



Zoning Bylaw Amendment - Hillsdale Neighbourhood

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| Date | January 17, 2023 |
| To | Regina Planning Commission |
| From | City Planning & Community Development |
| Service Area | Planning & Development Services |
| Item No. | RPC23-2 |

RECOMMENDATION

Regina Planning Commission recommends 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.

3. Approve these recommendations at its meeting on January 25, 2023.

ISSUE

At its October 26, 2022 meeting, City Council (Council) approved a neighbourhood land-use plan (NLP) for the Hillsdale Neighbourhood (*Hillsdale Neighbourhood Land-Use Plan*). As the Hillsdale NLP includes policy for addressing land-use and development features that are unique for the Hillsdale 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 establish alignment with the Hillsdale NLP policy.

Amendments to the Zoning Bylaw require review by the Regina Planning Commission (RPC) 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 Hillsdale NLP; therefore, Administration recommends approval.

IMPACTS

The Zoning Bylaw amendments align with the City's strategic priority of Vibrant Community, specifically "Plan for the future of Regina and its Community Priorities" by implementing the Hillsdale NLP.

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

OTHER OPTIONS

1. If RPC or City Council has specific concerns with the proposed Zoning Bylaw amendments, it may refer the application back to Administration for revisions, 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 Administration will delay approval of the Zoning Bylaw amendments and may also, therefore, delay development proposals dependant on the amendments.
2. If Council denies the application, the Zoning Bylaw amendments will not be enacted; therefore, the necessary regulatory mechanisms to implement the Hillsdale 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 objectives of the Hillsdale NLP relating to “built-form” – in this case, building height and minimum lot width within the identified low-density areas. A key objective of the Hillsdale NLP is to preserve the character of the low-density area, which is exemplified by large, wide lots and low height/ profile (“ranch style”) homes. The proposed Zoning Bylaw amendments will support the Hillsdale NLP by increasing minimum lot width from 10.5 metres to 15 metres, which will have the effect of preventing large lots transitioning to small lots (“lot splitting”), and by limiting residential building height to 7.5 metres.

It is important to note that the majority of lots within the low-density area are an average of 18 metres width. This amendment would impact a minority of lots that are 20-25 metres wide (or approximately 20%). The intent is that, by preventing the splitting of especially larger lots, a uniform and consistent lot configuration and streetscape will be maintained.

The proposed Zoning Bylaw amendments include a revision to the R1 – Residential Detached Zone, to implement the lot width objective, and a revision to the RID – Residential Infill Development Overlay Zone, to implement the height objective. These amendments provide the requisite regulatory mechanisms for implementing the policy of the Hillsdale NLP and will help support a significant aspiration of Hillsdale Neighbourhood residents, which is the preservation of the existing, and historic, neighbourhood character.

The Hillsdale NLP is currently being reviewed by the Government of Saskatchewan, as it constitutes an amendment to the OCP. As the proposed Zoning Bylaw amendment may be approved by Council before Ministerial approval, the recommendation includes a provision that the bylaw not come into effect until Ministerial approval occurs.

Policy Review

Per the Act, the City is bound by the OCP and must ensure that all developments are consistent with the OCP. To this end, the recommendations implement the OCP by:

- Carrying forward regulatory mechanisms that are required to implement the policy of the OCP (Section E, Policy 14.38): The Hillsdale NLP forms part of the OCP (Part B.20) and includes land-use and built-form policy specific to the Hillsdale Neighbourhood context – the proposed Zoning Bylaw amendments will provide a regulatory mechanism for implementing the Hillsdale 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 large lot and unique character of the Hillsdale Neighbourhood.

DECISION HISTORY

On October 26, 2022, City Council approved the *Hillsdale Neighbourhood Land-Use Plan* by amending *Design Regina: The Official Community Plan Bylaw No. 2013-48* (CR22-111).

Respectfully Submitted,



Autumn Dawson, Director
Planning & Development Services

Respectfully Submitted,



Deborah Bryden, Executive Director
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