



# **REGINA PLANNING COMMISSION**

**Wednesday, April 2, 2014  
4:00 PM**

**Henry Baker Hall, Main Floor, City Hall**



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Office of the City Clerk

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**Public Agenda  
Regina Planning Commission  
Wednesday, April 2, 2014**

**Approval of Public Agenda**

**Minutes of the meeting held on March 12, 2014.**

**Administration Reports**

RPC14-12      Application for Zoning Bylaw Amendment (14-Z-04) Hawkstone Phase 3, Stage 2A

**Recommendation**

1.      That the application to rezone:
  - a)   Parcel MR3 (Municipal Reserve) from UH-Urban Holding to PS-Public Service
  - b)   Proposed Parcels U1 and U2 from UH-Urban Holding to PS-Public Service
  - c)   Proposed Parcel MU1 from DCD12-Suburban Narrow Lot Residential to PS-Public Service.be APPROVED.
2.      That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3.      That this report be forwarded to the May 5, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaw. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to their remote location and the current unavailability of direct public access.

RPC14-13      Application for Lane Closure (13-CL-07) - 235 7<sup>th</sup> Avenue, Eastview

**Recommendation**

1.      That the application for the closure and sale of the lane as shown on the attached plan of proposed subdivision prepared by P. Shrivastava S.L.S. , dated December 13, 2012 and legally described as follows, be APPROVED:



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## Office of the City Clerk

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North/south lane Plan F1625 located between Parcel 28A Plan F1625 and Parcel C Plan 102112614 between 7<sup>th</sup> Avenue and the Canadian Pacific Railway.

2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the May 5, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

**RPC14-14**      Application for Discretionary Use (14-DU-07) Proposed Shopping Centre  
- 3710 E. Eastgate Drive

### **Recommendation**

1. That the discretionary use application for a proposed Shopping Centre located at 3710 E. Eastgate Drive, being Lot 1 in Block E, Plan No. 84R59480 and Lot 4 in Block E, Plan No. 101957081, Eastgate Subdivision be APPROVED, and that a Development Permit be issued subject to the following conditions:
  - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by P3A and dated August 17, 2012; and
  - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
2. That this report be forwarded to the April 14, 2014 meeting of City Council.

### **Adjournment**

AT REGINA, SASKATCHEWAN, WEDNESDAY, MARCH 12, 2014

AT A MEETING OF THE REGINA PLANNING COMMISSION  
HELD IN PUBLIC SESSION

AT 4:00 PM

**These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.**

Present: Councillor Mike O'Donnell, in the Chair  
Councillor Barbara Young  
Dallard Legault  
Phil Evans  
Ron Okumura  
Daryl Posehn  
Phil Selenski  
Laureen Snook

Regrets: Councillor Jerry Flegel  
David Edwards  
Sherry Wolf

Also in Attendance: Committee Assistant, Elaine Gohlke  
Solicitor, Cheryl Willoughby  
Director of Planning, Diana Hawryluk  
Manager of Current Planning, Fred Searle  
Manager of Infrastructure Planning, Geoff Brown  
Senior City Planner, Ben Mario

(The meeting commenced in the absence of Phil Selenski.)

APPROVAL OF PUBLIC AGENDA

**Phil Evans moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted.**

ADOPTION OF MINUTES

**Ron Okumura moved, AND IT WAS RESOLVED, that the minutes for the meeting held on February 12, 2014 be adopted, as circulated.**

ADMINISTRATION REPORTS

RPC14-9      Application for Contract Zoning (13-CZ-06) Proposed Additional Dwelling  
Unit in Apartment Building, 1936 Cameron Street

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**Recommendation**

1. That the application to amend the contract zone approved under *Regina Zoning Bylaw No. 9250* for 1936 Cameron Street, being Lot 49, Block 336, Plan No 10217439 be DENIED.



2. That this report be forwarded to the March 24, 2014 City Council meeting.

The following addressed the Commission:

- Ben Mario, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office; and

(Phil Selenski arrived at the meeting during Mr. Mario's presentation.)

- Tim Probe and Wade Probe, representing PR Investments.

**Phil Evans moved that the recommendation contained in the report be concurred in.**

**Phil Evans withdrew his motion of concurrence.**

**Phil Selenski moved, AND IT WAS RESOLVED, that this matter be referred to Administration for a further report to a meeting in April, which includes written comments from the proponent's further consultation with the community and the Cathedral Community Association.**

(Phil Selenski temporarily left the meeting.)

(Dallard Legault temporarily left the meeting.)

RPC14-10      Application for Discretionary Use (13-DU-32) - Proposed Vocational School, 2110 E. Redbear Avenue

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### **Recommendation**

1. That the discretionary use application for a proposed Vocational School located at 2110 E. Redbear Avenue, being Lot 7 in Block 47, Plan No 102110533 Ext. 3, Ross Industrial subdivision be APPROVED, and that a Development Permit be issued subject to the following conditions:
  - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by BBK Structural Engineers, dated December 2013; and
  - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the March 24, 2014 meeting of City Council.

The following addressed the Commission:

- Ada Chan Russell, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office; and
- Chris Pass, representing Armour Safety.

(Phil Selenski and Dallard Legault returned to the meeting)

**Councillor Young moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.**

RPC14-11      Application for Discretionary Use (13-DU-35) Proposed House Form  
Commercial- 2321 Rose Street

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**Recommendation**

1. That the discretionary use application for a proposed House Form Commercial located at 2321 Rose Street, being Lot 27 in Block 463, Plan No. 101187312, OLD 33 subdivision be APPROVED, and that a Development Permit be issued subject to the following conditions:
  - a) The development shall be consistent with the plan attached to this report as Appendix A-3 inclusive, prepared by Zhao Cho Hua and dated February 12, 2014; and
  - b) The development shall comply with all applicable standards and regulations in Regina Zoning Bylaw No. 9250.
2. That this report be forwarded to the March 24, 2014 meeting of City Council.

The following addressed the Commission:

- Ada Chan Russell, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office; and
- Wang Qiang.

**Phil Selenski moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.**

**ADJOURNMENT**

**Phil Selenski moved, AND IT WAS RESOLVED, that the meeting adjourn.**

The meeting adjourned at 5:11 p.m.

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Chairperson

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Secretary

April 2, 2014

To: Members,  
Regina Planning Commission

Re: Application for Zoning Bylaw Amendment (14-Z-04) Hawkstone Phase 3, Stage 2A

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**RECOMMENDATION**

1. That the application to rezone:
  - a) Parcel MR3 (Municipal Reserve) from UH-Urban Holding to PS-Public Service
  - b) Proposed Parcels U1 and U2 from UH-Urban Holding to PS-Public Service
  - c) Proposed Parcel MU1 from DCD12-Suburban Narrow Lot Residential to PS-Public Service.be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That this report be forwarded to the May 5, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaw.
4. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to their remote location and the current unavailability of direct public access.

**CONCLUSION**

The applicant proposes to rezone sites in Hawkstone Phase 3, Stage 2A to accommodate one municipal reserve parcel, one municipal utility parcel and two general utility parcels.

The proposed amendments are compliant with the Zoning Bylaw, the Official Community Plan (OCP) and the Hawkstone Concept Plan.

**BACKGROUND**

A Zoning Bylaw amendment application has been submitted concerning four parcels of land in Hawkstone Phase 3 Stage 2A.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Regina Development Plan Bylaw No. 7877 (Official Community Plan -OCP)*, and *The Planning and Development Act, 2007*.

The related subdivision application is being considered concurrently in accordance with Bylaw No. 2003-3, by which subdivision approval authority has been delegated to the Administration. A copy of the plan of proposed subdivision is attached for reference purposes only.

