

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	124	<ul style="list-style-type: none"> - Size (13 Comments) <ul style="list-style-type: none"> ▪ would not be opposed to boutique sized liquor store ▪ the size of the liquor store is much too large and will be come a defining feature of a street that is supposed to contribute to Regina’s charm ▪ would like to see the building size limited to 1500 square feet - Design (17 Comments) <ul style="list-style-type: none"> ▪ does not blend with the architecture and character of community ▪ site should be mixed-use development with residential and neighbourhood scale retail ▪ would like to see architectural guidelines in place - Location <ul style="list-style-type: none"> ▪ support use of long-term vacant land but not a liquor store ▪ should be in a different location then proposed i.e. strip mall or closer to Albert Street ▪ too close to residential properties - Traffic / Parking <ul style="list-style-type: none"> ▪ already high amount of traffic on 13th Avenue, Retallack Street Robinson Street and Rae Street the proposed development will add to the problem ▪ insufficient parking on site ▪ there is not enough street parking available for that location ▪ the corner is already busy with people crossing and adding a liquor store would make it worse. Accidents will happen ▪ need more light up cross walks and slower speeds - Liquor Options <ul style="list-style-type: none"> ▪ against big chain store ▪ want locally owned stores ▪ already have off-sales (Silvers, Pile of Bones, Empire Hotel) and SLGA run Liquor Store (Dewdney) within the area ▪ there are other licensed establishments that serve alcohol don’t need another place to serve alcohol - Will hurt local businesses / shops - Will devalue the residential properties and surrounding area - Safety / Loitering <ul style="list-style-type: none"> ▪ there is already an increase in crime in the neighbourhood. The Liquor Store will cause more issues as well as unneeded loitering ▪ concern over hours of the liquor store ▪ general concern over safety/crime with the proposed development - Social Concern <ul style="list-style-type: none"> ▪ opposed to an alcohol outlet across the street from the neighbourhood community centre that runs kids programs as well as AA & NA meetings ▪ too close to the new proposed YWCA that will be a couple blocks away has a woman shelter ▪ opposed to liquor store so close to schools ▪ Street Culture Project is a block away that runs a non-profit organization that provides housing, mentorship and support to

		<p>the At-Risk & Vulnerable Youth of Regina. To place a liquor store near by is a disregard for the work of the Street Culture Project</p> <ul style="list-style-type: none"> ▪ Alcohol is a drug and root cause of the majority of society's problems <p>- Liquor stores were prohibited in the Zoning Bylaw 9250 and should only be allowed within the MLM Zone</p> <p>- Within conflict with the Cathedral Neighbourhood Plan such as the two open space on the west side of Robinson and east side of Retallack along 13th Avenue should have "a town square concept focusing on the Safeway Plaza..." should be encouraged.</p>
<p><i>Accept if many features were different</i></p>	<p>17</p>	<ul style="list-style-type: none"> - Size (7 comments) <ul style="list-style-type: none"> ▪ rather have a small beer and wine store ▪ want a building that is smaller and more in keeping with aesthetic of neighbourhood ▪ don't like that the proposed building is so massive ▪ footprint of the proposed building is too large and knocking down one of the older remaining buildings on 13th Avenue is unacceptable - Design (5 Comments) <ul style="list-style-type: none"> ▪ Should have mixed use (low-rise apartment/condo building with retail) instead ▪ Prefer the entrance on 13th Avenue ▪ Does not match the character of the neighbourhood ▪ The façade doesn't appear to contribute to an open walkable neighbourhood - Location <ul style="list-style-type: none"> ▪ support use of long-term vacant land ▪ support idea of Liquor Store but in a different location - Will promote walkability within the community - Traffic / Parking <ul style="list-style-type: none"> ▪ provide more parking ▪ concern with increased traffic ▪ need a proper crosswalk for pedestrians - Liquor Options <ul style="list-style-type: none"> ▪ support a liquor store but not a big chain store. ▪ would prefer an independent store ▪ already have liquor stores in the area (Silvers, Pile of Bones), will take away from local entrepreneurs - Safety <ul style="list-style-type: none"> ▪ concern about crime associated with Liquor Stores - What will happen to the memorial that is on side of the MLA's office? This should be saved - Are there social and regulatory double standards around a new liquor store in close proximity to schools, community centres etc. but not cannabis stores?
<p><i>Accept if one or two features were different</i></p>	<p>11</p>	<ul style="list-style-type: none"> - Size (2 Comments) <ul style="list-style-type: none"> ▪ Change size from 5 lots to 3 lots ▪ Instead be a small wine / bistro store - Design (8 Comments) <ul style="list-style-type: none"> ▪ would rather have higher building (2-4 stories) ▪ encourage mixed use building (housing above main street retail) ▪ more windows, not frosted glass

