

Janzen, Heather

Subject: FW: Email - Request to Speak - Bertrand Bartake - Options for the Review of Minimum Parking Regulations - CK 4350-70
Attachments: 23.12.06 pdcs presentation.pdf

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: Thursday, December 14, 2023 12:13 AM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Request to Speak - Bertrand Bartake - Options for the Review of Minimum Parking Regulations - CK 4350-70

--- Replies to this email will go to [REDACTED] ---

Submitted on Thursday, December 14, 2023 - 00:11

Submitted by user: [REDACTED]

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: Wednesday, December 13, 2023

To: His Worship the Mayor and Members of City Council

Pronouns: He/him/his

First Name: Bertrand

Last Name: Bartake

Email: [REDACTED]

Address: [REDACTED] Lorne Ave.

Neighbourhood: [Buena Vista](#)

City: Saskatoon

Province: Saskatchewan

Postal Code: [REDACTED]

What do you wish to do ?: Request to Speak

If speaking will you be attending in person or remotely: In person

What meeting do you wish to speak/submit comments ? (if known):: City Council Meeting - Dec. 20th

What agenda item do you wish to comment on ?: 9.3.1 Options for the Review of Minimum Parking Regulations

Comments:

Hello, I'm writing to request to speak about Options for the Review of Minimum Parking Regulations. I will have a short presentation that I will share with the clerk prior to the meeting. I also would like to offer the comments below in conjunction with the attached presentation that was made at the last PDCS meeting.

These are some of the reasons why we should be repealing costly parking mandates and accepting Administration's recommendation for Opt. 3.

1. They don't make sense

- a. Costly parking mandates were originally developed in the late 1920's and have been arbitrarily adopted and copied from city to city without legitimate data to support them.
- b. They don't make sense with who we are and want to be. These requirements don't support any of our strategic goals and plans. Admin did a good job of identifying this in their report.

They also aren't logical.

- a. The diagram in the presentation shows two almost identical houses. The house on the left could have 5 bedrooms on two storeys and a basement and requires zero on site parking stalls.
- b. The house on the right could be the same size, have fewer bedrooms but as soon as a secondary suite is added, it requires two onsite parking stalls.

Another example is to take a 100sm (~1100sf) restaurant. It currently requires 10 parking stalls which takes up over double the land of the restaurant itself.

- a. Want to add an outdoor dining patio. Well then you better add more parking.
- b. Why should the city tell the business how many stalls they need for their customers? Is the city experts in restaurants? Same could be said for medical offices or any type of business.
- c. It's an incredibly wasteful use of land.

Let me be clear that eliminating parking minimums does not mean that no parking will be built. Simply that parking won't continue to be mandatorily overbuilt. Let the market decide.

2. All the cool kids are doing it.

- a. The presentation shows a map of all of the North American cities who have repealed costly parking mandates since 2015.
- b. The number of cities roughly doubles every two years.

3. It increases the cost of everything, including city infrastructure through sprawl, the cost of goods and services, the meal at that restaurant, and rent.

The costs of building parking are significant.

- a. From 10-15k for a surface stall up to 70k/stall for a multilevel underground parkade.
- b. These costs get passed on to tenants and can increase rent by up to \$300/mo. per housing unit

4. Costly parking mandates don't make cents.

- a. Cities like ours rely on property taxes to pay for municipal services like fire protection, schools, and streets, and the amount each property is taxed is determined by its assessed value.
- b. That value is incredibly low for parking lots.
- c. The presentation shows two random properties downtown. Both are the same size.
 - a. The property value for the parking lot on the left is ~\$2.2M,
 - b. The value of the condo building on the right is ~\$23M
- c. We need to incentivize the blue and disincentivize the red. Repealing parking mandates will help.

Think about all of the tough decisions and everything you went through in budget deliberations to reduce costs for

the city, to improve the city. There are some things that cost a lot of money to do. This is not one of them. This is easy. Return on investment is huge from a City of Saskatoon perspective.

5. Do you want Saskatoon to continue to grow?

Do you want to continue to provide and maintain high quality amenities and infrastructure?