## DISCUSSION

### Zoning and Land Use Details

The subdivision that created Parcel MR3 (Municipal Reserve) was circulated in January 2012 and subsequently approved in May 2012. However, MR3 was not included in the Zoning Bylaw amendments that preceded the approval of the subdivision. This rezoning corrects the omission and appropriately applies the PS Zone designation to the site.

The subdivision that created Block D in Phase 3 was circulated in July 2012 and was approved in July 2013. The developer has submitted a new plan of subdivision that creates a 4.50m wide buffer strip (MU1) between the back of the lots in Block D and Albert Street. The result is that the lots are not as deep however all of the resulting lots exceed the minimum lot area requirements of the DCD-12 zone.

The new subdivision also proposes to create the U1 and U2 parcels. These parcels are located within the pipeline corridor.

A copy of the new plan of subdivision is attached for reference.

Surrounding land uses include lands previously subdivided and zoned for residential development.

The proposed developments are consistent with the purpose and intent of the PS-Public Service zone since the uses are public service and public utilities and the proposed rezonings are consistent with the zoning of similarly used properties within the City of Regina.

## RECOMMENDATION IMPLICATIONS

### Financial Implications

None with respect to this report.

### Environmental Implications

None with respect to this report.

### Policy/Strategic Implications

The proposal is consistent with the policies contained within Design Regina, Official Community Plan in that the OCP recognizes the need to employ appropriate setbacks to ensure compatible development adjacent to major roadways and utility corridors.

### Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Public notification signage posted on:	The subject lands were not signposted, due to their remoteness from surrounding urban development and the current unavailability of direct public access to the site. The Administration acknowledges that according to Section 18D.1.1 of <i>Regina Zoning Bylaw No. 9250</i> , the authority to waive the signposting requirement rests exclusively with City Council. Although occurring after the fact, a recommendation has been provided for Council to waive those requirements.
Will be published in the Leader Post on:	April 19, 2014 April 26, 2014

