



Hillsdale Neighbourhood Land-Use Plan

Date	October 4, 2022
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC22-33

RECOMMENDATION

Regina Planning Commission recommends that City Council:

1. Approve an amendment to Part B of *Design Regina: The Official Community Plan Bylaw No. 2013-48* by adding the Hillsdale Neighbourhood Land-Use Plan as Part B.20, with such amendments to come into force on the date of Ministerial Approval.
2. Instruct the City Solicitor to prepare the necessary bylaw 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.
3. Approve these recommendations at its meeting on October 12, 2022.

ISSUE

A Neighbourhood Land-Use Plan (NLP) has been prepared for the Hillsdale Neighbourhood and, through this report, is submitted to City Council for approval consideration (Appendix A). NLPs form part of *Design Regina: The Official Community Plan Bylaw 2013-48* (OCP); therefore, City Council approval of a bylaw to amend the OCP is required.

NLPs serve as a policy framework for guiding the type, location and design of new development in a particular neighbourhood with the intent to support objectives of the OCP, and aspirations of

neighbourhood residents, relating to growth and development.

Preparation of the Hillsdale NLP included comprehensive public engagement and consultation with the Hillsdale Community Association and is deemed to comply with relevant provincial legislation (*Planning and Development Act, 2007* and the *Statements of Provincial Interests Regulations*) and with Part A of the OCP (Design Regina).

IMPACTS

Financial Impact

This Neighbourhood Land-Use Plan (NLP) serves as a policy framework for guiding the type, location and design of new development in the Hillsdale neighbourhood (Neighbourhood). The cost of any additional, or changes to existing, infrastructure that may be required to support new development, directly or indirectly, will be the responsibility of individual developers, in accordance with City standards and applicable legal requirements.

Environmental Impact

The Hillsdale NLP identifies opportunities for additional residential and commercial development; therefore, supports a more compact and complete neighbourhood.

Intensification in established areas of cities is generally known to contribute to the reduction of energy consumption and associated GHG emissions in various ways, including:

- Reducing travel distances
- Encouraging active transportation (e.g. walking and cycling) and transit.
- Making more efficient use of land and infrastructure already developed and in place.

Policy / Strategic Impact

Official Community Plan

The Hillsdale NLP identifies opportunities for additional residential and commercial development, which supports the intensification target (Section C, Goal 1, Policy 2.3); compact and complete neighbourhoods (Section C, Goal 2, Policy 2.5; Section D5, Goal 1) and the efficient use of existing infrastructure (Section C, Goal 2, Policy 2.4).

Comprehensive Housing Strategy

The Hillsdale Neighbourhood includes a diversity of housing types. Although 75 percent of the land area is comprised of low-density residential development, at least 60 per cent of the dwelling units fall within the category of medium or high-density. The Hillsdale NLP supports the existing land-use composition while supporting some intensification, thus supporting objectives of the *Comprehensive Housing Strategy* relating to housing diversity.

Regina Cultural Plan

Built heritage was part of the community consultation discussion as it relates to neighbourhood character. The Hillsdale Neighbourhood was the first master planned neighbourhood in the city; the first to deviate from the traditional gridiron street design and is associated with a Fredrick Hill,

noteworthy historical figure. There is significant support from residents for the original neighbourhood design and architectural character.

The Hillsdale NLP supports the continuation of the existing character of the Neighbourhood; therefore, supports this goal of the *Regina Cultural Plan*: “*Identify and understand the heritage value and character of not only buildings but also areas, streetscapes, and cultural landscapes through the process of creating neighbourhood plans...*” (Section 8.0 - Commemorate and Celebrate Regina’s Cultural Heritage).

Underutilized Land Improvement Strategy

The Hillsdale Neighbourhood is a fully developed neighbourhood – only three significant infill opportunities were identified, and the Hillsdale NLP provides a policy solution for developing these. The Albert Street Urban Corridor frames the west boundary of the Neighbourhood, which has the opportunity for significant intensification. The Hillsdale NLP supports intensification along this corridor; however, does not provide a detailed strategy for achieving this, as this will be addressed through a future Urban Corridor Study.

OTHER OPTIONS

Alternative options would be:

1. Deny the amendment to Part B of the OCP to include the proposed Hillsdale NLP. Growth policies in Part A of the OCP will continue to apply; however, neighbourhood specific growth policies would be absent for the Hillsdale Neighbourhood.
2. Refer the Hillsdale NLP back to Administration. If City Council has specific concerns with the proposal, it may refer the applications back to Administration to address or make additional recommendations and direct that the report be reconsidered by RPC or brought directly back to Council following such further review.

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. Notification and a link to the report will also be posted on the City’s Be Heard public engagement project page: Regina.ca/Hillsdale

Public notice of Council's intention to consider the OCP amendment (Hillsdale NLP), as well as of the public hearing that is required to be conducted upon consideration of the proposed bylaw, will be given in accordance with the *Public Notice Policy Bylaw, 2020*.

DISCUSSION

Neighbourhood

Overview

The Hillsdale Neighbourhood is primarily residential and located immediately south of the Wascana Centre, between Albert Street (west boundary) and Wascana Parkway (east boundary). The Neighbourhood was developed between 1955 and 1980 and is noteworthy for being the first master planned neighbourhood in the city and the first to deviate from the traditional “gridiron” design.

The Neighbourhood is fully developed and includes a core area comprised of low-density residential, flanked by commercial development on the west side (Albert Street) and medium to high-density residential in the SE and NE areas. The Hillsdale Neighbourhood may be regarded as the first post-war “suburban” neighbourhood in the city and, although it is not within typical walking distance of the downtown, it is well serviced by transit and within easy access to the Albert Street Urban Corridor, which provides a full range of services.

Population

The Hillsdale Neighbourhood has experienced population growth, generally, since 2001 (15 percent increase between 2001 and 2016), with a slight (5 percent) population decline recorded for the period between 2011 and 2016, resulting in the current population of 6855. The population situation is influenced by cyclical demographic factors (maturation and departure of children; birth and mortality), as well as new development.

(Note: 2021 Stats Canada data for neighbourhoods will not be available until 2023)

Another consideration is the “shadow” student population – the Hilldale Neighbourhood is in close proximity to the University of Regina and it is known (through discussion with residents) that rooms within private dwellings are rented out to students. This population is transient; therefore, implications for total population will vary and is unknown.

Residential

Although 75 per cent of the land is low-density residential development, at least 60 per cent of the dwelling units are in the form of medium or high-density development.

This is due to two factors: 1) The single-detached dwellings lots are larger than in other neighbourhoods (ie. 1,000 square metres is typical versus 300 square metres, which is typical in an older neighbourhood, such as Al Ritchie); and 2) there are large clusters of medium and high-density dwellings, in the form of condominiums, townhomes and apartments, which flank the periphery of the Neighbourhood. A unique feature is the Roberts Plaza Tower located at Hillsdale Street and 23rd Avenue, which, at 20 stories/ 60 metres in height, is the tallest residential building within the city.

Commercial

The primary location for commercial development is along Albert Street, which is a designated

Urban Corridor, as per OCP. Additionally, there is an active neighbourhood-oriented commercial node at Kramer Boulevard and Wascana Parkway, which is an important resource for residents and university students, and a partially vacant commercial node at Hillsdale Street - 23rd Avenue. The nearest grocery store, a key component of a complete neighbourhood, is on the west side of Albert Street, flanking the Neighbourhood. This location is within walking distance (800 metres – 10-minute walk) for approximately half of the Neighbourhood; however, the east half does not have convenient access to a grocery store within walking distance. The Lakeshore Mall site filled this gap in the past by accommodating a grocery store; however, this site is now partially vacant and accommodates limited services.

Character

The Hillsdale Neighbourhood was the first privately driven master planned neighbourhood and the first to deviate from the traditional grid street pattern. The street network, intentionally designed to minimize through-traffic, is comprised of loops and crescents; the lots are exceptionally large and rear lanes are absent. The overall design was intended to create a “country ambience in the city” and to complement the adjacent Wascana Park.

The predominant architectural style for the single-detached homes is the ranch-style building: single-story, long-low profile, low-pitch roofline, rectangular or L-shaped footprint. The condominium clusters are each comprised of townhomes and are characterized by their signature, although uniform design.

The apartment clusters are generally comprised of typical three to four storey walk-up style buildings; although, the high-density buildings in the north east part of the Neighbourhood, fronting Hillsdale Street and Wascana Parkway, have a more robust and accentuated (prestige) architectural style.

There are no designated heritage resources within the Hillsdale Neighbourhood.

Engagement

Community engagement included:

- | | | |
|--------------------------------------|---------------|-----------------|
| • Survey of community aspirations | March 2021 | 400 respondents |
| • Virtual, on-line presentation | November 2021 | 35 attendees |
| • Review of full draft Hillsdale NLP | January 2022 | 20 respondents |

Administration also participated in a “Town Hall”-style meeting hosted by the Hillsdale Community Association in June 2022 with 80 attendees.

Key feedback heard from Neighbourhood residents is summarized as follows:

- Retain existing character of low-density area; direct commercial and high-density residential development to the periphery.

