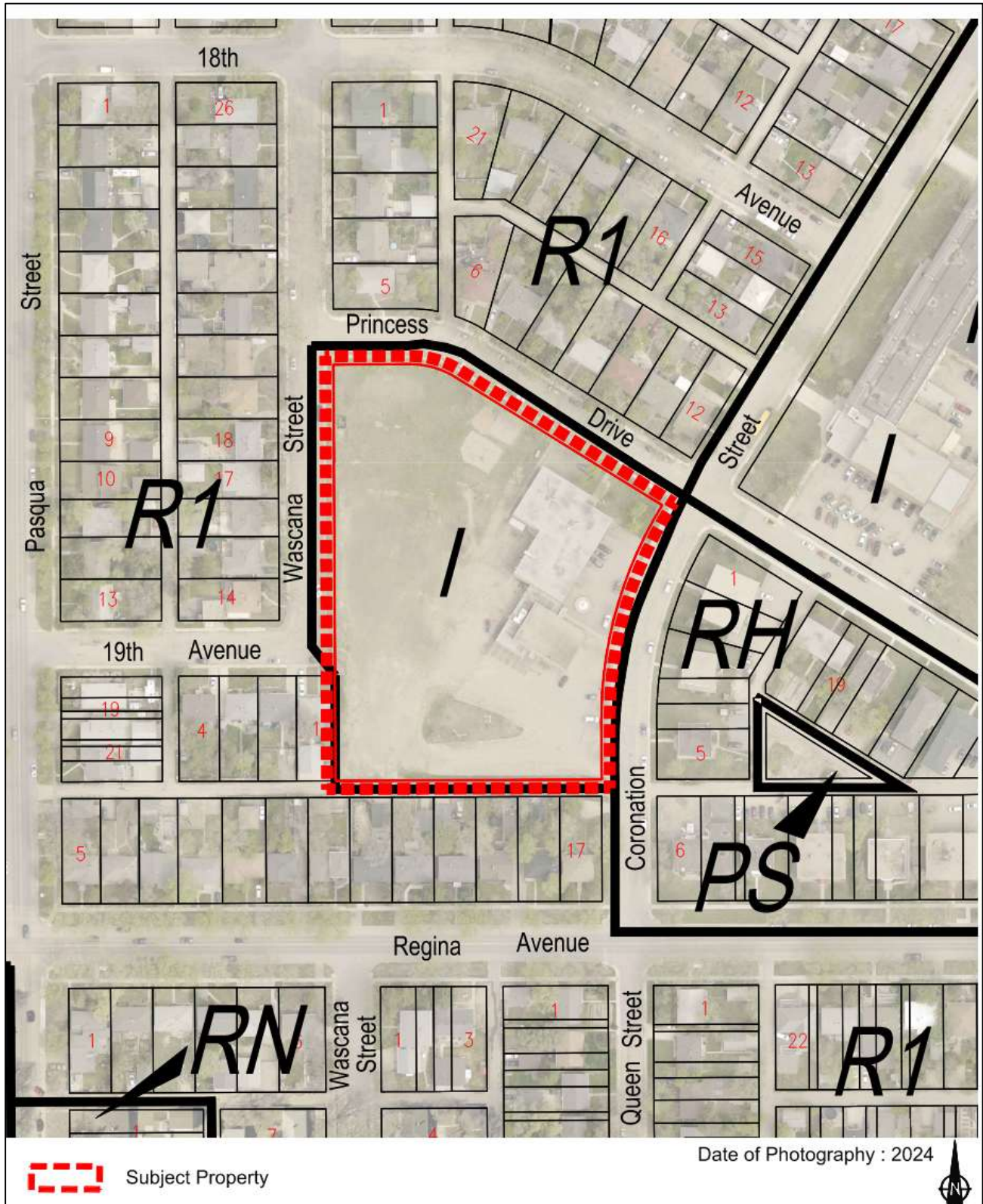


Overview	
Proposal	Design Works Engineering (Applicant), on behalf of Sikh Society Regina Inc. (Landowner), proposes to develop a 1,279 m ² Sikh Temple (<i>Assembly, Religious</i>), at 3901 Princess Drive (Subject Property), which is zoned I – Institutional Zone.
Additional Information	In 2012, the City approved a Discretionary Use application to convert a former school, located on the Subject Property, to an <i>Assembly, Religious</i> land use. It is the intent of the Landowner to develop a new building, as the principal location for their services, while retaining the existing building for office and accessory purposes. Per the requirements of the I – Institutional Zone, this new building must receive Discretionary Use approval, as it will be used as <i>Assembly, Religious</i> land use. In addition to the new building, it is the intent of the Landowner to pursue landscaping improvements and adding 79 parking stalls. The Subject Property represents a historic institutional site (former Athabasca Elementary School) located within a predominantly low-density residential context. 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.
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	Vanessa Berg, City Planner I Planning & Development Services ProposedDevelopment@regina.ca / 306-777-7000

