

Discretionary Use – 8101 Dewdney Avenue

Date	December 12, 2025
To	Deborah Bryden, Development Officer
From	Planning & Development Services
Item #	PL202500394

BACKGROUND

Section 1D.1.2(2) of *The Regina Zoning Bylaw, 2019* (Zoning Bylaw) specifies that all applications for Discretionary Use approval are delegated to the Development Officer, except those applications that meet specified criteria, which warrant City Council review.

The criteria that warrant City Council review are deemed not to apply; therefore, this application is delegated to the Development Officer.

Approval of this Discretionary Use application, and subsequent development approval, is contingent on a subdivision application and servicing agreement being approved. While it is typical that Discretionary Use applications apply to existing, serviced lots, the proposed plan of subdivision, currently under review, and the *Westerra Neighbourhood Plan* and *Westerra Concept Plan*, provide an adequate framework for assessing this application.

APPLICATION

Metis Nation – Saskatchewan (Applicant), on behalf of Westerra Development Corp. (Landowner), proposes to develop a community facility (Proposed Development) at 8101 Dewdney Avenue (Subject Property – Appendix A-1), which consists of:

- An *Institution, Day Care* (day care) land use supporting 90 children.
- An *Assembly, Community* land use (community gathering space).

The Proposed Development will consist of one 2,493 m² single-storey building (*Building, Detached*), 41 motor vehicle parking stalls and an outdoor play area.

The Subject Property is zoned RH – Residential High-Rise Zone, which requires that *Institution, Day Care*, which supports over 30 children, and *Assembly, Community*, be reviewed through the Discretionary Use procedure.

The Subject Property forms part of an undeveloped area within the Westerra Neighbourhood, which is, currently, the subject of a subdivision application and review:

- Lands directly north consist of medium-density residential.
- Lands to the west, south and east are undeveloped; reserved for neighbourhood development; currently used for agricultural purposes (*Agriculture, Outdoor*).

The Subject Property also includes space for additional, future development, which, according to the Applicant, may consist of a multi-unit residential building. This future proposed development will be assessed based on the scenario presented at the time of application; however, should not, otherwise, be factored into this review.

ASSESSMENT

Administration's assessment of this application has been undertaken in accordance with the criteria set forth in Section 1E3.5 of the Zoning Bylaw, as follows:

Consistency with the vision, goals and policies of the Official Community Plan

The Proposed Development is intended to accommodate community events and child day care services; therefore, supports objectives of *Design Regina: The Official Community Plan, Bylaw No. 2013-48* (OCP) relating to Social Sustainability (Section D11; Goal 1):

- 13.1: Develop community resources to provide opportunities for social activities, events and programming for Regina residents.
- 13.4: Collaborate with partners and the community to identify required social programs and services to address the diverse needs of residents, including the most vulnerable populations.
- 13.5: Encourage the provincial government and the community to establish locally based attainable childcare facilities, which are essential to enabling parents to secure access to employment.

Consistency with the objectives and policies of any applicable special study or policy document for the site, area or neighbourhood with emphasis on:

- (i) **land use**
- (ii) **intensity of development; and**
- (iii) **impact on public facilities, infrastructure or services**

Westerra NP

The Proposed Development must comply with the *Westerra Neighbourhood Plan* (OCP – Part B.14 [Westerra NP]). Specifically, the Subject Property forms part of the “Residential Sub-Area” (Figure 10); therefore, Section 3.5 – Residential, primarily, applies.

Section 3.5 – Residential does not, specifically, reference community and day care facilities as acceptable land uses within the Residential Sub-Area; however, an objective set forth in the Westerra NP is to accommodate a “...wide range of residential and non-residential land uses strategically situated and oriented throughout the plan area to meet regional and local land use needs and requirements.” (Section 3.3).

The Subject Property fulfills the above noted objective, as it is, or will be, flanked by major roadways on two sides, which will accommodate transit and traffic, and is deemed compatible with anticipated residential densities (medium to high-density).

Westerra CP

The Proposed Development must comply with the *Westerra Concept Plan* (Westerra CP), which identifies the Subject Property as a location reserved for high-density residential.

The Proposed Development aligns with the Westerra CP, as it is a land use deemed to be potentially compatible within a high-density residential context, per the RH – Residential High-Rise Zone, which is the City of Regina's (City) primary zone for implementing high-density residential.

Consistency with regulations of the Zoning Bylaw

The land use and zoning related details of this proposal are summarized as follows:

Land Use Details	Existing	Proposed
Zoning	RH – Residential High-Rise Zone	RH – Residential High-Rise Zone
Land Use	Vacant (formerly, <i>Agriculture, Outdoor</i>)	<ul style="list-style-type: none">• <i>Institution, Day Care</i>• <i>Assembly, Community</i>
Building Footprint	N/A	2,493 m ²

Zoning Analysis	Required	Proposed
Minimum Lot Area	233 m ²	12,141 m ²
Minimum Lot Frontage	8.5 m	120 m
Maximum Site Coverage	60%	20%
Maximum Permitted Height	11 m	7m
Maximum Discretionary Height	N/A	
Required Day Care Drop-off Stalls	9	9
Motor Vehicle Parking Stalls (Recommended)	*	40
Motor Vehicle Parking Stalls (Accessible)	*	2
Bike Stalls	*	*
Minimum Landscape Area	1,214 m ²	2,900 m ²
* To be determined at the Development Permit Stage		

The Proposed Development conforms with the development standards of the RH – Residential High-Rise Zone relating to setbacks, site coverage, frontage, height, etc.

