

## Discretionary Use – 5100 Parliament Avenue

<b>Date</b>	April 2, 2026
<b>To</b>	Deborah Bryden, Development Officer
<b>From</b>	Planning & Development Services
<b>Item #</b>	PL202600009

### BACKGROUND

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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.

### APPLICATION

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YMCA of Regina (Applicant), on behalf of Dream Asset Management Corporation (Landowner), proposes to develop an *Institution, Day Care* land use (Proposed Development) at 5100 Parliament Avenue (Subject Property), which consists of:

- One 1,200m<sup>2</sup> single-storey building consisting of two 470m<sup>2</sup> day care facilities (units), which accommodate 90 children each (180 total), as well as indoor common space.
- 53 vehicle parking stalls (including 18 drop off stalls) and an outdoor play area.

The Subject Property is zoned ML – Mixed Low-Rise Zone (ML Zone), which requires that *Institution, Day Care*, exceeding a gross floor area of 300m<sup>2</sup> per unit, be reviewed through the Discretionary Use procedure.

The surrounding land uses include:

- *Industry, Salvaging – Light* (SARCAN), which is directly north.
- *Agriculture, Animal Support* (Regina Humane Society), which is directly east.
- *Dwelling; Building, Stacked* (four-storey residential building), which is directly west.

### REVIEW CRITERIA

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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 child daycare services; therefore, supports objectives of *Design Regina: The Official Community Plan, Bylaw No. 2013-48*

(OCP) relating to “complete neighbourhoods” (Section D5, Goal 1) and social sustainability (Section D11; Goal 1).

OCP Part A policy relating to Regina International Airport (RIA) proximity also applies:

- Section D9, Goal 3 requires that new development within the vicinity of the RIA be compatible with airport operations and that the City of Regina (City) consult the Regina Airport Authority (RAA), as specified in the policy.
- Specifically, the Subject Property is within the “Area 2” policy area, which applies to properties not immediately adjacent to the RIA, but still within proximity as to warrant airport consideration (e.g. noise).

The Proposed Development is deemed to comply with the Airport Policy:

- *Institution, Daycare* is an allowable land use within Area 2 policy area.
- The City consulted the RAA (described below).
- The Proposed Development will be further evaluated at the Development Permit stage to ensure that building and site design comply with Federal regulations relating to building height, if applicable, as well as City regulations and policy.

**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**

The Proposed Development aligns with the *Harbour Landing Concept Plan* (HLCP), which identifies the Subject Property as a location reserved for commercial development. No neighbourhood plan (OCP – Part B) or special study applies.

**Consistency with regulations of the Zoning Bylaw**

The Proposed Development conforms with the development standards of the ML – Mixed Low-Rise Zone relating to setbacks, site coverage, frontage, height, etc.:

Land Use Details	Existing	Proposed
Zoning	ML Mixed Low-Rise Zone	ML Mixed Low-Rise Zone
Land Use	Vacant	<i>Institution, Day Care</i>
Building Footprint	N/A	1193m <sup>2</sup>

Zoning Analysis	Required	Proposed
Minimum Lot Area	100 m <sup>2</sup>	4,916m <sup>2</sup>
Minimum Lot Frontage	5 m	85.12
Maximum Site Coverage	65%	25%
Maximum Permitted Height*	15 m	4.3m
Maximum Discretionary Height	N/A	
Required Day Care Drop-off Stalls	9	18
Motor Vehicle Parking Stalls (Recommended)	1	35
Motor Vehicle Parking Stalls	0	1

(Accessible)		
Bike Stalls	10	12
Minimum Landscape Area	492m <sup>2</sup>	Approximately 1,367.5m <sup>2</sup>

\*The Subject Property is also subject to the provisions of the Airport Height Overlay (HT-A Overlay), which will restrict the height of the proposed development.

Additional information will be required at the Development Permit stage to confirm that 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**

Potential noise emissions associated with airport operations is a recognized factor:

- As described above, the Subject Property is located within “Area 2” policy area, associated with the OCP – Part A Airport Policy. Within Area 2, “noise sensitive developments”, should incorporate “acoustical performance” (Policy 11.14.1).
- The RAA has provided the following position (summarized): That the Proposed Development recognize Federal Guidelines: *Land Use In The Vicinity of Aerodromes* (TP1247E), which suggest that noise mitigation measures apply in this context.

