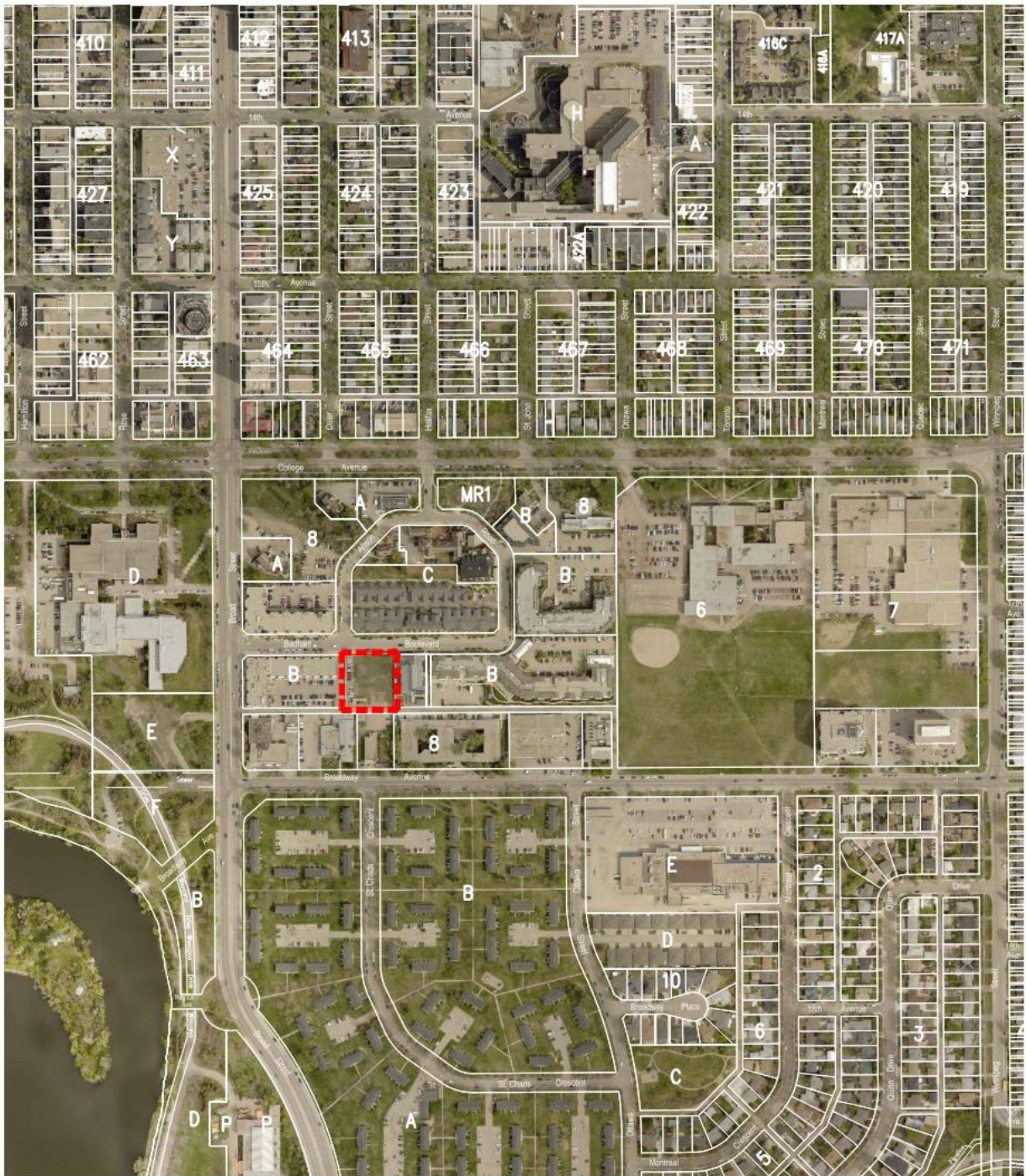



<b>Overview</b>	
<b>Proposal</b>	Fiorante Homes and Commercial Ltd. (Applicant & Landowner) proposes to develop a parking lot ( <i>Transportation, Parking Lot</i> ), consisting of 56 stalls, at 1657 Badham Boulevard (Subject Property), which is zoned DCD-QP – Former Diocese of Qu'Appelle Lands Direct Control District.
<b>Additional Information</b>	<p>The Subject Property is currently vacant land and is intended for high-density residential, per the DCD-QP; however, parking lots, as a principal land use, are potentially allowed as a temporary land use (up to two years is typical).</p> <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 location and surrounding land-use context is shown on the attached maps. Notable lands include mixed-use commercial and residential to the west; low and medium density residential to the north and east; and a mixture of commercial and institutional uses to the south. Badham Boulevard is classified as a local roadway.</p>
<b>Process</b>	
<b>Review / Decision</b>	<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>
<b>Updates</b>	Visit <a href="http://Regina.ca/ProposedDevelopment">Regina.ca/ProposedDevelopment</a> for updates on this application.
<b>Contact</b>	Zoey Drimmie, City Planner II Planning & Development Services <a href="mailto:ProposedDevelopment@regina.ca">ProposedDevelopment@regina.ca</a> / 306-777-7000