DELEGATED AUTHORITY

City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,



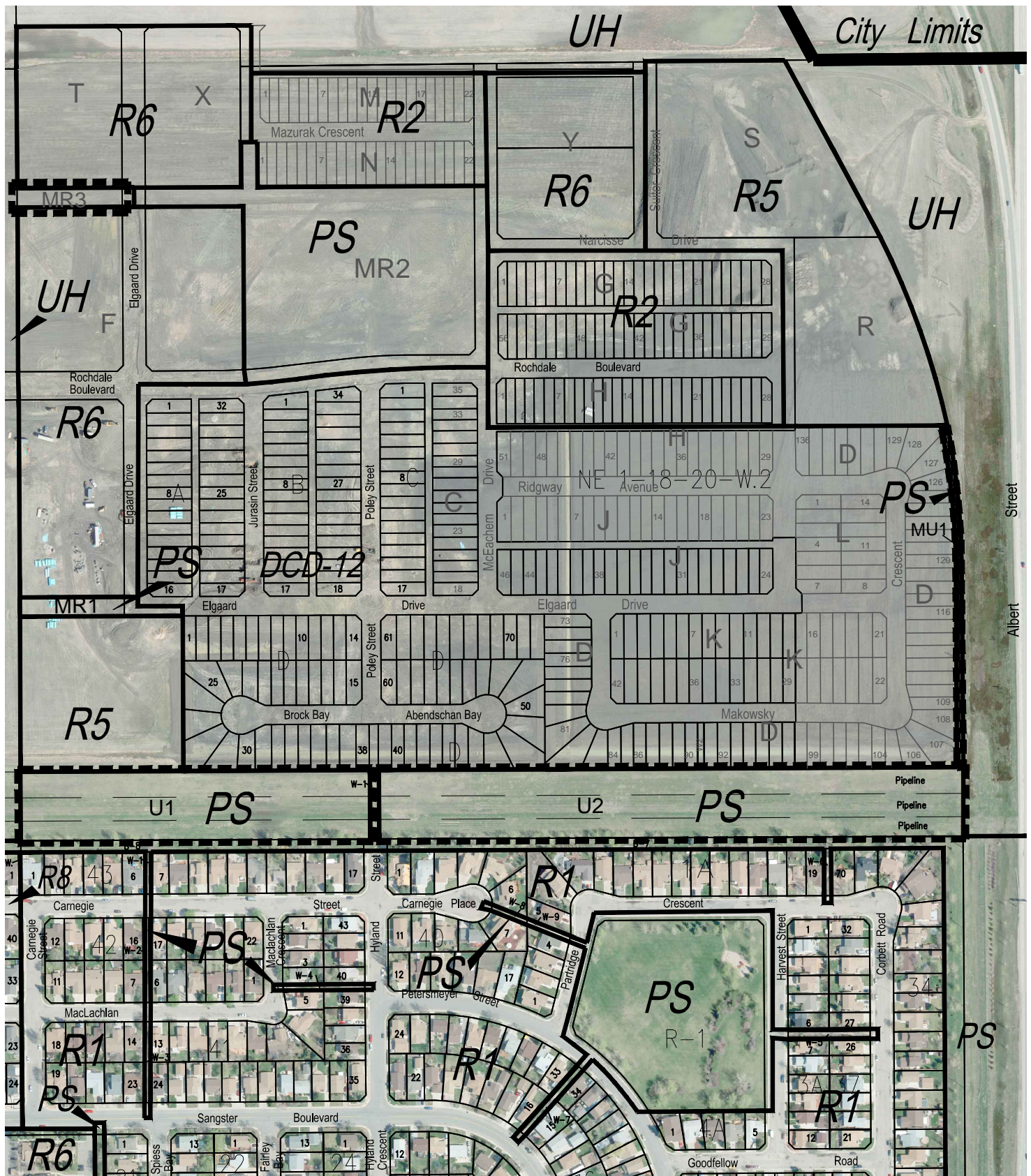
Fred Searle, Manager  
Current Planning

Respectfully submitted,



For Jason Carlston, Executive Director  
Community Planning and Development





Subject Property



Project 14-Z-04  
12-SN-43

Civic Address/Subdivision

Rezone MR3, U1 and U2 from UH to PS  
Rezone MU1 from DCD-12 to PS





Subject Property

Date of Photography: 2012

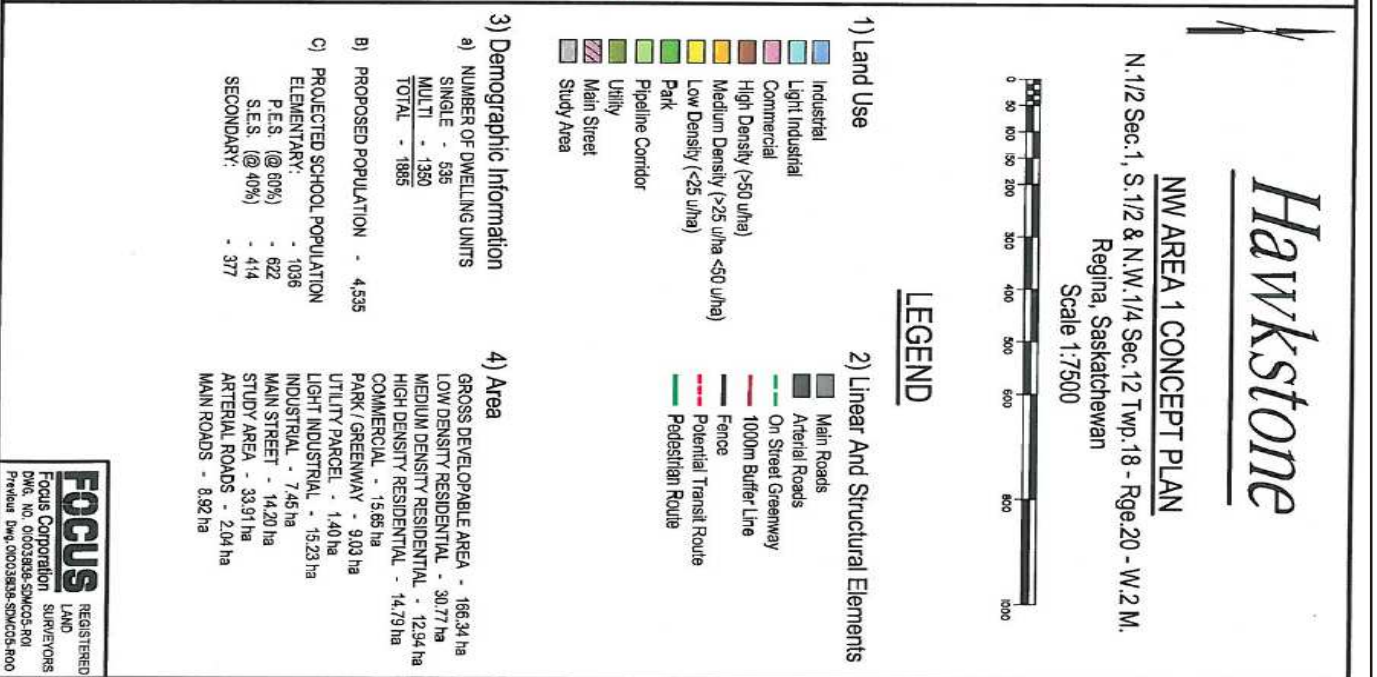


Project 14-Z-04  
12-SN-43

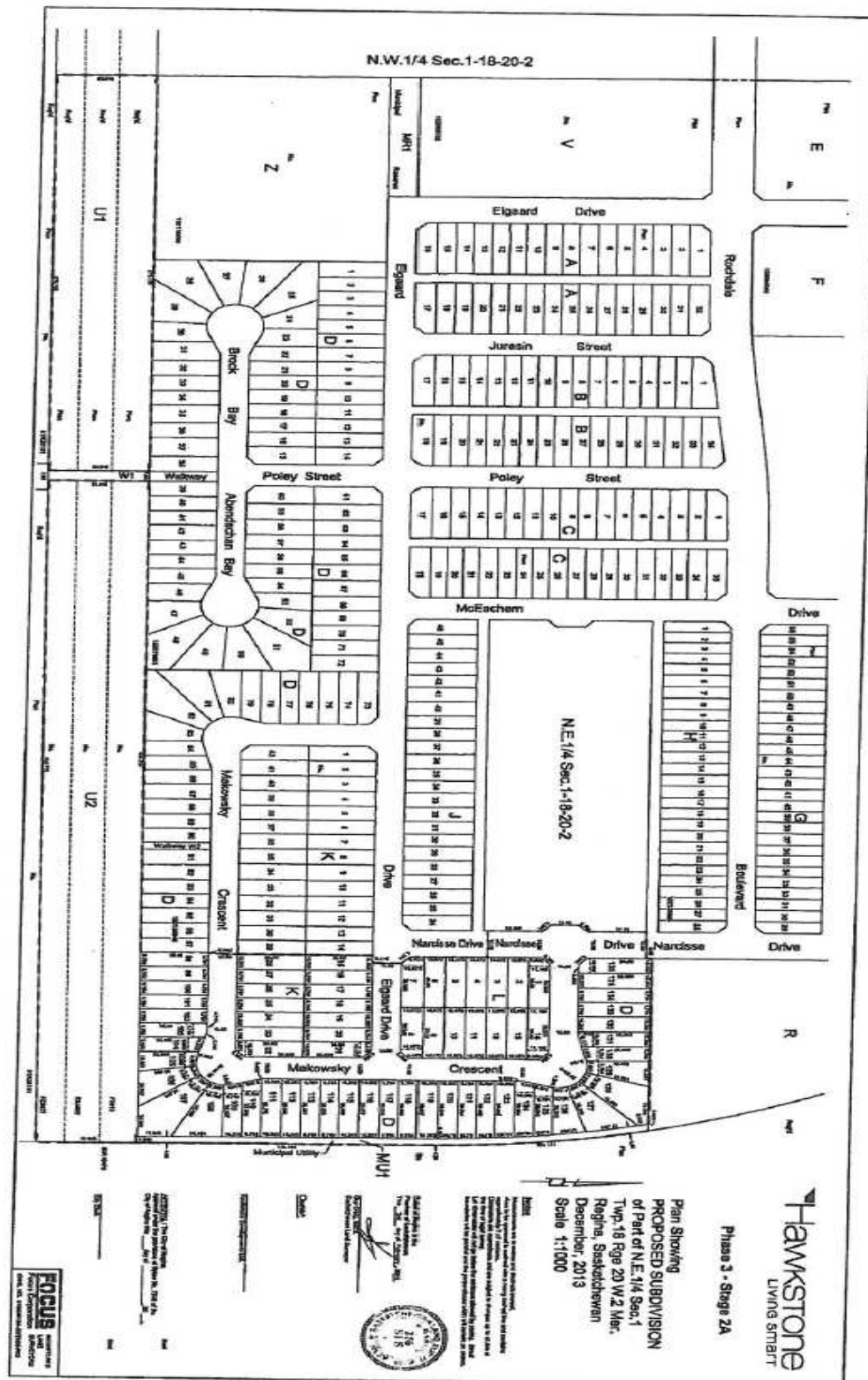
Civic Address/Subdivision

Rezone MR3, U1 and U2 from UH to PS  
Rezone MU1 from DCD-12 to PS







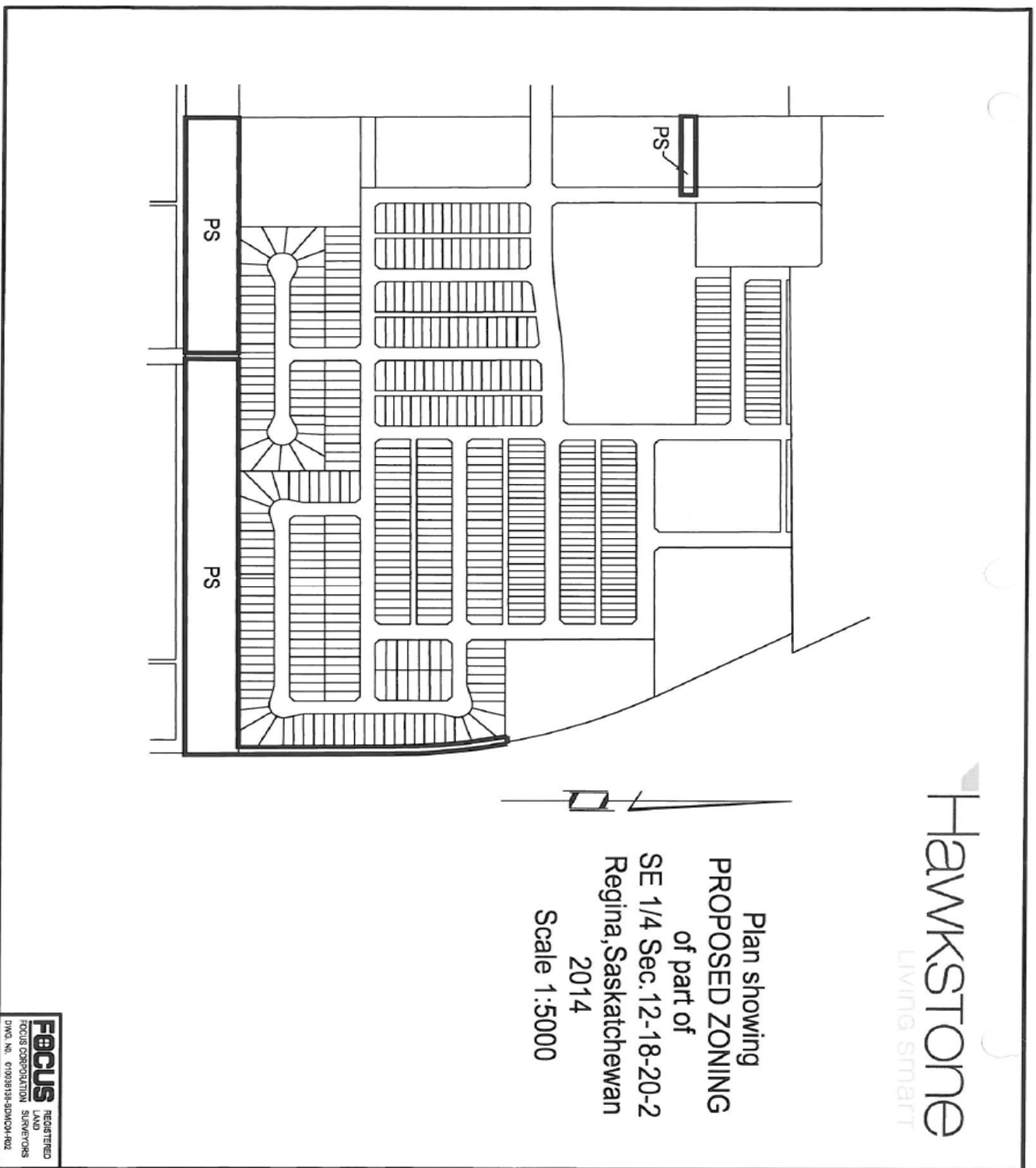


Planning Department

Project 14-Z-04

Civic Address/Subdivision

Hawkstone Phase 3 Stage 2A



April 2, 2014

To: Members,  
Regina Planning Commission

Re: Application for Lane Closure (13-CL-07)  
235 7<sup>th</sup> Avenue, Eastview

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RECOMMENDATION

1. That the application for the closure and sale of the lane as shown on the attached plan of proposed subdivision prepared by P. Shrivastava S.L.S. , dated December 13, 2012 and legally described as follows, be APPROVED:

North/south lane Plan F1625 located between Parcel 28A Plan F1625 and Parcel C Plan 102112614 between 7<sup>th</sup> Avenue and the Canadian Pacific Railway;

2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the May 5, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

CONCLUSION

The proposed lane closure application is summarized below:

- The lane is located between Parcel 28A and Parcel C and runs north and south between 7<sup>th</sup> Avenue and the Canadian Pacific Railway in the Eastview neighbourhood.
- The lane will be legally closed, subdivided and consolidated with the adjacent parcels to create new Parcels A and B.
- The lane has never been developed as a lane and has been used for storage by the adjacent property owners.
- There are no impacts to access to adjacent properties nor is there an impact on traffic flow or circulation if the lane is legally closed.

BACKGROUND

A closure application has been submitted concerning the lane right-of-way adjacent to 215 and 255 7<sup>th</sup> Avenue.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, Design Regina – Official Community Plan, *The Planning and Development Act, 2007* and *The Cities Act, 2002*.

DISCUSSION

The City's Real Estate Branch proposes to close and sell a non-developed lane (114.33 sq. m. in area) and consolidate it with the adjacent industrial properties located at 215 and 255 7<sup>th</sup> Avenue as shown on the attached plan of proposed subdivision. These sites currently contain the following land uses:

<b>Proposed Parcel/Lot</b>	<b>Land Use</b>	<b>Resulting Parcel Size</b>
Proposed Parcel A	Welding Business	0.18 ha