Additional information will be required at the Development Permit stage to confirm that parking and landscaping requirements are fully met; however, it is noted that the site is of sufficient size and dimensions to accommodate the requirements of the Zoning Bylaw.

Potential adverse impacts or nuisances affecting:

- (i) nearby land, development, land uses, or properties;
- (ii) neighbourhood character;
- (iii) the environment;
- (iv) traffic;

- (v) a public right-of-way; and
- (vi) any other matter(s) affecting public health and safety.

Adjacent to the Subject Property, existing development is limited to the parcel directly north, which accommodates medium-density residential; however, per the Westerra CP:

- Medium/high-density residential development will occupy lands to the west; south.
- Lands to the east are reserved for a proposed “business park”; which will be separated from the Subject Property by a future arterial roadway.

The Proposed Development is deemed to be compatible with the above noted context:

- The proposed building has a low profile from a massing and height perspective; therefore, building should blend in and shadow effects should be minimal.
- The *Assembly, Community* land use will be contained within the building.

Potential noise impacts, associated with the day care outdoor play area, is a consideration, as this will be located approximately 20 metres from the future residential lot to the south. While it may be assumed that noise will affect future neighbours, there is no accurate means, at this time, to quantify this impact. Satisfactory mitigation measures include:

- The play area will be separated from the future residential lot by a 20 metre intervening space, which includes parking stalls, drive aisle and landscape strip.
- The Applicant is proposing a five-metre landscape strip along the rear property line, which is not a requirement of the Zoning Bylaw.

The Subject Property will front a collector roadway and flank a future arterial roadway (Courtney Street re-alignment) and have driveway access to both; therefore, once the full street network is constructed, traffic will be sufficiently accommodated. It is noted that:

- The re-aligned Courtney Street will not be constructed as part of the current subdivision phase; therefore, the collector road will be sole access in the interim.
- As a prerequisite for development permit approval, the Applicant will need to submit a revised site plan for approval that shows the location of a temporary turn-around area, sufficient for emergency vehicle egress and maneuverability.
- The level of access to the re-aligned Courtney Street has yet to be determined.

Notwithstanding above noted factors, traffic impacts are expected to be manageable and within the parameters of the City’s level-of-service requirements.

No adverse impacts are anticipated respecting public health, safety and the environment:

- The Saskatchewan Health Authority have indicated that they have no concerns.
- The Subject Property is within a low sensitivity aquifer area and is not adjacent to any potentially hazardous land use or facility (e.g. gas lines; rail corridors).
- The land uses are not expected to generate pernicious emissions/discharges.

PUBLIC NOTICE

Public notice has been carried out in accordance with *The Public Notice Policy Bylaw*:

- Sign posting, which is typically required, waived (per s.11(a)(i)) due to the isolated location of the Subject Property and the absence, at this time, of a flanking street.
- Notice letter sent to assessed property owners within 75 metres of the Subject Property.
- Notice letter posted on the City's website.

The following is a summary of comments submitted, and Administration's response.

No submissions were received respecting the Proposed Development (*Institution, Day Care; Assembly, Community*).

It is noted that the original notice sent to the public included a proposed multi-unit residential building on the Subject Property, labelled as "transitional housing", which elicited concern from two individuals; however, the Applicant subsequently removed this component and is not included within this approval.

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	0	
<i>Accept if many features were different</i>	0	
<i>Accept if one or two features were different</i>	0	
<i>I support this proposal</i>	0	
Total	0	

SUMMARY

The Proposed Development complies with all criteria for discretionary use approval in the Zoning Bylaw and aligns with applicable policy and regulations.

Administration is satisfied that the location is suitable for the Proposed Development, considering site context, building design and traffic considerations.

Conditions are included with this report to ensure that development is contingent on the proposed subdivision being approved and full services extended to the Subject Property.

RECOMMENDATION

The application for Discretionary Use, consisting of *Institution, Day Care and Assembly, Community* land use, be approved, subject to the following standards and conditions:

1. The Discretionary Use approval applies to the proposed parcel location ("Subject Property"), as shown on Appendix A-1 and A-3.1 (currently forming part of 8101 Dewdney Avenue), and this parcel shall be legally established as a prerequisite for Development Permit approval.
2. The development shall be generally consistent with the plans attached to this report as Appendix A-3; however, conformity with the standards and regulations of *The Regina Zoning Bylaw, 2019* shall be confirmed at the Development Permit stage.
3. Except as otherwise specified in this approval, the development shall comply with all applicable standards and regulations of *The Regina Zoning Bylaw, 2019*.
4. Until a second access (driveway connection) to a City street is established, development of the Subject Property shall be contingent on a turn-around area being secured, in accordance with the following requirements:
 - a) As a prerequisite for Development Permit approval:
 - i. A site plan shall be submitted and approved, which shows the location of a temporary turn-around area, which is designed and located to the satisfaction of the City.
 - ii. Any agreement between two parties, if required, has been legally executed.
 - b) The temporary turn-around area shall be constructed in accordance with City requirements and the *National Building Code, 2020*, and shall be maintained by the landowner until a second access is established.
5. Subject to the above conditions, authorize the Development Officer to issue a development permit with respect to the application.

