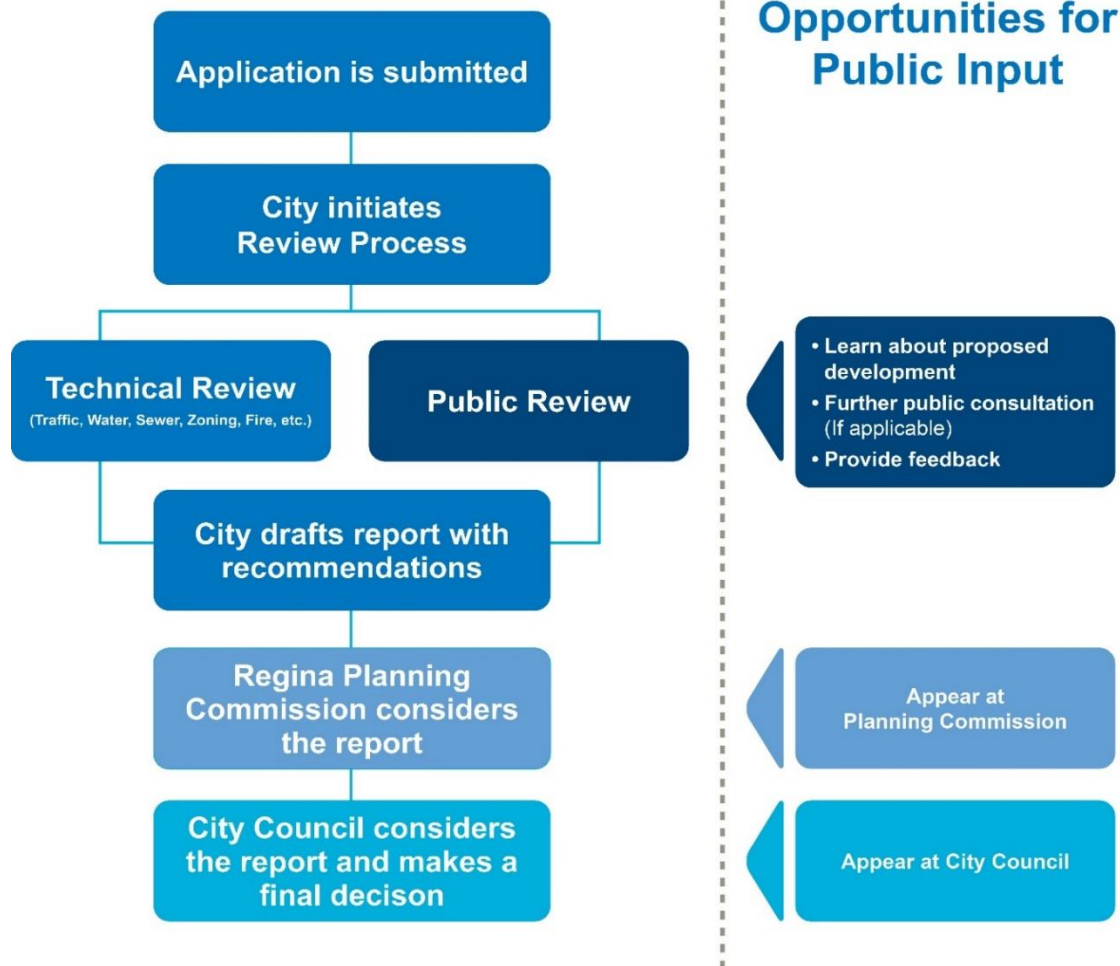
