Information Sheet

PL202400020 – 4701 Wascana Parkway
Proposed "Dwelling, Assisted Living"

Overview	
Proposal	• The applicant proposes an "Dwelling, Assisted Care" (Specialized Long Term Care) at the Subject Property. • The proposed development includes 5 stories with 240 resident units. • **See attached location maps and site plan**.
Background	• The Subject Property is currently vacant agricultural land owned by the Provincial Government. • The Subject Property is zoned Institutional (I), in which a "Dwelling, Assisted Living" land use is a discretionary use due to the proposed height. • The Subject Property is located within the Airport Height Overlay and the Wascana Height Overlay area.
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]). Applications directed to City Council will be considered, first, by the Regina Planning Commission (RPC) who will then provide a recommendation to City Council – for both the RPC and the City Council meetings, the public may attend and provide comments either verbally, at the meeting, or in writing. 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	Tyson Selinger, City Planner I Planning & Development Services proposeddevelopment@regina.ca / 306-777-7000

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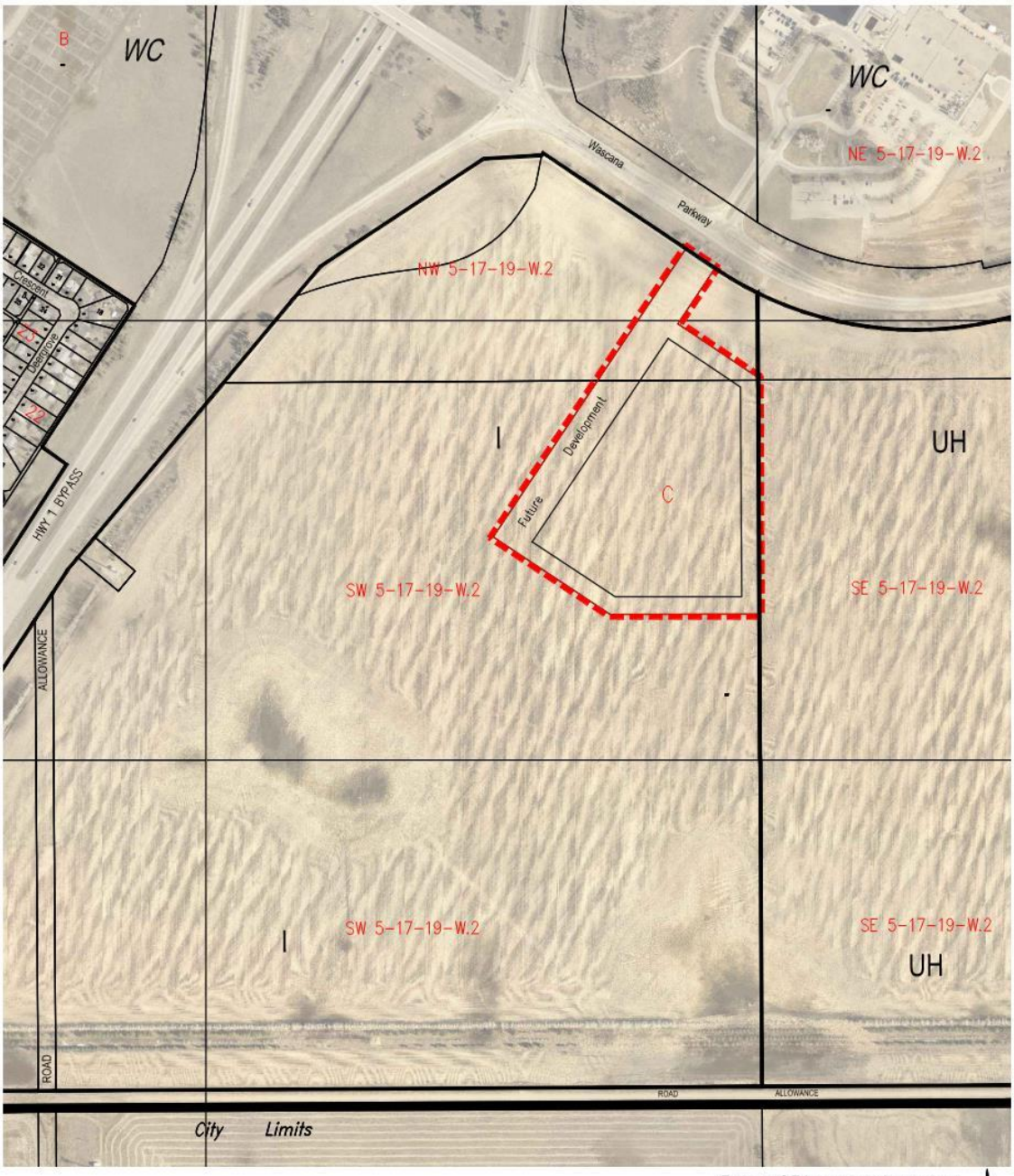
Appendix A-1

