

Information Sheet

DISCRETIONARY USE (PL202100028)

665 University Park Drive

Proposed Automotive Dealership

665 University Park Drive

Overview

Background	<ul style="list-style-type: none"> The subject property is located within the Riverbend neighbourhood. The site was formerly the Costco Wholesale. The property is zoned MLM – Mixed Large Market Zone.
Proposal	<ul style="list-style-type: none"> The applicant proposes to operate a car dealership. Retail Trade, Shop is a Discretionary Use when larger than 6000 square metres. The existing building is 11,000 square metres. Retail Trade, Outdoor Display is a Discretionary Use when larger than 100 square metres. The proposal is for 4400 square metres. The application is consistent with <i>The Regina Zoning Bylaw 2019</i> including the total parking requirement for the development.

Additional Information

Process	<ul style="list-style-type: none"> Refer to the Application Review Process on back of page. 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 these meetings, be sure to give the City your contact information. The application will require approval by City Council.
Regina Planning Commission / City Council Meeting	Visit www.Regina.ca/proposeddevelopment for updates on this application.
Contact	Michael Sliva, City Planner II Planning and Development Services Department proposeddevelopment@regina.ca / 306-777-7000

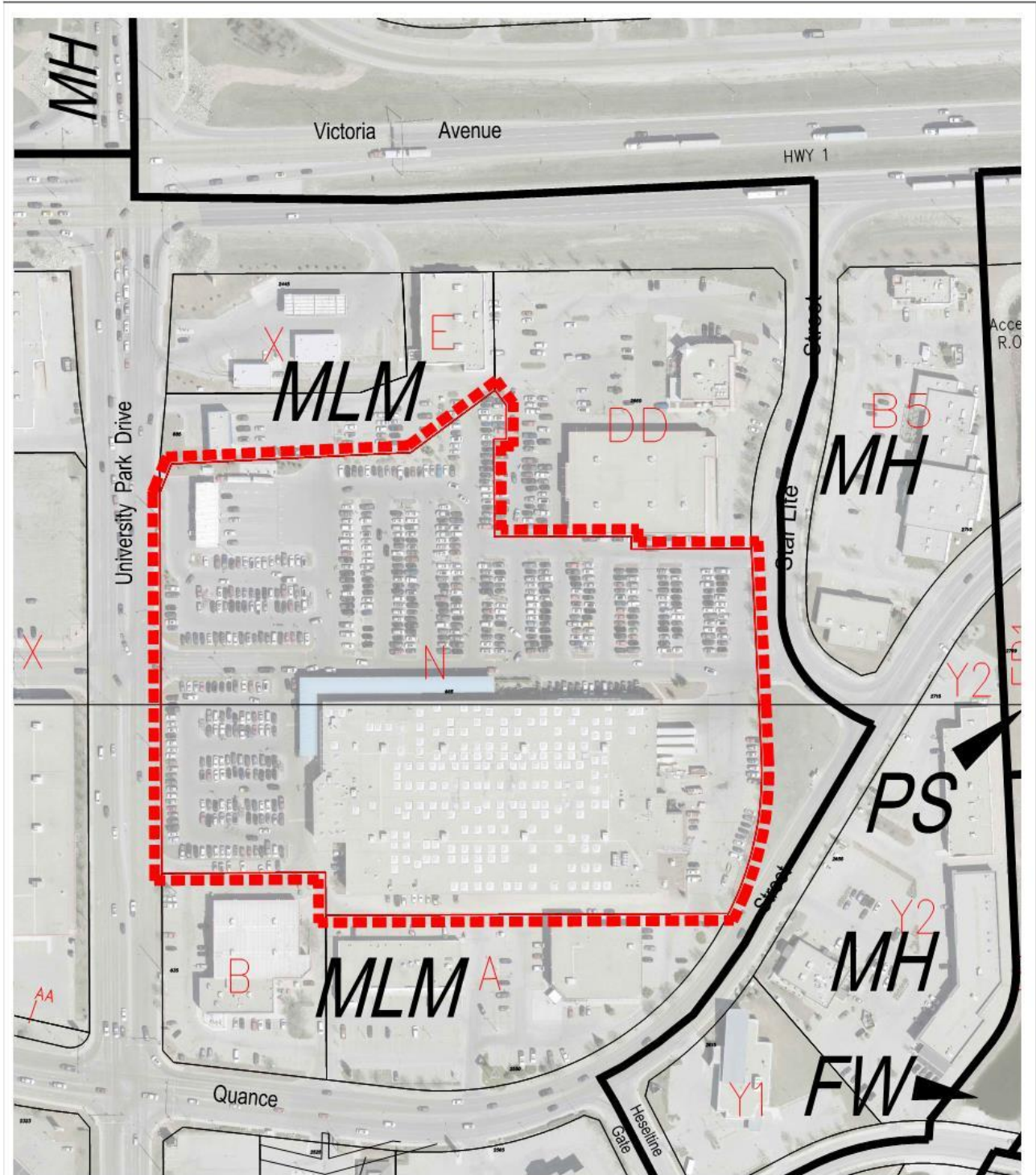



Opportunities for Public Input

- Learn about proposed development
- Attend Open House (If applicable)
- Provide feedback

