## Overview

### Background
- The subject property is located within the Warehouse District neighbourhood.
- The site is currently a Hillberg & Berk office and manufacturing centre.
- The property is zoned IL - Light Industrial Zone.

### Proposal
- The applicant proposes to allow the existing Hillberg & Berk accessory office space to be leased out to a third party.
- The Official Community Plan only allows office space larger than 1000 m² outside the downtown through City Council approval.
- This application includes several other potential uses pending availability of a tenant including:
  - Retail Trade, Shop
  - Office, Professional under 1000 square metres
  - Wholesale Trade, Indoor
  - Food and Beverage, Lounge
  - Food and Beverage, Restaurant
  - Service Trade, Clinic (i.e. medical, massage therapy, counselling)
  - Service Trade, Light (i.e. repair shop)
  - Service Trade, Personal (i.e. hair salon, tattoo, pet grooming)
- The application is consistent with *The Regina Zoning Bylaw 2019* including the total parking requirement for the development.

## Additional Information

### Process
- Refer to the Application Review Process on back of page.
- 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.
- The application will require approval by City Council.

### Regina Planning Commission / City Council Meeting
Visit [www.Regina.ca/proposeddevelopment](http://www.Regina.ca/proposeddevelopment) for updates on this application.

### Contact
- Michael Sliva, City Planner II
- Planning and Development Services Department
- [proposeddevelopment@regina.ca](mailto:proposeddevelopment@regina.ca) / 306-777-7000
Application is submitted

City initiates Review Process

Technical Review
(Traffic, Water, Sewer, Zoning, Fire, etc.)

Public Review

City drafts report with recommendations

Regina Planning Commission considers the report

City Council considers the report and makes a final decision

Opportunities for Public Input

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

Appear at Planning Commission

Appear at City Council