

Public Notice Comments

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	22	<ul style="list-style-type: none"> • Density is too high • Wants single-family homes • Want additional access to Hawkstone • Does not want rentals in neighbourhood • Negatively impact property values • Parking • Wants this to be a park • More frequent bus access • Too much traffic
<i>Accept if many features were different</i>	4	<ul style="list-style-type: none"> • Too auto-oriented for sustainability framework • Affordable housing required
<i>Accept if one or two features were different</i>	4	
<i>I support this proposal</i>	4	<ul style="list-style-type: none"> • Good fit for the neighbourhood • Good height and design • Happy to see development

The following is a summary of issues identified through public consultation, listed in order of magnitude (starting with most numerous):

1. Park Space, Density, and Single-Family Dwellings.

Administration's Response:

- The property is zoned for medium-density residential development. If this location was to become a park space, it would require purchasing the land from the developer.
- Single-family homes are not permitted due to this location being identified for Medium-Density residential as opposed to low density.
- Developers of the Hawkstone Neighbourhood have provided the park and open space (Municipal Reserve) required under *The Planning and Development Act, 2007*.

2. Traffic and Bus Service

Administration's Response:

- Anticipated traffic impact was reviewed at the time of concept plan and rezoning application.
- There are no additional traffic impacts expected from this development that differ from the original review.
- Transit service expands as neighbourhoods develop.

3. **Project should include affordable housing**

Administration's Response:

The City of Regina does not require new developments to provide affordable housing. The applicant has indicated that there would be an intended mix of affordable and market housing, if possible, but that the revised proposal for 106 units would provide fewer options for affordable units than the original proposal.

4. **Property Value**

Administration's Response:

Administration is not aware of any supporting information that suggests that this development will result in loss of property value due to the addition of high or medium density residential development in the vicinity.

5. **Parking**

Administration's Response:

- Two proposals have been presented for consideration with either 106 or 148 residential units within the proposed development. The Zoning Bylaw requires 1 parking stall per unit, thus requiring either 106 or 148 parking stalls for the development. The applicant is providing 173 parking stalls. This is 1.63 stalls per unit in the revised proposal and 1.17 stalls per unit in the original proposal.
- It is not anticipated there will be a significant parking strain on the on-street parking.

6. **Renters**

Administration's Response:

The City of Regina cannot prevent any owner from renting out their property as a residence.

7. **Additional Road Access into Hawkstone**

Administration's Response:

- Currently the only access into the residential portions of Hawkstone is through Rochdale Boulevard. The Hawkstone Concept Plan identifies two additional road accesses into the Hawkstone neighbourhood. One at the intersection of Big Bear Boulevard and Argyle Street, and another further north at Argyle Street and a not-yet-named street. Development of these accesses will occur as development proceeds.
- Due to the proximity to the Highway 6 interchange, it is not permitted for Rochdale Boulevard to extend and connect to Albert Street. This was determined at the time of the neighbourhood plan, and Hawkstone Concept Plan reviews.