

Public Notice Comments

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	5	<ul style="list-style-type: none"> <li>- Parking concerns</li> <li>- Loitering concerns</li> <li>- Further backing up the 11<sup>th</sup> Avenue and Lewvan Drive intersection</li> <li>- PS Zone not suitable for proposed restaurant</li> </ul>
<i>Accept if many features were different</i>	1	
<i>Accept if one or two features were different</i>	1	- Prefer local and higher end food options
<i>I support this proposal</i>	1	- Additional food offerings in the area

1.	<p><b>Parking</b></p> <p><i>Administration's Response:</i> Administration has been informed by REAL management that the site location is generally not used by stadium or event customers.</p> <p>Transit service is provided to Evraz Place and, for major events, transit ridership provides an alternative form of travel and an alternative to parking.</p> <p>The proposed restaurant will not result in any parking issues for the stadium, from a regulatory perspective, as the Zoning Bylaw does not require a minimum amount of parking for the stadium itself.</p>
2.	<p><b>Prefer different restaurant</b></p> <p><i>Administration's Response:</i> The City of Regina does not have authority to restrict or regulate the ownership of real property. In addition, property or business ownership status is not considered relevant criteria by which the suitability of a proposed discretionary use is to be evaluated as required by section 56 of <i>The Planning and Development Act, 2007</i> and subsection 1E.3.5 of <i>Regina Zoning Bylaw, 19-19</i>.</p>
3.	<p><b>Traffic at Intersection of 11<sup>th</sup> Avenue and Lewvan Drive</b></p> <p><i>Administration's Response:</i> The City of Regina acknowledges that additional development may result in increased traffic; however, Lewvan Drive is a major arterial roadway and the intersection at 11<sup>th</sup> Avenue is fully signalized and also has pedestrian crossings.</p>

4.	<p><b>Loitering</b></p> <p><i>Administration's Response:</i> Managing loitering would be the responsibility of the restaurant operators and the Regina Police Service.</p>
5.	<p><b>Zoning</b></p> <p><i>Administration's Response:</i> Within the PS Zone, Restaurant, Food and Beverage may be allowed, as a discretionary use, when in conjunction with a municipally owned or operated facility.</p> <p>The proposed development complements the existing stadium and convention facilities by providing a food and beverage amenity in close proximity. Further, the proposed use is not deemed to be incompatible with the primary operations occurring in EVRAZ Place.</p> <p>Should additional redevelopment be sought, the City will work with REAL to identify options for long-term planning and zoning solutions that match how the area is evolving and developing.</p>