

**Discretionary Use – 921 Broad Street**

<b>Date</b>	April 17, 2026
<b>To</b>	Deborah Bryden, Development Officer
<b>From</b>	Planning & Development Services
<b>Item #</b>	PL202600036

**BACKGROUND**

---

Section 1D.1.2(2) of *The Regina Zoning Bylaw, 2019* (Zoning Bylaw) specifies that all applications for Discretionary Use approval are delegated to the Development Officer, except those applications that meet specified criteria, which warrant City Council review.

The criteria that warrant City Council review are deemed not to apply; therefore, this application is delegated to the Development Officer.

**APPLICATION**

---

Arcadis Professional Services (Applicant), on behalf of Loblaws Properties West Inc. (Landowner), proposes to develop a *Food & Beverage, Catering* establishment, with a *Drive-Through, Accessory* component (Proposed Development) at 921 Broad Street (Subject Property).

The Subject Property is zoned IL – Industrial Light Zone (IL Zone), which requires that *Drive-Through, Accessory* land use be reviewed through the Discretionary Use procedure. The primary use (*Food & Beverage, Catering*) is permitted within the IL Zone.

The Proposed Development consists of a new “on-the-go” model that limits patron usage to drive-through and mobile order take-away only. There is no on-site consumption of food.

The Subject Property is located at the intersection of 4<sup>th</sup> Avenue and Broad Street and currently accommodates a large-format, *Retail Trade, Shop* land use (Loblaws Wholesale Club grocery store). The intent is to locate the Proposed Development within a 3,352 m<sup>2</sup> portion of the Subject Property, which is currently utilized as parking stalls. No subdivision is proposed, as the intent is to secure tenancy through a long-term lease agreement.

The lease site will front Broad Street and 4<sup>th</sup> Avenue, and nearby land uses along these corridors include a mix of industrial, commercial, office, as well as the Regina Cemetery, which is directly opposite. The Subject Property is adjacent to the Warehouse District; however, it is not located within a neighbourhood boundary or community association area.

**ASSESSMENT**

---

Administration’s assessment of this application has been undertaken in accordance with the criteria set forth in Section 1E3.5 of the Zoning Bylaw as follows:

### Consistency with the vision, goals and policies of the Official Community Plan.

The Proposed Development will transition an underutilized parking lot into a commercial and employment opportunity, which aligns with the following objectives of *Design Regina: The Official Community Plan, Bylaw No. 2013-48* (OCP):

- Section C, Goal 2 – Maximize the efficient use of existing and new infrastructure.
- Section C, Goal 3 – Enhance the city’s urban form through intensification.
- Section D10, Goal 2 – Optimize the economic development potential of Regina.

### Consistency with the objectives and policies of any applicable special study or policy document for the site, area or neighbourhood with emphasis on:

- (i) land use;
- (ii) intensity of development; and
- (iii) impact on public facilities, infrastructure or services.

No neighbourhood plan, concept plan, or special study or policy document applies.

### Consistency with regulations of the Zoning Bylaw.

The Proposed Development conforms with the development standards of the IL – Industrial Light Zone relating to setbacks, site coverage, frontage, height, etc.:

Land Use Details	Existing	Proposed
Zoning	IL – Industrial Light Zone	IL – Industrial Light Zone
Land Use	Vacant	<i>Drive Through, Accessory</i>
Building Footprint	N/A	189m <sup>2</sup>

Zoning Analysis	Required	Proposed
Minimum Lot Area	200m <sup>2</sup>	24,723m <sup>2</sup> *
Minimum Lot Frontage	30m	92.4m*
Front Yard Setback	Nil	6.9m
Side Yard Setback (west)	1.2m**	32.3m
Maximum Site Coverage	50%**	24.4%*
Maximum Height	15m	5.7m
Motor Vehicle Parking Stalls (Recommended)	1	38
Motor Vehicle Parking Stalls (Accessible)	0	1
Bike Stalls	0	0

\*Entire parcel including the existing building (Wholesale Club)

\*\*Where abutting a major roadway

Situating the Proposed Development on part of the Subject Property currently used as parking stalls will result in the reduction of 69 parking stalls; however, there is no minimum on-site parking requirement, and 247 parking stalls will remain dedicated to the existing *Retail Trade, Shop* land use, which exceeds the recommended number.

