

Overview	
Proposal	The Applicant proposes to develop a daycare centre ("Institution, Day Care) on property zoned ML – Mixed Low-Rise Zone.
Additional Information	<p>The <i>Regina Zoning Bylaw</i> requires that "Institution, Day Care" exceeding a gross floor area of 300m² be reviewed through the Discretionary Use procedure.</p> <p>The proposed development is intended to accommodate:</p> <ul style="list-style-type: none"> • two daycare facilities within one building • 180 children; each facility to accommodate 90 children • 53 parking stalls including 18 drop-off stalls <p>Development of the Subject Property will be required to conform with the Airport vicinity policies of the Official Community Plan, which require sensitive land uses to have appropriate acoustic sound proofing.</p> <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>The Subject Property is currently vacant land. The location and surrounding land-use context is shown on the attached maps. Notable lands include high-density residential to the west, commercial development to the north and east, and low density residential to the south. Parliament Avenue is classified as an arterial roadway.</p>
Process	
Review / Decision	<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.</p> <p>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>
Updates	Visit Regina.ca/ProposedDevelopment for updates on this application.
Contact	<p>Zoey Drimmie, City Planner II Planning & Development Services ProposedDevelopment@regina.ca / 306-777-7000</p>

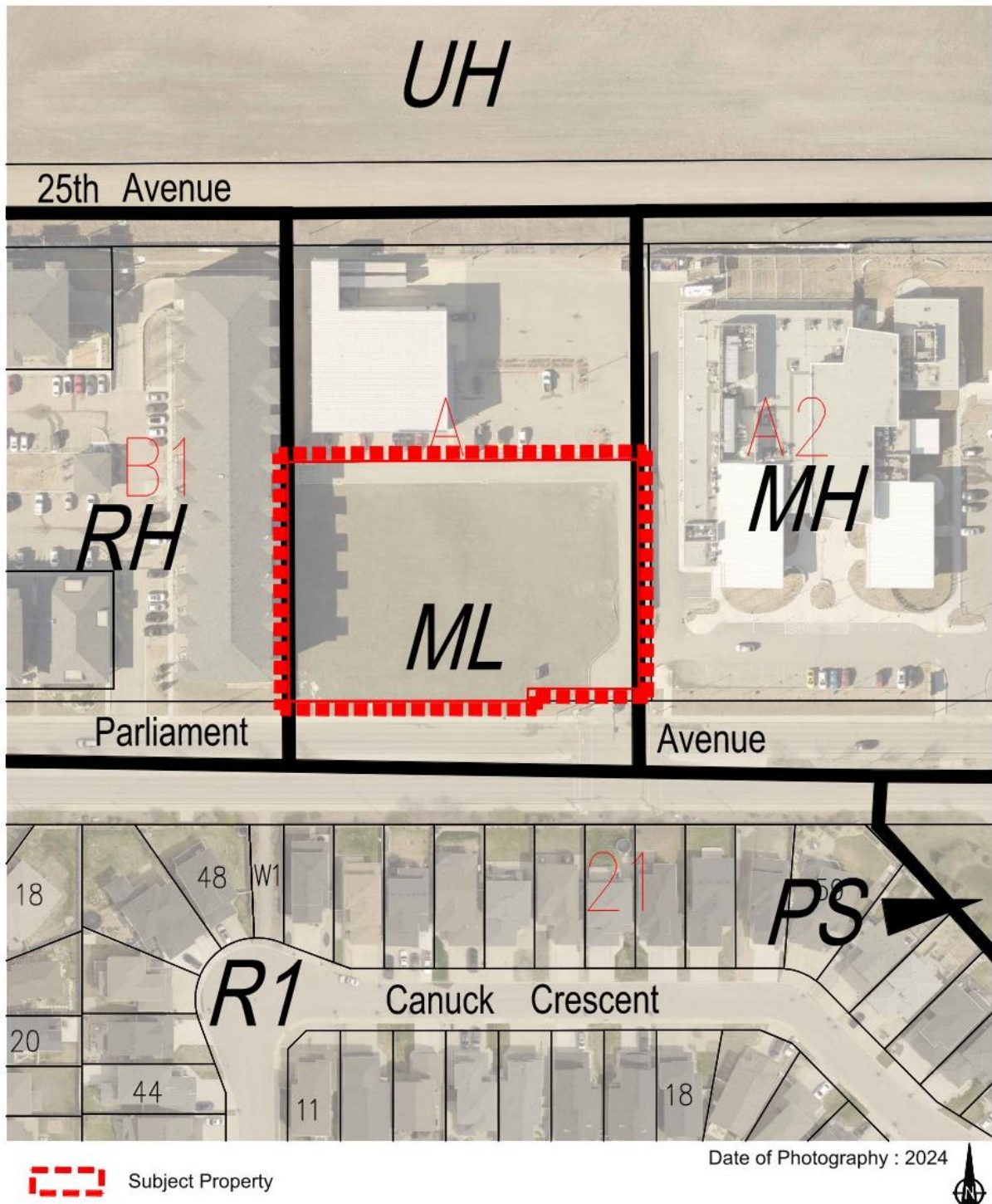
Appendix A - Location



 Subject Property

Date of Photography: 2024



Appendix B – Zoning (Existing & Proposed)




REGINA

Information Sheet
PL20260009 – 5100 Parliament Avenue

Appendix C1 – Site Plan



Appendix C2 – Elevation



North Elevation



West Elevation/ Front

Application Review Process

