



Written Submission- Brief

Re: Proposed Zoning Bylaw Amendment- 17-Z-19

2200 25th Ave.

To be considered by: The City Council of the City of Regina

March 26, 2018 at 5:30 P.M.

Good evening,

My name is Morgan Campbell. I am the Marketing and Communications Coordinator for Nicor Group. I also handle residential rentals for the company and assist with development applications.

As owner of the John Paul II Centre (JPIL), Nicor Developments has applied to rezone the property at 2200 25th Ave. from Institutional, to Mixed Residential Business Zone. The building was constructed in 1959 to house a group of cloistered nuns called the Sisters of the Precious Blood. The two and a half storey building and adjacent chapel was home to the convent until 1985 when the Sisters moved to a smaller building just north of the JPIL on the same property. The Archdiocese of Regina purchased the building and used it as an educational training centre. It was purchased by Nicor and Wudvue Management Ltd. In 2014. The JPIL is already home to Hope's Home, a daycare specializing in care for children with complex medical needs. The daycare and associated facilities occupy the main floor but the second floor remains vacant.

The second floor was originally divided into small dormitory accommodations for the Sisters. Nicor is proposing to develop this space into 15 self-contained dwelling units or micro-suites, ranging in size from 288- 409 square feet, two of which will be accessible.

Given Nicor's experience as a landlord, we are confident, we can attract and assess any potential tenants through the standards which we apply to our other successful rental properties. Of course, we would keep top of mind, the considerations of our largest tenant, Hope's Home, before approving successful applicants.

I thank council for its consideration of this application and welcome any questions you may have.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Campbell", written over a light blue horizontal line.

Morgan Campbell
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