

Appendix B
Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	14	<ul style="list-style-type: none"> - Keep baseball diamonds and park area for children use. - Loss green space, especially city park lands. - If the City invested in planting trees, upgrading with new play structures and making the area more inviting, more people would utilize the space. - Height of buildings block the sun from properties to the East. - Vehicle/pedestrian traffic and parking problems already exist due to the congestion of schools in one area. - The local street cannot handle traffic on Sheppard Street, hardly room to drive down the road. - Difficult accessing alley as park cars block alley during drop-off/pick-up periods. - Parking will be a problem when building is expanded. - Increase in noise. - High density of students on small parcel of land. - This project should be for a newer area with more space. - A better use of the land would be to build affordable housing, senior home/complex or a community centre. - Decrease in property values.
<i>Accept if many features were different</i>	2	<ul style="list-style-type: none"> - The park is used by lots of kids and adults for other uses than just baseball. - Not keen about the school increasing in students. - Might be more suitable on a bigger street that can accommodate more traffic. - Concern with vehicle traffic control for the greatly expanded facilities including law enforcement and pedestrian cross-walks. - Concerns with respect to sewer and water infrastructure, and degradation to nearby streets during construction period(s). - Love having Huda School in the neighbourhood at its current size. - Support education of students in the community, which includes expanded classrooms and proper gymnasium.
<i>Accept if one or two features were different</i>	0	
<i>I support this proposal</i>	8	<ul style="list-style-type: none"> - Expanded facility is important for this demographic of the community. - Important to keep supporters of the Regina Huda School in Regina and surrounding area as they may attract more people into the community. - School needs more classrooms as there are many kids waiting for admission. - Kids will have bigger multipurpose room to do more activities. - No concern as long back alley road passage is not affected.

1. Issue: Loss of Park

- *Keep baseball diamonds and park area for children use.*
- *The park is used by lots of kids and adults for other uses than just baseball.*
- *Loss green space, especially city park lands.*
- *If the City invested in planting trees, upgrading with new play structures and making the area more inviting, more people would utilize the space.*

Administration's Response:

The 2007 *Open Space Management Strategy (OSMS)* identifies that dedicated open space for a neighbourhood shall be provided on the basis of 1.2-1.6 ha/1,000 people. The Coronation Park neighbourhood has a total of 16.19 hectares of dedicated open space. Based on the ha/people guideline the Coronation Park area has a surplus of 5.19 hectares of neighbourhood level park space. The removal of 0.81 hectares would result in a surplus balance of 4.38 hectares of open space in the neighbourhood. Sheppard Park has a rating of poor condition from the OSMS. Administration is supportive of the sale as there is a need for the adjacent school to expand and the availability of this land. This is seen as an appropriate future use of the land given the context of the site.

The user groups of the ball diamonds can be accommodated at other facilities within the City.

2. Issue: Height of Buildings

- *Height of buildings block the sun from properties to the East.*

Administration's Response:

Any development on the site would have to conform to the development standards of the Zoning Bylaw. Under the current Zoning Bylaw the maximum height for a building within the I - Institutional Zone is 15 metres. The development would also have a minimum front yard setback of 4.5 m and a minimum side yard setback of 3 m from the property line. There is a road between the subject property and residential development to the east and a lane from the subject property and the residential development to the south. It is not anticipated that, considering the height and setback requirements, any future development would block the sun from residential development nearby.

3. Issue: Parking, Traffic, Streets

- *Vehicle/pedestrian traffic and parking problems already exist due to the congestion of schools in one area.*
- *Concern with vehicle traffic control for the greatly expanded facilities including law enforcement and pedestrian cross-walks.*
- *The local street cannot handle traffic on Sheppard Street, hardly room to drive down the road.*
- *Might be more suitable on a bigger street that can accommodate more traffic.*
- *Difficult accessing alley as park cars block alley during drop-off/pick-up periods.*
- *Parking will be a problem when building is expanded.*

Administration's Response:

The Administration has considered the potential traffic impact of the proposed change. There is sufficient capacity on the adjacent and nearby roadways to accommodate the proposed rezoning. A more detailed Traffic Impact Assessment (TIA) report will be required at the time of development permit application to identify if any further upgrades are required to accommodate the revised traffic flow. This will include an assessment of driveway locations.

4. **Issue: Size of Land**

- *High density of students on small parcel of land.*
- *This project should be for a newer area with more space.*
- *Not keen about the school increasing in students.*
- *Love having Huda School in the neighbourhood at its current size.*

Administration's Response:

The City's Zoning Bylaw regulates the development on the site and during the development review of any future proposal the site will be evaluated using established regulations. The number of students permitted is regulated by the Regina Public School Board.

5. **Issue: Alternative Use for the Land**

- *A better use of the land would be to build affordable housing, senior home/complex or a community centre.*

Administration's Response:

The same review process would need to occur for any proposed development at the site. The City would need to sell the dedicated land and the proposal would be subject to zoning regulations. The current PS – Public Service would not permit residential development. The City has determined that given the context of the site that the intended future use is appropriate.

6. **Issue: Property Values**

- *Decrease in property values.*

Administration's Response:

Development in established neighbourhoods often generates concerns about the impact on property values. The Administration acknowledges that residents have these concerns, but is not aware of any evidence that such development will necessarily have a negative impact on surrounding property values. The potential impact in this regard cannot be determined conclusively in advance, but will be affected by the perceptions, experiences and resultant actions of individual households, over time.

7. **Issue: Infrastructure**

- *Concerns with respect to sewer and water infrastructure, and degradation to nearby streets during construction period(s).*

Administration's Response:

The subject area currently receives a full range of municipal services, including water, sewer and storm drainage. For any future development on the site the applicant will be responsible for the cost of any additional or changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

Community Association Consultation Summary

1. **Issue:** Concern of the long period of time before development and that the future plans for development will remain the same in the future. Concern the park will turn into a parking lot or a fenced area with no access.

Administration Response:

The City cannot hold purchaser to those plans, but any development will be required to conform to the Zoning Bylaw. An expanded parking lot, in support of the school would be permitted on the lot as per the Zoning Bylaw. However, the purchaser's intentions are to develop the site as a campus for educational needs.

2. **Issue:** If there is no specific date to start construction, then it should be left as it is. Can the land be sold down the road when they are ready to build?

Administration Response:

The purchaser approached the City to purchase the land, it is our understanding the timing of their plans will be based on financial capacity to move forward, these timelines are subject to change. Ultimately it is City Council's decision to approve the sale of dedicated land at this time or to defer it.

3. **Issue:** If their intent is to have parking space, then that should be included in the proposal.

Administration Response:

The purchaser has not indicated that the land would be used as a parking lot. They have indicated that they plan to construct a building including more classrooms, a prayer hall and potentially another building which would serve as a multi-purpose facility and gymnasium.

4. **Issue:** What happens to the money from the sale of the land? Do the funds help to improve other parks in the Coronation Park area? Are we (the community) going to be notified as to how the funds from the sale will be used?

Administration Response:

The money from the sale of the property would be deposited into the Dedicated Lands Reserve. There are no specific plans to reinvest the cash at this time. However, *The Planning and Development Act, 2007* and *The Dedicated Lands Regulations, 2009* restrict the use of the funds to purposes related to purchase, development or upgrading of new or existing public parks or recreation facilities.