

## 1450 Hamilton Street

### Overview

<b>Background</b>	<ul style="list-style-type: none"> <li>• The subject property is located within the Warehouse District neighbourhood.</li> <li>• The site is currently a Hillberg &amp; Berk office and manufacturing centre.</li> <li>• The property is zoned IL - Light Industrial Zone.</li> </ul>
<b>Proposal</b>	<ul style="list-style-type: none"> <li>• The applicant proposes to allow the existing Hillberg &amp; Berk accessory office space to be leased out to a third party.</li> <li>• The Official Community Plan only allows office space larger than 1000 m<sup>2</sup> outside the downtown through City Council approval.</li> <li>• This application includes several other potential uses pending availability of a tenant including:               <ul style="list-style-type: none"> <li>• Retail Trade, Shop,</li> <li>• Office, Professional under 1000 square metres</li> <li>• Wholesale Trade, Indoor,</li> <li>• Food and Beverage, Lounge</li> <li>• Food and Beverage, Restaurant</li> <li>• Service Trade, Clinic (i.e. medical, massage therapy, counselling)</li> <li>• Service Trade, Light (i.e. repair shop)</li> <li>• Service Trade, Personal (i.e. hair salon, tattoo, pet grooming)</li> </ul> </li> <li>• The application is consistent with <i>The Regina Zoning Bylaw 2019</i> including the total parking requirement for the development.</li> </ul>

### Additional Information

<b>Process</b>	<ul style="list-style-type: none"> <li>• Refer to the Application Review Process on back of page.</li> <li>• Any person is free to address Regina Planning Commission or City Council. If you wish to be kept informed about the date and time of these meetings, be sure to give the City your contact information.</li> <li>• The application will require approval by City Council.</li> </ul>
<b>Regina Planning Commission / City Council Meeting</b>	Visit <a href="http://www.Regina.ca/proposeddevelopment">www.Regina.ca/proposeddevelopment</a> for updates on this application.
<b>Contact</b>	Michael Sliva, City Planner II Planning and Development Services Department <a href="mailto:proposeddevelopment@regina.ca">proposeddevelopment@regina.ca</a> / 306-777-7000

