

Discretionary Use – 1657 Badham Boulevard

Date	July 24, 2026
To	Deborah Bryden, Development Officer
From	Planning & Development Services
Item #	PL202600185

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

Fiorante Homes and Commercial Ltd. (Applicant and Landowner) proposes to develop a *Transportation, Parking Lot* at 1657 Badham Boulevard (Subject Property).

The intent is that the parking lot (Proposed Development) will consist of 56 stalls, and will:

- Occupy the south portion of the Subject Property only.
- Be accessed from the abutting laneways to the south and west.
- Constitute a commercial enterprise, generally catering to adjacent businesses.

The Subject Property is zoned DCD-QP – Former Diocese of Qu'Appelle Lands Direct Control District (DCD-QP Zone), which:

- Identifies the Subject Property as intended for high-density residential.
- Allows *Transportation, Parking Lot* as a temporary land use, through the Discretionary Use procedure.

The Subject Property constitutes undeveloped land within “Canterbury Park” development (no neighbourhood or community association designation applies). The surrounding land use context includes a mix of residential housing types, commercial and institutional.

The purpose of the temporary use provision is to allow vacant sites that are awaiting residential development to be used on an interim basis, as parking lots. The ultimate vision for “Canterbury Park” is a highly walkable, mixed-use development that reflects design themes associated with the former Diocese of Qu'Appelle rectory.

The Applicant has indicated that their intent is to eventually develop the north portion of the Subject Property, which is being withheld from the proposed parking lot, to residential; however, residential uptake is currently limited due to recent nearby development/ approvals. The proposed parking lot itself may form part of a future residential development.

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 occupy a vacant parcel that can be used to support the commercial and employment opportunities within the vicinity, which aligns with the following objective of *Design Regina: The Official Community Plan, Bylaw No. 2013-48* (OCP):

- 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.

The intent of the Former Diocese of Qu'Appelle Neighbourhood Plan (OCP – Part B.10) is to transition:

- “Canterbury Park”, generally, into a highly walkable, mixed-use development that reflects design themes associated with the former Diocese of Qu'Appelle rectory.
- The Subject Property, specifically, to “high-rise residential”.

Proposed Development is being pursued as a temporary use; therefore, does not conflict with the intent and vision of the Former Diocese of Qu'Appelle Neighbourhood Plan.

No concept plan or special study applies.

Consistency with regulations of the Zoning Bylaw.

The Proposed Development conforms with the land use and development standards associated with the DCD-QP Zone:

Land Use Details	Existing	Proposed
Zoning	DCD-QP	DCD-QP
Land Use	Vacant	<i>Transportation, Parking Lot</i>
Building Footprint	N/A	N/A

Zoning Analysis	Required	Proposed
Number of Parking Stalls	N/A	N/A
Minimum Lot Frontage (m)	14.6m	52.8m
Minimum Lot Area (m ²)	200m ²	2887m ²
Maximum Site Coverage	60%	N/A
Maximum Building Height	45m	N/A
Minimum Landscape Area	10-15%	N/A

Per, Chapter 6; Part 6C of the Zoning Bylaw, the regulations relating to the “High-rise Residential Policy Area” area apply to the Subject Property:

- “High-rise” residential development is the preferred and expected land use.
- *Transportation, Parking Lot* may be pursued as a temporary use only (6C.3; 3.1.2; Table 6C.T2(e)) (maximum duration not defined)

To satisfy this regulatory requirement, this report includes a condition that the *Transportation, Parking Lot* land use approval shall expire on December 31, 2028. This duration reflects the maximum period that can apply to temporary uses authorized through Chapter 1; Part 1E; 1E.1; 1.7 of the Zoning Bylaw, plus some additional time to allow the Applicant to develop the parking lot in accordance with City standards.

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 proposed parking lot is deemed to be compatible with the adjacent land uses, which includes commercial and associated surface parking to the west, institutional to the south and high density residential to the east. Further, the intent is that the parking lot will cater to employees and customers associated with the adjacent commercial businesses.

In order to help integrate the Proposed Development with the adjacent residential land uses, from an aesthetic and compatibility perspective, this report includes conditions relating to lighting and landscaping requirements.

There are no atypical environmental implications; however, the Applicant will be required to install any storm water management infrastructure that may be identified through the Development Permit review process.

The proposed access points and traffic implications have been reviewed and are deemed acceptable.

COMMUNICATION

Public notice has been carried out in accordance with *The Public Notice Policy Bylaw* and included a sign posting on the subject property, a notice letter sent to property owners within 75 metres of the Subject Property and notice posted on the City’s website. A summary of the feedback received, and Administration’s response, is provided below.

It is not within an area where a community association applies.

