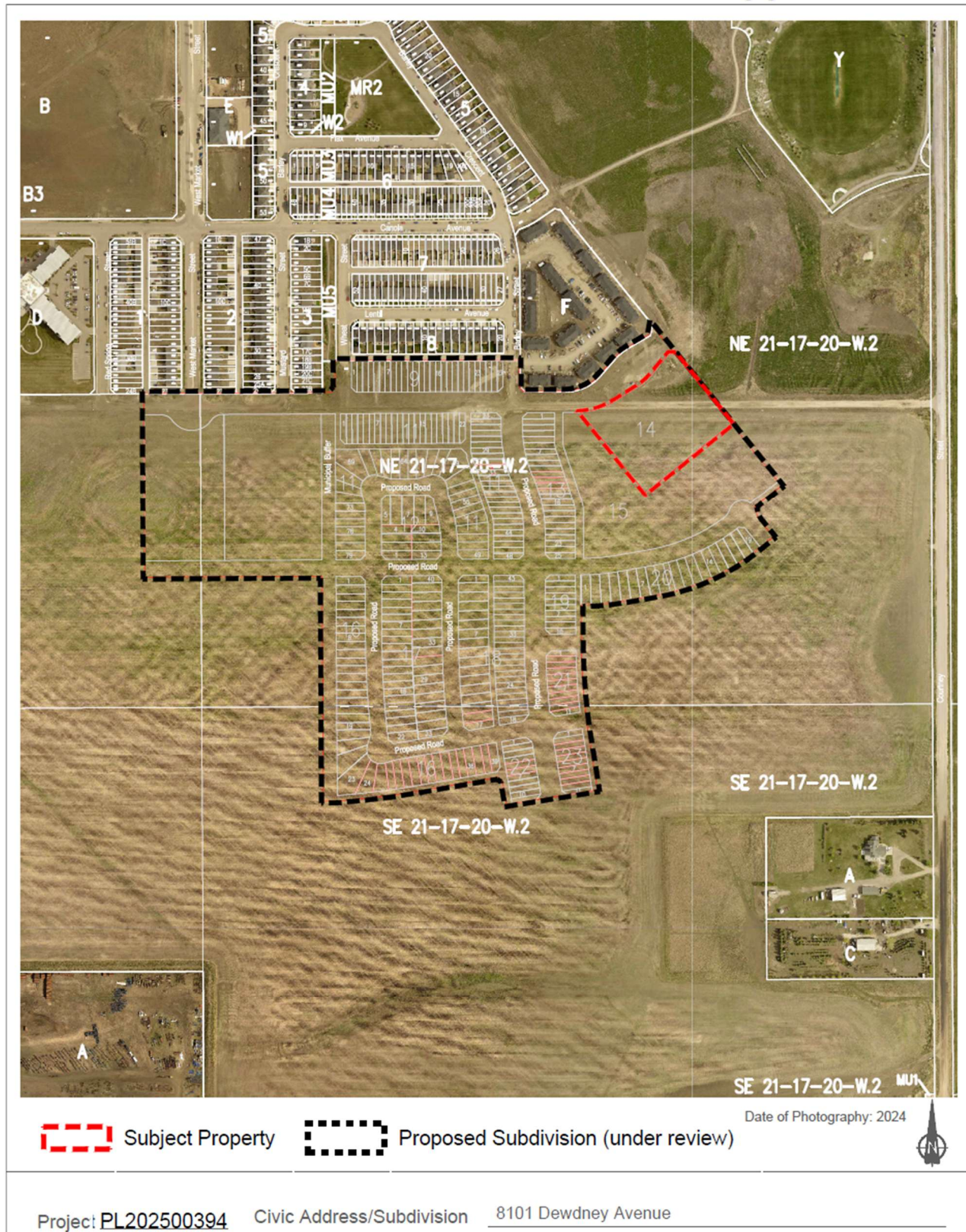
