



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.  
[Signature]  
City Solicitor

APPENDIX "A"





City of Regina

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





City of Regina

## 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](mailto:cscherma@regina.ca)

[Regina.ca](http://Regina.ca)



| City of Regina

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:

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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 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





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.

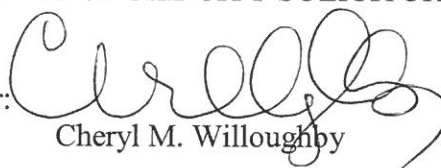
Minister's Approval Required: Yes  No   
If yes, provide Minister's particulars ie: name and address:

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)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

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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 SECOND TIME THIS 27th DAY OF August 2018.

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

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk (SEAL)

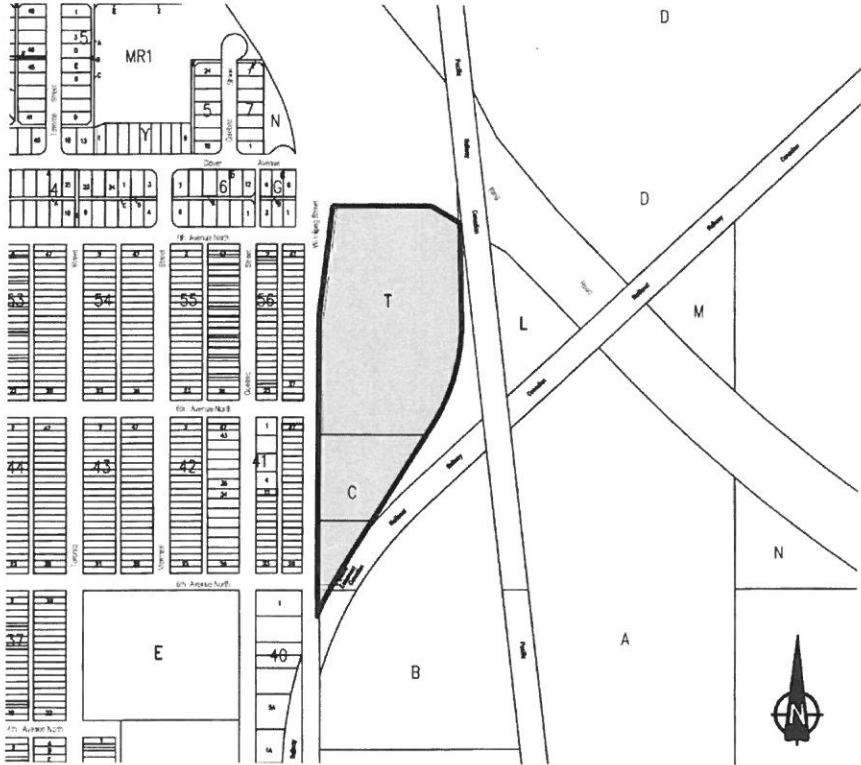
CERTIFIED A TRUE COPY

\_\_\_\_\_  
City Clerk

Approved as to form this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City Solicitor

APPENDIX "A"





ABSTRACT

BYLAW NO. 2018-45

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

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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*.

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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

