

To the Regina Planning Committee:

I am writing in response to the 3700 Green Diamond Road (item RPC21-22) as I am unable to attend at the meeting time of 16:00hrs on March 3 2021. I would like to add that having a meeting at this time (even if it is the regularly scheduled time) heavily favours the Developer as most people are working during this time and most people will not take the time to write a letter to you like I have.

Me and my spouse were among the 131 people who were against this development. We stated reasons such as:

1. The increase in traffic in an already busy area. The traffic on Chuka Blvd has become quite dangerous. As a resident who uses Chuka Blvd daily, several times a week I see a near miss accident or people driving dangerously to cross or turn onto this road. The current infrastructure for traffic control is inadequate. The recent addition of a 4 way stop has helped around that area of Chuka, however the area near all the businesses and apartment buildings has several entrances/exits from Chuka that causes chaos and makes it difficult to get around, not to mention hazardous.
2. The proposed number of 1.25 parking stalls per unit is not high enough. Many families have 2 or more vehicles which would increase the need for street parking. As outlined in the Planning Commission's report, the streets are wide enough to accommodate street parking, however, these streets nearby are already packed with cars from other apartment/condo properties in the area.
3. I believe that these complaints all stem from one consequence of completing this project; an increase in population density in the neighbourhood. As outlined in the report that I was provided by the Regina Planning Commission, one thing stuck out to me; the Developer mentioned that New Neighbourhoods should "Achieve a minimum gross population density of 50 persons per hectare (pph)" and that we have an approved plan of 54.5 pph. This means that we are already above the target, so why are we adding more units to this area and increasing the density even more!
4. There is a high vacancy rate already in Regina, so high density housing is unnecessary and would cause the market to be flooded and greatly affect landlords. We have so many apartment/condo complexes in this area already not to mention the complex that is partially built kitty corner to the proposed complex.

All my complaints were commonly raised by the 131 people who were against this development being built. Notably, only 3 people were in favour of this proposed project. What would be the purpose of having an open forum where an overwhelmingly large number of people are against the project yet the developer still gets to build their complex? I think that this response from the community sends a clear message this is NOT what we want in that location. Potentially, this location should have lower density housing or retail.

Thank you for your time

Sincerely,

Samantha Magnus & Cody Dumonceaux