

PUBLIC SURVEY SUMMARY: PARKING QUESTIONS

Housing Accelerator Fund

June 20, 2024



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1 Notes

Rental housing is considered affordable if the rent charged is 30% or less of the tenant's income. Affordable rental units have received grants from the City, the Saskatchewan Housing Corporation and charitable organizations to ensure that the rent charged for these units is affordable to low income households. More information can be found at the [City's Attainable Housing Strategy and Resources website](#).

Please note that the content in this report is subject to change as a result of new information, updated public feedback and/or in order to provide greater clarity about the Housing Accelerator Fund.



2 Background

2.1 Overview

The Government of Canada introduced the Housing Accelerator Fund (HAF) as a means to support local governments to build more homes and at a faster rate. The goal of the HAF is to increase housing supply and improve the affordability of housing in the community. The City of Saskatoon is proposing amendments to the Official Community Plan and the Zoning Bylaw that will eliminate barriers and provide for more homes in our community. These efforts will unlock \$41.3 million of funding through the HAF program.

Information sharing efforts related to the proposed Zoning Bylaw amendments, included, an [Engage Page](#) on the City's website, two public Information Sessions held on June 4 and 6, 2024, and an online public survey (opened from June 3rd to 10th). This document provides a summary of the feedback on parking requirements received through the online public survey. If you are interested in the results from the other questions asked in the survey please see the [Public Survey Summary](#) report on the [HAF Engage Page](#).

2.2 Survey Methodology

The purpose of the survey was to determine the community's support for the initiatives and learn about their associated concerns related to HAF. Prior to answering the questions, respondents were provided with background information about the HAF program, the current state of housing in Saskatoon, as well as details about the proposed Zoning Bylaw amendments. The survey questions focused on the following proposed amendments:

- Permitting four-unit dwellings on all residential sites
- Permitting four storey developments within 800 metres of a Bus Rapid Transit route
- Remove parking requirements citywide.

The survey consisted of 13 questions with a combination of open-ended questions and selecting from a list of possible answers. There were three questions in the survey related to parking. All questions were optional, and an open-ended question was provided at the end so respondents could provide additional feedback. The survey also provided the option for people to skip the survey and move to the last question to provide their input in the final open-ended question.

There was a total of 219 respondents who participated in the survey. The responses for open-ended questions have been organized and grouped into themes. Some of the open-ended responses were summarized due to their length, but the intent of the comment was not altered. A breakdown of the number of responses per question can be found in Appendix A.

2.2.1 Characteristics of Survey Respondents

A total of 219 community members participated in the survey. Of these, 158 provided information about the neighbourhood they live in (Figure 1). The majority of respondents were located in Greystone Heights (31.9%), followed by Varsity View (6.6%) and Brevoort Park (6.0%). Four respondents indicated they did not live in Saskatoon, of which only one provided their home community. The results of this survey should not be considered statistically representative of Saskatoon's population. The survey was voluntary and intended to gain insights about community support for the initiatives, as well as learn about concerns from the community.