**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](mailto:cwilloug@regina.ca)  
[Regina.ca](http://Regina.ca)

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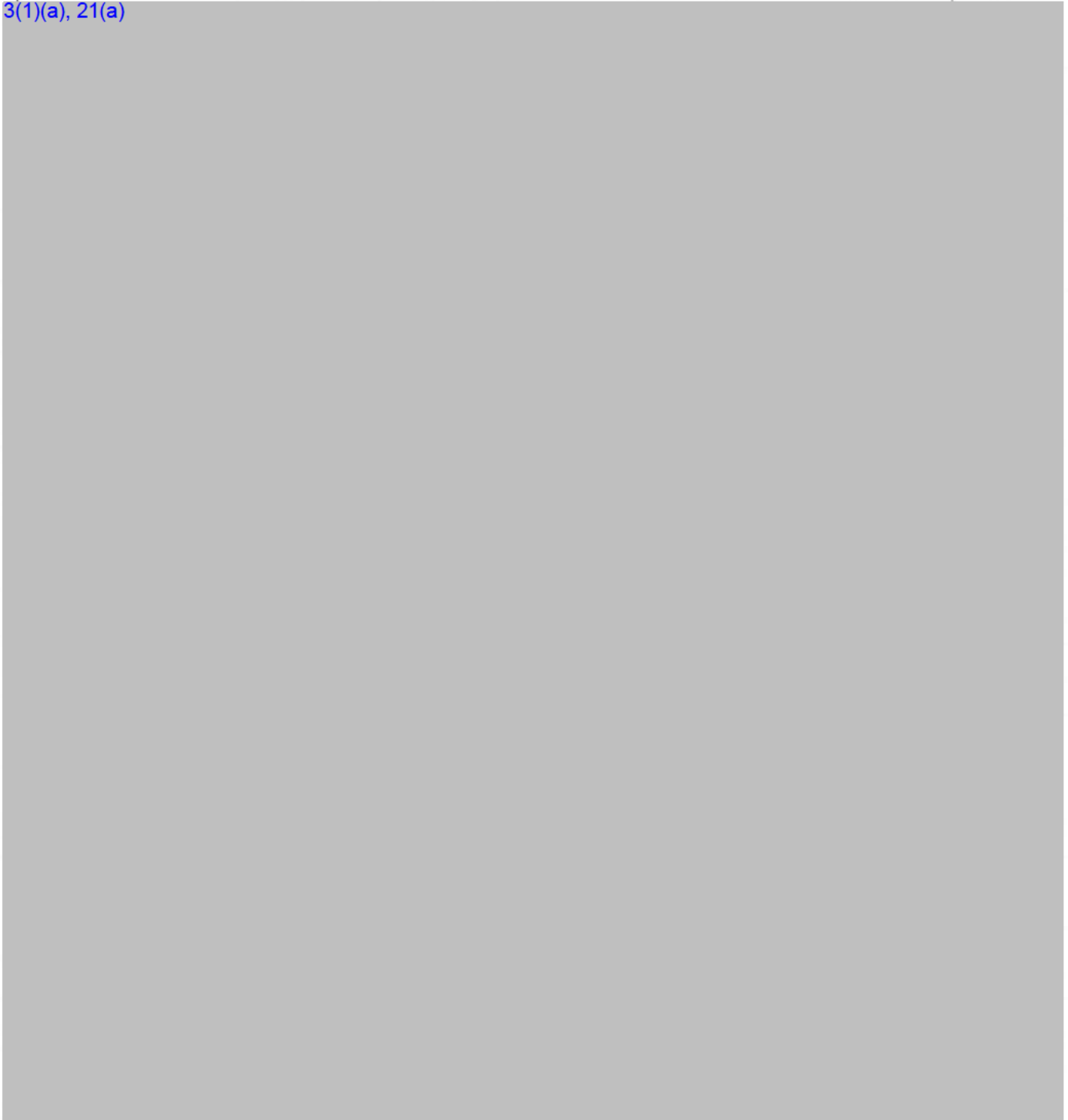
Information  
Services  
Corporation

