

May 2, 2018

To: Members
Regina Planning Commission

Re: Zoning Bylaw Amendment Application (18-Z-01) Rezoning from PS - Public Service
Zone to IB -Medium Industrial Zone 1205 2nd Avenue

RECOMMENDATION

1. That the application to rezone the most easterly 3.05m of Lot A, Block 21, Plan No.66R00804 located in the Industrial Park subdivision at 1205 2nd Avenue from PS - Public Service Zone to IB - Medium Industrial Zone, be approved.
2. That the application to rezone is contingent on subdivision approval of proposed Lot E and subsequent title creation and the parcel tie of proposed Lot E, B and C as shown on Appendix B.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
4. That this report be forwarded to the May 28, 2018 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaw.

CONCLUSION

The applicant (City of Regina Real Estate Branch) proposes to rezone the subject property, which has been leased by the adjacent industrial land use to the east (840 Winnipeg Street) for many years. The applicant has agreed to sell the property to the adjacent industrial land owner providing them with additional land area to operate their business (Brandt Properties Ltd.). The land use will not change.

The proposal complies with the development standards and regulations contained in the *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 1205 2nd Avenue.

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

A related subdivision application is being considered concurrently in accordance with Bylaw No. 2003-3, by which subdivision approval authority has been delegated to the Administration. A copy of the plan of proposed subdivision is attached as Appendix B for reference purposes only.

DISCUSSION

The applicant (City of Regina Real Estate Branch) is proposing to rezone the most easterly 3.05m of Lot A from PS - Public Service Zone to IB - Medium Industrial Zone. This land and the adjacent land, which make up proposed Lot E, shown on Appendix B to this report, are currently being used by the industrial land use located on Lots B and C directly to the east (Brandt Properties Ltd.). An agreement for sale has been reached between the applicant and the owner of the industrial land use. Upon approval of the subdivision to create Lot E, the new Lot E and Lots B and C will be tied meaning that they cannot be sold separately and would constitute one development site. The adjustment of the zoning boundary is required to coincide with the new property line.

Proposed Lot E is fenced and a portion is paved. A portion of the property is over a storm drain culvert. The City will require a 6.0m easement over the culvert and no permanent structures will be permitted. The easement agreement will be registered as an interest on the title of the property.

The land use and zoning related details are summarized in the following table:

Land Use Details	<u>Existing</u>	<u>Proposed</u>
Zoning	PS-Public Service	IB-Medium Industrial
Land Use	Industrial	Industrial
Number of Dwelling Units	N/A	N/A
Building Area	No buildings proposed	No buildings proposed

Surrounding land uses include a surface drainage channel to the west and east and industrial land uses to the north and south.

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:

Section 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.

- 7.21 Ensure an adequate supply of service industrial land to maintain a diverse range of development opportunities.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Communication with the public is summarized below:

Public notification signage posted on:	February 6, 2018
Will be published in the Leader Post on:	May 12, 2018 May 19, 2018
Letter sent to immediate property owners	February 7, 2018
Public Open House Held	N/A
Number of Public Comments Sheets Received	0

The property is located in the Industrial Park area of the City which does not have a Community Association or Zone Board.

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

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