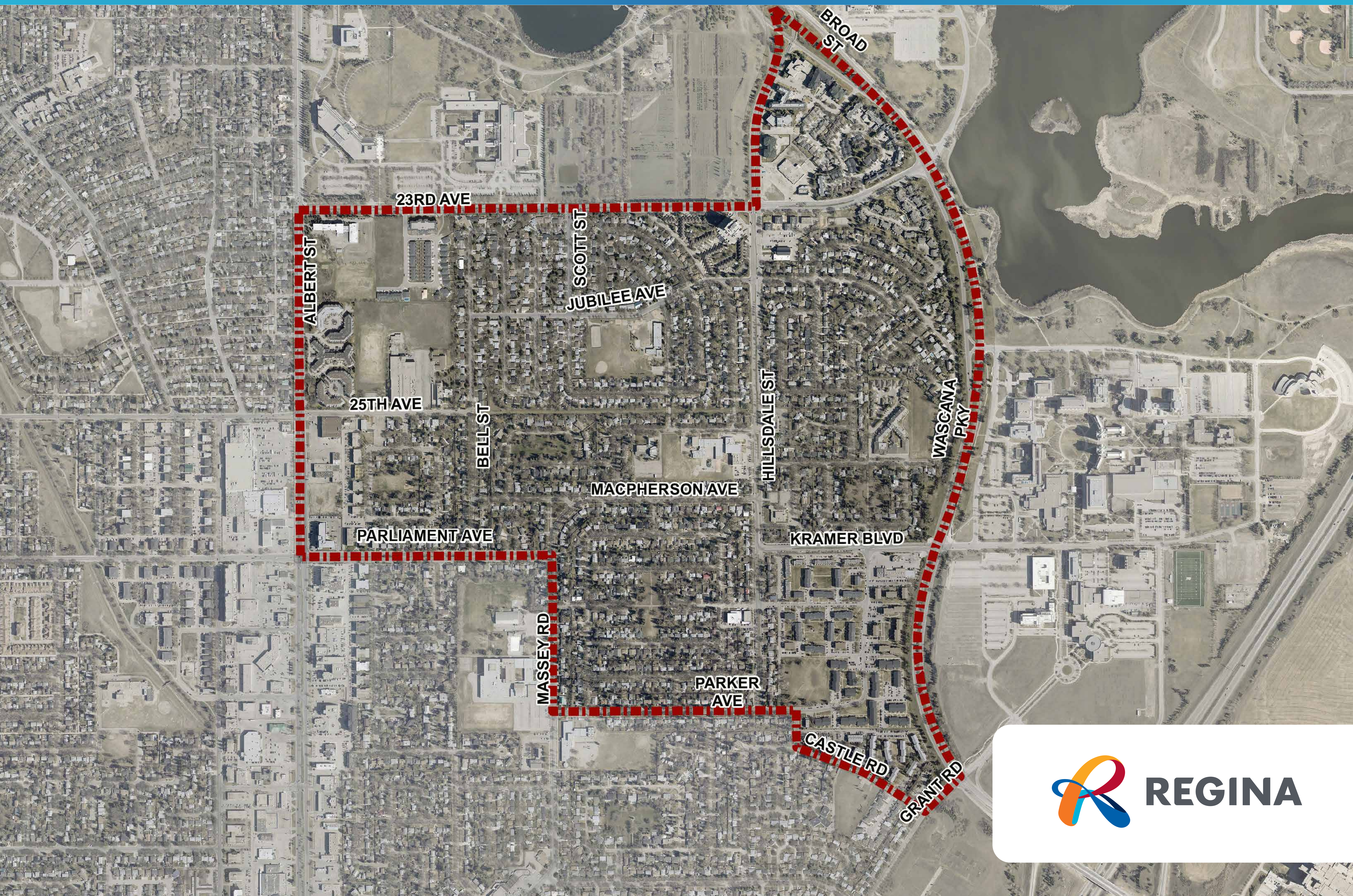


Hillsdale ***Neighbourhood Plan*** **Options For Future Development**

Community Character

Hillsdale Community – Location



REGINA

About Hillsdale Community - Character Areas



- Largely single-detached homes on large lots with front access driveways
- Most homes are original and are complemented by mature trees



- High density site
- Includes tall residential tower surrounded by unique backward staggering townhouses



- Diverse hub that includes offices, condos, and group care homes
- Includes commercial node with a medical clinic, pharmacy and restaurant



- Former school site with new residential development
- Includes a variety of housing forms, including single-detached homes, semi-detached homes, rowhouses, and modern apartment complex