Save PDF

Save PNG

Print

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

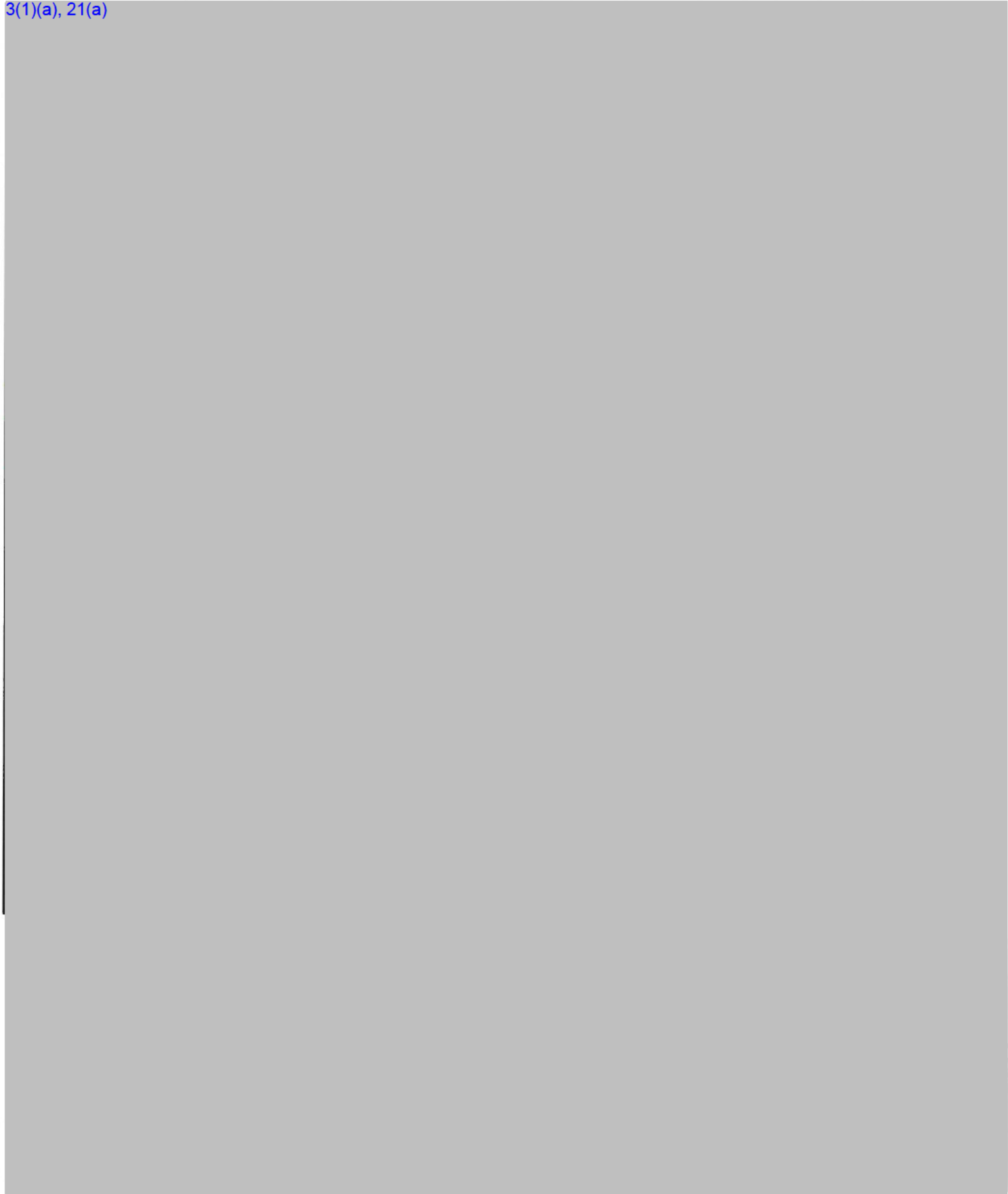






**Information  
Services  
Corporation**

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





**Information  
Services  
Corporation**

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



## Christine Schermann

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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](mailto:cwilloug@regina.ca)  
[Regina.ca](http://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](mailto:cscherma@regina.ca)

[Regina.ca](http://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](http://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)	

August 11, 2018

*Check  
legal  
o/w ok.*

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

**Proposed Bylaw No. 2018-45**

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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,


21(a)(b)(c)



