

July 24, 2024

## Public Notice

Dear Sir/Madam:

Re: Application Number:	PL202400117
Application Type:	Discretionary Use
Legal Address:	Parcel A, Plan 102224393 Ext.2
Civic Address:	8701 Dewdney Avenue

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The City of Regina, Department of Planning & Development Services, has received the following application(s) pertaining to property described above and shown on attached maps (Subject Property):

### **Discretionary Use:**

The Applicant proposes to develop a 14,800m<sup>2</sup> retail store ("Retail Trade, Shop") with a fuel station ("Retail Trade, Fuel Station") on a lot zoned MLM – Mixed Large Market. The MLM Zone requires that the following aspects of the Proposed Development be reviewed through the discretionary use procedure:

- "Retail, Trade Shop", as it is located within an Urban Center and is greater than 6000m<sup>2</sup>
- "Retail Trade, Fuel Station", as it less than 75m from the nearest dwelling land use.

As an owner or occupant located within the vicinity of the Subject Property, we are bringing these applications to your attention and providing an opportunity for you to submit comments.

Additional information and a comment sheet are attached, which can also be found at [www.regina.ca/proposeddevelopment](http://www.regina.ca/proposeddevelopment). You may submit comments via mail, email (below), or directly through the City's website, via link noted above. **Please submit your comments by August 14, 2024.**

If you have any questions, or require additional information, please contact the undersigned at 306-777-7000 or email [proposeddevelopment@regina.ca](mailto:proposeddevelopment@regina.ca).

Thank you,



Zoey Drimmie  
City Planner I

Overview	
<b>Proposal</b>	The Applicant proposes to develop a 14,000m <sup>2</sup> retail store with fuel station (Proposed Development) at 8701 Dewdney Avenue, which is zoned MLM – Mixed Large Market.
<b>Additional Information</b>	<p>The MLM Zone requires that the following aspects of the Proposed Development be reviewed through the discretionary use procedure:</p> <ul style="list-style-type: none"> <li>• “Retail, Trade Shop”, as it is located within an Urban Center and is greater than 6000m<sup>2</sup></li> <li>• “Retail Trade, Fuel Station”, as it less than 75m from the nearest dwelling land use.</li> </ul> <p>The Discretionary Use procedure allows the Decision Authority to consider proposed developments on a case-by-case basis, factoring in overall “fit” and compatibility with surrounding land-use and roadways, etc., as well as public input.</p> <p>Development of the Westerra Neighbourhood is guided by the <i>Westerra Neighbourhood Land-Use Plan</i> (OCP – Part B.14) and <i>Westerra Phase 1 Concept Plan</i>. The Subject Property is located within a Large Format Retail sub-policy area, which allows for larger format retail commercial use; therefore, conforms with these plans. Large format retail of this nature serves as a catalyst for future commercial development and will help achieve the Neighbourhood vision.</p> <p>The location and surrounding land-use context is shown on the attached maps. Notably, lands directly adjacent include: commercial and future medium-density residential (east); primarily vacant land intended for low and medium-density residential (south); Pinkie Road and land within the RM of Sherwood (Sakimay First Nations) (west); Dewdney Avenue and vacant land (north).</p>
Process	
<b>Review / Decision</b>	<p>Following the public and technical review process, which is currently underway, the Administration will submit a report to the Decision Authority, which will include a summary of the public comments, as well as Administration’s recommendation.</p> <p>The Decision authority respecting Discretionary Use applications is the City Development Officer, unless the application warrants review and decision by City Council, in accordance with the Discretionary Use review criteria of the Zoning Bylaw (Ch.1, Part 1D, Section 1D.1 [1.2], [2a]).</p> <p>Where an application is directed to City Council, it will first be considered by the Regina Planning Commission (RPC) who will then provide a recommendation to City Council. Both the RPC and Council meetings are open to the public; therefore, you may attend these meetings and view the deliberation, or speak directly to the RPC or Council. Please refer to the attached Application Review Process summary.</p> <p>If you wish to be kept informed about the date and time of these meetings, be sure to give the City your contact information.</p>
<b>Updates</b>	Visit <a href="https://regina.ca/proposeddevelopment">Regina.ca/proposeddevelopment</a> for updates on this application.
<b>Contact</b>	Zoey Drimmie, City Planner I Planning & Development Services <a href="mailto:proposeddevelopment@regina.ca">proposeddevelopment@regina.ca</a> / 306-777-7000

