

August 9, 2021

City of Regina  
Office of the City Clerk  
2476 Victoria Ave  
Regina, SK  
S4N 6M5

**RE: 5826 Rochdale Boulevard - Discretionary Use (PL202000248)**

WSP Canada Inc. (WSP), on behalf of Shell Canada has applied for the Discretionary Use of Service Trade, Wash – Light to permit a car wash addition to the existing gas bar and convenience store located at 5826 Rochdale Boulevard. The site is zoned as MH – Mixed High-Rise Zone under *Regina Zoning Bylaw, 2019* and requires discretionary use approval for a car wash.

This Discretionary Use application initially appeared at Regina Planning Commission on July 7, 2021, where we received a request for additional information to provide an updated Noise Impact Assessment which:

- Combined Table 7 and Table 8 to create a new Table 9 showing cumulative sound levels;
- Added an additional noise contour map for the cumulative sound levels; and
- Included an assessment including an increase from one vehicle to seven vehicles idling while waiting to enter the carwash.

These updates were presented at Regional Planning Commission on August 4, where the application was sent to Council without recommendation.

## **PRESENTATION SUMMARY**

- WSP Canada Inc. on behalf of Shell Canada submitted a Discretionary Use application on December 10, 2020 and has been working with City Administration throughout 2021 to seek approval in order to begin construction this year prior to winter conditions

- This proposal complies with all applicable policies, regulations and standards at the City of Regina, including:
  - The development will not result in an increase in overall trips to car washes in the city, resulting in net neutral greenhouse gas emissions overall
  - The development supports the City of Regina's Official Community Plan's goals and policies regarding intensification of existing sites
  - The proposed development includes an accessible parking stall although none are required for this development;
  - The proposed location is within a built neighbourhood that utilizes existing services
  - Public consultation was conducted per Public Notice Policy Bylaw 2020
  - The amended noise impact assessment shows that the site meet the Noise Abatement Bylaw restrictions through the implementation of engineered and operational solutions.
  - Shell will pay the applicable development intensification levy
- Shell Canada has made an effort to address neighbour concerns by procuring the quietest dryer system available on the market and proposing a new fence to mitigate the impact of sound on neighbouring properties
- The development is deemed a suitable use for the proposed location, as the site currently caters to vehicular traffic and there is an existing gas bar and convenience store on site
- Shell Canada is excited to serve the Regina market and believes the addition of a car wash at 5826 Rochdale Boulevard will have a positive impact on the surrounding community.

## REQUEST TO COUNCIL

WSP Canada Inc. on behalf of Shell Canada requests that Council approve this application for Discretionary Use of a car wash addition at 5826 Rochdale Boulevard.

If you require further information, feel free to contact me.

Yours sincerely,

**WSP Canada Inc.**



Gabrielle Donoff