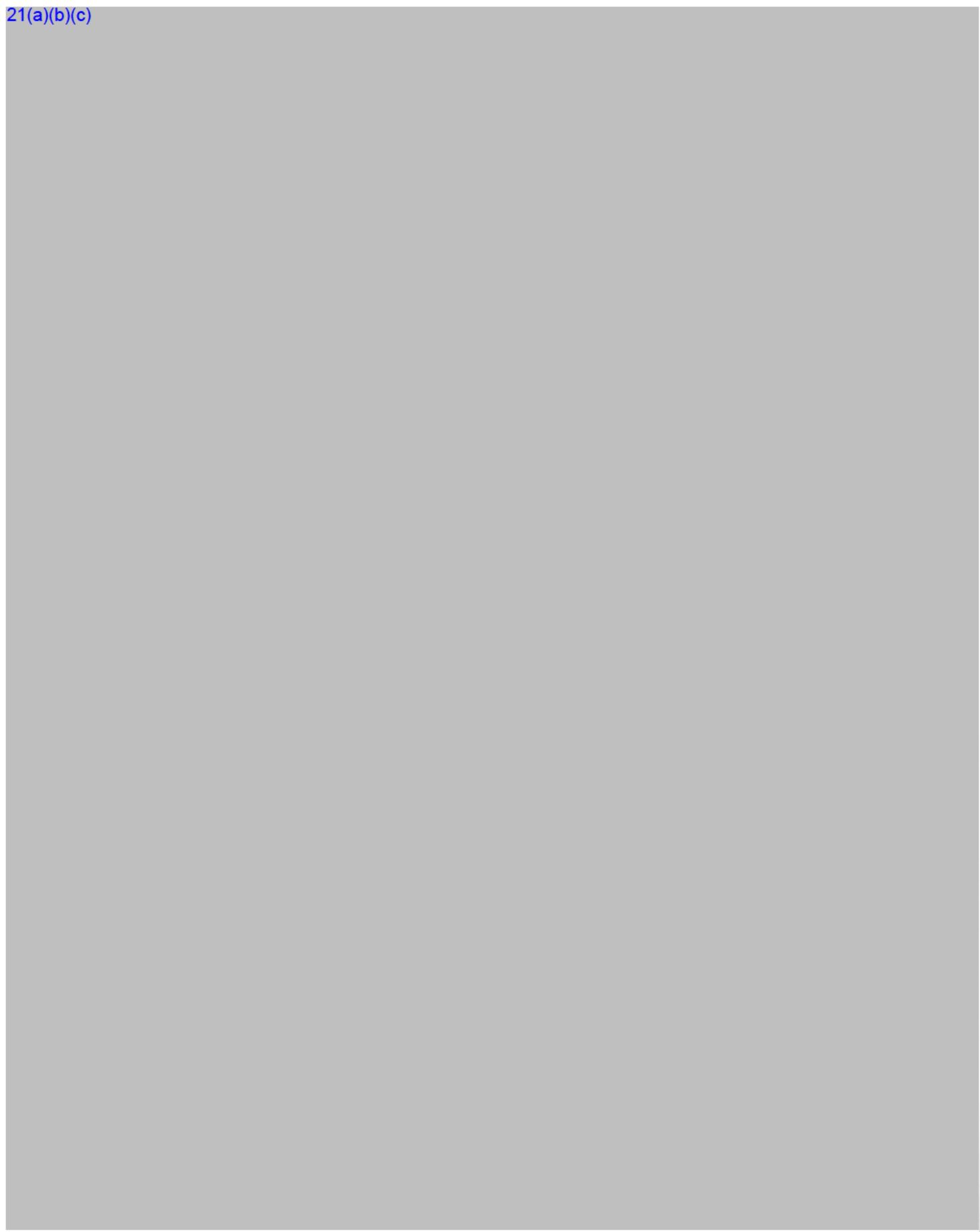
Thanks,  
Ben




21(a)(b)(c)




21(a)(b)(c)



21(a)(b)(c)

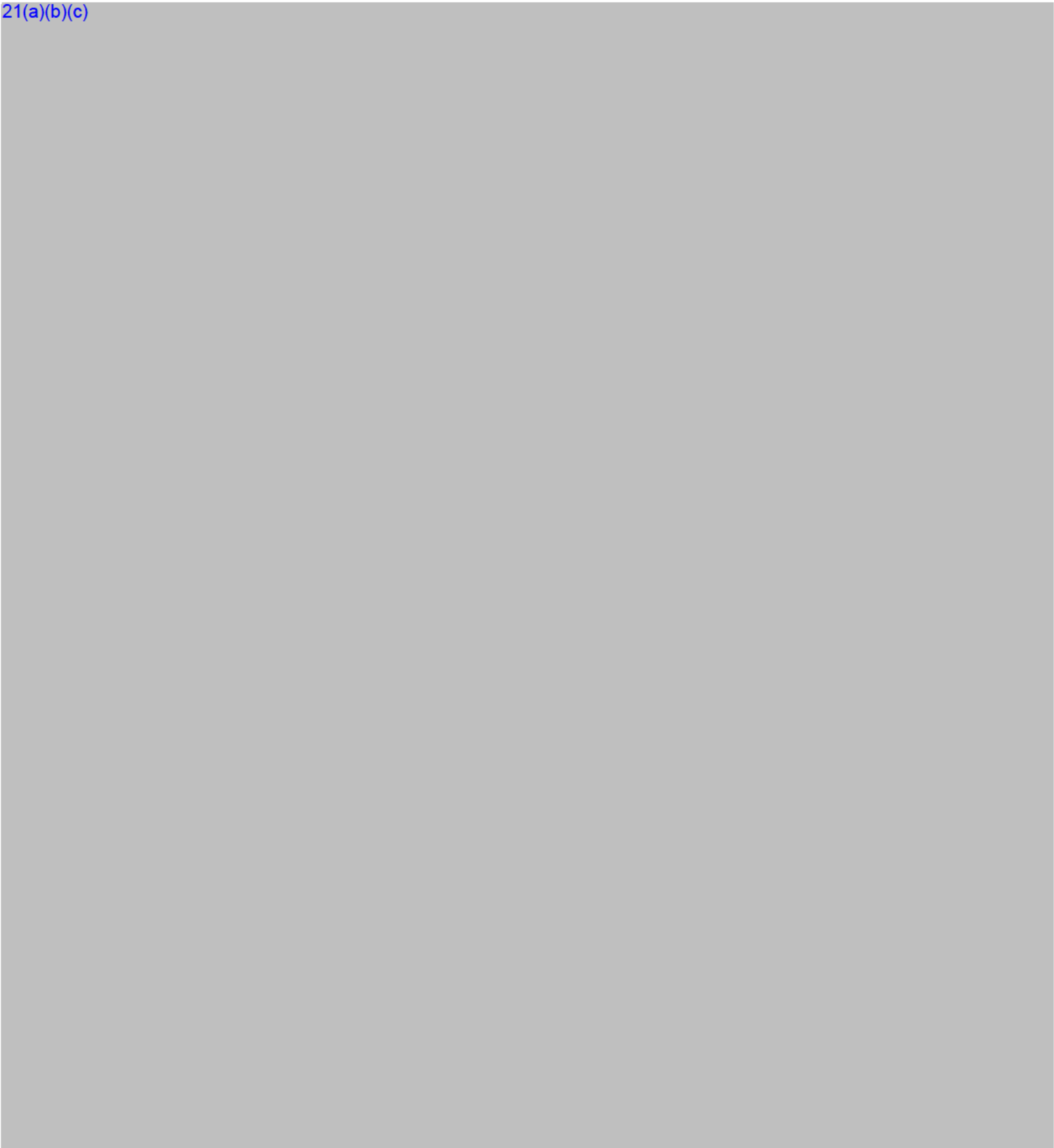


21(a)(b)(c)