Appear at Planning Commission

Appear at City Council

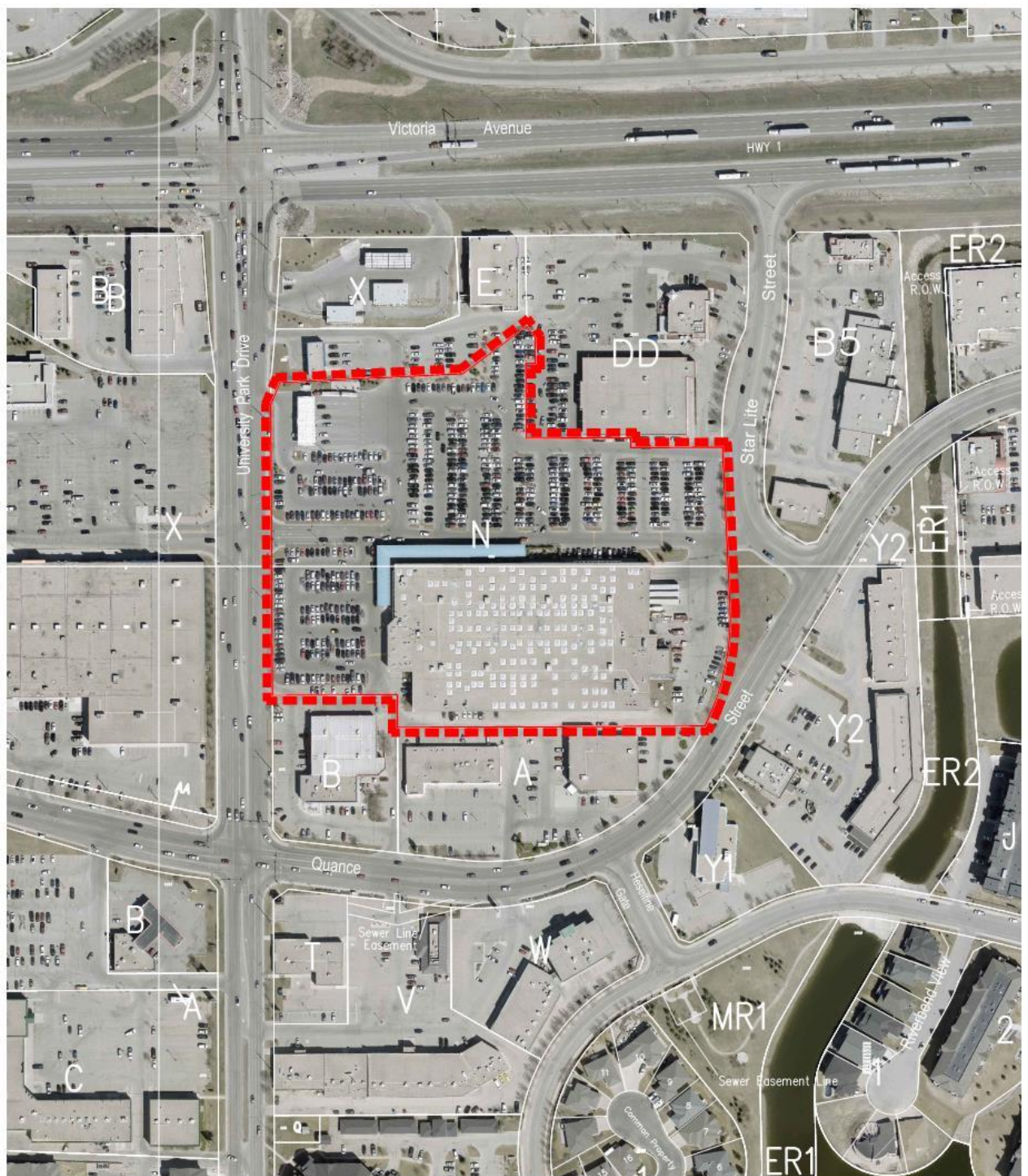


 Subject Property

Date of Photography : 2018

Project PL202100228 Civic Address/Subdivision 665 University Park Drive

Appendix A-2

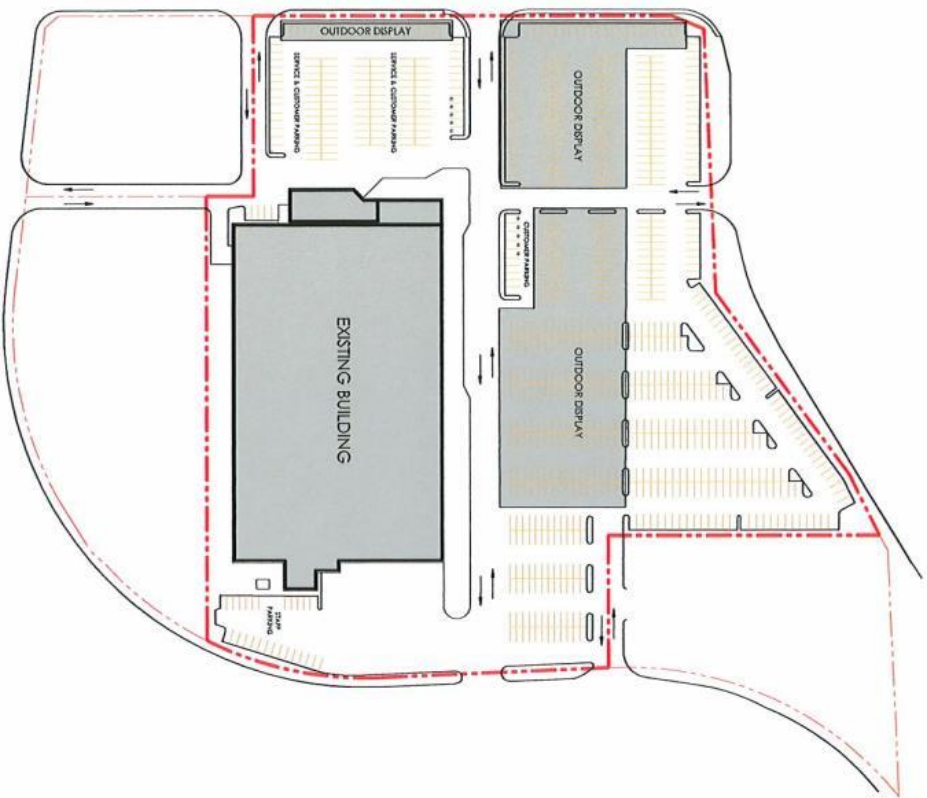


 Subject Property

Date of Photography: 2018



Project PL202100228 Civic Address/Subdivision 665 University Park Drive



1 SITE PLAN
 Scale = 1:500



2 SITE CONTEXT
 Not To Scale

ZONING REVIEW

REFERENCE: REGINA ZONING BYLAW 2019

ADDRESS

445 UNIVERSITY PARK DRIVE
 REGINA, SASKATCHEWAN
 S4S 0V6

PREVIOUS USES:

COSTCO - LARGE FORMAT RETAIL

ZONING

CURRENT ZONING:
 MAIN MIXED LARGE MARKET ZONE (M2)

PROPOSED USE:

RETAIL TRADE, OUTDOOR LOT

PERMITTED - IF THE DEDICATED OUTDOOR AREA IS 500

SQUARE METRES OR LESS PER LOT.

DISCRETIONARY - IF THE PROPOSED INDEED OF AN URBAN

CENTRE OR URBAN CORRIDOR, AS IDENTIFIED ON

FIGURE 1.1 IN CHAPTER 1, AND DEDICATED OUTDOOR

AND STORAGE AREAS TO BE PROVIDED OR UNIT:

DISCRETIONARY PRINCIPAL USE.

BUILDING GROSS FLOOR AREA:

116,318 SF / 1,070.2 m²

SITE GROSS AREA:

514,916 SF / 47,827.3 m²

SITE VEHICLE DISPLAY AREA:

47,361 SF / 4,400 m²



NEHER & ASSOCIATES

1000 UNIVERSITY PARK DRIVE
 REGINA, SASKATCHEWAN
 S4S 0V6

CONSULTANTS

PROJECT NAME:
 Vehicle Dealership

445 University Park Drive
 Regina, SK

DATE REVISION:
 01 - Issued for 2D Application - 12/23/2023

REVISIONS:

NO.	DATE	DESCRIPTION
01	12/23/2023	ISSUED FOR 2D APPLICATION

SHEET TITLE:
 Site Plan

BD1.0