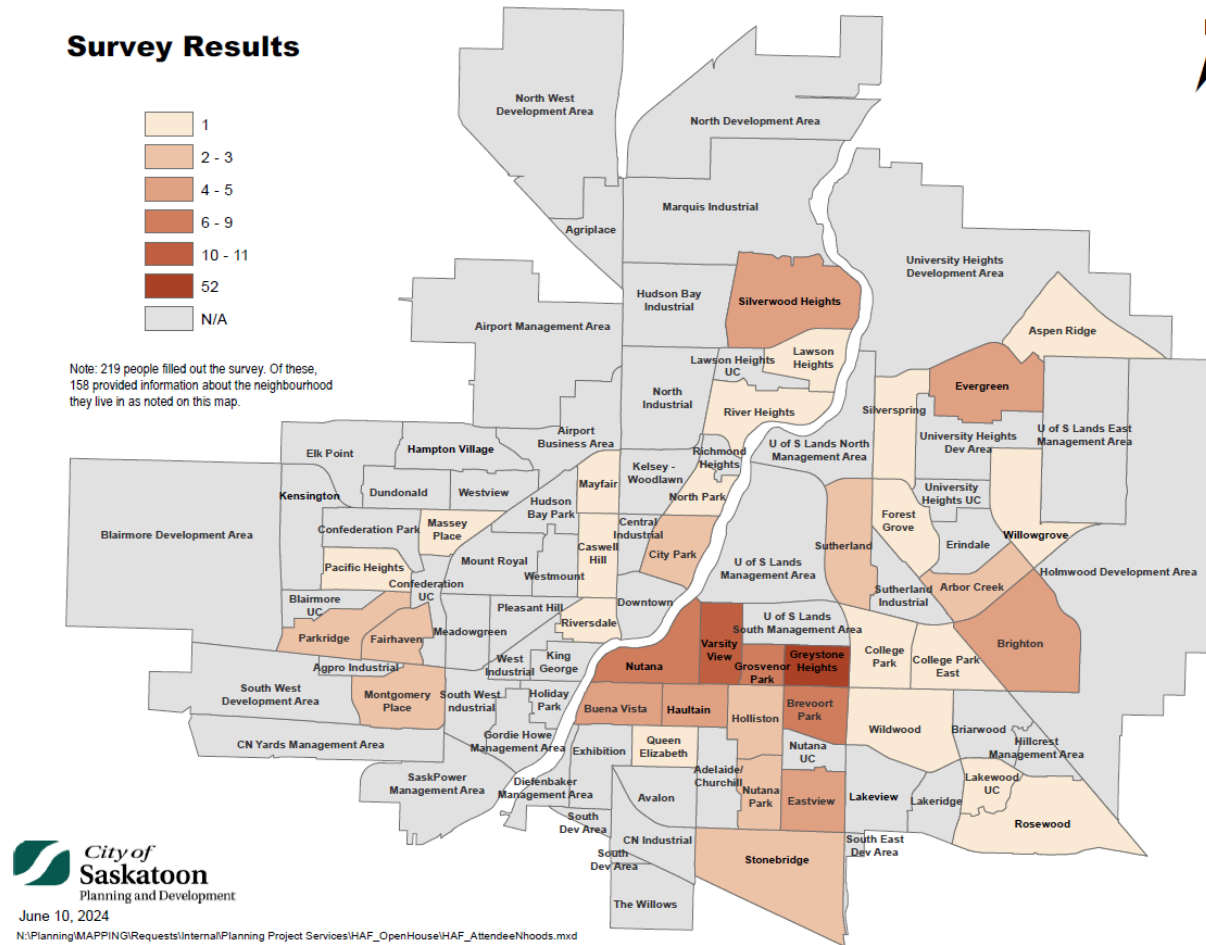


Figure 1: Map of respondent's neighbourhoods

Further, respondents were asked if they own or rent their home, or neither. The responses are provided in below (Table 1).

Table 1: Home ownership

Response Option	Number of Responses
I own my home in Saskatoon	159
I rent my home in Saskatoon	12
I do not own or rent a home	1
I do not reside in Saskatoon	4

Respondents were asked how they heard about the information events held on June 4th and 6th (Question 12). There was a total of 170 responses to this question. The graph below (Figure 2) identifies the number of respondents per option. Respondents primarily heard about the information sessions through their community association or friends/family.