Project PL202400020 Civic Address/Subdivision 4701 Wascana Parkway

Appendix A-2



Project PL202400020 Civic Address/Subdivision 4701 Wascana Parkway

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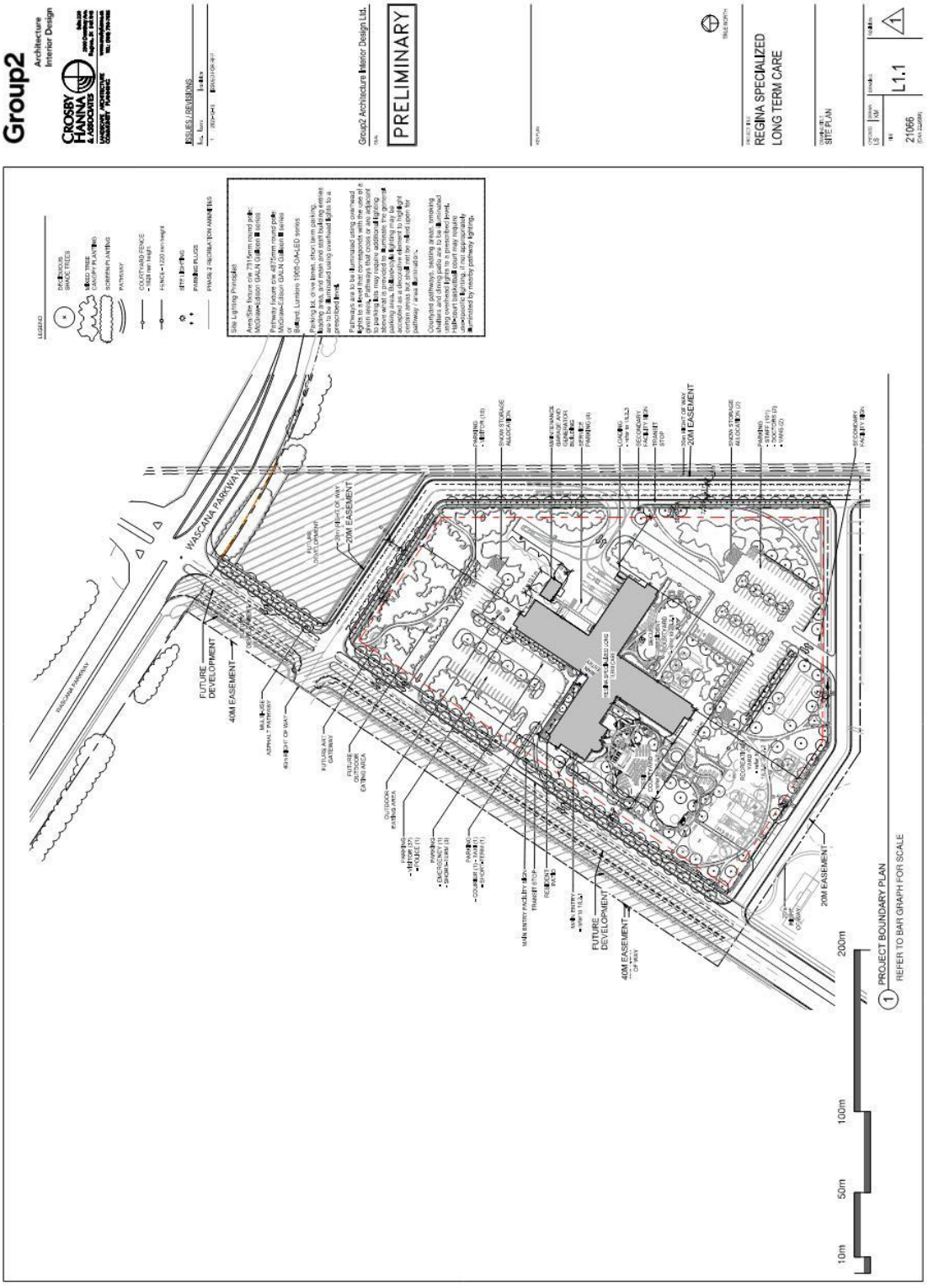