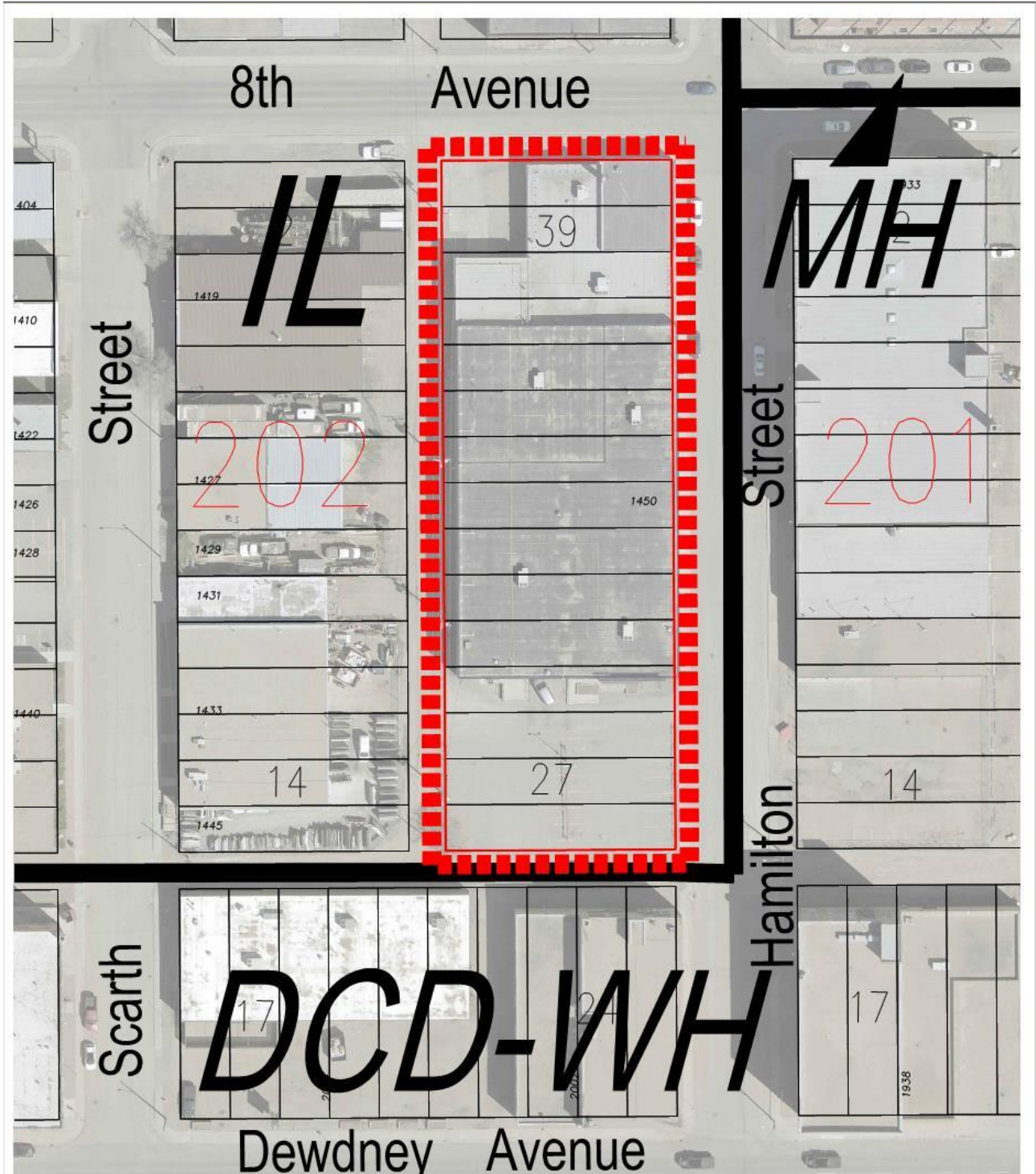


## Opportunities for Public Input

- Learn about proposed development
- Attend Open House (If applicable)
- Provide feedback