Additional information will be required at the Development Permit stage to confirm that landscaping requirements are fully met; however, it is noted that the site is of sufficient size and dimensions to accommodate the requirements of the Zoning Bylaw.

**Potential adverse impacts or nuisances affecting:**

- (i) nearby land, development, land uses, or properties;**
- (ii) neighbourhood character;**
- (iii) the environment;**
- (iv) traffic;**
- (v) a public right-of-way; and**
- (vi) any other matter(s) affecting public health and safety.**

The Subject Property is within a predominantly mixed industrial and commercial area, which includes several *Retail Trade, Motor Vehicle – Light* (car dealership) businesses in proximity. The Proposed Development is consistent with the commercial character of Broad Street, north of 4<sup>th</sup> Avenue, and will complement existing retail and office businesses, and the travelling public, by providing a food and beverage opportunity.

The Subject Property is identified, through the Government of Saskatchewan's Ministry of Environment *Environmentally Impacted Sites* database, as having historically accommodated a *Retail Trade, Fuel Station* land use; however, this development was located on the opposite side of the Subject Property, and the affected area has been subject to remediation. Based on existing documentation, Administration is satisfied that no adverse impacts will apply.

The Subject Property is located at the intersection of two arterial roadways: Broad Street, which accommodates transit service, and 4<sup>th</sup> Avenue. Arterial frontage is optimal for the *Drive-Through, Accessory* land use, as it will benefit from the high traffic volumes. Furthermore, the Subject Property does not abut residential properties, and it is expected that customer traffic will be routed directly to the adjacent arterial roadways.

The Applicant is proposing to utilize existing accesses to both Broad Street and 4<sup>th</sup> Avenue (two in total). The City of Regina (City) will further assess these accesses at the Development Permit stage to determine whether upgrades are required to ensure compliance with City standards.

No potential adverse impacts were identified affecting neighbourhood character, public right-of-way, or public health and safety.

---

**COMMUNICATION**


---

The public has been notified about the application as required by *The Public Notice Policy Bylaw* by way of:

- Sign posting on the subject property.
- Notice letter sent to assessed property owners within 75 metres of Subject Property.
- Notice letter posted on the City’s website

The following is a summary of comments submitted, and Administration’s response. |

<b>Public Review Summary</b>		
<b>Response</b>	<b>Number of Responses</b>	<b>Issues Identified</b>
<i>Completely opposed</i>	4	<ul style="list-style-type: none"> <li>• Retain site for food trucks.</li> <li>• Prioritize local restaurants – not chains.</li> </ul>
<i>Other</i>	1	<ul style="list-style-type: none"> <li>• Supports restaurant; however, local is preferred.</li> </ul>
<i>I support this proposal</i>	0	
<b>Total</b>	<b>5</b>	

**Issue: Tenancy**

The authority of Saskatchewan municipalities to regulate land use is limited by the *Planning and Development Act, 2007*, and this does not include the authority to limit usage and users based on factors such as particular business models, location origins, etc.

**SUMMARY**

---

The Proposed Development complies with all criteria for discretionary use approval in the Zoning Bylaw and aligns with applicable policy and regulations.

Administration is satisfied that the location is suitable for the Proposed Development, considering site context, building design and traffic considerations.

**RECOMMENDATION**

---

The application for a proposed Discretionary Use for *Drive-Through, Accessory*, located at 921 Broad Street, being Block N, Plan 101136721 Ext 169, be APPROVED, subject to the following standards and conditions:

1. The development shall be generally consistent with the plans attached to this report as Appendix B.
2. Except as otherwise specified in this approval, the development shall comply with all applicable standards and regulations of *The Regina Zoning Bylaw, 2019*.
3. Subject to the above conditions, authorize the Development Officer to issue a development permit with respect to the application.

