

March 7, 2018

To: Members
Regina Planning Commission

Re: Amendment to Contract Zone Application (15-CZ-04) Former Weston Bakery Building – Mixed Use Marker (1377 Hamilton Street) and Off-Site Caveated Parking Lot (1350 Hamilton Street)

RECOMMENDATION

1. That the proposal to amend the *Regina Zoning Bylaw No. 9250* for the C - Contract Zone at 1377 Hamilton Street, being Lots 11-20, Block 182, Plan Old 33, and 1350 Hamilton Street, being Lots 28-30 and 41, Block 181, Plan Old 33 to include all permitted uses in the underlying IA1 - Light Industrial Zone be approved and that the contract zone agreement between the City of Regina and the owners of the subject properties be amended accordingly.
2. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
3. That this report be forwarded to the March 26, 2018 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

CONCLUSION

The proposal is to amend the *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) to allow for the existing C- Contract Zone and associated contract zone agreement at 1377 and 1350 Hamilton Street to include the list of permitted uses in the underlying IA1 – Light Industrial Zone so that any of those land uses may be considered within the mixed-use market facility at the Weston Bakery Building.

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

BACKGROUND

The applicant received City Council approval on May 30, 2016 (CR16-51), through a Contact Zone, to repurpose the Weston Bakery Building located at 1377 Hamilton Street as a mixed-use market facility on the main floor as well as a mix of office and residential uses on the second and third floors. The vacant property at 1350 Hamilton was dedicated as Off-Site Caveated Parking Lot. In conjunction with the approval of the Contract Zone, the Weston Bakery Building was designated as a Municipal Heritage Property by City Council on May 30, 2016 (CR16-52).

During the review and approval of the Contract Zone amendment in 2016, the intention was to allow for the permitted uses in the underlying IA1 – Light Industrial Zone to continue to be permitted on the property and within the Weston Bakery Building, in addition to those specifically added through the Contract Zone Agreement. However, the recommendation approved by City Council and the executed Contract Zone Agreement inadvertently only expressly authorized an itemized list of uses and omitted other permitted uses in the IA1 – Light Industrial Zone as being allowed within the mixed-use market facility.

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

DISCUSSION

The owners of the Weston Bakery Building located at 1377 Hamilton Street in Regina’s Warehouse District are currently pursuing renovations to repurpose the Municipal Heritage Property into multiple tenant spaces. The redevelopment and repurpose of the building has been facilitated through the Contract Zone which provided flexibility in terms of range of land use to facilitate a complete renewal of the building.

The intent of the Contract Zone is to allow and support the redevelopment of the property to a mixed-use market building while maintaining the critical design elements of the Municipal Heritage Property. A zoning amendment was required to allow the owners to expand the uses beyond the uses permitted in the underlying IA1 –Light Industrial Zone. The Contract Zone specifically contemplated the following uses:

- (i) Licensed Beverage Room
- (ii) Licensed Cocktail Room
- (iii) Licensed Dining Room
- (iv) Licensed Restaurant
- (v) Night Club
- (vi) Office, General (restricted to 450 square metres on main/2nd floors)
- (vii) Restaurant
- (viii) Retail (not restricted to any article or commodity for which the warehousing, storage, sale at retail/wholesale, fabrication, or processing/manufacture is allowed in the zone)
- (ix) School, Vocational
- (x) Art Gallery or Museum
- (xi) Bakery Shop

- (xii) Dwelling Unit, in a Reconstructed Building
- (xiii) Grocery Store

During the consideration of the rezoning in 2016, the submission report discussed the uses in the IA1 – Light Industrial Zone being contemplated in the mixed use market building. However, the recommendation approved by City Council and the Contract Zone agreement erroneously omitted the permitted uses in the IA1 – Light Industrial Zone from the list of permitted uses allowed within the mixed use market facility. This amendment consideration is to add the list of permitted uses from the IA1 – Light Industrial Zone to the list of approved uses in the contract zone agreement (see Appendix A-3.1) as originally intended.

Surrounding land uses include other light industrial uses such as retail and repair uses. The proposal is similar to the current uses south along the 1400 block of Hamilton Street to Dewdney Avenue, which creates a natural progression and connection to retail and market uses along Dewdney Avenue.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject properties currently receive 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 and/or Strategic Implications

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

Section C: Growth Plan

Goal 3 – Intensification:

Enhance the city’s urban form through intensification and redevelopment of existing built-up areas.