## Appendix A – Location





## Appendix B1 – Proposed Development

### Concept



**MULVANNY|G2**  
ARCHITECTURE

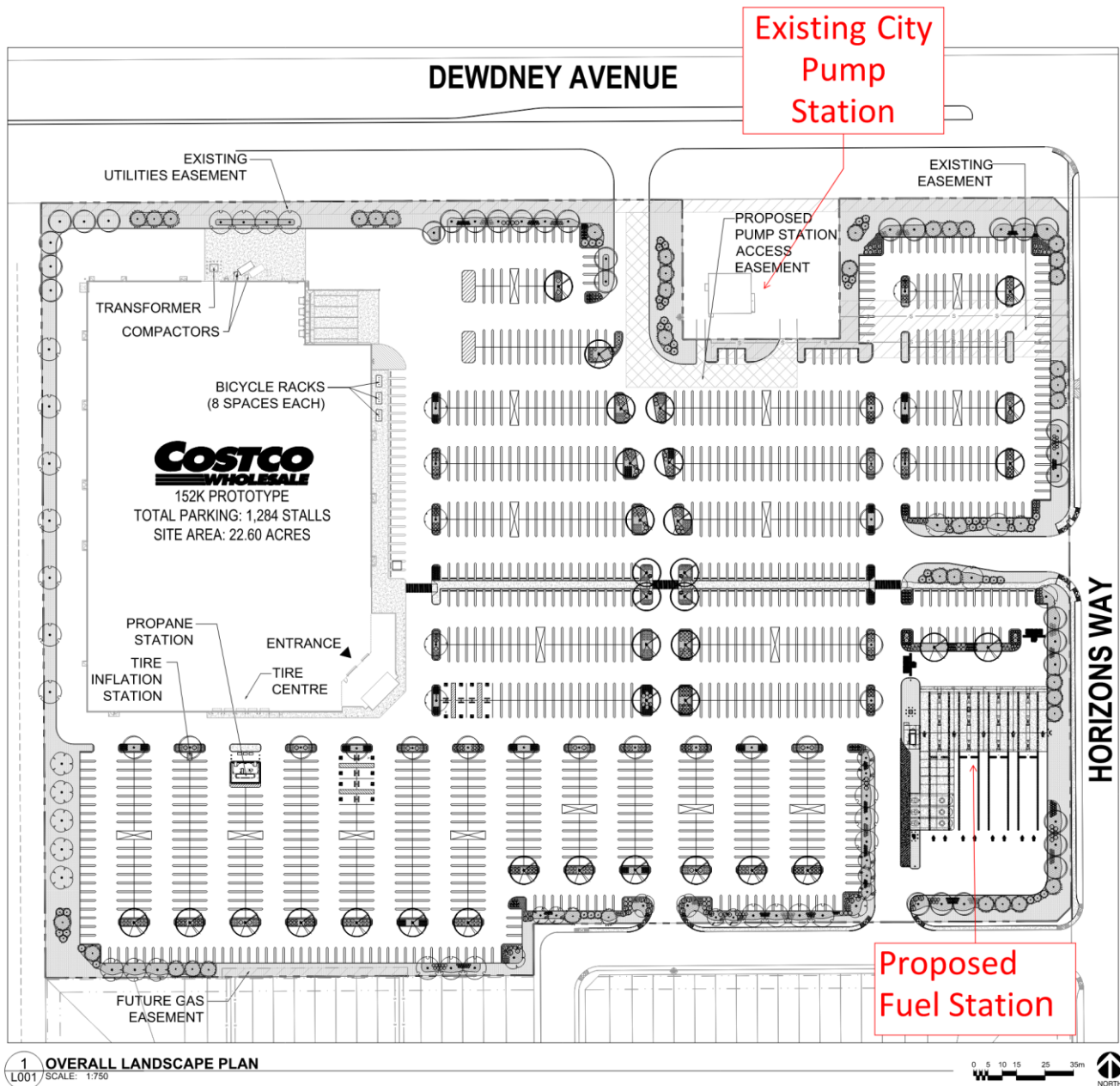
APRIL 24, 2024  
W. REGINA, SK  
PG. 2

### ENTRY PERSPECTIVE



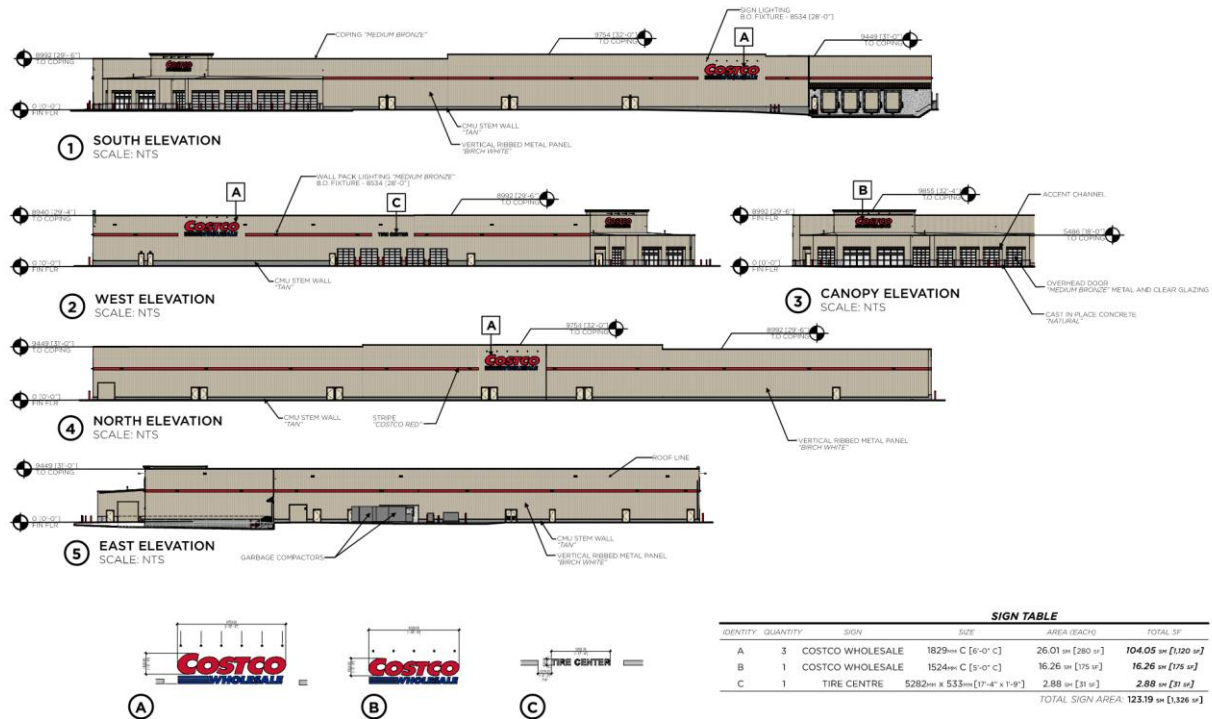
## Appendix B2 – Proposed Development

### Site Plan



## Appendix B3 – Proposed Development

### Typical Elevation



## Appendix B4 – Proposed Development

### Fuel Station Elevation



① CANOPY AND DISPENSER ISLANDS  
SCALE 1:50



② CANOPY AND DISPENSER ISLANDS  
SCALE 1:50

SIGN TABLE			
QUANTITY	SIGN	SIZE	AREA (EACH)
4	COSTCO WHOLESALE	2607 [8'-6 5/8"] X 743 [2'-5 1/4"]	1.94 SM [20.85 SF]
TOTAL SIGN AREA:			7.75 SM [83.385 SF]

ELEVATION	TOTAL AREA (SM [SF])	TOTAL SIGNAGE AREA	% OF SIGNAGE COVERAGE
SOUTH	35 SM (378 SF)	15 SM (168 SF)	30.8%
WEST	26 SM (277 SF)	1.94 SM (20.85 SF)	5.3%
NORTH	35 SM (378 SF)	15 SM (168 SF)	30.8%
EAST	26 SM (277 SF)	1.94 SM (20.85 SF)	5.3%



