

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	6	<ul style="list-style-type: none"> - A Residential Homestay will create a transient population which will significantly alter the current character of the surrounding Lakeview Community. - Concern over the guests having out-of-control parties and adjacent property damage. - Residential Homestays tend to inflate residential rental rates and destroy that sense of neighbourliness that makes Lakeview a wonderful place to live. - Do not make it a residential homestay, rather maintain it as a single residential dwelling like it currently is. A home owner needs to live at the single residential dwelling, we do not want a business running out of a home, nor do we want visitors in and out of neighbourhood. - Have the owner live in the property or rent it to long-term family/tenant. This is the thin wedge that will tear the fabric of established communities by introducing transient visitors. This is a residential neighbourhood in which a commercial rental property does not belong. - There are many vacant properties in Regina with proper commercial zoning that would be much more appropriate for such a proposal. - Residential neighbourhoods are not zoned for this type of business use because it is disruptive, increases transiency, and has detrimental effects on neighbours and neighbourhoods such as increased noise, traffic, thoughtless neighbours that have no interest in establishing long term positions in the community, garbage and littering, and a diminished sense of community. - This type of rental unit in the inner city also has negative effects on the amount of people living in the inner city and over time erodes services and vibrancy of the inner city.
<i>Accept if many features were different</i>	1	<ul style="list-style-type: none"> - Concern with noise possibilities and parking issues, especially on 21st Street. - Concern that there is a possibility of the home being rented out to many more individuals as the home has a potential for six bedrooms than the four bedrooms listed. - This is a designated heritage home, any major changes to the property could significantly affect the appeal of these homes to the other owners along Albert Street. Strict guidelines on modification to the property should be in place. - Request that there should be strict guidelines and rules to limit this becoming some type of “hotel” on a residential street in a beautiful heritage home. - Limit the usage of the homestay to full dwelling only. With strict rules that all guests must park on site only.
<i>Accept if one or two features were different</i>		

<i>I support this proposal</i>		
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1. Issue: Parking & Traffic

Administration's Response:

The Zoning Bylaw only requires a minimum parking standard of 0.5 stalls per bedroom, plus one stall for the dwelling. The subject property has to provide a minimum of 3 parking stalls on the site. They have provided 4 parking stalls which meets the requirement of the Zoning Bylaw.

2. Issue: Commercial Use in Residential Zone

Administration's Response:

The Zoning for the property will remain residential regardless of the income received by the owner for renting the property for residential purposes.

3. Issue: Illegal Activity

Administration's Response:

Any illegal activity on the property or on adjacent properties will be enforceable under the Criminal Code of Canada.

4. Issue: Heritage Building

Administration's Response:

The building is not currently on the list of Historical Places (Heritage Inventory).