Appear at Planning Commission

Appear at City Council



Subject Property

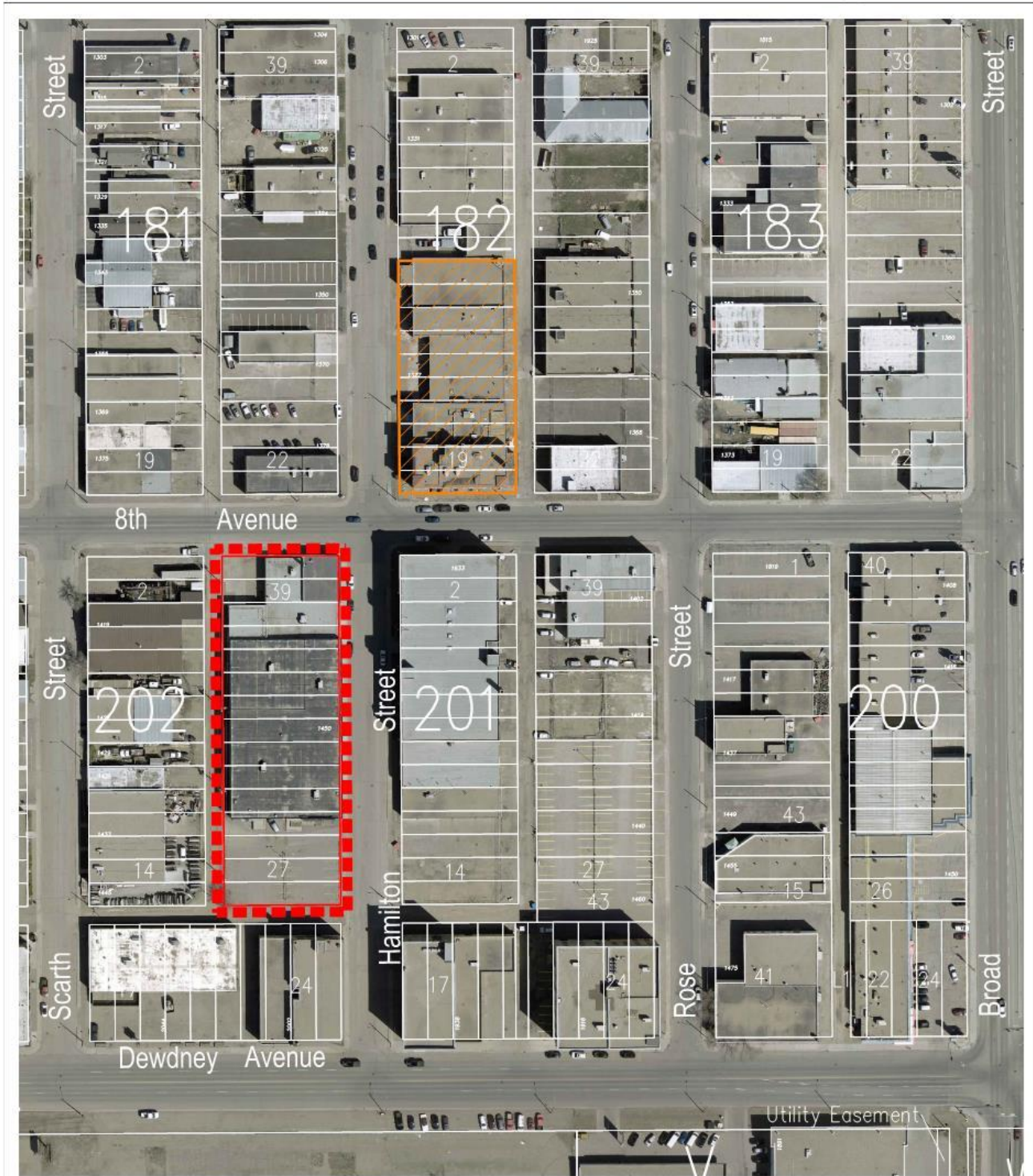


Heritage

Date of Photography : 2018



# Appendix A-2



Subject Property

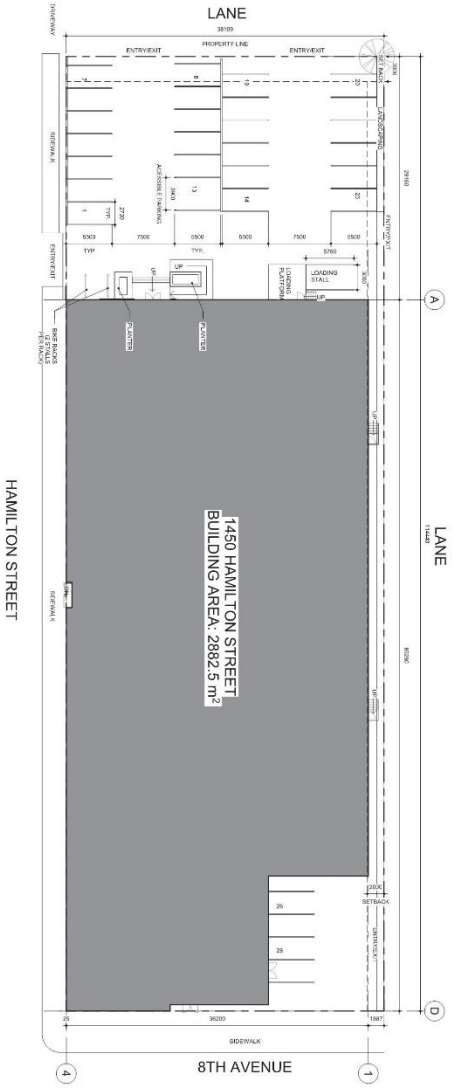


Heritage

Date of Photography: 2018



Project PL20210002 Civic Address/Subdivision 1450 Hamilton Street



**ZONING BYLAW ANALYSIS**

THIS REPORT IS BASED ON REGULAR ZONING BYLAW 2015  
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ITEM NO.	DESCRIPTION	ACTUAL VALUE	PERMITTED VALUE
1	MAXIMUM BUILDING HEIGHT	14.0m	14.0m
2	MAXIMUM BUILDING FOOTPRINT COVERAGE	30%	30%
3	MAXIMUM BUILDING SETBACK	3.0m	3.0m
4	MAXIMUM BUILDING SETBACK	3.0m	3.0m
5	MAXIMUM BUILDING SETBACK	3.0m	3.0m
6	MAXIMUM BUILDING SETBACK	3.0m	3.0m
7	MAXIMUM BUILDING SETBACK	3.0m	3.0m
8	MAXIMUM BUILDING SETBACK	3.0m	3.0m
9	MAXIMUM BUILDING SETBACK	3.0m	3.0m
10	MAXIMUM BUILDING SETBACK	3.0m	3.0m
11	MAXIMUM BUILDING SETBACK	3.0m	3.0m
12	MAXIMUM BUILDING SETBACK	3.0m	3.0m
13	MAXIMUM BUILDING SETBACK	3.0m	3.0m
14	MAXIMUM BUILDING SETBACK	3.0m	3.0m
15	MAXIMUM BUILDING SETBACK	3.0m	3.0m
16	MAXIMUM BUILDING SETBACK	3.0m	3.0m
17	MAXIMUM BUILDING SETBACK	3.0m	3.0m
18	MAXIMUM BUILDING SETBACK	3.0m	3.0m
19	MAXIMUM BUILDING SETBACK	3.0m	3.0m
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 Website: www.altontonge.ca

PROJECT  
 1450 HAMILTON STREET -  
 DISCRETIONARY USE  
 REGINA, SK

SITE PLAN  
 DRAWING

DESIGNED BY	ACT
DRAWN BY	N.S.O.
CHECKED BY	J.F.C.
PROJECT NO.	2018
SHEET NO.	A-10

TENANT AREA LEGEND	
	EXISTING OFFICE SPACE REQUIREMENT FOR NEW WORK OFFICE REWORKS PROVISION FOR NEW WORK
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ALTON TONGE LTD.  
ARCHITECTS  
1450 HAMILTON STREET  
RECINA, NSW 2880



NO.	REVISION	DATE	BY

PROJECT  
1450 HAMILTON STREET -  
DISCRETIONARY USE  
RECINA, NSW

DRAWING  
FLOOR PLAN

GENERAL	ACT
DRAWN	N.S.D.
DATE	20/03/20
PROJECT	2880
SHEET NO	NA/NS/NO
A-20	