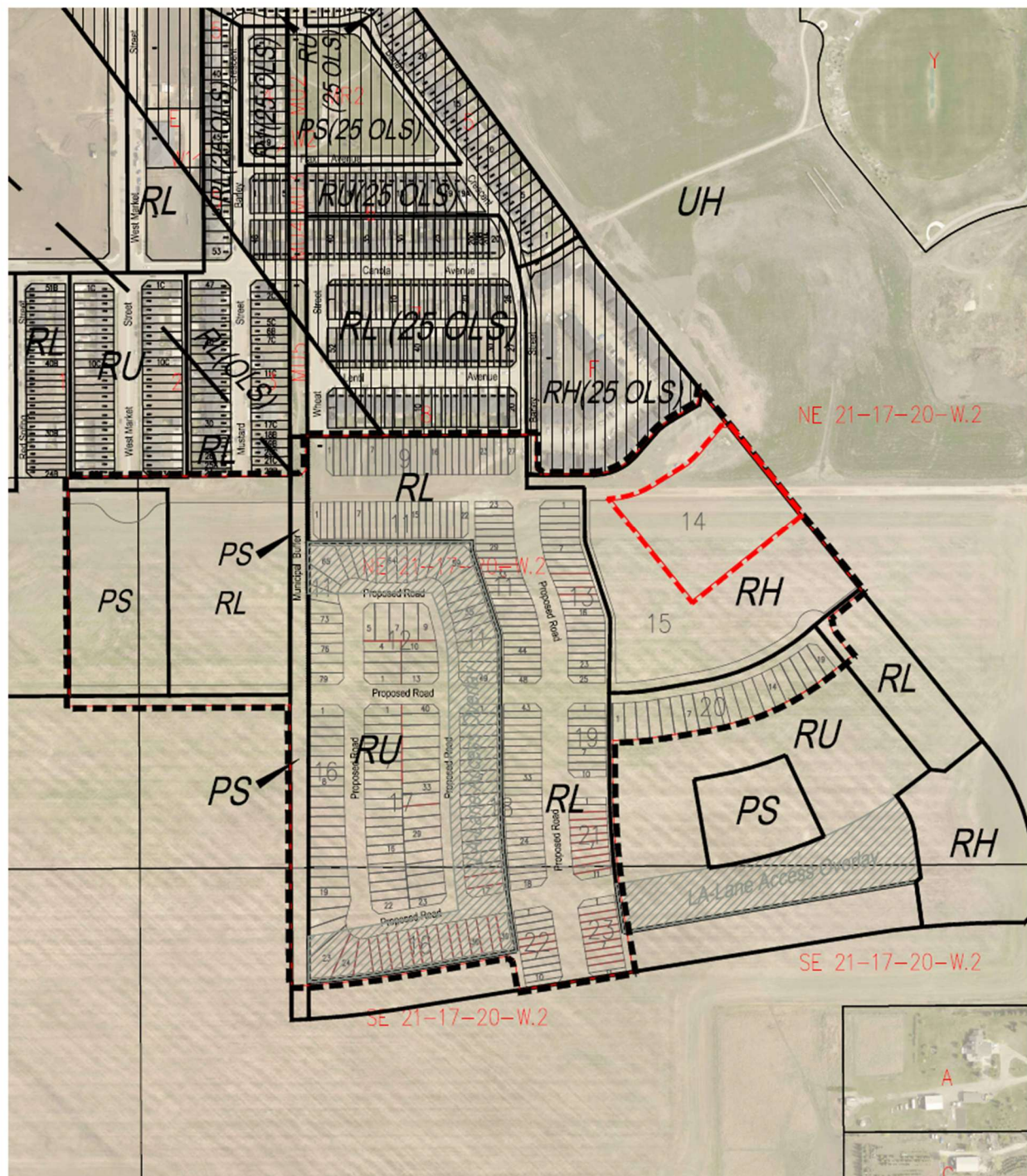