- 2.9 Direct at least 10,000 new residents to the city centre, which will accommodate the city’s highest population and employment densities.

Section D5: Land Use and Built Environment

Goal 3 – Urban Centres and Corridors

Support urban centres and corridors as locations for pedestrian and transit-oriented mixed-use development and as hubs for community interaction and identity.

Goal 5 – Office Development

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

7.29 Require medium office and major office to locate inside the downtown except for:

7.29.1 The conversion of designated heritage buildings or the development of new medium office buildings in the Warehouse District, located within the Downtown/Central City Office Area.

7.38 Consider impacts of alterations, development, and/or public realm improvements on or adjacent to a historic place to ensure heritage value is conserved.

Section D6: Housing

Goal 1 – Housing Supply and Affordability

Increase the housing supply and improve housing affordability

8.6 Support the conversion of non-residential and heritage buildings to new residential uses where appropriate.

Section D8: Culture

Goal 1 – Support Cultural Development and Cultural Heritage

Enhance quality of life and strengthen community identity and cohesion through supporting cultural development and cultural heritage.

10.1 Build partnerships and work collaboratively with community groups, other levels of government, and the private and voluntary sectors to encourage cultural development opportunities and conserve historic places.

10.2 Consider cultural development, cultural resources and the impact on historic places in all areas of municipal planning and decision-making.

- 10.5 Encourage owners to protect historic places through good stewardship and voluntarily designating their property for listing on the Heritage Property Register.

Section D10: Economic Development

Goal 3 – Economic Generators

Cultivate entrepreneurship and support economic generators

- 12.7 Encourage innovative options to support and incubate new entrepreneurs and commercial ventures.
 - 12.7.3 Consider the inclusion of live/work spaces, studio space and cultural facilities in new and renovated developments as a community amenity.

The proposal is consistent with the goals, objectives and policies contained within Part B.13 of the OCP, which is the Warehouse District Neighbourhood Plan.

1.5.2 (c) Built Environment

- iii) A use proposed for an existing building should be compatible with the building's structure such that only minimal alterations are required to the building's exterior. The removal or alteration of any historical materials or features should be avoided whenever possible.
- v) Exterior design alterations to existing buildings should be consistent with the building's original architecture and period of construction.
- vi) Distinctive stylistic features and examples of skilled craftsmanship should be preserved and treated sensitively. Where repair or replacement of such features is required, materials and design should match the original as much as possible.
- vii) Cleaning of building exteriors should be undertaken to minimize damage to surfaces and architectural features.
- viii) Rehabilitation of existing properties having minimal or limited historic architectural qualities should be undertaken in a manner which relates to and respects the design elements of neighbouring properties of greater significance and the general historic streetscape.

- xi) Signs should be designed to complement the building to which they will be attached with regard to the size, typeface, graphics and materials used for the sign.
- xii) No sign should be of a size or situated in such a manner as to conceal any significant architectural features of a building.
- xv) Indirect lighting or neon tube lighting are preferred to back-lit fluorescent sign illumination.

The proposal to include the uses from the underlying IA1 – Light Industrial Zone contributes positively to the renewal of older, commercial and industrial properties originally used for warehousing. The proposed development complements the emerging theme of the Warehouse Neighbourhood, by contributing to the arts, entertainment and hospitality industry. In addition, the proposal will facilitate the retention and rehabilitation of a historically significant building in the warehouse district.

Other Implications

None with respect to this report.

Accessibility Implications

The Zoning Bylaw requires two per cent of the required parking stalls (gross parking calculation) or one parking stall be provided for persons with disabilities. The proposed development provides two parking stalls for persons with disabilities, which meets the minimum requirement.

COMMUNICATIONS

Communication with the public is summarized below:

Public notification signage posted on	January 12, 2016
Letter sent to immediate property owners	January 8, 2016
Will be published in the <i>Leader-Post</i>	March 10, 2018
	March 17, 2018

The proposed amendment was not circulated as the intent of the proposal has not changed. The original application was circulated to the Regina’s Warehouse Business Improvement District and Heritage Regina in early 2016, who responded that they support the proposal.

The applicant and other interested parties will receive 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 "Fred Searle".

Fred Searle, A/Director
Development Services Department

Respectfully submitted,

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

Diana Hawryluk, Executive Director
City Planning & Development

Report prepared by:
Autumn Dawson