

Richel Nixon

From: Autumn Dawson
Sent: January-17-19 4:50 PM
To: Ben Mario
Subject: FW: Parking

Can you do me a favour and get someone to check if there is any way offsite parking would be allowed here?

This is for 110 Dewdney Avenue East (Regina 151).

From: Darrin Oremba [mailto:28(1)]
Sent: Thursday, January 17, 2019 4:30 PM
To: Autumn Dawson <ADAWSON@regina.ca>
Subject: RE: Parking

Okay thank you for that

18(1)(b)(c)

Thanks in advance

Darrin Oremba
Premier Tax Services
(306) 352-9933

From: Autumn Dawson [mailto:ADAWSON@regina.ca]
Sent: Thursday, January 17, 2019 4:11 PM
To: Darrin Oremba
Subject: RE: Parking

Hi Darrin,

Chapter 14 in the Regina Zoning Bylaw No. 9250 sets out the requirements for parking. The chapter lists the land use "club" (which for the purposes of parking is what we would use for the assessment) as requiring 1 space per 5 seating places OR 1 space per 10 square metres of gross floor area used by patrons, whichever is greater. So from this provision we can determine that spaces not used by patrons would be calculated differently. For example, any office space within your leased area would be calculated as 1 space per 60 sq. metres. Within the leased space we would ensure the proper parking allocations are provided for each land use, so we will need a floor plan to assess. If you have determined your seating capacity it would also help determine the parking requirements.

Please reference Table 14.5 in Chapter 14:

<https://www.regina.ca/opencms/export/sites/regina.ca/residents/bylaw/.media/pdf/chapter-14-zoning-bylaw.pdf>

Sincerely,

Autumn Dawson, RPP
A/Manager
Current Planning Branch
P: 306.751.4459
E: adawson@regina.ca
Regina.ca



The City is making it easier and more convenient to access the services you need. Building, development and sign permit services are now available on the main floor of City Hall from 8 a.m. to 4:45 p.m., Monday to Friday.

From: Darrin Oremba [mailto:[28\(1\)](#)]
Sent: Monday, January 14, 2019 4:14 PM
To: Autumn Dawson <ADAWSON@regina.ca>
Subject: Parking

Autumn

[18\(1\)\(b\)\(c\)](#)

[18\(1\)\(c\)](#)

Thanks

Darrin Oremba
Premier Tax Services
(306) 352-9933

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Richel Nixon

From: Ben Mario
Sent: February-12-19 2:46 PM
To: Darrin Oremba
Cc: Autumn Dawson
Subject: RE: Parking

Hi Darrin,

18(1)(c)

The use as a Licensed Club is a Permitted use and would allow you to operate in accordance with the definition in the Zoning Bylaw. Providing that you are able to demonstrate compliance with all regulations we would issue an approval.

18(1)(c)

Please call if you wish to discuss further.

Thank you,

Ben Mario, MCIP, RPP
Senior City Planner
Current Planning Branch
Planning and Development Services Department

P: 306.777-7582
E: bmario@regina.ca



From: Darrin Oremba [mailto:18(1)(c)]
Sent: Sunday, February 10, 2019 1:30 PM
To: Ben Mario <BMARIO@regina.ca>
Subject: RE: Parking

Ben

18(1)(c)

Darrin Oremba

Premier Tax Services
(306) 352-9933

From: Ben Mario [mailto:BMARIO@regina.ca]
Sent: Wednesday, January 30, 2019 4:50 PM
To: Darrin Oremba
Subject: RE: Parking

Hi Darrin,

Here is the link to the draft Zoning Bylaw:

<https://www.regina.ca/residents/city-planning/zoning-bylaw-information/proposed-new-zoning-bylaw/proposed/>

You can find the proposed uses for the IL-Light Industrial Zone in table 5B.T2. You may need to refer to Chapter 2 for interpretations of all the land uses. There is no equivalent of "Private Club" but you may fall into "Food and Beverage Lounge." Let me know if you need more guidance.

As for the existing discretionary use process for the parking lot, here is the link to the application: Here is our discretionary use application: <https://www.regina.ca/opencms/export/sites/regina.ca/residents/city-planning/.media/pdf/2-2013-discretionary-use-application.pdf> Please note the application requirements. The required fee would be \$2500. The Zoning Bylaw requires that the off-site parking lot be provided within 30 metres of the subject property.

Call if you require anything further.

Thanks,

Ben Mario, MCIP, RPP
Senior City Planner
Current Planning Branch
Planning and Development Services Department

P: 306.777-7582
E: bmario@regina.ca



From: Darrin Oremba [mailto:[28\(1\)](#)]
Sent: Tuesday, January 29, 2019 4:28 PM
To: Ben Mario <BMARIO@regina.ca>
Subject: RE: Parking

Ben

Yes please send me some info on the discretionary use process

[18\(1\)\(c\)](#)

Darrin Oremba
Premier Tax Services

(306) 352-9933

From: Ben Mario [mailto:BMARIO@regina.ca]
Sent: Monday, January 28, 2019 10:04 AM
To: 28(1)
Subject: FW: Parking

Hi Darrin,

Autumn had asked that I follow up on this question. I apologize for the late response.

Under our current Bylaw an Off-site Caveated Parking Lot is a discretionary use in the IT Zone, which means that there would need to be an application submitted, reviewed, and City Council Approval. Technically all parking is to be accessory to the on-site use, so we would not allow for required parking to be accommodated off-site without the Discretionary Use approval. While there are certainly informal arrangements out there, they are not sanctioned by the City. Let me know if you need more information about the discretionary use process.

You should be aware of the City's proposed bylaw, which was released to the public on Friday. I note that this property is proposed to be rezoned to Light Industrial (IL). The required parking for a use in this zone is quite low at 1 stall per 175m² floor area. You can find the zone standards pertaining to this property here:
<https://www.regina.ca/residents/city-planning/zoning-bylaw-information/proposed-new-zoning-bylaw/proposed/> The bylaw is in draft form at this time, so we cannot say for certain if this will become bylaw.

Please call if you wish to discuss.

Thanks,

Ben Mario, MCIP, RPP
Senior City Planner
Current Planning Branch
Planning and Development Services Department

P: 306.777-7582
E: bmario@regina.ca



From: Darrin Oremba [mailto:28(1)]
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Darrin Oremba
Premier Tax Services
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From: Autumn Dawson [mailto:ADAWSON@regina.ca]
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City of Regina

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Autumn

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