Overview	
Proposal	The Applicant proposes to develop, at 8101 Dewdney Avenue (Subject Property), within one proposed new building, the following: • An <i>Institution, Day Care</i> (day care) land-use supporting 90 children. • An <i>Assembly, Community</i> land-use (community gathering space).
Additional Information	Per the <i>Regina Zoning</i> Bylaw, the Subject Property is zoned RH – Residential High-Rise Zone, which requires that <i>Institution, Day Care</i>, which supports over 30 children, and <i>Assembly, Community</i>, be reviewed through the Discretionary Use procedure. 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. The Subject Property forms part of an undeveloped area within the Westerra Neighbourhood, which is, currently, the subject of a subdivision application and review. Should the subdivision, and subsequent development, be approved, the Subject Property will be located amongst a mix of residential dwelling types. The Proposed Development also includes a building intended for <i>Dwelling</i> land-use; however, this is not subject to the Discretionary Use procedure requirements.
Process	
Review / Decision	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. 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]). 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. If you wish to be kept informed about the date and time of these meetings, be sure to give the City your contact information.
Updates	Visit Regina.ca/proposeddevelopment for updates on this application.
Contact	Jeremy Fenton, Senior City Planner Planning & Development Services 306.751.4228 or email jfenton@regina.ca

Appendix A – Location



Appendix B – Zoning



 Subject Property

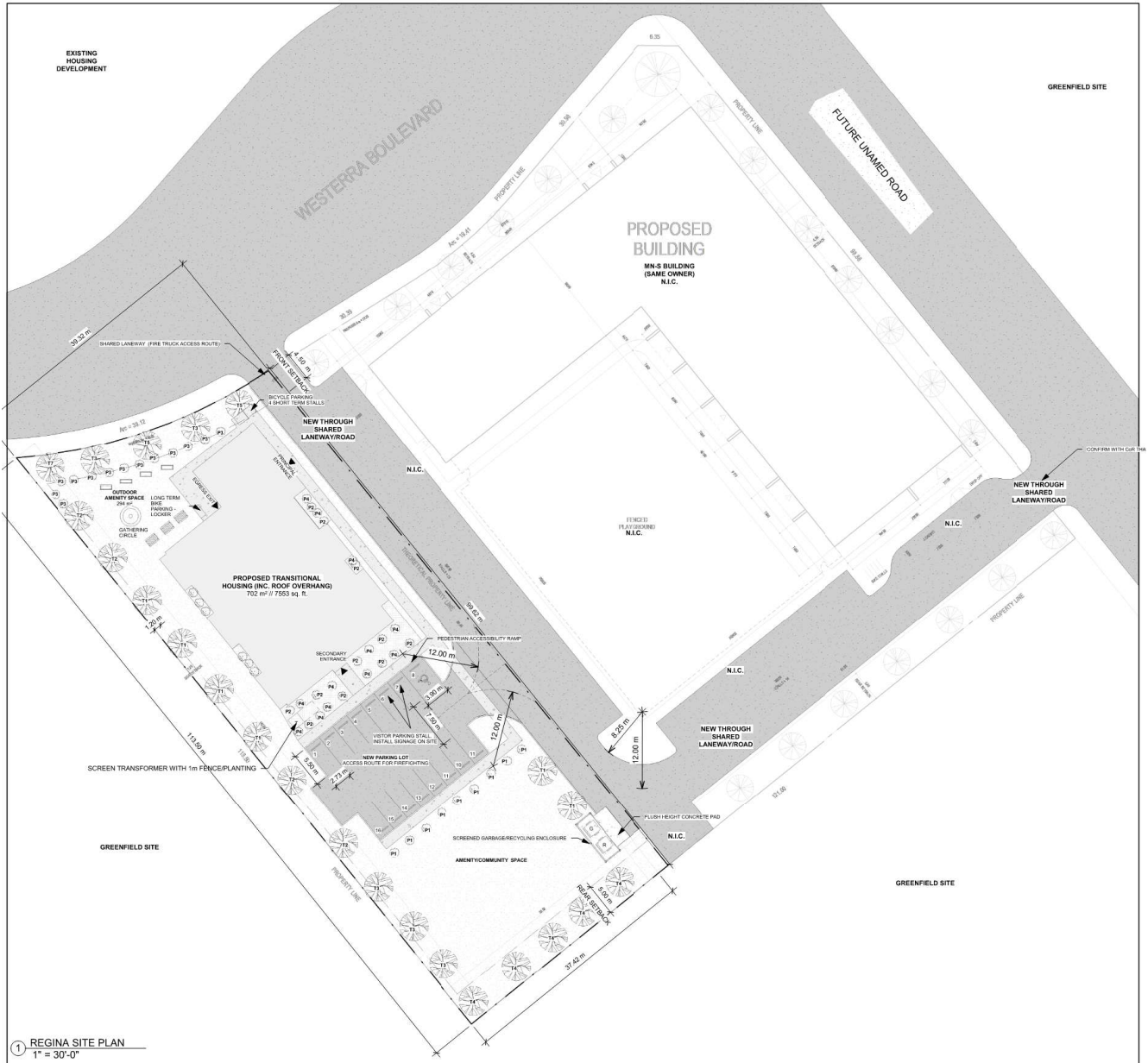
 Proposed Subdivision (under review)

