

Public Consultation Summary

| Response   | Number of Responses | Issues Identified  |
|--|---------------------|--|
| <i>Completely opposed</i>                            | 7                   | <ul style="list-style-type: none"> <li>- Area needs other amenities, such as a library and a community centre</li> <li>- Development will have a severe impact on traffic along 4<sup>th</sup> Avenue and Connaught Street</li> <li>- Commercial activities will impact the residential developments</li> <li>- Heavy truck traffic will impact the surrounding street</li> <li>- Redevelopment is fine but not to this extent</li> <li>- There should be no parking along Connaught Street, 4<sup>th</sup> Avenue should be widened, and there should be no truck access from 3<sup>rd</sup> Avenue</li> <li>- The area should develop with offices, institutions, green spaces, community gardens and residential development</li> <li>- There will be a negative impact on property values on the surrounding properties</li> <li>- Development will bring noise and more crime</li> <li>- Pedestrian safety</li> </ul> |
| <i>Accept if many features were different</i>        | 4                   | <ul style="list-style-type: none"> <li>- Increased traffic</li> <li>- Community needs recreational spaces</li> <li>- Proposed entrance on Connaught Street should be removed</li> <li>- Preference for specific retail brand name over the other</li> </ul>  |
| <i>Accept if one or more features were different</i> | 20                  | <ul style="list-style-type: none"> <li>- Potential traffic and parking impact</li> <li>- Concerned if Connaught Street will be sufficient to accommodate heavy traffic flow and peak hour traffic</li> <li>- Increased traffic at the 4<sup>th</sup> Avenue and Connaught Street intersection</li> <li>- Install traffic light at 4<sup>th</sup> Avenue and Connaught Street intersection</li> <li>- Could the access be from Lewvan Drive?</li> <li>- Require more access points from the surrounding streets to the site</li> <li>- Potential construction noise and screening from the adjacent residential developments</li> <li>- Consult with the community association for future development</li> <li>- Community sign should remain</li> <li>- There should be landscaping and screening/buffering requirements to avoid any potential impacts</li> </ul>   |
| <i>I support this proposal</i>                       | 13                  | <ul style="list-style-type: none"> <li>- Proposed location, layout and additional services</li> <li>- Development is bringing new businesses and amenities to the community</li> <li>- Amount of parking provided on site</li> </ul>   |

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|--------------|----|---|
| <i>Other</i> | 11 | <ul style="list-style-type: none"><li>- Increased traffic and its impact on the surroundings streets</li><li>- Loss of on-street parking along Connaught Street</li><li>- Impact on sewer and water</li><li>- Will there be enough parking within the proposed development to contain the spillover to Connaught Street</li><li>- Suggest to not have an entrance along 4<sup>th</sup> Avenue</li><li>- Ensuring the protection of trees is important; if feasible, large trees should be installed</li></ul> |
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1. **Issue: Increased traffic and its impact on the surroundings streets, and potential signalized intersection**

*Administration's Response:*

A Transportation Impact Assessment (TIA) was submitted and reviewed by Administration. Some of the major recommendations from the TIA that shall be implemented through a servicing or development levy agreement, upon approval of the application, are:

- Providing one right-in-right-out access along 4<sup>th</sup> Avenue, one full turns access on Connaught Street north of 4<sup>th</sup> Avenue, and one full turns access at the intersection of Connaught Street and 3<sup>rd</sup> Avenue.
- Removing on-street parking along a portion of the south side of 4<sup>th</sup> Avenue west of the intersection with Connaught Street to allow for a left turning lane.
- Monitoring the intersection of 4th Avenue and Connaught Street for future traffic signals. Under current conditions, this intersection does not meet the requirements for a traffic signal. However, the intersection will be regularly reviewed by Traffic Operations to assess the impact of the development as it builds out. If the findings of the latter studies identify the need for the intersection to be signalized, the developer shall be responsible for any such upgrades.

2. **Issue: Parking within the development and spillover parking along Connaught Street**

*Administration's Response:*

The development proposal exceeds parking requirements, as such, spillover should not be a problem.

3. **Issue: Site Access from Lewvan Drive**

*Administration's Response*

Lewvan Drive has been designed as major arterial road to allow major traffic flow and an access on Lewvan Drive will be too close to the intersection of 4<sup>th</sup> Avenue and impact safety conditions along the roadway.

