

Public Consultation Summary

Response	No. of Responses	Issues Identified
<i>Completely opposed</i>	9	<p>Development is across the street from a park and just south of high density residential development. Parking in the area is a concern as is safety of the public crossing a busy street to access the park.</p> <p>So far only two of the four apartment blocks proposed for the area north of this parcel are occupied and there is considerable parking on the street now. The parcel should be developed as a parking lot.</p> <p>The proposed changes are not in keeping with the approved concept plan for Skyview. Neighbourhood was to have large lots, large single family homes that would result in quiet residential streets. High density development will create more traffic.</p> <p>Paid a premium to be part of a low density neighbourhood. Increased density is reducing the prestige of the neighbourhood and increasing traffic on the street significantly.</p> <p>Traffic is already an issue.</p> <p>Skyview is supposed to have strict architectural controls for the developments. The apartment buildings have not followed these controls.</p> <p>Infrastructure is a concern. We are already struggling with water pressure in the area and adding additional apartments is only going to make it worse. Water pressure is low and only 25% (maybe less) of the existing apartments at the east end of Skyview are occupied. Service will be even more reduced once these apartments are occupied.</p> <p>Skyview already has high density apartments at the entrance to the area on Koep Avenue and Little Pine Loop. In the winter we are down to one travel lane due to all of the overflow parking from the apartments all of which are not yet occupied.</p>
<i>Accept if one or more features were different</i>	1	All high density development should occur on Parcel D, not on Parcel A.
<i>I support this proposal</i>	2	<p>Parking will be underground.</p> <p>Condos = ownership.</p> <p>There is already high density residential in the area.</p>

1. Issue – Parking and Traffic on Little Pine Loop

Administration's Response:

The R6-Residential Multiple Housing zone enabled the parcels on the east side of Little Pine Loop to be developed for apartments. The Zoning Bylaw requires that 1.5 parking stalls per unit be provided. The plans that were submitted as part of the Building Permit process showed that the developments met this minimum parking requirement. The City of Regina does not control how these parking spaces are allocated by the developer, but establishes a minimum standard that must be met.

The City's Development Standards Manual prescribes minimum street widths for parking restrictions. The minimum traffic width for a street where parking is permitted on both sides of the street is 11 metres. The street right-of-way consists of the road, sidewalks and any boulevard areas. The width of Little Pine Loop at this location will permit parking on both sides of the street.

On-street parking is regulated by the Traffic Bylaw No. 9900. This bylaw contains regulations regarding items such as how close a vehicle can be parked to a driveway (2 metres) and how long a vehicle can be parked on a street without being moved (24 hours). The City's Parking Services Branch manages parking enforcement and responds to concerns on a complaint basis. In checking with Parking Services, there have been four service requests for parking concerns on Little Pine Loop since the fall of 2013.

The site is located in close proximity to the main access to the neighbourhood at McCarthy Boulevard so traffic from the new apartment building proposed for Parcel A will not have to travel through the neighbourhood.

2. Issue – The proposed amendment in keeping with approved Concept Plan for Skyview

Administration's Response:

The Skyview concept plan contains a mix of housing types and densities. These amendments are consistent with the zoning and land use of the adjacent property to the north and east and will complete the development of the land to the east of Little Pine Loop for high density. The development is close to the main access to the neighbourhood at McCarthy Boulevard so traffic from the new apartment building will not have to travel through the neighbourhood. The park located directly across the street to the west will provide green space for the residents of the new residential building.

3. Issue – Enforcement of Architectural Controls

Administration's Response:

The Planning and Development Act, 2007 does not provide the Administration with authority to control architectural details, without specific zoning being implemented. The Zoning Bylaw does not specify architectural controls in Skyview. However, the developer of Skyview has established Architectural Controls which apply to single family homes and established in the individual sales agreements with lot purchasers. It is the responsibility of the developer to enforce those controls but these would not be a requirement stipulated by the City of Regina.

4. Issue – Infrastructure Issues – Water Pressure

Administration's Response:

The Infrastructure Planning Branch reviewed this concern and determined that the low water pressure could be a result of the Second Pressure Zone (SPZ) not being active yet, due to continued construction in the area. When the second SPZ does become active (sometime later this year), the low pressure issues that exist in NW Regina should be rectified.