



City of Regina

Memo

June 18, 2018

To: Ben Mario
Senior City Planner, Current Planning Branch

Re: Zoning Bylaw Amendment Application (18-Z-10) – Existing IB-Medium Industrial
Zone to IA – Light Industrial Zone – 221 N Winnipeg

Thank you for the opportunity to comment on the above referenced application. Previously the Urban Planning Branch provided our interpretations of the office development policies in the Official Community Plan (OCP) – Section D5, Goal 5, as they relate to this proposal. We put forth the following recommendations in the memo to the Current Planning Branch dated May 25, 2018 (attached):

While our Branch does not oppose the application, we do have concerns and recommend supporting the application on the following conditions:

- That it is demonstrated that the office is an accessory use to other uses (e.g. warehousing)
- That the vacant part of the building would not be used in future for office purposes that are not accessory to other uses.
- That it will not involve relocation of downtown office workers/space which would affect the vacancy rate of the downtown, which may be in conflict with Section D5, Goal 5 of the OCP to ensure the downtown remains the primary business centre of the city.

It is our understanding that the office portion of the proposal will not exceed 1,000 m² and will be accessory to other uses consistent with the IA zone. Therefore, we do not have any concerns with this application as it would not conflict with the OCP. The applicant should be made aware of the last bullet above regarding potential conflicts to the OCP should they wish to pursue additional office space at that location in the future.

Sincerely,

Shanie Leugner
Manager, Urban Planning Branch

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