Respectfully Submitted,



Manager, City Planning



Director, Planning & Development Services

DECISION OF DEVELOPMENT OFFICER

As recommended in this report, this application is:

- ☒ APPROVED
☐ DENIED



December 12, 2025

Deborah Bryden, Deputy City Manager
City Planning & Community Services
(Development Officer)

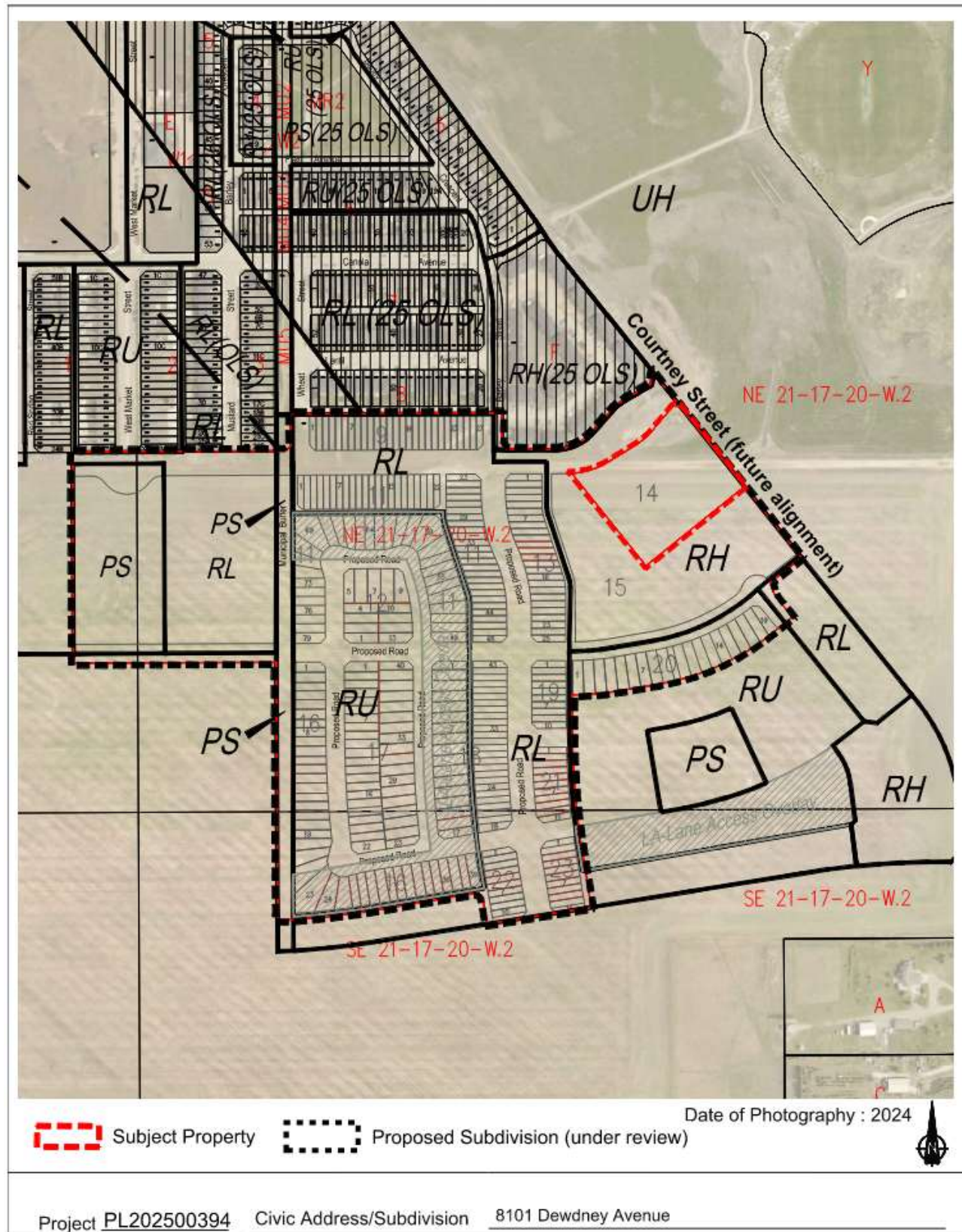