Proposed Parcel B	Union Hall	0.13 ha

Residential and light industrial uses are located to the north and the Canadian Pacific Railway main line is to the south.

The proposed closure will not impact traffic flow or circulation in the immediate area.

The related subdivision application is being considered concurrently, in accordance with Bylaw No. 2003-3, by which subdivision approval authority has been delegated to the Administration. A copy of the plan of proposed subdivision is attached for reference purposes as Appendix B.

## RECOMMENDATION IMPLICATIONS

### Financial Implications

The sale price for the lane is \$7,265.00. Consolidation of the lanes into the adjacent properties will result in a modest increase in the property tax assessment attributable to each of the property owners.

### Environmental Implications

None with respect to this report.

### Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A Citywide Plan of Design Regina - Official Community Plan (OCP) with respect to the community goal of achieving long term financial viability. By divesting itself of an unused lane the City has ensured that there will not be any long term financial implications associated with the property. The City will also gain a modest increase in property taxes from the adjacent properties that are each acquiring a portion of the lane.

The proposal is also consistent with the policies contained in Part I Eastview Neighbourhood Plan, of the OCP which identifies the area for light industrial uses.

### Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Will be published in the Leader Post on:	April 19, 2014
Letter sent to immediate property owners	January 23, 2014

DELEGATED AUTHORITY

City Council's approval is required, pursuant to Section 13 of *The Cities Act, 2002*.

Respectfully submitted,



Fred Searle, Manager  
Current Planning

Respectfully submitted,



For Jason Carlston, Executive Director  
Community Planning and Development

Prepared by: Sue Luchuck









Planning Department

Project 13-CL-07

Civic Address/Subdivision 235 7th Avenue

PROPOSED SUBDIVISION  
of All Of  
Parcel C, Plan 102112614, Parcel 28A,  
& Lane, Plan F1625  
S.W. 1/4 Sec.29 Twp. 17 Rge. 19 W.2 Mer.  
Regina, Saskatchewan  
P. Shrivastava, S.L.S.  
2012  
Scale 1:1000

Project No.: 160903

File: 160903PR

Initials: LH - PS

Job No.: 160903-R

Preliminary Survey:

**Altus Geomatics**  
Limited Partnership

Toll Free: 1-800-465-6233  
www.altusgeomatics.com

**CITY OF REGINA APPROVAL**

The subdivision proposed herein outlined in bold dashed line is  
approved under the provisions of Bylaw No. 7748 of The City of Regina.  
Dated this \_\_\_ day of \_\_\_\_\_ A.D. 20\_\_.

**CITY CLERK**

Measurements are in metres and decimals thereof.  
Area to be registered is outlined in bold dashed line  
and contains 0.31 ha (0.76 acs).