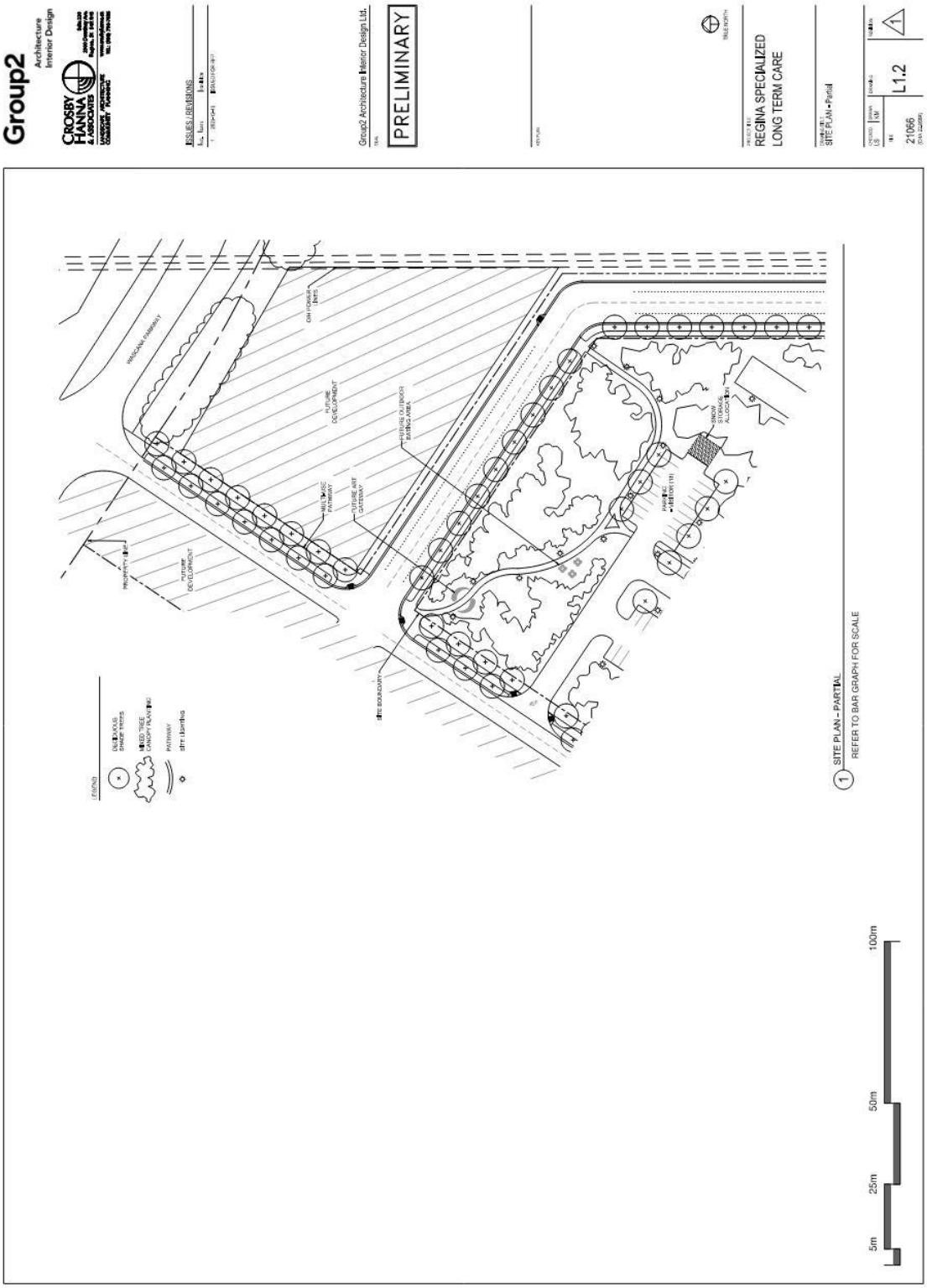
Group2
Architecture
Interior Design
CROSBY HANNA & ASSOCIATES
ISSUES / REVISIONS
Group2 Architecture Interior Design Ltd.
PRELIMINARY
REGINA SPECIALIZED
LONG TERM CARE
SITE PLAN - Partial
L1.2
21066
WASCANA PARKWAY
FUTURE DEVELOPMENT
FUTURE OUTDOOR SEATING AREA
FUTURE ART GATEWAY
SNOW STORAGE AREA
PROPERTY LINE
SITE BOUNDARY
DECIDUOUS SHADE TREES
MIXED TREE CANOPY PLANTING
PATHWAY
SITE PLAN - PARTIAL
REFER TO BAR GRAPH FOR SCALE
100m
50m
25m
5m