Dated

Report prepared by: Jeremy Fenton, Senior City Planner

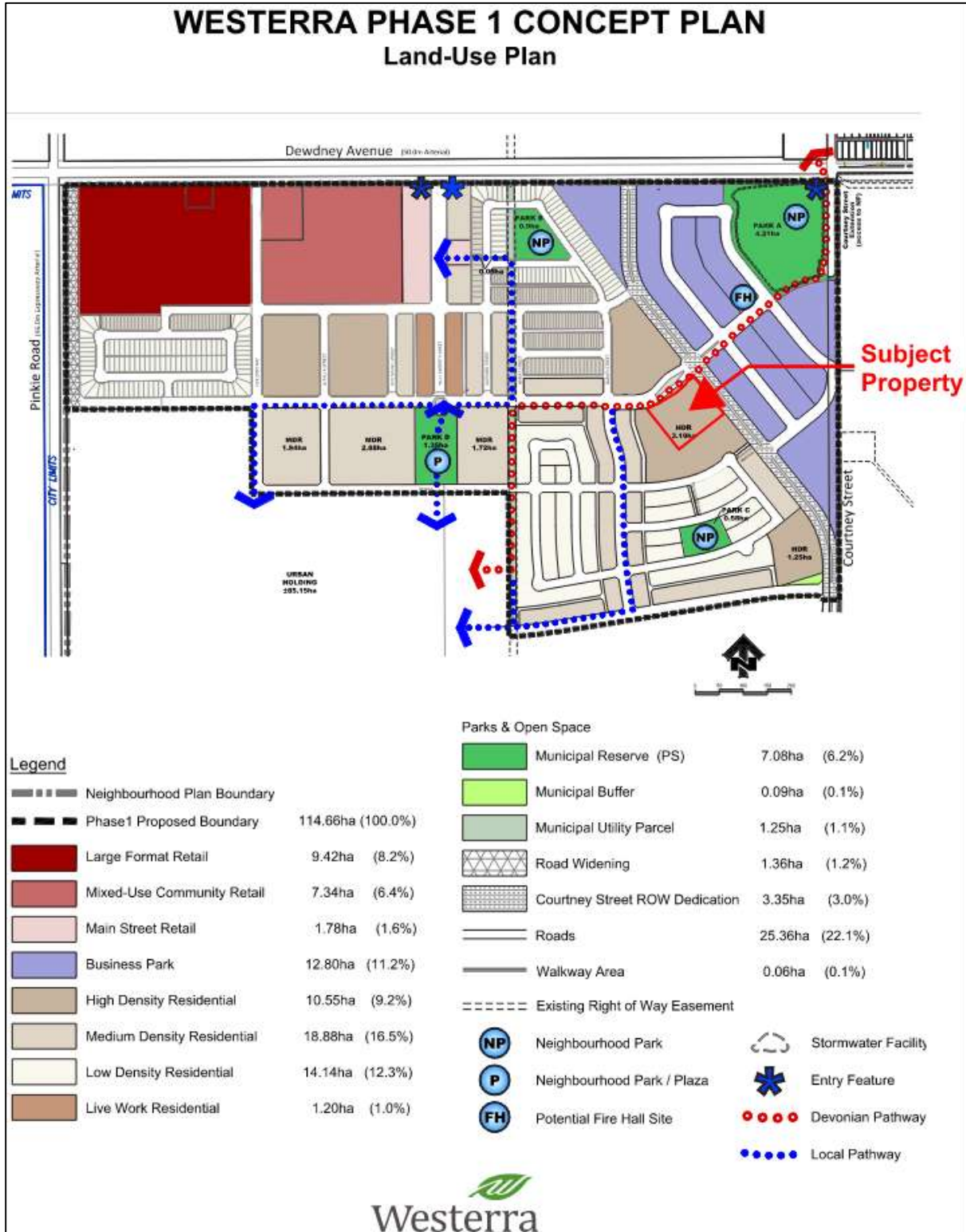
Attachments:

Appendix A-1 – Location
Appendix A-2 – Zoning
Appendix B – Concept Plan Context
Appendix C-1 – Site Plan
Appendix C-2 – Perspective
Appendix C-3 – Elevations
Appendix C-4 – Floor Plan

Appendix A-2 – Zoning (Existing)