4. **Issue: Site Access on 4<sup>th</sup> Avenue**

*Administration's Response:*

Site access from 4<sup>th</sup> Avenue will be limited to a right in right out to mitigate safety and traffic impacts along 4<sup>th</sup> Avenue.

5. **Issue: Commercial activities impact the residential developments**

*Administration's Response:*

This development is in conformity to the OCP, as neighbourhood commercial services are an integral part of any neighbourhood and land use planning.

Such developments will revitalize the community and help achieve OCP's goals by providing opportunities for a full range of commercial and institution activities and supporting intensification and development of complete neighbourhoods by encouraging the local commercial within residential areas.

6. **Issue: Property value**

*Administration's Response*

Development in established neighbourhoods often generates concerns about the impact on property values. 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: Impact of heavy truck traffic on surrounding street and no truck access from 3<sup>rd</sup> Avenue**

*Administration's Response*

Administration is aware of the potential impact of the large vehicle on the surrounding streets. As a result, the access to site by such vehicles will be limited to the right in right out and the entrance located on Connaught Street immediately north of the 4<sup>th</sup> Avenue.

8. **Issue: Loss of on-street parking along Connaught Street**

*Administration's Response*

- Administration is recommending no parking or no parking during peak hours along a portion of Connaught Street and 4<sup>th</sup> Avenue, respectively. These solutions will ease the general traffic concern as the initial development proceeds.
- When more development occurs on site, Administration will reassess the on-street parking situation along Connaught Street to ensure that a balance is met between traffic flow and on-street parking requirements. This may require the future addition of "No Parking Zones" along the west side of Connaught Street from 4<sup>th</sup> Avenue to the alley north of 4<sup>th</sup> Avenue, and/or the east side of Connaught Street from 4<sup>th</sup> Avenue to the first access into the proposed development (approximately 75 meters north of 4<sup>th</sup> Avenue).

9. **Issue: The area should develop with offices, institution, green spaces, community gardens and residential development**

*Administration's Response*

*The Regina Zoning Bylaw 2019*, MLM – Mixed Large Market Zone allows the development of land uses such as commercial, office, retail trade and more. Since the development is market driven, as market experts, developers are best suited to identify the market trends and community's need and plan appropriate land uses at a particular area.

10. **Issue: Consult with the community association for future development**

*Administration's Response*

Land uses identified in this concept plan are permitted under the MLM-Mixed Large Market Zone. Administration will circulate application on a case by case basis as determined by the *Planning and development Act 2007* and Zoning Bylaw.

11. **Issue: Development will bring noise and more crime**

*Administration's Response*

- Administration is not aware of any evidence to support a commercial development causing an increase in crime.
- All developments and the community must adhere to *Regina Noise Abatement Bylaw 6980*, which is established to regulate loud and unnecessary noise.

12. **Issue: Require landscaping and screening/buffering requirements to avoid any potential impacts**

*Administration's Response*

- We have assessed the plan and determine that it will meet the minimum requirement and that a detailed plan will be reviewed at the time of Building Permit.

13. **Impact on sewer and water**

*Administration's Response*

- The Application was reviewed by Administration and has determined that there is sufficient infrastructure capacity to accommodate the proposed development.

14. **Potential construction noise and screening from the adjacent residential developments**

*Administration's Response*

- *Regina Noise Abatement Bylaw 6980* was established to regulate loud and unnecessary noise and it requires:
  - no person shall make, continue, cause or permit to be made or continued, any unreasonably loud or excessive noise likely to disturb any reasonable person within the city.
  - The use of power tools is prohibited between 10 p.m. and 7 a.m.

15. **Aged infrastructure is already challenged, especially along Connaught Street. Two plus years of constant development will take that road to its end of life. As a Community we would like to know, what is the City's plan to address this?**

*Administration's Response*

- Any damages due to the construction will be the responsibility of the developer and regular wear and tear would be managed through neighbourhood renewal process; and
- Impacts to Connaught Street resulting from heavy truck usage for the development will be minimized as much as possible by requiring the trucks to enter the site via 4th

Avenue and exiting the site via the first access on Connaught Street north of 4th Avenue.

**16 Area needs other amenities, such as a library and a community centre.**

*Administration's Response*

- Any development within a privately-owned site will depend on the developer's need analysis. City's role would be limited to verifying the Zoning Bylaw and other municipal bylaws compliance.
- The process of determination of need for such facilities is guided by the City's Recreation Master plan.