



City of Regina

Memo

September 24, 2018

To: Ben Mario
Senior City Planner

Re: **Bylaw No. 2018-45**
Zoning Amendment Bylaw, 2018 (No. 19)
Our File: 4890*ZON 17917

Please find enclosed a copy of the above noted bylaw for your files.

Thank you.

Yours truly,

Christine Schermann

for Cheryl M. Willoughby
Legal Counsel
City Solicitor's Office

CMW/cs; enclosure

BYLAW NO. 2018-45

THE REGINA ZONING AMENDMENT BYLAW, 2018 (No. 19)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 *Regina Zoning Bylaw No. 9250* is amended in the manner set forth in this Bylaw.
- 2 Chapter 19 – Zoning Maps (Map No. 2891) is amended by rezoning the lands in Regina, Saskatchewan as outlined on the map attached as Appendix “A”, legally described as:

Legal Address: Parcel T, Plan No. 84R22521; Parcel C, Plan FA4603, Ext. 2; Parcel C, Plan 101221142, Ext. 1

Civic Address: 221N Winnipeg Street

Current Zoning: IB – Medium Industrial Zone

Proposed Zoning: IA – Light Industrial Zone

- 3 This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 27th DAY OF August 2018.

READ A SECOND TIME THIS 27th DAY OF August 2018.

READ A THIRD TIME AND PASSED THIS 27th DAY OF August 2018.

Mayor

City Clerk

CERTIFIED A TRUE COPY

City Clerk



Approved as to form this 15 day of August, 2018.

 City Solicitor

APPENDIX "A"





LEGAL DEPARTMENT

AUG 30 2018

FILE
CITY OF REGINA

August 29, 2018

Ministry of Government Relations
Government of Saskatchewan
Room 420, 1855 Victoria Avenue
Regina, SK S4P 3T2

Dear Sir/Madam:

Re: BYLAW NO. 2018-45 – *The Regina Zoning Amendment Bylaw, 2018 (No. 19)*

At its meeting held on August 27, 2018, City Council gave third reading to and passed BYLAW NO. 2018-45 – *The Regina Zoning Amendment Bylaw, 2018 (No. 19)*. Pursuant to Section 78(4) of *The Planning and Development Act, 2007*, I have attached a certified copy of the bylaw for your records.

If you require further information please call me at 306-777-7262.

Yours truly,



Jim Nicol
City Clerk

/ayd

Attachment

cc: Director of Planning
Solicitor



Memo

August 29, 2018

To: City Solicitor

Re: BYLAW NO. 2018-45 – *The Regina Zoning Amendment Bylaw, 2018 (No. 19)*

The above-noted Bylaw was given third reading at the meeting of City Council held on August 27, 2018. Four certified copies of the bylaw are attached.



Jim Nicol
City Clerk

/ayd

Attachment

Christine Schermann

From: Christine Schermann
Sent: Thursday, August 16, 2018 8:29 AM
To: Elaine Gohlke; Alicia Denis
Cc: Ben Mario
Subject: Bylaw No. 2018-45 - Proposed Zoning Amendment
Attachments: 2018-45 Regina Zoning Amendment (No. 19).docx; 2018-45 Transmittal.docx

Attached is the electronic copy of the above noted bylaw. I will bring the hard copy up shortly.

Christine Schermann
Legal Assistant
City Solicitor's Office

P: 306.777.7476
F: 306.777.6818
E: cscherma@regina.ca
Regina.ca



BYLAW NO. 2018-45

THE REGINA ZONING AMENDMENT BYLAW, 2018 (No. 19)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 *Regina Zoning Bylaw No. 9250* is amended in the manner set forth in this Bylaw.
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Proposed Zoning: IA – Light Industrial Zone

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READ A SECOND TIME THIS 27th DAY OF August 2018.

READ A THIRD TIME AND PASSED THIS 27th DAY OF August 2018.

Mayor

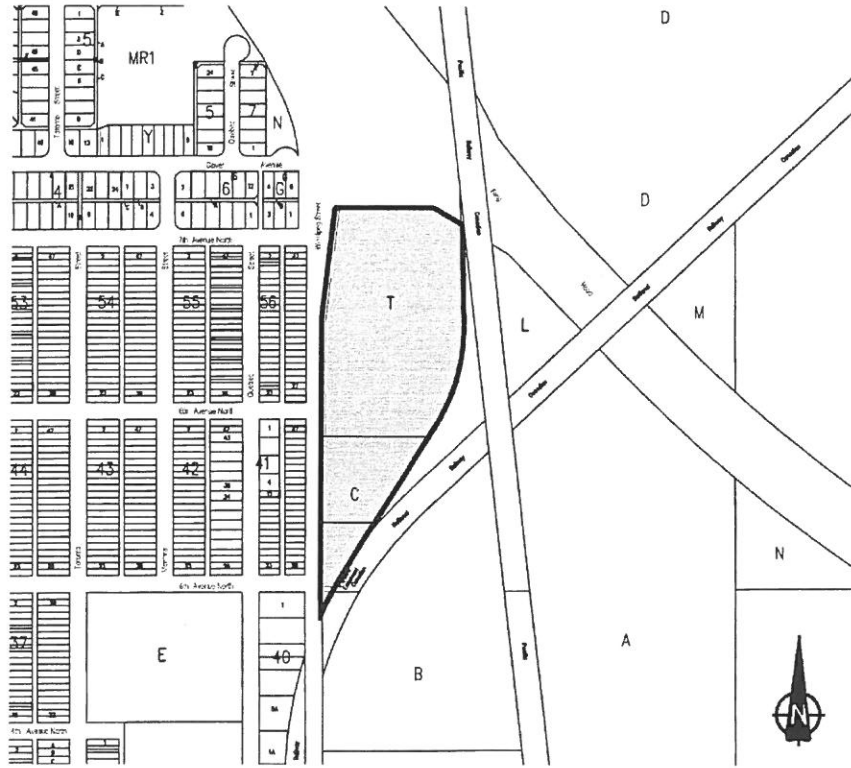
City Clerk (SEAL)

CERTIFIED A TRUE COPY

City Clerk

Approved as to form this 15 day of August, 2018.
[Signature]
City Solicitor

APPENDIX "A"



ABSTRACT

BYLAW NO. 2018-45

THE REGINA ZONING AMENDMENT BYLAW, 2018 (No. 19)

PURPOSE: To amend *Regina Zoning Bylaw No. 9250*.

ABSTRACT: The proposed rezoning is to facilitate redevelopment of the existing property.

STATUTORY AUTHORITY: Section 46 of *The Planning and Development Act, 2007*.

MINISTER'S APPROVAL: N/A

PUBLIC HEARING: Required, pursuant to section 207 of *The Planning and Development Act, 2007*.

PUBLIC NOTICE: Required, pursuant to section 207 of *The Planning and Development Act, 2007*.

REFERENCE: Regina Planning Commission, August 2, 2018, RPC18-37.

AMENDS/REPEALS: Amends *Regina Zoning Bylaw No. 9250*.

CLASSIFICATION: Regulatory

INITIATING DIVISION: City Planning and Development
INITIATING DEPARTMENT: Development Services

August 13, 2018
File No. 4890*ZON 17917

BYLAW TRANSMITTAL FORM

Re: Bylaw No. 2018-45, *The Regina Zoning Amendment Bylaw, 2018 (No. 19)*

Attached is the above-referenced Bylaw and Abstract for submission to the August 27, 2018 meeting of City Council. This Bylaw will accompany report RPC18-37 from the August 2, 2018 meeting of the Regina Planning Commission.

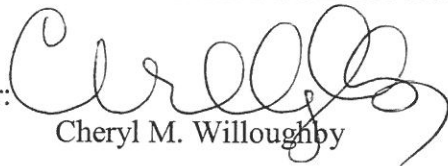
Minister's Approval Required: Yes No
If yes, provide Minister's particulars ie: name and address:

Public Notice Required: Yes No
If yes, provide dates of advertising:

Regina Leader Post
August 11, 2018
August 18, 2018

Thank you.

OFFICE OF THE CITY SOLICITOR

Per: 
Cheryl M. Willoughby

Instructions to the City Clerk's Office:

Pursuant to Section 78(4) of *The Planning and Development Act, 2007*, a certified copy of this Bylaw is to be filed with the Minister within 15 days of being adopted:

Ministry of Government Relations
Government of Saskatchewan
Room 420, 1855 Victoria Avenue
Regina, Saskatchewan S4P 3T2

BYLAW NO. 2018-45

THE REGINA ZONING AMENDMENT BYLAW, 2018 (No. 19)

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Civic Address: 221N Winnipeg Street

Current Zoning: IB – Medium Industrial Zone

Proposed Zoning: IA – Light Industrial Zone

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READ A THIRD TIME AND PASSED THIS 27th DAY OF August 2018.

Mayor

City Clerk (SEAL)

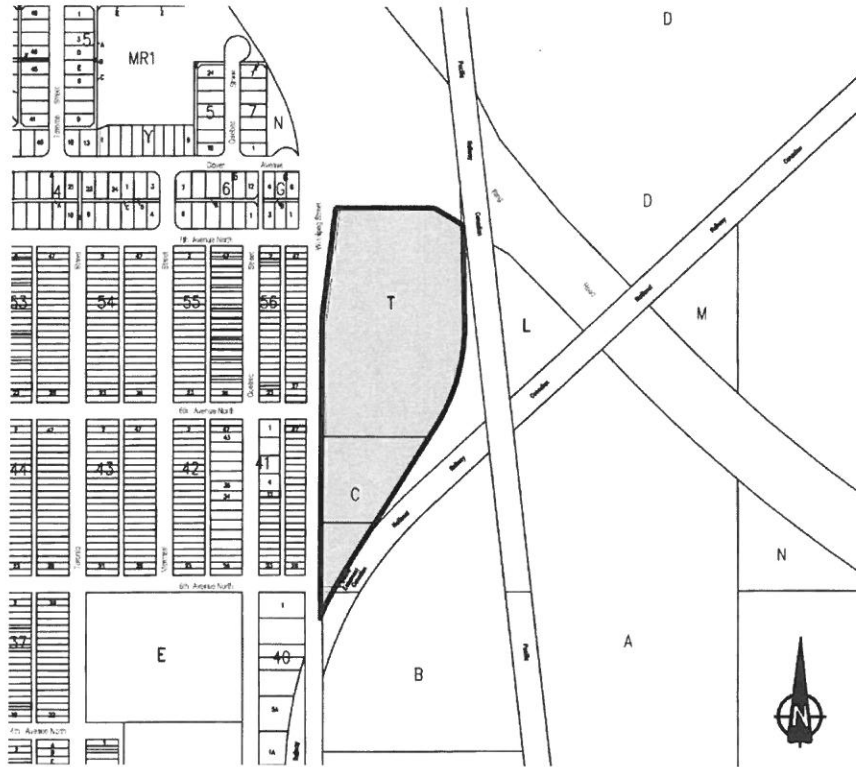
CERTIFIED A TRUE COPY

City Clerk

Approved as to form this _____ day of _____, 20____.