- An option to intensify collector and transit roadways by allowing semi-detached dwelling units (e.g., duplexes), in addition to the existing single-detached dwelling units, was met with opposition.
- An option to intensify the Lakeshore Mall site, by allowing two 9-storey buildings and mixed-use development, was met with opposition.
- Many residents and the Hillsdale Community Association expressed a desire to have the existing utility corridor, extending between 25th Avenue and Hillsdale Street, reconstructed to include a multi-use pathway (this project is also supported by the City's Transportation Master Plan).

The draft Hillsdale NLP was revised to reflect above noted feedback.

Stakeholder consultation included regular check-in meetings with the Hillsdale Community Association (HCA) and communication (draft Hillsdale NLP review) sent to Saskatchewan Health Authority, Regina and Region Home Builders' Association, school authorities and the Provincial Capital Commission (PCC).

The school authorities noted that there is no intent to eliminate existing schools and there is no current need for additional schools to accommodate future populations.

The PCC noted that the proposed height strategy outlined in the Hillsdale NLP does not align with the height strategy supported by the Wascana Centre Master Plan. The Administration responded by noting that building heights are "potential" only and would still be subject to the provisions of the *Regina Zoning Bylaw 2019-19* (Zoning Bylaw). Buildings on land subject to the Height Overlay Zone would be processed under the discretionary use procedure where they are over 13 metres in height and this process would include consultation with the PCC.

Hillsdale NLP Strategy

Land Use

A key objective of the land-use strategy is to maintain the existing land-use configuration of the Neighbourhood. Key aspects of this strategy include:

- Maintain the existing low-density areas and direct commercial and high-density development to the periphery.
- Support Albert Street as the primary commercial area and location for potential transition to high-density mixed-use development.
- Provide opportunity for "flexible" (residential, commercial or mixed-use) land-use solutions at key locations.

- Transition the existing utility corridor, extending between 25th Avenue and Hillsdale Street, to a multi-use pathway.

Built Form

Key objectives of the built-form strategy, including design, form and size of buildings, is to coordinate building height and to maintain the large-lot character of the low-density areas. Key aspects of this strategy include:

- Increase the minimum lot width of the low-density areas from 10.36 metres to 15 metres to prevent subdivision and to discourage the development of house forms that may not be consistent with the prevailing large ranch style footprint.
- Support tallest buildings at key peripheral locations, including along Albert Street.
- Special site design requirements for the Lakeshore Mall site, a key infill site, to support appropriate interface and integration with adjacent residential parcels.

Intensification

A key objective of the OCP is to direct 30 per cent of new population growth, associated with the 300,000-population target, to the Intensification Area of the City (as shown on OCP – Map 1c). The Hillsdale Neighbourhood is within the Intensification Area.

Although the Hillsdale NLP supports the retention of the low-density area, it also supports the OCP intensification target by allowing older, original 3-storey, walk-up style apartment buildings (which comprise a significant number of the total dwelling units) to be replaced with four to five storey buildings. Further, the Hillsdale NLP supports key intensification opportunities, including Albert Street Urban Corridor, Lakeshore Mall site, Evans Court site and the Kramer Boulevard commercial node.

Much of the Neighbourhood is impacted by the Height Overlay Zone, which requires proposed buildings over 13 metres in height to be reviewed under the Discretionary Use procedure. These regulations reflect the Wascana Centre Master Plan height strategy, which recommends, for specified areas adjacent to the Wascana Centre, that height not exceed 13 metres. Therefore, the Hillsdale NLP height strategy reflects a potential scenario, which would need to be confirmed through the Discretionary Use process. (The Wascana Centre Master Plan is not legally binding on lands beyond the Wascana Centre.)

The low-density area of the Neighbourhood has limitations for intensification due to the absence of rear lanes and due to the curved street configuration, as opposed to the grid street pattern, which was intentionally designed to minimize through-traffic. Intensification has occurred, however, within the peripheral areas of the Neighbourhood – between 2009 and 2019, 3 high-density multi-unit residential buildings were constructed, along with the Evans Court subdivision. An additional high-density multi-unit residential building was approved in 2022 (Evans Court).

Implementation

Zoning Bylaw

To implement the policies of the Hillsdale NLP, an amendment to the Zoning Bylaw is required. Currently, the Residential Infill Development Overlay Zone (RID Zone) is used to help support more compatible and complementary infill development; however, these regulations are generic in nature and apply to one and two-unit residential buildings in the city corresponding to the Intensification Area (OCP Map 1c).

As the Hillsdale NLP includes regulations specific to the Hillsdale Neighbourhood, the Zoning Bylaw will need to be amended to include neighbourhood specific regulations.

A proposed amendment to the Zoning Bylaw, as described above, will be presented to Council at a future meeting. As the Hillsdale NLP requires review and approval by the Government of Saskatchewan (as an OCP amendment), the Zoning Bylaw amendments will be prepared during this intervening period.

DECISION HISTORY

On August 29, 2016, City Council approved a Motion by Councillor Shawn Fraser to update existing neighbourhood plans and create and implement new neighbourhood plans to help achieve the vision of the OCP (MN16-9).


On February 20, 2019, the Priorities and Planning Committee accepted a report (PPC19-2), from the Administration, outlining the City's strategy to complete new neighbourhood and corridor plans.

Respectfully Submitted,

Respectfully Submitted,


Autumn Lawson, Director, Planning & Development Services

9/15/2022


Deborah Bryden, Executive Director

9/21/2022

Prepared by: Jeremy Fenton, Senior City Planner

ATTACHMENTS

HillsdaleNLP_Rep_20221004_RPC

Hillsdale Neighbourhood Land-Use Plan

OCP – Part B. 20



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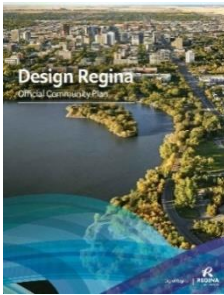
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ENACTMENT

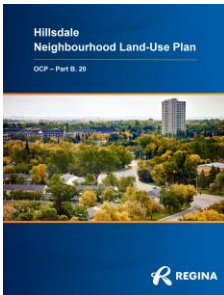
		Date	Bylaw
Approved	City of Regina		
	Government of Saskatchewan		N/A
Amended			
This Plan forms part of: <i>Design Regina: The Official Community Plan Bylaw No. 2013-48</i>			
Enactment of this Plan is authorized through Section 29 of: <i>The Planning and Development Act, 2007</i>			

1.2 Legal

The City uses a hierarchy of policy and regulatory instruments to guide land-use and development across the city, from the high-level, city-wide policy of the Official Community Plan to the detailed regulations of the Zoning Bylaw. Neighbourhood Land-Use Plans fit in the middle, providing policy direction for the growth and development of specific neighbourhoods.



At the top of the policy hierarchy is the Official Community Plan (*Design Regina: The Official Community Plan Bylaw No. 2013-48*). The Official Community Plan (OCP – Part A) is used to guide growth, development, the provision of services, and other important matters, across the city. The OCP is comprehensive and long-term in focus. Neighbourhood Land-Use Plans and the Zoning Bylaw must be in conformity with the OCP.



The Hillsdale NLP forms part of the OCP (OCP - Part B) and acts as a bridge between the high-level goals of the OCP and the detailed regulations of the Zoning Bylaw. Neighbourhood Land-Use Plans specify how the applicable policies of the OCP, and the regulations of the Zoning Bylaw, are applied to a particular neighbourhood. The Zoning Bylaw, and “zoning bylaw related decisions”, must be consistent with this Plan.

This Plan includes maps, policy and various terminology for guiding land-use and development and associated administrative processes. Key terms should be interpreted as follows:

- “Shall” equates to mandatory compliance.
- “Should” infers that compliance is generally expected, except where execution of the policy is not practical or where an exceptional situation applies, etc.
- “May” infers that execution of the policy is optional; however, where “may” is used in conjunction with a City directive, the City has final authority to require or waive requirement.

When specific land-uses are mentioned, please refer to the Zoning Bylaw for further clarification.

Where a proposed development conflicts with this Plan, an amendment is possible where it is in accordance with the decision authority of the City Council and Section 4.2 of this Plan.

2.0 OVERVIEW

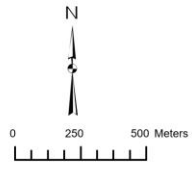
2.1 Context

The Hillsdale Neighbourhood has an envious position within the city: adjacency to the Wascana Centre park, which includes many notable landmarks and amenities, and the “Knowledge Corridor”, which includes the University of Regina. The Neighbourhood is also framed by two prominent roadways: Albert Street, which offers shopping opportunities, and the Wascana Parkway – an award winning travel corridor, notable for its design and landscaping. At the same time, the Downtown is within walking distance, via Albert Street or the Wascana pathways.

Figure 2 - Context



LEGEND	
LAND USE	MOBILITY
Hillsdale Neighbourhood	Arterial Road
Urban Corridor	Collector Road
Wascana Centre	Local Road
	Expressway
	800 metres radius (10 min. walk)
	1600 metres radius (20 min. walk)



2.2 History

Regina is located on Treaty 4 land and within the traditional territory of the Metis.