**Appendix A - Location**



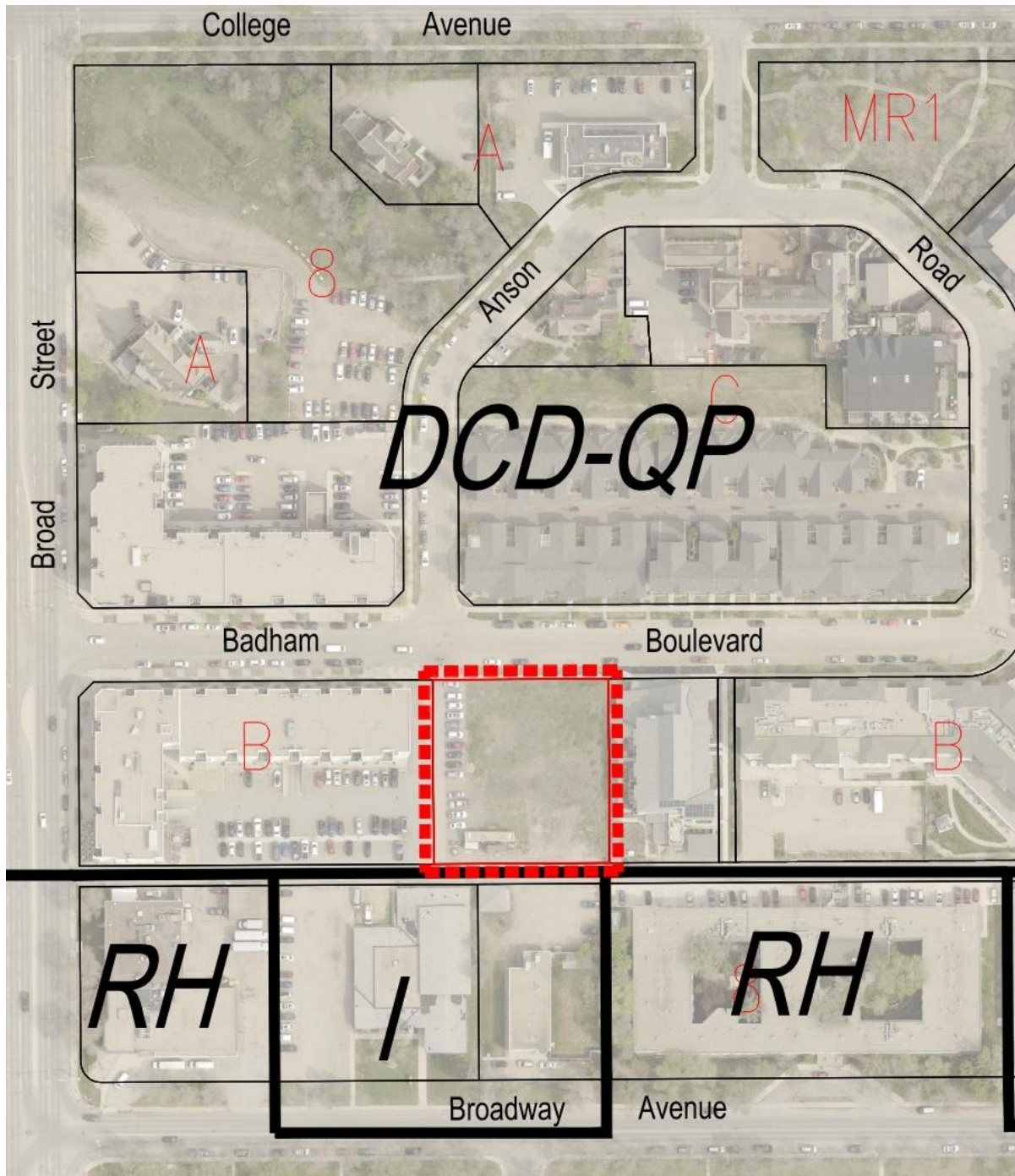
 Subject Property


Date of Photography: 2024



Project PL202600185 Civic Address/Subdivision 1657 Badham Boulevard