City Solicitor

APPENDIX "A"



ABSTRACT

BYLAW NO. 2018-45

THE REGINA ZONING AMENDMENT BYLAW, 2018 (No. 19)

PURPOSE: To amend *Regina Zoning Bylaw No. 9250*.

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AMENDS/REPEALS: Amends *Regina Zoning Bylaw No. 9250*.

CLASSIFICATION: Regulatory

INITIATING DIVISION: City Planning and Development
INITIATING DEPARTMENT: Development Services

Cheryl Willoughby

From: Cheryl Willoughby
Sent: Wednesday, August 15, 2018 9:41 AM
To: Ben Mario
Subject: RE: 18-Z-10 221 N. Winnipeg Street

21(a)(b)(c)

Cheryl M. Willoughby
Legal Counsel
City of Regina, Office of the City Solicitor

From: Ben Mario
Sent: Wednesday, August 15, 2018 9:34 AM
To: Cheryl Willoughby <CWILLOUG@regina.ca>
Subject: RE: 18-Z-10 221 N. Winnipeg Street

21(a)(b)(c)

Ben

From: Cheryl Willoughby
Sent: Wednesday, August 15, 2018 8:49 AM
To: Ben Mario <BMARIO@regina.ca>
Subject: 18-Z-10 221 N. Winnipeg Street

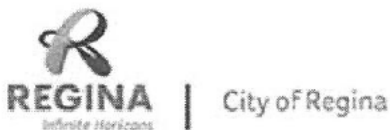
Hi Ben,

21(a)(b)(c)

Cheryl M. Willoughby
Legal Counsel
City of Regina, Office of the City Solicitor

Queen Elizabeth II Court
2476 Victoria Avenue
Box 1790
Regina, Saskatchewan
S4P 3C8

Phone: (306) 550-4360
Fax: (306) 777-6818
Email: cwilloug@regina.ca
Regina.ca



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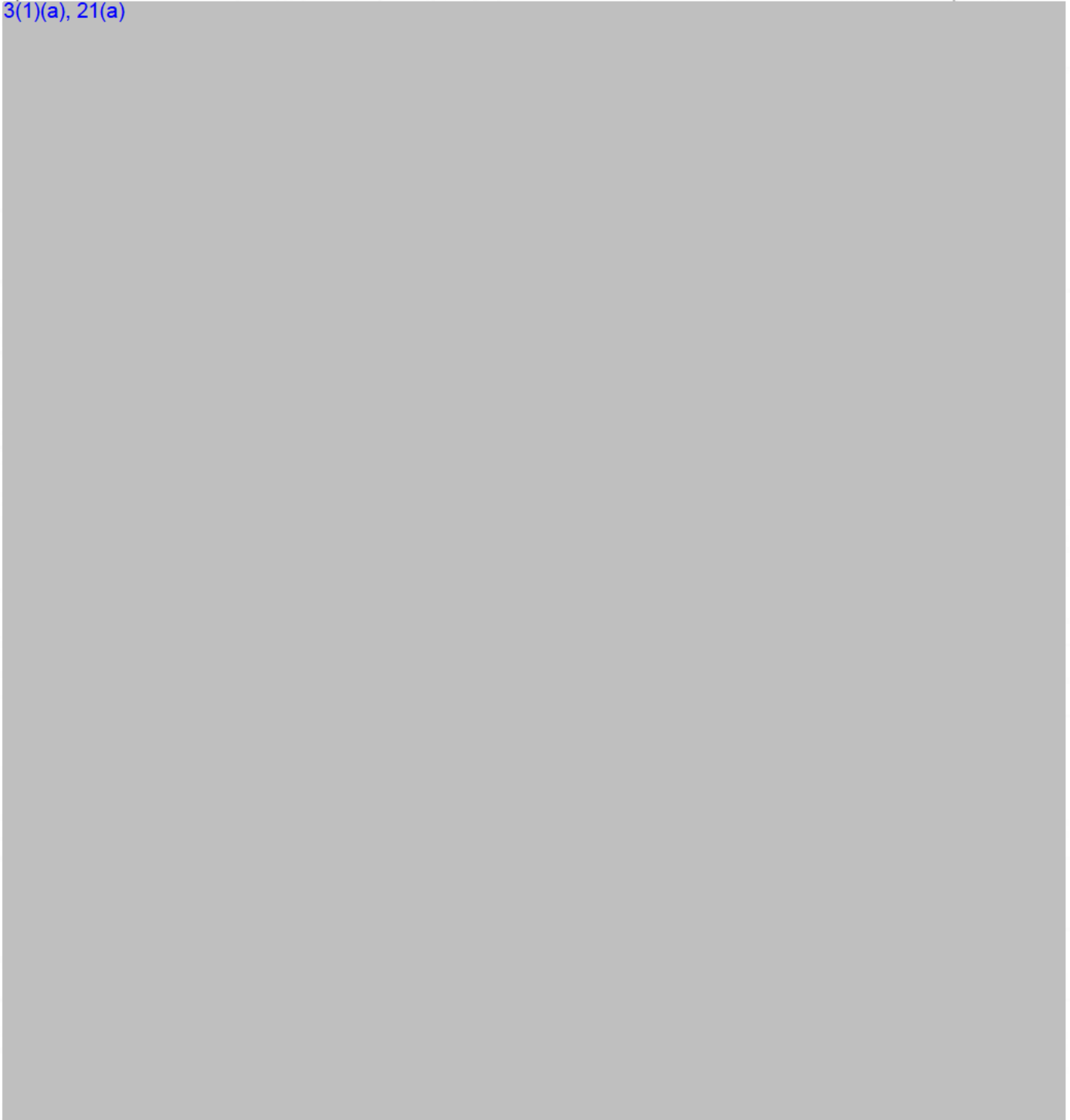
**Information
Services
Corporation**

Save PDF

Save PNG

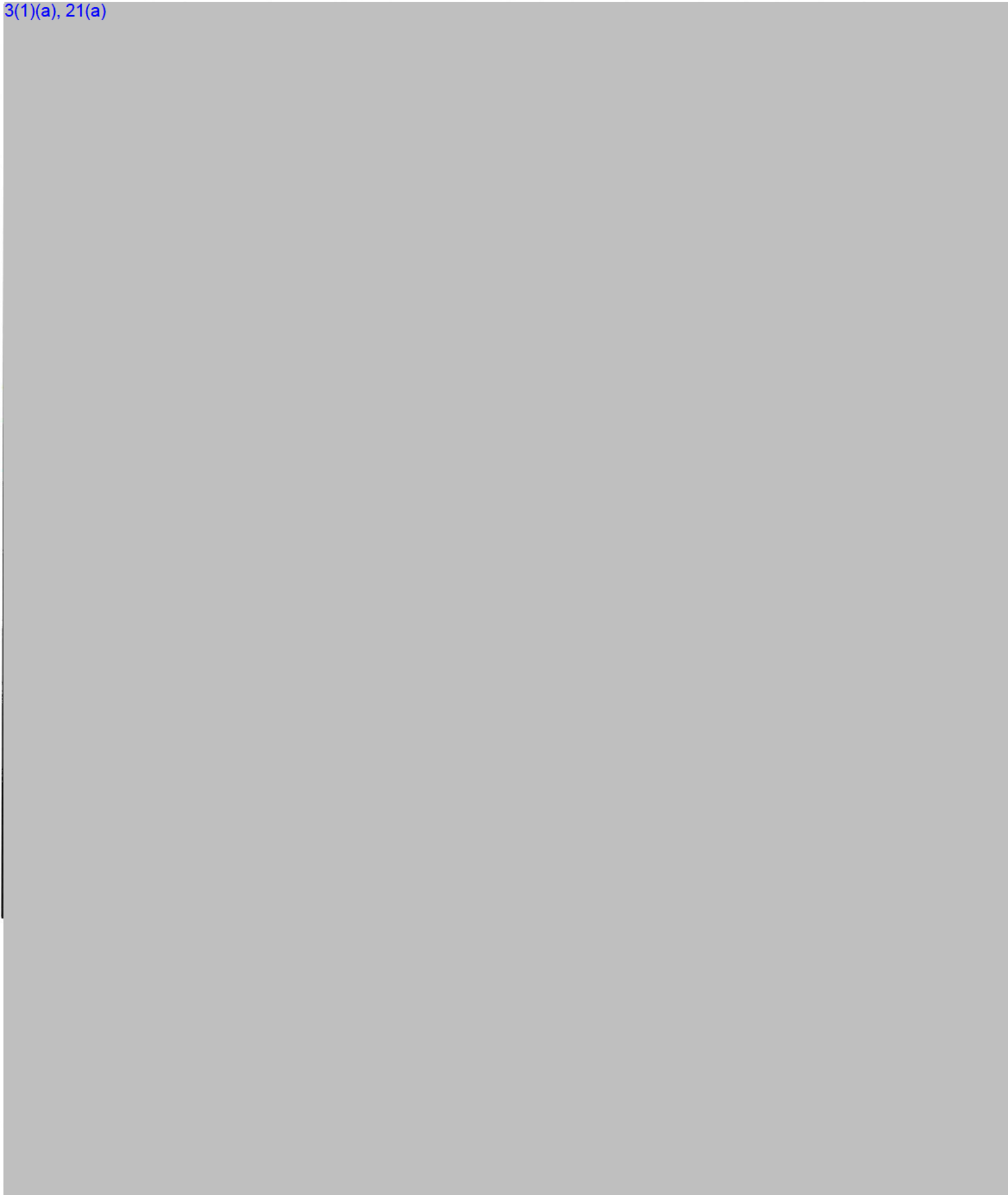
Print

3(1)(a), 21(a)





3(1)(a), 21(a)





3(1)(a), 21(a)



Christine Schermann

From: Ben Mario
Sent: Wednesday, August 15, 2018 9:34 AM
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Subject: RE: 18-Z-10 221 N. Winnipeg Street

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To: Ben Mario <BMARIO@regina.ca>
Subject: 18-Z-10 221 N. Winnipeg Street

Hi Ben,
21(a)(b)(c)

Cheryl M. Willoughby

Legal Counsel
City of Regina, Office of the City Solicitor

Queen Elizabeth II Court
2476 Victoria Avenue
Box 1790
Regina, Saskatchewan
S4P 3C8

Phone: (306) 550-4360
Fax: (306) 777-6818
Email: cwilloug@regina.ca
Regina.ca



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Christine Schermann

From: Christine Schermann
Sent: Tuesday, August 7, 2018 11:44 AM
To: CityPage; Alicia Denis; Ben Mario
Subject: Bylaw No. 2018-45 - Proposed Zoning Amendment
Attachments: 18-Z-10 ad request form.pdf; 18-Z-10 Ad Transmittal Final.docx; 18-Z-10_PMT.DOCX; 18-Z-10_PMT.PDF; 18-Z-10_PMT.TIF

Attached is the advertising request and transmittal for the above noted zoning amendment. Please submit to the August 11 and August 18, 2018 editions of CityPage. Please also post on the City's website and Public Notice Board.

