



July 24, 2024

Public Notice

Dear Sir/Madam:

Re: Application Number: PL202400117
Application Type: Discretionary Use
Legal Address: Parcel A, Plan 102224393 Ext.2
Civic Address: 8701 Dewdney Avenue

The City of Regina, Department of Planning & Development Services, has received the following application(s) pertaining to property described above and shown on attached maps (Subject Property):

Discretionary Use:

The Applicant proposes to develop a 14,800m² retail store (“Retail Trade, Shop”) with a fuel station (“Retail Trade, Fuel Station”) on a lot zoned MLM – Mixed Large Market. The MLM Zone requires that the following aspects of the Proposed Development be reviewed through the discretionary use procedure:

- “Retail, Trade Shop”, as it is located within an Urban Center and is greater than 6000m²
- “Retail Trade, Fuel Station”, as it less than 75m from the nearest dwelling land use.

As an owner or occupant located within the vicinity of the Subject Property, we are bringing these applications to your attention and providing an opportunity for you to submit comments.

Additional information and a comment sheet are attached, which can also be found at www.regina.ca/proposeddevelopment. You may submit comments via mail, email (below), or directly through the City’s website, via link noted above. **Please submit your comments by August 14, 2024.**

If you have any questions, or require additional information, please contact the undersigned at 306-777-7000 or email proposeddevelopment@regina.ca.

Thank you,

A handwritten signature in black ink that reads "Zoey Drimmie".

Zoey Drimmie
City Planner I

Overview	
Proposal	The Applicant proposes to develop a 14,000m ² retail store with fuel station (Proposed Development) at 8701 Dewdney Avenue, which is zoned MLM – Mixed Large Market.
Additional Information	<p>The MLM Zone requires that the following aspects of the Proposed Development be reviewed through the discretionary use procedure:</p> <ul style="list-style-type: none"> • “Retail, Trade Shop”, as it is located within an Urban Center and is greater than 6000m² • “Retail Trade, Fuel Station”, as it less than 75m from the nearest dwelling land use. <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>Development of the Westerra Neighbourhood is guided by the <i>Westerra Neighbourhood Land-Use Plan</i> (OCP – Part B.14) and <i>Westerra Phase 1 Concept Plan</i>. The Subject Property is located within a Large Format Retail sub-policy area, which allows for larger format retail commercial use; therefore, conforms with these plans. Large format retail of this nature serves as a catalyst for future commercial development and will help achieve the Neighbourhood vision.</p> <p>The location and surrounding land-use context is shown on the attached maps. Notably, lands directly adjacent include: commercial and future medium-density residential (east); primarily vacant land intended for low and medium-density residential (south); Pinkie Road and land within the RM of Sherwood (Sakimay First Nations) (west); Dewdney Avenue and vacant land (north).</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. 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	Zoey Drimmie, City Planner I Planning & Development Services proposeddevelopment@regina.ca / 306-777-7000

