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Office of the City Clerk

City of Regina

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December 13, 2020

Re: CR20-97 (PL202000139) Proposed Rezoning 3431 & 3405 Saskatchewan Dr.

Mayor Masters and Members of Council:

Thank you for the opportunity to present our proposal to City Council.

My name is James Archibald and my family has been operating local Regina businesses for over forty years starting with my grandfather.

We are excited to bring this proposal forward to discuss our goals and vision planning for the next forty years investing in Regina.

Before you we have a proposal to rezone our properties on Saskatchewan Drive, which is on the edge of the Cathedral neighbourhood, next to Mosaic Stadium, on a key route in and out of Downtown and within the City Centre intensification Area defined in the OCP.

We are proposing to rezone the properties to mixed use commercial zoning (MH) from the current commercially restrictive industrial zoning (IL).

This would allow us to invest in cosmetic and energy efficiency upgrades to the buildings and to pursue opportunities to diversify our own businesses and to provide commercial space for complimentary local businesses and services that can be of greater benefit to the community.

Additionally, it would permit our businesses to be more nimble, which we need in order to navigate the ever changing circumstances of the local and global economies.

The nature of our businesses has changed significantly over the last number of years and we no longer need large amounts of industrial and warehousing space in these buildings. Currently we are underutilizing a significant amount of space that would be better repurposed to serve the surrounding community, rather than looking for an industrial tenant that would be incompatible with the residential area to the south.

This proposal is consistent with a number of the OCP's policies and goals for this area as outlined in the administration's report and supports the Cathedral Area Neighbourhood Plan's (OCP Part B.6 policy objective 4.1.8) goal that the long term re-development of the south side of the Saskatchewan Drive Commercial District be commercial uses more compatible with the Residential area to the south, rather than more intensive industrial ones.

We appreciate the administration's assistance in working with us on this proposal. We are encouraged that they support it and share the same opinion that it can contribute to the enhancement of the Saskatchewan Dr. corridor.

We have reached out to the community association and neighboring businesses and they support the proposal and share a similar view that it would be a better fit for the area by providing more walkable local services and creating an opportunity for a cluster of businesses.

We received the unanimous support from the Regina Planning Commission for this proposal and are hopeful that Council will share the same view and support and approve the rezoning.

Thanks again for your time to discuss how we as a Regina based business would like to keep investing in Regina over the coming years and I would be happy to answer any questions that Council may have.

Thanks for your consideration,

James Archibald

Arch Transco Ltd.

3405 Saskatchewan Dr.

Regina, SK.

S4T-1H7