Thank you.

Christine Schermann
Legal Assistant
City Solicitor's Office

P: 306.777.7476

F: 306.777.6818

E: cscherma@regina.ca

Regina.ca



| City of Regina

August 11, 2018

TRANSMITTAL FOR PUBLIC NOTICE

**Re: BYLAW NO. 2018-45 – Proposed Zoning Bylaw Amendment - 18-Z-10
221 N Winnipeg Street**

Documents are being forwarded herewith for advertising/service of notices in connection with a proposed Zoning Bylaw Amendment (18-Z-10).

FOR ATTENTION OF COMMUNICATIONS

Documents:

1. **Notice of Intention:** [e-mail]
2. **Graphic** **Yes (email)** **No**
3. **Advertising Request** (Electronic Form to be emailed)

Information:

1. **Dates for Advertising:** 1. **August 11, 2018**
2. **August 18, 2018**
2. **Contacts:** Current Planning: – Ben Mario – 777-7582
Legal and Risk : Cheryl Willoughby – 550-4360

**FOR ATTENTION OF CITY CLERK – COUNCIL AGENDA –
August 27, 2018**

Documents:

1. **Draft Bylaw and Abstract:** Enclosed
 To be forwarded at later date
2. **Graphic** **Yes (email)** **No**
3. **Services of Notices (contact list)** **Yes [See Below]** **No**

ZONING BYLAW AMENDMENT

Notice to amend *Regina Zoning Bylaw No. 9250* is given pursuant to section 207 of *The Planning and Development Act, 2007*.

The proposed *Bylaw No. 2018-45* may be viewed at City Hall:

August 20, 2018	1 - 4:45 p.m.
August 21-August 24, 2018	8 a.m. - 4:45 p.m.
August 27, 2018	8 a.m. - 4:45 p.m.

Residents can speak to the Bylaw at a public hearing during the City Council meeting on **August 27, 2018** at 5:30 p.m. in Henry Baker Hall, Main Floor, City Hall.

If any person wishes to appear before City Council, please visit Regina.ca/residents/council-committees/appear-before-council/index.htm or call the Office of the City Clerk at 306-777-7262 for more information on the requirements to appear.

Dated at the City of Regina, in the Province of Saskatchewan, this **11th** day of **August, 2018**.

Proposed Bylaw No. 2018-45

Amendment to Regina Zoning Bylaw No. 9250 – Chapter 19-Zoning Maps (Map No. 2891).

The properties identified and as shown on the map below will be considered for rezoning as follows:

[INSERT MAP HERE]

Legal Address: Parcel T, Plan No. 84R22521; Parcel C,-Plan FA4603 Ext 2;
Parcel C, Plan 101221142 Ext.1

Civic Address: 221N Winnipeg Street

Current Zoning: IB – Medium Industrial Zone

Proposed Zoning: IA – Light Industrial Zone

Reason:

The purpose of the proposed zoning is to facilitate redevelopment of the existing property. The IA – Light Industrial Zone generally allows for more service-oriented and fewer manufacturing and industrial uses than the IB – Medium Industrial Zone.

FirstName	LastName	Company	Street Address	City	Home#	Work#	Fax#	Email	Report_Subject
John	Pearson	Shindico Realty	200-1355 Taylor Avenue	Winnipeg MB R3M 3Y9		306-928-8229		jpearson@shindico.com	Application for Zoning Bylaw Amendment (18-Z-10) Rezoning from IB-Medium Industrial Zone to IA- Light Industrial Zone 221 N Winnipeg Street
Mike	Hogan							Mike.hogan@cwregina.com	
Ken	Zerbin	Northeast Community Association	28(1)	Regina SK S4R 8R8		28(1)		28(1)	

Check legal o/w ok.

August 11, 2018

TRANSMITTAL FOR PUBLIC NOTICE

Re: BYLAW NO. 2018-45 – Proposed Zoning Bylaw Amendment - 18-Z-10
221 N Winnipeg Street

Documents are being forwarded herewith for advertising/service of notices in connection with a proposed Zoning Bylaw Amendment (18-Z-10).

FOR ATTENTION OF COMMUNICATIONS

Documents:

- 1. **Notice of Intention:** [e-mail]
- 2. **Graphic** **Yes (email)** **No**
- 3. **Advertising Request** (Electronic Form to be emailed)

Information:

- 1. **Dates for Advertising:**
 - 1. **August 11, 2018**
 - 2. **August 18, 2018**
- 2. **Contacts:**
 - Current Planning: – Ben Mario – 777-7582
 - Legal and Risk : Cheryl Willoughby – 550-4360

FOR ATTENTION OF CITY CLERK – COUNCIL AGENDA – August 27, 2018

Documents:

- 1. **Draft Bylaw and Abstract:**
 - Enclosed
 - To be forwarded at later date
- 2. **Graphic** **Yes (email)** **No**
- 3. **Services of Notices (contact list)** **Yes [See Below]** **No**

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If any person wishes to appear before City Council, please visit **Regina.ca/residents/council-committees/appear-before-council/index.htm** or call the Office of the City Clerk at 306-777-7262 for more information on the requirements to appear.

Dated at the City of Regina, in the Province of Saskatchewan, this **11th** day of **August, 2018**.

Proposed Bylaw No. 2018-45

Amendment to Regina Zoning Bylaw No. 9250 – Chapter 19-Zoning Maps (Map No. 2891).

The properties identified and as shown on the map below will be considered for rezoning as follows:

[INSERT MAP HERE]

Legal Address: Parcel T, Plan No. 84R22521; Parcel C,-Plan FA4603 Ext 2

Civic Address: **221N Winnipeg Street** ✓

Current Zoning: IB – Medium Industrial Zone ✓

Proposed Zoning: IA – Light Industrial Zone ✓

*
Confirmed?

Reason:

The purpose of the proposed zoning is to facilitate redevelopment of the existing property. The IA – Light Industrial Zone generally allows for more service-oriented and fewer manufacturing and industrial uses than the IB – Medium Industrial Zone. ✓

FirstName	LastName	Company	Street Address	City	Home#	Work#	Fax#	Email	Report_Subject
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Mike	Hogan							Mike.hogan@cwregina.com	
Ken	Zerbin	Northeast Community Association	28(1)	Regina SK S4R 8R8		28(1)		28(1)	

Christine Schermann

From: Ben Mario
Sent: Wednesday, August 1, 2018 4:45 PM
To: Christine Schermann
Cc: Cheryl Willoughby
Subject: 18-Z-10 Ad Transmittal.docx
Attachments: 18-Z-10 Ad Transmittal.docx; 18-Z-10_PMT.DOCX; 18-Z-10_PMT.PDF; 18-Z-10_PMT.TIF

Hi Christine,

Please see the attached PMTs for this project. I also made a correction of the legal description on the Ad Transmittal. There are actually three parcels that make up the subject property.

Thanks,
Ben

August 1, 2018

TRANSMITTAL FOR PUBLIC NOTICE

**Re: BYLAW NO. XXXX – Proposed Zoning Bylaw Amendment - 18-Z-10
221 N Winnipeg Street**

Documents are being forwarded herewith for advertising/service of notices in connection with a proposed Zoning Bylaw Amendment (18-Z-10).

FOR ATTENTION OF COMMUNICATIONS

Documents:

1. **Notice of Intention:** [e-mail]
2. **Graphic** **Yes (email)** **No**
3. **Advertising Request** (Electronic Form to be emailed)

Information:

1. **Dates for Advertising:**
 1. **August 11, 2018**
 2. **August 18, 2018**
2. **Contacts:**

Current Planning: – Ben Mario – 777-7582
Legal and Risk : Cheryl Willoughby – 7013

FOR ATTENTION OF CITY CLERK – COUNCIL AGENDA – August 27, 2018

Documents:

1. **Draft Bylaw and Abstract:**
 Enclosed
 To be forwarded at later date
2. **Graphic** **Yes (email)** **No**
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Dated at the City of Regina, in the Province of Saskatchewan, this **11th** day of **August, 2018**.

Proposed Bylaw No. XXXX

Amendment to *Regina Zoning Bylaw No. 9250* – Chapter 19-Zoning Maps (Map No. 2891).

