



June 6, 2024

Public Notice

Dear Owners and Occupants:

Re: Application Number:	PL202400087
Application Type:	Zoning Bylaw Amendment
Legal Address:	Lot 4, Block 25, Plan 59R02162
Civic Address:	3913 Hillsdale Street

The City of Regina, Department of Planning & Development Services, has received the following application(s) pertaining to property described above and shown on attached maps (Subject Property):

Zoning Bylaw Amendment:

The Applicant proposes to amend the Zoning Bylaw by rezoning the Subject Property from R1 – Residential Detached Zone to I – Institutional Zone, which supports facilities of institutional, community or public service nature. No specific development proposal is being reviewed at this time.

As an owner or occupant located within the vicinity of the Subject Property, we are bringing these applications to your attention and providing an opportunity for you to submit comments.

Additional information and a comment sheet are attached, which can also be found at www.regina.ca/proposeddevelopment. You may submit comments via mail, email (below), or directly through the City's website, via link noted above. **Please submit your comments by June 27, 2024.**

If you have any questions, or require additional information, please contact the undersigned at 306-777-7000 or email proposeddevelopment@regina.ca.

Thank you,

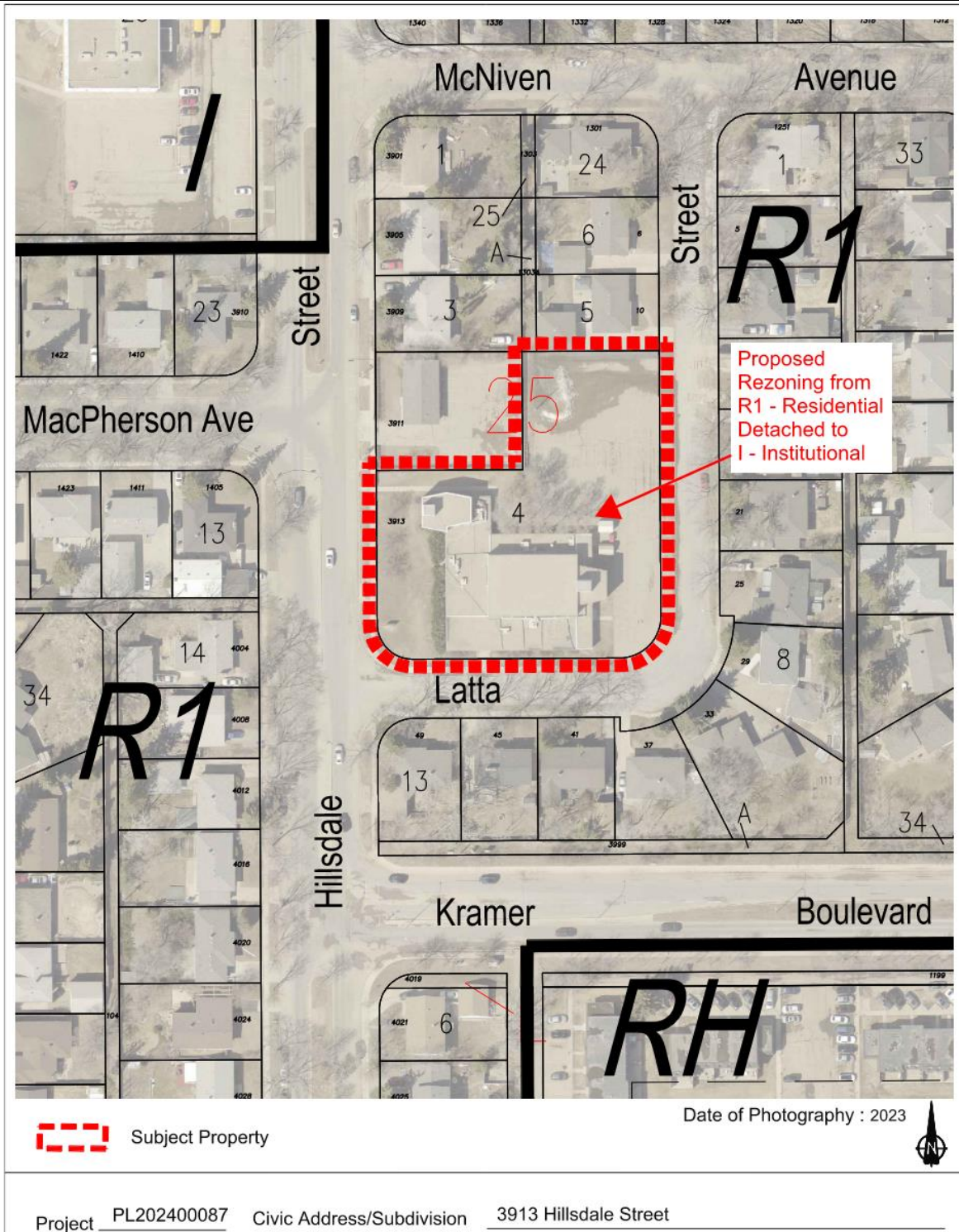
A handwritten signature in black ink that reads 'Zoey Drimmie'.