Date of Photography : 2024

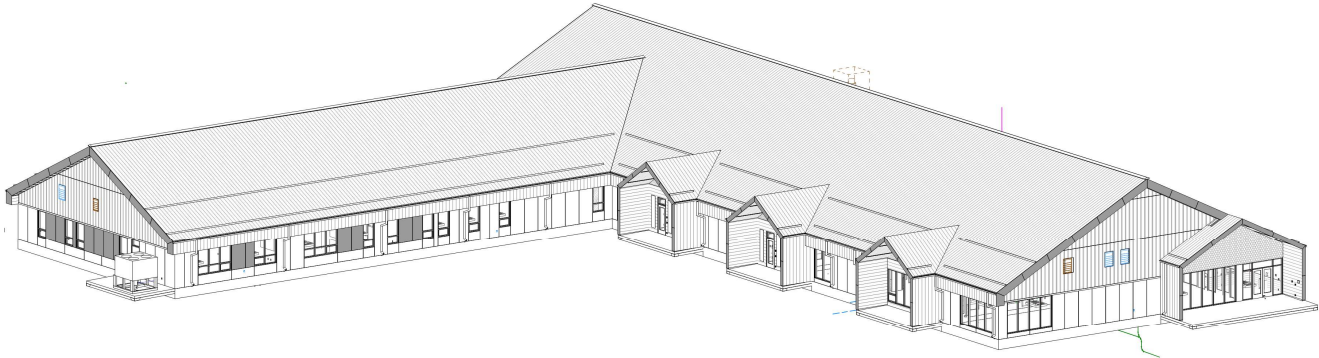


Project PL202500394 Civic Address/Subdivision 8101 Dewdney Avenue

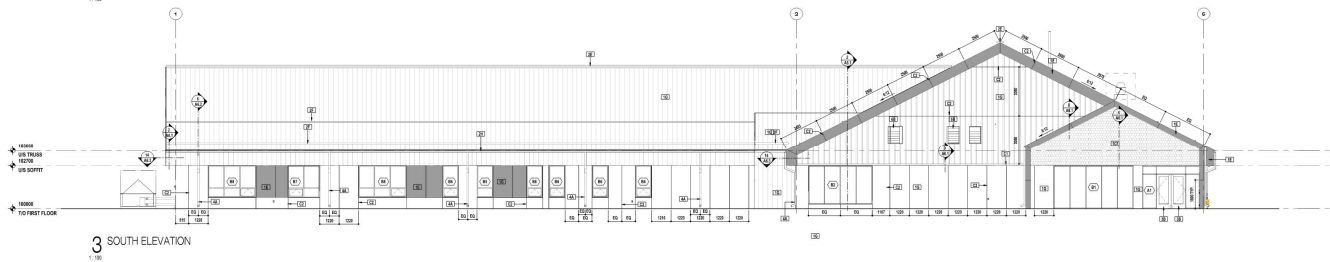
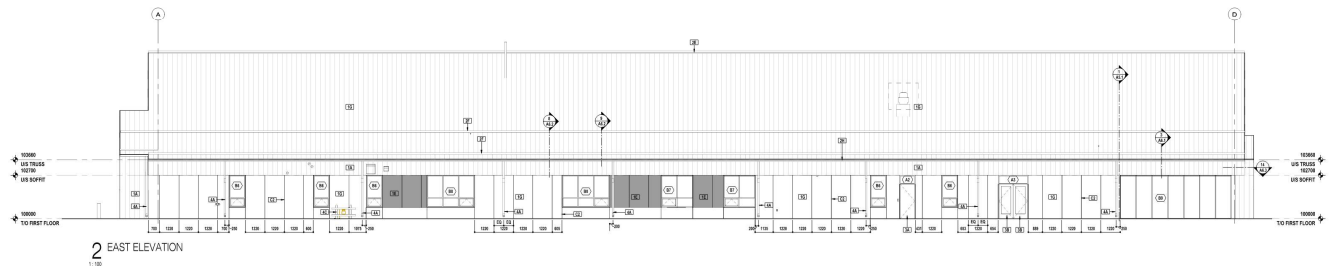
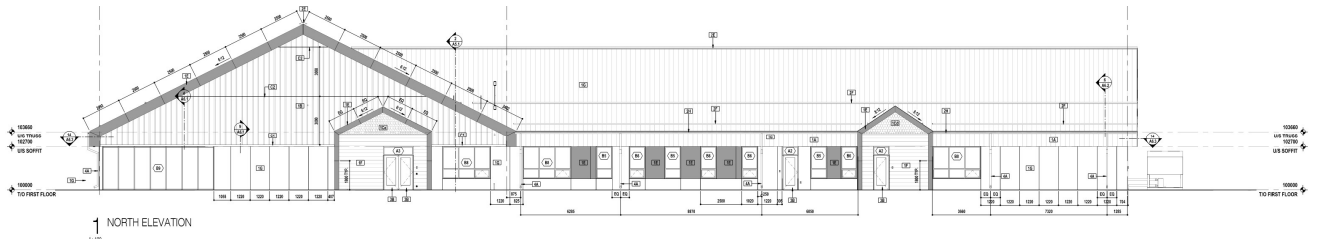
Appendix C1 – Proposed Development (Site Plan)



