Information Sheet
Discretionary Use Application (PL202100177)
Proposed Building, Planned Group & Institution, Day Care
1909 Ottawa Street

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<th>Overview</th>
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| **Background** | The subject property is located within the Heritage neighbourhood.  
This site is currently the Trinity Evangelical Lutheran Church and its parking lot  
The property is zoned RL – Residential Low-Rise Zone. |
| **Proposal** | The applicant proposes to develop six duplex buildings in the parking lot for a total of 12 residential units. This is considered a Building, Planned Group since there are multiple buildings on the lot.  
The applicant also proposes to convert an existing portion of the church building into a Day Care space for up to 50 children.  
A 130 square metre space will also be used as on-site administrative office space to support the day care and housing.  
The proposed units are approximately 70 square metres in area. Each building will be 5.19 metres tall comprising two floors.  
The proposed development contains three outdoor play areas, for both children at the day care and residents of the property.  
Both the housing and day care uses are a Discretionary use in the RL – Residential Low-Rise Zone.  
The proposed development contains 36 parking stalls, which is the requirement. |

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<th>Additional Information</th>
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| **Discretionary Use Process** | A Discretionary Use is a land-use identified in a zone that may be allowed by City Council or the Development Officer, depending on the outcome of a review process. The decision of Council or the Development Officer is final.  
This application has been determined to require City Council’s approval.  
Refer to the Application Review Process on back of page  
Applications requiring City Council’s consideration will be sent to Regina Planning Commission for review. 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 meetings (if any), or the outcome this application be sure to give the City your contact information. |
| **Status Updates** | Visit Regina.ca/proposeddevelopment for updates on this application |
| **Contact** | Michael Sliva, City Planner II  
Planning and Development Services Department proposeddevelopment@regina.ca / 306-777-7000 |
*In the case of a **Discretionary Use Application**, if there are few-to-no concerns raised during the public review period, the application may be approved by City Administration will not be considered by Regina Planning Commission and City Council.*