

Walter, Penny

Subject: FW: Email - Request to Speak - Nicole Burgess - Zoning Bylaw Amendment to Remove Minimum Parking Requirements - CK 4350-024-001 x 750-1
Attachments: Letter MPC on Minimum Parking Zoning Bylaw Amendment.pdf

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, June 24, 2024 12:03 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Request to Speak - Nicole Burgess - Zoning Bylaw Amendment to Remove Minimum Parking Requirements - CK 4350-024-001 x 750-1

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

Submitted on Monday, June 24, 2024 - 12:00

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: Monday, June 24, 2024

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: [REDACTED]

Phone Number : [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Cope Cres.

Ward: Ward 7

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

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):: June 25 MPC -Zoning Bylaw Amendment to Remove Minimum Parking Requirements [MPC2024-0605]

What agenda item do you wish to comment on ?: Zoning bylaw Change Minimum Parking Req.

Comments:

request to speak and letter attached

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



June 24, 2024

**RE: Support for Zoning Bylaw Amendment to Remove Minimum Parking Requirements
[MPC2024-0605]**

I am writing to you today on behalf of the Saskatoon & Region Home Builders' Association (SRHBA), representing over 240 member companies involved in the residential construction industry in our community. Over the past year, 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 the recommended zoning bylaw amendment for the removal of minimum parking requirements from the Zoning Bylaw, as directed by council on December 20, 2023.

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 removal of minimum parking requirements (also referred to as 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 incur costs and generate little to no tax revenue. They can also be a deciding factor in whether a development proceeds, as restrictive and inflexible parking requirements can limit the number of units, affecting project feasibility. These requirements are often among the most common reasons for development delays or rejections, adding unnecessary cost and time to projects. Additionally, consumer preferences are shifting away from traditional car ownership, with a growing demand for



alternative transportation modes. Open Option Parking allows businesses, developers, and homeowners to determine parking based on market demand and individual lifestyle choices, promoting consumer choice and market-driven solutions.

- 5. Access to Essential Federal Funding:** As the federal government continues to take significant measures to address the housing crisis across Canada, we are seeing that most, if not all, new federal funding programs will be conditional on cities changing their zoning rules to align with the Housing Accelerator Fund (HAF) requirements, which includes addressing minimum parking requirements. For Saskatoon, this would affect the city's access not only to the \$41.235 million under the HAF but also to hundreds of millions of dollars in additional funding. The Permanent Transit Fund and the new National Housing Infrastructure Fund are two examples of funds that will explicitly require cities to adopt HAF zoning to access the funds.

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 many benefits of the removal of minimum parking requirements and support this recommendation. We believe that this approach can significantly contribute to the affordability, sustainability, and prosperity of Saskatoon. Together, we can create a brighter, more inclusive future for Saskatoon.

Sincerely,

Nicole Burgess, BA, CAE
Chief Executive Officer