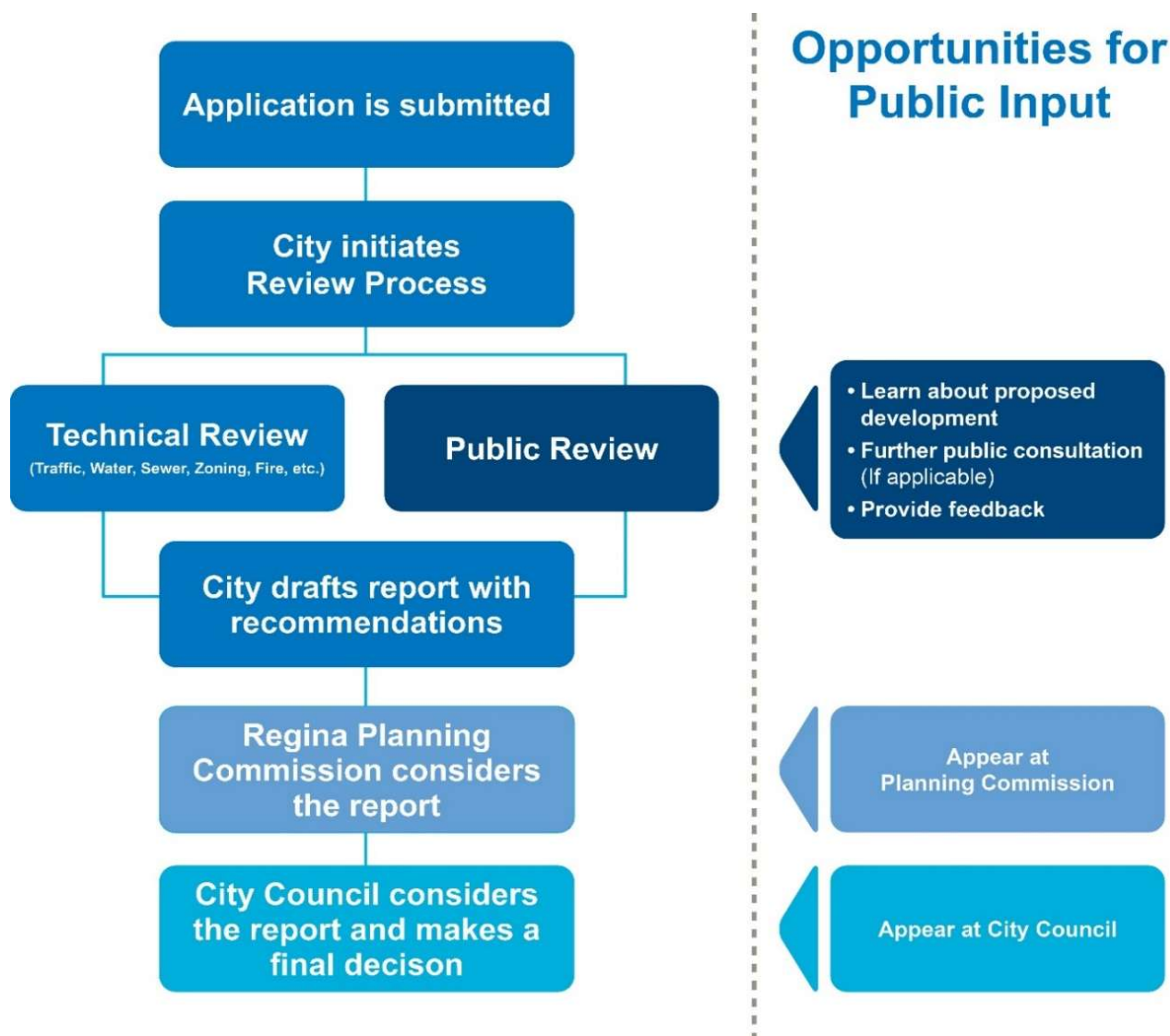
Appendix C2 – Proposed Development (Elevations)



3D VIEW FOR ILLUSTRATIVE PURPOSES ONLY



Process Overview



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?

What changes to the development proposal do you recommend?

What other associated issues or comments do you have?

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. collection of your personal information, contact the Access & Privacy team at lafoipp@regina.ca.

Please respond by: Nov 28, 2025

City website (preferred):
regina.ca/proposeddevelopment

Email:
proposeddevelopment@regina.ca

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

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