

## NOTICE OF INTENTION TO DESIGNATE Municipal Heritage Property The Heritage Property Act S.S. 1979-80, c.H-2.2 s. 11(2)(b)

Notice is hereby given that not less than 30 days from the date of service of this notice, the Council of the City of Regina intends to pass a bylaw to designate as Municipal Heritage Property the following real property known as:

Louis Residence

legally described as:

Surface Parcel #111833377

Reference Land Description: Lot 44, Blk/Par 360, Plan No. 101189998

Surface Parcel #107025735

Reference Land Description: Lot 3, Blk/Par 360, Plan No. OLD33

and located at:

1431 Victoria Avenue, Regina, Saskatchewan

The reasons for the proposed designation and the heritage significance of the building are as follows:

- The Louis Residence, constructed in 1937-38, is of heritage value recognizable for its architectural style and its historic significance and contribution to the historic streetscape of Regina's Heritage neighborhood. This residence is a representation of multicultural Regina and was built and owned by a Chinese Canadian entrepreneur.
- The Louis Residence's aesthetic value lies in its style and materials used and demonstrated in domestic architecture in Regina during the Second World War period. As a masterpiece of the world war period in the prairies, it displays a unique architectural style of an attractive Storybook cottage with a jerkinhead side-gabled roof, a shed-roofed front wall dormer and a projecting front entry with a steeply-pitched gable roof and a rounded entry arch. Architectural details include eave brackets, window aprons and multipaned window assemblies. Early in its history, the house was extended to the rear, and an internal garage was added. The garage is evidence of the growing presence of automobiles in domestic life of the 1930s.
- The residence has a historic value associated with the experience of a family of the Chinese-Canadian immigrants' community. It was built as the family home of Hoe Kwan (Howe) Louis (circa 1902-1966). A Chinese-Canadian entrepreneur Howe Louis was a successful business person with his shoe store who later owned and operated a night club by the name of Oriental Gardens. The residence is the witness of the experiences of early Chinese-Canadians who worked hard and succeeded to build a better life for themselves and their families despite of significant prejudice prevalent during that time.

Any person wishing to object to the proposed designation must serve council with a written objection stating the reasons for the objection and all relevant facts not less than three days prior to consideration of the bylaw.

The aforementioned bylaw will be considered by City Council at its meeting on June 25, 2018. Written objections or submissions from persons wishing to make other representations to City Council with respect to the proposed bylaw must be delivered to the City Clerk no later than June 21, 2018.

DATED THIS 19<sup>th</sup> DAY OF MAY, 2018.

## PROPOSED ROAD CLOSURE

Notice to close a public highway in the city of Regina is being given pursuant to *The Cities Act* and *The Public Notice Policy Bylaw 2003-8*.

The proposed *Bylaw No. 2018-30* may be viewed at City Hall:

May 22 - May 25, 2018  
May 28, 2018

8 a.m. - 4:45 p.m.  
8 a.m. - 4:45 p.m.

Residents can speak to the Bylaw at a public hearing during the City Council meeting on **Monday May 28, 2018** at 5:30 p.m. in Henry Baker Hall, Main Floor, City Hall.

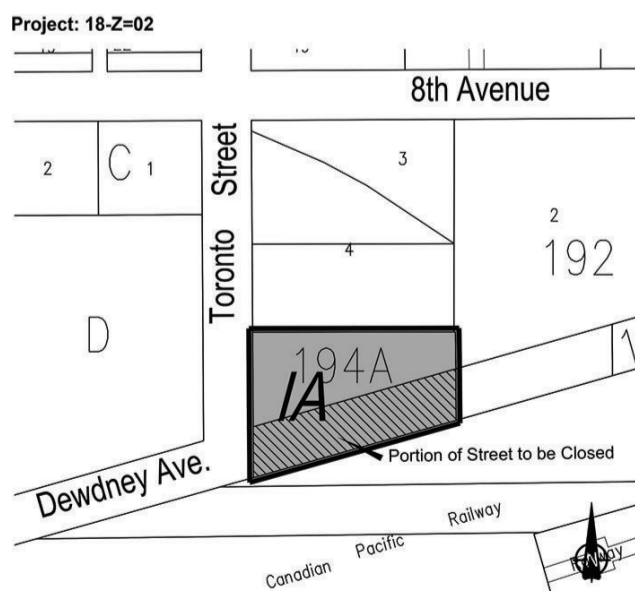
If any person wishes to appear before City Council, please visit [Regina.ca/appear-before-council](http://Regina.ca/appear-before-council) or call the Office of the City Clerk at 306-777-7262 for more information on the requirements to appear.

Dated at the City of Regina, in the Province of Saskatchewan, this 19<sup>th</sup> day of May, 2018.

### Proposed Bylaw No. 2018-30

#### Description of Closure:

The proposal is to legally close the identified portion of Dewdney Avenue Right-of-Way and consolidate the land with the adjacent parcel located at 1250 Dewdney Avenue. The identified portion of Dewdney Avenue is not used by the travelling public and is appropriate for private industrial development.



## ZONING BYLAW AMENDMENT

Notice to amend *Regina Zoning Bylaw No. 9250* is given pursuant to section 207 of *The Planning and Development Act, 2007*.

