

CITY OF REGINA PROPERTY FOR LEASE CORNER SITE - BUSY INTERSECTION

PROPERTY FOR LEASE

The City of Regina's Real Estate Branch invites offers for the lease of the land site located on the north-east corner of Winnipeg Street and Arcola Avenue. It is the responsibility of the proponent to ensure that their proposed use complies with the City Zoning By-Law and City regulations. The lease is for use of the surface parcel with access onto Arcola Avenue and Winnipeg Street. An existing building of approximately 53 square metres is on site.

SITE INFORMATION

Civic Address:	1675 Winnipeg Street
Legal Description:	Portion of Block D, Plan 101382263 Ext 21
Land Area:	Approximately 0.6 acres
Zoning:	Light Industrial (IL)
Lease Term:	Five years with one option to renew for another five years
Monthly Lease Rate:	Reserve Bid Must indicate the rate you are willing to pay on the "Offer to Lease For 1A" GST is applicable on the Lease rate plus Annual Property Taxes (2021 estimated property taxes are \$470.00 per month)
Condition:	The Lot and Building are in an as is condition. Lease hold improvements will be the responsibility of the Tenant. Tenant will enter into a formal Lease Agreement prepared by the City Solicitor's Office.

Interested parties should respond before October 26 at 2:00 p.m. The City will accept the offer that is deemed most advantageous to the City. All offers may be rejected. Offers should be placed in a sealed envelope and be clearly marked.

City of Regina's Real Estate Branch
4th Floor, City Hall
2476 Victoria Avenue Regina, Saskatchewan
S4P 3C8
Re: 1675 Winnipeg

FURTHER INFORMATION

For information, questions or to view the building on this site, please contact Sherri Hegyi at 306-552-8490. Pictures are available at Regina.ca/landforlease

PUBLIC NOTICE – LIMIT ON NUMBER OF LICENSES PUBLIC NOTICE - ZONING BYLAW AMENDMENT

The City of Regina hereby gives notice to consider a report respecting a limit to the number of businesses in a particular class of business that may operate pursuant to section 101 of *The Cities Act* and *The Public Notice Policy Bylaw*, No. 2003-8.

The City of Regina hereby gives notice to amend *The Regina Zoning Bylaw, 2019*, No. 2019-19 is pursuant to section 207 of *The Planning and Development Act, 2007*.

City Council will be considering a report and *Zoning Bylaw* amendment related to residential short term accommodation which include the following:

Limit to Number of Licences

The Executive Committee has recommended to City Council that the number of licences available for residential short term accommodation be limited, as follows:

- the percentage limit in a multi-unit dwelling be set at 35%;
- a cap on licences if the vacancy rate drops below 3%.

Zoning Bylaw Amendment

The Proposed Zoning Bylaw Amendment will:

- Change Service Trade, Homestay from a discretionary use to a permitted use in all zones where it is currently discretionary;
- Combine the licencing and development permit processes;
- Exempt Service Trade, Homestay from the 25% floor area requirement placed on residential businesses;
- Remove the landscaping requirement for Service Trade, Homestay.

In light of the ongoing COVID-19 pandemic and in an effort to maximize social distancing Council meetings will now be conducted virtually and live-streamed on the City's website. Accordingly, some of the City's procedures related to public inspection of bylaws and conduct of public hearings have also been revised as follows.

LICENCE REPORT - Particulars of the report will be considered by City Council at its Wednesday, October 28, 2020 meeting at 1:30 p.m. Citizens who want to address City Council regarding the report must provide a written submission by 1 p.m. on Thursday, October 22, 2020. Details on how to submit a written submission and what should be included in the submission are available on Regina.ca or by calling 306-777-7262.

PUBLIC INSPECTION of Zoning Bylaw Amendment - An electronic copy of the proposed amending bylaw, and any relevant maps, may be inspected, upon request, commencing October 14, 2020. Requests may be made to the City Clerk's office by email (clerks@regina.ca) or by telephone (306-777-7262) between the hours of 8 a.m. and 4:45 p.m. on Monday through Friday, all holidays excepted, commencing 1 p.m., Wednesday, October 14, 2020 and up to 4:45 p.m. on Tuesday, October 27, 2020.