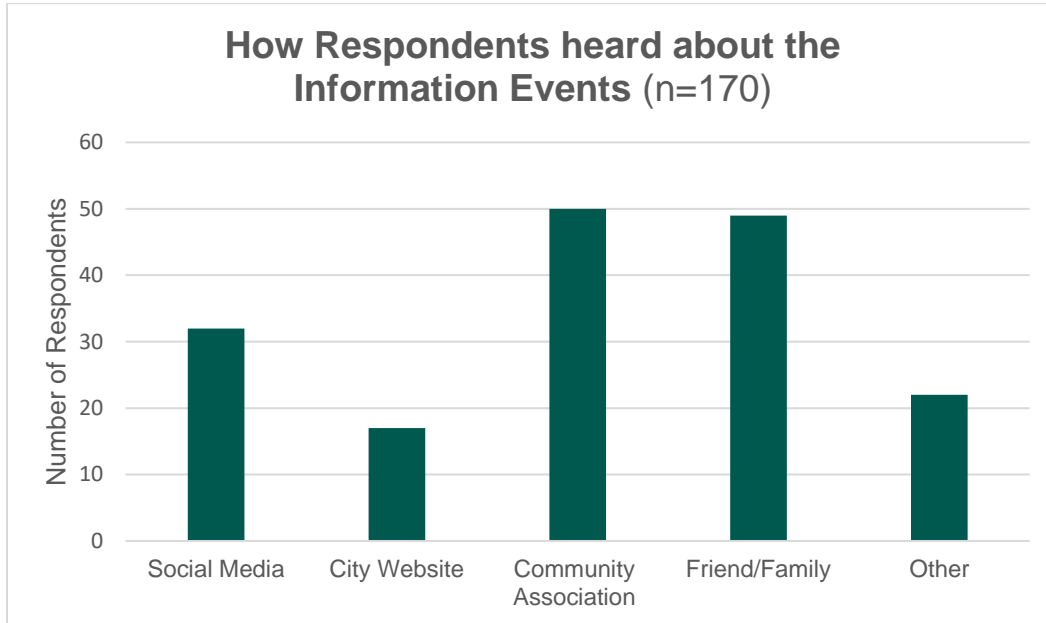


Figure 2: How respondents learnt about the information events (Question 12)

3 What We Heard

3.1 Results

The following sections present the results of the survey related to the proposed parking amendments. As previously stated, the responses for open-ended questions have been organized and grouped into themes. Some of the open-ended responses were edited due to their length, but the intent of the comments were not altered.

3.1.1 Questions 1 to 5

Questions one to five were questions related to the HAF project.

3.1.2 Question 6

Question 6 asked:

Currently, the City requires a set amount of parking spaces for most uses, based on factors such as size and type of use. The City is pursuing the removal of minimum parking requirements for all uses in the City, which means Developers, Businesses, Residents, and Homeowners will be able to determine the number of parking spaces they want to provide when they develop. Do you agree with this change?

The results are summarized in the figure on the next page (Figure 3). A total of 173 respondents answered the question with 106 respondents answering “No”.

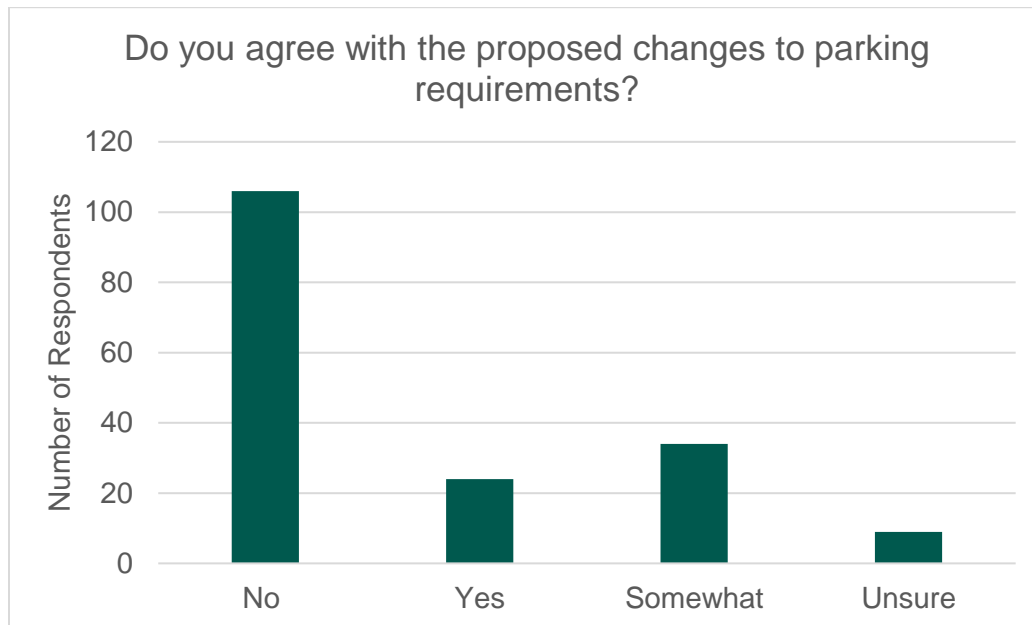


Figure 3: Response to the proposed changes to parking

3.1.3 Question 7

Question 7 asked:

Please tell us why you might not agree with this change. Select all that apply.

