

221 N. Winnipeg Street – Zoning Amendment Application

Date	August 2, 2018
To	Regina Planning Commission
From	City Planning & Development
Service Area	Development Services
Reference	RPC18-37

RECOMMENDATION

That the Regina Planning Commission recommend:

1. That City Council approve the application to rezone Parcel T, Plan No. 84R22521 located at 221 N. Winnipeg Street from *1B – Medium Industrial Zone* to *1A – Light Industrial Zone*.
2. That City Council direct the City Solicitor to prepare the necessary amendment to the *Regina Zoning Bylaw No. 9250* to reflect Recommendation #1 above.

ISSUE

This application proposes to rezone the property at 221 N. Winnipeg Street from a *1B – Medium Industrial Zone* to a *1A – Light Industrial Zone*.

The proposal complies with the *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) development standards and regulations and supports the goals of *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP).

IMPACTS

Accessibility Impact

The proposed development provides seven accessible parking stalls, which exceeds the minimum requirement of three stalls.

Policy/Strategic Impact

The recommendations support the OCP's goal to provide opportunities for a full range of industrial, commercial and institutional activities by supporting and intensifying an existing industrial site with significant development potential. It further supports the goal to ensure that at least 80% of the City's total medium and major office floor area is located in the downtown/central city office area.

There are no financial, environmental, risk/legal or other implications or considerations.

OTHER OPTIONS

The application may be refused, referred back to administration, or postponed to a future meeting date.

COMMUNICATIONS

Letters were mailed to immediate property owners, and notices were posted and published in the LeaderPost. The Northeast Community Association was contacted. There were no issues raised through this outreach.

DISCUSSION

3346286 Manitoba Ltd., operating as Shindico Developments, has applied to rezone its property at 221 N. Winnipeg Street from a *1B – Medium Industrial Zone* to a *1A – Light Industrial Zone*. Appendices A-1 and A-2 each contain a site photograph.

The property consists of a building with an area of approximately 12,800 square metres that includes both warehouse and non-warehouse space. It was originally developed as a vocational school (formerly SIAST) and was later occupied by Staples/Quill as a call centre.

To develop the building for *1A – Light Industrial Zone* use, the applicant has applied for a development permit to enable the Ministry of Highways and Infrastructure to use a portion of the building for highway service related operations. This includes the highway hotline, field staff and engineers, vehicular enforcement unit, bypass monitoring and related support staff. This use is permitted under both the *1A – Light Industrial Zone* and *1B – Medium Industrial Zone* and Administration has approved the application. Appendices A-3.1, 3.2, and 3.3 contain the site and floor plans, and Appendix B contains the land use and zoning details for the property.

The surrounding land is used for mixed commercial and industrial purposes to the west, is vacant to the south, the Ring Road is north, and lands zoned as heavy industrial and are either vacant or contain petroleum storage tanks are to the east.

Administration recommends approving the application because:

1. The proposed development is consistent with *IA - Light Industrial Zone* use which:
 - provides for manufacturing activities including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of a wide range of industrial products or parts, predominantly from previously prepared materials; and
 - may include service establishments related to the zone's industrial activities.
2. The property's location is well-positioned for *IA - Light Industrial Zone* development. The property is adjacent to an interchange and a residential neighbourhood and is the gateway to an industrial area. In 2015-2016 approximately 16,000 vehicles travelled per day on the adjacent section of Winnipeg Street, providing high visibility and appropriate locations for an employment area and industrial services related uses.

DECISION HISTORY

This is an original zoning amendment application. In accordance with Part V of *The Planning and Development Act, 2007* zoning changes require Council approval.

Respectfully submitted,



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City Planning & Development

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ATTACHMENTS

Appendix A-1	221 N. Winnipeg Street, Staples Call Centre Building
Appendix A-2	221 N. Winnipeg Street, Staples Call Centre Building
Appendix A-3.1	221 Winnipeg St. N, Regina, SK Site Plan
Appendix A-3.2	221 Winnipeg St. N, Regina SK Main Floor Plan
Appendix A-3.3	221 Winnipeg St. N, Regina, SK Second Floor Plan
Appendix B	221 Winnipeg St. No, Regina SK Land Use and Zoning Details