Regina was incorporated, as a city, in 1903. The city was centered on a CP Rail station and the original town plan was based on a classic CP Rail settlement design: grid pattern; evenly spaced roadways; central town hub and train station.

Through the “Faludi” Official Community Plan (Regina’s first OCP - 1947), new neighbourhoods began incorporating modified or alternate designs.

The neighbourhood is named after the Hill family. In 1954, Frederick Hill (McCallum Hill Co.) acquired 240 hectares of farmland, south of 23rd Avenue, to establish Regina’s first privately developed, master-planned, neighbourhood.

Born in Regina in 1920, Mr. Hill was a prominent businessperson, philanthropist and WWII air force officer. Mr. Hill went on to serve as City Councillor and to earn the Order of Canada in 1986.

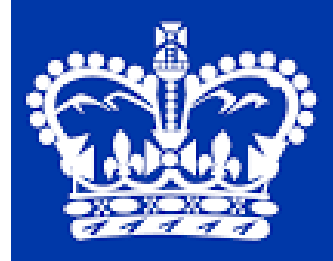
Hillsdale was the first neighbourhood designed with large lots, no lanes and a non-grid street network to ensure minimal through-traffic and a quiet, bucolic ambience. This design was intended to complement the adjacent Wascana Park.

This image is from a 1955 Fire Insurance Plan – it shows the very first stage of development. Hillsdale was developed between 1955 – 1970s.

A defining feature of Hillsdale is the Wascana Parkway and the “Knowledge Corridor”, which frames the east boundary.

Wascana Parkway is an exceptional corridor and was awarded the “Highway Beautiful 1970 Award of Merit” for outstanding design of a scenic drive.

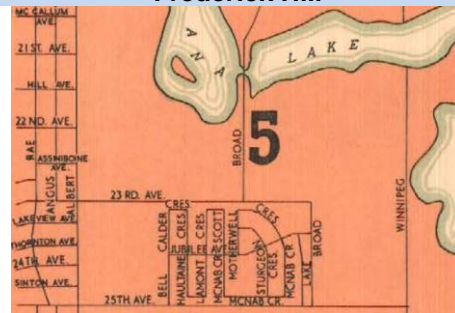
The Knowledge Corridor includes the University of Regina main campus – Hillsdale has a relationship with the U of R by providing amenity and residential opportunities for students.



City of Regina Emblem



Frederick Hill



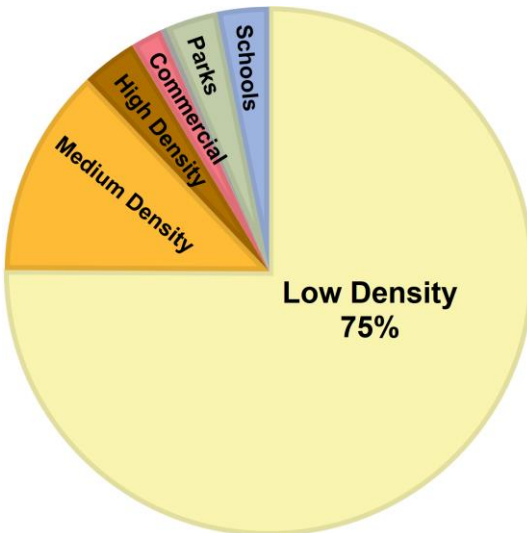
Fire Insurance Plan



Wascana Parkway

2.3 Composition (2022)

Land-Use



* This chart shows land area (ha) per land-use type





75% of the Hillsdale Neighbourhood land area consists of low-density residential development.

The dwelling unit and population yield of this low-density area is particularly low due to the large lot size (18m width is typical). As a comparison, there are 18 units per hectare in the Hillsdale context and are 30 units per hectare in the low-density area of a typical older, grid planned neighbourhood.

The medium and high-density areas comprise only 12% of the total land area of the Neighbourhood, but yield almost half of the total dwelling units.

Non-residential development includes: commercial along Albert Street and at key intersections along 23rd Avenue and Kramer Boulevard; four schools; seven parks providing various recreational services and office buildings along Hillsdale Avenue and Wascana Parkway.

Residential

			
Building, Detached	Building, Row (2)	Building, Row (3+)	Building, Stacked
1170 - 40%	10 - .33%	400 - 13.5%	1400 - 47%

Almost half of the dwelling units in the Neighbourhood consist of apartment and condo units in multi-unit buildings that average 3-4-storey in height – an exception being the Roberts Plaza building, which is 20-storeys in height and includes 142 units. The predominant form/ design of the single-detached (building, detached) homes is Ranch Style – characterized by the following elements: single-story, long-low profile, low-pitch roofline, rectangular or L-shaped footprint.

Population

Stats Canada data shows that the population is growing overall, with some fluctuation:

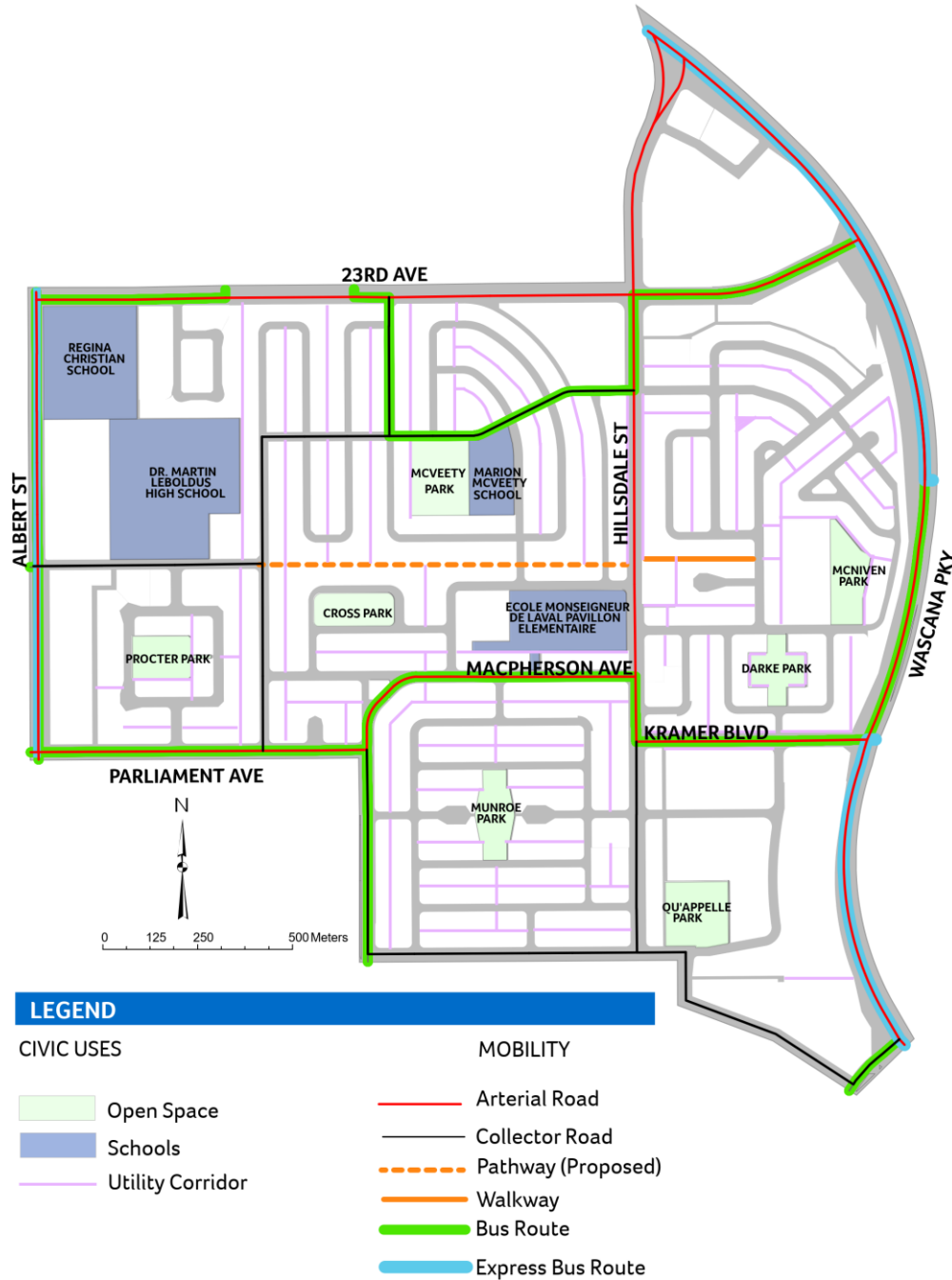
2006 Pop. = 6713	2011 Pop. = 7240	2006-2011 + 7 %	2016 Pop. = 6855	2011-2016 -5 %
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For more demographic data, go to City website and search:
[“Neighbourhood Profiles”](#)

2.4 Public Realm

The public component of the Hillsdale Neighbourhood physical framework consists of streets, utility corridors, parks and schools. The street network is comprised of loops and crescents and was intentionally designed to minimize through-traffic and to foster a quiet residential setting. In lieu of rear lanes, a web of utility corridors backs the rear of most lots. The design of the street network and the absence of rear lanes is not conducive for significant intensification.