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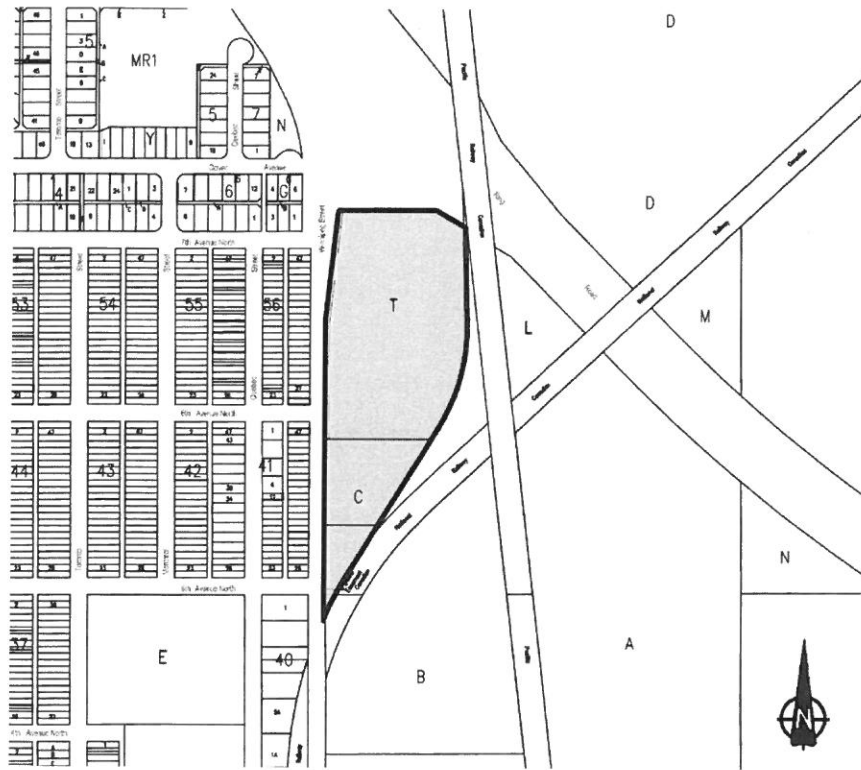
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Mike	Hogan							Mike.hogan@cwregina.com	
Ken	Zerbin	Northeast Community Association	28(1)	Regina SK S4R 8R8		28(1)		28(1)	

BM

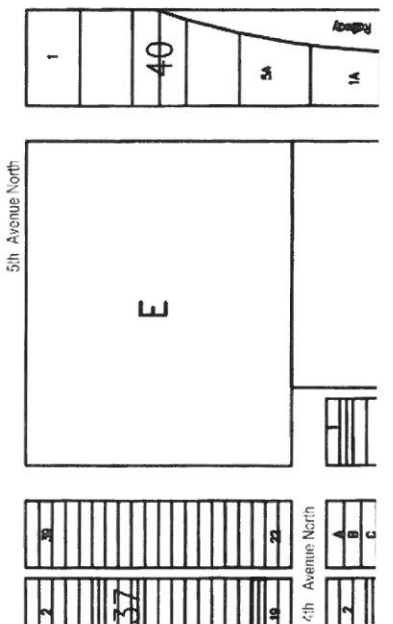
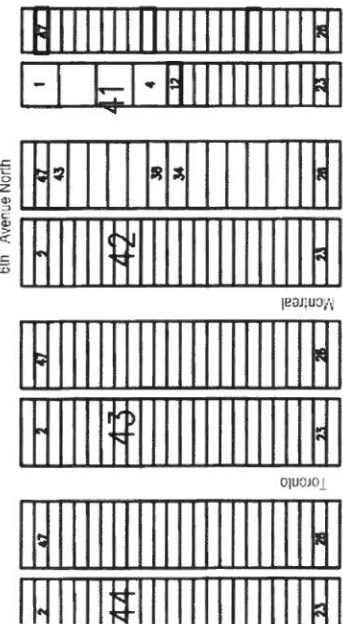
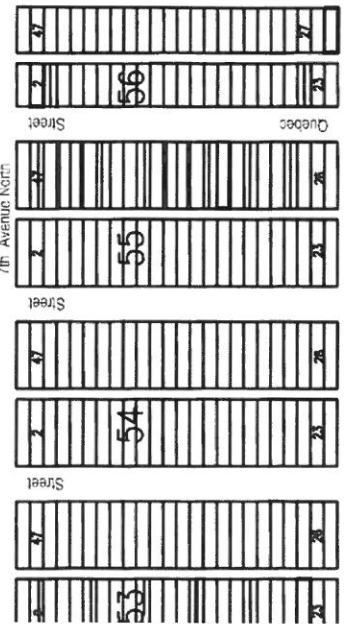
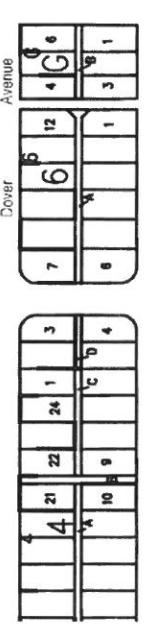
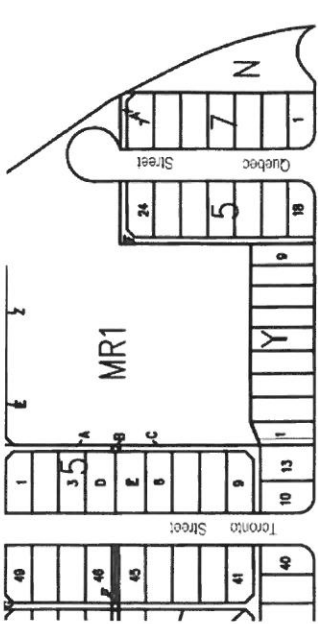
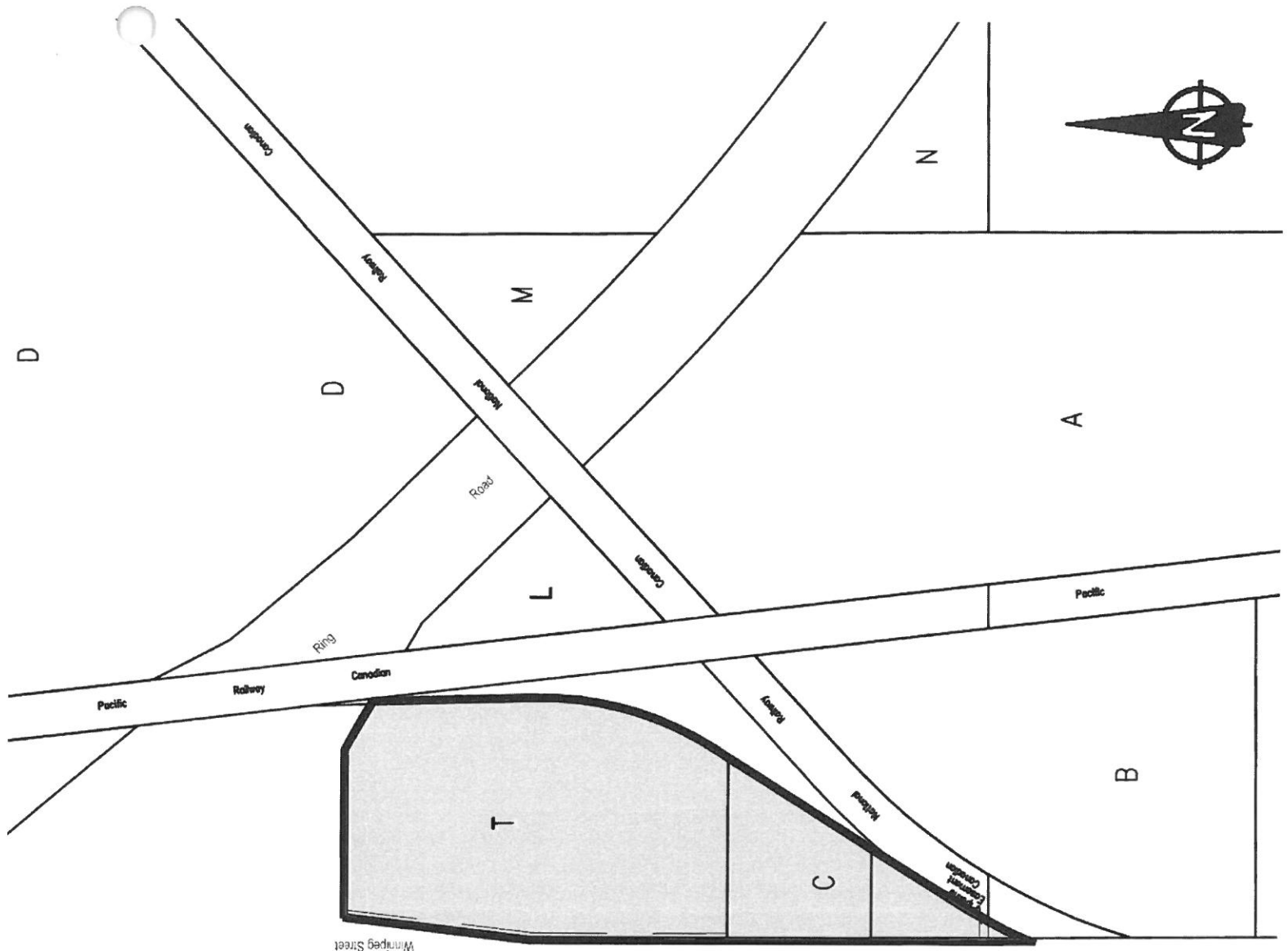
I:\Wordpro\CURRENT\Z\2018\18-Z-10\18-Z-10 Ad Transmittal.docx

Project 18-Z-10:



Project: 18-Z-10





August 2, 2018

To: Members
Regina Planning Commission

Re: Zoning Bylaw Amendment Application (18-Z-10) Rezoning from IB - Medium Industrial Zone to IA - Light Industrial Zone 221 N. Winnipeg Street

Approved
/ Opposed

RECOMMENDATION

1. That the application to rezone Parcel T, Plan No. 84R22521 located at 221 N. Winnipeg Street from IB - Medium Industrial Zone to IA - Light Industrial Zone, be approved.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
3. That this report be forwarded to the August 27, 2018 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The applicant and landowner, 3346286 Manitoba Ltd c/o Shindico Developments, proposes to rezone the subject property at 221 N. Winnipeg Street from IB - Medium Industrial Zone to IA - Light Industrial Zone. The purpose of the rezoning is to facilitate future re-use and redevelopment of the existing building (former Saskatchewan Institute of Applied Science and Technology (SIASST) building and Staples/Quill call center) and site that is consistent with the use and development standards of the IA - Light Industrial Zone.

The applicant intends to retain the existing building on the site, which is approximately 12,800 square metres in area. The Administration has recently issued a development permit submitted by the owner on behalf of the Ministry of Highways and Infrastructure (MHI) for re-use of a portion of the building. This is separate from the application for rezoning and not subject to consideration or approval under this report.

In comparison to the IB - Medium Industrial Zone, the IA - Light Industrial Zone generally allows for more service-oriented and fewer manufacturing uses and is the industrial zone that is commonly in nearest proximity to residential zones. The subject property is in relative close proximity to residential use and is along a street that provides opportunity for service related uses. Given this context, the IA - Light Industrial Zone is appropriate for this site.

The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) and is consistent with the policies in *Design Regina*:

The Official Community Plan Bylaw No. 2013-48 (OCP). Accordingly, the Administration recommends approval.

BACKGROUND

A Zoning Bylaw amendment application has been submitted concerning the property at 221 N. Winnipeg Street.

