

Hillsdale Neighbourhood Plan

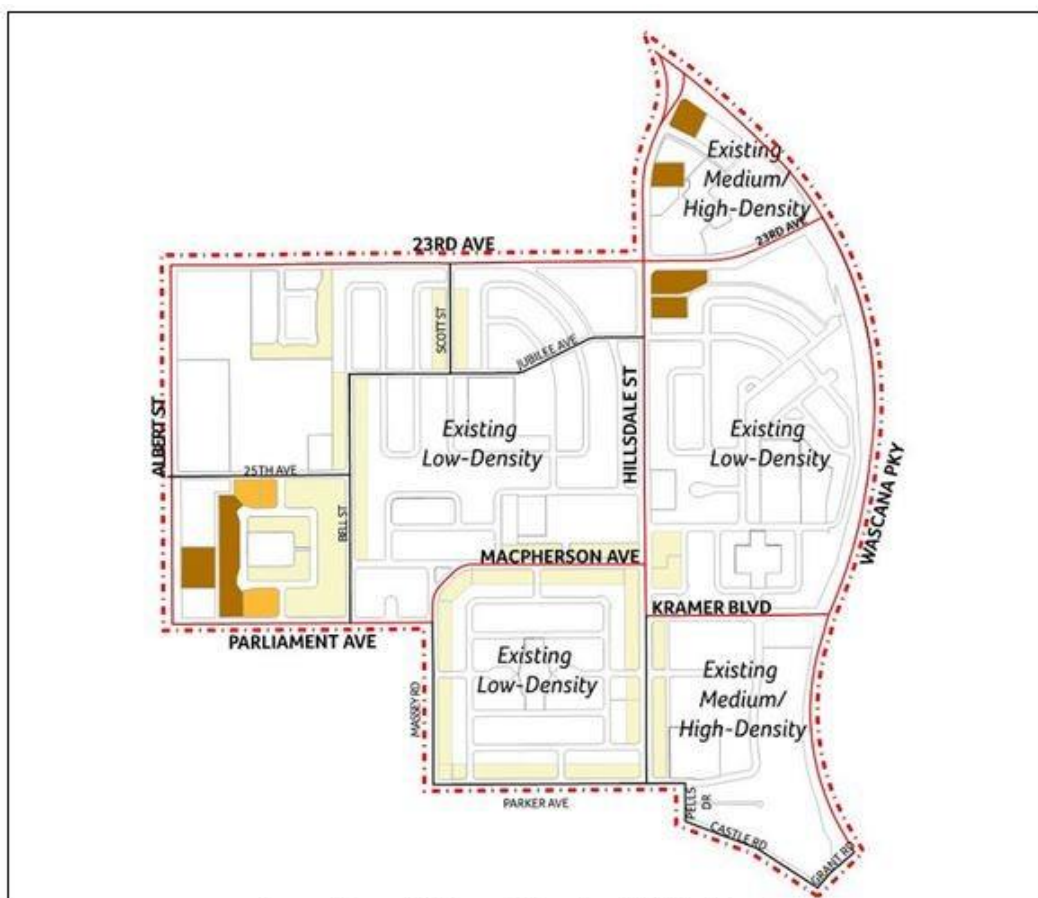
Hillsdale Neighbourhood Survey

Residential Ideas





As the City grows and diversifies, there is a need to find locations for new and different types of housing. Including new housing will depend on the existing character and design of a community, as well the availability of services and amenities (like transit and shopping). Transit corridors and existing shopping areas are often considered excellent opportunities for growth. Other areas of a community may be ready for some level of change too, although there are many considerations.

The following map identifies areas that could potentially support residential change. The existing pattern for mainly low-density houses (bungalows and two-stories) is maintained, while some growth along transit corridors and collector streets, adjacent to existing higher density areas (e.g. around townhouses and apartments), is proposed.

This proposal provides opportunities to grow and diversify the population while supporting new and existing services and amenities and respecting the existing character. These proposed changes would only apply to new development.



Areas of Potential Change & Associated Building Examples

Low-Density-B	Medium-Density	High-Density
 Single-Detached	 and/or Semi-Detached	 3-Storey Apartment
		 4-Storey Apartment

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What is your level of support for these 'new' opportunities for residential growth?