The proposed *Bylaw Nos. 2018-26, 2018-27, 2018-28, 2018-29*, may be viewed at City Hall:  
May 22 - May 25, 2018 8 a.m. - 4:45 p.m.  
May 28, 2018 8 a.m. - 4:45 p.m.

Residents can speak to the Bylaw at a public hearing during the City Council meeting on **May 28, 2018** at 5:30 p.m. in Henry Baker Hall, Main Floor, City Hall.

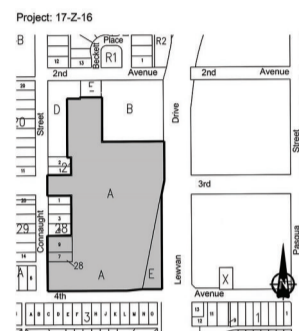
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Dated at the City of Regina, in the Province of Saskatchewan, this 12<sup>th</sup> day of May, 2018.

### Proposed Bylaw No. 2018-26

**Amendment to Regina Zoning Bylaw No. 9250** – Chapter 19-Zoning Maps (Map No. 2489 & 2490).

**The properties identified and as shown on the map below will be considered for rezoning as follows:**



**Legal Address:** Block A, Plan 75R32425; Block E, Plan 75R32425; Lot 7, Block 28, Plan 59R20949; and Lot 9, Block 28, Plan 101889344;

**Civic Address:** 4400 4th Avenue

**Current Zoning:** I- Institutional

**Proposed Zoning:** DSC (H) – Designated Shopping Centre Zone (Holding Overlay Zone)

Reason:

To amend the Regina Zoning Bylaw No. 9250 (Zoning Bylaw) to rezone from I – Institutional Zone to DSC (H) – Designated Shopping Centre Zone (Holding Overlay Zone).

### Proposed Bylaw No. 2018-27

**Amendment to Regina Zoning Bylaw No. 9250** – Chapter 2 – Interpretation, Chapter 5 – Use and Development Regulations, Chapter 7 – Commercial Zone Regulations, Chapter 14 – Parking and Loading Regulations, and Chapter 21 – Appendices

**The types of properties affected by the proposed bylaw amendment include any property currently identified by land zone designation as MAC – Major Commercial, DSC - Designate Shopping Centre or D - Downtown**

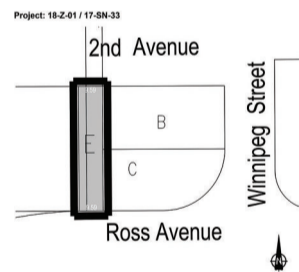
Reason:

The proposed Zoning Bylaw amendment is intended to regulate Cannabis Retail Stores, as licensed by Saskatchewan Liquor and Gaming Authority, as a defined land use with specific regulations. Cannabis Retail Stores would be permitted in two zones: MAC – Major Arterial Commercial and DSC – Designated Shopping Centre, and discretionary in D – Downtown Zone. In DSC and MAC Zones separation distances would be applied to ensure at least 182.88 meters (600 feet) between a Cannabis Retail Store and any park, school, day care centre, enclosed rink, community centre, public library, or another Cannabis Retail Store. In the Downtown Zone no separation distances would be applied other than requiring at least 182.88 meters between Cannabis Retail Stores.

### Proposed Bylaw No. 2018-28

**Amendment to Regina Zoning Bylaw No. 9250** – Chapter 19-Zoning Maps (Map No. 2890).

**The properties identified and as shown on the map below will be considered for rezoning as follows:**



**Legal Address:** Most easterly 3.05m of Lot A, Block 21, Plan No. 66R00804

**Civic Address:** 1205 2<sup>nd</sup> Avenue

**Current Zoning:** PS - Public Service

**Proposed Zoning:** IB - Medium Industrial Zone

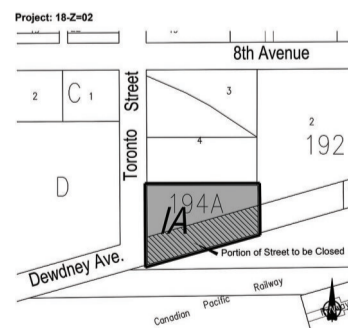
Reason:

The applicant proposes to rezone the subject property, which has been leased by the adjacent industrial land use to the east (840 Winnipeg Street) for many years. The applicant has agreed to sell the property to the adjacent industrial land owner. The property provides that industrial land owner with additional land area to operate the business. The use of the land will not change.

### Proposed Bylaw No. 2018-29

**Amendment to Regina Zoning Bylaw No. 9250** – Chapter 19-Zoning Maps (Map No. 2889).

**The properties identified and as shown on the map below will be considered for rezoning as follows:**



**Legal Address:** Dewdney Avenue Right-of-Way

**Civic Address:** N/A

**Current Zoning:** RR-Railway Zone

**Proposed Zoning:** IA- Light Industrial Zone

Reason:

The purpose of the Zoning Bylaw Amendment is to allow for light industrial development. This requires approval of Road Right-of-Way (ROW) Closure. The Council is considering the ROW closure and Zoning Bylaw Amendment at the same time.