

Lasby, Mary

Subject: FW: Email - Communication - Cameron Choquette - Options for the Review of Minimum Parking Regulations - CK 4350-70
Attachments: PDCS Letter - Open Option Parking.pdf

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, December 4, 2023 1:01 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication – Cameron Choquette - Options for the Review of Minimum Parking Regulations - CK 4350-70

--- Replies to this email will go to eo@skla.ca ---

Submitted on Monday, December 4, 2023 - 13:01

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

First Name: Cameron

Last Name: Choquette

Phonetic spelling of first and/or last name: [REDACTED]

Email: eo@skla.ca

Address: 17-102 Cope Cr.

City: Saskatoon

Province: Saskatchewan

Postal Code: S7T0X2

Name of the organization or agency you are representing (if applicable): Saskatchewan Landlord Association

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: SPC on PDCS - December 6, 2023

What agenda item do you wish to comment on ?: 7.1.1 Options for Review of Minimum Parking Regulations

Comments:

On behalf of the members of the Saskatchewan Landlord Association, please see the attached letter of support for removing minimum parking requirements for consideration at PDCS on December 6, 2023.

Attachments:

- [PDCS Letter - Open Option Parking.pdf](#)165.35 KB

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

December 4, 2023

SPC on Planning, Development, and Community Services
Saskatoon City Council
222 3rd Ave N.
Saskatoon, SK S7K 0J5

RE: 7.1.1 – Review of Minimum Parking Regulations

Dear Committee Members,

On behalf of Saskatoon’s rental housing industry, who collectively own, operate, and manage over 30% of the rental housing stock in the City, I’m pleased to support City Administration’s recommendation to pursue removing minimum parking requirements. This recommendation comes at an opportune time as the City awaits word on its application to the Housing Accelerator Fund and the development of its new Housing Strategy.

Regulatory Impact on Rental Housing Development

A municipality’s regulatory regime which is manifested through development regulations and charges, zoning bylaws, and government taxes, which all influence a rental housing provider’s decision to build rental housing. Parking requirements are a tangible example of this.

Parking requirements influence land use and site coverage, which directly impact how many rental units can be built on a given piece of land. By removing minimum parking requirements, developers can adapt to changing renter preferences and traffic patterns to tailor their parking offerings.

Alignment with Current City Plans

Removing minimum parking requirements aligns with the City’s Low Emissions Community Plan, as you seek to reduce the carbon footprint of the City. Efficiently using land, improving transit systems to reduce the need for a car, and avoiding unnecessary production of asphalt and concrete can all help the City meet its GHG reduction goals.

Improving Competitiveness & Affordability

As more municipalities continue to adopt open option parking, Saskatoon needs to remain competitive and affordable. By avoiding over-supply of parking that takes the space of rental units, developers will be able to maximize land use and build more housing, increasing the supply and bringing stability to rental rates.

A Starting Point for Future Development

Some critics of the recommendation may tell you that if it is passed that there will be no parking. This is not an accurate statement because the recommendation is a starting point for all future developments. The parking spaces already built will remain in place. Changes will come gradually over time as



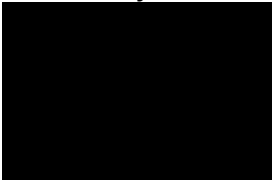
Saskatchewan Landlord Association
#17-102 Cope Crescent, Saskatoon, SK S7T 0X2
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developers undertake the necessary research to understand their customers and adapt the number of parking spaces as the need changes.

Our Association is in strong support of the recommendation to allow open option parking and have appreciated the opportunity to provide feedback to Administration on the report before you.

We look forward to working with the City as this recommendation progresses so that we can that we can retain Saskatoon's competitive advantage as an affordable place to live, work, and play.

Sincerely,



Cameron Choquette, BComm.(Hons.), MPA, PSGov.
Chief Executive Officer