This application is being considered pursuant to the Zoning Bylaw, the OCP and *The Planning and Development Act, 2007 (ACT)*.

DISCUSSION

Proposed Zoning Amendment

The applicant (3346286 Manitoba Ltd c/o Shindico Developments) proposes to rezone the property from IB - Medium Industrial Zone to IA – Light Industrial Zone. The property consists of a building with a gross floor area of approximately 12,800 square metres and was purpose built with both warehouse and non-warehouse space.

The building was originally developed and purpose-built as a vocational school (formerly the SIAST) and was later fully occupied by Staples/Quill as a call center. The purpose of the rezoning is to facilitate future re-use and redevelopment of the existing building (former SIAST building and Staples/ Quill call center) and site that is consistent with the use and development standards of the IA – Light Industrial Zone.

As part of the redevelopment plans for the building, the applicant has submitted a separate development permit application for re-use of a portion of the building for use by the MHI. This is separate from the application for rezoning and not subject to approval under this report. The proposal is for the consolidation of highway service related operations including the Highway Hotline, field staff and engineers, vehicular enforcement unit, bypass monitoring and related support staff. This land use is classified as permitted as accessory office uses in relation to warehouse and compound space supporting highway service operations. The use would be deemed permitted under both the IB - Medium Industrial Zone and IA – Light Industrial Zones and the Administration has authorized a development permit for the reuse of a portion of the building/site for this intended use.

Attached for reference in Appendix A-3.1, 3.2, and 3.3 are copies of the applicant's conceptual site plans and floor plans. These are provided for reference purpose only.

Zoning and Land Use Details

Land Use Details	Existing	Proposed
Zoning	IB – Medium Industrial	IA – Light Industrial
Land Use	Retail Call Center, Vacant	Retail Call Center, future use in accordance with the IA – Light Industrial Zone
Building Area	12,800 m ²	12,800 m ²

Zoning Analysis	Required (IA)	Proposed
Number of Parking Stalls Required	TBD (based on range of potential land uses)	631
Minimum Lot Area (m ²)	500 m ²	53,137.11 m ²
Minimum Lot Frontage (m)	15 m	474 m
Maximum Height (m)	15 m	~7.5m
Floor Area Ratio	1.5	0.24
Site Coverage (%)	50%	16.9%

The surrounding land uses are mixed commercial and industrial to the west; vacant to the south; the Ring Road to the north and lands zoned as heavy industrial, which are vacant and/ or in use as petroleum storage tanks to the east.

The proposed development is consistent with the purpose and intent of the IA - Light Industrial Zone with respect to:

- Providing for the location of industrial uses engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of a wide range of industrial products.
- Service establishments related the industrial activities in the zone may also be allowed.

The location of the subject property is well-positioned for development allowable within the IA - Light Industrial Zone. The property is adjacent to an interchange, is the gateway to an industrial area and is adjacent to a residential neighbourhood. In 2015-2016 there were approximately 16,000 vehicles per day on the adjacent section of Winnipeg Street, providing high visibility and appropriate locations for an employment area and industrial services related uses.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject area currently receives a full range of municipal services, including water, sewer and storm drainage. The applicant will be responsible for the cost of any additional or changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A of the OCP with respect to:

D5: Land Use and Built Environment

Goal 4 – Employment Areas

Provide appropriate locations and development opportunities for a full range of industrial, commercial and institutional activities.

- 7.20 Permit industrial development in new employment areas where supported by a secondary plan or concept plan and within existing approved employment areas.

Goal 5 – Office Development

Support the Downtown as the city's primary business centre.

- 7.28 Endeavor to ensure, over the life of the Plan, that at least 80% of the total office floor area in the city, pertaining to medium office and major office development, is located in the downtown/central city office area, as identified on Map 6- Office Areas.

The applicant's proposal to rezone the property would help to reuse the existing building and therefore support and intensify an existing industrial site, which is significant in size and development potential.

Other Implications

None with respect to this report.

Accessibility Implications

The proposed development provides seven parking stalls for persons with disabilities which exceed the minimum requirements by four stalls

COMMUNICATIONS

Communication with the public is summarized below:

Public notification signage posted on:	June 18, 2018
Will be published in the Leader Post on:	August 11 and 18, 2018
Letter sent to immediate property owners	June 18, 2018
Public Open House Held	N/A
Number of Public Comments Sheets Received	0

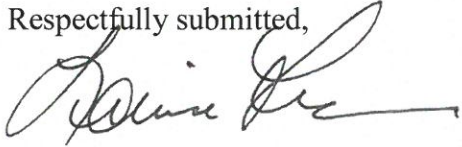
The application was circulated to the Northeast Community Association for review and comment. No comments were received from the community association. Following circulation of the application, the Administration attempted follow up contact with the Community Association but did not receive a response prior to the deadline for submission of this report.

The applicant and other interested parties will receive a copy of the report and notification of the meeting to appear as a delegation in addition to receiving a written notification of City Council's decision.

DELEGATED AUTHORITY

City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,



Louise Folk, Director
Development Services

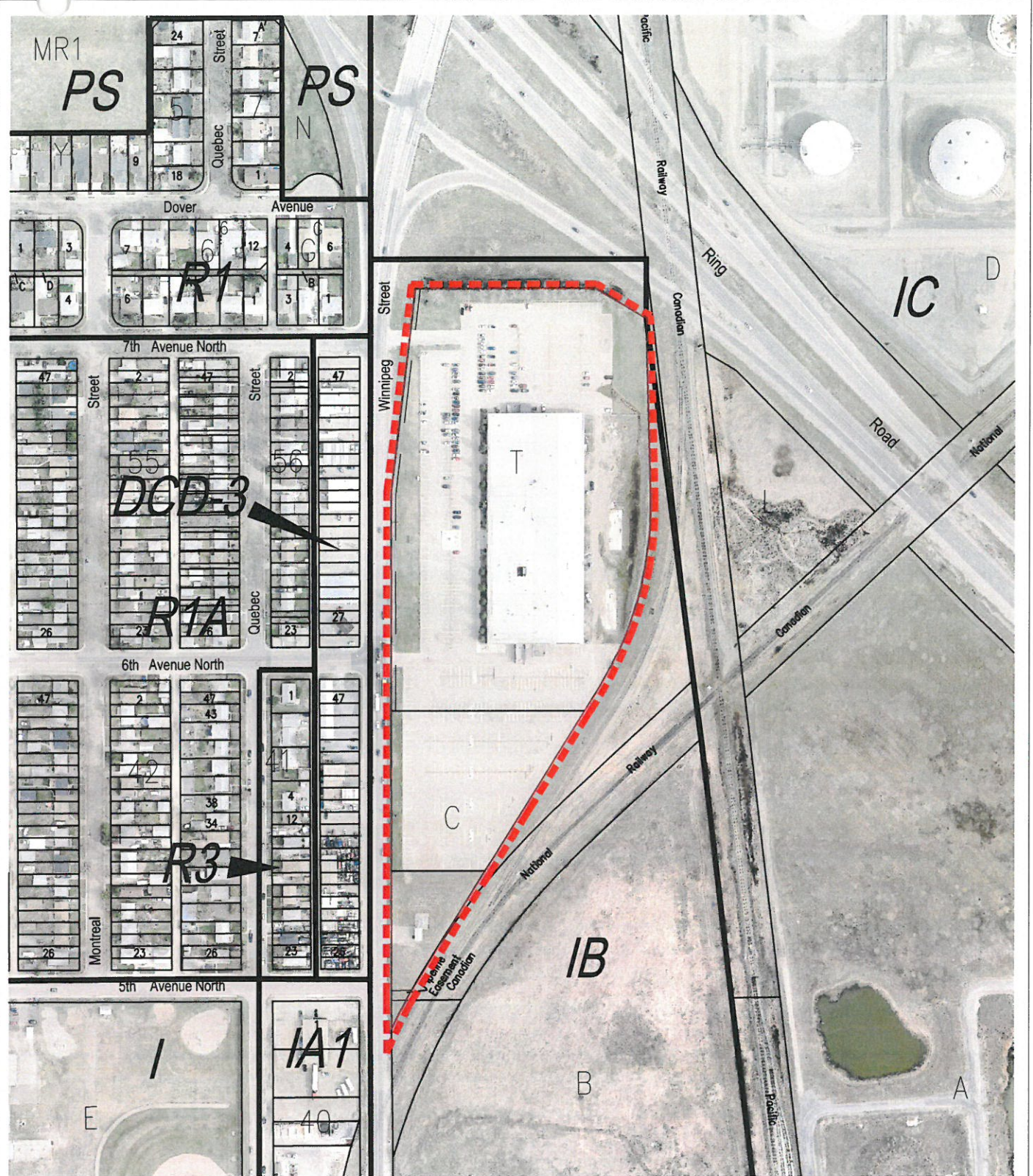
Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Development

