

Discretionary Use – 1260 8th Avenue

Date	May 2, 2025
To	Deborah Bryden, Development Officer
From	Planning & Development Services
Item #	PL202500041

BACKGROUND

Section 1D.1.2(2) of the Zoning Bylaw specifies that all applications for discretionary use are delegated to the Development Officer, except those which meet specified criteria. Since the proposed application does not meet the specified criteria, the application is delegated to the Development Officer.

APPLICATION

8th Avenue Developments Inc. (Applicant) proposes to develop 730m² of office floor area (Proposed Development) at 1260 8th Avenue (Subject Property), within an existing building that currently accommodates a mix of Office, assembly recreation (gym), and light industry.

The Subject Property is located within the Warehouse Business Improvement District (Warehouse District) and is zoned IH – Industrial Heavy Zone, which requires that “Office” be reviewed through the discretionary use procedure when the gross floor area of office space is above 1,000m², but less than 4,000m² per building.

The building already has approximately 790m² of office floor area; therefore, the additional floor area will raise the total to 1,520m². The warehouse component of the proposed development is a permitted land use; therefore, not subject to review within this report.

The surrounding properties, zoned IH – Industrial Heavy Zone or IL – Industrial Light Zone, accommodate a range of commercial and light industrial land-uses. The Subject Property is bound by 8th Street to the south (arterial road) and Toronto Street to the west (local road). The nearest residential property is approximately 300m² to the northeast.

REVIEW CRITERIA

The application is reviewed as per the criteria established in Section 1E3.5 of *Zoning Bylaw, 2019* (Zoning Bylaw), as follows:

(a) consistency with the vision, goals and policies of the Official Community Plan

In accordance with *Design Regina: The Official Community Plan, Bylaw No. 2013-48* (OCP), the Subject Property is designated “Existing Approved Employment Area”; therefore, may be developed at this time (no phasing applies) in accordance with this designation.

OCP Goal 5, of Section D5, supports the downtown as the city’s primary business centre,

and includes policy supporting this; however, Policy 7.32.3 allows, as an exception through the discretionary use procedure, “medium office development for industrial users”.

The proposed development aligns with OCP Goal 5 and Policy 7.32.3, as the existing building includes a section intended for warehousing/distribution land use and a section intended for office land use (formerly, GM administration and parts distribution), which is where the proposed office will be directed to. The Applicant has indicated that the new tenant is a grain broker who requires both office space for employees and warehouse space to store and ship goods.

- (b) consistency with the objectives and policies of any applicable special study or policy document for the site, area or neighbourhood with emphasis on:**
- (i) land use;**
 - (ii) intensity of development; and**
 - (iii) impact on public facilities, infrastructure or services.**

No neighbourhood plan, concept plan or special study or policy document applies.

- (c) consistency with regulations of the Zoning Bylaw**

The proposed development is limited within an existing unit of an existing industrial building, which conforms to the Zoning Bylaw. There are no changes to the building associated with this discretionary use application.

- (d) potential adverse impacts or nuisances affecting:**
- (i) nearby land, development, land uses, or properties;**
 - (ii) neighbourhood character;**
 - (iii) the environment;**
 - (iv) traffic;**
 - (v) a public right-of-way; and**
 - (vi) any other matter(s) affecting public health and safety.**

The Subject Property is surrounded by light industrial and commercial development, and the proposed development is consistent with the surrounding context.

The Subject Property has direct access to an arterial roadway (8th Avenue) that connects directly with Winnipeg Street which is also an arterial roadway. Therefore, traffic generated will have convenient access to major roadway networks and minimal impacts on locals. Transit service exists on Winnipeg Street, approximately 250m to the east.

The Subject Property is not located in an aquifer sensitivity area, floodway or area of environmental sensitivity, and does not constitute a type of development that results in emissions or other impacts that have a negative effect on the environment.

No potential adverse impacts were identified affecting neighbourhood character, public right-of-way, or public health and safety.

PUBLIC NOTICE

The public has been notified about the application as required by *The Public Notice Policy Bylaw* by way of:

- (a) sign posting on the subject property
- (b) written notice sent to assessed property owners within 75m; and
- (c) website posting on regina.ca.

Following the public notice, one comment has been submitted, which has been summarized below:

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	0	
<i>Accept if many features were different</i>	0	
<i>Accept if one or two features were different</i>	0	
<i>I support this proposal</i>	1	

Since the public response did not raise a significant degree of concern, this application is delegated to the Development Officer.

SUMMARY

The Proposed Development complies with all criteria for discretionary use approval in the Zoning Bylaw and aligns with OCP policy relating to:

- Economic prosperity and expanding employment opportunities.
- Expansion of the industrial base; support economic generators, industry clusters and shared industry infrastructure.

