

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

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

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

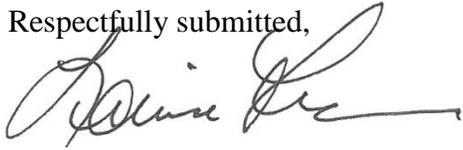
The application was circulated to the Northeast Community Association for review and comment. No comments were received from the community association. Following circulation of the application, the Administration attempted follow up contact with the Community Association but did not receive a response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

A handwritten signature in black ink, appearing to read "Louise Folk".

Louise Folk, Director
Development Services

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Diana Hawryluk".

Diana Hawryluk, Executive Director
City Planning & Development

Prepared by: Ben Mario