

From:

Evan Lascue, Vice President, Planning at Avana Developments Inc. on behalf of Avana Developments Inc.

#300 - 2445 Broad St.
Regina, SK S4P 0C7

Re: Review of Minimum Parking Requirements CR22-49

Dear Council Officer,

This brief is being submitted to inform City Council of Avana Developments' intent to appear before City Council at the September 28, 2022 City Council meeting to oppose the proposed requirement to increase parking for stacked type multi-family developments.

Evan Lascue and Jane Goodacre will appear as the spokespersons for the delegation representing Avana Developments Inc. Evan and Jane's contact information is stated above. Avana is a predominantly build-for-purpose developer, operating in the multi-family residential space.

Avana provides both affordable and at-market rental property and its rental developments are designed to comply with current bylaw requirements. Allowing developers to determine their own parking requirements would provide the following benefits to the City of Regina:

- Greater choice and flexibility for land owners and developers to accommodate changes in the market.
- Greater cost savings for developers, as they can provide as much parking as they see fit, which in turn makes development more cost effective in Regina.
- Allow for more efficient use of developable land.
- Better aligning parking supply and demand and mitigating the risk that parking in the City of Regina is oversupplied and not fully utilized.

Increasing the minimum parking requirements would go against the four above points. Avana is concerned that increasing the parking requirements that were so recently set forth in the *Regina Zoning Bylaw 2019-19* could be highly detrimental to the affordability of rental housing in Regina for tenants seeking newer accommodations.

In addition to the City of Regina report CR22-49, the delegation may also discuss points relating to the City of Edmonton's text amendments to zoning bylaw 12800 for open option parking.

Respectfully submitted,

Evan Lascue
Vice President of Planning
Avana Developments Inc.