**OWNER(S):**

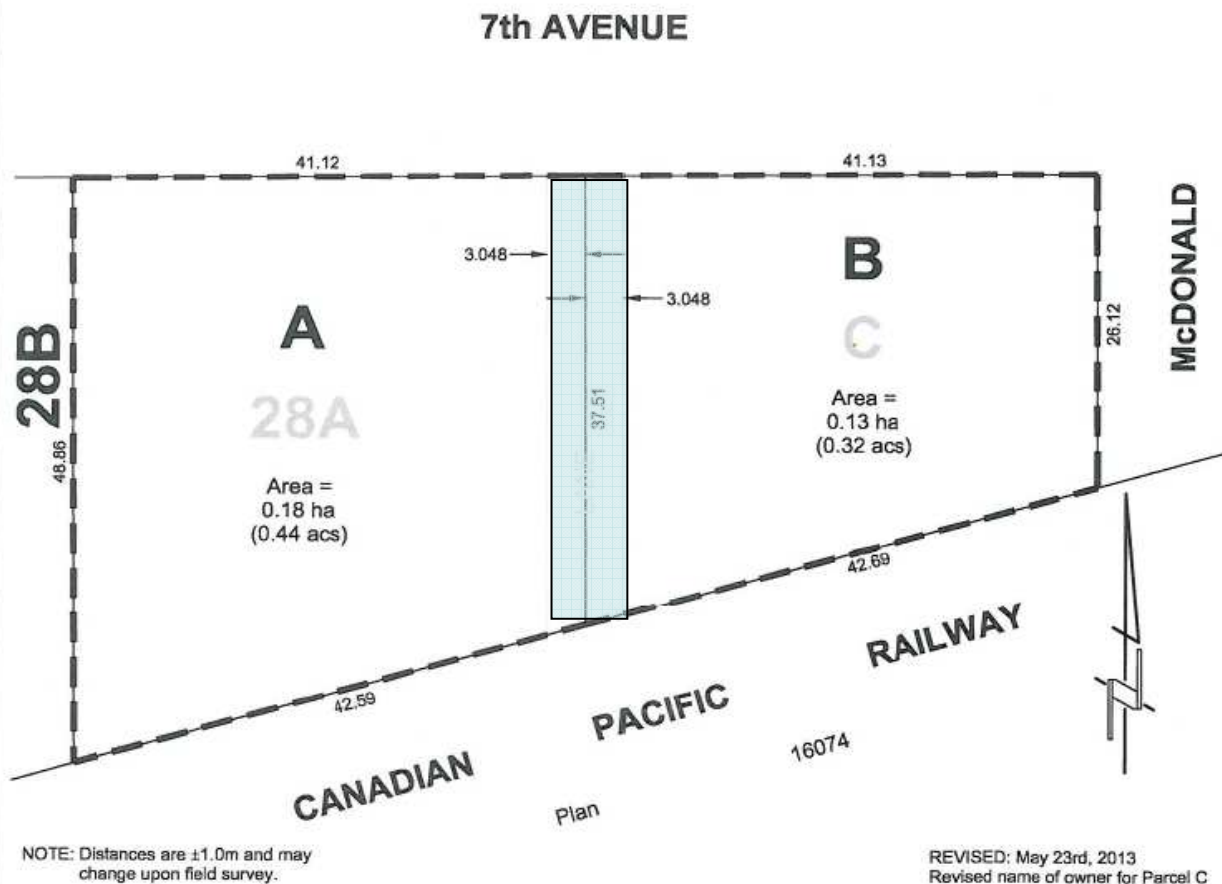
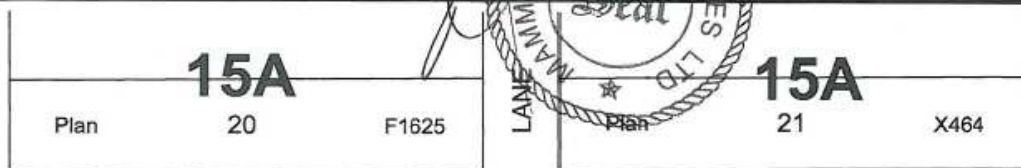
*[Signature]*  
City of Regina (Lane)

David Roger Donnelly (Parcel 28A)

Mammoth Land Services Ltd. (Parcel C)

Saskatchewan Land Surveyor

Date: December 13, 2012

**Planning Department**

Project 13-CL-07

Civic Address/Subdivision

235 7<sup>th</sup> Avenue



April 2, 2014

To: Members,  
Regina Planning Commission

Re: Application for Discretionary Use (14-DU-07) Proposed Shopping Centre  
3710 E. Eastgate Drive

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**RECOMMENDATION**

1. That the discretionary use application for a proposed Shopping Centre located at 3710 E. Eastgate Drive, being Lot 1 in Block E, Plan No. 84R59480 and Lot 4 in Block E, Plan No. 101957081, Eastgate Subdivision be APPROVED, and that a Development Permit be issued subject to the following conditions:
  - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by P3A and dated August 17, 2012; and
  - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
2. That this report be forwarded to the April 14, 2014 meeting of City Council.

**CONCLUSION**

The applicant proposes to add additional commercial tenants in an existing commercial development. The increase in tenants will result in the commercial development now being classified as a shopping centre which is a discretionary in the MAC – Major Arterial Commercial zone. There are no physical additions planned to the existing buildings on site. The only change planned is the physical partitioning of the existing development to accommodate additional tenant occupancies.

The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* and is consistent with the policies contained in *Regina Development Plan Bylaw No. 7877* (Official Community Plan).

**BACKGROUND**

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Regina Development Plan Bylaw No. 7877* (Official Community Plan), and *The Planning and Development Act, 2007*.

Pursuant to subsection 56(3) of the Act, Council may establish conditions for discretionary uses based on; nature of the proposed development (e.g. site, size, shape and arrangement of buildings) and aspects of site design (e.g. landscaping, site access, parking and loading), but not including the colour, texture or type of materials and architectural details.

## DISCUSSION

Zoning and land use details are summarized as follows:

<b>Land Use Details</b>		
	<b>Existing</b>	<b>Proposed</b>
Zoning	MAC - Major Arterial Commercial	MAC - Major Arterial Commercial
Land Use	Office, Restaurant	Shopping Centre

<b>Zoning Analysis</b>		
	<b>Required</b>	<b>Proposed</b>
Number of Parking Stalls Required	55 stalls	86 stalls
Minimum Lot Area (m <sup>2</sup> )	250 m <sup>2</sup>	5544.39 m <sup>2</sup>
Minimum Lot Frontage (m)	6 m	78.00 m
Maximum Building Height (m)	15.00 m	6.90 m
Gross Floor Area (Existing)	1969 m <sup>2</sup>	1969 m <sup>2</sup>
Maximum Floor Area Ratio	3.00	0.31
Maximum Coverage (%)	90%	31%

A building permit was issued for the commercial development on site for five commercial uses all of which are permitted in the MAC zone. Construction of this development was recently completed. The applicant now proposes to add additional uses within the commercial space which would result in a change in the land use status of the development to a “shopping centre”. A shopping centre is defined as “any group of more than five permitted or discretionary uses, designed, developed and managed as a unit by a single owner or tenant, or a group of owners or tenants.” The approval of the application will allow the applicant to accommodate additional commercial tenants within the existing buildings on the site. Current tenants of the two buildings include three restaurants, an office and a dental clinic.

Surrounding land uses include high density residential to the north and east, the Husky Truck Stop to the south and a restaurant to the west.

The proposed development is consistent with the purpose and intent of the MAC zone with respect to:

- Accommodating the development of retail, service and office businesses with good visibility and accessibility along major arterial roadways; and
- Encouraging the grouping of establishments in multi-tenant and mixed-use settings.

## RECOMMENDATION IMPLICATIONS

### Financial Implications

The subject area currently receives a full range of municipal services, including water, sewer and storm drainage. The applicant will be responsible for the cost of any additional infrastructure or changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

### Environmental Implications

None with respect to this report.

### Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A: Policy Plan of *Regina Development Plan, Bylaw No. 7877 (Official Community Plan)* with respect to:

- Locating shopping and recreational uses in neighbourhoods to maximize the number of residents who live within walking distance; and
- Locating neighbourhood commercial development in residential areas on major arterial or collector streets.

The proposal is also consistent with the policies contained in Part D – Southeast Sector Plan, of the OCP with respect to:

- Providing for sensitive integration of commercial land uses adjacent to existing and proposed commercial-residential interface areas.

The subject property is adjacent to high density residential developments to the north and the east. Residents of these developments will be able to walk to access the amenities provided by the proposed shopping centre. Transit service is provided along Prince of Wales Drive located one block to the west of the subject property.

