

Hi my name is Devon Hill, and I am with Freedom Catalyst Regina. Thank you for allowing me to speak. This evening I would like to address seven different points.

## **1. MAC vs. Industrial Zoning**

Thank you for voting in November for the amendment that body rub parlours should only be allowed in industrial zones. I hope this will get final approval today. I am obviously not in favour of having them in the City at all, but since that was voted against, I believe this is the next best option.

I believe, along with many others in Regina, that there significant problems with zoning parlours into MAC zones – including safety ones for workers. When parlours are normalized in areas where everybody is, more people attend, creating significantly more safety problems for even more girls.

I did some research on how parlours are zoned in other Canadian cities. I found 7 zoned in commercial, 5 zoned in industrial (including Saskatoon), 4 outright restrict them, and another 3 have such stringent zoning restrictions that they are basically not allowed to operate either.

In other words, 63% either restrict them completely or are in industrial zones. This is not uncommon, and appears to be the majority.

MAC zones include areas such lots of Rochdale, Albert St downtown, Albert St. south, Broad St. downtown, other downtown pockets, some of Victoria, some of Park St., all of Quance St and surrounding area, some areas on Chuka Blvd, and smaller pockets literally all across the city. Do we really want parlours to potentially operate all across Regina? I don't think that would be desired by the citizens of Regina at all.

## **2. Discretionary vs. Permitted Use**

Thank you again for voting at the last meeting for discretionary use. I think that is the wise option. While discretionary use might create more administrative work, I believe that due to the very sensitive topic, it is prudent to have due diligence. Body rub parlours have the potential for involving human trafficking, criminal activity, organized crime, as well as affecting surrounding businesses and customers generally in a bad way. The community should have the best means possible to address these concerns on a case by case basis. The current adult entertainment zoning bylaw is also discretionary, and I believe it should stay that way.

## **3. Separation Distances from Residential Zones and Homes**

As we've heard many times before, there is significant concern from residents not wanting parlours near residential homes or zones. However this zoning bylaw amendment does not have any separation

distance implemented. The 9250 zoning bylaw does restrict parlours from being within 183 m of both residential zones, and homes. I believe this needs to stay intact.

When reviewing Regina's zoning map, there are many areas where industrial zones border directly on a residential zone. There needs to be a separation distance or else residents could still have a parlour as their neighbour. Saskatoon does this - they have a 160 m restriction. Hamilton, Colchester, and Richmond Hill all have 500 m restrictions from residential zones. Estevan has 1000 m restrictions from schools and parks which pushes them very far from residential zones.

#### **4. Separation Distances from Churches and Gymnastics Centres**

The current zoning bylaw restricts parlours from being 183 m from churches. With this new bylaw amendment, this restriction is being removed since this is not in the Cannabis zoning bylaw (which it is modeled after). However as of September 2017 churches were allowed to be zoned in industrial areas. I am aware of two churches in the industrial zone – Regina Victory Church and Wellsprings Victory Church. Restrictions from being near churches is very common in other parlour bylaws across Canada. Please put this back in for Regina as well.

Also while this is not in the current zoning bylaw, as was discussed at the last November meeting, I think it is wise to enact separation distances from gymnastics centers as well since they predominantly serve customers with children. There are three of these in the industrial area that I am aware of – namely Queen City Gymnastics Club, Skyhigh Gymnastics, and Gymnastics Adventure.

#### **5. Separation Distances in General**

Let's face it, we all know that a one block distance (or 183 m) is still well within the daily sphere of use for such things as schools, parks, churches, etc. Even during my community survey, people one block away were still complaining to me about the parlours around them. I would like to suggest a larger distance than one block. Here are some examples of other city's restrictions for review:

- Richmond Hill: 500 m from schools, churches, and daycares
- Toronto: 500 m from schools, churches, and other parlours
- Colchester: 500 m from a large variety of things including even examples such as hotels, restaurants, monuments, government buildings, offices, hospitals, etc.
- Calgary: 300 m from other parlours

#### **6. Industrial Tuxedo Zone (IT)**



TABLE 5.3: TABLE OF LAND USES - INDUSTRIAL ZONES [2003-6]								
LAND USE TYPE	SIC CODE	LAND USE ZONE <sup>1</sup>						
		IA, IA1	IB, IB1	IC, IC1	IP	IT	WH	
<b>KEY: P=Permitted Use; D=Discretionary Use; Blank Space=Prohibited use</b>								
<b>TRANSPORTATION AND PUBLIC UTILITIES</b>								
Ambulance Service	4119	P						
Crating Services	4783		P	P		P	P	
Railroad Transportation	40			D				
Storage, Natural Gas	4922			D				
Terminal, Truck and Freight	4231		P	P				
Warehousing <sup>3</sup>	4225	P	P	P	P <sup>33</sup>	P	P	
Warehousing/Processing, Hazardous Materials/Wastes <sup>20</sup>	999	D <sup>39</sup>	D <sup>39</sup>	D <sup>39</sup>	D <sup>39</sup>	D <sup>39</sup>	D <sup>39</sup>	
Warehousing, Refrigerated	4222	P	P	P		P	P	
<b>RETAIL TRADE</b>								
Adult Arcade <sup>35</sup> [1995/9736]	999	D	D	D				
Adult Entertainment Establishment <sup>35</sup> [2014-8]	999	D	D	D				
Adult Motion Picture Theatre <sup>35</sup> [1995/9736]	999	D	D	D				
Adult Retail Outlet/Bookstore <sup>35</sup> [1995/9736]	999	D	D	D				
Auction Room	5999	D				D	D	
Automobile Sales and Service <sup>26</sup> [2001/10264]	551, 552	P	P			P		
Cannabis Retail Store <sup>43</sup> [2018-41]	999	P <sup>44</sup>					P <sup>44</sup>	
Convenience Store [2015-1]	999	P			D	P		
Gas Bar	554	P	P	P		P		
Home Improvement Centre	999	D			D			
Licensed Beverage Room	5812				D			
Licensed Cocktail Room	5813	D			D	D	D	
Licensed Dining Room	5812	D			D	D	D	
Licensed Restaurant	5812	D			D	D	D	
Liquor Store	999					D		
Lumber Yard <sup>25</sup>	5211	P	P			P		
Massage Parlour <sup>35</sup> [1993/9559; 1995/9736]	999	D	D	D				
Mobile Home Sales <sup>26</sup>	527	P				P		
			<b>IA, IA1</b>	<b>IB, IB1</b>	<b>IC, IC1</b>	<b>IP</b>	<b>IT</b>	<b>WH</b>

Figure 2 – Chapter 5 of Zoning Bylaw 9250 Showing Massage Parlours are Now Allowed in Industrial Tuxedo Zone