What is Infill?

Infill refers to the development of new residential dwellings in already established neighbourhoods. There are special zoning rules that apply to developments in many of these areas.

Infill development can include the development of a new residential dwelling on vacant land, additions and structural alterations to existing dwellings, or the redevelopment of existing dwellings.

What Are The Infill Regulations?

In 2015, the City undertook a study to develop Infill Housing Guidelines to help achieve infill policies within the OCP, the Comprehensive Housing Strategy (2013) and other policy documents.

The Regina Zoning Bylaw, 2019 includes a RID – Residential Infill Development Overlay zone with regulations specific to infill development based on the recommendations in the Infill Housing Guidelines. These regulations are intended to ensure that new buildings and structures located within Regina’s infill boundary are sensitive to the context of existing development in the area and increase the degree of compatibility with existing development.

Where does the RID Overlay apply?
The RID – Residential Infill Development Overlay zone applies to many of the existing areas of the city that were developed up to the 1960’s where the replacement of existing buildings has already started to take place.

How does the RID Overlay work?
The RID – Residential Infill Development Overlay zone applies in addition to the regulations already applicable to the underlying zone (e.g. R1, RN, RU). It modifies a specified set of development standards from the underlying zone to create new standards that apply to developments within the infill overlay boundary. It does not change the use of land allowed within the zone.

Questions?
Visit Regina.ca/zoningbylaw or contact Service Regina at 306-777-7000.
What are the regulations of the RID Overlay?
The Zoning Bylaw should be consulted for the details of the regulations. However, the regulations generally cover the following areas:

- **Massing**: Require that the portions of a building above a certain specified height be set further back from the property line than the lower portions of the building. This limits the perceived impact of the building's height so that it does not overwhelm the character of neighbouring homes or the street.

- **Building Height**: A maximum building height of 8.5 metres or the average height of all the principal buildings on the same block face as the proposed development. This generally caps the maximum building height to lower than what is allowed in the underlying zone in recognition of the fact that most houses in existing areas were not built to the maximum height permitted by the zone. However, it provides flexibility to match the context of neighbouring houses if they are higher than 8.5 metres.

- **Location and Organization**: Requires the primary views from a proposed building to be oriented towards an adjacent street, park or open space. This prevents the view from a proposed building being oriented toward a neighbouring property.

- **Porch, Uncovered Balcony, or Deck**: Requires porches and balconies to be screened on the sides to prevent them from overlooking the properties on either side of the proposed site. This prevents negative impacts on the privacy of the neighbouring properties.

- **First Floor Height**: Limits the height of the first floor to 1.37 metres from grade level. This provides enough clearance for the inclusion of egress windows in the basement, which is important for fire safety without being too high so as to not match the context of other houses in the area.

- **Side Yard Setback**: A minimum side yard setback of 1.2 metres on one side is required, in order to maintain consistency with the side yard setback of houses in the infill boundary.

- **Front Yard Setback**: A minimum of the average of the front yard setbacks of the buildings on the next-door lots and a maximum of the farthest front yard setback of a next-door lot. This ensures that the front yard setback of the building on the infill lot will more appropriately align with the front yard setbacks of the neighbouring existing properties.

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How Does This Impact You?

Development proponents will need to become familiar with the special zoning rules that apply when developing within the existing areas of the city. Although these rules may seem more restrictive, they are developed to ensure that new development is consistent with existing development in these areas. This should reduce the contentious nature of future developments in existing areas and facilitate greater support for the proposed development from residents in the area of the proposed site.