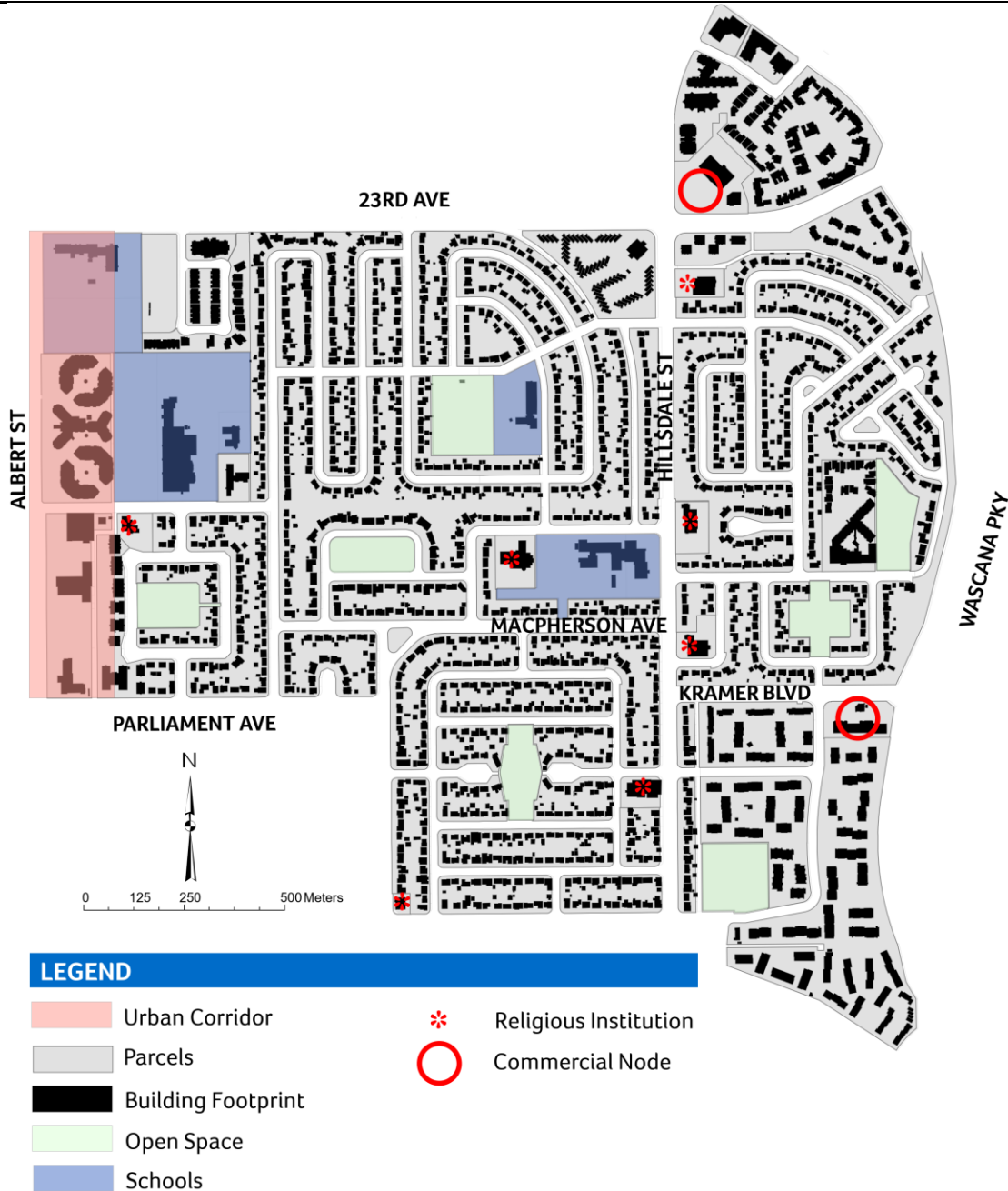
Figure 3 – Features



2.5 Built Realm

The predominant land-use type in the Hillsdale Neighbourhood is residential; however, medium-scale commercial frames part of the west edge (Albert Street Urban Corridor) and there are two neighbourhood-oriented commercial nodes. Hillsdale is characterized by its low-density residential area, comprised of single-storey bungalow-style homes on large lots (18-25 metre widths), which occupies the interior of the Neighbourhood. In addition to the commercial areas, medium and high-density residential development is located on the Neighbourhood periphery.

Figure 4 – Features



3.0 OBJECTIVES

The following objectives of this Plan are focused on supporting the existing land-use pattern and character, while allowing for appropriate growth and development in key locations. These objectives reflect the goals and vision of Neighbourhood residents and serve to direct the policy of this Plan; how the policy is to be interpreted and future amendments to this Plan.

The overall objective is to retain the original, core, design concept for the Neighbourhood: A quiet, low-density residential area characterized by large, spacious lots and single-detached homes. At the same time, this Plan welcomes opportunities and diversity by supporting the many medium and high-density housing, and neighbourhood commercial, areas within the Neighbourhood.

Hillsdale Neighbourhood Land-Use Plan Objectives

- 1 Preserve the large-lot, single-home character of the low-density residential area
- 2 Direct higher-density residential development to areas of existing medium and high-density
- 3 Support existing neighbourhood-oriented commercial opportunities
- 4 Direct more intense commercial development to the Albert Street corridor
- 5 Maintain public open space as a community amenity

