

Overview	
Proposal	The Applicant proposes to develop an additional 730m ² of office space (Office) within an existing building on a lot zoned IH – Industrial Heavy Zone. There is 790m ² of existing office space, making the total amount 1,520m ² . Other land uses within the existing building include Light Industrial and a Gym (Assembly, Recreation)
Additional Information	<p>The IH Zone requires that office gross floor area between 1,000m² and 4,000m² per building be reviewed through the Discretionary Use procedure.</p> <p>The Discretionary Use procedure allows the Decision Authority to consider proposed developments on a case-by-case basis, factoring in overall “fit” and compatibility with surrounding land-use and roadways, etc., as well as public input.</p> <p>The Subject Property is located within the Warehouse Business Improvement District (BID). The location and surrounding land-use context is shown on the attached maps. Notably, lands directly adjacent are all industrial (IL – Industrial Light Zone and IH – Industrial Heavy Zone)</p>
Process	
Review / Decision	<p>Following the public and technical review process, which is currently underway, the Administration will submit a report to the Decision Authority, which will include a summary of the public comments, as well as Administration’s recommendation.</p> <p>The Decision authority respecting Discretionary Use applications is the City Development Officer, unless the application warrants review and decision by City Council, in accordance with the Discretionary Use review criteria of the Zoning Bylaw (Ch.1, Part 1D, Section 1D.1 [1.2], [2a]).</p> <p>Where an application is directed to City Council, it will first be considered by the Regina Planning Commission (RPC) who will then provide a recommendation to City Council. Both the RPC and Council meetings are open to the public; therefore, you may attend these meetings and view the deliberation, or speak directly to the RPC or Council. Please refer to the attached Application Review Process summary.</p> <p>If you wish to be kept informed about the date and time of these meetings, be sure to give the City your contact information.</p>
Updates	Visit Regina.ca/proposeddevelopment for updates on this application.
Contact	Tyson Selinger, City Planner I Planning & Development Services proposeddevelopment@regina.ca / 306-777-7000