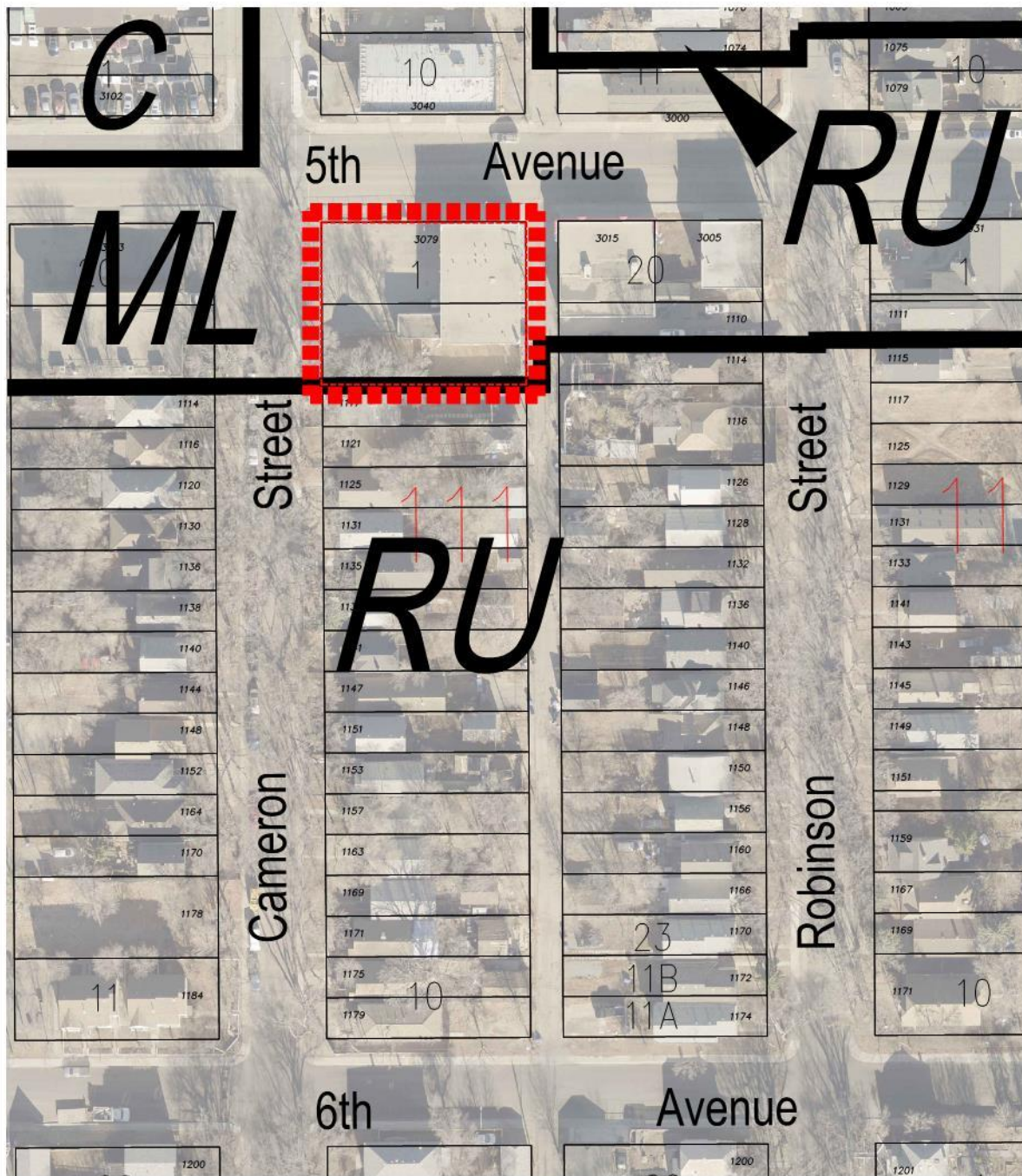