Prepared by: Ben Mario

Appendix A-1



 Subject Property

Date of Photography : 2016



Project 18-Z-10

Civic Address/Subdivision

221 N. Winnipeg Street
Staples Call Centre Building

Appendix A-2



 Subject Property

Date of Photography: 2016

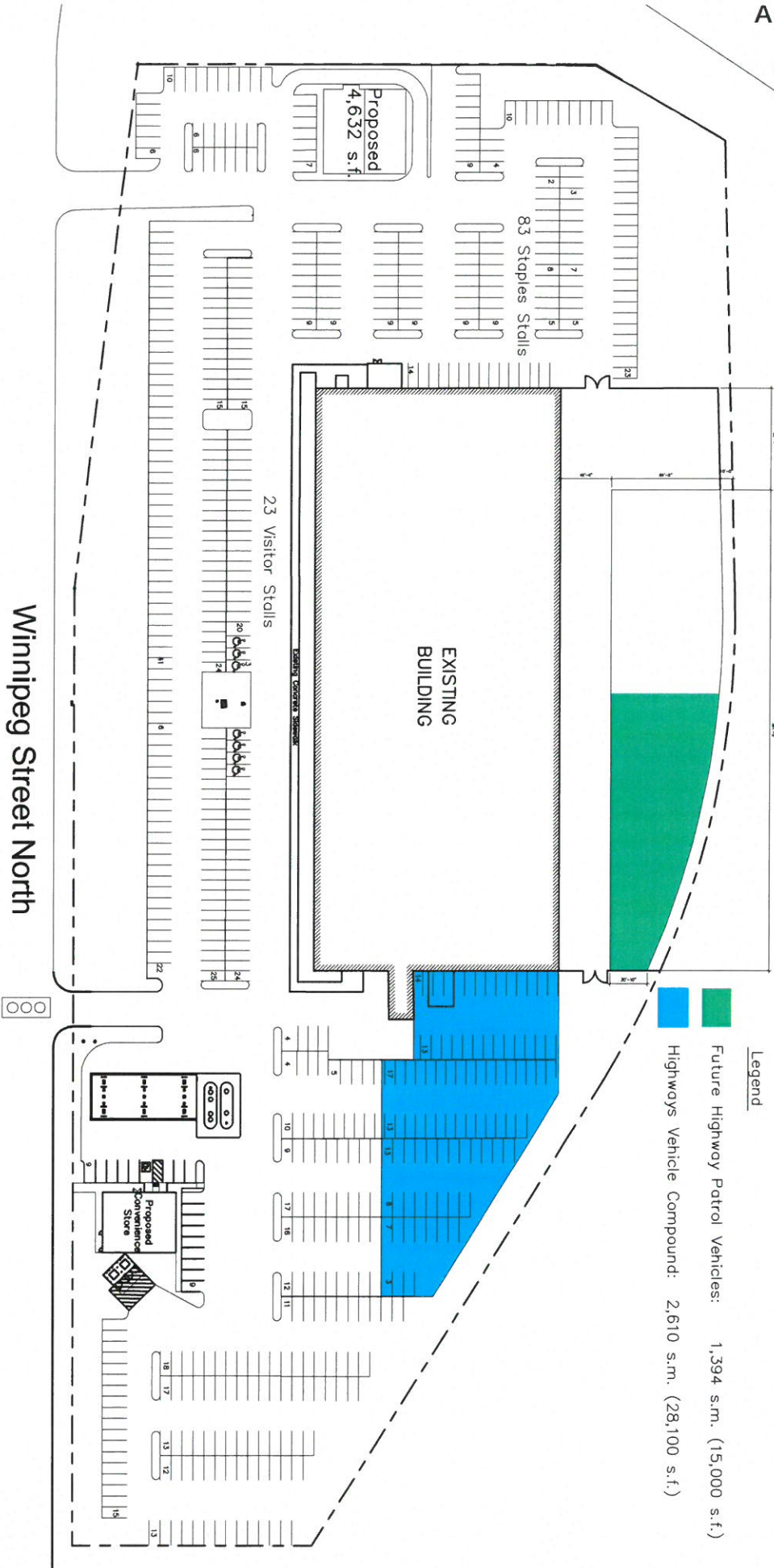


Project 18-Z-10

Civic Address/Subdivision

221 N. Winnipeg Street
Staples Call Centre Building

Ring Road

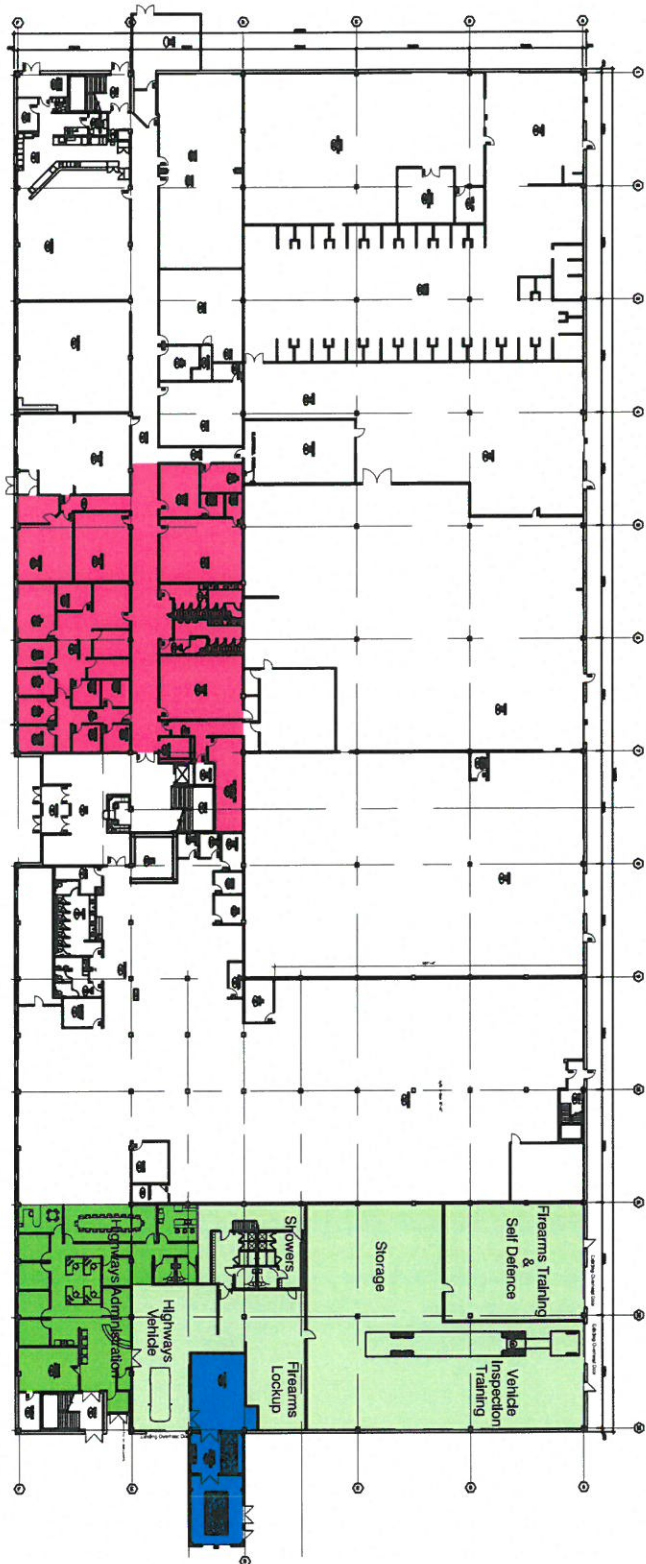


1 SITE PLAN

Total Parking stalls

631

Ministry of Central Services (Park Street)



- Legend**
- Highways Hotline Engineers & Field Staff Support Team: 728 s.m. (7,832 s.f.)
 - Highways Diesel Generator & UPS: 119 s.m. (1,281 s.f.)
 - Future Highways Commercial Vehicle Enforcement: 1,349 s.m. (14,519 s.f.)
 - Admin. & Training: 307 s.m. (3,299 s.f.)
 - Firearms Training & Storage: 1,042 s.m. (11,220 s.f.)

221 Winnipeg St. N., Regina, SK.
Main Floor Plan



- Legend
- Highway Hotline: 847 s.m. (9,118 s.f.)
 - Highways Call Centre: 472 s.m. (5,028 s.f.)
 - Highways Design & Emergency Planning Support Team 549 s.m. (5,909 s.f.)

Ministry of Central Services
Project: Park Street

221 Winnipeg St. N, Regina, SK.
2.2.1 (a&b)
Second Floor Plan

Christine Schermann

From: Ben Mario
Sent: Wednesday, August 1, 2018 12:03 PM
To: Christine Schermann
Cc: Cheryl Willoughby
Subject: 18-Z-10 Ad Transmittal.docx
Attachments: 18-Z-10 Ad Transmittal.docx; 18-Z-10 ad request form.pdf

Hi Christine,

Please see the attached. In preparation I realized that the graphics were not prepared for this file. I am hoping to get them by end of day. Hopefully this doesn't cause too much of an issue.

Thanks,
Ben

August 1, 2018

TRANSMITTAL FOR PUBLIC NOTICE

**Re: BYLAW NO. XXXX – Proposed Zoning Bylaw Amendment - 18-Z-10
221 N Winnipeg Street**

Documents are being forwarded herewith for advertising/service of notices in connection with a proposed Zoning Bylaw Amendment (18-Z-10).

FOR ATTENTION OF COMMUNICATIONS

Documents:

- | | |
|--------------------------------|---|
| 1. Notice of Intention: | [e-mail] |
| 2. Graphic | <input checked="" type="checkbox"/> Yes (email) <input type="checkbox"/> No |
| 3. Advertising Request | (Electronic Form to be emailed) |

Information:

- | | |
|----------------------------------|---|
| 1. Dates for Advertising: | 1. August 11, 2018
2. August 18, 2018 |
| 2. Contacts: | Current Planning: – Ben Mario – 777-7582
Legal and Risk : Cheryl Willoughby – 7013 |

FOR ATTENTION OF CITY CLERK – COUNCIL AGENDA – August 27, 2018

Documents:

- | | |
|--|--|
| 1. Draft Bylaw and Abstract: | <input checked="" type="checkbox"/> Enclosed
<input type="checkbox"/> To be forwarded at later date |
| 2. Graphic | <input checked="" type="checkbox"/> Yes (email) <input type="checkbox"/> No |
| 3. Services of Notices (contact list) | <input checked="" type="checkbox"/> Yes [See Below] <input type="checkbox"/> No |

ZONING BYLAW AMENDMENT

Notice to amend *Regina Zoning Bylaw No. 9250* is given pursuant to section 207 of *The Planning and Development Act, 2007*.

The proposed *Bylaw No.* may be viewed at City Hall:

August 20, 2018	1 - 4:45 p.m.
August 21-August 24, 2018	8 a.m. - 4:45 p.m.
August 27, 2018	8 a.m. - 4:45 p.m.

Residents can speak to the Bylaw at a public hearing during the City Council meeting on **August 27, 2018** at 5:30 p.m. in Henry Baker Hall, Main Floor, City Hall.

If any person wishes to appear before City Council, please visit **Regina.ca/residents/council-committees/appear-before-council/index.htm** or call the Office of the City Clerk at 306-777-7262 for more information on the requirements to appear.

Dated at the City of Regina, in the Province of Saskatchewan, this **11th** day of **August, 2018**.

Proposed Bylaw No. XXXX

Amendment to *Regina Zoning Bylaw No. 9250* – Chapter 19-Zoning Maps (Map No. 2891).

The properties identified and as shown on the map below will be considered for rezoning as follows:

[INSERT MAP HERE]

Legal Address: Parcel T, Plan No. 84R22521; Parcel C,-Plan FA4603 Ext 2

Civic Address: **221N Winnipeg Street**

Current Zoning: IB – Medium Industrial Zone

Proposed Zoning: IA – Light Industrial Zone

Reason:

The purpose of the proposed zoning is to facilitate redevelopment of the existing property. The IA – Light Industrial Zone generally allows for more service-oriented and fewer manufacturing and industrial uses than the IB – Medium Industrial Zone.