Respectfully Submitted,



---

Manager, City Planning



---

Director, Planning & Development Services

**DECISION OF DEVELOPMENT OFFICER**

---

As recommended in this report, this application is:

APPROVED

DENIED



April 22, 2026

---

Deborah Bryden, Deputy City Manager  
City Planning & Community Services  
(Development Officer)

---

Dated

Report prepared by: Tyson Selinger, City Planner I

Attachments:

Appendix A-1: Location  
Appendix A-2: Zoning  
Appendix B: Site Plan  
Appendix C-1: Floor Plan  
Appendix C-2: Elevation Plan

**Appendix A-1: Location**

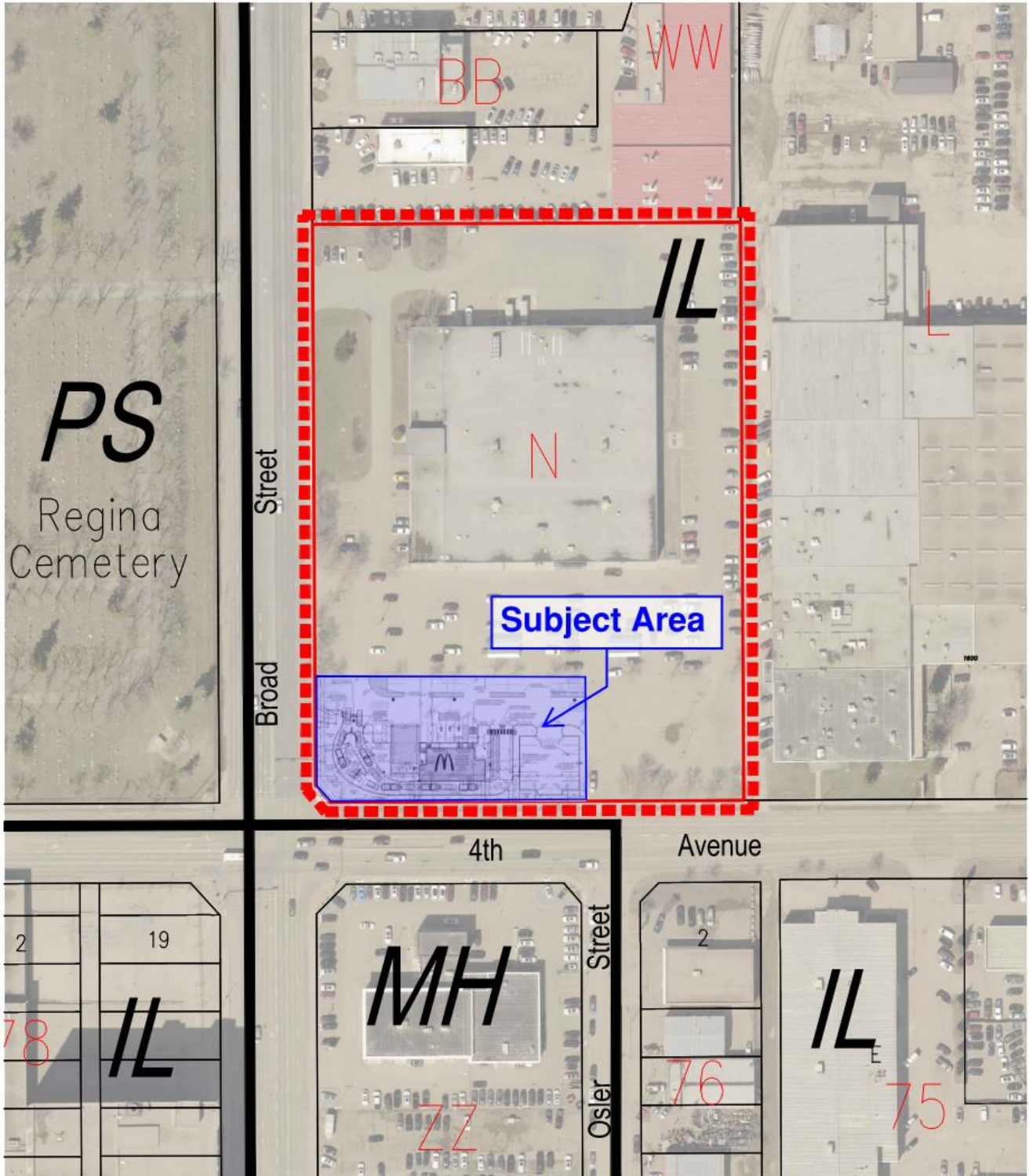


Subject Property

Date of Photography: 2024



**Appendix A-2: Zoning**



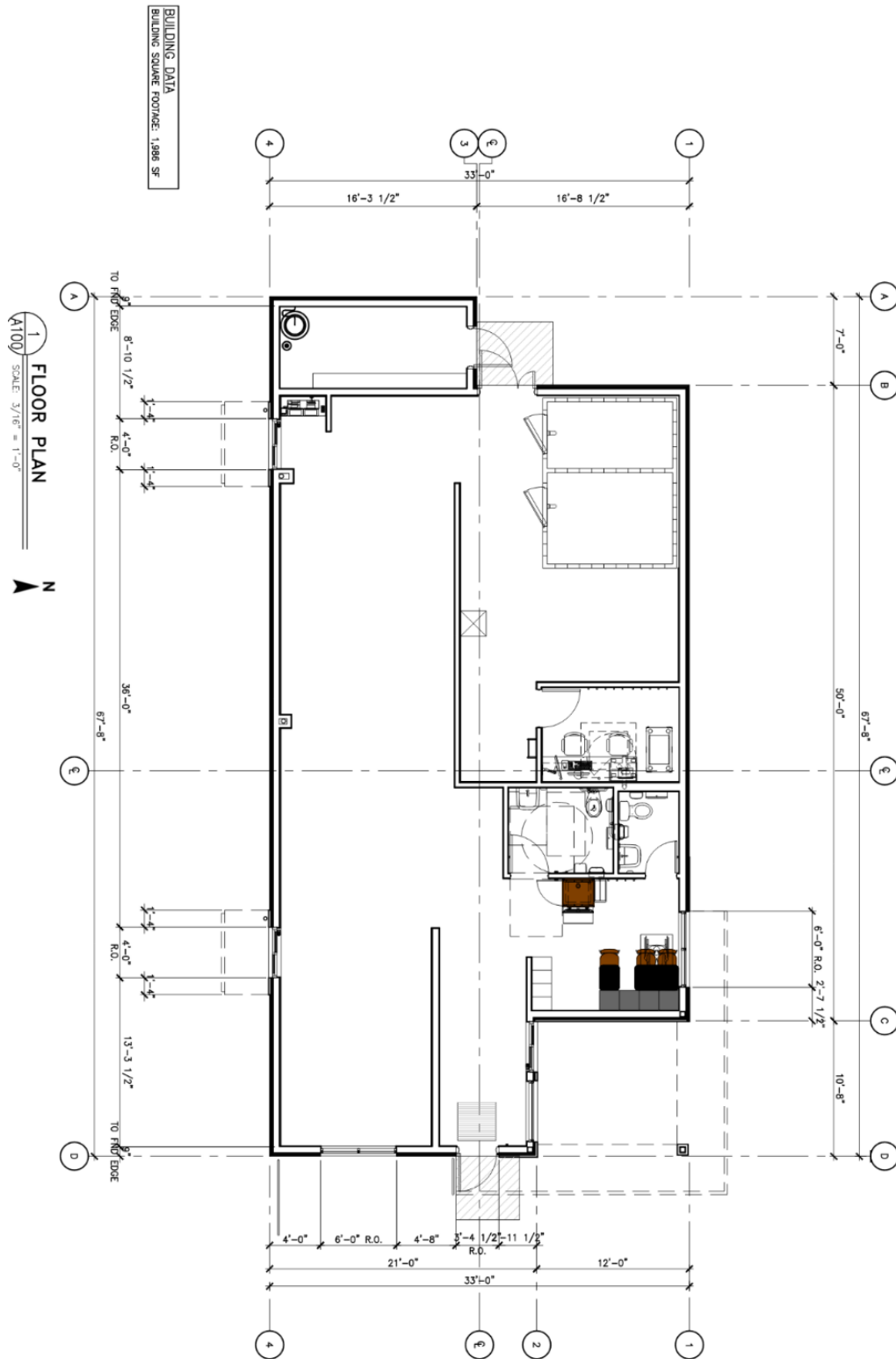
Subject Property

Date of Photography : 2024





### Appendix C-1: Floor Plan



## Appendix C-2: Elevation Plan