		<ul style="list-style-type: none"> ▪ main doors on corner of 13th Avenue and Retallack Street ▪ Design should fit the community / neighbourhood better - Location <ul style="list-style-type: none"> ▪ welcome addition to community ▪ support use of long-term vacant land - Will promote walkability within the community - Traffic / Parking <ul style="list-style-type: none"> ▪ concern pedestrian safety at the intersection of Retallack Street and 13th Avenue - Increase Business in the community <ul style="list-style-type: none"> ▪ anchor to encourage other business to invest in area - Liquor Options <ul style="list-style-type: none"> ▪ adds a use (Liquor store) not currently offered in neighbourhood
<p><i>I support this proposal</i></p>	<p>70</p>	<ul style="list-style-type: none"> - Design (13 Comments) <ul style="list-style-type: none"> ▪ the building should match the neighbourhood more i.e. historical, vintage, façade similar to other stores in neighbourhood ▪ design should have included mixed use with condos above ▪ Building elements are consistent with the neighbourhood ▪ The design is reasonably tasteful and respectful to the character of the neighbourhood. - Location <ul style="list-style-type: none"> ▪ support location ▪ developing vacant lot ▪ across from Safeway - Will promote walkability within the community - Traffic / Parking <ul style="list-style-type: none"> ▪ add more parking ▪ concern over pedestrian traffic by alley ▪ concern over pedestrian traffic for the intersection of Retallack Street and 13th Avenue - Increase Business in the community <ul style="list-style-type: none"> ▪ contribute to off-shoot business to other retailers - Liquor Options <ul style="list-style-type: none"> ▪ community is missing a liquor store that provides variety / quality options - Safety / Loitering <ul style="list-style-type: none"> ▪ this project should not pose anymore threat than what is already in the community. ▪ hope security is maintained and a plan in place for loitering ▪ this development would be safer then walking past an empty lot
<p><i>Other</i></p>	<p>3</p>	<ul style="list-style-type: none"> - Support the convenience of able to pick up alcohol in the neighbourhood - Want locally owned stores - Support development on the site but strongly oppose to having a liquor store. - Concern the location could attract unwanted problems, children safety walking to school and activities. - Should be further away from schools, neighbourhood centres, daycares and youth centres such as the Street Culture Project - If alcohol was sold in all corner stores and grocery stores, there wouldn't be concern with creating risk because it wouldn't pool unwanted behaviours in a single place.

		- The zoning for a liquor store should follow similar guidelines to what the city has put in place to regulate cannabis stores.
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1. Issue Size

Administration's Response:

A liquor store is considered a Retail Trade Shop and, in the ML – Mixed Low-Rise Zone under 300 square metres in floor area it is a permitted use. The proposed development is 514 square metres which is considered a discretionary use and requires City Council approval. However, the subject property could potentially accommodate the same amount of development as proposed albeit in two or three smaller uses and as such, it is the position of Administration that the proposed development will not be incompatible with surrounding land uses.

2. Issue Design / Cathedral Neighbourhood Plan

Administration's Response:

The Cathedral Neighbourhood Plan contains guidelines to aid developers, builders and existing property owners when considering building improvements or new construction along the 13th Avenue shopping street corridor. As these are guidelines and not regulations or policy, the proposed development generally conforms to the guidelines as discussed in this report.

The Cathedral Neighbourhood plan has a recommendation:

That the development of a town square concept focusing on the Safeway Plaza, the west side of Robinson Street and the east side of Retallack Street as outlined in the 13th Avenue Commercial Study be encouraged.

The reference to a town square concept is more in reference to a main commercial gathering area than an open space. The properties are zoned commercial which would allow for commercial development. Development reinforces this aspect of the plan and results in redevelopment of a parcel of land that has been vacant and dormant for the last few decades. Commercial uses like this are successful when framed by development and activity.

3. Issue Traffic / Parking

Administration's Response:

The proposed development conforms to the parking requirements of the *Regina Zoning Bylaw, 2019-19*.

Administration has considered the potential traffic impact of the proposed change. There is sufficient capacity on adjacent roadways to accommodate the proposed development.

13th Avenue is a pedestrian oriented commercial corridor and most establishments along 13th Avenue do not have extensive parking areas. On this basis there is a balance in accommodating various modes of transportation to the site.

4. Issue Pedestrian Traffic

Administration's Response:

An increase in pedestrian crossing at the intersection of 13th Avenue and Retallack Street is

unknown at this time. A pedestrian crossing study would have to be completed at the intersection after the completion of the proposed development to determine if and what type of pedestrian protection would be required.

6. **Issue Property Values**

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 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 Social Concern**

Administration's Response:

Within the *Regina Zoning Bylaw, 2019-19* liquor stores are considered under the land use classification to be Retail Trade Shops. There is no separation distance between this land use to schools, community centres, open spaces or other assembly land uses.

Liquor stores could be regulated under zoning, but the control and regulatory scope does not extend to behavior and social issues. Liquor is a permissible substance to sell and that provision is made for this within the Zoning Bylaw. Liquor Stores are licensed through the Saskatchewan Liquor and Gaming Authority.

8. **Issue Regulations within Old Zoning Bylaw No. 9250**

Administration's Response:

The Regina Zoning Bylaw, 2019-19 was adopted in December of 2019, which a liquor store is considered a Retail Trade Shop. Within the previous *Regina Zoning Bylaw No. 9250* a liquor store was considered its own land use. The site was previously zoned LC3 – Local Commercial where a liquor store was a prohibited use.