Appendix B – Concept Plan Context

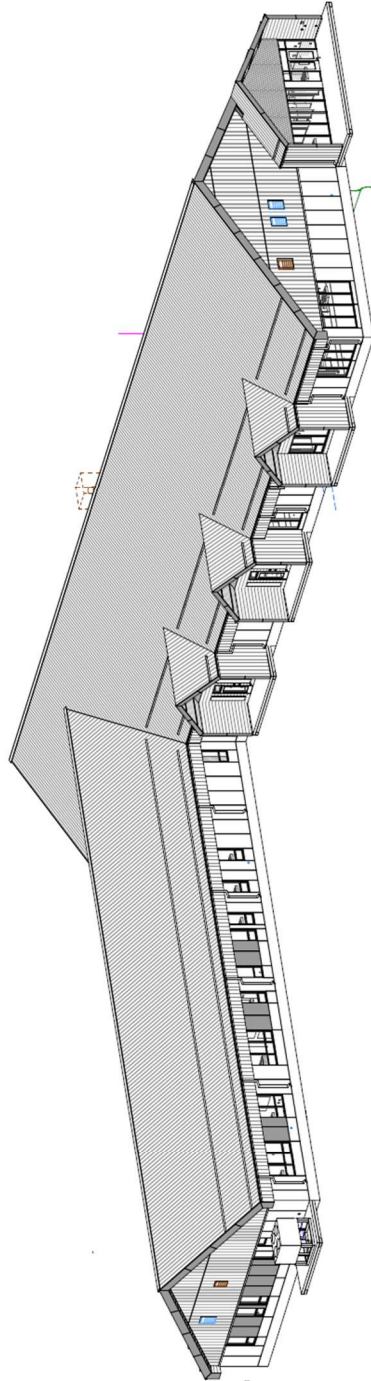


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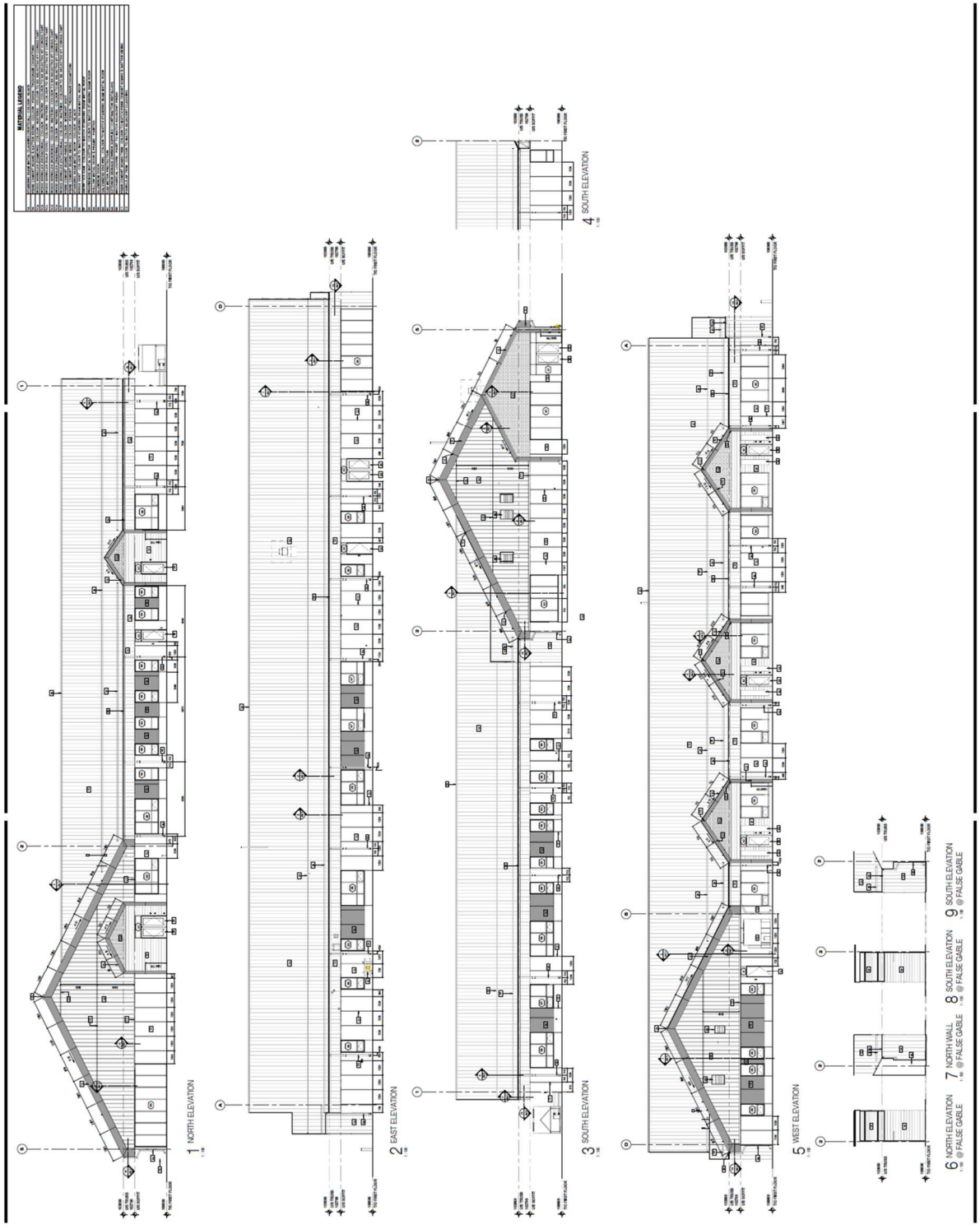
