



Zoning Bylaw Amendment - Hillsdale Neighbourhood

Date	January 25, 2023
To	Mayor Masters and City Councillors
From	Regina Planning Commission
Service Area	City Planning & Community Development
Item #	CR23-3

RECOMMENDATION

That City Council:

1. Approve amendments to *The Regina Zoning Bylaw, 2019*, to come into force upon ministerial approval of Bylaw 2022-55 (*Design Regina: The Official Community Plan Amendment Bylaw, 2022 (No. 6)*), as follows:
 - a. Amend Table 3F.T3 - Row T3.2, of Part 3F - Section 3F.4, by requiring that, for “Building, Detached” developments, within areas of the Hillsdale Neighbourhood subject to the “Low-Density A area” policies of the *Hillsdale Neighbourhood Land-Use Plan (The Official Community Plan Bylaw No. 2013-48 – Part B.20)*, the minimum lot frontage shall be 15 metres.
 - b. Amend Part 8K – Section 8K.4.2 by adding, as subsection (3):

“Notwithstanding subsection (1), for a proposed residential building within an area of the Hillsdale Neighbourhood that is subject to a 7.5 metre height limitation, as identified in the *Hillsdale Neighbourhood Land-Use Plan (The Official Community Plan Bylaw No. 2013-38, Part B.20)*, the maximum building height shall be 7.5 metres.”
2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations, to be brought forward to the meeting of the City Council following approval of these recommendations and the required public notice.

HISTORY

At the January 17, 2023 meeting of Regina Planning Commission, the Commission considered the attached report RPC23-2 from the City Planning & Development Division.

The Commission adopted a resolution to concur in the recommendation contained in the report.

Recommendation #3 in the attached report does not require City Council approval.

Respectfully submitted,

REGINA PLANNING COMMISSION


Elaine Gohlke, Council Officer 1/19/2023

ATTACHMENTS

RPC23-2 - Zoning Bylaw Amendment - Hillsdale Neighbourhood.pdf