

Discretionary Use – 3913 Hillsdale Street

Date	April 11, 2024
To	Deborah Bryden, Development Officer
From	Planning and Development Services
Item #	PL202400014

BACKGROUND

Section 1D.1.2(2) of the *Regina Zoning Bylaw, 2019-19* (Zoning Bylaw) specifies that all applications for discretionary use are delegated to the Development Officer, except those which meet specified criteria – this application does not meet the specified criteria; therefore, it is delegated to the Development Officer.

APPLICATION

Montessori School of Regina Inc. (Applicant) is proposing to convert (develop) an existing “Assembly, Religious” land-use (church) to an “Institution, Day Care” land-use (daycare) for 90 children at 3913 Hillsdale Street (Subject Property). The Subject Property is zoned R1 – Residential Detached Zone (R1 Zone), requiring “Institution, Day Care” to be reviewed through the discretionary use procedure. Details of the Proposed Development include:

- Nine drop-off motor vehicle parking stalls are required, which will be accommodated within the existing on-site parking lot.
- No proposed changes to the building footprint or floor area.
- Outdoor play area proposed within the front yard area.

The Subject Property is located in the Hillsdale Neighbourhood and is surrounded by low-density residential. The fronting street is Hillsdale Street, which is an arterial roadway that includes transit service.

REVIEW CRITERIA

The application was reviewed in accordance with the criteria set forth in Section 1E3.5 of the Zoning Bylaw, as follows:

(a) consistency with the vision, goals and policies of the Official Community Plan

The application supports, and is consistent with, *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Notably, the Proposed Development provides locally based childcare facilities, which supports employment (Section D11 - Policy 13.5) and “complete neighbourhoods” (Section D5 – Policy 7.1).

(b) consistency with the objectives and policies of any applicable special study or policy document for the site, area or neighbourhood with emphasis on:

- (i) land use
- (ii) intensity of development; and

(iii) impact on public facilities, infrastructure or services;

The Subject Property is located within a low-density residential development area subject to the requirements of the *Hillsdale Neighbourhood Land-Use Plan* (HNLUP), where low-density residential development and “complementary” land-uses are supported. Daycare facilities are considered a land-use that complement residential neighbourhoods, as they provide an important household service.

(c) consistency with regulations of the Zoning Bylaw; and

The land use and zoning-related details of this proposal are summarized as follows:

Land Use Details	Existing	Proposed
Zoning	R1 – Residential Detached	No change
Land Use	“Assembly, Religious”	“Institution, Day Care”
Building Footprint	Approx. 1330m ²	No change

Zoning Analysis	Standards	Proposed
Required Parking Stalls (drop off)	9	9
Recommended Parking Stalls (total)	10	Existing
Minimum Lot Frontage (m)	15m	No change
Minimum Lot Area (m ²)	325 m ²	No change
Maximum Site Coverage	50%	No change
Maximum Building Height (m)	11m	No change
Minimum Landscape Area (m ²)	10% (total site)	No change

The Proposed Development meets the requirements of the Zoning Bylaw.

Through a Zoning Bylaw amendment (January 1, 2024 – CR24-1), on-site parking is now only “recommended” instead of “required,” which means it is optional. Despite parking not being required, except for accessibility parking and daycare drop-off, the existing on-site parking lot has space that can accommodate the recommended and required amount.

(d) potential adverse impacts or nuisances affecting:

- (i) nearby land, development, land uses, or properties;**
- (ii) neighbourhood character;**
- (iii) the environment;**
- (iv) traffic;**
- (v) a public right-of-way; and**
- (vi) any other matter(s) affecting public health and safety**

The proposed development will occupy an existing building – no changes to the building footprint or floor area are proposed; therefore, no adverse impacts to neighbourhood character or neighbouring land uses are expected.

There were no impacts identified through the review with respect to the environment, traffic, public right-of-way, or other matters affecting public health and safety.

PUBLIC NOTICE

The public has been notified about the application as required by *The Public Notice Policy Bylaw* by way of:

- (a) sign posting on the subject property
- (b) written notice sent to assessed property owners within 75m; and
- (c) website posting on regina.ca.

Following public notice, four comments have been submitted, which have been summarized below:

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	0	
<i>Accept if many features were different</i>	0	
<i>Accept if one or two features were different</i>	0	
<i>I support this proposal</i>	4	<ul style="list-style-type: none">• Support daycare in the neighbourhood• Repurposing the existing building
Total	4	

The Hillsdale Community Association and South Zone Recreation Board were notified of the application and are in support of the Proposed Development.

