



June 11th, 2019

To: Regina City Council

Re: June 2019 Zoning Bylaw

I am the owner and primary shareholder of Artisan Taekwondo. We are a small martial arts club that has been proudly serving the Regina community for 8 years and on behalf of myself and my Artisan families, I would like to express my objections to this zoning bylaw.

This bylaw, with language to allow the City to prohibit or exercise discretion, limits my ability to control the development and growth of my business. Without cause or case, it seems we are being exercised from industrial areas. Even with the opportunity to be 'grandfathered' in the zones in which we already operate, we would not have the option or opportunity (or at least not be guaranteed the option or opportunity) to move or expand within those areas.

With no other explanation than "that's the plan" it seems that this bylaw serves only developers and landowners expanding new commercial districts in the East and West ends of the city. I urge city council to consider A Factor of Three. Moving into a new commercial and/or retail development my base lease would increase *by a factor of three*. My operating costs would multiply *by a factor of three*. My Common Area Costs and my taxes would increase *by a factor of three*. Based on current prices, just moving my business into the only spaces allowed, staying at the same size would multiply the cost of doing business *by a factor of three*. And the need to move would be driven by needing more space, so that by a factor of three would simply be *the minimum*!

I would love to better serve families by being in a retail area, but I can tell you with 100% certainty that my families could not bear the increase to their fees by the same factor of three. As much as they would want to support me and my efforts, it would not be sustainable.

Unless developers and landowners in these new developments can match the per sqft lease costs, CAM costs, and OP costs that are available in the industrial zones, our hands will be forced; not to move into new commercial developments, but to close our doors.

In my particular location, there are several businesses that fall into the fitness/recreation/sport category. We bring families and traffic and light into our light industrial area. We provide services to

families from all over the city. We use parking lots that would stand empty and dark after 5:00pm. We are the reason costs and claims for crime and vandalism are low in these areas. We rarely interfere with our business neighbours because, for most of us, our operations don't hit full swing until after standard working hours. The benefits of recreation and sport in these areas mirror the benefits of recreation and sport in a community. We are part of the fabric creating long-term good.

A bylaw constricting the ability of any business owner to meet the needs of the communities it serves would be short-sighted and harmful. Not simply to that business. In this case, that harm would extend to the families we serve and the greater good that is fed when people are active and healthy and have a place to go that fuels their goals.

By a factor of three.

Please consider carefully.

Sincerely,



Michelle Keith

Artisan Taekwondo | **Impossible Is Nothing**

