

YOUR CITY YOUR SAY

Executive Committee

Wednesday, July 10, 2019

11:45 a.m.

Public Works and Infrastructure Committee

Thursday, July 11, 2019

4:00 p.m.

Council and committee meetings are held in Henry Baker Hall unless otherwise indicated.

Agenda items and reports for the above meetings are available online at Regina.ca.

For further information on council or committee meetings, or for copies of agendas or reports, call the Office of the City Clerk at 306-777-7262.

Regina Zoning Bylaw No. 2019-19

Approval Process

Municipalities are required by law to update their zoning bylaw whenever a new Official Community Plan (OCP) is adopted. Regina's OCP was adopted in 2013 and provides the guiding policies for the city's long-term growth over a 25-year period. The proposed Zoning Bylaw puts the framework in place to regulate future land use and development. Regulations within this Bylaw are not retroactive to existing property and will not require changes to existing land uses. The proposed Bylaw only applies to new development and future builds throughout Regina.

PUBLIC NOTICE

Notice of Intention to adopt alterations to proposed Regina Zoning Bylaw, 2019 (Bylaw No. 2019-19) and The Sign Bylaw (Bylaw No. 2019-20)

Public notice is hereby given pursuant to section 207 and 211 of *The Planning and Development Act, 2007 (Act)*, that City Council for the City of Regina intends to consider alterations to the following bylaws which were given first reading by City Council on May 15, 2019:

- The Regina Zoning Bylaw, 2019 (No. 2019-19); and
- The Sign Bylaw (No. 2019-20)

INTENT

On May 15, 2019 City Council considered and approved first reading of *The Regina Zoning Bylaw, 2019* and *The Sign Bylaw*. As a result of the consideration of representations regarding the proposed bylaws, received by City Council at a public hearing held June 17, 2019, Council proposes to make certain alterations to the bylaws in accordance with section 211 of *The Planning and Development Act, 2007*.

The proposed alterations to *The Regina Zoning Bylaw, 2019* include:

- correction of typographical errors, omissions or discrepancies;
- clarification or addition of definitions to assist with interpretation of the regulations;
- deletion of the requirement to provide performance security in relation to a development permit application;
- deletion of the provision delegating authority to the development officer in relation to discretionary use applications;
- addition of the R1 – Residential Detached zone and application of the R1 zone to all existing R1 zoned properties;
- an amendment to the Residential Infill Development Overlay – RID zone to require development in this zone to be consistent with prescribed development guidelines with respect to building orientation, massing and height requirements;
- an amendment to the RL – Residential Low-Rise zone to allow buildings with two or more units;
- an amendment to Table 3D.73 in relation to the RH – Residential High-rise zone to provide for side yard setbacks of 4.4 metres in relation to buildings between 15 metres and 17.5 metres in height;
- an amendment to allow for Assembly, Recreation to be a permitted use within the IP – Industrial Prestige and IL – Industrial Light zones and a discretionary use within the IH – Industrial Heavy zone; and
- an amendment to allow the minimum lot frontage for lots without rear lane access in the RL – Residential Low-Rise zone to be 6.1 metres for interior units and 7.3 metres for end units.

The proposed alterations to *The Sign Bylaw* include:

- correction of typographical errors, omissions or discrepancies;
- clarification or addition of definitions to assist with interpretation of the regulations; and
- an amendment to allow billboards to be permitted up to the same maximum allowable size as the sign type within the applicable zone.

Each of the alterations, as well as the proposed bylaws are available in their entirety and may be reviewed online at www.regina.ca/zoningbylaw.

REASONS

The proposed alterations will correct certain typographical and formatting errors that have been identified since the proposed bylaws received first reading and will add clarity to some of the proposed regulations. Other alterations reflect consideration of public feedback the City has received since the proposed bylaws were introduced.

AFFECTED AREA

All land and development within city limits are affected by the alterations being considered.

