	3,100	1,190
2	Kensington Greens	Under construction	1,650	550
3	Hawkstone (excluding industrial)	Under construction	4,535	1,885
4	Lakeridge Addition	Under construction; almost complete	1,197	415
5	Skyview	Under construction	1,722	684
6	Maple Ridge	Under construction	1,500	625
7	Westhill Park Ext (Edgewater)	Under construction	837	300
8	Fairways West	Under construction; almost complete	1,451	518
			15,992	6,167
SOUTHWEST				
9	Harbour Landing	Under construction	13,140	5,107
			13,140	5,107
SOUTHEAST				
10	The Creeks	Under construction	2,164	809
11	The Greens on Gardiner	Under construction	6,480	1,728
12	The Town (South)	Concept Plan approved (may be subject to change); no construction yet	4,085	1,487
			12,729	4,024

Sources: City of Regina Planning Department estimates and Council approved concept plans

Adjacent Neighbourhoods

Kensington Greens is bordered by the City limits to the west and the other subdivisions within the Uplands neighbourhood to the north, south and east.

Hawkstone is bordered by the City limits to the north, Uplands to the east, Walsh Acres/Lakeridge/Garden Ridge to the west and the other subdivisions within the Argyle Park neighbourhood to the south.

Lakeridge Addition is bordered by Twin Lakes to the west and the other subdivisions within the Walsh Acres/Lakeridge/Garden Ridge neighbourhood to the north, south and east.

Skyview is bordered by Walsh Acres/Lakeridge/Garden Ridge to the east and the other subdivisions within the Twin Lakes neighbourhood to the north, south and west.

Maple Ridge is bordered by the City limits to the west and the other subdivisions within the Twin Lakes neighbourhood to the north, south and east.

West Hill Park Extension (Edgewater) is bordered by Sherwood McCarthy to the north, the City limits to the west and the other subdivisions within the Prairie View neighbourhood to the south and east.

Fairways West is bordered by other subdivisions within the Prairie View neighbourhood to the north, south, east and west.

Harbour Landing is bordered by Albert Park and Lakeview to the east and City limits to the south and west.

Appendix A - Definitions

Apartment with five or more Storeys	A dwelling unit in a high-rise apartment building which has five or more storeys.
Apartment with less than five Storeys	A dwelling unit attached to other dwelling units, commercial units, or other non-residential space in a building that has fewer than five storeys.
Apartment/Flat in a Duplex	One of two dwellings, located one above the other, may or may not be attached to other dwellings or buildings.
Census Family	Refers to a married couple (with or without children), a common-law couple (with or without children) or a lone parent family.
Child Care Centre	The Province of Saskatchewan regulates child care services. The Province has classified child care services into four classifications. Child Care Centres are larger than the other three classifications and accommodate more than 12 children.
Children	Blood, step or adopted sons and daughters (regardless of age or marital status) who are living in the same dwelling as their parent(s), as well as grandchildren in households where there are no parents present.
Community Garden	A single piece of land gardened by a group of people for fruits, vegetables or flowers. Those community gardens shown on the map are located on City of Regina land or have a special working relationship with the City of Regina.
Community Resources	The broad support system provided by the public, private, and community sectors to enhance the quality of life in a community. It includes programs, services, amenities and physical structures such as schools, churches, libraries, parks and other cultural resources.
Density	The number of people inhabiting a given urbanized area, expressed by dividing the number of people by the given land area. Density can also refer to the total population, number of rooms or dwelling units, or available dwelling space (floor area). The land area can be expressed as a "gross" figure, or pared-down to a "net" usable land area.
Density (High)	The net density is greater than 50 units per hectare.
Density (Low)	The net density is less than 25 units per hectare.
Density (Medium)	The net density is 25-50 units/hectare.
Households	A person or a group of persons (other than foreign residents) who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada. It may consist of a family group (census family) with or without other persons, of two or more families sharing a dwelling, of a group of unrelated persons, or of one person living alone.
Household Size	The members or persons occupying a private dwelling.

Labour Force	Persons who during the week of May 1 to May 7, 2011 were either employed or unemployed.
Lone Parent	Mothers or fathers, with no married spouse or common-law partner present, living in a dwelling with one or more children.
Low Income Measure (after tax income)	The low income measure after tax is a fixed percentage (50 per cent) of median adjusted after-tax income of households observed at the person level, where “adjusted” indicates that a household’s needs are taken into account (e.g. a household’s needs increase as the number of members in a household increases).
Major Repairs	A "condition of dwelling" category that includes needing major repairs such as dwellings with defective plumbing or electrical wiring or dwellings needing structural repairs to walls, floors or ceilings.
Median	The midpoint in a range of values with one half above the median and one half below. Compared with the average value, the median is not affected as much by relatively large or small values.
Minor Repairs	A "condition of dwelling" category that includes dwellings needing only minor repairs such as dwellings with missing or loose floor tiles, bricks or shingles or defective steps, railing or siding.
Mobile Home	A single dwelling designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice.
Not in the Labour Force	Persons aged 15 years and over who are not employed or unemployed. They are not working and are not looking for work.
Other Movable Dwelling	A single dwelling, other than a mobile home, used as a place of residence, but capable of being moved on short notice, such as a tent, recreational vehicle, travel trailer, houseboat or floating home.
Other Single-Attached House	A single dwelling that is attached to another building and that does not fall into any of the other categories, such as a single dwelling attached to a non-residential structure (e.g. a store or a church) or occasionally to another residential structure (e.g. an apartment building).
Personal Care Homes	Personal Care Homes are private, for-profit, licensed businesses. They provide a range of services and programs to assist residents in performing activities of daily living. Personal Care Homes are regulated by the province of Saskatchewan and licensed by the Regina Qu’Appelle Health Region. Resident capacity in Personal Care Homes ranges from one to 106. Those shown on the map have 15 or more residents.
Private Dwelling	A separate set of living quarters where a person or group of persons reside.
Row House	One of three or more dwellings joined side by side (or occasionally side to back), such as a townhouse or garden home, but not having any other dwellings either above or below.

Semi-Detached House	One of two dwellings attached side by side (or back to back) to each other, but not attached to any other dwelling or structure (except its own garage or shed).
Single-Detached House	A single dwelling not attached to any other dwelling or structure (except its own garage or shed).
Special Care Homes	Special Care Homes are long-term care facilities for residents requiring on-going assistance. The Regina Qu'Appelle Health Region operates or contracts the operation of Special Care Homes.
Spending on Shelter/Shelter Cost	Includes expenses such as the monthly rent (for tenants) or the mortgage payment, property taxes and condominium fees (for owners) and the costs of electricity, heat, municipal services, etc. If these costs exceed 30 per cent of the total household income, Canada Mortgage and Housing Corporation and the provinces consider the household to be overspending on shelter.
Structural Type of Dwelling	The structural characteristics and/or dwelling configuration, that is, whether the dwelling is a single-detached house, an apartment in a high-rise building, a row house, a mobile home, etc.
Supermarkets	Supermarkets offer a selection of fresh, frozen, and canned food in each of the food groups so it will always be possible to purchase healthy ingredients at these kinds of stores. Some smaller establishments are included on the map even though their selection of foods is more limited than in the larger establishments. ²
Tenure	Refers to whether some member of the household owns or rents the dwelling.
Urban Holding	The Urban Holding zone is designed to protect lands required for future urban development from premature subdivision and development.

² This definition of supermarkets is from the report *Accessing Healthy Food Choices in Regina* prepared by Sask Trends Monitor in June 2012.