Public Review Summary		
Response	Number of Responses	Issues Identified
Completely opposed	1	No rationale provided
Accept if different	7	- Landscaping should be added - Structured parking preferred - Should include electric vehicle recharging facilities
I support this proposal	4	Supports adjacent commercial businesses
Total	12	

Issue: Should have space dedicated for electric vehicles (EVs) and carsharing.

Administration's Response: There are no provisions within the Zoning Bylaw that require the dedication of parking stalls for EVs or carsharing. Accessible parking, drop-off stalls, loading stalls, etc. are required where applicable and with prescribed ratios.

Issue: Should be a permanent structure.

Administration's Response: The proposed parking lot is temporary only, per Chapter 6; Part 6C; 6C.3; 3.1.2; Table 6C.T2(e) of the Zoning Bylaw.

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 temporary nature, site context, design and traffic considerations.

RECOMMENDATION

The application for a proposed Discretionary Use for *Transportation, Parking Lot*, located at 1657 Badham Boulevard, being Lot 3, Block B, plan 1020715628 is 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. As a prerequisite for Development Permit approval, the Applicant shall submit a landscaping plan.
3. Light and glare associated with parking area light fixtures shall be directed downward and inward toward the area being illuminated and away from neighbouring properties.
4. Approval of this discretionary use shall remain in effect until December 31, 2028.
5. Except as otherwise specified in this approval, the development shall comply with all applicable standards and regulations of *The Regina Zoning Bylaw, 2019*.
6. 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



July 31, 2026

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

Dated

Report prepared by: Zoey Drimmie, City Planner II

Attachments:

Appendix A-1 – Location
Appendix A-2 – Zoning
Appendix B – Site Plan



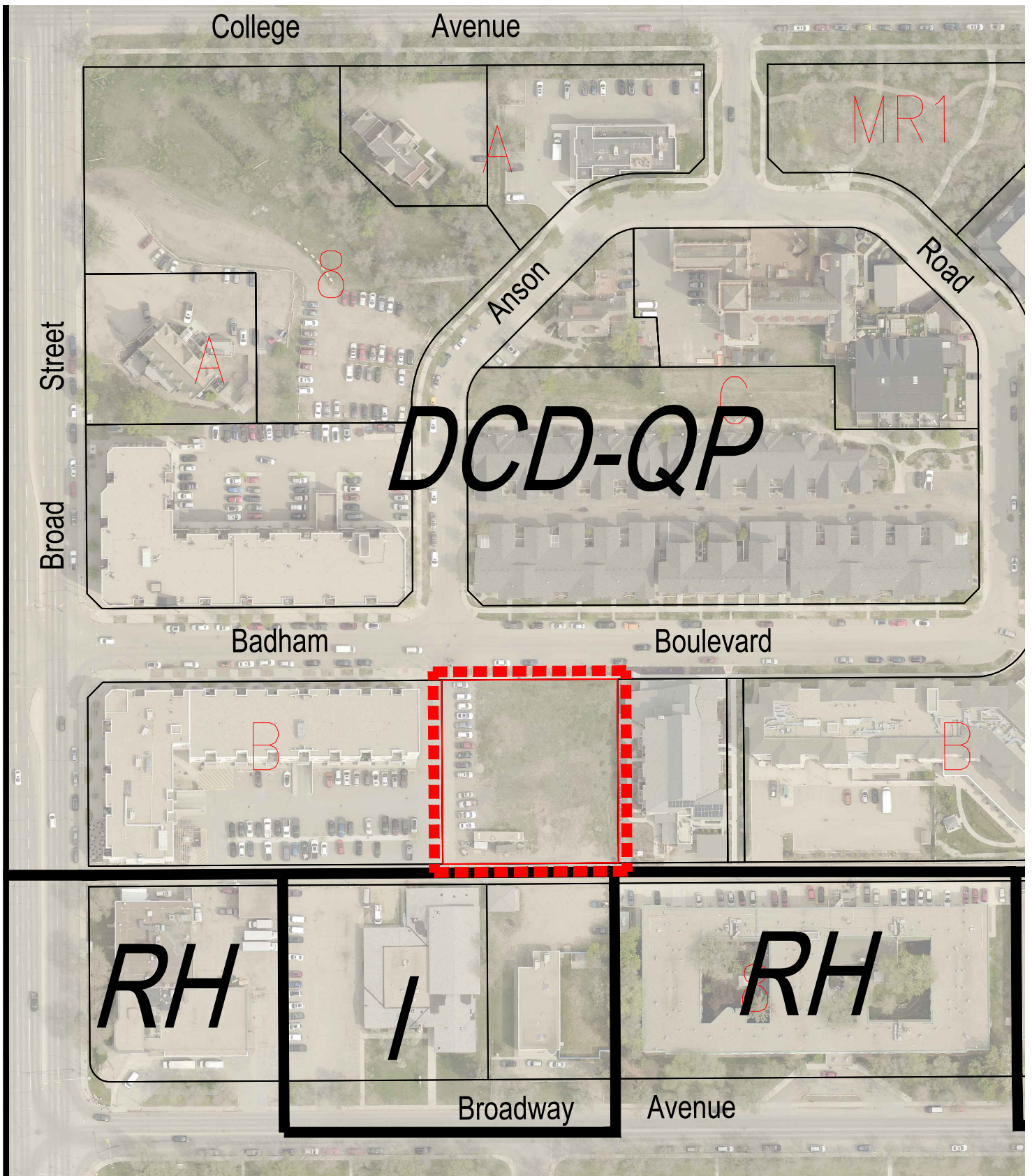
Subject Property

Date of Photography: 2024



Project PL202600185

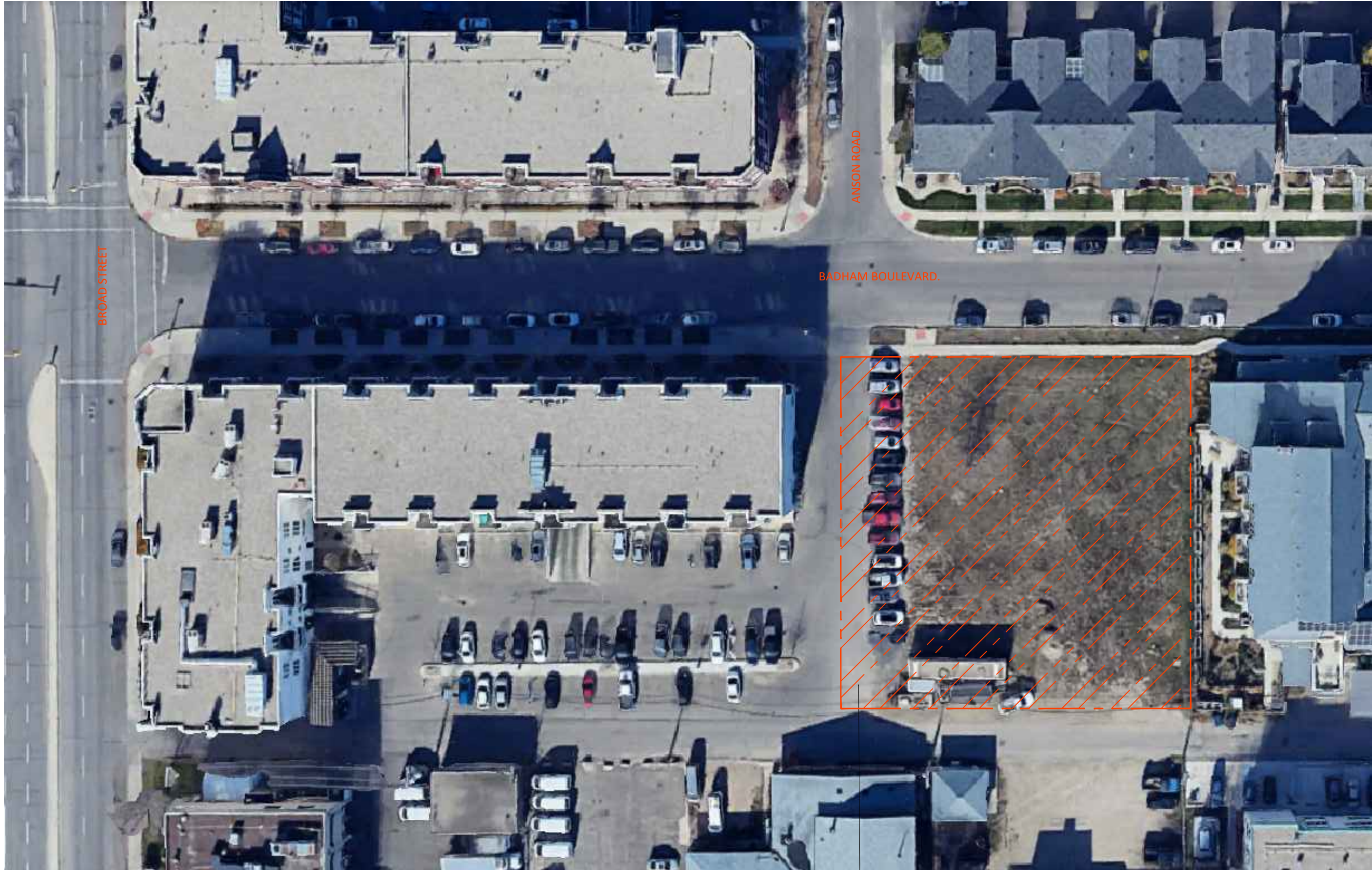
Civic Address/Subdivision 1657 Badham Boulevard



