

Overview	
Proposal	<p>Arcadis Professional Services (Applicant), on behalf of Loblaw Properties West Inc. (Landowner), proposes to develop a <i>Food and Beverage</i> establishment, which includes a “drive-through” component, at 921 Broad Street (Subject Property).</p> <p>The Subject Property is zoned IL – Industrial Light Zone (IL Zone) and it is requirement of <i>The Regina Zoning Bylaw</i>, pertaining to lots zoned IL Zone, that <i>Drive-Through, Accessory</i> land use be reviewed through the Discretionary Use procedure.</p>
Additional Information	<p>The Discretionary Use procedure allows the Decision Authority to consider proposed developments on a case-by-case basis, factoring in overall “fit” and compatibility with surrounding land-use and roadways, etc., as well as public input.</p> <p>The Subject Property currently accommodates a large-format <i>Retail Trade</i> land use (Wholesale Club) and it is the intent of the Applicant to locate the Proposed Development within the southwest portion of this property through a lease agreement.</p> <p>The Subject Property is flanked by arterial roadways on two sides and is surrounded by a mix of commercial and light industrial land uses to the north, east and south, and the Regina Cemetery lands, which is located on the opposite side of Broad Street.</p>
Process	
Review / Decision	<p>Following the public and technical review process, which is currently underway, the Administration will submit a report to the Decision Authority, which will include a summary of the public comments, as well as Administration’s recommendation.</p> <p>The Decision authority respecting Discretionary Use applications is the City Development Officer, unless the application warrants review and decision by City Council, in accordance with the Discretionary Use review criteria of the Zoning Bylaw (Ch.1, Part 1D, Section 1D.1 [1.2], [2a]).</p> <p>Where an application is directed to City Council, it will first be considered by the Regina Planning Commission (RPC) who will then provide a recommendation to City Council.</p> <p>Both the RPC and Council meetings are open to the public; therefore, you may attend these meetings and view the deliberation, or speak directly to the RPC or Council. Please refer to the attached Application Review Process summary.</p> <p>If you wish to be kept informed about the date and time of these meetings, be sure to give the City your contact information.</p>
Updates	Visit Regina.ca/ProposedDevelopment for updates on this application.
Contact	Tyson Selinger, City Planner I Planning & Development Services ProposedDevelopment@regina.ca / 306-777-7000