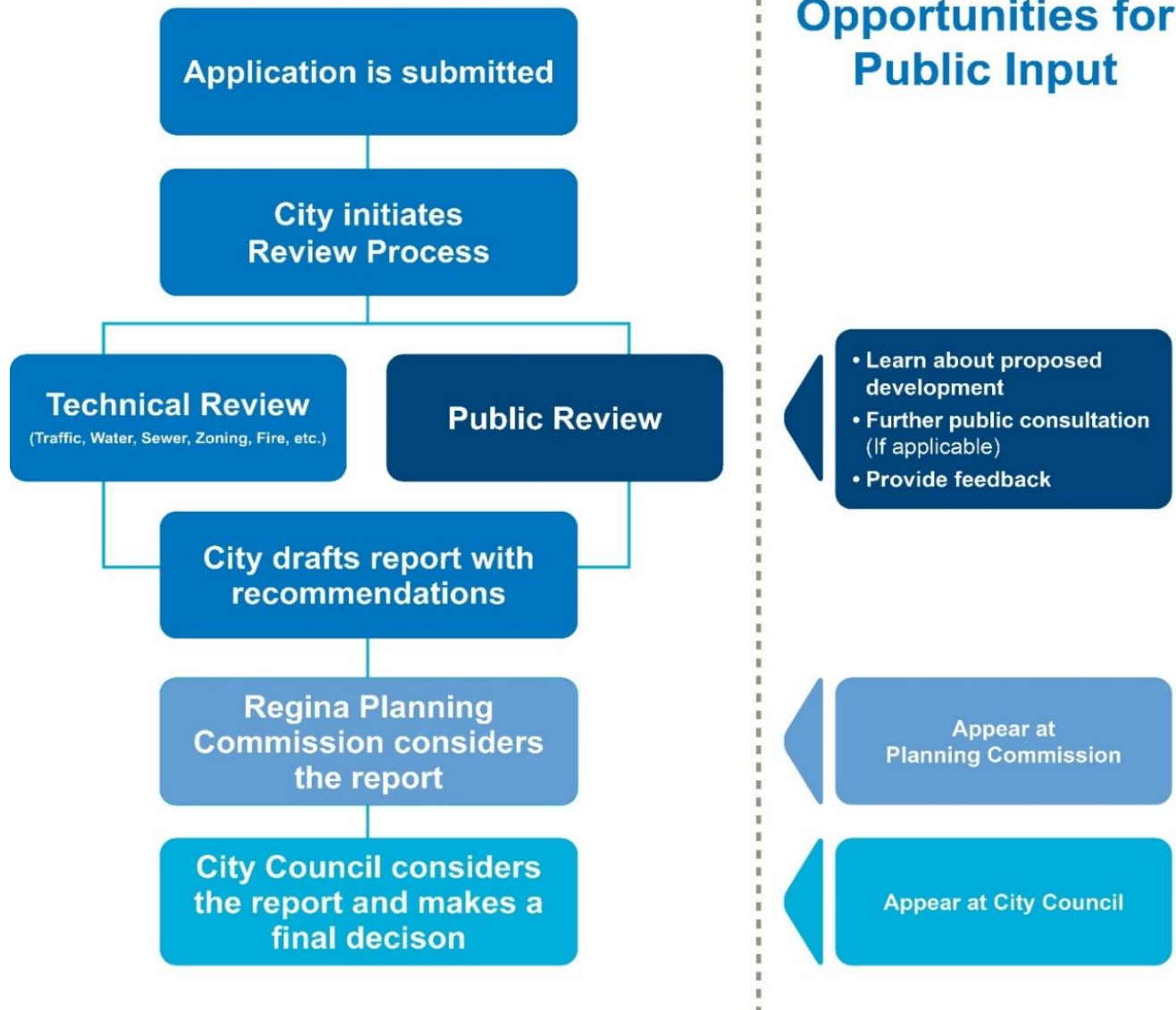
Zoey Drimmie
City Planner II

Overview	
Proposal	<p>The Applicant proposes to amend the Zoning Bylaw by rezoning 3913 Hillsdale Street (Subject Property) from R1- Residential Detached Zone to I- Institutional Zone, which supports facilities of institutional, community or public service nature</p> <p>To understand land-use and development types potentially allowable in the I Zone, please review Part B7 (TB.T2) of Chapter 7 of the City's Zoning Bylaw: openregina.ca/dataset/bylaw-no-2019-19-the-regina-zoning-bylaw-2019</p> <p>The City is not reviewing an application for a proposed development at this time.</p>
Additional Information	<p>The Subject Property previously accommodated an <i>Assembly, Religious</i> ("place of worship") land-use; however, the City approved an <i>Institution, Day Care</i> (day care operation) land-use in April 2024. The proposed zoning would allow greater flexibility – a day care and/ or <i>Institution, Education</i> (e.g. school; pre-school, etc.).</p> <p>The location and surrounding land-use context is shown on the attached maps. Notably, lands directly adjacent include: low-density residential (e.g. bungalows). Hillsdale Street is a collector roadway and transit service is in close proximity.</p> <p>The Subject Property is located within an area subject to the requirements of the <i>Hillsdale Neighbourhood Land-Use Plan</i>. The proposed rezoning conforms with this Plan as it supports complementary land-uses.</p>
Process	
Review / Decision	<p>Following the public and technical review process, which is currently underway, the Administration will submit a report to the Decision Authority, which will include a summary of the public comments, as well as Administration's recommendation.</p> <p>The Decision Authority respecting Zoning Bylaw amendments is the Regina City Council. Applications directed to Council will be considered, first, by the Regina Planning Commission (RPC) who will then provide a recommendation to Council.</p> <p>Both the RPC and Council meetings are open to the public; therefore, you may attend these meetings and view the deliberation, or speak directly to the RPC or Council. Please refer to the Application Review Process on back of page.</p> <p>If you wish to be kept informed about the date and time of these meetings, be sure to give the City your contact information.</p>