Further, Administration is satisfied that the location is suitable for the proposed development.

RECOMMENDATION

The application for a proposed discretionary use for office land use above 1,000m², but less than 4,000m², located at 1260 8th Avenue, being Block X, Plan 102090978 in the Warehouse District is APPROVED, subject to the following standards and conditions:

1. The development shall generally be consistent with the plans attached to this report as Appendix B-1.
2. Authorize the Development Officer to issue a development permit with respect to the application.

Respectfully Submitted,

Ben Mario

MW

Manager, City Planning

A/Director, Planning & Development Services

DECISION OF DEVELOPMENT OFFICER

As recommended in this report, this application is:

- ☒ APPROVED
☐ DENIED

DR

May 7, 2025

Deborah Bryden, Deputy City Manager
City Planning & Community Services
(Development Officer)

Dated

Report prepared by: Tyson Selinger, City Planner I

Attachments:

Appendix A-1: Location

Appendix A-2: Zoning

Appendix B-1: Floor Plan

Appendix B-2: Floor Plan Context

Appendix A1: Location



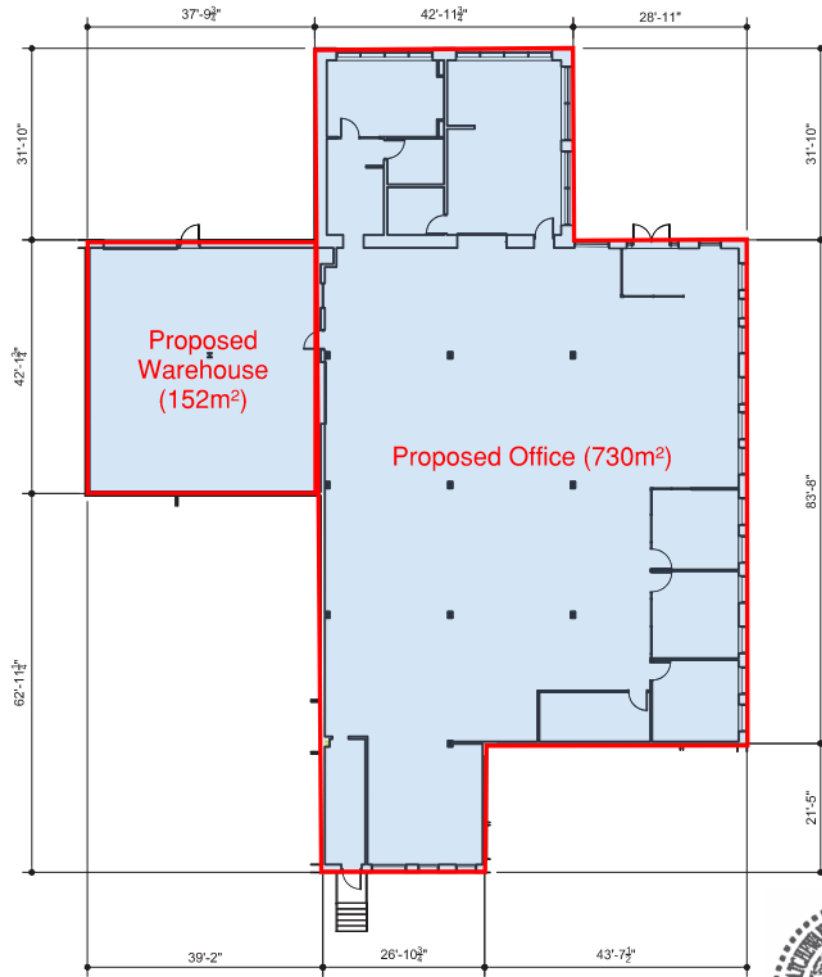
Subject Property

Date of Photography: 2024



[illegible]

Appendix B-1: Floor Plan




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.

<div><div><div>Alton Tangedal Architect Ltd.</div><div>100-1170 8th Ave., Regina, SK, S4R 1C96 Tel: 306-789-0743 Fax: 306-789-0876 Email: atal@atalarch.ca Website: www.altontangedalarchitect.com</div></div></div>	PROJECT LEASING AREA - NICOR GROUP 1260 8TH AVE, REGINA, SK	DESIGN DRAWN DATE PROJECT	<ul style="list-style-type: none">• A.C.T.• C.P.H.• 27/02/24• 23087
	DRAWING AREA OF UNIT 100 1260 8TH AVE. REGINA, SASKATCHEWAN	SHEET 2.0	REVISION
Alton Tangedal	M. Arch.	SAA	MRAIC

Appendix B-2: Floor Plan Context