4.0 POLICY

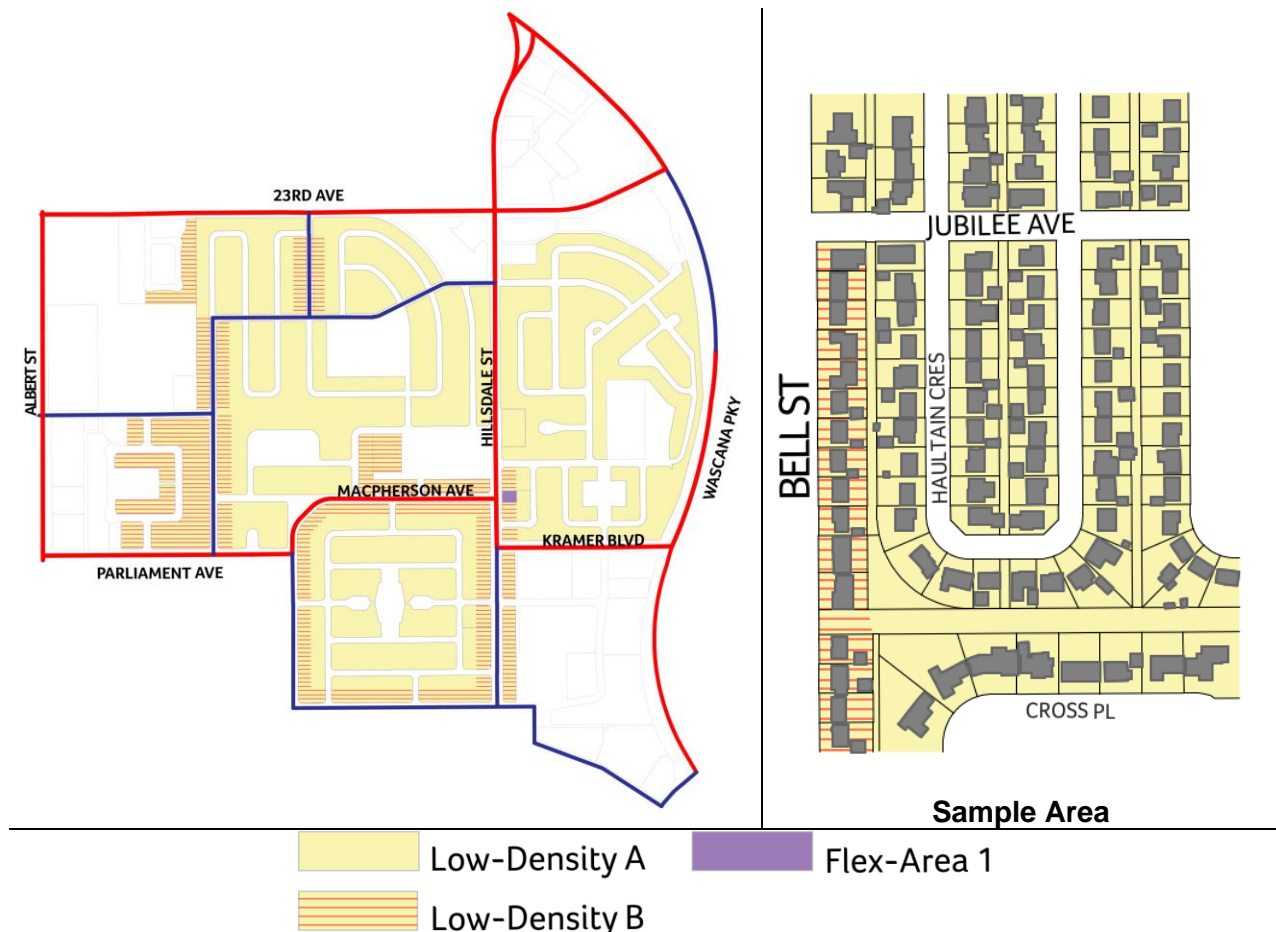
4.1 General

1. Land-use shall be in accordance with the respective Sub-Area policies (Sections 4.3-4.7); Figure 5 and Table 1.
2. Public open space shall remain as public open space, except where the City approves a portion of the public open space for a facility associated with a public utility or service.
3. Notwithstanding Policies 4.1.1; 4.1.2, should a school no longer be required, the site may transition to public open space, or another land-use, as per the School Re-Use policies of Part A of *Design Regina: The Official Community Plan Bylaw No. 2013-48*.
4. The maximum height of buildings shall be in accordance with Figure 6, excepting:
 - a. Assembly, Religion; Institution, Education; Public Use land-uses.
 - b. Any lesser height, as a result of consideration of the Wascana Master Plan and consultation with the Provincial Capital Commission, as determined by the City.
5. A pathway shall be constructed within the existing corridor linking Bell Street to Hillsdale Street, as shown on Figure 5, and in accordance with the following requirements:
 - a. Appurtenances should include, at a minimum, seating, waste receptacles, lighting.
 - b. The design and function shall be determined at the detailed design stage, prior to construction, and shall include consideration of landscaping features.

4.2 Implementation

6. Notwithstanding any other part of this Plan, the Variance and Exception provisions authorized through the Zoning Bylaw shall apply.
7. The City may require, at its discretion, that applications for major developments (e.g. high-density residential buildings; large-scale commercial and mixed-use development, etc.) be accompanied by analysis, prepared by qualified professionals, demonstrating serviceability (e.g. provision of transportation and utility services).
8. Applications to amend this Plan, to accommodate a proposed development, shall be contingent on demonstration, to the City's satisfaction, that the proposed development is:
 - a. In general accordance with the Plan objectives, and
 - b. Is considered complementary and compatible with adjacent development.
9. At the City's discretion, this Plan may be subject to periodic reviews to ensure that the information and policies remain current and continue to reflect resident aspirations.
10. The process associated with applications to amend this Plan, or to amend the Zoning Bylaw, in relation to development proposals within the area of this Plan, shall include consultation with the affected Community Association.

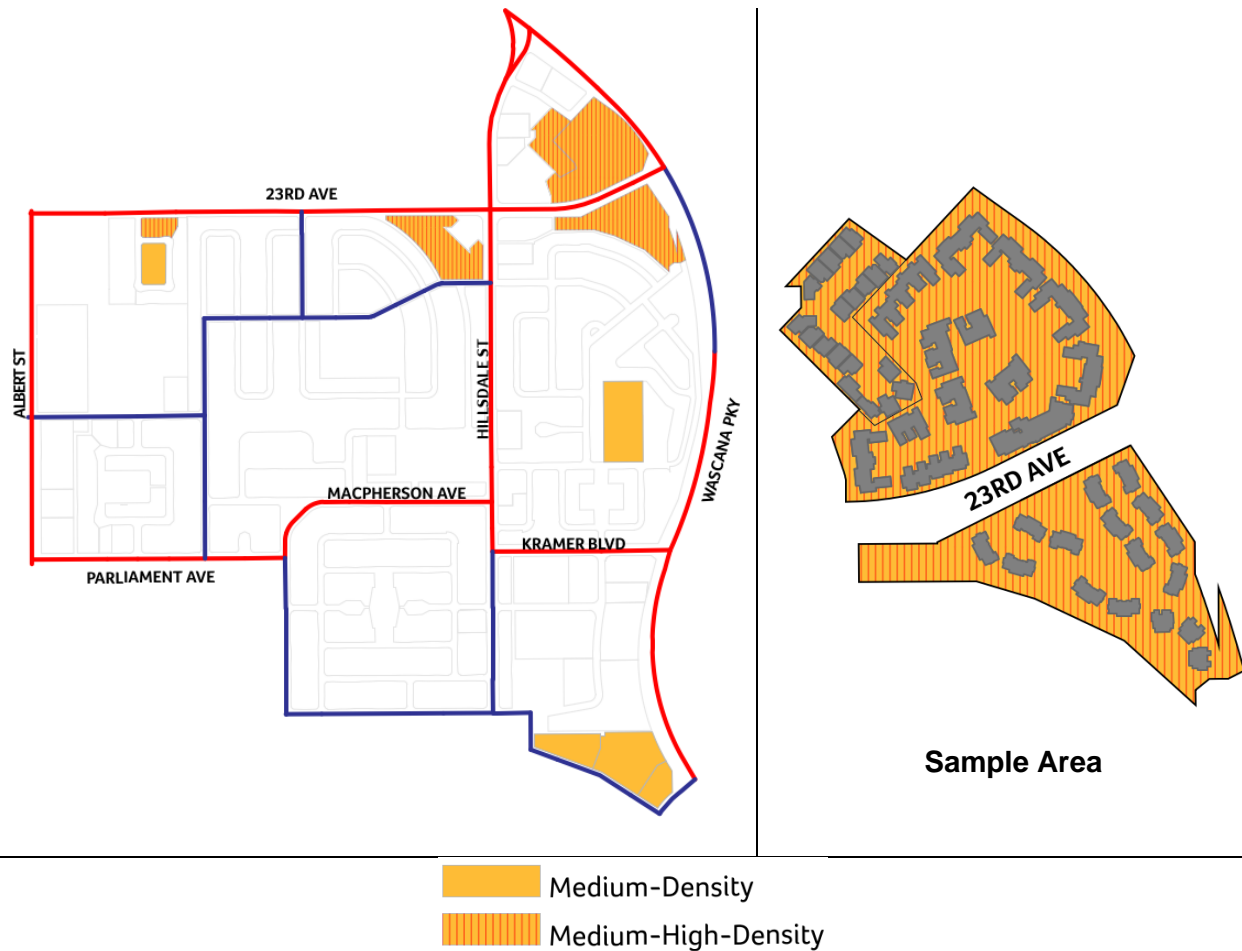
4.3 Sub-Area A Policy



The Low-Density Area quintessentially represents the Hilldale Neighbourhood. This area is characterized by its quiet residential enclaves, large, wide lots and Ranch-Style homes. This area was purposely designed for a country ambience with minimum through-traffic; therefore, lot-splitting is discouraged and intensification is directed to other areas of the Neighbourhood.

1. Sub-Area A shall be reserved for low-density, large-lot, single-detached homes.
2. Within the Low-Density A area of Sub-Area A, lot-splitting (subdivision), for residential purposes, is discouraged; therefore, minimum lot width shall be 15 metres.
3. Within Sub-Area A, within areas corresponding to 7.5 metre maximum height, as shown on Figure 6, developers for new homes are encouraged to emulate, generally, the prevailing Ranch-Style building design: single-story, long-low profile, low-pitch roofline, rectangular or L-shaped footprint.
4. The property shown as Flex-Area 1 (3911 Hilldale Street) shall be limited to the following land-uses: Residential; Assembly, Religious; Institution; Office; Service Trade, Clinic.