SUMMARY

The Proposed Development complies with all criteria for discretionary use approval in the Zoning Bylaw and is in alignment with applicable policy and regulations.

RECOMMENDATION

The application for a proposed discretionary use for an “Institution, Day Care”, located at 3913 Hillsdale Street, being Lot 4, Block 25, Plan 59R02162 in the Hillsdale Neighborhood is approved, subject to the following standards and conditions:

1. The development shall generally be consistent with the plans attached to this report as Appendix A-3.
2. Authorize the Development Officer to issue a notice of approval with respect to this

application.

Respectfully Submitted,



A/Manager, City Planning



Director, Planning & Development Services

DECISION OF DEVELOPMENT OFFICER

As recommended in this report, this application is:

- APPROVED
 DENIED



April 11, 2024

Deborah Bryden, Executive Director,
City Planning and Community Development
(Development Officer)

Dated

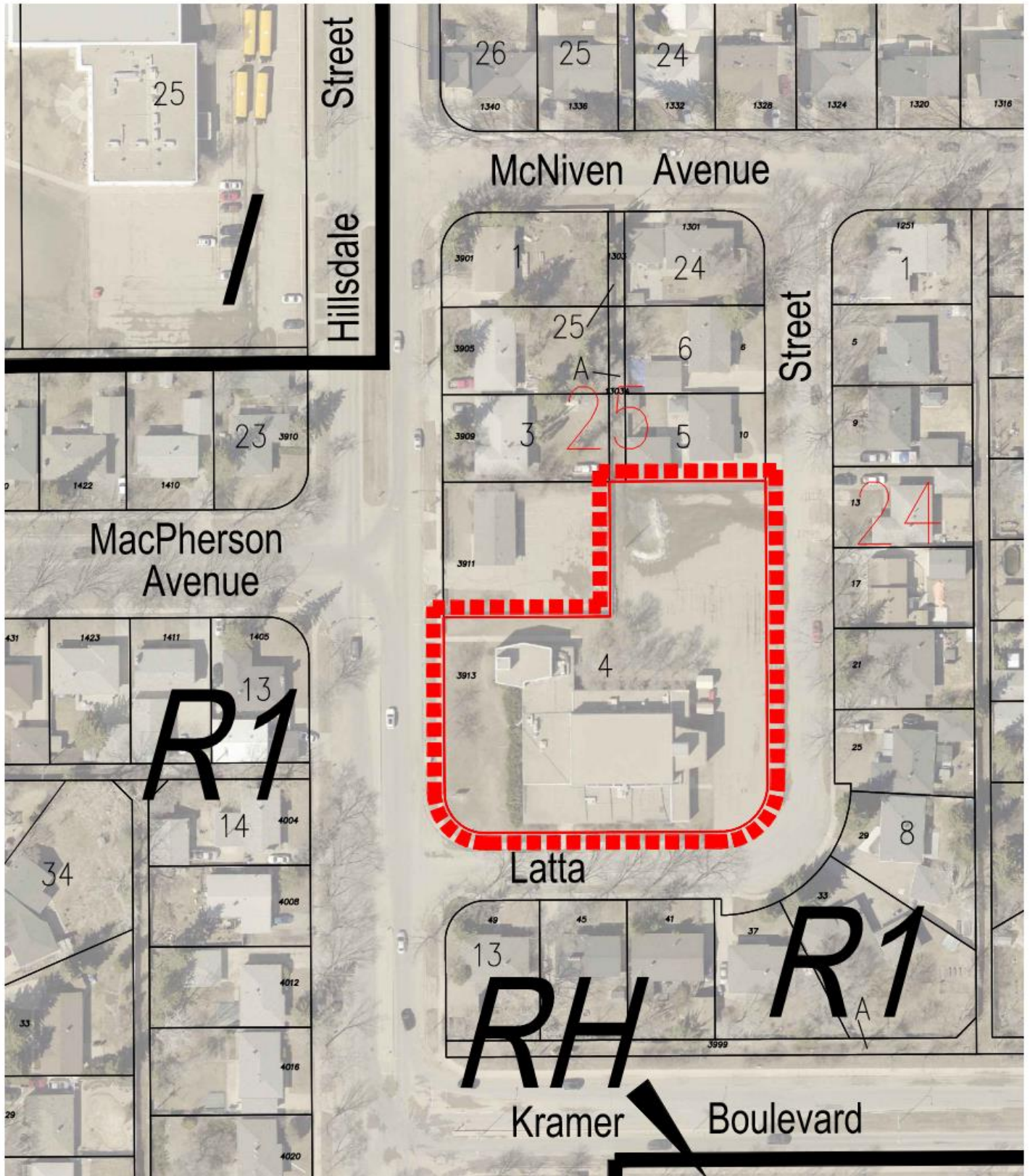
Report prepared by: Zoey Drimmie, City Planner II

