

Public Notice Comments

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>		
<i>Accept if many features were different</i>		
<i>Accept if one or two features were different</i>	1	<ul style="list-style-type: none"> - I approve of the location and the single-story plan. - Suggest the developer consider a “drive-thru/drop-off/pick-up zone” - Concerns of major traffic congestion during peak drop-off / pick up time. - Safety concerns with pedestrian traffic along Courtney going into Mapleford Blvd. The pedestrian sidewalk needs to be completed from Whelan Drive to Mapleford Gate. - This would be a welcome addition to the neighbourhood.
<i>I support this proposal</i>		

Twins Lakes Community Association Comments

- There is no on-street parking during peak hours. There is concern that there will be additional traffic build up with 90 child daycare. There is already a lot of parking and traffic created from the schools.
- Which road will the daycare be accessed from? If access is off of Mapleford it will impact current parking availability for visitors to the schools as well as create potential issues for school buses navigating Mapleford Boulevard. Access too close to the traffic lights on either Mapleford or Courtney would also be of concern for both vehicle and pedestrian safety.
- The schools already have a daycare in them so the proximity of another large daycare on the block will definitely impact traffic and a site impact traffic study would be useful especially since the area is not currently developed at this time. We are not sure if the current configuration of the intersection will handle the increased traffic volume on full development of the area.
- Parents from St. Nicholas school are already accessing the field area from the Rosewood Park entrance to park in the field east of the schools for events and to pick up and drop off children at the school due to limited on street parking at the schools due to the volume of people requiring access to 2 schools and the Hopes Home daycare so access to the main roadways will be of major concern to Mapleford Gate and Courtney Street current users.
- Adequate snow clearing should be a higher priority if such a facility proceeds as there have already been issues with the current schools and proposed development to the North of the schools in the next year will also impact traffic in this area and buses to the school with having one route to take.

1. Issue Consider a Drive-Thru for Drop-off / Pick-up

Administration's Response:

The drop-off spaces that were provided on the plan are compliant with the regulations of the Regina Zoning Bylaw No. 9250.

Applicant's Response:

This was looked at early on, but in order to fit the building, required parking, outside play area, a drive-thru for drop-off and pick-up could not be accommodated. In order for a drive-thru to work there would have to be at least 2 lanes, so parents would not get stuck waiting after dropping-off children for other parents who may take long to drop-off children. If more land was added to accommodate this it would result in higher land cost, which could put the day care project in jeopardy due to the overall costs.

2. Issue Sidewalk Along Courtney Street

Administration's Response:

There is a pathway along the east side of the road which is considered as a multi-use pathway that extends from Whelan Drive to Mapleford Gate. The NW link pathway currently ends at Rink Avenue but is planned to be extended to Whelan Drive to tie it together.

3. Issue What Street does the Subject Property Access From?

Administration's Response:

The proposed development will have access from Mapleford Boulevard.

4. Issue Traffic Concerns

Administration's Response:

This application is a new development area, when road networks are designed in new neighborhoods, they are built with consideration to expected traffic trips generated based on Zoning and Density. This property has already been given a zoning designation, the traffic for this development on the internal road network has already been taken into consideration.

- Mapleford Blvd is classified as a collector roadway, collector roadways have the capacity to carry up to 12,000 vehicles per day. The daycare traffic will not bring the vehicles per day travelling along Mapleford Blvd to or over capacity.

5. Issue Parking Concerns

Administration's Response:

The proposed development has met the requirements within the Zoning Bylaw for number of parking and drop off spaces. The regulation for drop off spaces is based on number of children that are accommodated at the facility.