

Lasby, Mary

Subject: FW: Email - Communication - Nicole Burgess - Options for the Review of Minimum Parking Regulations - CK 4350-70
Attachments: Letter PDCS on Parking Minimum Report 7.1.1.pdf

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, December 4, 2023 9:58 AM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Nicole Burgess - Options for the Review of Minimum Parking Regulations - CK 4350-70

--- Replies to this email will go to ceo@saskatoonhomebuilders.com ---

Submitted on Monday, December 4, 2023 - 09:57

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

I do not want my comments placed on a public agenda. They will be shared with members of Council through their online repository.: No

I only want my comments shared with the Mayor or my Ward Councillor.: No

Date: Monday, December 04, 2023

To: His Worship the Mayor and Members of City Council

Pronouns: She/her/hers

First Name: Nicole

Last Name: Burgess

Phonetic spelling of first and/or last name: Nicole Burjess

Phone Number : [REDACTED]

Email: ceo@saskatoonhomebuilders.com

Address: 17-102 Cope Cres.

City: Saskatoon

Province: Saskatchewan

Postal Code: S7T 0X2

Name of the organization or agency you are representing (if applicable): Saskatoon & Region Home Builders' Association

What do you wish to do ?: Submit Comments & Request to Speak in Person

What meeting do you wish to speak/submit comments ? (if known):: PD&CS Dec 6, 2023

What agenda item do you wish to comment on ?: 7.1.1 Options for the Review of Minimum Parking Regulations [MPC2023-0502]

Comments:

Attached

Attachments:

- [Letter PDCS on Parking Minimum Report 7.1.1.pdf](#) 152.08 KB

Will you be submitting a video to be vetted prior to council meeting?: No



December 4, 2023

Committee on Planning, Development and Community Services
222 3rd Ave N
Saskatoon, SK S7K 0J5

RE: Minimum Parking Requirements

I am writing to you today on behalf of the Saskatoon & Region Home Builders' Association (SRHBA), representing over 250 member companies involved in the residential construction industry in our community. Over the past few months, our association has been actively engaged in discussions surrounding the proposed changes to minimum parking requirements in Saskatoon. We thank administration for their consultation on this important item and wish to express our strong support for *Option 3 - Remove Minimum Parking Requirements* (also referred to as “Open Option Parking”).

As our community evolves, it is crucial to reassess and update outdated regulations that may in fact hinder our city's growth and prosperity. Parking minimums is one such regulation that warrants reconsideration. We believe that Open Option Parking, holds the key to unlocking opportunities for Saskatoon, and we would like to elaborate on several critical points:

- 1. Affordability and Cost Reduction:** Reducing or eliminating parking requirements can have a significant impact on housing affordability. These requirements contribute to higher housing costs and rent by adding indirect expenses associated with parking provisions. By embracing Open Option Parking, we can decrease these costs and make housing more accessible to all residents, fostering a more inclusive and affordable city.
- 2. Sustainability and Climate Action:** Parking minimums promote car-centric development, which, in turn, contributes to greenhouse gas emissions. Encouraging active and transit transportation options by reducing parking requirements is a positive step towards climate action. It allows for more compact and walkable cities, reducing the need for personal automobiles and decreasing auto usage, aligning with Saskatoon's Low Emissions Community Plan.
- 3. Compact and Walkable Cities:** Designing our city around people, rather than parking, can result in more efficient land use. Eliminating minimum parking requirements supports infill and densification, leading to more compact and diverse neighborhoods. This, in turn, allows for the more efficient use of city infrastructure and enhances the overall quality of life in Saskatoon.



4. Financial Efficiency and Consumer Choice: Parking spaces are financially unproductive, as they cost money to provide and create little to no tax base. Additionally, consumer preferences are shifting away from traditional car ownership, with increased demand for alternative transportation modes. Open Option Parking allows for businesses, developers, and homeowners to determine parking based on market demand and individual lifestyle choices, promoting consumer choice and market-driven solutions.


We strongly advocate for the elimination of minimum parking requirements, aligning with Saskatoon's strategic goals of promoting affordability, climate action, and the creation of vibrant, walkable communities. **Recognizing that change can be challenging and may elicit questions or concerns about its potential impact on future parking, we emphasize that the approved change would not affect the current parking landscape in Saskatoon, as it would solely apply to future developments.** Furthermore, it is crucial for the citizens of Saskatoon to understand that, even with the complete removal of parking requirements, developers and builders will continue to ensure the appropriate amount of parking for their projects, which often means providing more parking than what is required. Parking remains a vital component for the saleability and liveability of their developments.

We have witnessed the successes of other Canadian cities in removing or reducing parking minimums, such as Edmonton, London, St. John's, and Calgary, as well as numerous municipalities across the USA. What they have found, is that adopting this approach enhances user choice, promotes sustainability, and results in more efficient land use. **Communities embracing this strategy report minimal to no impact on overall parking availability.** Instead, they highlight various benefits, including reduced permit processing times and increased flexibility for businesses, developers, and landowners.

In conclusion, we urge this committee to consider the evolving preferences of our community, the successes in other Canadian municipalities, and the benefits of full Open Option Parking. We believe that this approach can significantly contribute to the affordability, sustainability, and prosperity of Saskatoon.

We look forward to further discussions and collaboration on this matter and hope that the Committee on Planning, Development and Community Services will support the recommendation to pursue *Option 3 - Remove Minimum Parking Requirements*. Together, we can create a brighter, more inclusive future for Saskatoon.

Sincerely,


Nicole Burgess, BA, CAE
Chief Executive Officer