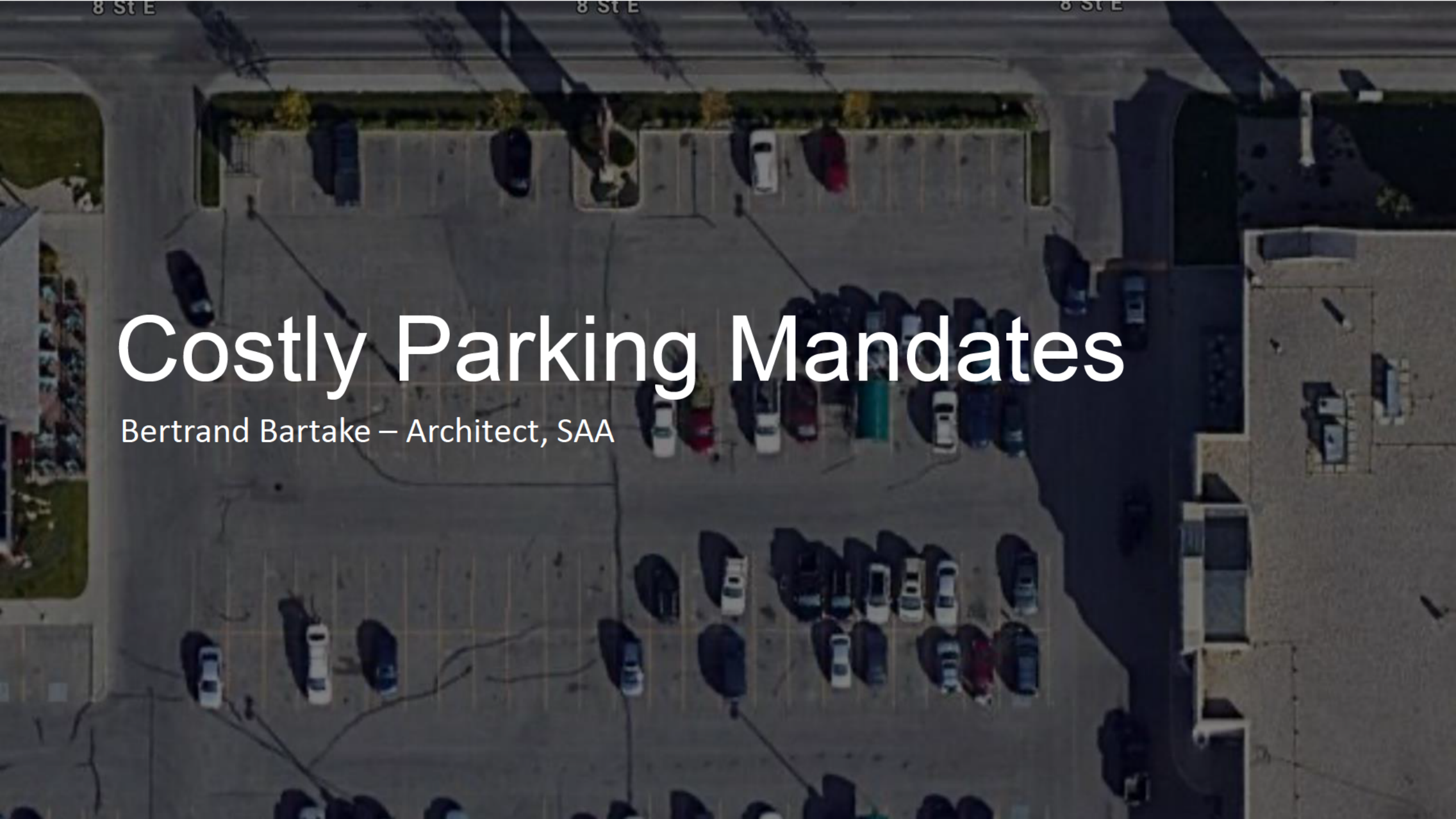
Do you want to limit the impact on property taxes?

If yes, then you must remove costly parking mandates immediately citywide. Option 3 is the only option to consider.

Attachments:

- [23.12.06 pdcs presentation.pdf](#) 1.8 MB

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

An aerial photograph of a parking lot with a building on the right. The parking lot is filled with cars, and there are some utility poles and wires visible. The text '8 St E' is visible at the top of the image. The title 'Costly Parking Mandates' is overlaid in white text on the left side of the image.

