**Information Sheet**

Discretionary Use Application (PL202100166)

Proposed “Food & Beverage, Restaurant” with “Drive-through” as an accessory use

4401 E Green Olive Way

<table>
<thead>
<tr>
<th>Overview</th>
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<tbody>
<tr>
<td><strong>Background</strong></td>
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| • The subject property is located within the Greens on Gardiner neighbourhood.  
• The site is currently vacant  
• The property is zoned, DCD-CBM – CHUKA BOULEVARD MIXED DIRECT CONTROL DISTRICT in which the “Food & Beverage, Restaurant” is permitted and “Drive-through” as an accessory use will be discretionary subject to the approval of the zoning bylaw amendment application (PL202100105), currently under review. |
| **Proposal** |
| The application proposes the following:  
• Develop a single-story standalone drive-through restaurant with a total floor area of 350 square meters and would include stacking for 24 vehicles.  
• Develop 66 on site parking stalls.  
• One vehicle entrance will be provided along Chuka Boulevard and two along Green Falls Drive.  
• The development would include a landscape corner feature at Green Falls Drive and Chuka Boulevard and an on-site pedestrian walkway that would connect to the abutting site to the north.  
• A 985 square metre commercial building is also proposed on-site. This aspect of the proposal does not require discretionary use approval.  
• A Transportation Impact Assessment is under review. |

| Discretionary Use Process |
| A Discretionary Use is a land-use identified in a zone that may be allowed by City Council or the Development Officer, depending on the outcome of a review process. The decision of Council or the Development Officer is final.  
• This application has been determined to require City Council’s approval.  
• Refer to the Application Review Process on back of page  
• Applications requiring City Council’s consideration will be sent to Regina Planning Commission for review. Any person is free to address Regina Planning Commission or City Council.  
• If you wish to be kept informed about the date and time of meetings (if any), or the outcome this application be sure to give the City your contact information. |

| Status Updates |
| Visit Regina.ca/proposeddevelopment for updates on this application |

| Contact |
| Binod Poudyal, City Planner II  
Planning and Development Services  
proposeddevelopment@regina.ca / 306-777-7000 |
Application is submitted

City initiates Review Process

Technical Review
(Traffic, Water, Sewer, Zoning, Fire, etc.)

Public Review

City drafts report with recommendations

Regina Planning Commission considers the report

City Council considers the report and makes a final decision

Opportunities for Public Input

- Learn about proposed development
- Further public consultation (if applicable)
- Provide feedback

Appear at Planning Commission

Appear at City Council