Subject Property

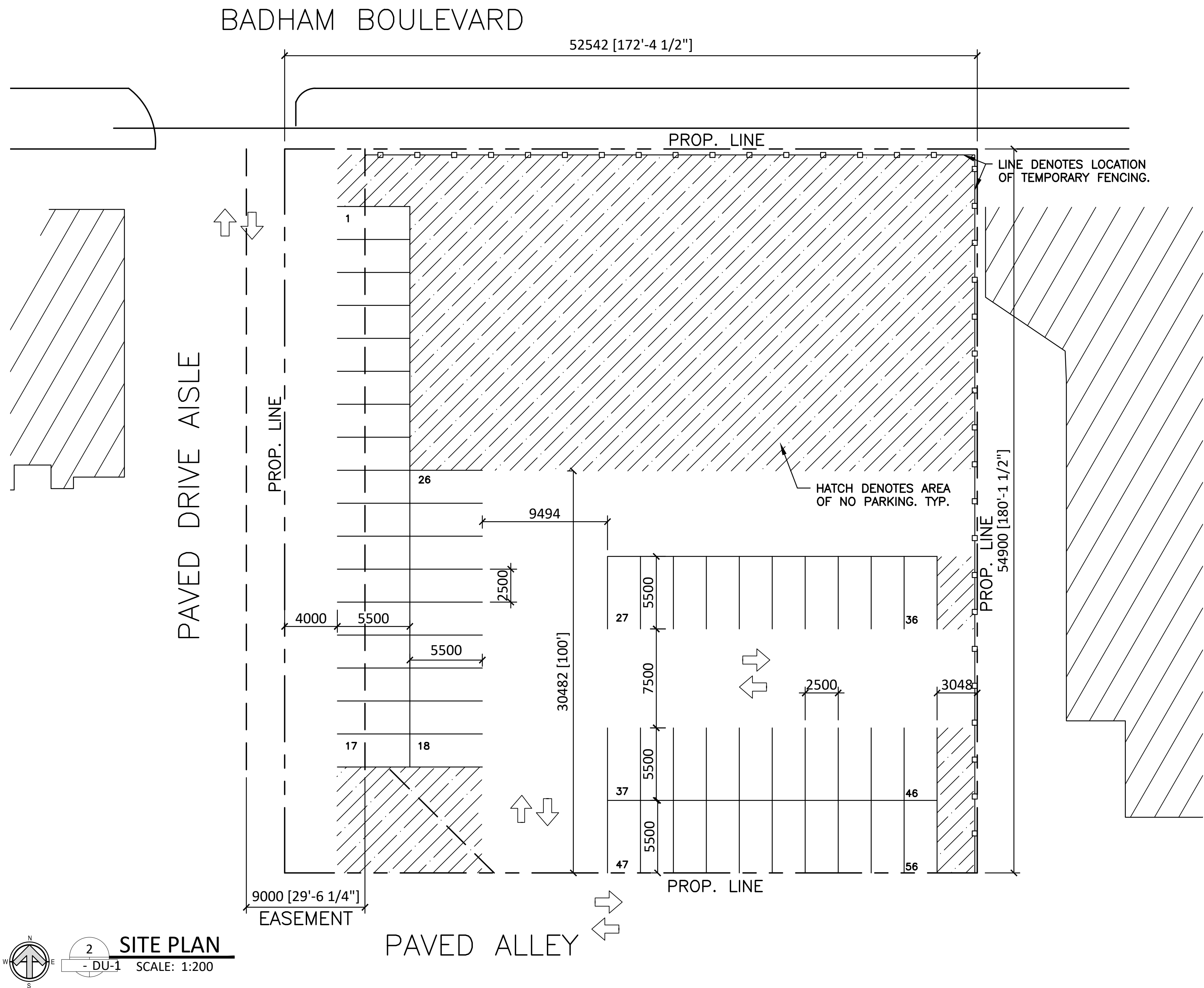
Date of Photography : 2024





KEY PLAN
1 - DU-1
SCALE: NOT TO SCALE

SHADING DENOTES AREAS OF CONSTRUCTION / RENOVATION. TYP.



SITE PLAN
2 - DU-1
SCALE: 1:200



FIORANTE
HOMES+COMMERCIAL



ARCHITECTURAL DESIGN
RESIDENTIAL + COMMERCIAL
PROJECT MANAGEMENT

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DATE	ISSUED FOR / REVISIONS	BY

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PROJECT TITLE:
1657 BADHAM BOULEVARD
- PARKING DU
REGINA, SASKATCHEWAN CANADA

PROJECT NO.: 26-016	DRAWN BY: N.B.
SCALE: AS SHOWN	APPROVED BY: -
REVIEWED BY: -	DATE: 2026.05.29

DRAWING NO.:

DU.1