FirstName	LastName	Company	Street Address	City	Home#	Work#	Fax#	Email	Report Subject
John	Pearson	Shindico Realty	200-1355 Taylor Avenue	Winnipeg MB R3M 3Y9		306-928-8229		jpearson@shindico.com	Application for Zoning Bylaw Amendment (18 Z-10) Rezoning from IB-Medium Industrial Zone to IA- Light Industrial Zone 221 N Winnipeg Street
Mike Ken	Hogan Zerbin	Northeast Community Association	28(1)	Regina SK S4R 8R8		28(1)		Mike.hogan@cwregina.com	28(1)

BM

I:\Wordpro\CURRENT\Z\2018\18-Z-10\18-Z-10 Ad Transmittal.docx



Advertising Request Form

This individual is responsible to for the final approval of the advertisement or communication of any required changes. If you will be unavailable to provide this information an alternate must be identified.

Final Ad copy must be provided. Ensure to attach finalized supportive materials and clearly identify where they are to be placed within the ad.

Note: City Page is posted only on Saturdays.

Contact Name:	<u>Ben Mario</u>	Contact Email Address	<u>bmario@regina.ca</u>
Alternate Contact name and email	<u></u>	Ad Title:	<u>Proposed Zoning Bylaw Amendments</u>
Upload file(s)	<u></u>	Date of Advertising:	<u>August 11 and 18, 2018</u>
Specific Requirements:	<u>City Page</u>	Fund:	<u>110</u>
Organization:	<u>8603</u>	Activity:	<u>J625</u>
Account:	<u>64202</u>	Project:	<u></u>
Comments:	<u>Current Planning File No. 18-Z-10</u>		

This form is completed when requesting City Page advertising. Submissions required by 12 p.m. Tuesday, prior to the requested date(s) of publication. A proof will be circulated the Thursday prior to the publication.

All approvals required by end of day Thursday prior to the publication.

Information submitted for advertising must be accurate and have been approved prior to submission. If you have any questions, please consult your Communication Strategist.

Advertising submission will not be accepted after the deadline. Any exceptions will require Executive Director approval.

Christine Schermann

From: Christine Schermann
Sent: Monday, July 30, 2018 10:01 AM
To: Ben Mario; Christian Tinney
Subject: Bylaw Ads

Please submit the bylaw ads to me by Wednesday August 1, 2018 for publication in the August 11 & 18 editions of CityPage.

Thanks!!!

Christine Schermann
Legal Assistant
City Solicitor's Office

P: 306.777.7476

F: 306.777.6818

E: cscherma@regina.ca

Regina.ca



| City of Regina

Cheryl Willoughby

From: Cheryl Willoughby
Sent: Monday, June 25, 2018 4:02 PM
To: Ben Mario
Subject: RE: RPC Draft report review 18-Z-10

Hi Ben,
I have reviewed this report and have no comments/concerns from a legal perspective.

Cheryl M. Willoughby
Legal Counsel
City of Regina, Office of the City Solicitor

From: Ben Mario
Sent: Monday, June 25, 2018 2:08 PM
To: Elaine Gohlke <EGOHLKE@regina.ca>; Cheryl Willoughby <CWILLOUG@regina.ca>; Bonnie Mancinelli <BMANCINE@regina.ca>; Pathma Kumaran <PKUMARAN@regina.ca>; Shanie Leugner <SLEUGNER@regina.ca>; Max Zasada <MZASADA@regina.ca>
Subject: RPC Draft report review 18-Z-10

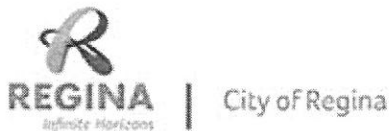
Please see attached a draft report tentatively slated for the August 2 Planning Commission meeting. Please provide your comments if any by end of day on Thursday June 28.

Thanks.

Ben

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

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



Tracking Number

August 5, 2018

To: Members,
Regina Planning Commission

Re: Application for Zoning Bylaw Amendment (18-Z-10)
Rezoning from IB- Medium Industrial Zone to IA- Light Industrial Zone
221 N Winnipeg Street

RECOMMENDATION

1. That the application to rezone Parcel T, Plan No. 84R22521 located at 221 N Winnipeg Street from IB-Medium Industrial Zone to IA – Light Industrial Zone, be approved.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That this report be forwarded to the August 27, 2018 meeting of City Council, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The applicant, 3346286 Manitoba Ltd c/o Shindico Developments, proposes to rezone the property at 221N Winnipeg Street from IB- Medium Industrial Zone to IA-Light Industrial Zone. The purpose of the rezoning is to facilitate re-use of the existing building (former SIAST building and Staples/ Quill call center). In comparison to the IB zone, the IA zone generally allows for more service-oriented and fewer manufacturing uses. The applicant intends to retain the existing building on the site, which is approximately 12,800m² in area with 4615m² of the total area being suitable for industrial type uses, such as warehousing. The applicant has expressed an interest in accommodating office-type users of the space within the building. The OCP and the IA zone would allow for 1000m² of Industry Office as a principle use on the property.

The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) and is consistent with the policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Accordingly, the Administration recommends approval.

BACKGROUND

A Zoning Bylaw amendment application has been submitted concerning the property at 221 N Winnipeg Street.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Design Regina: The Official Community Plan Bylaw No. 2013-48* and *The Planning and Development Act, 2007*.

DISCUSSION

The applicant proposes to rezone the property from IB-Medium Industrial Zone to IA – Light Industrial Zone. The property consists of a building of approximately 12,800 m² gross floor area. Approximately 4,615m² of space within the building is warehouse and the remainder would accommodate non-industrial type users.

The building was originally purpose-built as a vocational school (formerly the Saskatchewan Institute of Applied Science and Technology) and was later fully occupied by Staples/ Quill as a call center. The applicant intends to repurpose the building to accommodate tenants with an office component to their business operations. The current IB – Medium Industrial Zone does not permit office development. The IA- Light Industrial Zone would allow for up to 1,000m² of principle office use in the building.

Zoning and Land Use Details

Land Use Details	<u>Existing</u>	<u>Proposed</u>
Zoning	IB – Medium Industrial	IA – Light Industrial
Land Use	Retail Call Center, Vacant	TBD
Building Area	12,800 sq. m.	12,800 sq. m.

Zoning Analysis	<u>Required (IA)</u>	<u>Proposed</u>
Number of Parking Stalls Required	TBD	732
Minimum Lot Area (m ²)	500 m ²	53,137.11 m ²
Minimum Lot Frontage (m)	15 m	474 m
Maximum Height (m)	15 m	~7.5m
Gross Floor Area	n/a	12,797 m ²
Floor Area Ratio	1.5	0.24
Site Coverage (%)	50%	16.9%

The surrounding land uses are mixed commercial and industrial to the west; vacant to the south; the Ring Road to the north, and lands zoned as heavy industrial, which are vacant and/ or in use as petroleum storage tanks to the east.

The proposed development is consistent with the purpose and intent of the IA-Light Industrial Zone with respect to:

- Providing for the location of industrial uses engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of a wide range of industrial products.
- Service establishments related the industrial activities in the zone may also be allowed.

While there is significant overlap in the range of land uses between the IB and IA zones, the proposed rezoning would result in a shift in the allowable land uses on the site. Generally, the

Rezoning would result in potentially more service uses and fewer potential manufacturing or industrial uses. The range of potential land uses in the IA zone is more suited to the existing building as approximately 36 percent of the building is suitable for industrial or warehousing type uses while the remainder for non-industrial users. The applicant has expressed an interest in office related tenants as well as future development of the site for stand-alone commercial and service buildings. Attached for reference in Appendix A-3.1, 3.2, and 3.3 are copies of the applicant's plans for usage of the building and site. The IA zone would allow for a maximum of 1000m² of Industry Office, in accordance with office policies in the OCP.

The location of the subject property is well-positioned for development allowable within the IA Zone. The property is adjacent to an interchange and s

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject area currently receives a full range of municipal services, including water, sewer and storm drainage. The applicant will be responsible for the cost of any additional or changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A of *Design Regina: The Official Community Plan Bylaw No. 2013-48* with respect to:

Goal 4 – Employment Areas

Provide appropriate locations and development opportunities for a full range of industrial, commercial and institutional activities.

- 7.20 Permit industrial development in new employment areas where supported by a secondary plan or concept plan and within existing approved employment areas.

Goal 5 – Office Development

Support the Downtown as the city's primary business centre.

- 7.28 Endeavor to ensure, over the life of the Plan, that at least 80% of the total office floor area in the city, pertaining to medium office and major office development, is located in the downtown/central city office area, as identified on Map 6- Office Areas.

The applicant's proposal to rezone the property would help to reuse the existing building and therefore support and intensify an existing industrial site, which is significant in size and

development potential. The intended occupancy of the building, with respect to office will be required to comply with office policies, which would limit the amount of office development as a principle use to 1000m².

Other Implications

None with respect to this report.

Accessibility Implications

The proposed development provides 7 parking stalls for persons with disabilities which exceed the minimum requirements by 4 stalls

COMMUNICATIONS

Communication with the public is summarized below:

Public notification signage posted on:	Month Date, Year
Will be published in the Leader Post on:	August 11 and 18, 2018
Letter sent to immediate property owners	June 18, 2018
Public Open House Held	N/A
Number of Public Comments Sheets Received	0

There were XX public comments received on this application. A more detailed accounting of the respondent's comments and the Administration's response is provided in Appendix B.

The application was circulated to the Northeast Community Association for review and comment. No comments were received from the community association. Following circulation of the application, the Administration attempted follow up contact with the Community Association but did not receive a response prior to the deadline for submission of this report.

The applicant and other interested parties will receive a copy of the report and notification of the meeting to appear as a delegation in addition to receiving a written notification of City Council's decision.