Overview	
Background	<ul style="list-style-type: none"> The subject property is located within the North Central neighbourhood. The property is in ML- Mixed Low Rise Zone, in which Institution, Humanitarian is discretionary if the gross floor area is over 300 square metres per unit. The property is currently being used as an early learning child centre.
Proposal	<ul style="list-style-type: none"> The applicant proposes using the existing 960 square metres of gross floor area, including the basement, as an early learning centre. The proposed development includes administrative offices and a community and cultural hub offering community-based programs and services.
Additional Information	
Process (Discretionary Use)	<ul style="list-style-type: none"> 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. Generally, applications that have little or no concerns noted by the public are decided by the Development Officer. This application has been determined to require City Council's approval. Refer to the Application Review Process on the back of the 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 of this application, be sure to give the City your contact information.
Status Updates	Visit Regina.ca/proposeddevelopment for updates on this application
Contact	Premita Paudyal, City Planner I Planning and Development Services 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.



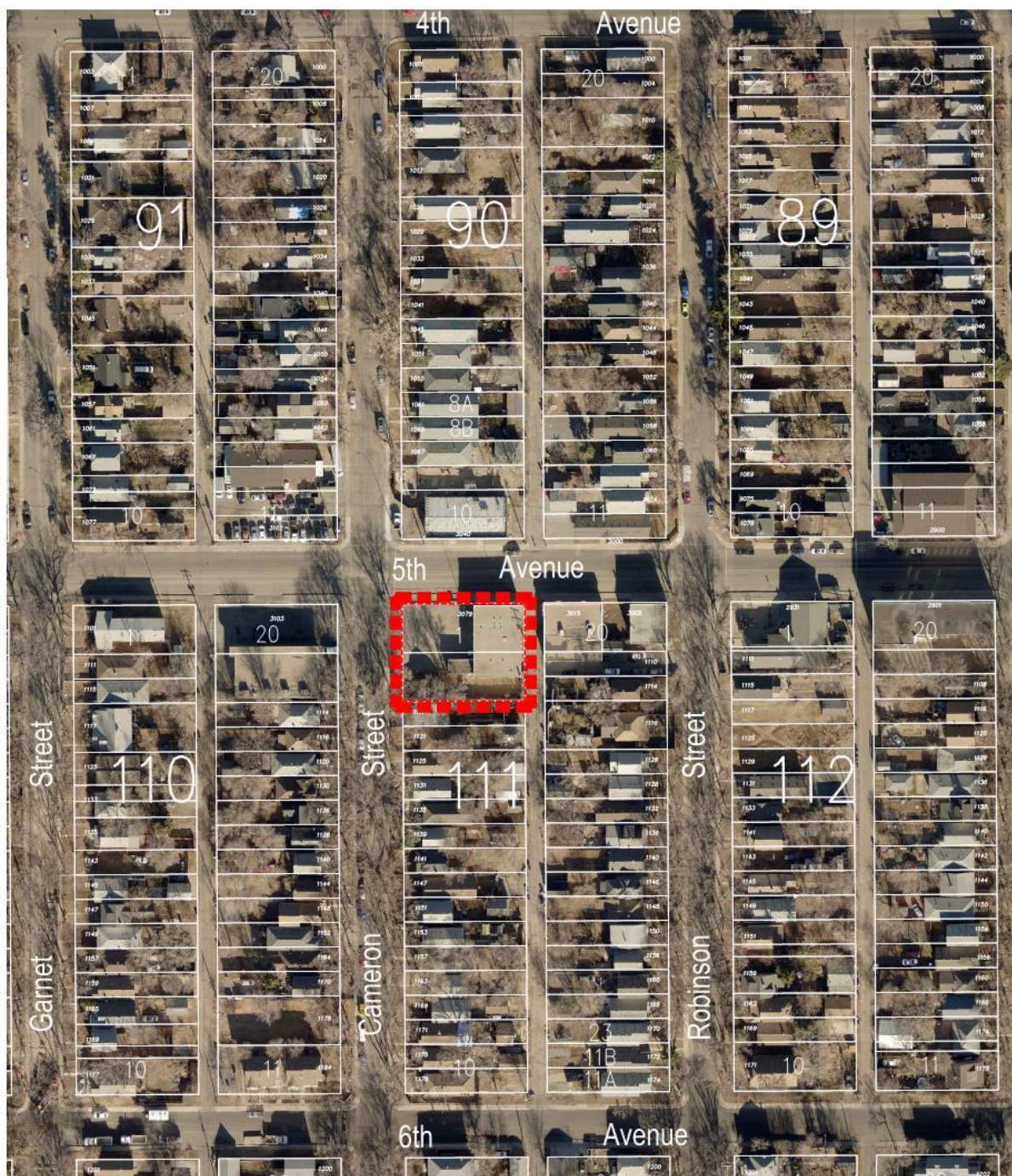
Subject Property

Date of Photography : 2020



Project PL202300035 Civic Address/Subdivision 3079 5TH AVENUE

Appendix A-2



Subject Property



Project PL202300035 Civic Address/Subdivision 3079 5TH AVENUE

REGINA EARLY LEARNING CENTRE - CODE UPGRADES