### Other Implications

The proposal is also aligned with policies in *Design Regina* in regards to the following:

- Requiring that ( . . . ) built or approved neighbourhoods are planned and developed to include opportunities for daily lifestyle needs, such as services, convenience shopping, and recreation;
- Requiring convenient access to areas of employment; and
- Encouraging local commercial within residential areas.

### Accessibility Implications

The proposed development provides two parking stalls for persons with disabilities which meet the minimum requirements.

### COMMUNICATIONS

Public notification signage posted on:	March 4, 2014
Letter sent to immediate property owners	March 4, 2014
Public Open House Held	Not Applicable
Number of Public Comments Sheets Received	3

A more detailed accounting of the respondents' concerns and the Administration's response to them is provided in Appendix B.

DELEGATED AUTHORITY

City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Fred Searle'.

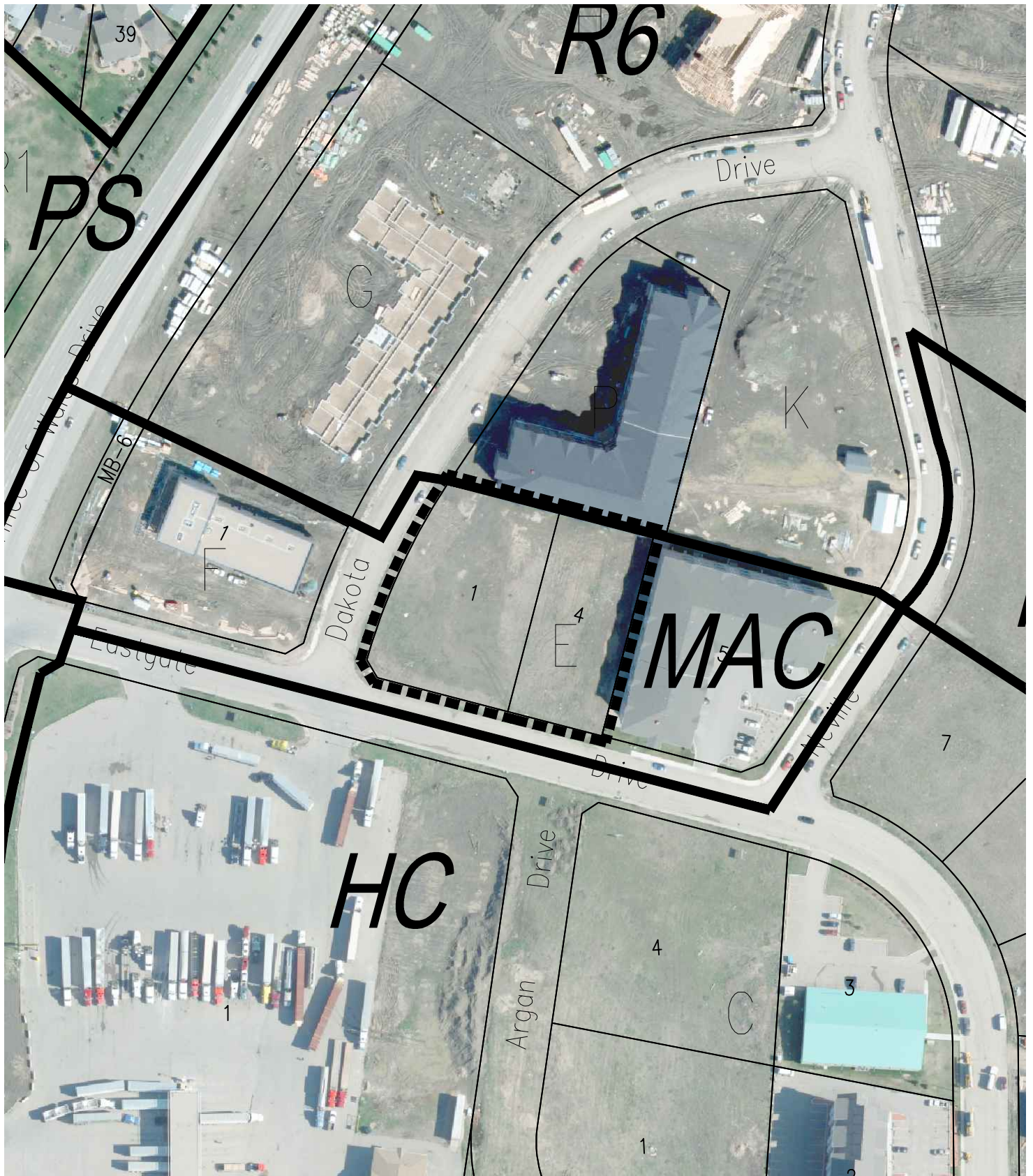
Fred Searle, Manager  
Current Planning

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Jason Carlston'.