(Choose any one option)

- Strongly support
- Support
- Uncertain/Don't know
- Do not support
- Strongly do not support

Please explain

What is your level of support for maintaining the residential area as it currently exists?

(Choose any one option)

- Strongly support
- Support
- Uncertain/Don't know
- Do not support
- Strongly do not support

Please explain

Are there other areas in your neighbourhood you think should be considered for residential growth, instead of what's proposed in the graphic?

(Choose any one option)

- No, I am comfortable with the idea proposed.
- No, I am most comfortable with maintaining the status quo.
- Yes. Please describe the location (e.g. intersections or street names) and explain your thoughts.

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Are there particular residential types (e.g. single-dwelling houses, triplexes, multi-unit apartments) you feel are lacking in the neighbourhood?

(Choose any one option)

- No
- Yes, please explain

Thinking about how new residential development has been occurring in your community (often referred to as infill development), are there aspects that you do not support or would like to see different going forward?

(Choose any one option)

- No, I am comfortable with the redevelopment that has occurred.
- Yes, I would like to see something different. Please explain

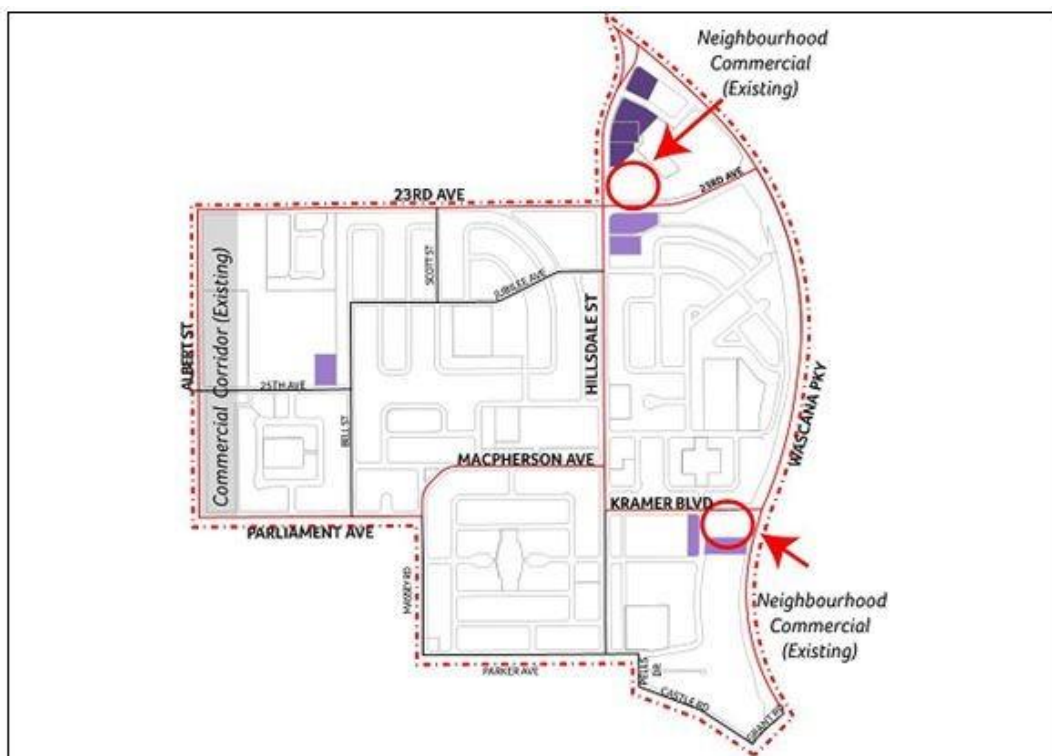
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Commercial/Flexible Options

Commercial services and amenities are often located within neighbourhoods to serve those that reside there, such as hair salons, pharmacies, banks, restaurants or convenience stores (“Neighbourhood Commercial”). In Hillsdale, these types of services are currently located at the intersection of Hillsdale Avenue and 23rd Avenue and at Kramer Boulevard and Wascana Parkway.

These are different from other, larger-scale services, like grocery stores and large retail, which serve the city and broader region. In Hillsdale, these types of services border this community along Albert Street as an Urban Corridor.