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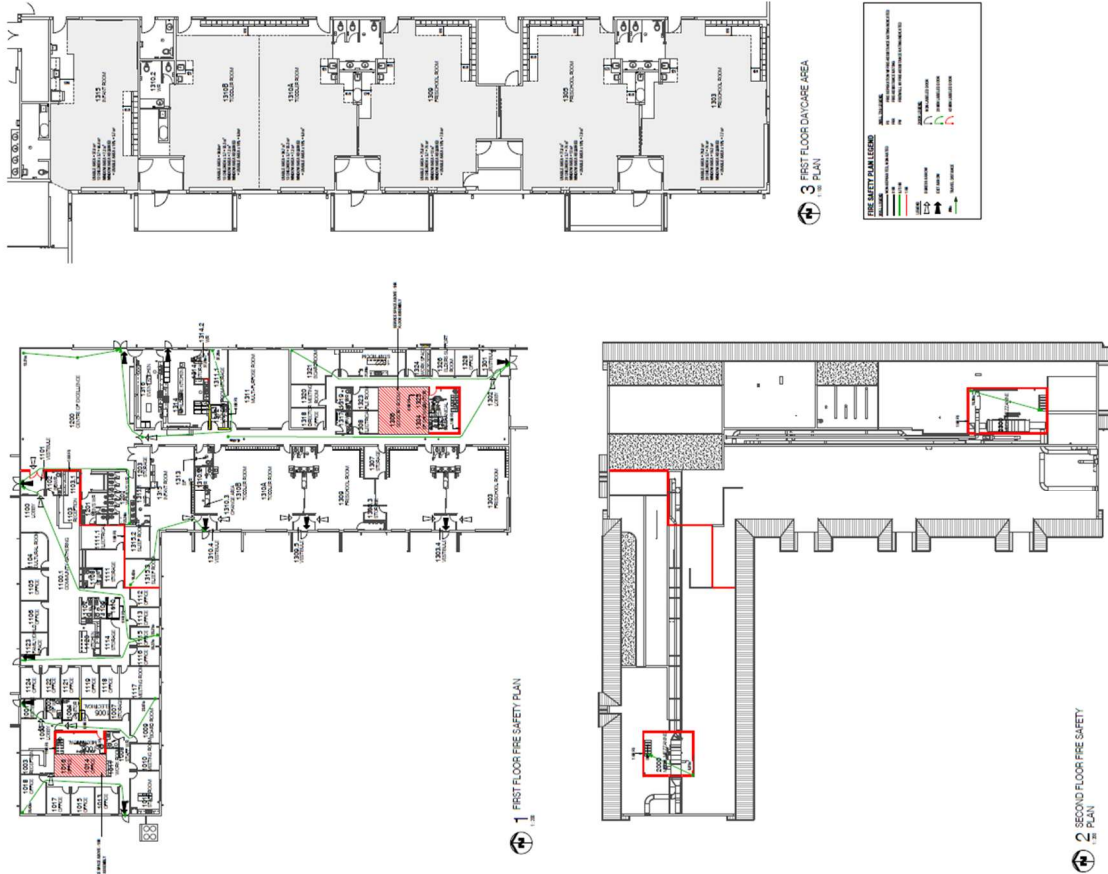
For Information only - Regina SK