For Jason Carlston, Executive Director  
Community Planning and Development

Prepared by: Ada Chan Russell



Subject Property



Project 14-DU-07

Civic Address/Subdivision

3710 E Eastgate Drive  
 Lot 1 in Block E, Plan No: 84R59480  
 Lot 4 in Block E, Plan No. 101957081





Subject Property

Date of Photography: 2012

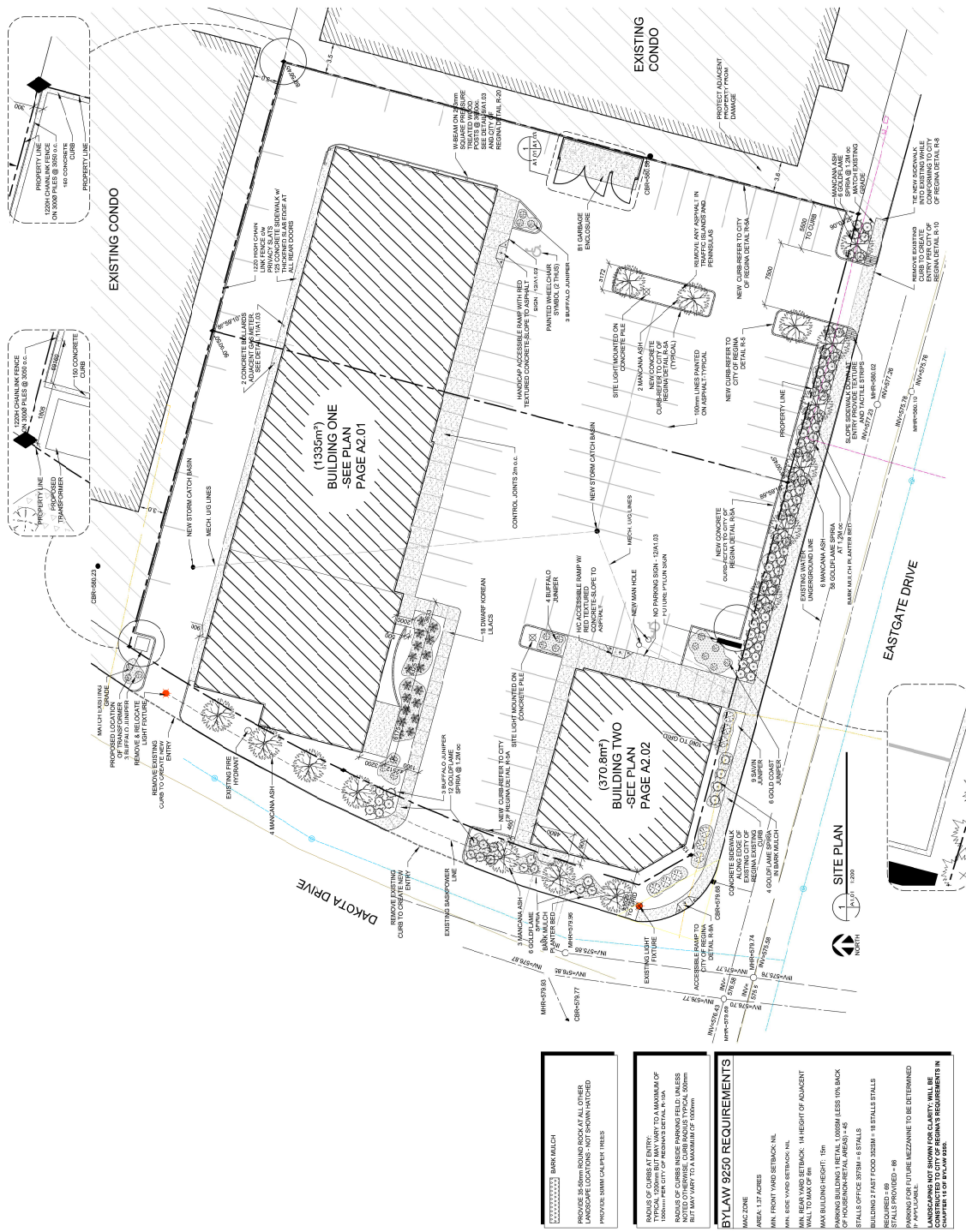


Project 14-DU-07

Civic Address/Subdivision

3710 E Eastgate Drive  
Lot 1 in Block E, Plan No: 84R59480  
Lot 4 in Block E, Plan No. 101957081



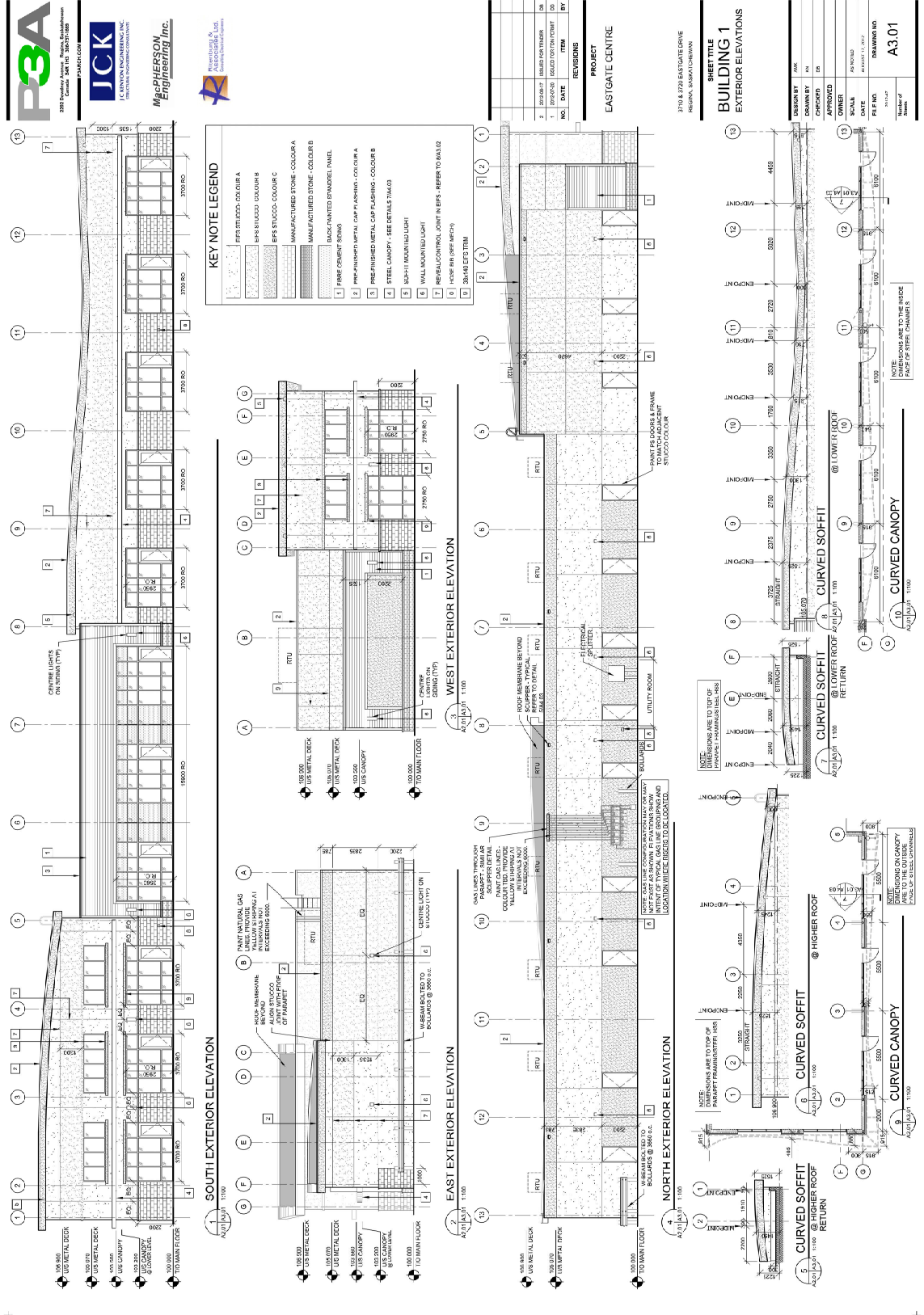


REVISIONS		
NO.	DATE	ITEM
1	2012-07-20	ISSUED FOR FDN PERMIT
2	2012-06-17	ISSUED FOR TENDER
3	2012-10-18	LANDSCAPE REVISION