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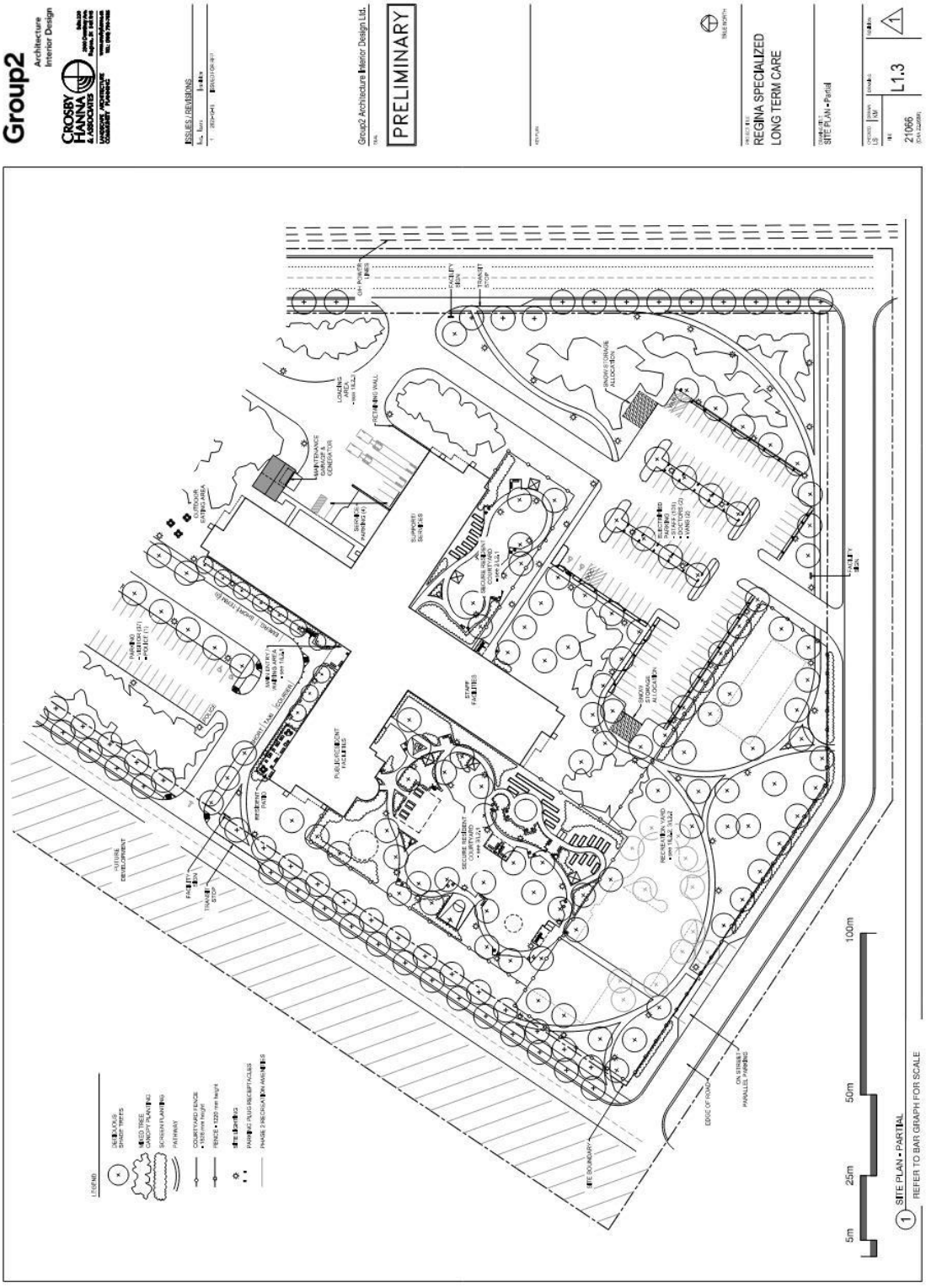

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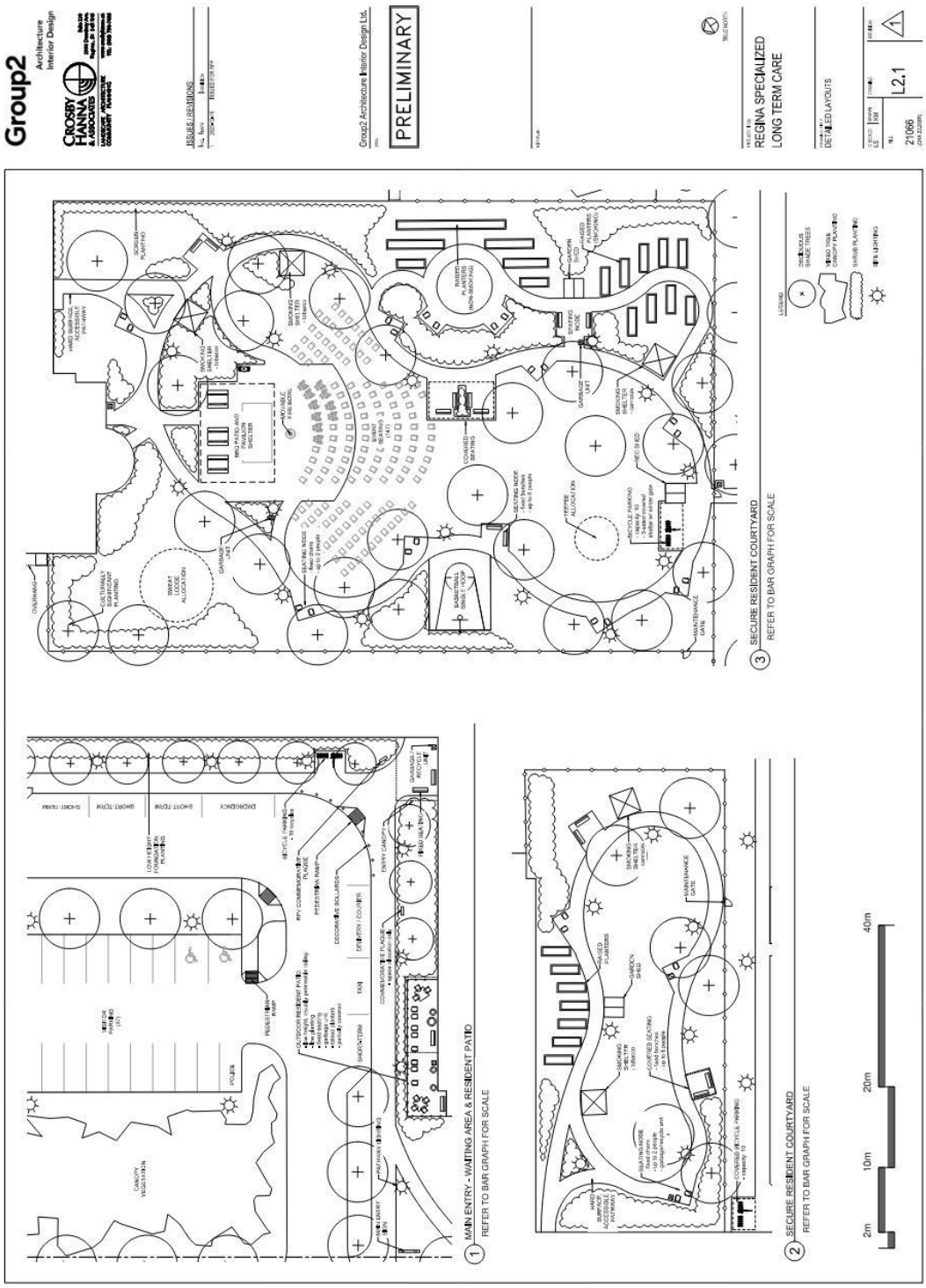