21(a)(b)(c)





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 (SIAST) 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

<b>Land Use Details</b>	<b>Existing</b>	<b>Proposed</b>
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 <sup>2</sup>	12,800 m <sup>2</sup>

<b>Zoning Analysis</b>	<b>Required (IA)</b>	<b>Proposed</b>
Number of Parking Stalls Required	TBD (based on range of potential land uses)	631
Minimum Lot Area (m <sup>2</sup> )	500 m <sup>2</sup>	53,137.11 m <sup>2</sup>
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

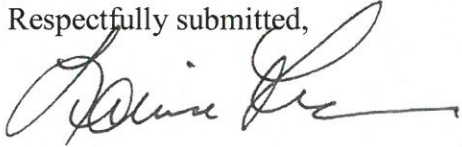
The application was circulated to the Northeast Community Association for review and comment. No comments were received from the community association. Following circulation of the application, the Administration attempted follow up contact with the Community Association but did not receive a response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

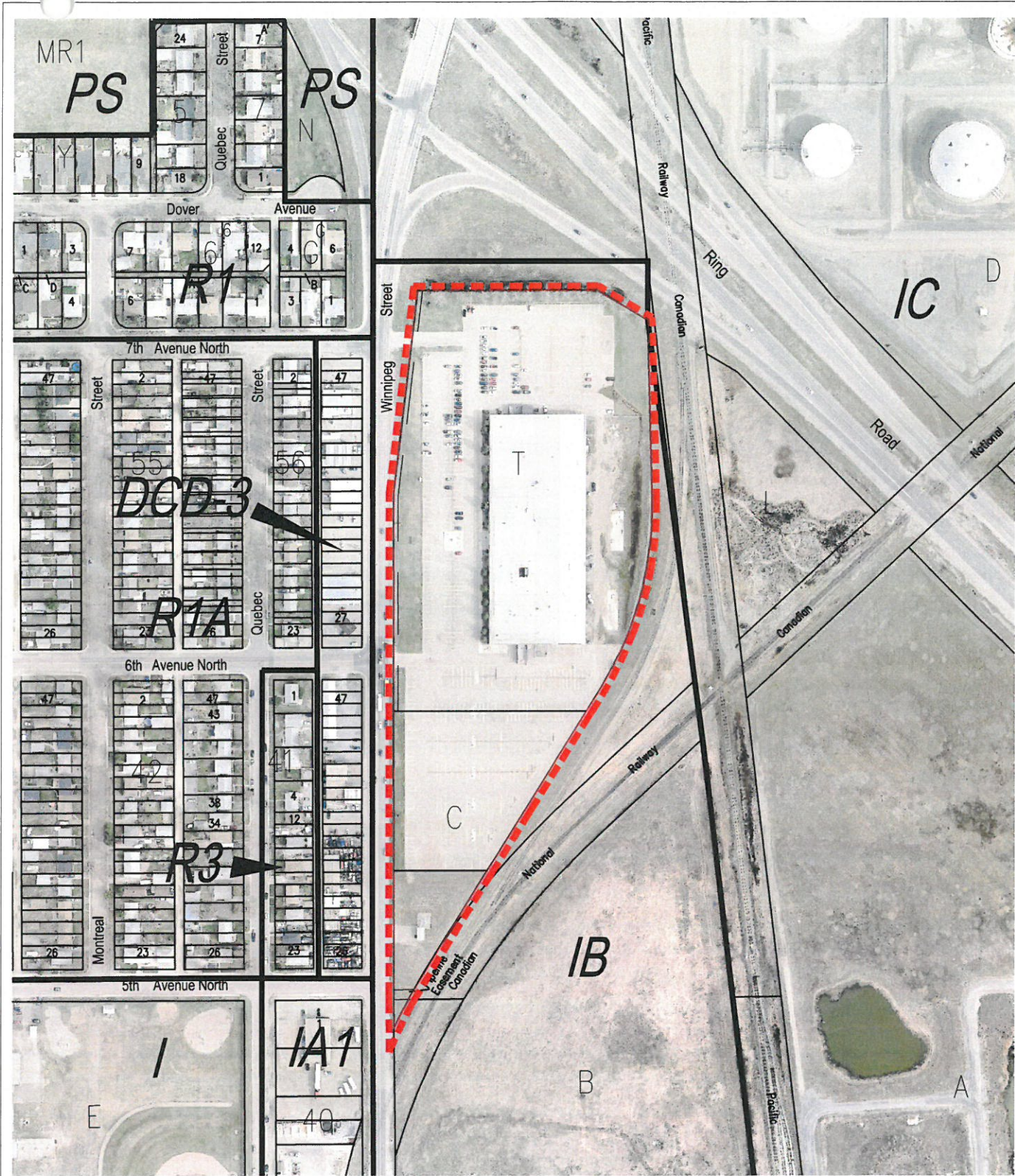
Respectfully submitted,



Diana Hawryluk, Executive Director  
City Planning & Development

Prepared by: Ben Mario





Subject Property

Date of Photography : 2016



Project 18-Z-10

Civic Address/Subdivision

221 N. Winnipeg Street  
Staples Call Centre Building





Subject Property

Date of Photography: 2016



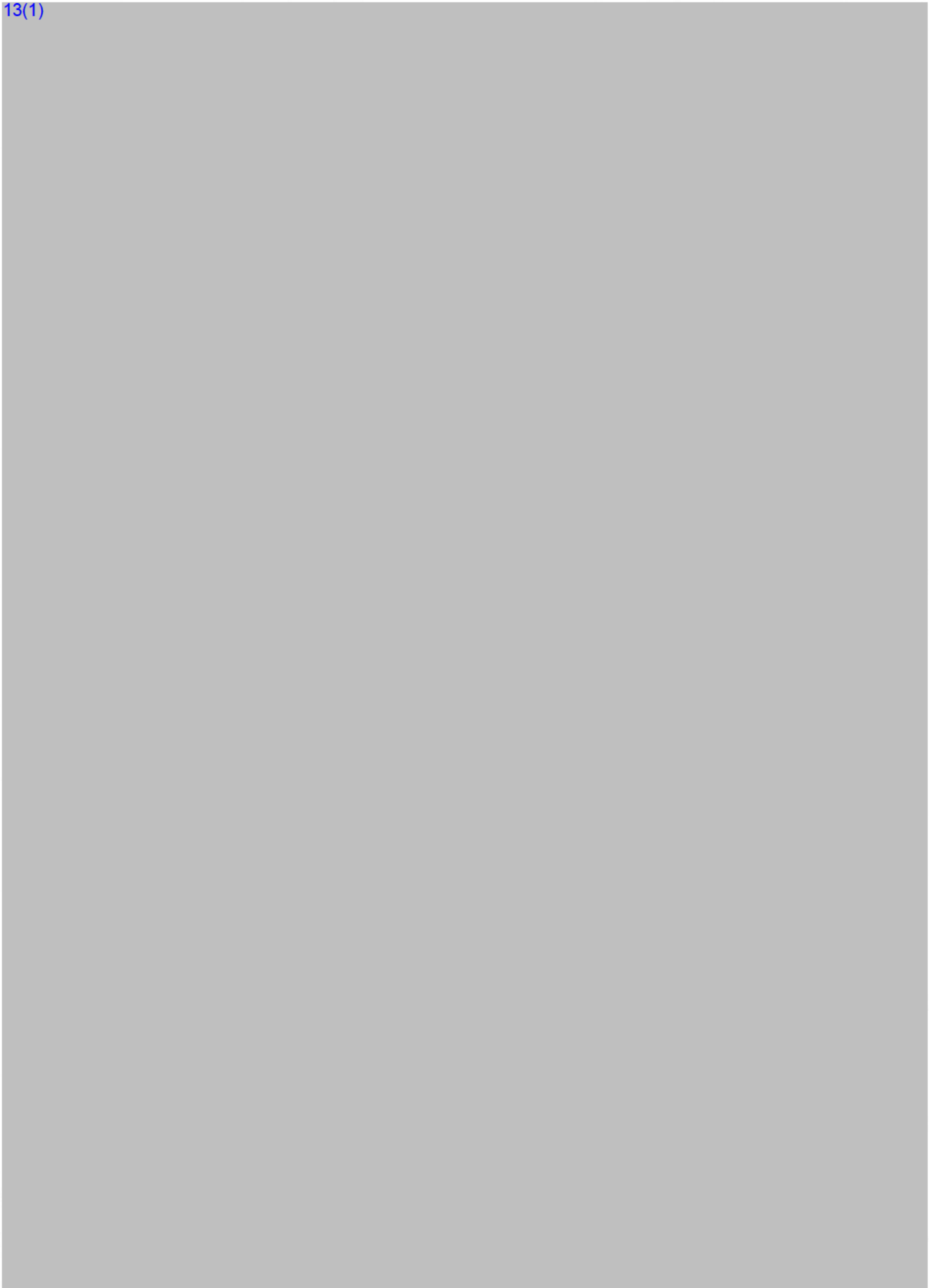
Project 18-Z-10

Civic Address/Subdivision

221 N. Winnipeg Street  
Staples Call Centre Building












## Christine Schermann

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**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,