The Proposed Development is considered a “noise sensitive development”; however:

- There is no requirement, per the City’s Building Bylaw, that the Proposed Development incorporate noise mitigation measures.
- The above noted Federal Guidelines are “guidelines only” and not mandatory.
- *Institution, Daycare* is only prohibited within Area 1 policy area, which doesn’t apply.
- The Proposed Development will help support childcare services in the city, which is generally considered an undersupplied and urgent matter.

Proximity to the adjacent *Industry, Salvaging – Light* (SARCAN) operation, directly north, is also a consideration due to potential for noise nuisance and safety; however:

- This is an indoor facility, only, with loading bays being located on the opposite side.
- The Applicant is proposing to fence off the outdoor play area and this area will be further buffered from the industrial land use through the parking arrangement. The play area fence is required.

For these reasons, noise nuisance is expected to be minimal and safety manageable.

Proximity of the proposed outdoor play area to the adjacent residential property is another consideration, as it will be directly adjacent; however, the City received no objections from the neighbouring landowner and, furthermore, the following buffering applies:

- The Applicant is proposing to retain an existing perimeter fence, which is designed to provide ground-level visual buffering.

- There is a row of trees within the neighbouring property, abutting the Subject Property, and further landscaping will be added to the west perimeter.

Implications for traffic and roadways are expected to be minimal. The Subject Property fronts Parliament Avenue (arterial roadway), which is serviced by transit. The Proposed Development will share an access and internal lane with the adjacent property to the north (SARCAN), which will be protected via a “shared access agreement”.

No potential adverse impacts were identified affecting neighbourhood character, public right-of-way, or public health and safety.

## **PUBLIC NOTICE**

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The public has been notified about the application as required by *The Public Notice Policy Bylaw* by way of:

- Sign posting on the subject property
- Notice letter sent to assessed property owners within 75 metres of Subject Property.
- Notice letter posted on the City’s website

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

<b>Response</b>	<b>Number of Responses</b>	<b>Issues Identified</b>
<i>Completely opposed</i>	0	
<i>Accept if different</i>	1	<ul style="list-style-type: none"> <li>• Parking stalls may impede traffic using the shared laneway.</li> <li>• Fence should separate Proposed Development from neighbouring industrial use.</li> <li>• Building should incorporate noise mitigation.</li> </ul>
<i>I support this proposal</i>	0	
<b>Total</b>	<b>2</b>	

### **Issue: Parking Stalls**

A representative associated with the neighbouring industrial property (SARCAN), has indicated that they oppose “...the proposed 12 most eastern parking stalls, which are proposed to back onto a shared access road...” Their rationale for this opposition is due to the potential for accidents resulting from parked cars backing into the laneway

The proposed on-site parking does not conflict with City standards and, further, parking stalls backing onto a laneway is a common practise within the city.

### **Issue: Fencing**

A representative associated with the neighbouring industrial property (SARCAN), has requested that fencing separate the daycare outdoor play area from their operations.

The Applicant is proposing to fence off their outdoor play area, and this space will also need to meet Provincial requirements for licensed day cares.

**Issue: Noise Mitigation**

A representative associated with the RIA has suggested that the proposed building incorporate noise mitigation element, likely with the outcome of minimizing nuisance complaints. This matter is addressed in the assessment section of this report.

**SUMMARY**

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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.

**RECOMMENDATION**

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The application for a proposed discretionary use for an “Institution, Day Care”, located at 5100 Parliament Avenue, being Parcel A3, Plan 102326071 Ext. 0 is APPROVED, subject to the following standards and conditions:

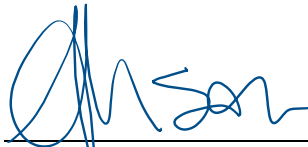
1. The development shall be generally consistent with the plans, including, but not limited to fencing of play areas and landscaping details, attached to this report as Appendix C-1.
2. Except as otherwise specified in this approval, the development shall comply with all applicable standards and regulations of *The Regina Zoning Bylaw, 2019*.
3. Subject to the above conditions, authorize the Development Officer to issue a development permit with respect to the application.

Respectfully Submitted,



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Manager, City Planning



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Director, Planning & Development Services

**DECISION OF DEVELOPMENT OFFICER**

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As recommended in this report, this application is:

- APPROVED
- DENIED



April 10, 2026

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

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Dated

Report prepared by: Zoey Drimmie, City Planner II

**Attachments:**

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