

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

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. ✓

*
Confirmed?

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
3. Services of Notices (contact list) ☒ Yes [See Below] ☐ No

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Parcel C, Plan 101221142 Ext.1

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Reason:

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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)	

BM

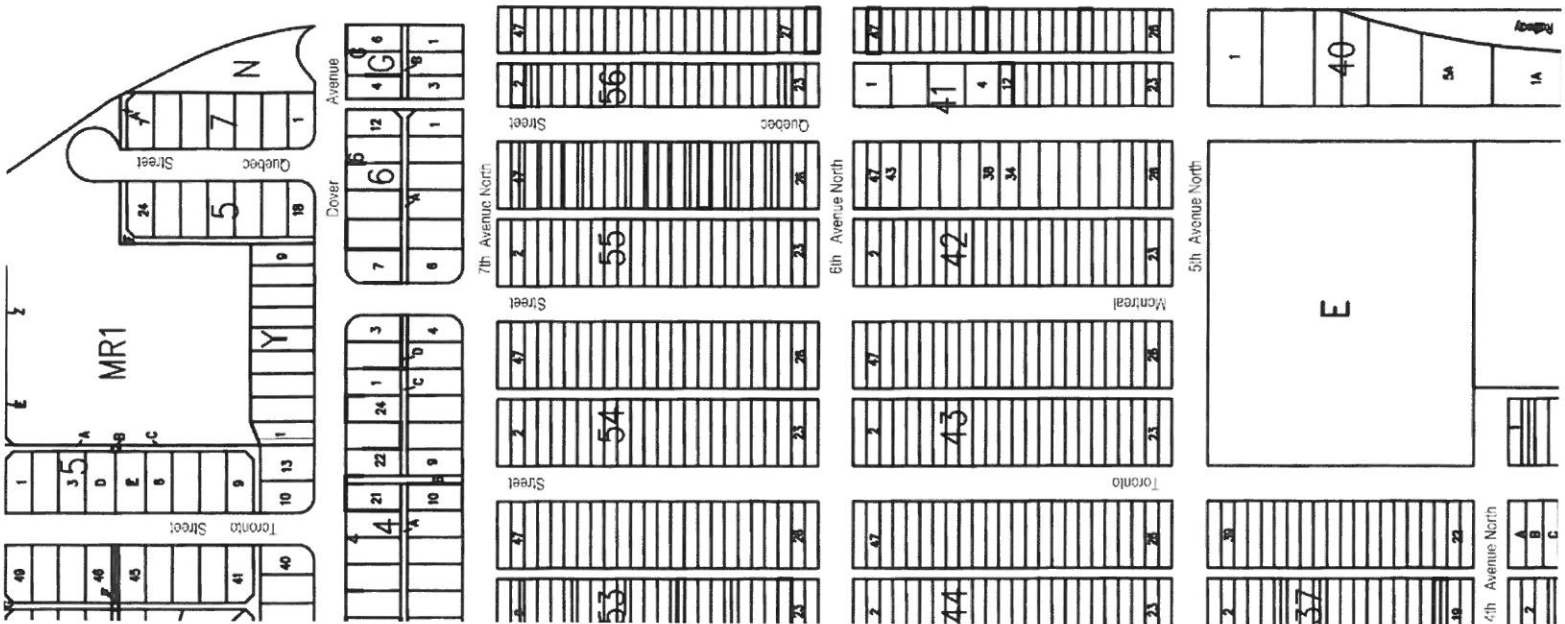
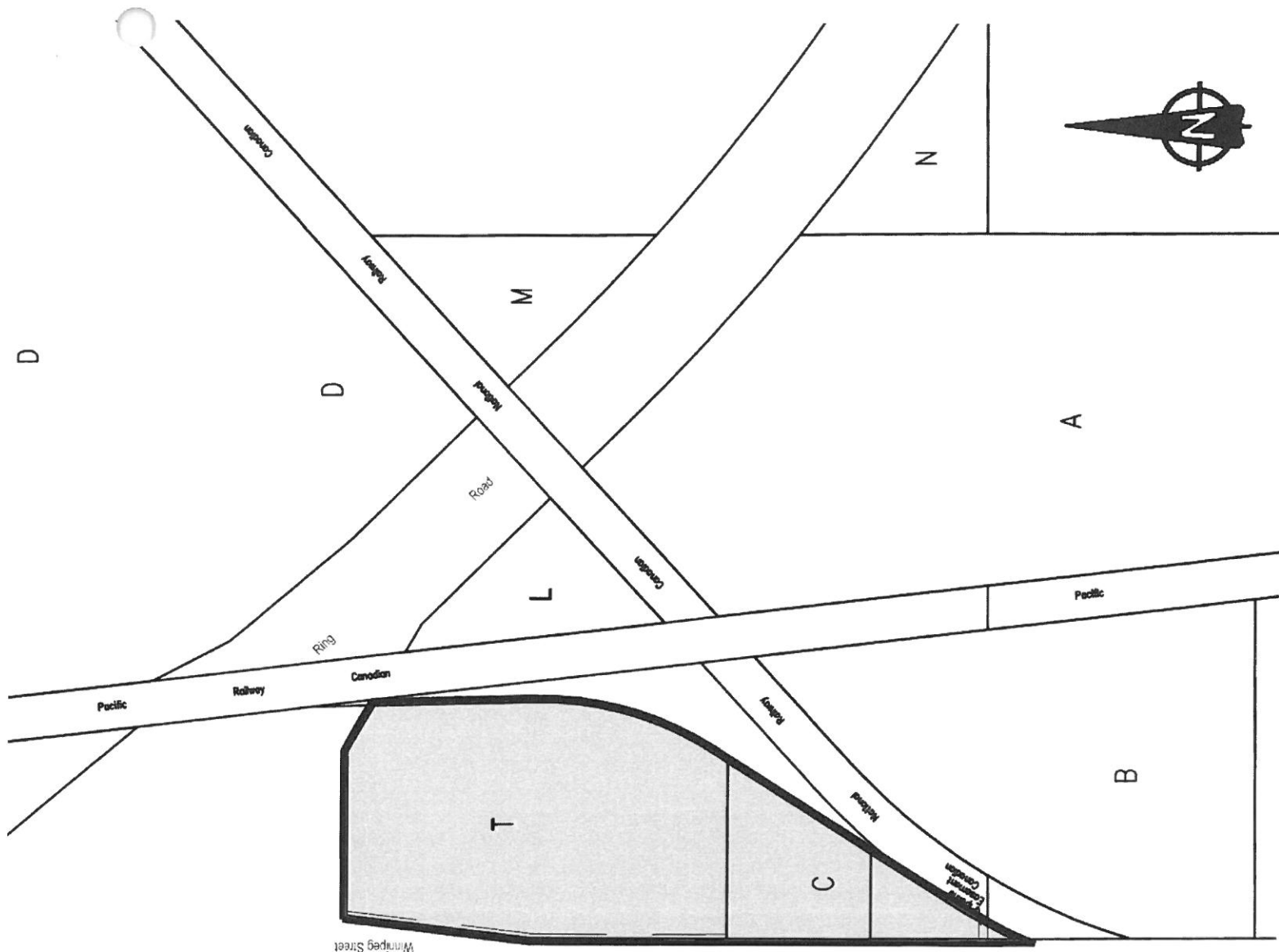
I:\Wordpro\CURRENT\Z\2018\18-Z-10\18-Z-10 Ad Transmittal.docx

