

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	4	<ul style="list-style-type: none"> - more parking stalls available means more loss to existing parking lot owners and their operators - A parking lot is inappropriate and contrary to the Zoning Bylaw, OCP, and Downtown Plan. - We do not need another parking lot especially on that major corner. - There should be trees planted and shrubs on the south and west sides as buffer.
<i>Accept if many features were different</i>		-
<i>Accept if one or more features were different</i>		-
<i>I support this proposal</i>	1	<ul style="list-style-type: none"> - It is temporary
<i>Other</i>	1	<ul style="list-style-type: none"> - The back alley has been destroyed because of the construction in the past. - With the added vehicles through this application, I would inquire about the potential of fixing the alley.

1. Issue: Increase in surface parking lot within downtown will financially impact other operators.

Administration's Response:

- Administration is supportive as a temporary use under the Contract Zone provisions.
- Administration will be conducting further analysis of downtown parking in follow up to MN20-14 in Q1 of 2021. The motion will consider policy and regulatory aspects of surface parking with options.
- Administration is not aware of any such documents to elaborate on this impact.

2. Issue: A parking lot is inappropriate and contrary to the Zoning Bylaw, OCP, and Downtown Plan.

Administration's Response:

- There is no policy support for surface parking lot however Administration views this proposal as a step towards a redevelopment of this site.
- Administration is prepared to support a one-year term based on the rationale provided by the applicant and the response we received from RDBID.

3. Issue: We do not need another parking lot on that major corner.

Administration's Response:

- The operation of parking lot, if approved by the City Council will be valid for one year from the day of the approval and is considered temporary.
- Administration is aware of the importance and prominence of this intersection. Design standards and regulation from the DCD – Downtown Control District Zone in the Zoning Bylaw will ensure that subsequent development will provide appropriate design conditions at street level and building form.

4. **Issue: Landscaping shall be provided to buffer the site.**

Administration's Response:

- The parking lot is temporary in nature and would not include permanent landscape features given the length of the proposed contract. The existing fence on site shall be maintained for physical separation of the parking and from the public realm and security.

5. **Issue: Damage to the alley due to added traffic volume.**

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.



July 24, 2020

Binod Poudyal
City Planner II
Planning and Development Services Department
City of Regina

Re: Application for Contract Zoning Approval (PL202000118) – Temporary Parking Lot – 1971 Albert Street

Dear Mr. Poudyal:

Thank you for the opportunity to comment on this application on behalf of Regina Downtown Business Improvement District (RDBID).

Regina Downtown Business Improvement District offers tentative support for the temporary parking lot for a period of **no more than one year**. We support the Regina Downtown Neighbourhood Plan (RDNP) recommendation that no new surface parking be allowed, however, we also recognize the realities of current market conditions. Private investment and development should be encouraged in Downtown Regina. As this is an important entry into downtown, we ask that the applicant be required to provide enhanced landscaping, as a buffer, along the edges of the parking lot. It is our hope that the applicant will soon be able to develop a project that recognizes and celebrates the gateway into our Downtown.

As these requests for temporary parking lots increase, RDBID further request the 2014 Current Parking Program Assessment and Downtown and Vicinity Parking Strategy be reviewed immediately and recommendations updated to reflect the realities of the current economy. An updated parking strategy will help guide future decisions with respect to off-street parking in the future.

Should you have any questions, please do not hesitate to contact me at 306.359.7573.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Judith Veresuk".

Judith Veresuk
Executive Director
Regina Downtown Business Improvement District



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