Appendix A-1: Location

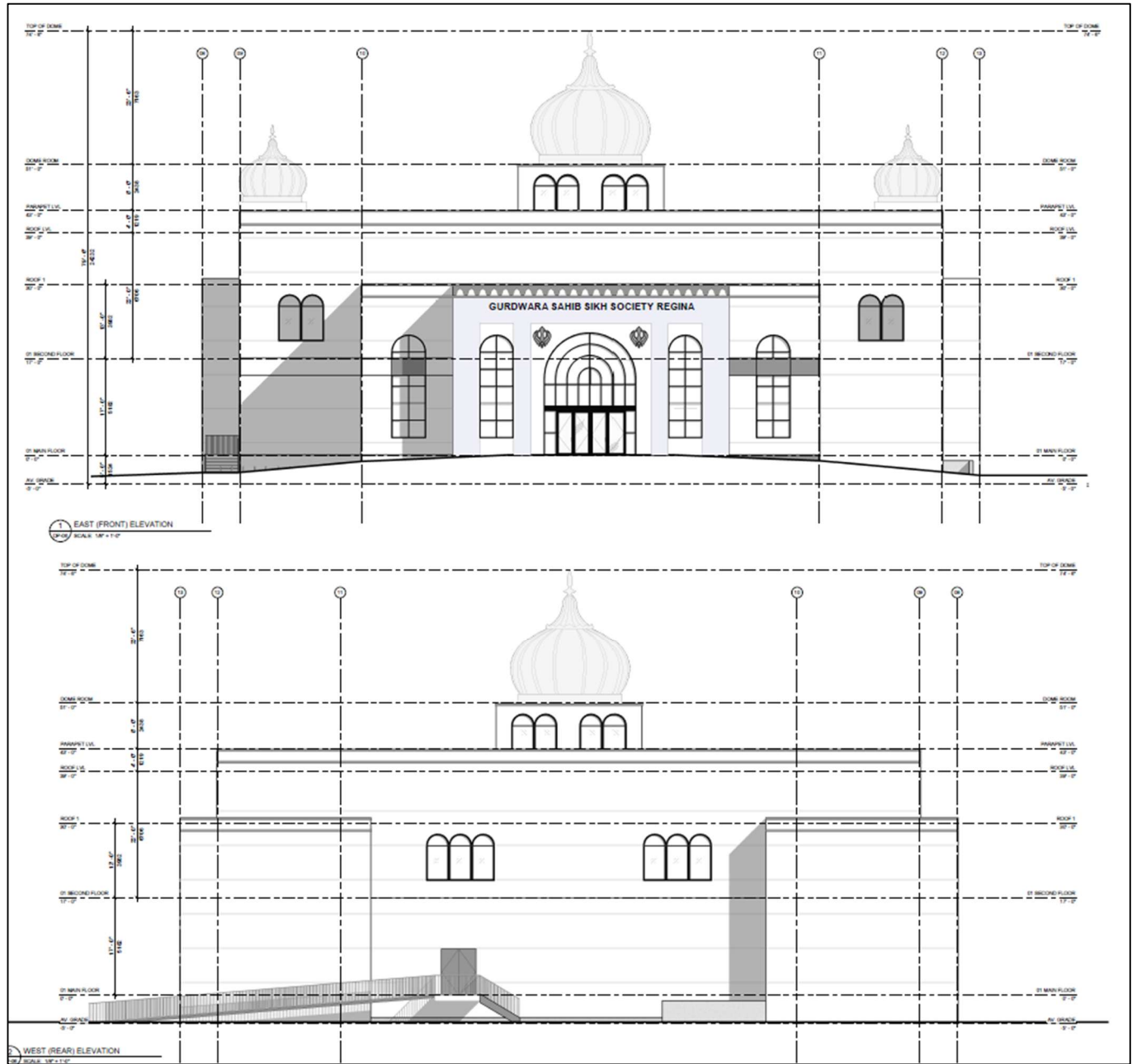


Appendix A-2: Zoning


Appendix B: Site Plan



Appendix C: Elevation Plans



Appendix D: Discretionary Use Application Review Process