Costly Parking Mandates

Bertrand Bartake – Architect, SAA

**Costly Parking
Mandates Don't Make
Sense**



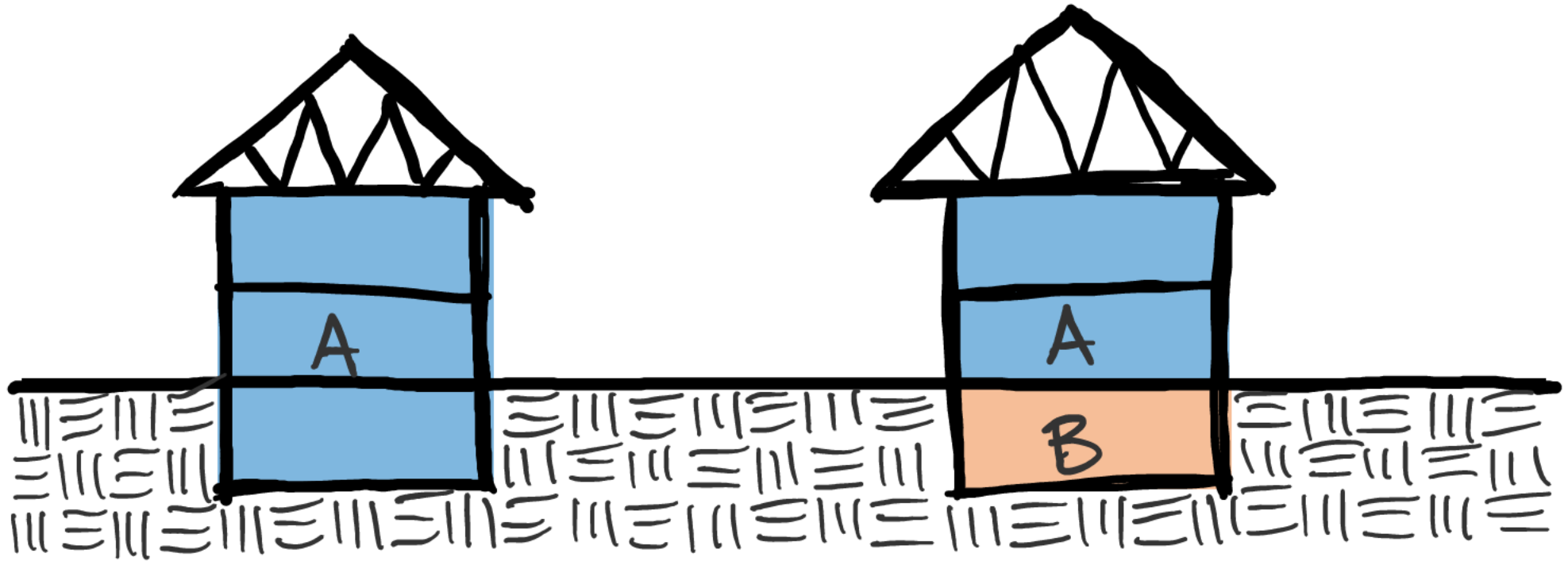
<p>ASSET & FINANCIAL SUSTAINABILITY</p>	<p>ENVIRONMENTAL LEADERSHIP</p>	<p>SUSTAINABLE GROWTH</p>
<p>Saskatoon invests in what matters.</p>	<p>Saskatoon grows in harmony with nature.</p>	<p>Saskatoon is known for smart, sustainable growth.</p>
<p>CULTURE OF CONTINUOUS IMPROVEMENT</p>	<p>MOVING AROUND</p>	<p>ECONOMIC DIVERSITY & PROSPERITY</p>
<p>Saskatoon is the best-managed city in Canada.</p>	<p>Saskatoon is a city on the move.</p>	<p>Saskatoon thrives thanks to a diverse local economy.</p>
	<p>QUALITY OF LIFE</p>	
	<p>Saskatoon is a warm and welcoming place for all.</p>	

ACTIVE TRANSPORTATION PLAN FINAL REPORT

GROWTH PLAN to Half a Million

JUNE 2016
Prepared for the City of Saskatoon by Urban Systems Ltd.