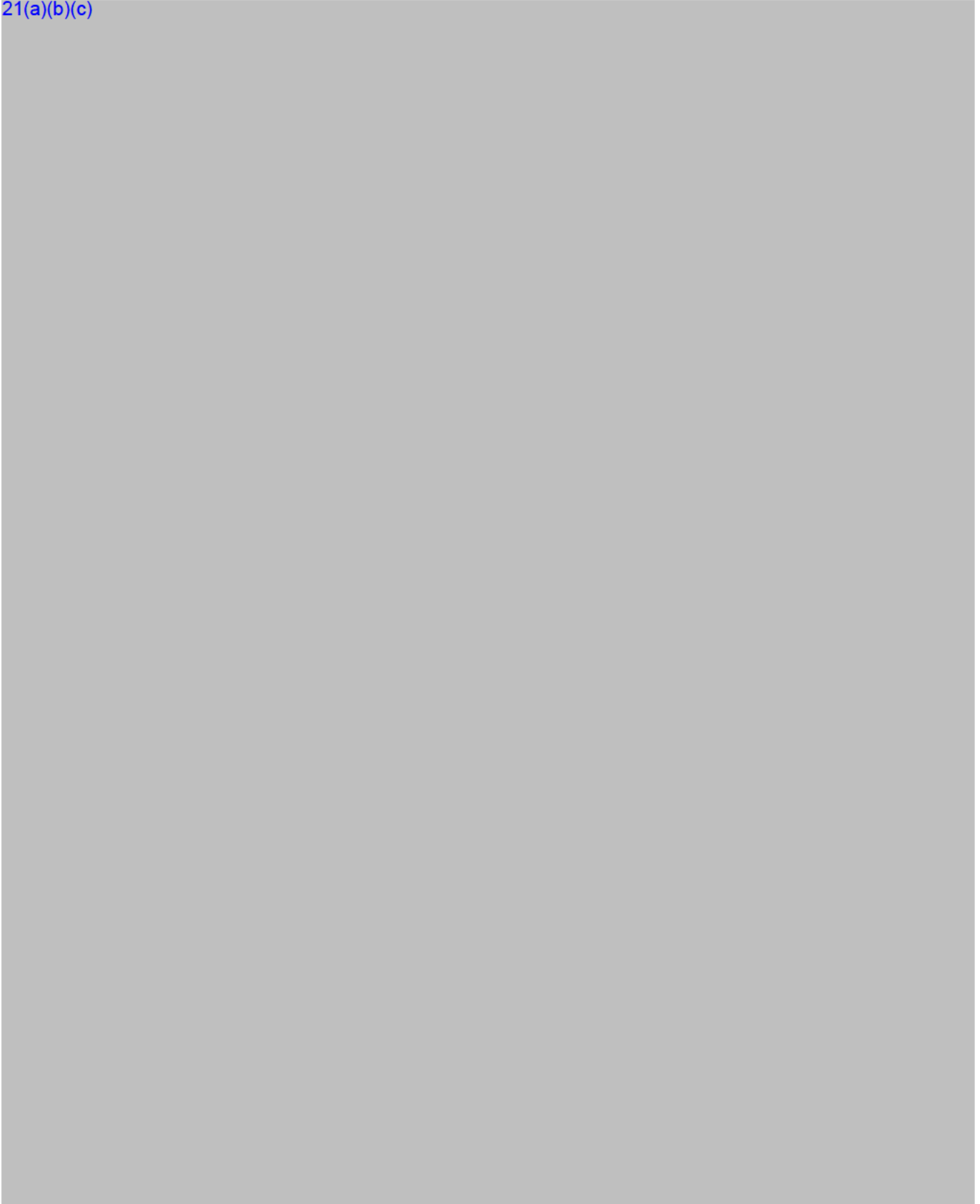
21(a)(b)(c)



Thanks,  
Ben



21(a)(b)(c)



21(a)(b)(c)







## Advertising Request Form

21(a)(b)(c)



## Christine Schermann

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**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](mailto:cscherma@regina.ca)

[Regina.ca](http://Regina.ca)



| City of Regina

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

21(a)(b)(c)

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

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**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.