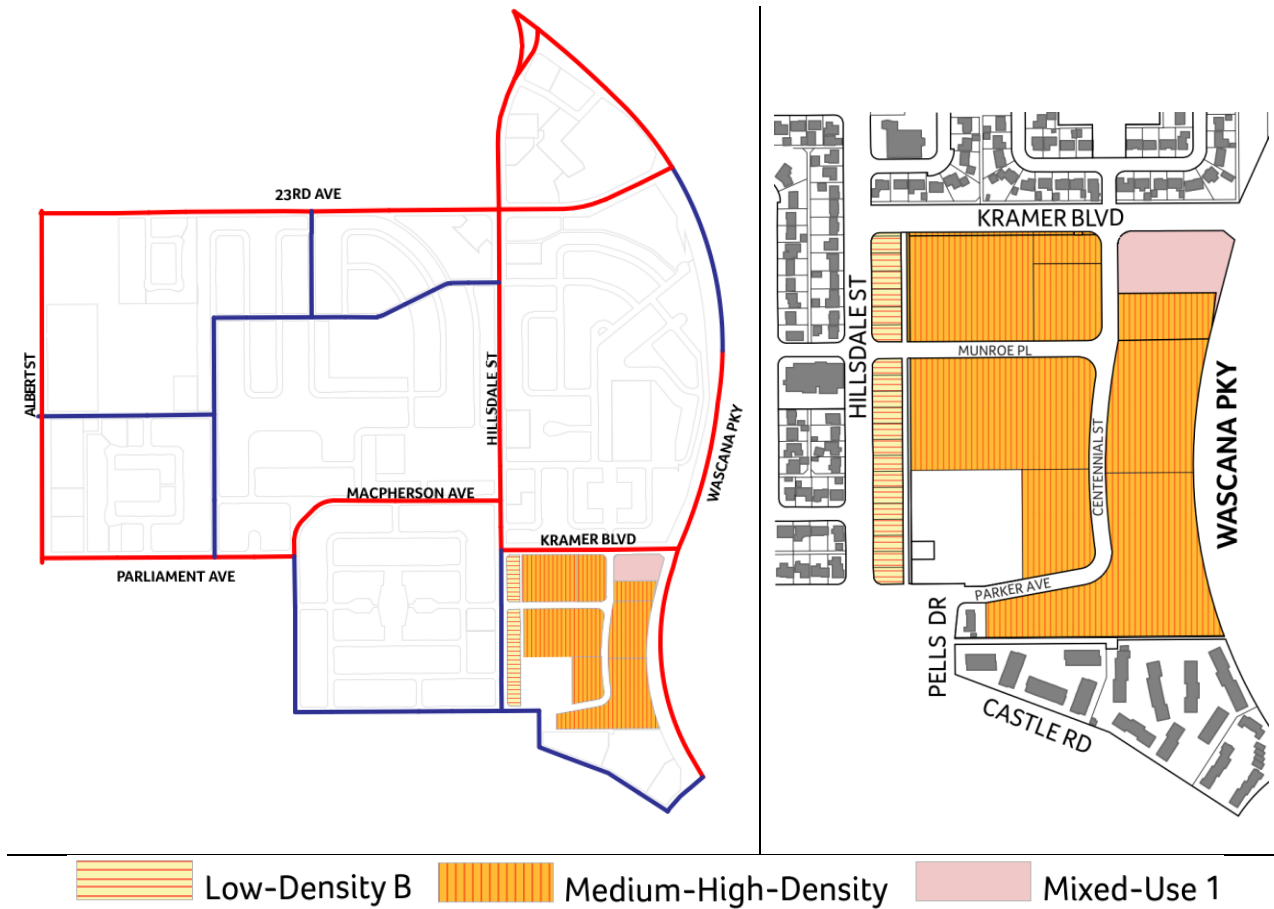
4.4 Sub-Area B Policy



These areas of the Neighbourhood accommodate unique, master-planned, residential condominium developments and are characterized by duplex or townhouse residential dwellings situated within a system of private lanes, open space and community facilities. These areas were purposely designed to reflect a cohesive design style and unified ambience; therefore, this Plan supports the existing character and does not contemplate any changes.

1. Sub-Area B shall be reserved for, primarily, medium-density, townhouse style homes.
2. Within Sub-Area B, the implementation and enforcement of unified building and landscaping design standards, by the respective condominium corporations, is encouraged in order to maintain the unique character themes.
3. Within Sub-Area B, future redevelopment of a particular area should follow a comprehensive, master-plan process and the areas should continue to be managed as private communities where private lane access is currently utilized.

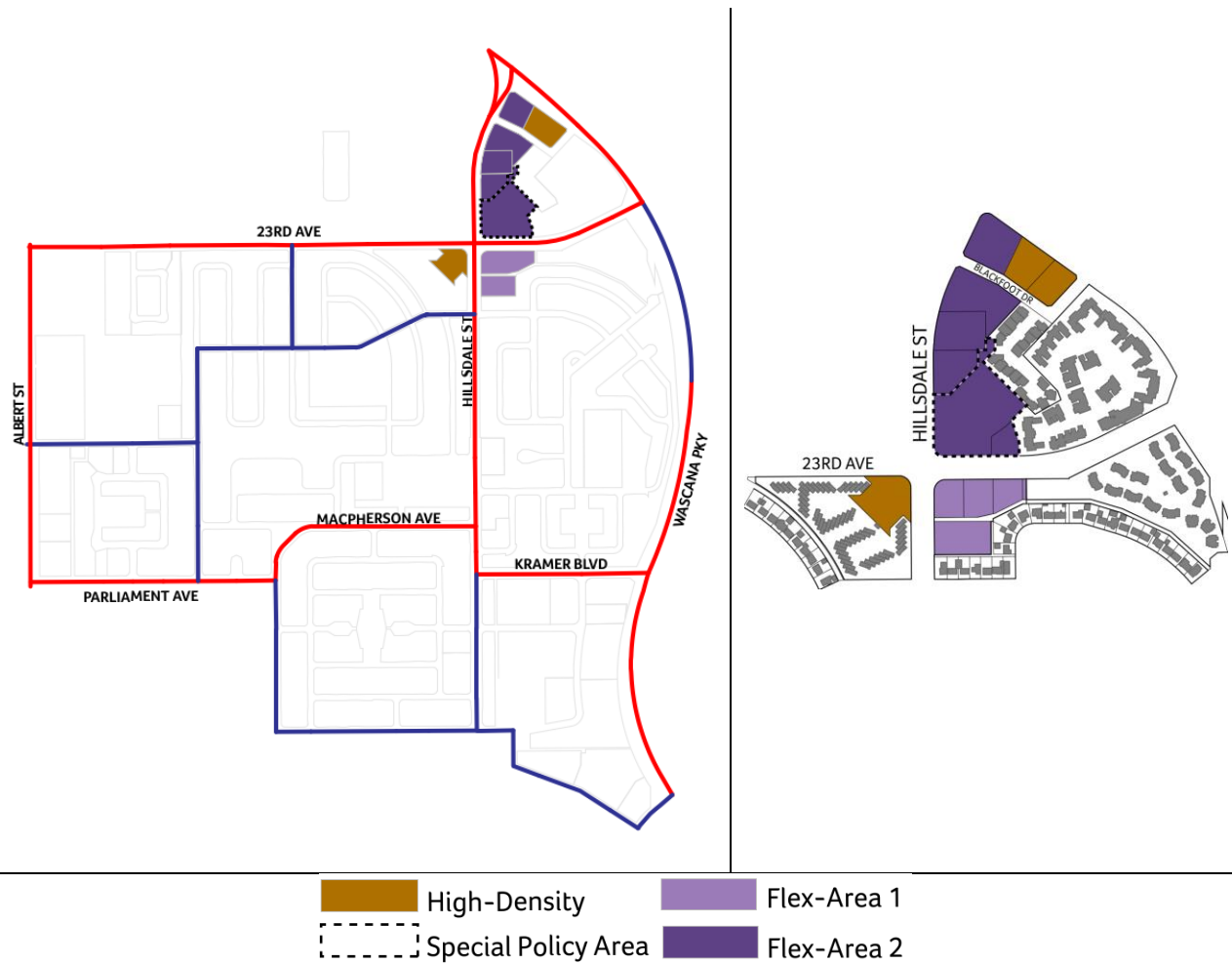
4.5 Sub-Area C Policy



This area of the Neighbourhood includes the highest concentration of medium and high-density residential development, and also includes a local commercial node. This area is important for supporting alternative housing options (other than single-detached homes), as well as shopping opportunities; therefore, this Plan supports the continuation of existing land-use. As the area is close to a major roadway, transit and the University, some intensification is allowed for.

1. The Mixed-Use 1 area of Sub-Area C shall be reserved for commercial development; however, mixed-use buildings are also acceptable.
2. Buildings over 15 metres in height within the Mixed-Use 1 area of Sub-Area C should reflect a high level of design quality, including: prominent entranceways; high level of glazing along main floor front wall; traditional masonry for outer walls (or indistinguishable fabricated masonry); base-middle-top differentiation; avoidance of stucco.
3. The Medium-High Density area of Sub-Area C shall be reserved for medium and high-density residential, and a transition from medium to high-density is encouraged.

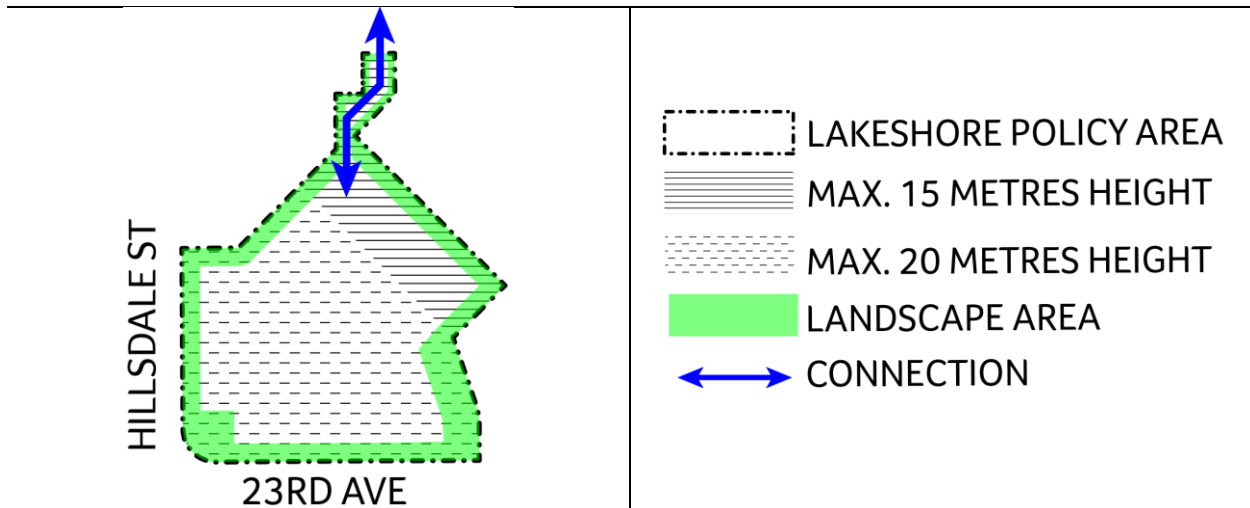
4.6 Sub-Area D Policy



This area of the Neighbourhood includes several prominent and unique features, including: the 20-story Roberts Plaza residential tower; prestige office and residential along Hillsdale Street and Wascana Parkway; the “Lakeshore Mall” site, which is strategically located at the intersection of Hillsdale Street and 23rd Avenue. This Plan supports the existing assemblage and form/ massing of land-use along Hillsdale Street, as well as an opportunity to accommodate neighbourhood commercial and/ or prestige residential or mixed-use development at the Lakeshore Mall site.