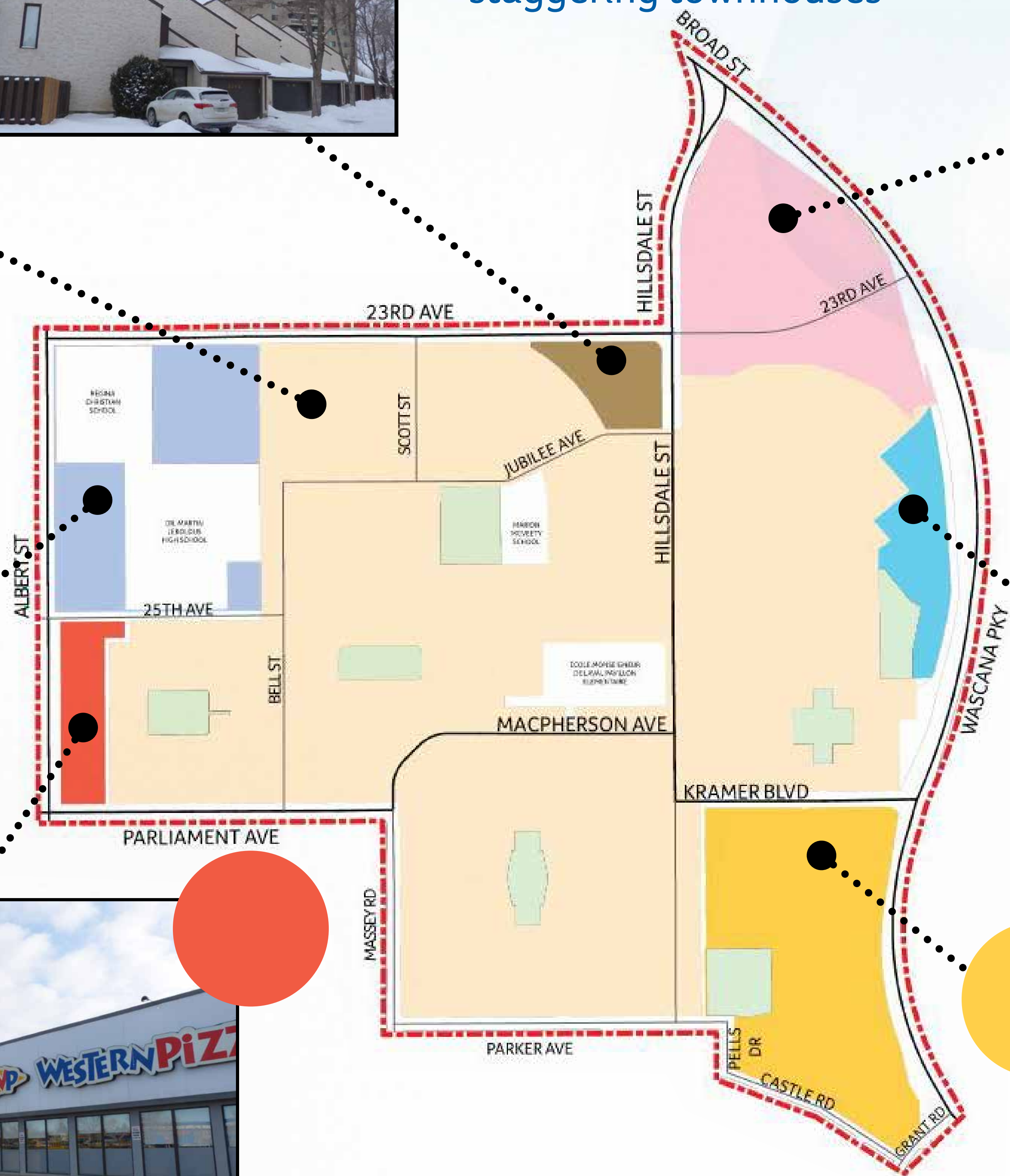
- Commercial area along designated urban corridor and future express transit route
- Includes apartments along corridor
- Higher-intensity mixed-use (including residential, commercial, or office) development encouraged



- Includes single-family dwellings with large footprints on relatively wider lots than the rest of the neighbourhood.
- Trees are mature