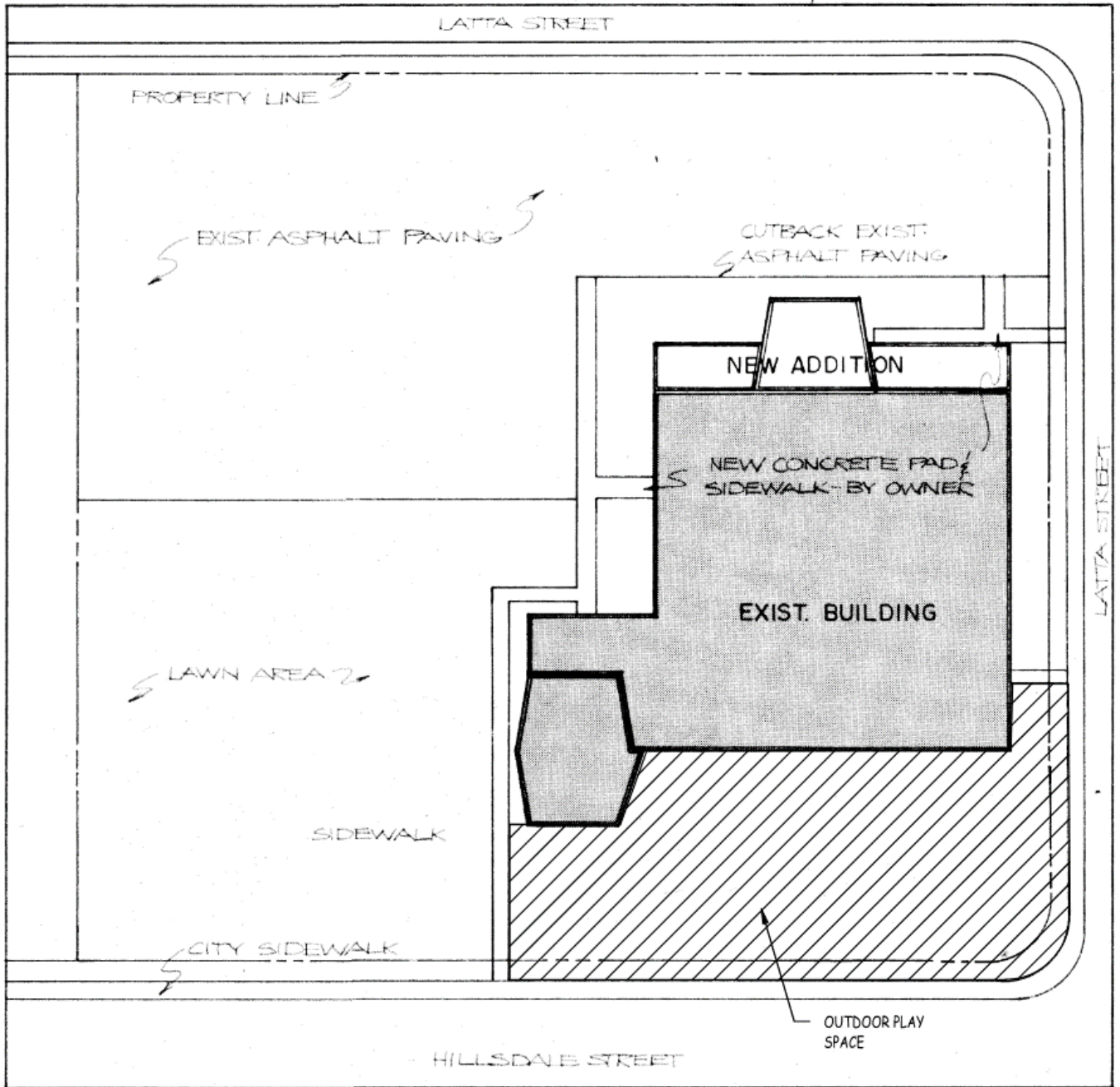
Attachments:

- Appendix A-1 – Aerial Photograph
- Appendix A-2 – Aerial Photograph
- Appendix A-3 – Application Plans
- Appendix B – Hillsdale Neighbourhood Land Use Map

Appendix A-1

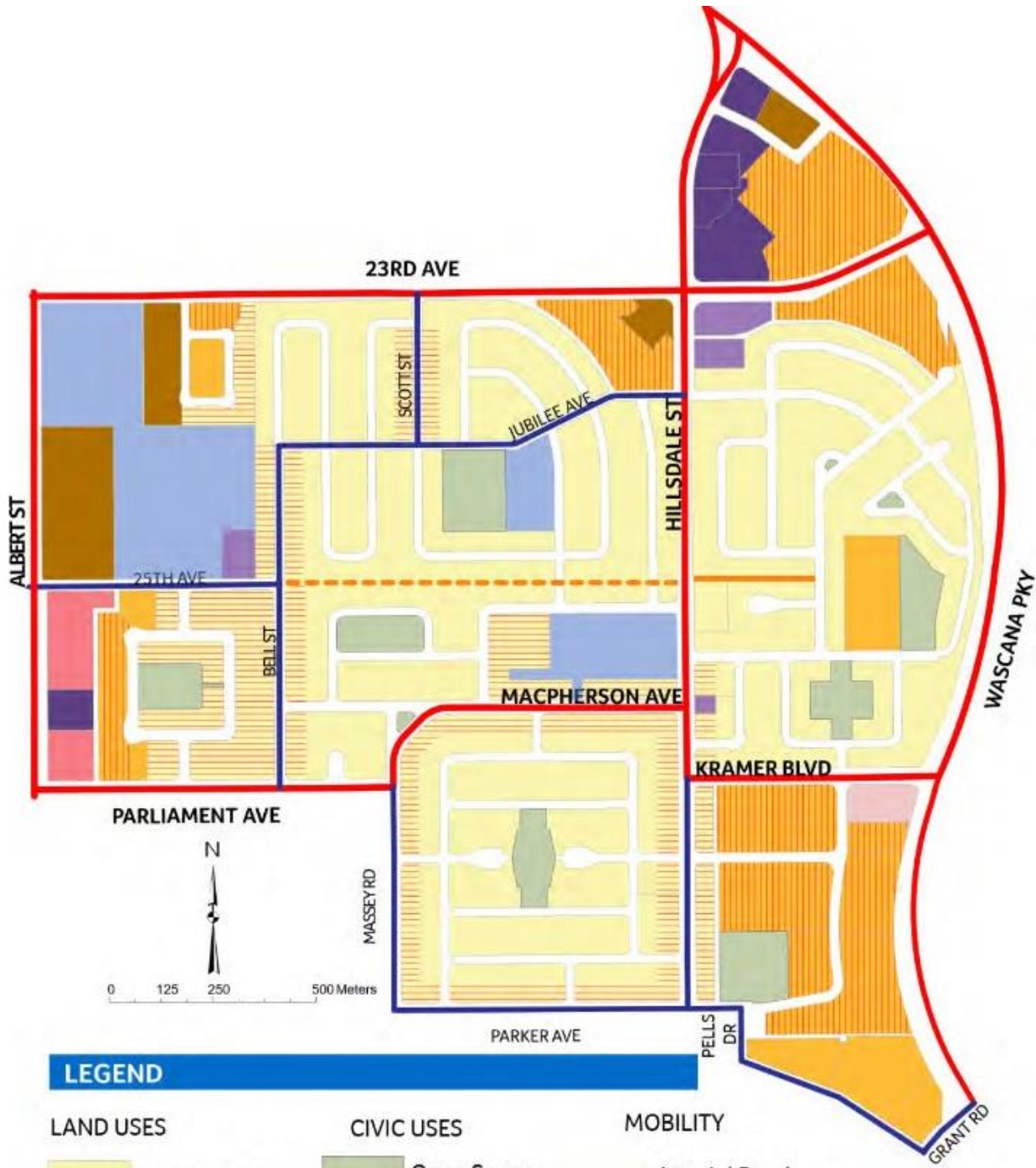






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BD1.1

SITE PLAN
N.T.S.



LEGEND

LAND USES

- Low-Density A
- Low-Density B
- Medium-Density
- Medium-High-Density
- High-Density
- Mixed-Use 1
- Mixed-Use 2
- Flex-Area 1
- Flex-Area 2

CIVIC USES

- Open Space
- Schools

MOBILITY

- Arterial Road
- Collector Road
- Pathway (Proposed)
- Walkway