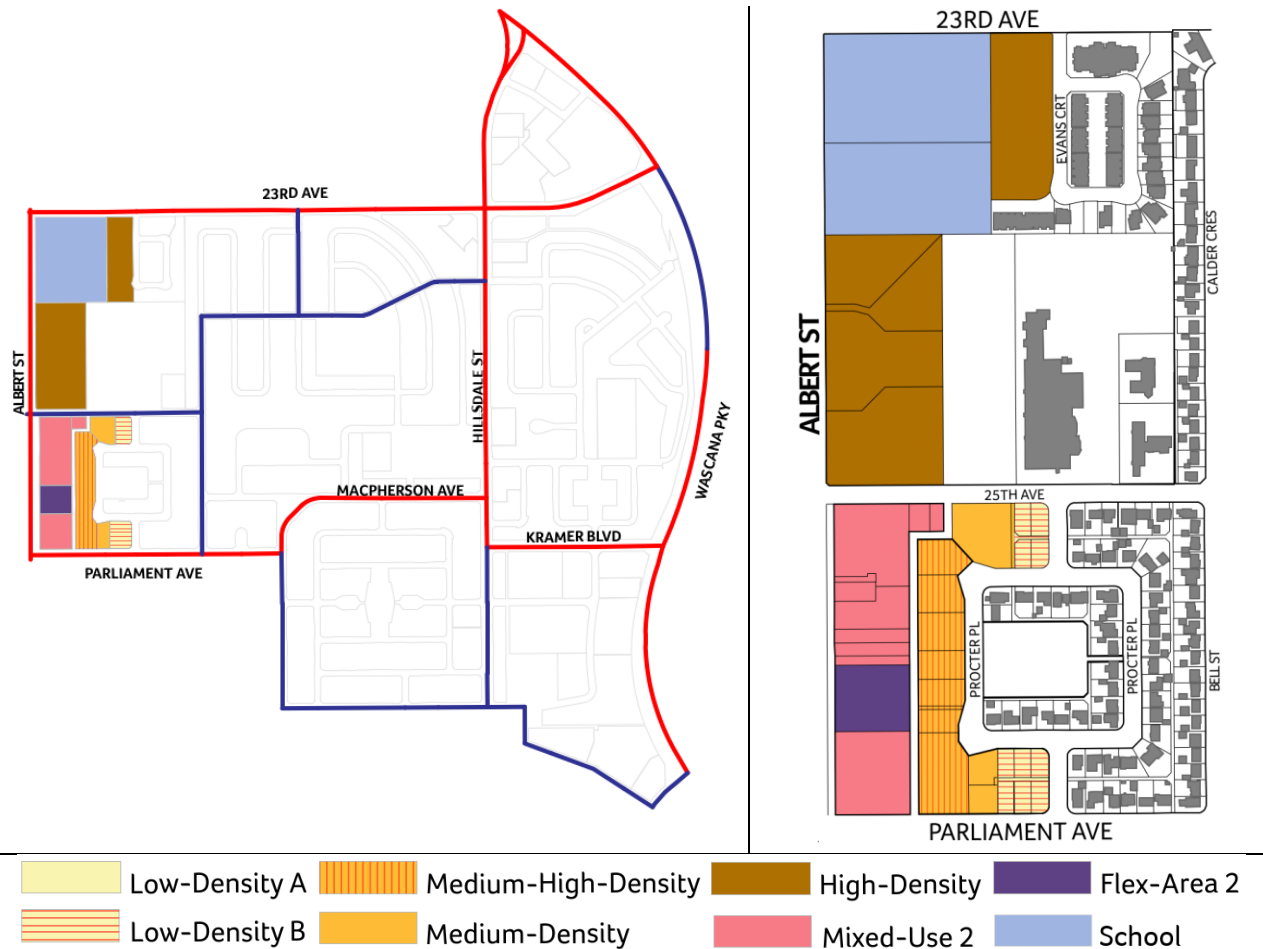
1. Within the Flex-Areas of Sub-Area D, excepting the Special Policy Area:
 - a. Land-use shall be limited to: high-density residential; mixed-use buildings (stacked); office.
 - b. Buildings should be at least 3-stories in height.
2. Within the Special Policy Area (Lakeshore Mall Site), development shall be in accordance with the following requirements:

Special Policy Area (Lakeshore Mall Site)



- a. The optimal land-use is a neighbourhood hub that accommodates various neighbourhood-oriented amenities and services, such as a grocery store, café, restaurant, etc., in a mixed-use setting that also includes high-density residential.
- b. On-site lighting should minimize off-site spillage and reflect a decorative style.
- c. Superior (above Zoning Bylaw minimum requirements) perimeter landscaping should be implemented, by the developer, including:
 - i. A landmark entrance plaza feature at the intersection of Hillsdale Avenue and 23rd Avenue that includes landscaping, seating, appropriate appurtenances.
 - ii. Landscape buffer (vegetative screen) between new development and the Gryphons Walk subdivision.
- d. Parking, loading, storage, garbage collection should be directed to the interior of the site, and not directly abut a public street.
- e. Where a building is proposed to have a height exceeding 20 metres, Policies 4.6(2)(b)(c)(d) shall apply, in addition to the following:
 - i. The suitability of the proposed building shall be determined through a Neighbourhood Land-Use Plan amendment process (amendment to this Plan), which includes a review of transportation and servicing implications; design concepts; shadowing effects; Wascana Centre impacts, as well as a public engagement event co-facilitated by the City and the developer.
 - ii. The building shall front 23rd Avenue (closer towards intersection preferred).
 - iii. The location and design of the building shall ensure that the effect of shadows, on adjacent residential properties, is minimized.
 - iv. Special Zoning Bylaw regulations (e.g. contract zone or direct control district) shall be employed in order to implement the policies of this Plan.

4.7 Sub-Area E Policy



Albert Street, which frames the west boundary of the Neighbourhood, is a major thoroughfare transecting the city and is designated as an Urban Corridor in OCP – Part A. As an Urban Corridor, the optimal land-use is high-density residential and mixed-use development, which this Plan supports; however, it is recognized that a transition to the optimal land-use will occur incrementally over-time. This Plan does not include a comprehensive strategy for the Albert Street Urban Corridor, as this requires a specific study (Corridor Plan).

1. As a gateway to historic neighbourhoods, the Downtown and Wascana Centre, the optimal land-use for this segment of Albert Street is prestige commercial and mixed-use development and/ or, at the site designated Flex-Area 2, high-density residential.
2. Land-uses accommodating motor vehicles (e.g. gas and service stations; car washes; parking lots [as principal use]; car lots [retail sale]; drive-throughs, etc.), considered as a Discretionary Use, as per Zoning Bylaw, shall be screened from adjacent residential and the frontage area shall be well landscaped (trees + shrubs, etc.), per City's discretion.
3. Adjacent low-density residential shall be screened from the more intense land-use of the Albert Street Corridor through a residential density or land-use transition.