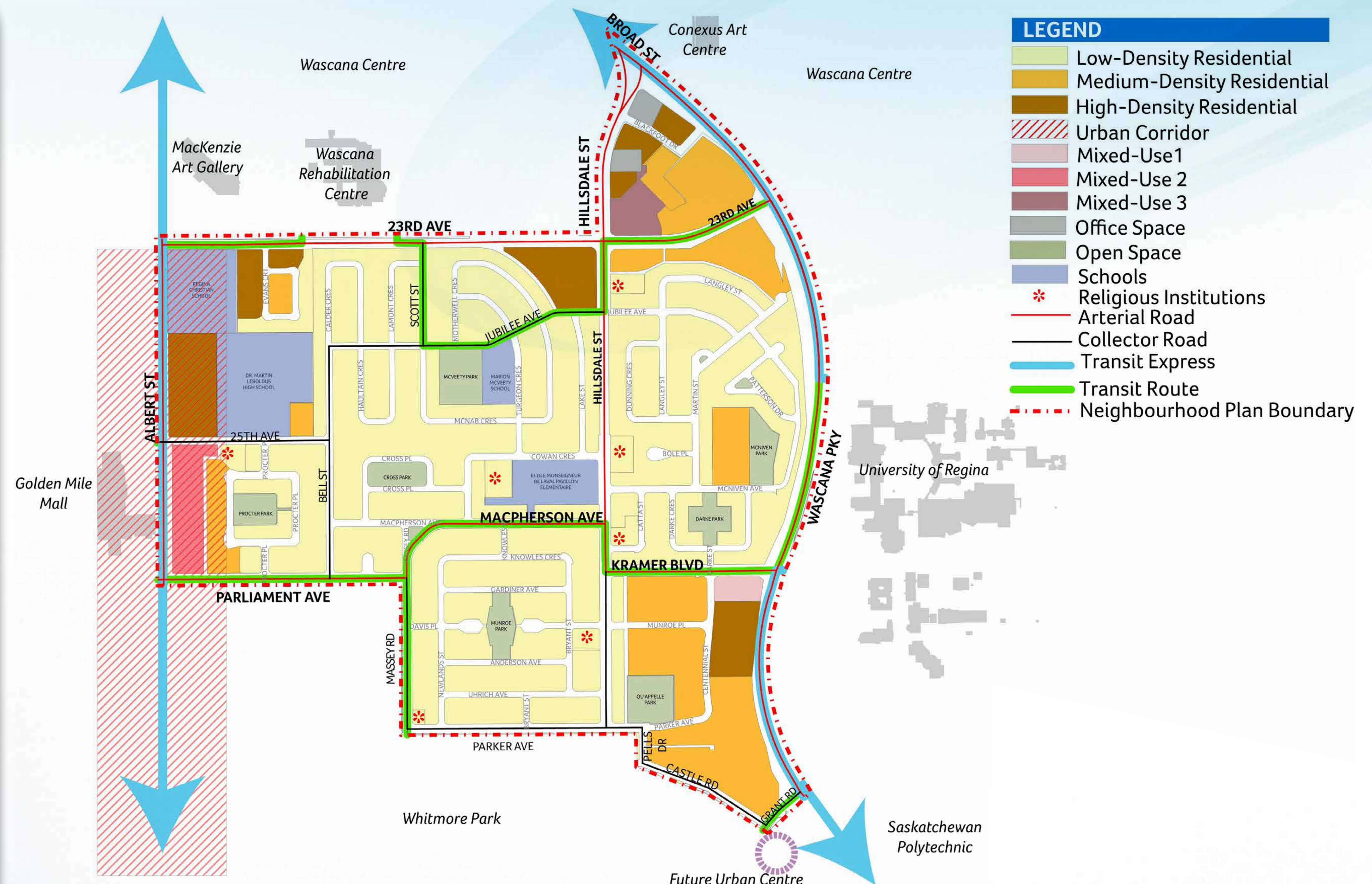
- Largely made up of rowhouses and small (less than 5-storey) apartments
- Mostly rental
- Includes commercial node, including a coffee shop, convenience store, and restaurants



Hillsdale Community – Existing Land-Use

This map shows how land is being used today, according to the general land-use categories (definitions) used. For an explanation of what these general land-use categories mean, please see the following resource document: Hillsdale Neighbourhood Plan – Planning Terms Defined.

- ▶ Where should more higher-density homes be located? For example: duplexes, townhouses and small apartments
- ▶ Where should more commercial services be located? For example: shops, medical office, restaurant
- ▶ What else should the City be thinking about as we plan for growth in your neighbourhood?