Updates	Visit Regina.ca/proposeddevelopment for updates on this application.
Contact	Zoey Drimmie, City Planner II Planning & Development Services proposeddevelopment@regina.ca / 306-777-7000

Appendix A - Location



Appendix B - Proposed Rezoning




We invite and encourage feedback regarding this proposal. Please check the box beside the statement that best represents your opinion and answer the following questions. Be specific as possible.

By completing this form, you acknowledge that while your identity will not be disclosed, your comments may be used in full or in part in a public report considered by Regina Planning Commission and City Council.

- ☐ I support this proposal
- ☐ I would like it more if one or more features were different
- ☐ I would accept the proposal if many features were different
- ☐ I completely oppose this proposal
- ☐ None of the above/other

What elements of the development proposal do you support?

What changes to the development proposal do you recommend?

What other associated issues or comments do you have?

Please provide your contact information if you wish to be informed of when Regina Planning Commission considers this matter:

Name

Address & Postal Code

Telephone and/or Email (email preferred)

Personal information is collected and maintained in accordance with The Local Authority Freedom of Information and Protection of Privacy Act. If you have any questions about collection of your personal information, contact the Access & Privacy team at lafoipp@regina.ca. collection of your personal information, contact the Access & Privacy team at lafoipp@regina.ca.

Please respond by: June 27, 2024

City website (preferred):
regina.ca/proposeddevelopment

Email:
proposeddevelopment@regina.ca

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