Secondary Suites

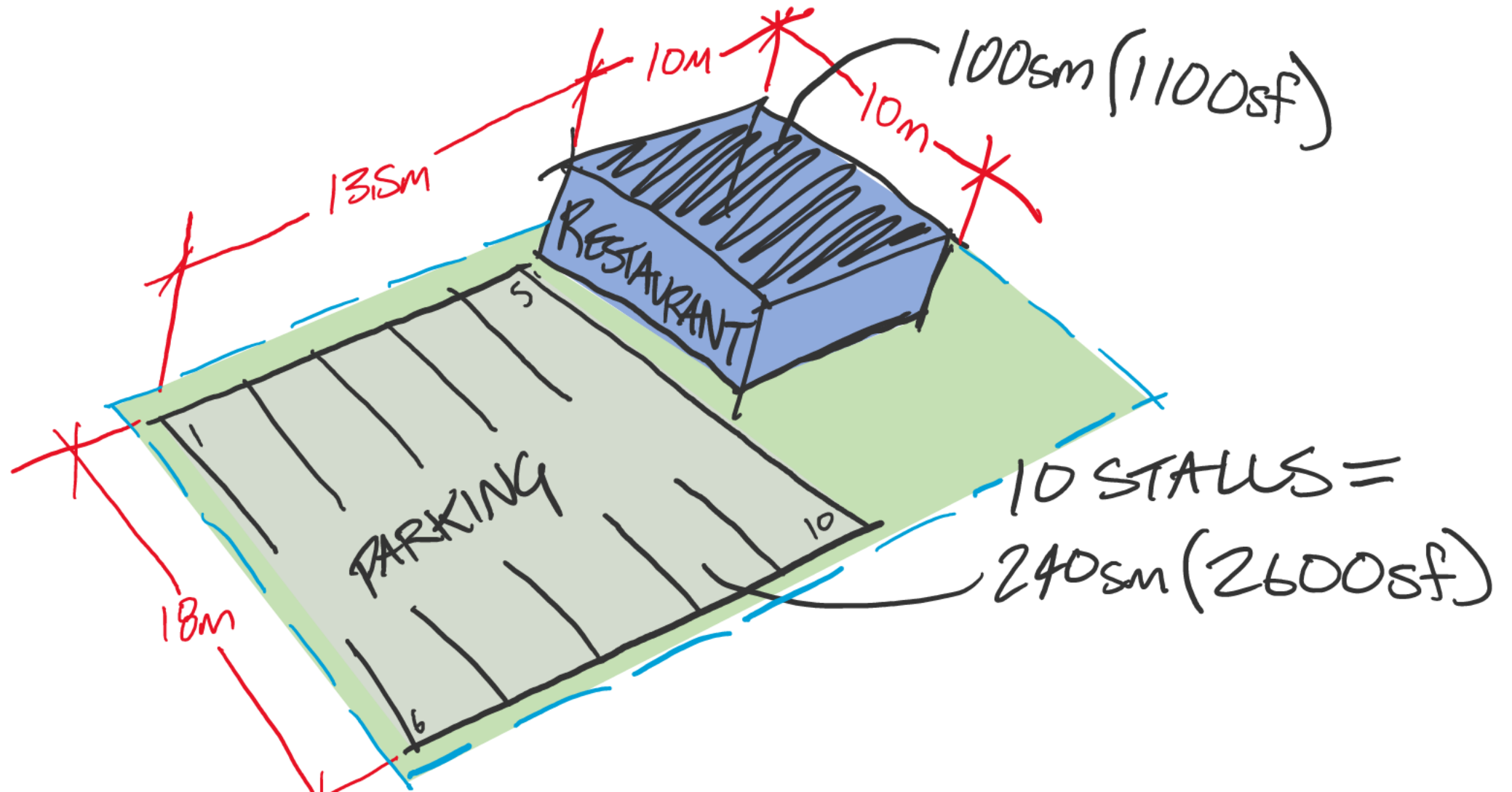


Required
Stalls

Zero

Two

Restaurants



No Minimums

≠

No Parking