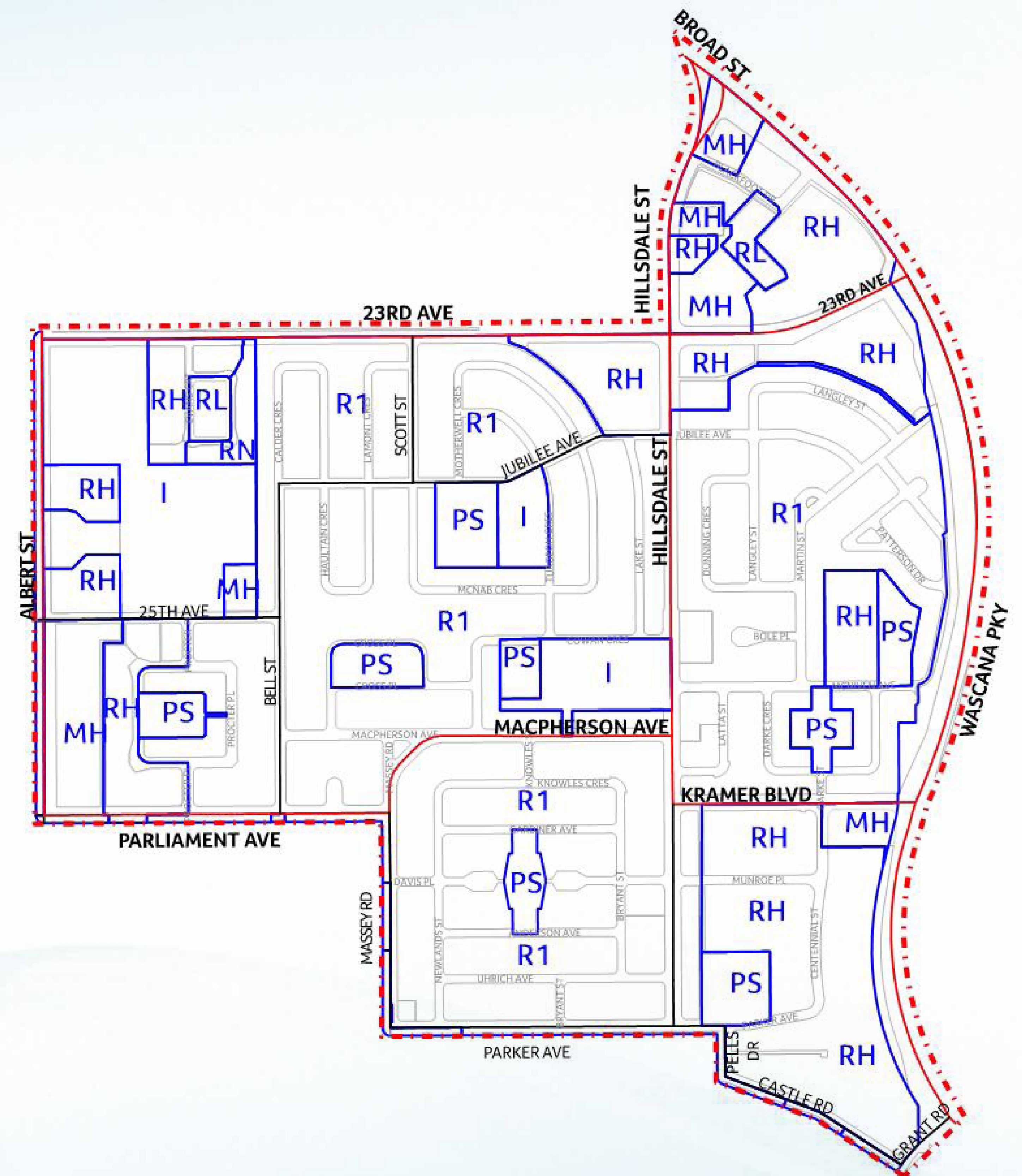


Hillsdale Community – Existing Zoning

(Residential)

This map shows how land is zoned today, according to the Zoning Bylaw 2019-19. The zoning designation establishes how land can be used and sets forth the applicable “development standards” (size and location of lots and buildings, etc.). As you will see, most of the Community is zoned R1.

Zoning	What's Possible	Examples
Residential 1 R1	<ul style="list-style-type: none"> One and two-unit dwellings Detached dwelling and secondary suites Maximum 2 units/lot 	
Residential Low-rise RL	<ul style="list-style-type: none"> Mix of low-rise and multi-unit buildings Detached, secondary suite, building row or building Stacked For building stacked or building row the minimum 2 units/lot 	
Residential High-rise RH	<ul style="list-style-type: none"> Mix of multi-unit buildings Applies to urban/transit corridors and prominent intersections Detached, secondary suite, building row or building Stacked For building stacked or building row the minimum 3 units/lot 	
Mixed High-rise MH	<ul style="list-style-type: none"> Mix of multi-unit, mixed-use buildings Applies to urban/transit corridors and prominent intersections Detached, secondary suite, building row or building Stacked 	



About the Neighbourhood



Population
2011

7240

Population
2016

6855

% Population
change
2011-2016

-5.32%

Year
Annexed

1954

Council Ward -
Ward 1



Single-detached house	1170 units	39% Plan Area
Semi-detached house	10 units	<1% Plan Area
Row House	405 units	13% Plan Area
Apartment in a building that has five or more storeys	120 units	4% Plan Area
Apartment in a building that has fewer than five storeys	1280 units	43% Plan Area

Amenities

COMMERICAL NODES



Kramer Boulevard,
Hillsdale Avenue, Albert Street

MEDICAL CLINICS



SCHOOLS



3 elementary schools
1 high school

OTHER



Close proximity to Wascana
Park, University of Regina and
Sask Polytechnic

23 2009-2019
infill developments

Mostly within Evan's Court area



REGINA