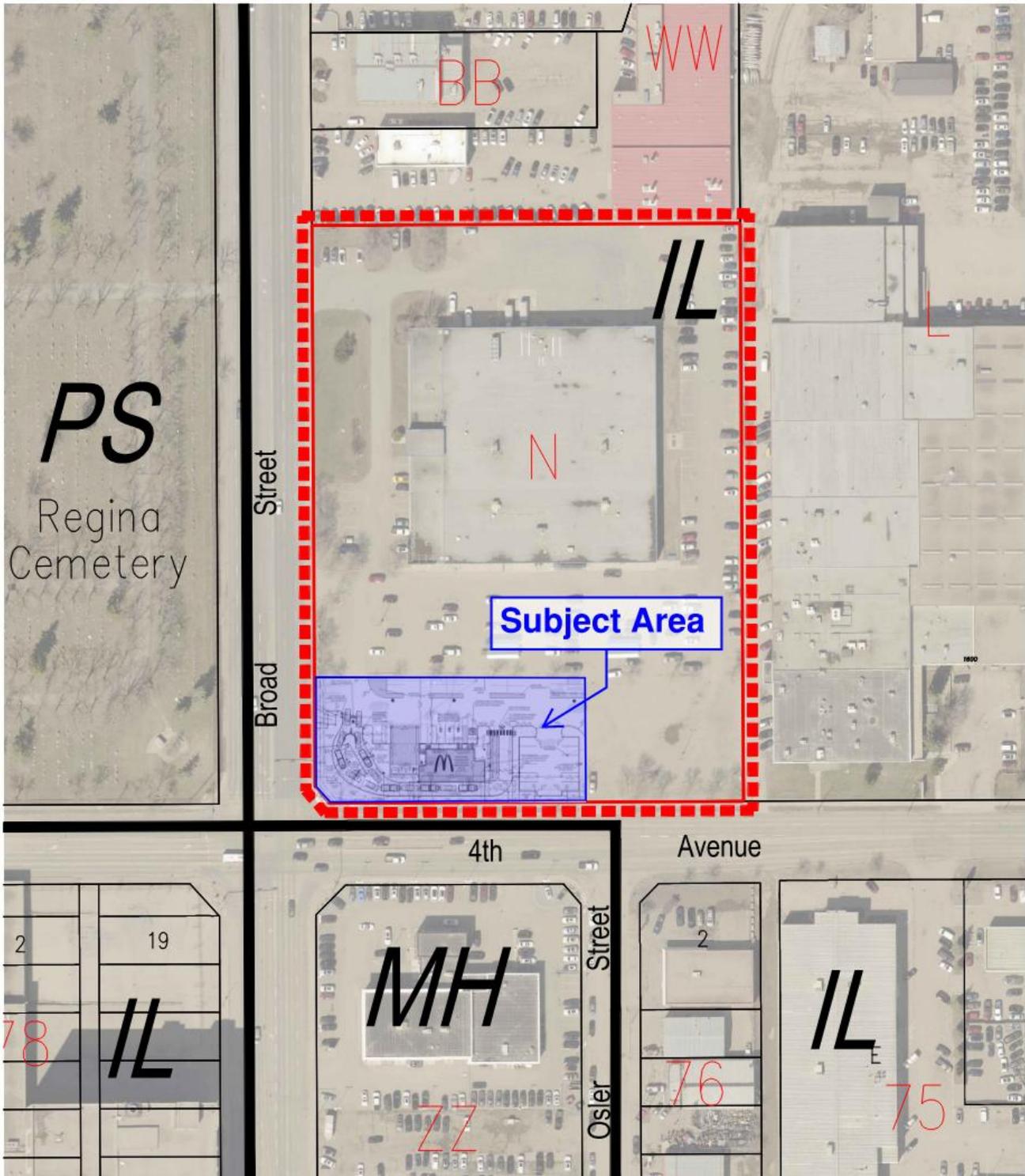
Appendix A-1: Location



Subject Property

Date of Photography: 2024

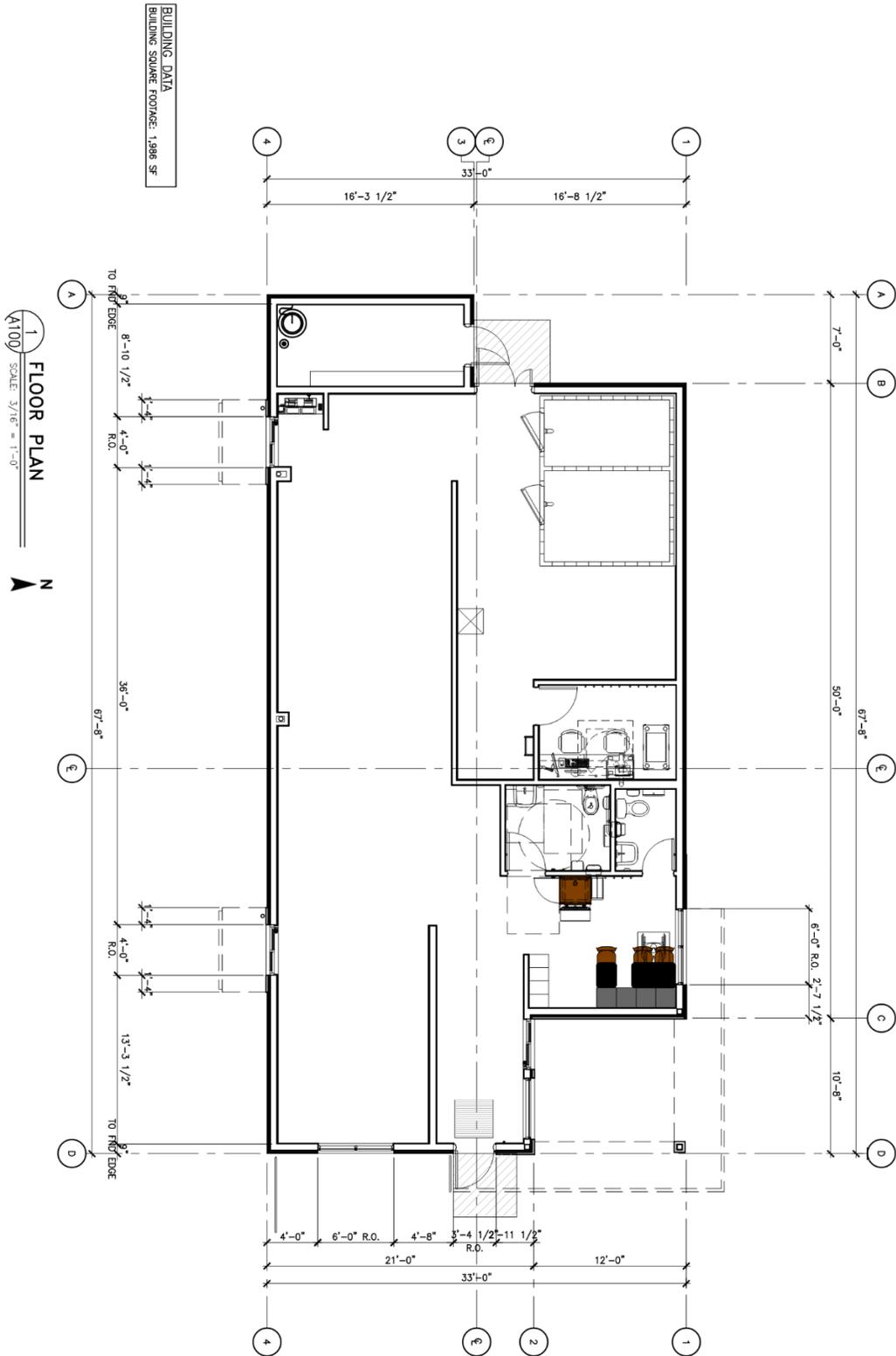


Appendix A-2: Zoning Subject Property

Date of Photography : 2024



Appendix C-1: Floor Plan



Appendix D: Application Review Process