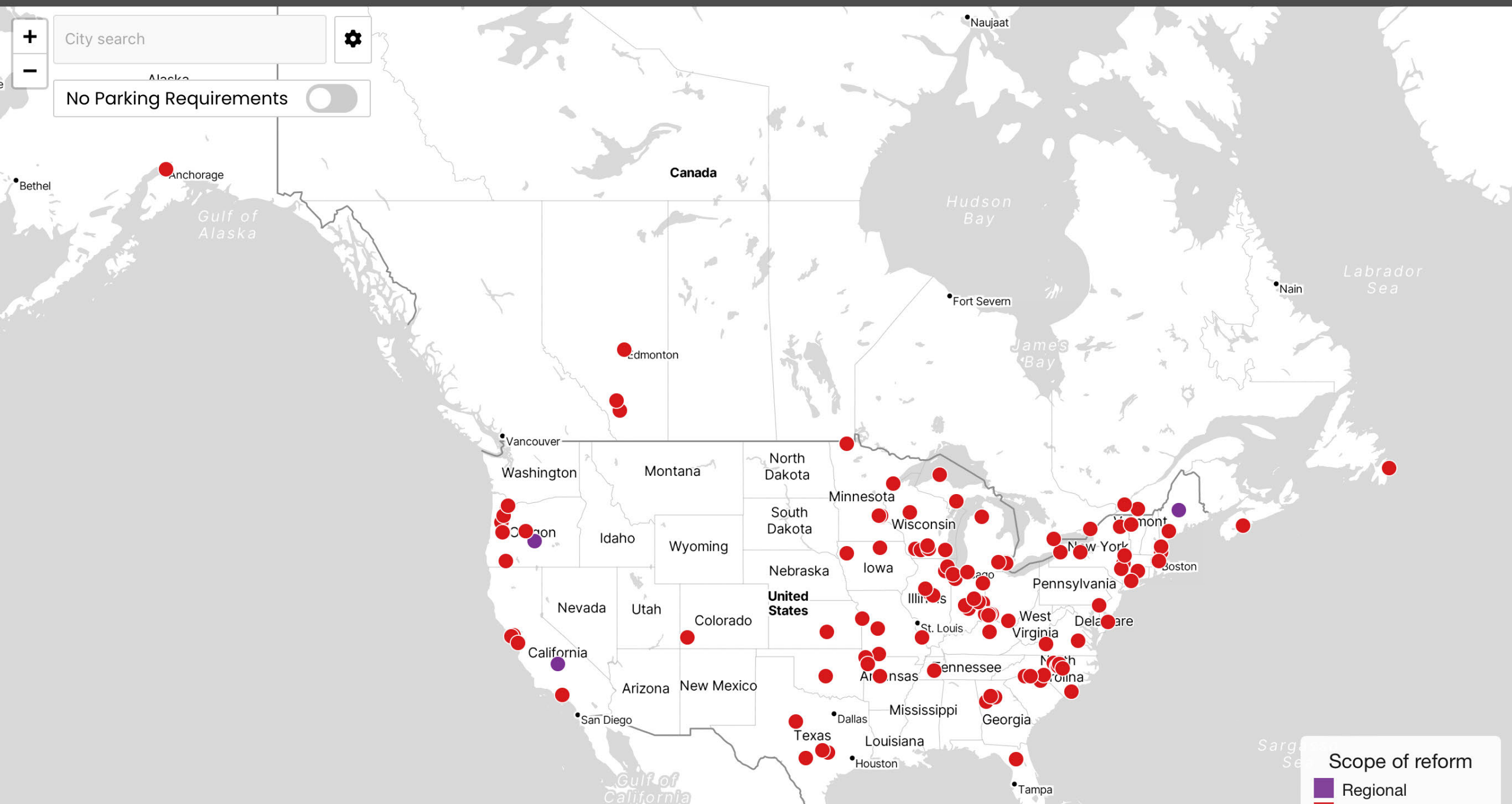
#2

**All The Cool Kids are
Doing it!**

Parking Reform Map

+ City search [input field] - [gear icon]

