

Ben Mario

From: Ben Mario
Sent: Wednesday, January 30, 2019 4:50 PM
To: 'Darrin Oremba'
Subject: RE: Parking

Hi Darrin,

Here is the link to the draft Zoning Bylaw:

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

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

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

Call if you require anything further.

Thanks,

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

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



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

Ben

Yes please send me some info on the discretionary use process

So is this new bylaw stating that my private club / bar will not be allowed in the new light industrial zone?

Darrin Oremba
Premier Tax Services
(306) 352-9933

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

Hi Darrin,

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

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

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

Please call if you wish to discuss.

Thanks,

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

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



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

Okay thank you for that

18(1)(b)(c)

Thanks in advance

Darrin Oremba
Premier Tax Services
(306) 352-9933

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

Hi Darrin,

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

Please reference Table 14.5 in Chapter 14:

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

Sincerely,

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




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

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


Autumn

Can you tell me how many spots we will need for the following sizes of our club.

18(1)(b)(c)

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18(1)(c)

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Thanks

Darrin Oremba
Premier Tax Services
(306) 352-9933

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Richel Nixon

From: Autumn Dawson
Sent: October-15-18 4:40 PM
To: Fred Searle
Subject: FW: A few questions

From: Darrin Oremba [28\(1\)](#)
Sent: Monday, October 15, 2018 4:21 PM
To: Autumn Dawson <ADAWSON@regina.ca>
Subject: RE: A few questions

I can sure try.

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

They asked me to confirm this with the City of Regina rules and the zoning that we currently have. I know we still have to clear up the permits issues and that is being worked on but it would sure help to know more of what we would be allowed to do once we get approved to reopen.

Thanks in advance

Darrin Oremba
Premier Tax Services
(306) 352-9933

From: Autumn Dawson [<mailto:ADAWSON@regina.ca>]
Sent: Monday, October 15, 2018 4:01 PM
To: Darrin Oremba
Subject: RE: A few questions

Hi Darrin,

I am away from the office in meeting until Thursday. Do you have some time after 3:00pm on Thursday or any time on Friday?

Thanks,

Autumn

From: Darrin Oremba [28\(1\)](#)
Sent: Monday, October 15, 2018 11:05 AM
To: Autumn Dawson <ADAWSON@regina.ca>
Subject: RE: A few questions

Autumn,

Could we arrange a quick phone call to discuss what we have decided with Regina 151 and for me to ask a couple of questions about what would be allowed at the location we currently have?

If you could let me know a good time to call I would appreciate the help

Darrin Oremba
Regina 151 Events

Non Responsive



Non Responsive