Project 18-Z-10:



Project: 18-Z-10





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

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

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

BM

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Advertising Request Form

This individual is responsible 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.

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

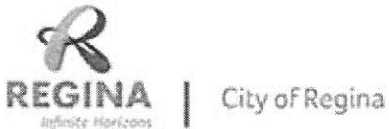
Please see attached a draft report tentatively slated for the August 2 Planning Commission meeting. Please provide your comments if any by end of day on Thursday June 28.

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*.

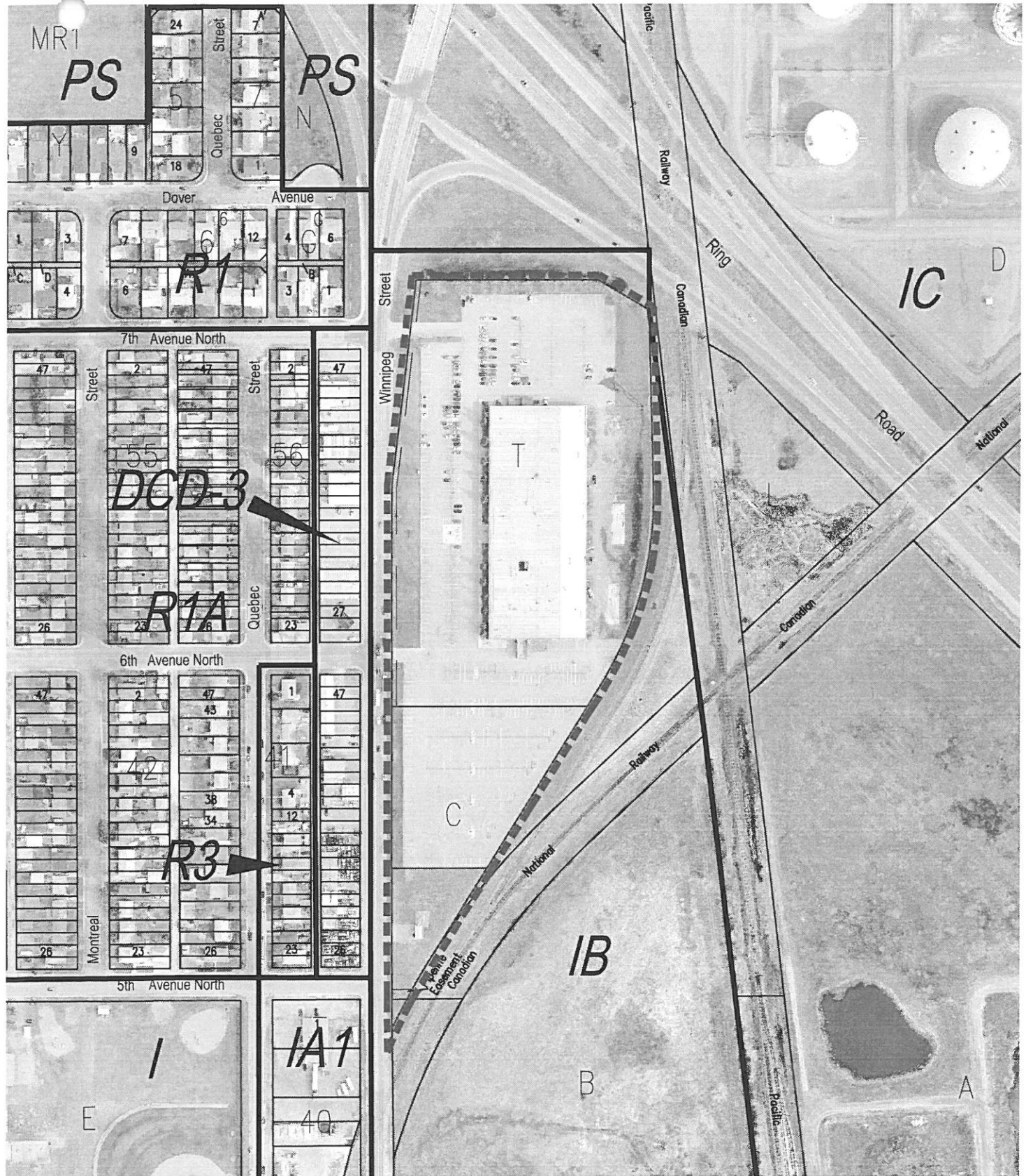
Respectfully submitted,

Louise Folk, Director
Development Services

Respectfully submitted,

Diana Hawryluk, Executive Director
City Planning & Development

Prepared by: Author's Full Name
document2



Subject Property

Date of Photography : 2016



Project 18-Z-10

Civic Address/Subdivision

221 N. Winnipeg Street
Staples Call Centre Building