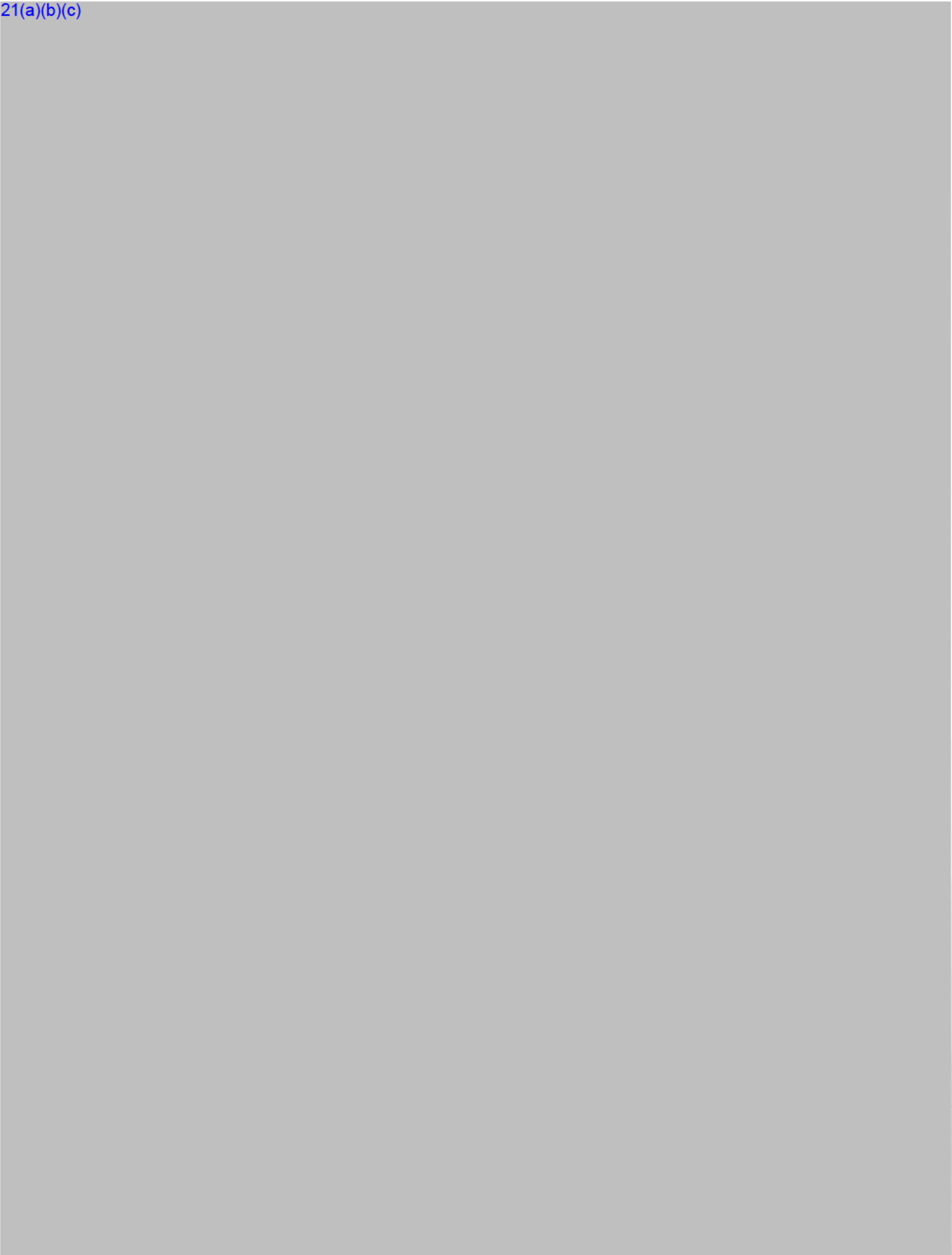
Ben

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

P: 306.777-7582  
E: [bmario@regina.ca](mailto:bmario@regina.ca)




21(a)(b)(c)




21(a)(b)(c)



21(a)(b)(c)



21(a)(b)(c)



Prepared by: Author's Full Name  
document2



## Christine Schermann

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**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](mailto:dloucks@regina.ca)  
[Regina.ca](http://Regina.ca)



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**From:** Ben Mario  
**Sent:** Wednesday, May 2, 2018 8:14 AM  
**To:** Darlene Loucks <[DLOUCKS@regina.ca](mailto: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

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**From:** Parsons, Michael [<mailto:michael.j.parsons@duffandphelps.com>]  
**Sent:** Tuesday, May 01, 2018 1:46 PM  
**To:** Ben Mario <[BMARIO@regina.ca](mailto: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](mailto: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](mailto: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](mailto: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

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**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](http://www.duffandphelps.com)

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

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

**FAXED**  
1535/cla

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.

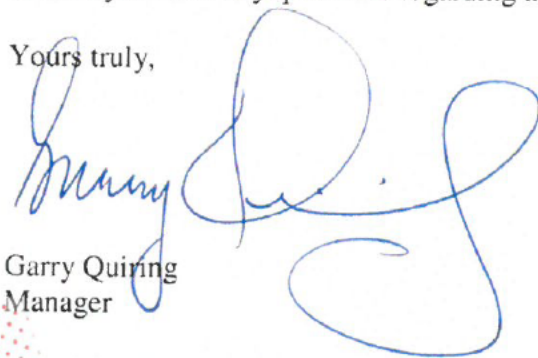
This is our confirmation that the use described below is classified as "retail" in *Zoning Bylaw No. 9250*:

"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)

EQ/b/cla

L:\work\pro\zoning\2000\125 and 221 winnipeg street north2.doc

**FAXED**  
1535/cla