Appendix A - Location



Appendix B1 – Proposed Development

Concept

MULVANNY|G2
ARCHITECTURE

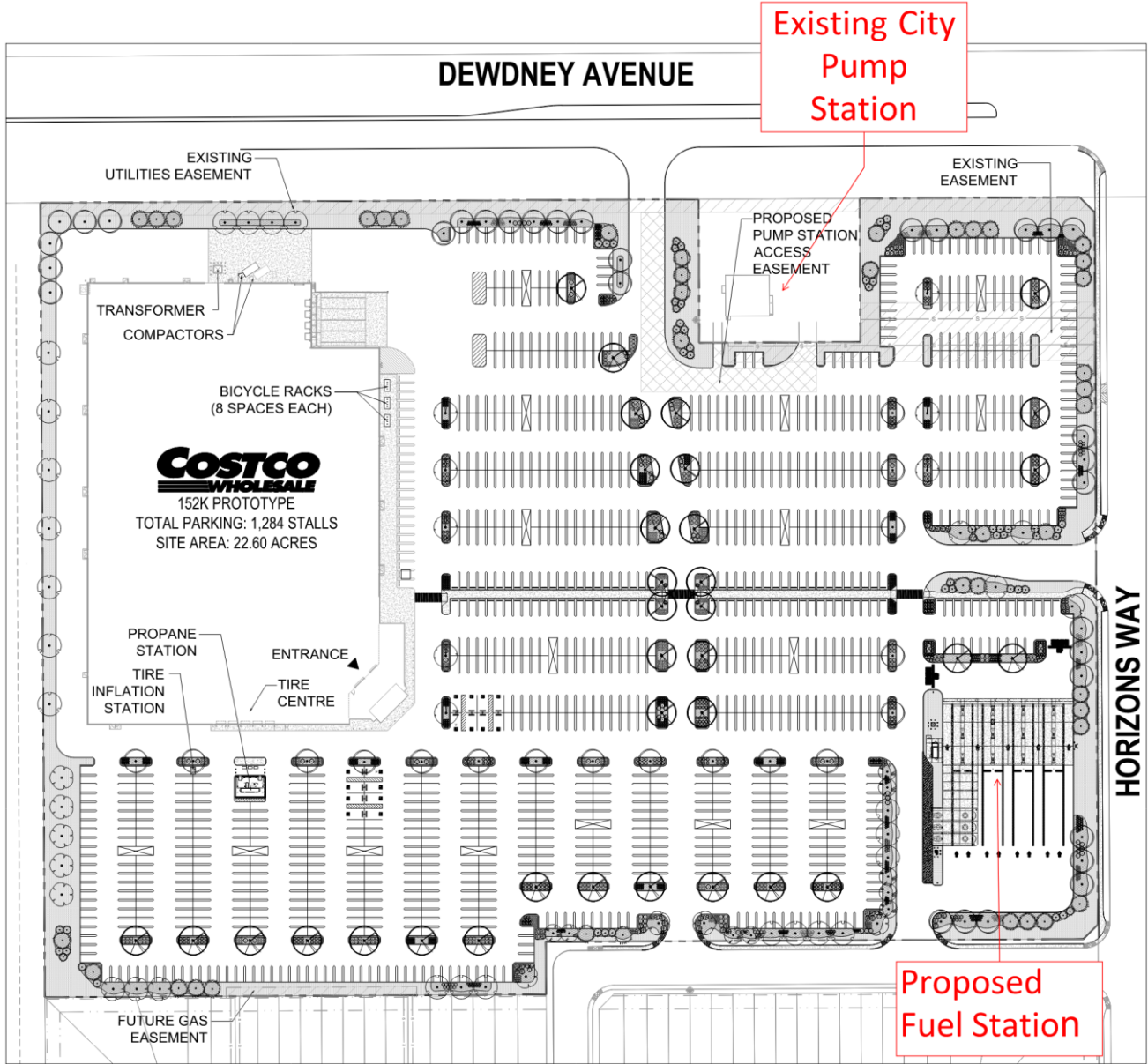
APRIL 24, 2024

W. REGINA, SK
PG: 2

ENTRY PERSPECTIVE

Appendix B2 – Proposed Development

Site Plan

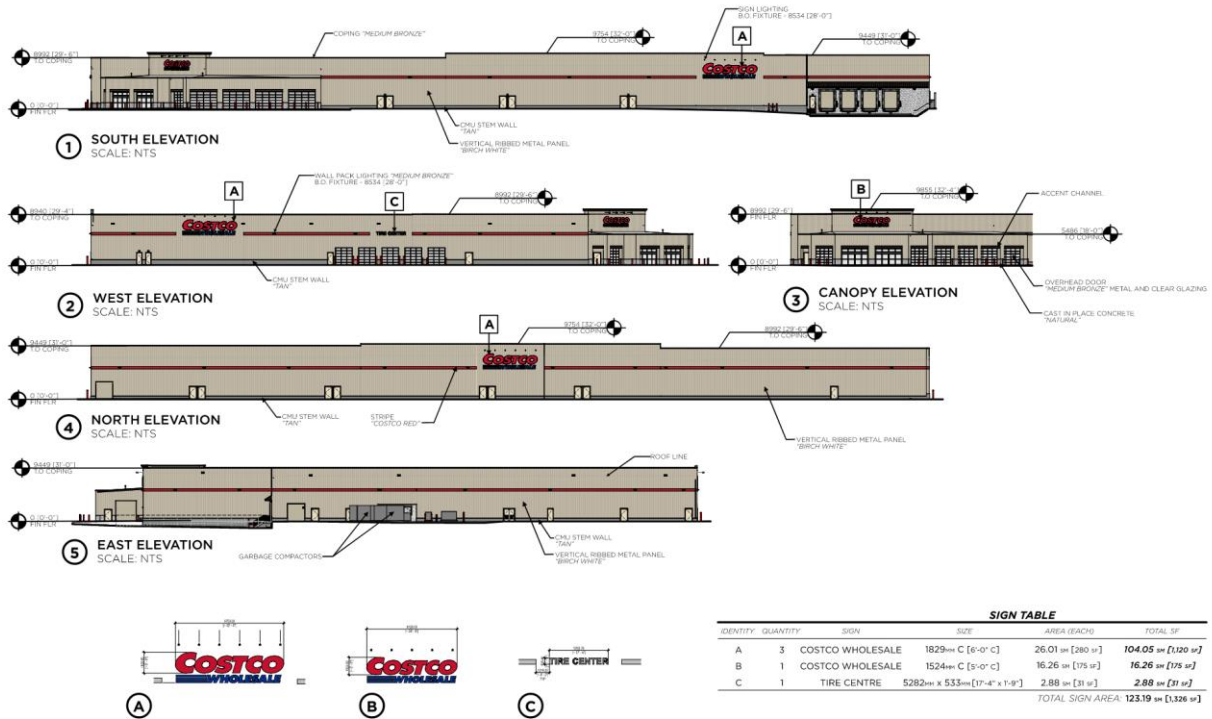


1. OVERALL LANDSCAPE PLAN
 L001 SCALE: 1:750



Appendix B3 – Proposed Development

Typical Elevation



MULVANNY|G2 ARCHITECTURE | APRIL 24, 2024 | W. REGINA, SK | PG. 1

WAREHOUSE ELEVATIONS

Appendix B4 – Proposed Development
Fuel Station Elevation

1 CANOPY AND DISPENSER ISLANDS
 SCALE 1:50

2 CANOPY AND DISPENSER ISLANDS
 SCALE 1:50

SIGN TABLE			
QUANTITY	SIGN	SIZE	AREA (EACH)
4	COSTCO WHOLESALE	2607 (8'-6 5/8") X 743 (2'-6 1/4")	1.94 SM [20.85 SF]
TOTAL SIGN AREA: 7.75 SM [83.385 SF]			
ELEVATION	TOTAL AREA (SM [SF])	TOTAL SIGNAGE AREA	% OF SIGNAGE COVERAGE
SOUTH	33 SM [378 SF]	18 SM [188 SF]	10.8%
WEST	26 SM [277 SF]	1.94 SM [20.85 SF]	5.5%
NORTH	33 SM [378 SF]	18 SM [188 SF]	10.8%
EAST	26 SM [277 SF]	1.94 SM [20.85 SF]	5.5%


4 WARMING HUT ELEVATIONS
 SCALE 1:25

3 CONTROLLER ENCLOSURE ELEVATIONS
 SCALE 1:25

COSTCO WHOLESALE
 REGINA, SK (HORIZONS)