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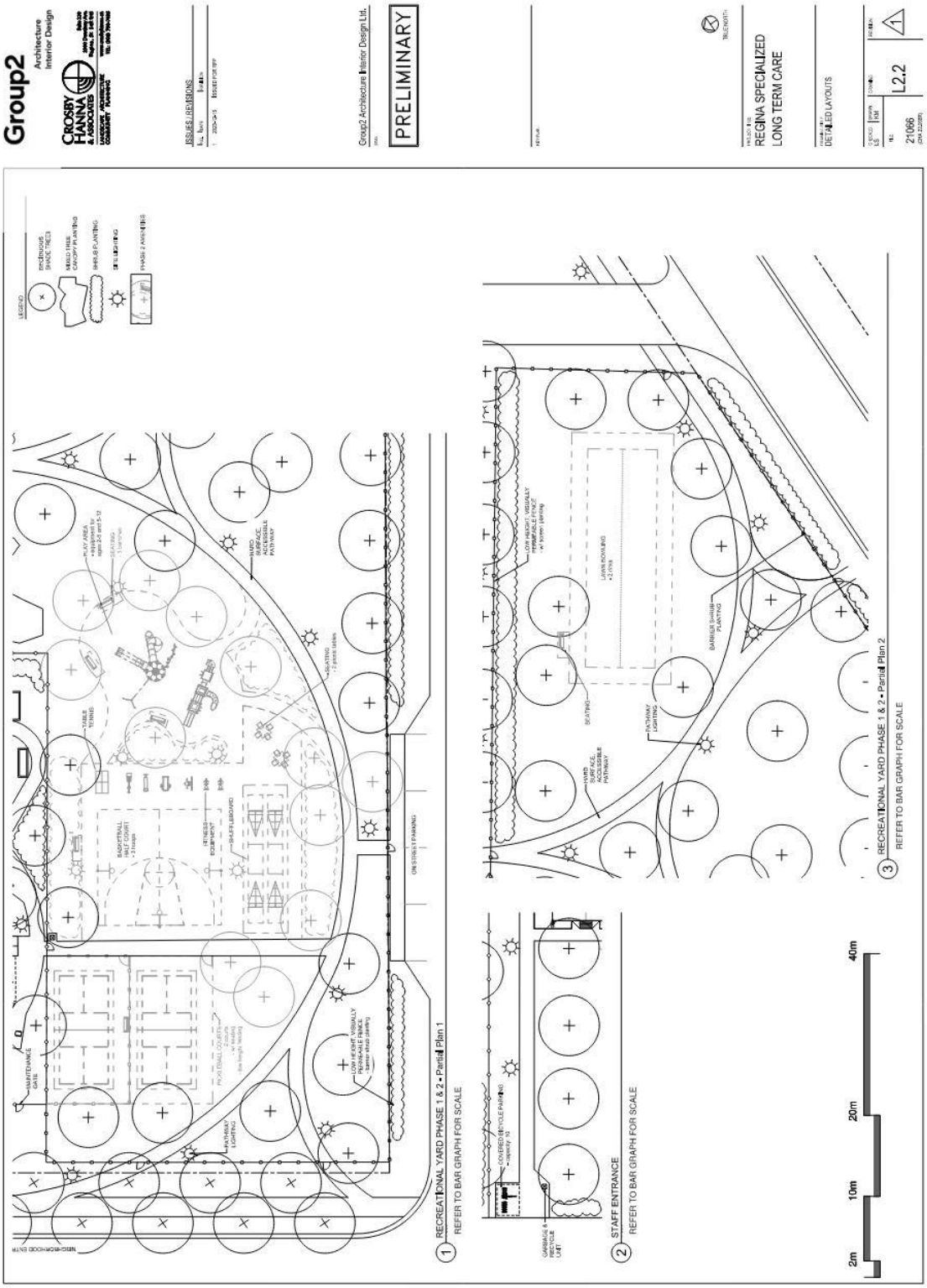

