

Regina City Council

Re: Zoning Bylaw Changes Regarding Recreational Facilities/Businesses in Industrial Areas

We are writing to express our objection to the proposed changes to the City of Regina's bylaw which would prohibit new gyms/ martial arts studios/ fitness facilities/ dance studios from opening or expanding in industrial areas.

We currently are members of CrossFit Regina, regular users of Crosscourt Badminton and our grandson plays soccer at the QC Soccer Facility which are all in light industrial areas. There are numerous benefits to sports facilities such as these being located in an industrial area versus a residential or commercial area.

Parking- is more numerous and more accessible, especially in the evening when such fitness facilities are at their busiest and the industrial companies are mostly closed. I can't think of very many residential areas who would want a large influx of temporary parkers every evening. I also don't believe commercial area owners would want the influx of parking to take up spots that their own customers could use. There are already enough small strip malls who designate parking spots for particular stores only.

Cost - industrial rent costs are lower than commercial rents and as a result allow fitness businesses to be more successful while keeping member costs affordable. We believe many current gyms/dance studios/recreational businesses would not survive if they had to be located in commercial or residential areas and that would be a negative outcome for Regina residents.

In addition, grandfathered recreational facilities in industrial areas could face rent/lease increases from building owners because the owners know the gym cannot relocate to another industrial area building. Under the new zoning changes the gym would have to stay where they are or move to a commercial or residential area with higher costs.

Practicality- industrial area buildings are better suited to many of these recreational facilities because of their high ceilings, bay doors and tougher build. You can't play badminton in a building built for the usual commercial uses (restaurants, stores, offices) and you certainly can't throw a baton, scale a rock wall or a climb a rope.

The noise factor-we have all heard recently of the noise issue in Moose Jaw with a dance studio versus Burton Cummings. I'm surprised Regina City Council wants gyms to be located in residential or commercial areas. I know most recreational businesses whether they be CrossFit, Pilates, weightlifting, general fitness facilities or dance studios play music and play it loudly. Intense exercise is not a quiet pursuit. Weights bang, people shout and cheer. How many coffee shops/restaurants/medical offices/business offices want a sports facility nearby going thump/thump/thump? For that matter how many residential neighbourhoods want the same?

The Official Community Plan that is meant to encourage development of Recreational Service Facilities in zones that complement and support complete communities is a valid idea, however not all recreational facilities/businesses are suited for existence in a commercial or residential zone due to the nature of their recreational pursuits.

We believe these businesses are better suited in industrial zones for the above reasons and implore you to not change the bylaw and continue to allow recreational facilities to locate in industrial areas.

Bernard Young and Geraldine Webb-Young