The following map shows potential areas for commercial change. This idea enables flexibility for future growth by identifying “Flex-Areas” that would allow for commercial, residential, or a combination of commercial and residential development on a site (e.g. retail on the main floor with residential on the second floor, otherwise referred to as “mixed-use”). These areas are proposed to build upon the two existing Neighbourhood Commercial areas, while adding a small new area on 25th Avenue. These proposed changes would only apply to new development.



Areas of Potential Change & Associated Building Examples

<p>Flex-Area 2</p> 	 <p>3-Storey Apartment</p>	 <p>3-Storey Mixed-Use</p>	 <p>Commercial-Small</p>
<p>Flex-Area 3</p> 	 <p>4-Storey Apartment</p>	 <p>5-Storey Mixed-Use</p>	 <p>Commercial-Medium</p>

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What is your level of support to focus future commercial expansion in existing commercial areas?

(Choose any one option)

- Strongly support
- Support
- Uncertain/Don't know
- Do not support
- Strongly do not support

Please explain

What is your level of support for creating a new commercial area (e.g. along 25th Ave)?

(Choose any one option)

- Strongly support
- Support
- Uncertain/Don't know
- Do not support
- Strongly do not support

Please explain

What is your level of support for the identified flex areas transitioning from residential to flexible (meaning could be commercial, residential or mixed-use in future)?

(Choose any one option)

- Strongly support
- Support
- Uncertain/Don't know
- Do not support
- Strongly do not support

Please explain

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Are there any other areas that you think should be considered for new commercial services to serve your neighbourhood?

(Choose any one option)

- No, I am comfortable with the ideas proposed for future change.
- No, I am comfortable with the current level of commercial services.
- Yes. Please provide the location (e.g. intersection) and explain your thoughts.

Do you feel the services and amenities that are available to you locally within your neighbourhood meet your daily needs most of the time?

(Choose any one option)

- Yes
- No. Please identify the types of services or amenities you feel are lacking

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Built Form Ideas

The Zoning Bylaw regulates the form, size, design and location of development, including building height, setbacks from the property line, the size of a lot and, in some cases, architectural design (all of this can also be referred to as built form). These zones can protect the character and stability of neighbourhoods as well as inform the level of flexibility for redevelopment as a neighbourhood evolves to meet the needs of future residents.

Much of Hilldale is characterized by large, wide lots and single-story bungalow homes. Much of this area is currently zoned R1, which means that the maximum building height can be 8.5m and the minimum width of a lot is 10.5m, though most lots are quite a bit wider, ranging from 18m to 25m. This zone also limits the number of homes per lot to one (with the exception of a secondary suite).

The Neighbourhood Plan can guide Zoning Bylaw-related decisions and, potentially, direct change so that unique characteristics of a community are protected.

What is your level of support for introducing different types of housing design and style into the neighbourhood to diversify the community?

(Choose any one option)

- Strongly support
- Support
- Uncertain/Don't know
- Do not support
- Strongly do not support

Please explain

What is your level of support for maintaining the current low-density residential patterns (e.g. lot size, building types and styles, etc.) in the neighbourhood?

(Choose any one option)

- Strongly support
- Support
- Uncertain/Don't know
- Do not support
- Strongly do not support

Please explain

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What general characteristics associated with existing houses and buildings would you like to see maintained in the future?

(Choose all that apply)

- Building height
- Lot width
- How buildings are placed on lots
- I would prefer more flexibility versus more restrictions
- Other (please specify)

What else should we consider for the Hillsdale Neighbourhood when it comes to built-form (size, shape and character of homes and buildings)?

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Please tell us about yourself...

What is your postal code?

How long have you lived at your current residence?

(Choose any one option)

- Less than one year
- Between one and five years
- Between and ten years
- Over ten years
- Other (please specify)

Do you rent or own?

(Choose any one option)

- Rent
- Own
- Other

What are the ages of yourself and those in your household?

(Choose all that apply)

- 0-18 years
- 18-25 years
- 26-40 years
- 41-65 years
- Over 65

How did you hear about this engagement?

(Choose all that apply)

- Mailout
- Social Media (e.g. Facebook)
- Email from City of Regina
- Community Association
- Word of mouth (e.g. neighbour, friend, co-worker)
- Other