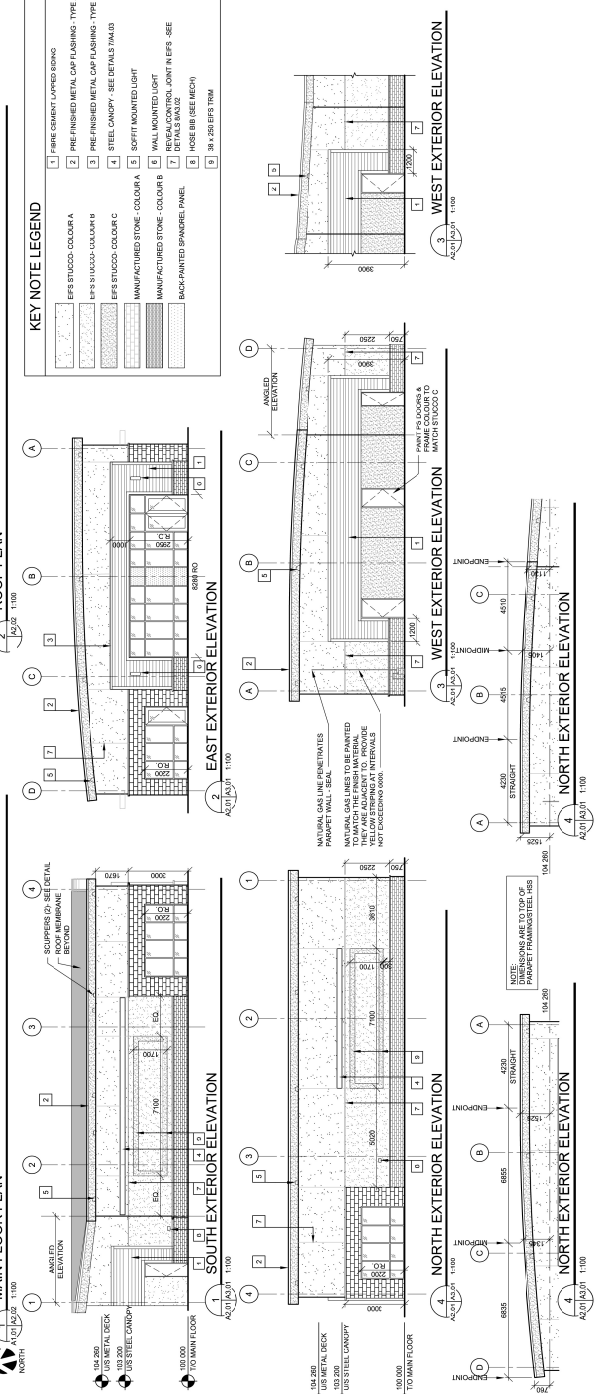
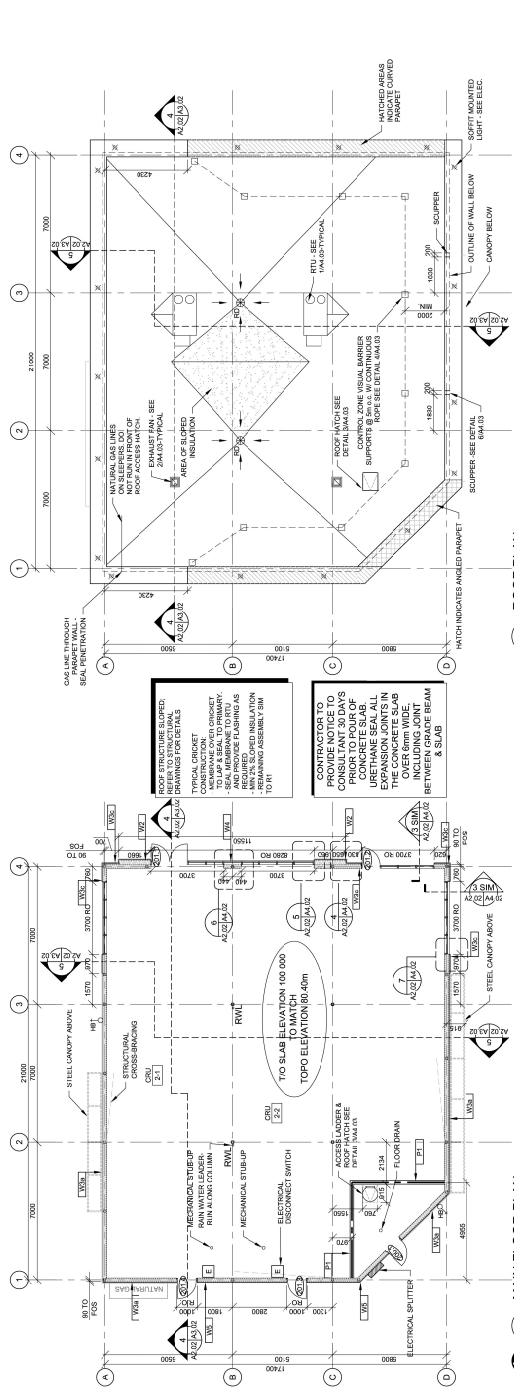
PROJECT  
EASTGATE CENTRE  
3710 & 3720 EASTGATE DRIVE  
REGINA, SASKATCHEWAN

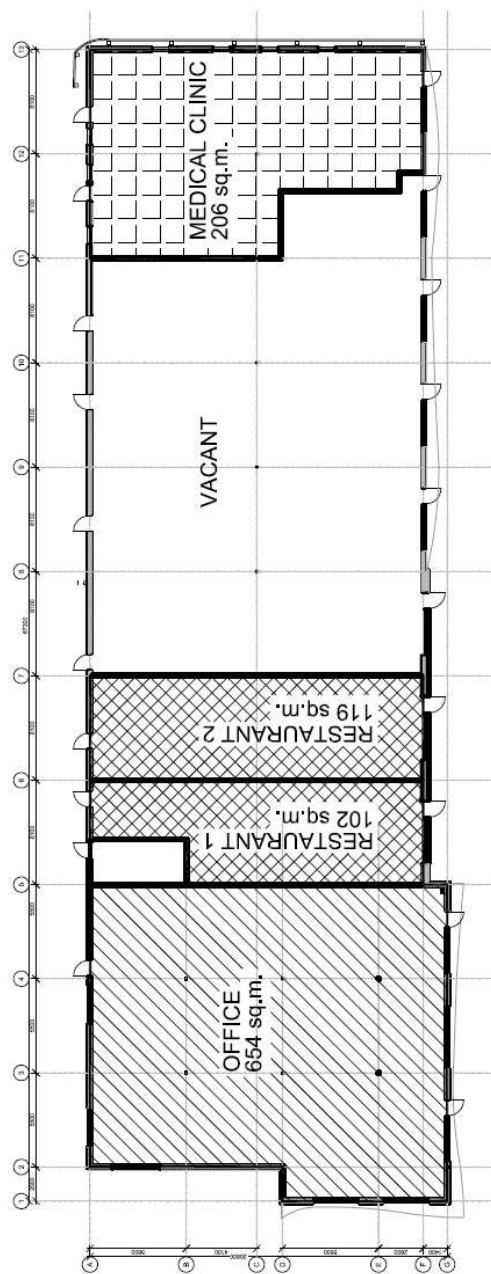
SHEET TITLE  
SITE PLAN

<b>DESIGN BY</b>					DRAWING NO.
<b>DRAWN BY</b>	POL MARK				A1.01
<b>CHECKED</b>	DB				
<b>APPROVED</b>					
<b>OWNER</b>					
<b>SCALE</b>				AS NOTED	
<b>DATE</b>				AUGUST 17, 2012	
<b>FILE NO.</b>					
					13-47
<b>Number of Sheets</b>					









BUILDING #1

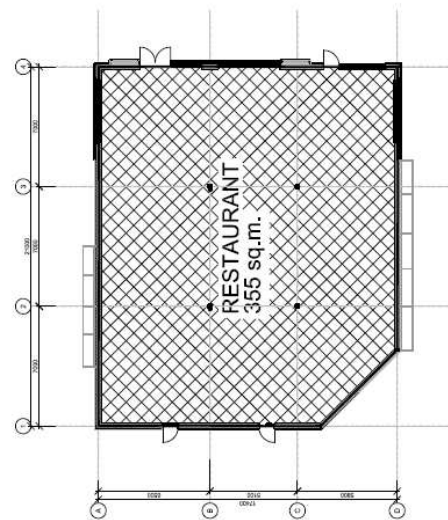
TABLE OF USES

USE #1: "OFFICE"  
TOTAL SPACE = 654 sq.m.  
PARKING STALLS REQUIRED = 11

USE #2: "RESTAURANT"  
TOTAL SPACE = 576 sq.m.  
PARKING STALLS REQUIRED = 18

USE #3: "MEDICAL CLINIC"  
TOTAL SPACE = 206 sq.m.  
PARKING STALLS REQUIRED = 0

TOTAL OF 29 PARKING STALLS REQUIRED  
86 PARKING STALLS PROVIDED



BUILDING #2

3710 EASTGATE DRIVE  
**SITE PLAN**  
SCALE: NTS



Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	1	Traffic Congestion Too much on street parking
<i>Accept if many features were different</i>		
<i>Accept if one or two features were different</i>		
<i>I support this proposal</i>	2	

**1. Issue**

Dakota Drive is over congested with traffic and parked vehicles.

*Administration's Response:*

The City has plans to install traffic control signals at the intersection of Eastgate Drive and Prince of Wales Drive in 2014. This new traffic control signal will help alleviate traffic issues in the surrounding area.

In addition, the proposed development will accommodate 86 parking stalls, which exceeds the minimum parking stalls by 31 stalls. Based on the surplus of parking on site, it is not expected that the development will contribute to increased on-street parking along Dakota Dr.