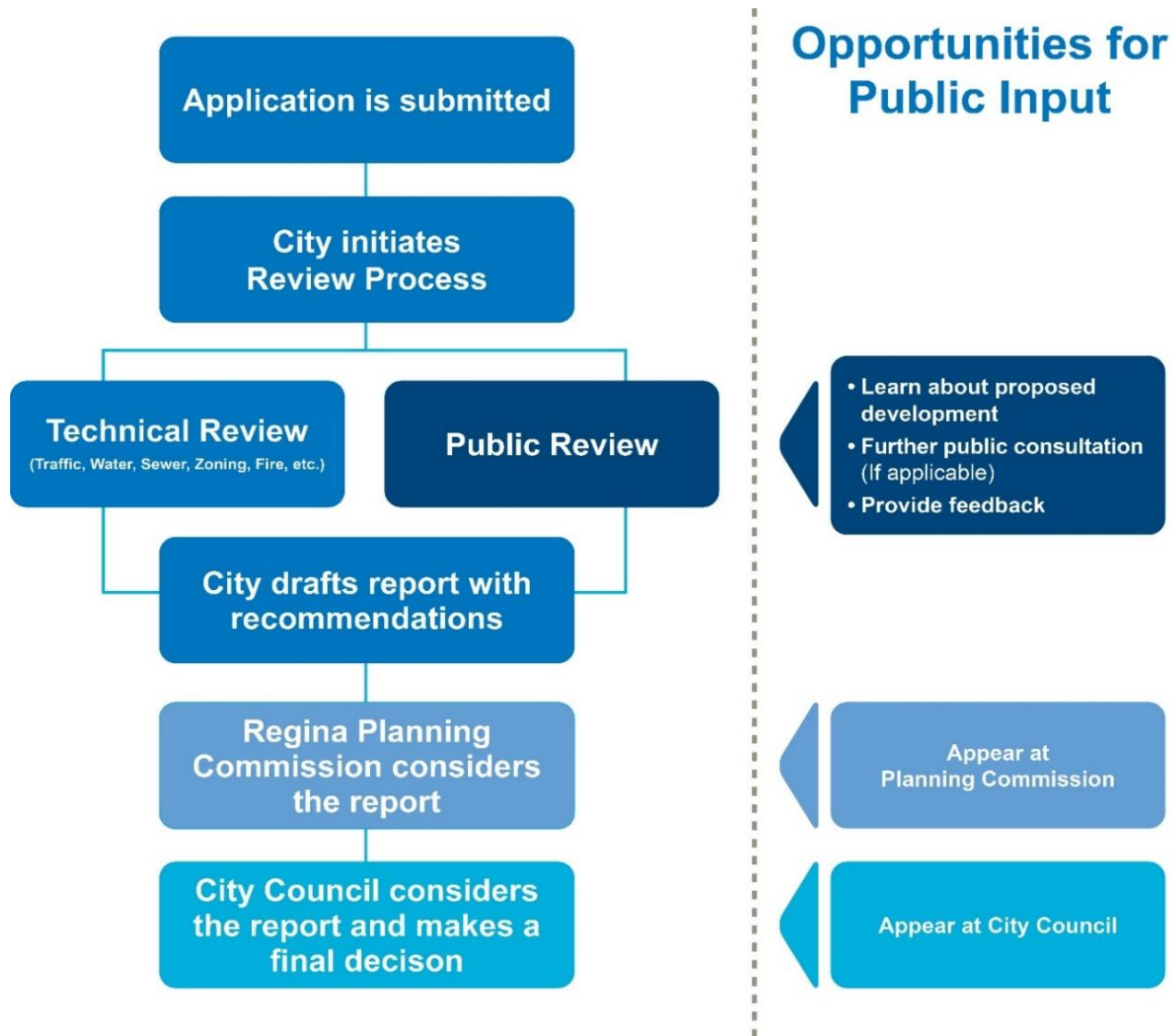
FUEL ELEVATIONS
COSTCO
 WHOLESALE
 REGINA, SK
 (HORIZONS)

MULVANNY (G2)

 FUEL FACILITY
 ELEVATIONS
 DD31-01

JUNE 2024

Application Review Process



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?

<p>Please provide your contact information if you wish to be informed of when Regina Planning Commission considers this matter:</p> <p>_____</p> <p>Name</p> <p>_____</p> <p>Address & Postal Code</p> <p>_____</p> <p>Telephone and/or Email (email preferred)</p> <p>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.</p>	<p><u>Please respond by: August 14, 2024</u></p> <p>City website (preferred): regina.ca/proposeddevelopment</p> <p>Email: poposeddevelopment@regina.ca</p> <p>Mail: City of Regina Planning & Development Services Department PO Box 1790 Regina, SK S4P 3C8</p>
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