Appendix A – Location

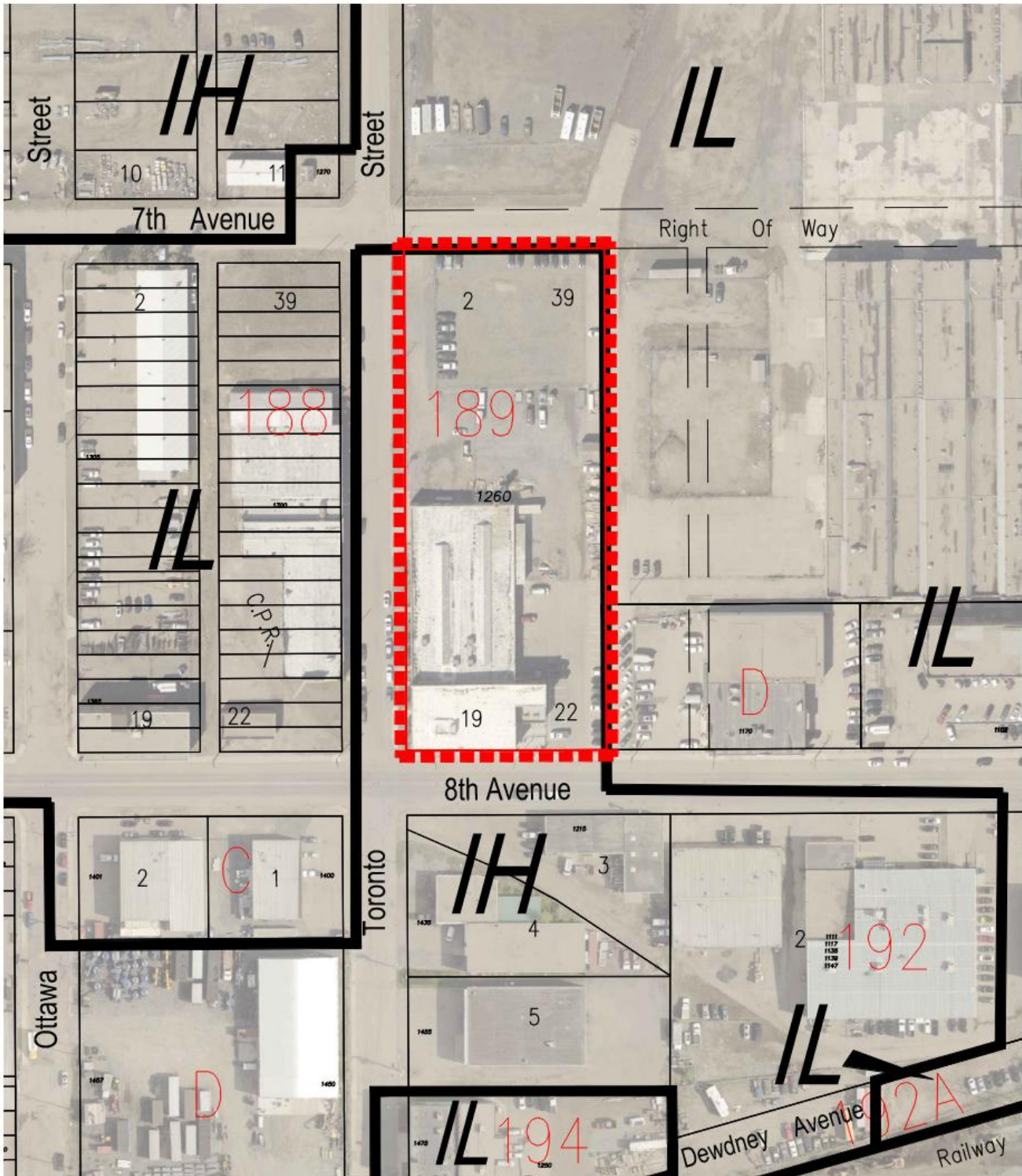


 Subject Property

Date of Photography: 2024



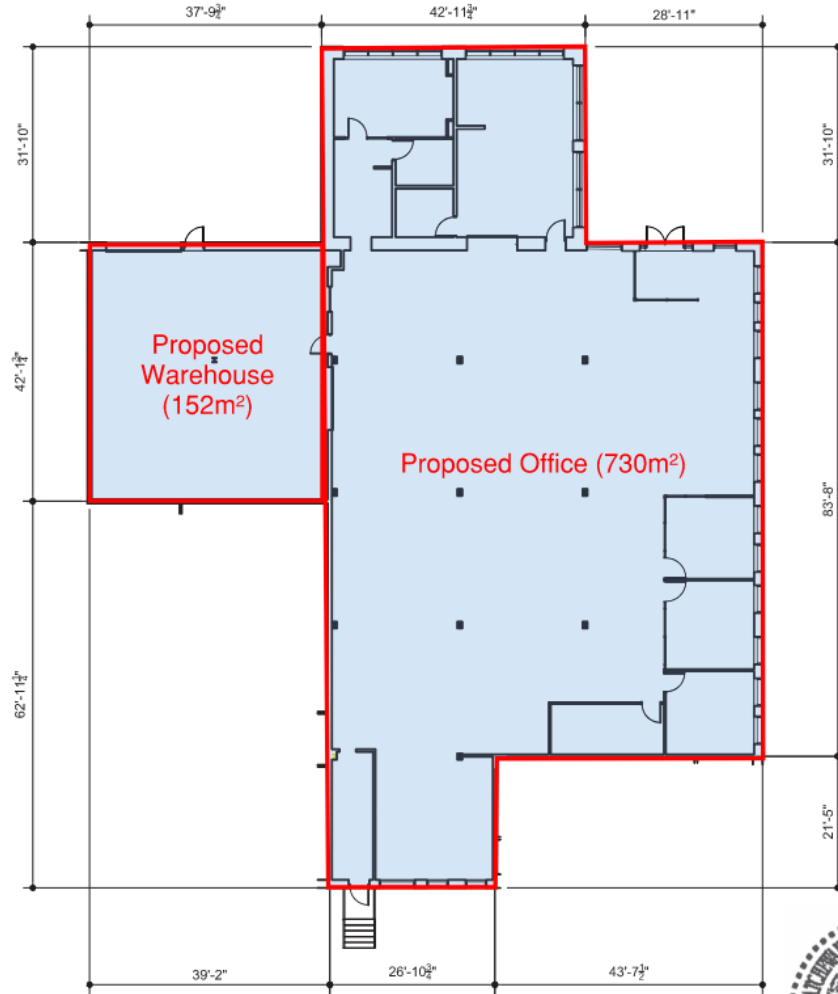
Appendix B – Zoning



 Subject Property

Date of Photography : 2024




Appendix C – Proposed Discretionary Use


UNIT 100 RENTABLE AREA:
 9,497 SQ. FT.
 882.3 M²


GENERAL NOTES:

- SHADED AREA MEASURED AS PER **BOMA RETAIL BUILDING STANDARD 2020**.
- THE USEABLE AREA IS BASED ON THE EXTERIOR FACE OF THE EXTERIOR BUILDING WALLS AND THE CENTER OF TENANT DEMISING WALLS.
- INTERIOR VESTIBULES, COLUMNS, WALLS, AND PROJECTIONS, HAVE NOT BEEN DEDUCTED FROM THE TOTAL AREA.
- AS OF MEASUREMENTS CONDUCTED ON DECEMBER 21ST 2023.
- AREA IS SHOWN IN SQUARE METERS, SQUARE FEET AND DECIMALS THEREOF.

 <small>100-1170 8th Ave., Regina, SK S4R 1C96 Tel: 306-789-0743 Fax: 306-789-0876 Email: atal@atgatalarch.ca Website: www.altontangedalarchitect.com</small>	PROJECT LEASING AREA - NICOR GROUP 1260 8TH AVE, REGINA, SK	DESIGN • A.C.T. DRAWN • C.P.H. DATE • 27/02/24 PROJECT • 23087
	DRAWING AREA OF UNIT 100 1260 8TH AVE. REGINA, SASKATCHEWAN	SHEET 2.0
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Appendix D – Application Review Process

