

Your Worship,

I am writing to comment on proposed amendments to the city's zoning by-laws that would include new definitions for the Industrial Light Zone.

I currently own and operate a successful fitness business Fix Athletics located at [1238 Lorne Street](#), the new proposed by-law will drastically affect my ability to grow my business in two years if this by-law is changed.

I was very strategic in choosing this location because of the community of other wellness and fitness studios in the area, offering local businesses and downtown employees the ability to have access to healthy life-style close to their place of business. When searching for leased options for my business, the Warehouse District was a great choice because of location, options of space to rent, affordability, and as I previously mentioned the community of fitness facilities in the area.

My concern of the proposed new by-laws will impact my ability to grow my business, by no longer being able to stay in the area and moving to a larger location. Opening a business in the residential area, with rent 3 times the options offered in the Warehouse District does not make good business sense.

The proposed amendments:

- Will limit my ability to expand
- Will limit many employees from the surrounding and downtown area options for fitness and wellness
- Will impact the cost of rent for many small businesses who are currently operating in the area, many to the point of not being able to run a business due to the rental rates in residential areas being 3-4 times the cost.

Please consider the success Regina businesses you will impact with the new zoning by-law.

Regards,

Jeff Petryna
Owner and Operator
Fix Athletics