3D VIEW FOR ILLUSTRATIVE PURPOSES ONLY

GENERAL INFORMATION		ARCHITECTURAL		STRUCTURAL		MECHANICAL		ELECTRICAL	
03	COVER SHEET LIST OF DRAWINGS	A1.1	DATE LAST MODIFIED	S2.3	FOUNDATION PLAN	M2.3	MECHANICAL LEGEND	E1.1	STEEL PLAN
04	COVER SHEET LIST OF MATERIALS	A1.2	DATE LAST MODIFIED	S2.4	WALL FOOTING SPACE FRAME MECHANICAL RIG	M2.4	MECHANICAL DETAILS	E1.2	PIPE UTILITY SYSTEM PLAN
05	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.3	DATE LAST MODIFIED	S2.5	JOISTING	M2.5	MECHANICAL DETAILS	E1.3	UPPING PLAN
06	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.4	DATE LAST MODIFIED	S2.6	ROOF FLOOR DETAILS	M2.6	MECHANICAL DETAILS	E1.4	UPPING PLAN
07	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.5	DATE LAST MODIFIED	S2.7	MECHANICAL LEGEND	M2.7	MECHANICAL LEGEND	E1.5	UPPING PLAN
08	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.6	DATE LAST MODIFIED	S2.8	MECHANICAL LEGEND	M2.8	MECHANICAL LEGEND	E1.6	UPPING PLAN
09	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.7	DATE LAST MODIFIED	S2.9	MECHANICAL LEGEND	M2.9	MECHANICAL LEGEND	E1.7	UPPING PLAN
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12	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.10	DATE LAST MODIFIED	S2.12	MECHANICAL LEGEND	M2.12	MECHANICAL LEGEND	E1.10	UPPING PLAN
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16	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.14	DATE LAST MODIFIED	S2.16	MECHANICAL LEGEND	M2.16	MECHANICAL LEGEND	E1.14	UPPING PLAN
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62	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.60	DATE LAST MODIFIED	S2.62	MECHANICAL LEGEND	M2.62	MECHANICAL LEGEND	E1.60	UPPING PLAN
63	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.61	DATE LAST MODIFIED	S2.63	MECHANICAL LEGEND	M2.63	MECHANICAL LEGEND	E1.61	UPPING PLAN
64	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.62	DATE LAST MODIFIED	S2.64	MECHANICAL LEGEND	M2.64	MECHANICAL LEGEND	E1.62	UPPING PLAN
65	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.63	DATE LAST MODIFIED	S2.65	MECHANICAL LEGEND	M2.65	MECHANICAL LEGEND	E1.63	UPPING PLAN
66	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.64	DATE LAST MODIFIED	S2.66	MECHANICAL LEGEND	M2.66	MECHANICAL LEGEND	E1.64	UPPING PLAN
67	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.65	DATE LAST MODIFIED	S2.67	MECHANICAL LEGEND	M2.67	MECHANICAL LEGEND	E1.65	UPPING PLAN
68	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.66	DATE LAST MODIFIED	S2.68	MECHANICAL LEGEND	M2.68	MECHANICAL LEGEND	E1.66	UPPING PLAN
69	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.67	DATE LAST MODIFIED	S2.69	MECHANICAL LEGEND	M2.69	MECHANICAL LEGEND	E1.67	UPPING PLAN
70	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.68	DATE LAST MODIFIED	S2.70	MECHANICAL LEGEND	M2.70	MECHANICAL LEGEND	E1.68	UPPING PLAN
71	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.69	DATE LAST MODIFIED	S2.71	MECHANICAL LEGEND	M2.71	MECHANICAL LEGEND	E1.69	UPPING PLAN
72	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.70	DATE LAST MODIFIED	S2.72	MECHANICAL LEGEND	M2.72	MECHANICAL LEGEND	E1.70	UPPING PLAN
73	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.71	DATE LAST MODIFIED	S2.73	MECHANICAL LEGEND	M2.73	MECHANICAL LEGEND	E1.71	UPPING PLAN
74	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.72	DATE LAST MODIFIED	S2.74	MECHANICAL LEGEND	M2.74	MECHANICAL LEGEND	E1.72	UPPING PLAN
75	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.73	DATE LAST MODIFIED	S2.75	MECHANICAL LEGEND	M2.75	MECHANICAL LEGEND	E1.73	UPPING PLAN
76	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.74	DATE LAST MODIFIED	S2.76	MECHANICAL LEGEND	M2.76	MECHANICAL LEGEND	E1.74	UPPING PLAN
77	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.75	DATE LAST MODIFIED	S2.77	MECHANICAL LEGEND	M2.77	MECHANICAL LEGEND	E1.75	UPPING PLAN
78	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.76	DATE LAST MODIFIED	S2.78	MECHANICAL LEGEND	M2.78	MECHANICAL LEGEND	E1.76	UPPING PLAN
79	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.77	DATE LAST MODIFIED	S2.79	MECHANICAL LEGEND	M2.79	MECHANICAL LEGEND	E1.77	UPPING PLAN
80	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.78	DATE LAST MODIFIED	S2.80	MECHANICAL LEGEND	M2.80	MECHANICAL LEGEND	E1.78	UPPING PLAN
81	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.79	DATE LAST MODIFIED	S2.81	MECHANICAL LEGEND	M2.81	MECHANICAL LEGEND	E1.79	UPPING PLAN
82	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.80	DATE LAST MODIFIED	S2.82	MECHANICAL LEGEND	M2.82	MECHANICAL LEGEND	E1.80	UPPING PLAN
83	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.81	DATE LAST MODIFIED	S2.83	MECHANICAL LEGEND	M2.83	MECHANICAL LEGEND	E1.81	UPPING PLAN
84	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.82	DATE LAST MODIFIED	S2.84	MECHANICAL LEGEND	M2.84	MECHANICAL LEGEND	E1.82	UPPING PLAN
85	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.83	DATE LAST MODIFIED	S2.85	MECHANICAL LEGEND	M2.85	MECHANICAL LEGEND	E1.83	UPPING PLAN
86	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.84	DATE LAST MODIFIED	S2.86	MECHANICAL LEGEND	M2.86	MECHANICAL LEGEND	E1.84	UPPING PLAN