DELEGATED AUTHORITY

City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

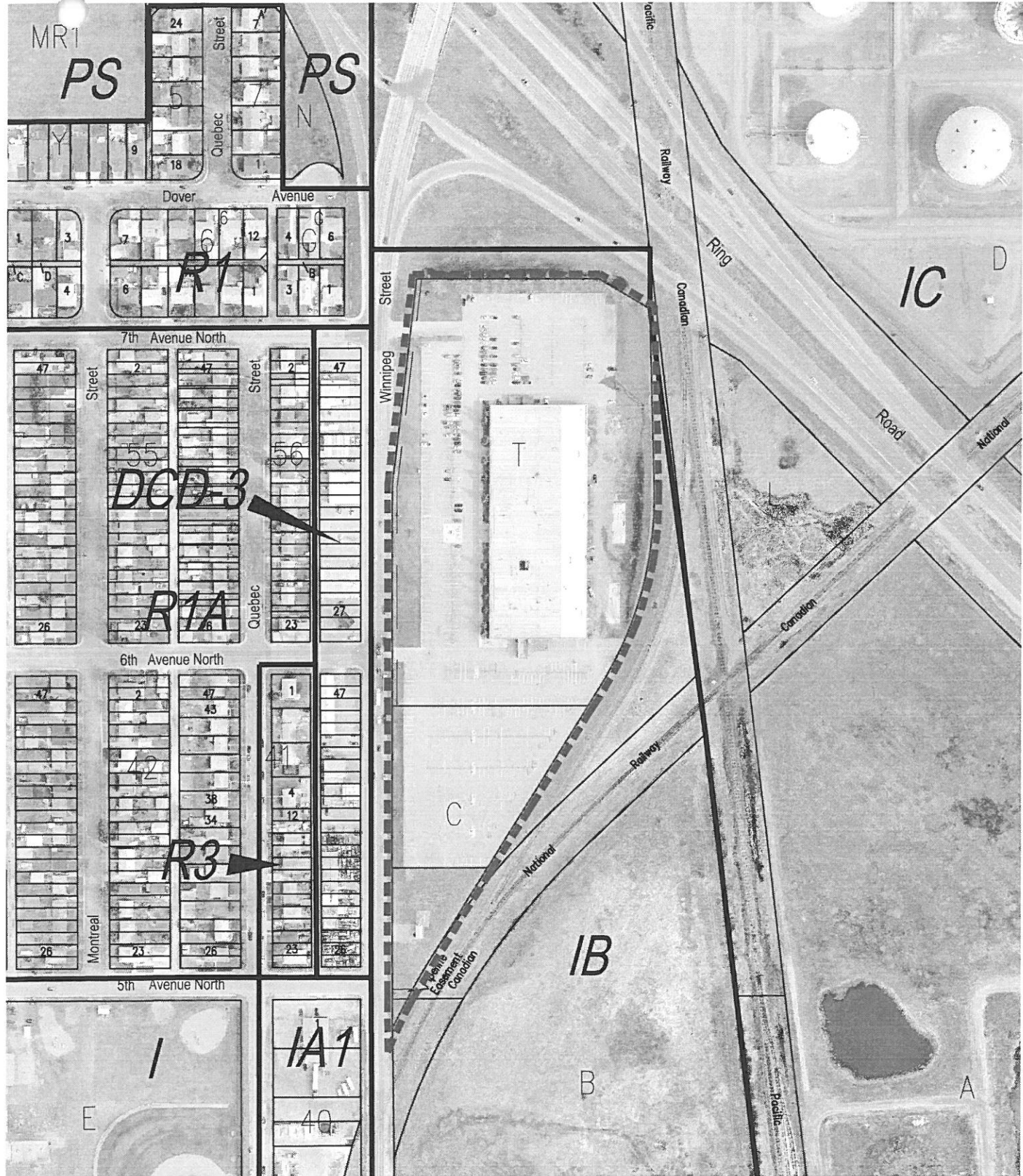
Respectfully submitted,

Louise Folk, Director
Development Services

Respectfully submitted,

Diana Hawryluk, Executive Director
City Planning & Development

Prepared by: Author's Full Name
document2



Date of Photography : 2016



 Subject Property

Project 18-Z-10

Civic Address/Subdivision

221 N. Winnipeg Street
Staples Call Centre Building

Christine Schermann

From: Cheryl Willoughby
Sent: Wednesday, May 2, 2018 11:13 AM
To: Ben Mario
Subject: RE: 221 Winnipeg St. N., Regina Zoning Inquiry

Hi Ben,
21(a)(b)(c)

Cheryl M. Willoughby
Legal Counsel
City of Regina, Office of the City Solicitor

From: Ben Mario
Sent: Wednesday, May 2, 2018 10:17 AM
To: Cheryl Willoughby <CWILLOUG@regina.ca>
Subject: FW: 221 Winnipeg St. N., Regina Zoning Inquiry

Hi Cheryl,
21(a)(b)(c)

Ben

From: Ben Mario
Sent: Wednesday, May 02, 2018 9:35 AM
To: Darlene Loucks <DLOUCKS@regina.ca>
Cc: Fred Searle <FSEARLE@regina.ca>
Subject: RE: 221 Winnipeg St. N., Regina Zoning Inquiry

Hi Darlene,
16(1)(a)(b)

Thanks,
Ben

From: Darlene Loucks
Sent: Wednesday, May 02, 2018 9:02 AM
To: Ben Mario <BMARIO@regina.ca>
Cc: Fred Searle <FSEARLE@regina.ca>
Subject: RE: 221 Winnipeg St. N., Regina Zoning Inquiry

Hi Ben,

Before I can fully comment I would need to see the information that would be relevant to the request.

16(1)(a), 16(1)(b)

I'm not sure this needs to go through the FOI process but I can review the documentation before you release it and redact if necessary.

16(1)(a)

Darlene Loucks
Privacy & Freedom of Information Officer
Office of the City Clerk

C: 306-777-7070
F: 306.777.6809
E: dloucks@regina.ca
Regina.ca



From: Ben Mario
Sent: Wednesday, May 2, 2018 8:14 AM
To: Darlene Loucks <DLOUCKS@regina.ca>
Subject: FW: 221 Winnipeg St. N., Regina Zoning Inquiry

Hi Darlene,

Fred and I just had a chat about this and we thought we would ask you for advice on if the information this person is requesting should be through FOI, or if you can provide some advice as to what information we can provide him that would not be of concern.

Basically, he is asking for the legal status of the land use of the building. I don't know what his interest is or who he represents.

Thanks,
Ben

From: Parsons, Michael [<mailto:michael.j.parsons@duffandphelps.com>]
Sent: Tuesday, May 01, 2018 1:46 PM
To: Ben Mario <BMARIO@regina.ca>
Subject: RE: 221 Winnipeg St. N., Regina Zoning Inquiry

Hi Ben,

Have you had the chance to look into the zoning issue at 221 Winnipeg St?

Thanks,

Michael Parsons

T +1 416 361 6771

M +1 416 428 5380

michael.j.parsons@duffandphelps.com

From: Ben Mario [<mailto:BMARIO@regina.ca>]
Sent: Wednesday, April 18, 2018 5:27 PM
To: Parsons, Michael <michael.j.parsons@duffandphelps.com>
Subject: RE: 221 Winnipeg St. N., Regina Zoning Inquiry

Thanks Michael,

I'll get back to you on this ASAP.

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

P: 306.777-7582

E: bmario@regina.ca



From: Parsons, Michael [<mailto:michael.j.parsons@duffandphelps.com>]
Sent: Friday, April 13, 2018 9:09 AM
To: Ben Mario <BMARIO@regina.ca>
Subject: 221 Winnipeg St. N., Regina Zoning Inquiry

Good morning Ben,

Thank you for your follow ups - I've been away from the office this week with a newborn.

With respect to 221 Winnipeg St. N. , It is my understanding that the property was previously fully occupied by Staples, with ~2/3 of the property being an office use. Presently, the property is 15% occupied by Staples with an office use, and the remainder of the property is vacant.

I am investigating two effective dates, being a 2007 when fully occupied, and a current date, with 15% occupancy. I would like to confirm the status of the non-conforming office use as at each effective date (legal or not), and the approval process, if required, to establish conformity. Also, interested in the permitting process to repurpose building for permitted uses. If available, please forward general planning information for redevelopment including land division, zoning amendment, variances, etc. in Regina.

Thanks Ben,

Michael

Michael Parsons, MBA, AACI, P.App, PLE

Vice President, Real Estate Advisory Group

T +1 416 361 6771

M +1 416 428 5380

Duff & Phelps Canada Limited

333 Bay Street

14th Floor

Toronto, Ontario, M5H 2R2

michael.j.parsons@duffandphelps.com

www.duffandphelps.com

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<http://www.duffandphelps.com/disclosure>.

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October 23, 2000

File No. 4890 WIN N

#10244

John Pearson (by fax [204] 284-7115)
Shindico Realty Inc.
100 – One Evergreen Place
Winnipeg MB R3L 0E9

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Dear Mr. Pearson:

Re: **Non Responsive**

221 Winnipeg Street North, Parcel T, Plan 84R22521, Regina

This is further to our letter of September 29, 2000 and the law firm's (Olive Waller Zinkhan and Waller) land use description as submitted in their correspondence dated October 16, 2000.

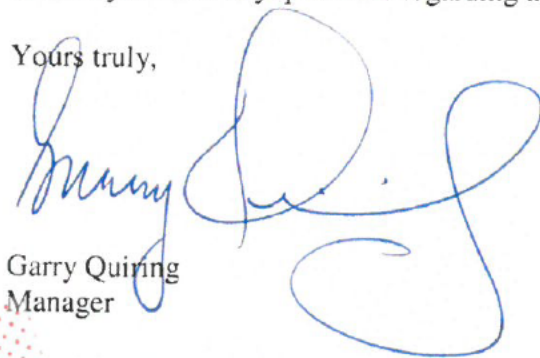
This is our confirmation that the use described below is classified as "retail" in *Zoning Bylaw No. 9250*:

"A retail call centre to support the purchaser's/tenant's sales network throughout North America; any other legal purposes (subject to any exclusive covenants between the landlord and other tenants) and uses ancillary thereto. It is hereby acknowledged that the use provision herein attempts to be as extensive and explicit as possible to make the uses of the purchaser/tenant, however, the foregoing list shall not be considered exhaustive and, subject to applicable laws with respect to the use of the lands, the purchaser/tenant reserves the right to add to and delete products at its will."

The subject properties are currently zoned IB – Medium Industrial in which retail use (of any article or commodity for which the warehousing, storage, sale at retail or wholesale, fabrication, processing or manufacture is allowed in the zone) is permitted. Therefore, subject to the zoning standards in *Zoning Bylaw No. 9250*, any development application for the aforementioned use must be approved.

Should you have any questions regarding the above, please contact me at **777-7281**.

Yours truly,



Garry Quiring
Manager

cc Olive Waller Zinkhan and Waller (by fax [306] 352-0771)

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