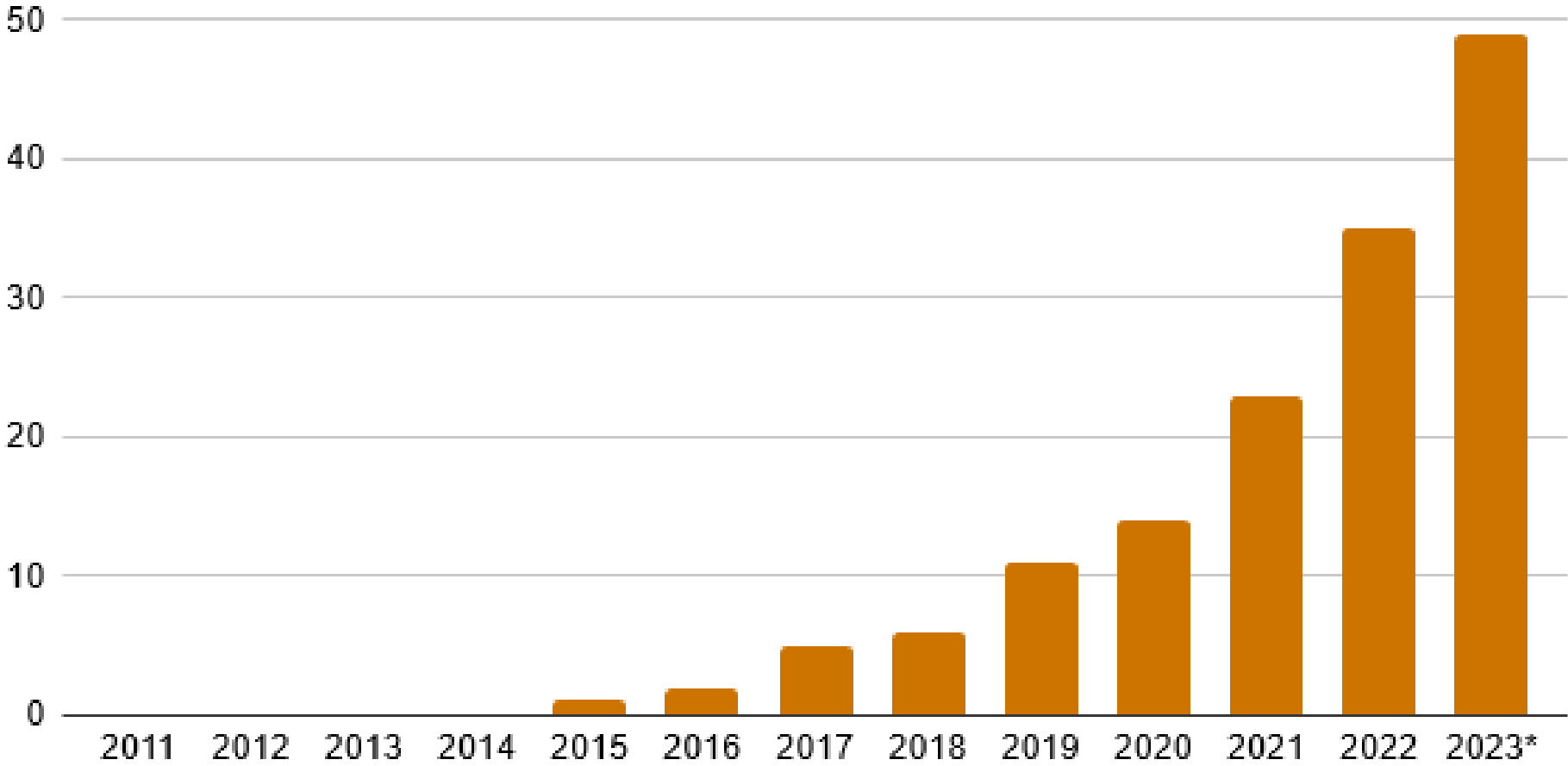
- No Parking Requirements



Scope of reform

- Regional

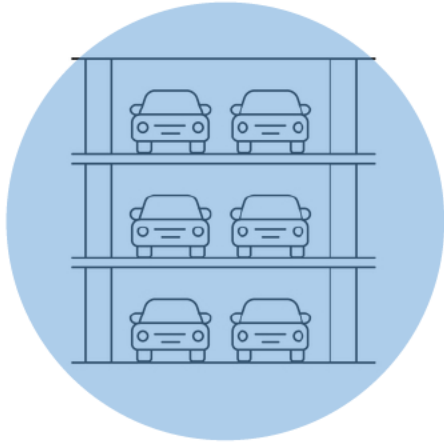
North American cities that repealed parking mandates



**year to date*

**Mandated Oversupply
of Parking Increases
the Cost of Everything**

Above Ground



~\$30k/Stall

Surface Parking



~\$10k-15k
/Stall

Below Grade



~\$35k-70k+
/Stall

Mandatory Minimum Parking Doesn't Make Cents

~\$2.2M

~\$23M

Taxable Assessment

- 1. Do you want YXE to Grow?**
- 2. Do you want High Quality Amenities + Infrastructure?**
- 3. Do you want to Limit the Impact on Property Taxes?**

**Then you must remove
costly parking
mandates immediately
citywide.**