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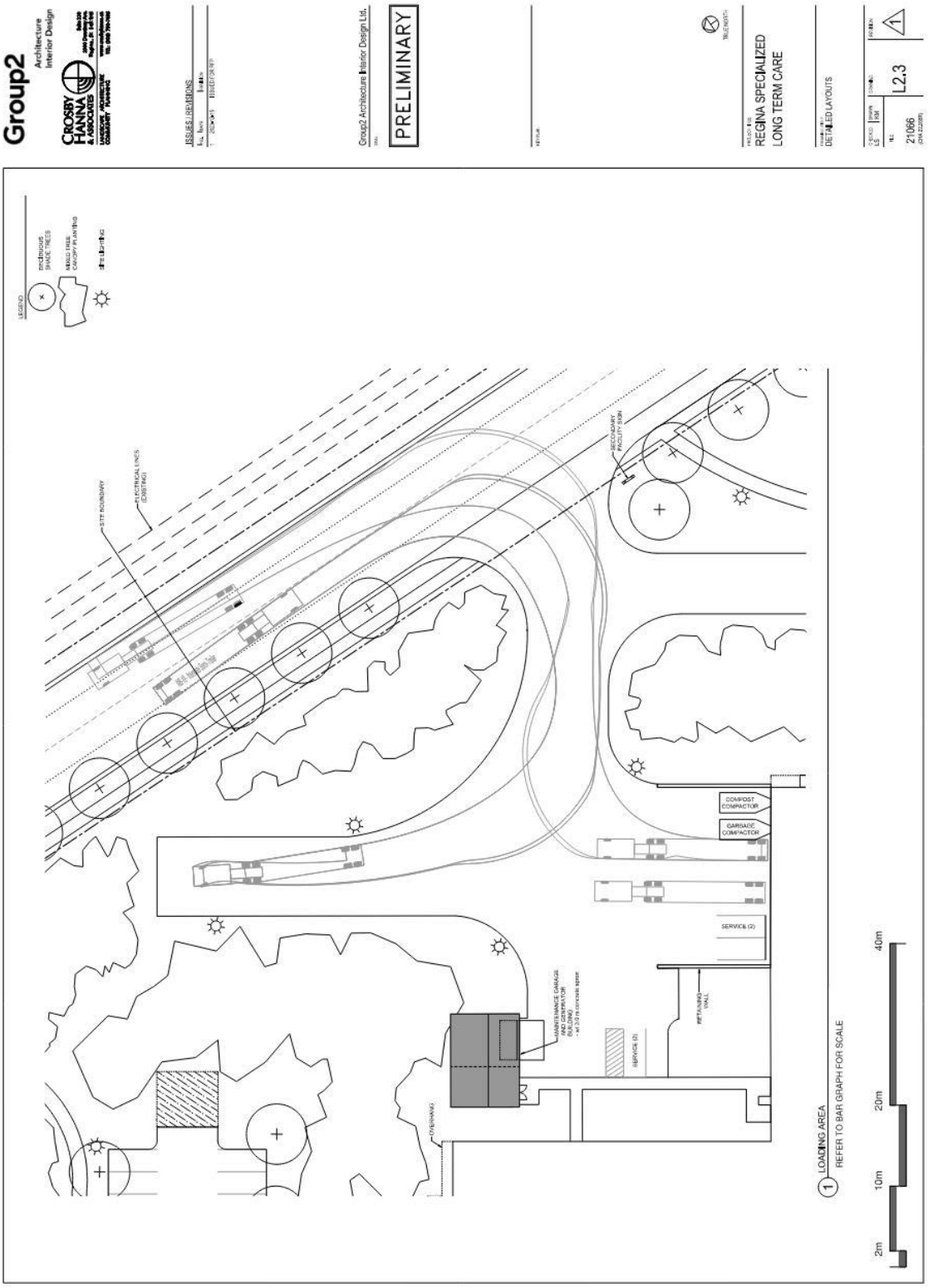