PUBLIC HEARING & PROCEDURES

Any person may inspect the proposed bylaw, and the alterations, in the Office of the City Clerk, which is located at City Hall – 2476 Victoria Avenue - 15th Floor, between the hours of 8:00 a.m. and 4:45 p.m. Monday through Friday - all holidays excepted, commencing on **Monday, the 8th day of July, 2019** up to and including **Tuesday, the 6th day of August, 2019**. Copies of the proposed bylaws and alterations are available for purchase, at cost, from the Office of the City Clerk. **The proposed bylaw and alterations can also be viewed and/or printed, at no charge, from the City's website: regina.ca/zoningbylaw.**

PUBLIC HEARING & PROCEDURES

A public hearing on *The Regina Zoning Bylaw, 2019* and *The Sign Bylaw* was previously held on June 17, 2019. Accordingly, City Council, at its meeting to be held on **Tuesday, August 6, 2019 at 5:30 p.m.**, in the Henry Baker Hall, Main Floor, City Hall, will hold a public hearing to hear any person or group that wants to comment on **the proposed alterations only**. City Council will hear all persons who are present and indicate to the City Clerk that they wish to speak to the alterations. Oral presentations will be heard at the call of the chair and limited to five minutes per presenter, exclusive of any time required to answer questions posed by City Council.

City Council will also consider written submissions made available for review prior to the meeting. Written submissions in relation to the alterations must be delivered to the Office of the City Clerk prior to 1:00p.m. **Tuesday, July 30, 2019** in order to be forwarded to City Council.

You can also visit regina.ca/zoningbylaw for more information about what these changes mean for your property. If you have specific questions or concerns, please contact us at 306-777-7000 or email ZoneForward@regina.ca

Dated at the City of Regina, in the Province of Saskatchewan, this 6th day of July, 2019.

J. Nicol, City Clerk.

What is the Zoning Bylaw?

The Zoning Bylaw regulates land use and development on all properties within the City of Regina. The land use zones determine the most appropriate locations and development standards for different types of land use (i.e. residential, commercial, and industrial).

Why is zoning important?

Zoning is necessary because of the different needs of each type of land use. For example, industrial businesses typically require different access to transportation routes and larger lots to accommodate buildings than do smaller businesses and professional services.

Similarly, residential areas typically have different land requirements than a predominantly commercial area based in the downtown. The Zoning Bylaw provides regulations that make it possible for each type of development to build and thrive within the city without interfering or conflicting with different land uses nearby.

What does the Bylaw not regulate?

It is not used for the enforcement of building code requirements, on-street parking violations, conflicts between landlord and tenants, business licences, and other issues not related to the way in which the land is to be used.

What should I do if I have questions?

Go online to visit Regina.ca/zoningbylaw. Contact Service Regina by phone at 306-777-7000 or email zoneforward@regina.ca.

ZONING BYLAW AMENDMENT

Notice to amend *Regina Zoning Bylaw No. 9250* is given pursuant to section 207 of *The Planning and Development Act, 2007*.

The proposed *Bylaw No. 2019-38* may be viewed at City Hall:

July 22, 2019	1 p.m - 4:45 p.m.
July 23-26, 2019	8 a.m. - 4:45 p.m.
July 29, 2019	8 a.m. - 4:45 p.m.

Residents can speak to the Bylaw at a public hearing during the City Council meeting on **July 29, 2019** at 5:30 p.m. in Henry Baker Hall, Main Floor, City Hall.

If any person wishes to appear before City Council, please visit

Regina.ca/residents/council-committees/appear-before-council/index.htm or call the Office of the City Clerk at 306-777-7262 for more information on the requirements to appear.

Dated at the City of Regina, in the Province of Saskatchewan, this 6th day of July, 2019.

Proposed Bylaw No. 2019-38

Amendment to Regina Zoning Bylaw No. 9250 – Chapter 19-Zoning Maps (Map No. 2888).

The properties identified and as shown on the map below will be considered for rezoning as follows:



Legal Address: Lots 19, 20, 21 & 22, Block 350, Plan No. OLD33

Civic Address: 1512, 1516, 1520 & 1524 Victoria Avenue

Current Zoning: R4A – Residential Infill Housing Zone

Proposed Zoning: C – Contract Zone

Reason:

A 45 unit assisted living apartment building development is proposed for the subject property. The proposal intends to provide affordable rental housing for residents who are transitioning from various programs to independent living.