PUBLIC HEARING for Zoning Bylaw Amendment - HEARING - City Council will hold a public hearing in relation to the proposed amendment on **October 28, 2020** at 1:30 p.m. Citizens who want to address City Council at this public hearing will attend the meeting via teleconference. To attend, you must provide the Office of the City Clerk with the telephone number you will be using to call in. You can do this by email to clerks@regina.ca or call 306-777-7262. You will receive meeting details and instructions after you have confirmed your attendance at the meeting.

The deadline by which written submissions must be received is 1 p.m. Thursday, October 22, 2020.

Dated at the City of Regina, in the Province of Saskatchewan, on October 10, 2020

PUBLIC NOTICE – DEVELOPMENT LEVY AMENDMENT BYLAW, 2020

PROPOSED AMENDMENT – BYLAW NO. 2020-66

Regina City Council intends to consider an amendment to *The Development Levy Bylaw, 2011* which will affect all land and development within the City of Regina.

REASON – The proposed amendment is to establish the development levies, including intensification levies, that will be imposed on new residential, commercial and industrial developments proposed on lands located within the City of Regina effective as of January 1, 2021.

In light of the ongoing COVID-19 pandemic and in an effort to maximize social distancing Council meetings will now be conducted virtually and live-streamed on the City's website. Accordingly, some of the City's procedures related to public inspection of bylaws and conduct of public hearings have also been revised as follows:

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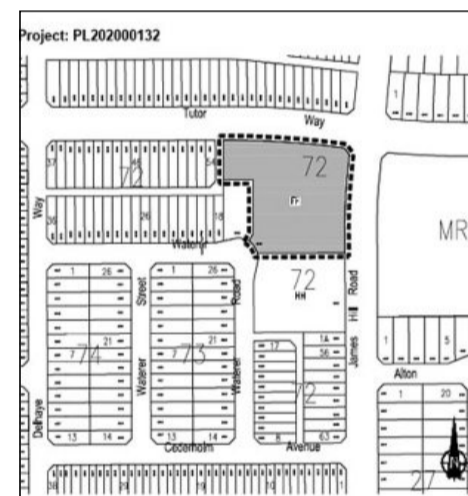
Dated at the City of Regina, in the Province of Saskatchewan, on October 10, 2020

PUBLIC NOTICE - ZONING BYLAW AMENDMENTS

PROPOSED ZONING BYLAW AMENDMENTS - BYLAW NOS. 2020-65, 2020-67

Regina City Council intends to consider an amendment to *Regina Zoning Bylaw, 2019*. By way of Zoning Amendment **Bylaw No. 2020-65**, the properties identified and as shown on the map below will be considered for rezoning as follows:

Legal Description: **Lot FF, Block 72, Plan No. 102165375 Ext 1**
Civic Address: **5600 Waterer Road**
Current Zoning: **RH – Residential High-Rise Zone**
Proposed Zoning: **I – Institutional Zone**
Zoning Bylaw Map No(s) **2484 (A)**



REASON – To accommodate a parking lot in conjunction with the existing Harbour Landing Village.

Regina City Council intends to consider an amendment to *Regina Zoning Bylaw, 2019*. By way of Zoning Amendment **Bylaw No. 2020-67**, the properties identified and as shown on the map below will be considered for rezoning as follows:

Legal Description: **Lot 50, Blk 342, Plan 102032255 Ext 0**
Civic Address: **1971 Albert Street**
Current Zoning: **DCD-D- Downtown Direct Control District**
Proposed Zoning: **C-Contract Zone**



REASON – Transportation, Parking Lot is not permitted in the DCD-D Zone, the applicant proposes a Contract Zone to accommodate "Transportation, Parking Lot" as a temporary use for a one-year term on the property. City Council may, apply a Contract Zone designation, to a development proposal that do not conform with existing zoning requirements (e.g. use of land, site, development or servicing standards, etc.), or that require special regulatory control to ensure compatibility with adjacent development.

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