④ WARMING HUT ELEVATIONS  
SCALE 1:25

③ CONTROLLER ENCLOSURE ELEVATIONS  
SCALE 1:25

**COSTCO WHOLESALE**  
REGINA, SK (HORIZONS)

**FUEL ELEVATIONS**  
JUNE 2024

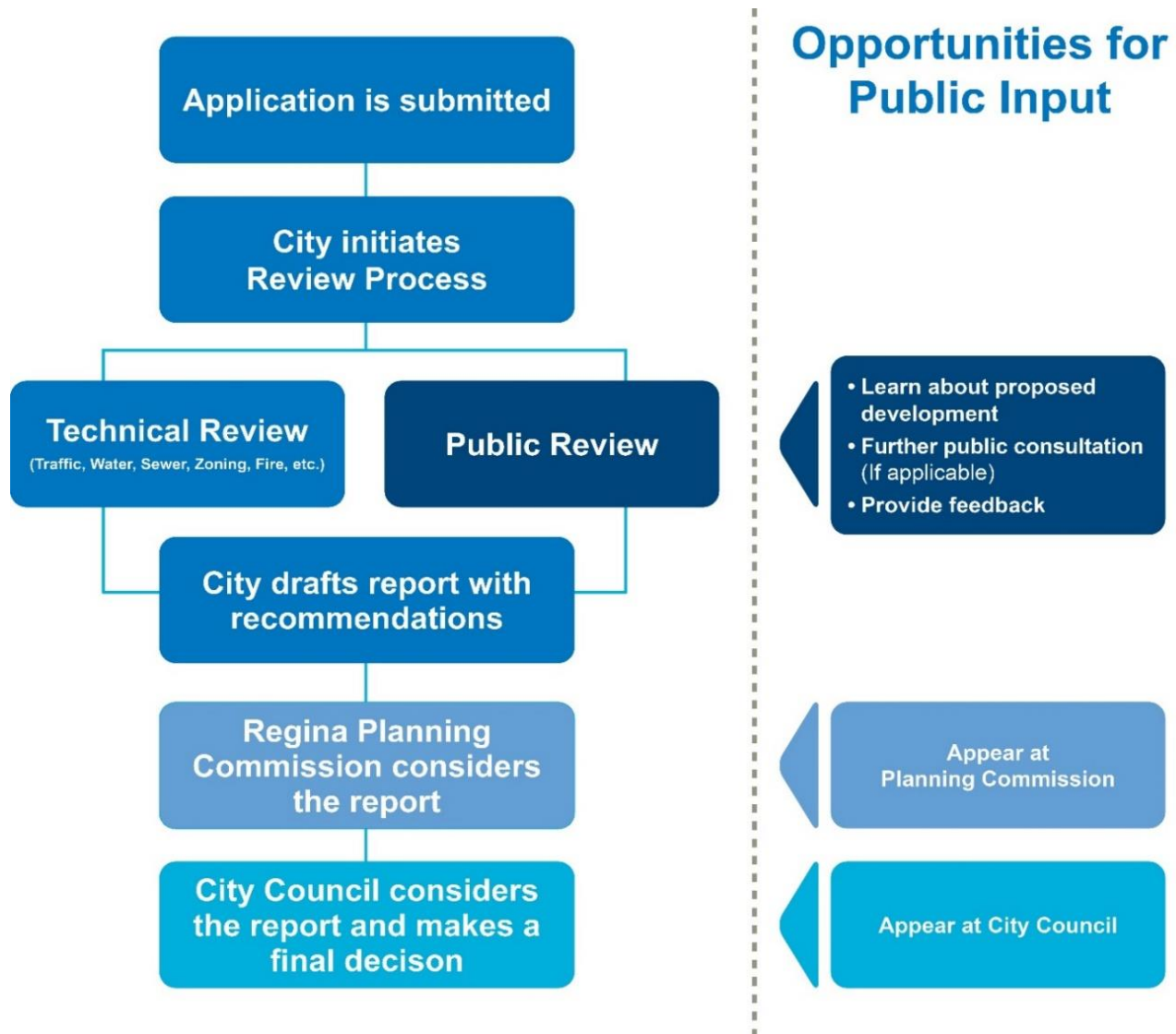
**Costco**  
WHOLESALE  
REGINA, SK  
(HORIZONS)

**MULVANNY G2**  
ARCHITECTS  
1000 BROADVIEW AVE. SUITE 100  
WILLOW GROVE, ONT. L4Y 1G7  
(905) 709-1100  
WWW.MULVANNYG2.COM

**FUEL FACILITY ELEVATIONS**  
DD31-01



## Application Review Process



Note: In the case of a **Discretionary Use Application**: if there are few-to-no concerns raised during the public and technical review, the application may be directed to the City Administration (City Development Officer) for approval consideration (not Regina Planning Commission and City Council)



We invite and encourage feedback regarding this proposal. Please check the box beside the statement that best represents your opinion and answer the following questions. Be specific as possible.

**By completing this form, you acknowledge that while your identity will not be disclosed, your comments may be used in full or in part in a public report considered by Regina Planning Commission and City Council.**

- ☐ I support this proposal
- ☐ I would like it more if one or more features were different
- ☐ I would accept the proposal if many features were different
- ☐ I completely oppose this proposal
- ☐ None of the above/other

### What elements of the development proposal do you support?

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### What changes to the development proposal do you recommend?

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### What other associated issues or comments do you have?

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Please provide your contact information if you wish to be informed of when Regina Planning Commission considers this matter:

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address & Postal Code

\_\_\_\_\_  
Telephone and/or Email (email preferred)

Personal information is collected and maintained in accordance with The Local Authority Freedom of Information and Protection of Privacy Act. If you have any questions about collection of your personal information, contact the Access & Privacy team at [lafoipp@regina.ca](mailto:lafoipp@regina.ca). collection of your personal information, contact the Access & Privacy team at [lafoipp@regina.ca](mailto:lafoipp@regina.ca).

**Please respond by: August 14, 2024**

City website (preferred):  
[regina.ca/proposeddevelopment](https://regina.ca/proposeddevelopment)

Email:  
[poposeddevelopment@regina.ca](mailto:poposeddevelopment@regina.ca)

Mail:  
**City of Regina  
Planning & Development  
Services Department  
PO Box 1790  
Regina, SK S4P 3C8**

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