87	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.85	DATE LAST MODIFIED	S2.87	MECHANICAL LEGEND	M2.87	MECHANICAL LEGEND	E1.85	UPPING PLAN
88	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.86	DATE LAST MODIFIED	S2.88	MECHANICAL LEGEND	M2.88	MECHANICAL LEGEND	E1.86	UPPING PLAN
89	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.87	DATE LAST MODIFIED	S2.89	MECHANICAL LEGEND	M2.89	MECHANICAL LEGEND	E1.87	UPPING PLAN
90	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.88	DATE LAST MODIFIED	S2.90	MECHANICAL LEGEND	M2.90	MECHANICAL LEGEND	E1.88	UPPING PLAN
91	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.89	DATE LAST MODIFIED	S2.91	MECHANICAL LEGEND	M2.91	MECHANICAL LEGEND	E1.89	UPPING PLAN
92	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.90	DATE LAST MODIFIED	S2.92	MECHANICAL LEGEND	M2.92	MECHANICAL LEGEND	E1.90	UPPING PLAN
93	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.91	DATE LAST MODIFIED	S2.93	MECHANICAL LEGEND	M2.93	MECHANICAL LEGEND	E1.91	UPPING PLAN
94	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.92	DATE LAST MODIFIED	S2.94	MECHANICAL LEGEND	M2.94	MECHANICAL LEGEND	E1.92	UPPING PLAN
95	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.93	DATE LAST MODIFIED	S2.95	MECHANICAL LEGEND	M2.95	MECHANICAL LEGEND	E1.93	UPPING PLAN
96	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.94	DATE LAST MODIFIED	S2.96	MECHANICAL LEGEND	M2.96	MECHANICAL LEGEND	E1.94	UPPING PLAN
97	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.95	DATE LAST MODIFIED	S2.97	MECHANICAL LEGEND	M2.97	MECHANICAL LEGEND	E1.95	UPPING PLAN
98	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.96	DATE LAST MODIFIED	S2.98	MECHANICAL LEGEND	M2.98	MECHANICAL LEGEND	E1.96	UPPING PLAN
99	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.97	DATE LAST MODIFIED	S2.99	MECHANICAL LEGEND	M2.99	MECHANICAL LEGEND	E1.97	UPPING PLAN
100	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.98	DATE LAST MODIFIED	S2.100	MECHANICAL LEGEND	M2.100	MECHANICAL LEGEND	E1.98	UPPING PLAN
101	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.99	DATE LAST MODIFIED	S2.101	MECHANICAL LEGEND	M2.101	MECHANICAL LEGEND	E1.99	UPPING PLAN
102	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.100	DATE LAST MODIFIED	S2.102	MECHANICAL LEGEND	M2.102	MECHANICAL LEGEND	E1.100	UPPING PLAN
103	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.101	DATE LAST MODIFIED	S2.103	MECHANICAL LEGEND	M2.103	MECHANICAL LEGEND	E1.101	UPPING PLAN
104	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.102	DATE LAST MODIFIED	S2.104	MECHANICAL LEGEND	M2.104	MECHANICAL LEGEND	E1.102	UPPING PLAN
105	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.103	DATE LAST MODIFIED	S2.105	MECHANICAL LEGEND	M2.105	MECHANICAL LEGEND	E1.103	UPPING PLAN
106	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.104	DATE LAST MODIFIED	S2.106	MECHANICAL LEGEND	M2.106	MECHANICAL LEGEND	E1.104	UPPING PLAN
107	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.105	DATE LAST MODIFIED	S2.107	MECHANICAL LEGEND	M2.107	MECHANICAL LEGEND	E1.105	UPPING PLAN
108	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.106	DATE LAST MODIFIED	S2.108	MECHANICAL LEGEND	M2.108	MECHANICAL LEGEND	E1.106	UPPING PLAN
109	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.107	DATE LAST MODIFIED	S2.109	MECHANICAL LEGEND	M2.109	MECHANICAL LEGEND	E1.107	UPPING PLAN
110	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.108	DATE LAST MODIFIED	S2.110	MECHANICAL LEGEND	M2.110	MECHANICAL LEGEND	E1.108	UPPING PLAN
111	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.109	DATE LAST MODIFIED	S2.111	MECHANICAL LEGEND	M2.111	MECHANICAL LEGEND	E1.109	UPPING PLAN
112	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.110	DATE LAST MODIFIED	S2.112	MECHANICAL LEGEND	M2.112	MECHANICAL LEGEND	E1.110	UPPING PLAN
113	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.111	DATE LAST MODIFIED	S2.113	MECHANICAL LEGEND	M2.113	MECHANICAL LEGEND	E1.111	UPPING PLAN
114	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.112	DATE LAST MODIFIED	S2.114	MECHANICAL LEGEND	M2.114	MECHANICAL LEGEND	E1.112	UPPING PLAN
115	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.113	DATE LAST MODIFIED	S2.115	MECHANICAL LEGEND	M2.115	MECHANICAL LEGEND	E1.113	UPPING PLAN
116	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.114	DATE LAST MODIFIED	S2.116	MECHANICAL LEGEND	M2.116	MECHANICAL LEGEND	E1.114	UPPING PLAN
117	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.115	DATE LAST MODIFIED	S2.117	MECHANICAL LEGEND	M2.117	MECHANICAL LEGEND	E1.115	UPPING PLAN
118	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.116	DATE LAST MODIFIED	S2.118	MECHANICAL LEGEND	M2.118	MECHANICAL LEGEND	E1.116	UPPING PLAN
119	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.117	DATE LAST MODIFIED	S2.119	MECHANICAL LEGEND	M2.119	MECHANICAL LEGEND	E1.117	UPPING PLAN
120	COVER SHEET LIST OF MECHANICAL AND ELECTRICAL BIDDING CODE	A1.118	DATE LAST MODIFIED	S2.120	MECHANICAL LEGEND	M2.120	MECHANICAL LEGEND	E1.118	UPPING PLAN

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