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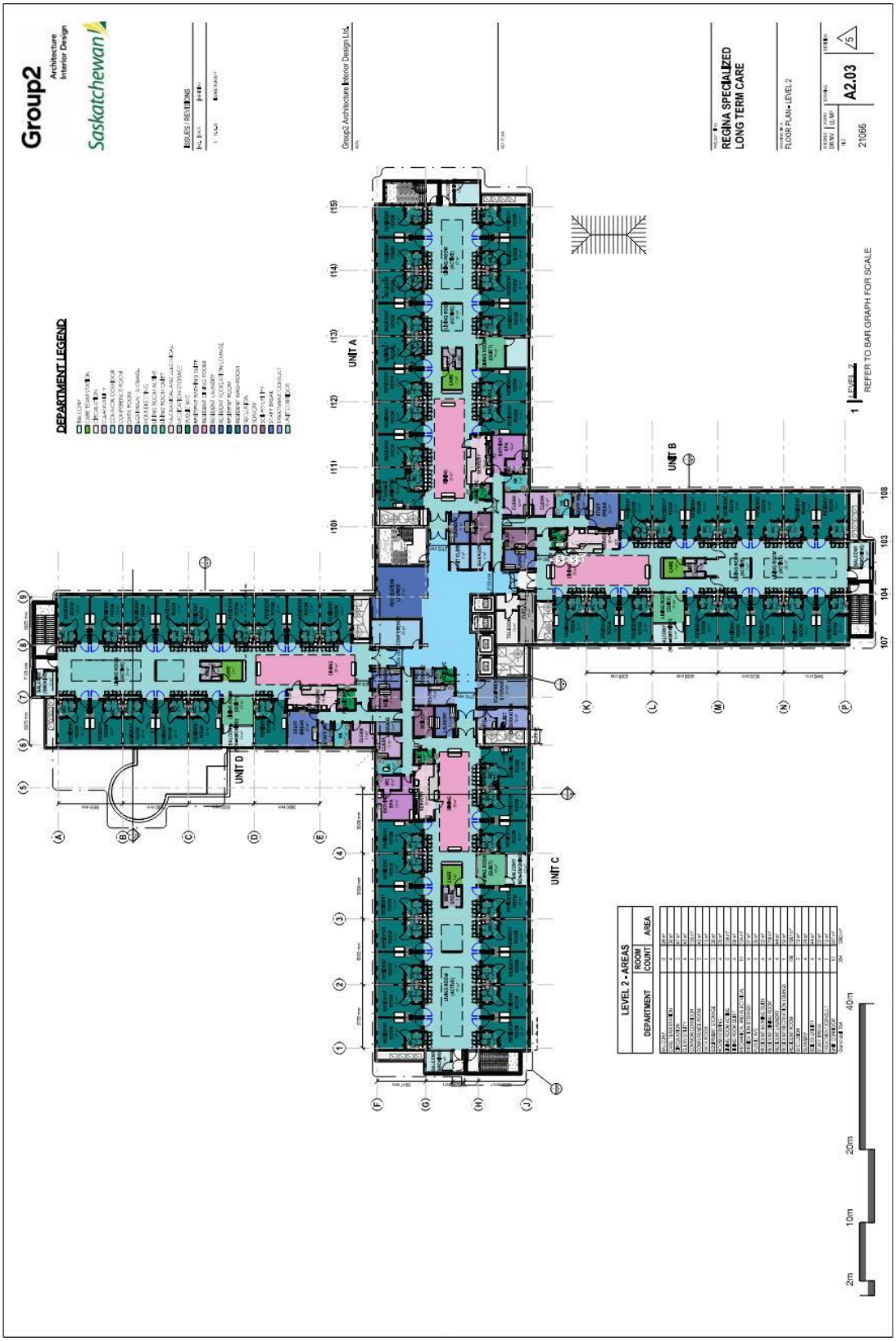

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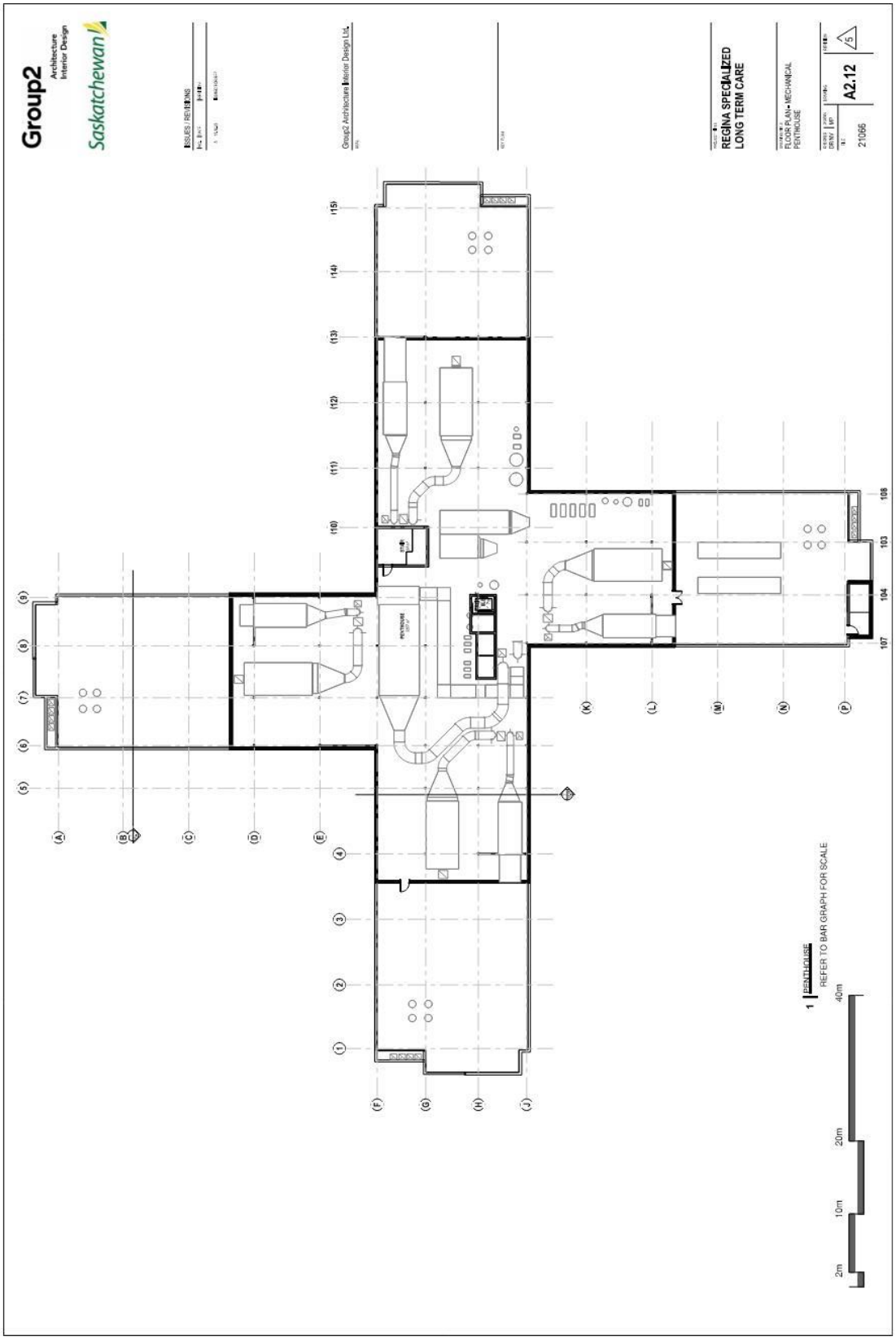