Figure 5 – Land-Use

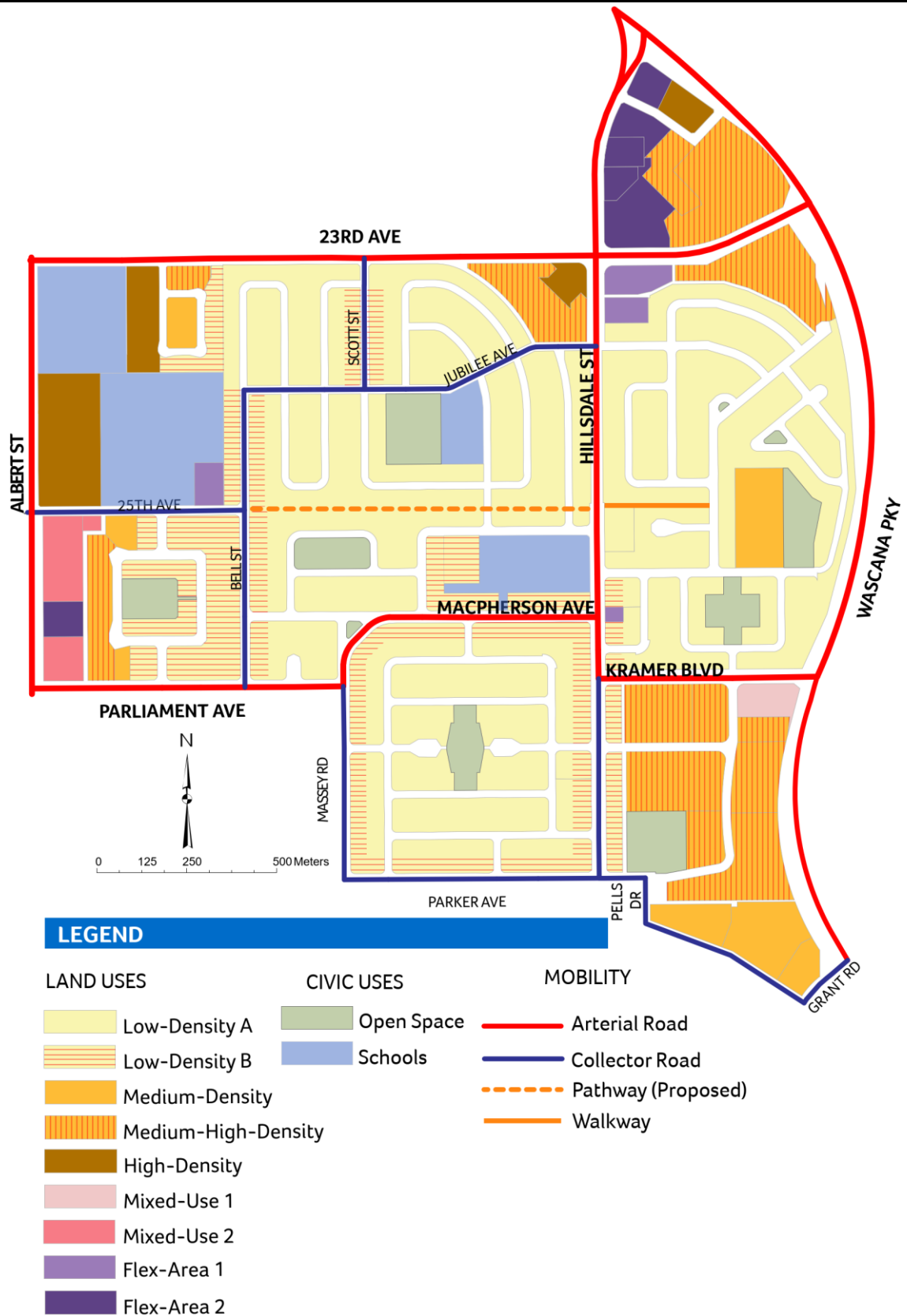
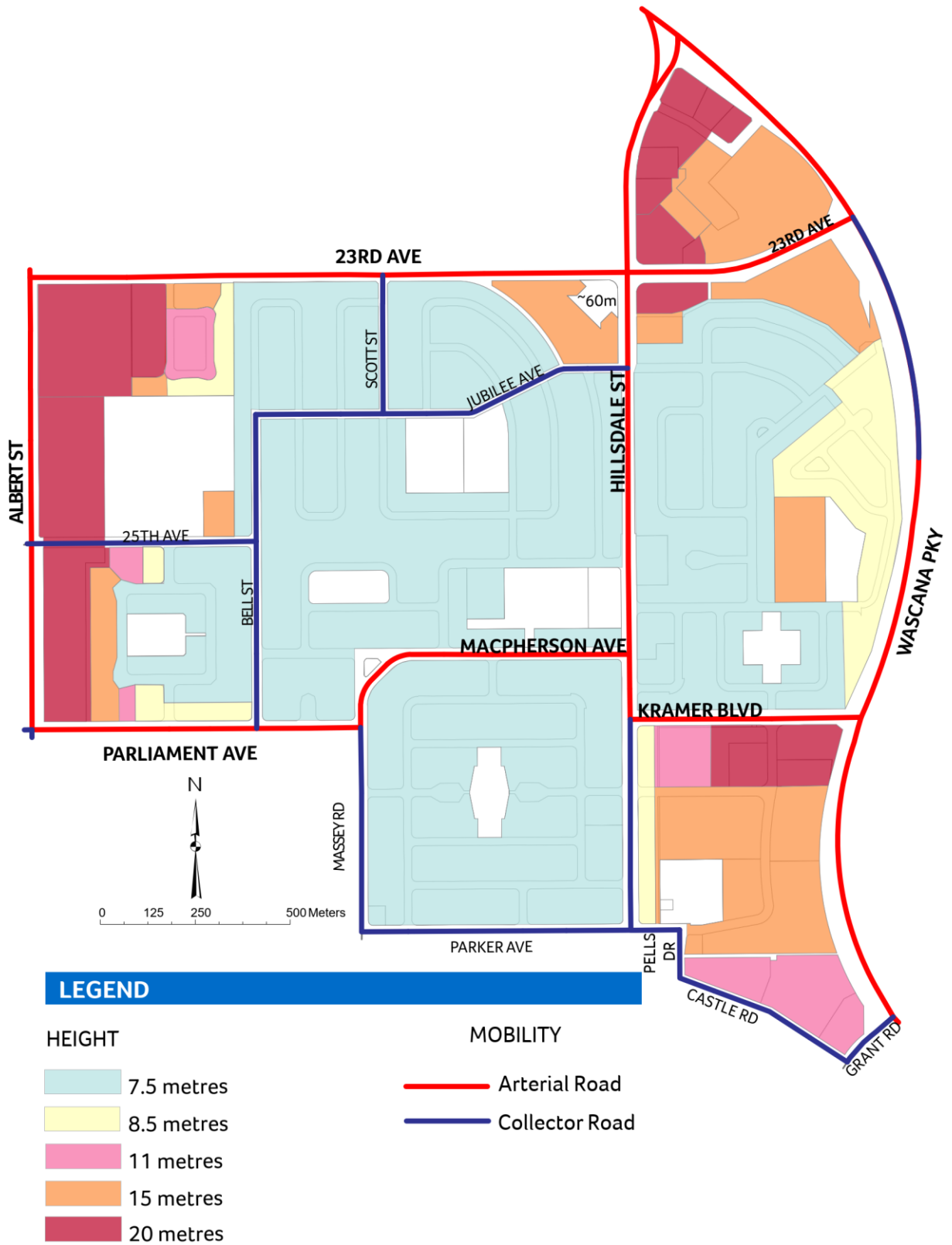


Table 1 - Land-Use Categories

<p>Low-Density Residential (A)</p> 	<p>The intent of the Low-Density Residential (A) area is to accommodate single-detached dwellings, as well as complementary land-uses, on large size lots (min. width = 15 m) Corresponding Zoning Designations that support this category include: R1 – Residential Detached Zone</p>
<p>Low-Density Residential (B)</p> 	<p>The intent of the Low-Density Residential (B) area is to accommodate single-detached dwellings, as well as complementary land-uses, on medium size lots (min. width=10.5m) Corresponding Zoning Designations that support this category include: R1 – Residential Detached Zone</p>
<p>Med-Density Residential</p> 	<p>The intent of the Medium-Density Residential area is to accommodate a range of housing types, from single-detached dwellings to townhouses and low-rise apartments, as well as complementary land-uses Corresponding zoning designations that support this category include: Residential Urban Zone; Residential Low-Rise Zone</p>
<p>Med-High Density Residential</p> 	<p>The intent of the Medium-High Density Residential area is to accommodate a range of housing types, from townhouses to low-rise and mid-rise apartments, as well as complementary land-uses Corresponding zoning designations that support this category include: Residential Low-Rise Zone; Residential High-Rise Zone</p>
<p>High-Density Residential</p> 	<p>The intent of the High-Density Residential area is to accommodate apartment-style (multi-unit) housing opportunities, as well as complementary land-uses Corresponding zoning designations that support this category include: Residential High-Rise Zone</p>
<p>Mixed-Use Area 1</p> 	<p>The intent of the Mixed-Use 1 area is to accommodate small-scale commercial opportunities that cater to neighbourhood residents, which may also include mixed-use buildings (commercial on bottom and residential on top) Corresponding zoning designations that support this category include: Mixed Low-Rise Zone</p>
<p>Mixed-Use Area 2</p> 	<p>The intent of the Mixed-Use 2 area is to accommodate medium-scale commercial opportunities that cater to the neighbourhood and broader public, which may include mixed-use buildings (commercial on bottom and residential on top) Corresponding zoning designations that support this category include: Mixed High-Rise Zone</p>
<p>Flex-Area 1</p> 	<p>The intent of the Flex-Area 1 area is to accommodate medium-density housing types or small-scale, neighbourhood-oriented commercial development, or a combination of all Corresponding zoning designations that support this category include: Residential Low-Rise Zone; Mixed Low-Rise Zone; etc.</p>
<p>Flex-Area 2</p> 	<p>The intent of the Flex-Area 2 area is to accommodate high-density housing types or medium-scale commercial development, or a combination of all Corresponding zoning designations that support this category include: Residential High-Rise Zone; Mixed Low-Rise Zone; Mixed High-Rise Zone; etc.</p>

Figure 6 – Height Limits



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