**Appendix B – Zoning**



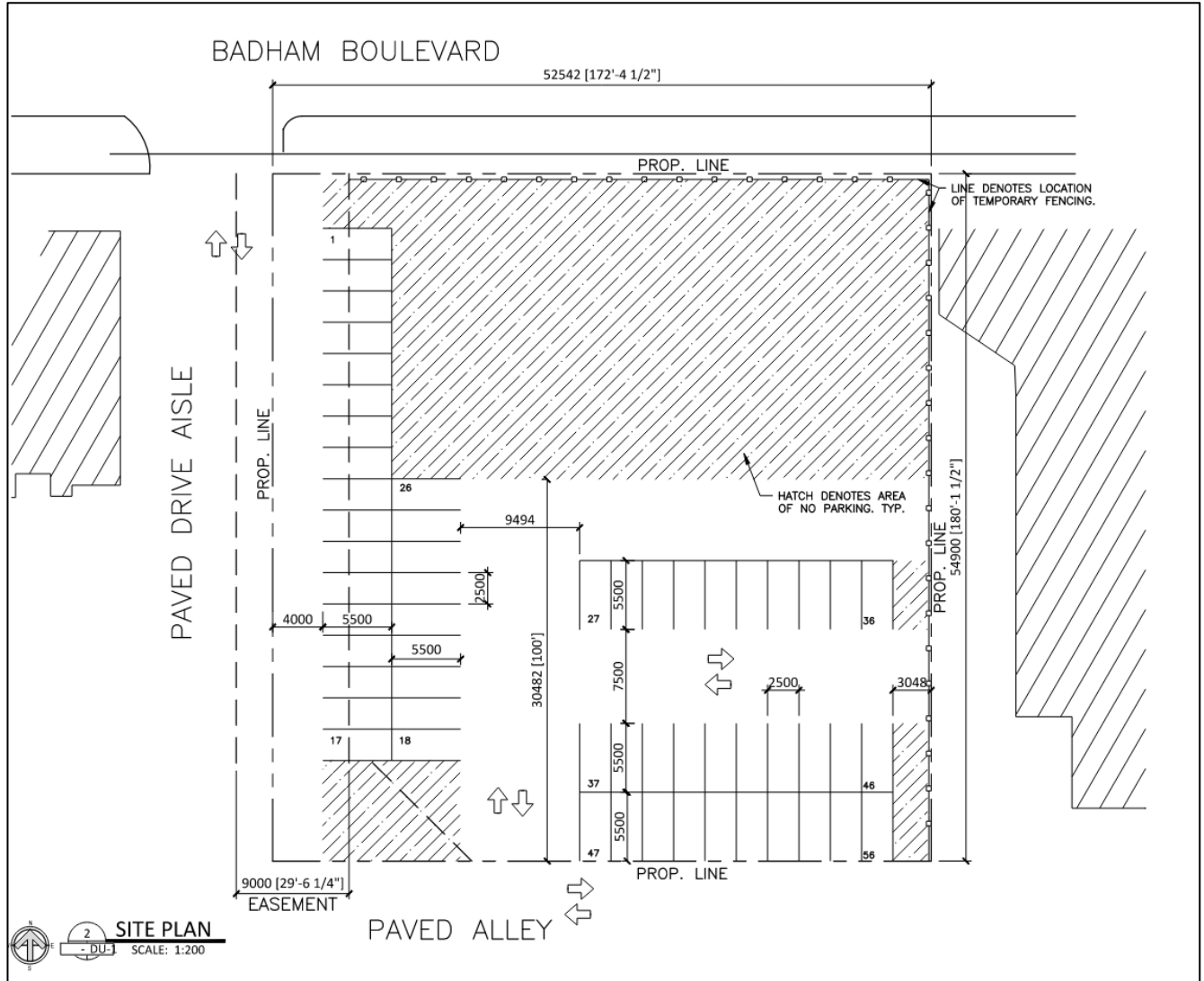
 Subject Property

Date of Photography : 2024



Project PL202600185 Civic Address/Subdivision 1657 Badham Boulevard

## Appendix C1 – Site Plan



**Application Review Process**