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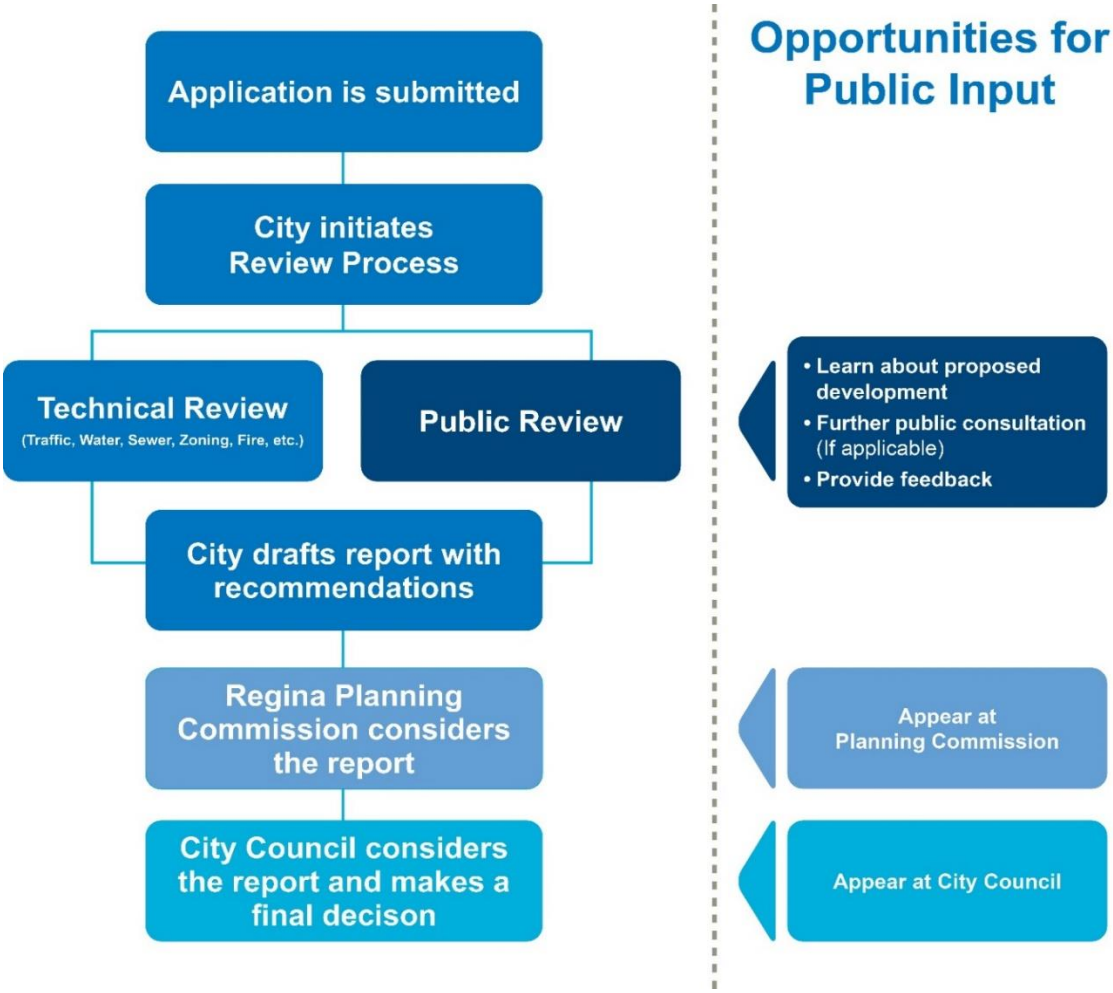

This above-noted process applies where the application is directed to Council.

Comment Sheet

PL202400020 – 4701 Wascana Parkway
Proposed "Dwelling, Assisted Living"

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 as 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?

Please provide your contact information if you wish to be informed of when Regina Planning Commission considers this matter:

_____
Name

_____
Address & Postal Code

_____
Telephone and/or Email (email preferred)

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. For the collection of your personal information, contact the Access & Privacy team at lafoipp@regina.ca.

Please respond by: March 8, 2024

City website (preferred):
regina.ca/proposeddevelopment

Email:
proposeddevelopment@regina.ca

Mail:
City of Regina
Planning & Development
Services Department
PO Box 1790
Regina, SK S4P 3C8

REGINA

Comment Sheet

PL202400020 – 4701 Wascana Parkway
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Additional Comment Space:

Planning & Development Services Department
Queen Elizabeth II Court │ 2476 Victoria Avenue
PO Box 1790 │ REGINA SK S4P 3C8
P: 306-777-7000