This question was available to respondents who selected “No”, “Somewhat”, or “Unsure” in Question 6. The results of the 133 responses are provided in the table below (Table 2).

Table 2: Reasons for not supporting changes to parking requirements

Optional Response	Number of Responses
The City should be providing rules on how much parking should be provided	79
I will not be able to find a parking spot close to where I want to be	76
I am concerned with the costs for parking will increase.	41
Not enough other modes of transportation available (such as cycling, walking or reliable transit)	43
Developers won't provide enough parking to meet the needs of the building	115
Other (please specify)	

The responses for the “Other” category are identified below:

Increased Parking Challenges and Congestion

- Inadequate on-street parking
- Safety risks for pedestrians and cyclists
- Negative visual impact of cars on streets
- Challenges of snow removal

Lack of Alternative Transportation Options

- Concerns about reliability of transit and active modes of transportation in the winter
- Concerns about people with mobility challenges
- Skeptical that removing parking requirements will lead to a shift towards alternative transportation

Developers' Lack of Incentive to Provide Adequate Parking

- Concerns that developers will prioritize profit over providing sufficient parking
- Concerns of increased on-street parking problems

Additional comments included:

- Concerns of negative impact on property value and aesthetics
- Lack of charging infrastructure for electric vehicles
- Lack of trust in ability to address potential consequences

3.1.4 Question 8

Question 8 asked:

Based on the options, rank what the City should prioritize.

This question asked respondents to rank the three options based on which option should be prioritized. The table below (Table 3) identifies how many people selected each option as their first, second and third ranking.

Parking availability ranked as the priority for about 45% of respondents while walkability ranked as a top priority for less than 20% of the respondents.

Table 3: Priority of options

Focus Option	Ranked as 1 st	Ranked as 2 nd	Ranked 3 rd
Parking availability	69 (45.7%)	43 (28.5%)	39 (25.8%)
Economics/Affordability	53 (35.1%)	59 (39.1%)	39 (25.8%)
Walkability	29 (18.2%)	49 (32.5%)	73 (48.4%)

4 Next Steps

Saskatoon City Council will be considering the amendments to the [Zoning Bylaw](#) at their meeting on July 31, 2024. The meeting is open to the public and can also be viewed online: [Upcoming and Past Meetings | Saskatoon.ca](#) (Agenda will be available for this meeting on this website by July 24, 2024 at 4pm).



Appendix A

The following table provides an overview of the survey questions, the number of responses received for each question and the percentage of responses.

Table 4: Survey questions, number of responses and percentage of responses

#	Question/Option(s)	Number of Responses	Percentage of Responses
1	Skip to end of survey or complete survey	219	100%
2	How do you think changing zoning regulations to allow more housing options will impact housing affordability in Saskatoon?	169 with 106 open ended responses	77.1% 48.4%
3	Throughout the project we heard the community is concerned about how these changes could impact their “neighbourhood’s character”. In a few words, please explain how you would describe “neighbourhood character?”	161	73.5%
4	How would the proposed changes have an impact on “neighbourhood character?”	162	73.9%
5	As noted above, changes are being proposed to permit multiple unit dwellings with the Transit Development Area. As part of the project, the City is developing design guidelines to help four-storey dwellings fit into residential areas. What design consideration do you feel are important in making four-storey residential developments more desirable in Saskatoon?	166 with 107 open ended responses	75.8% 48.8%
6	Currently, the City requires a set amount of parking spaces for most uses, based on factors such as size and type of use. The City is pursuing the removal of minimum parking requirements for all uses in the City, which means Developers, Businesses, Residents, and Homeowners will be able to determine the number of parking spaces they want to provide when they develop. Do you agree with this change? <i>NOTE: The results related to parking questions can be found at the Minimum Parking Requirements website</i>	173	79.0%
7	Please tell us why you might not agree with this change. Select all that apply. This question was available to respondents who selected “No”, “Somewhat”, or “Unsure” in the previous question 6 <i>NOTE: The results related to parking questions can be found at the Minimum Parking Requirements website.</i>	133 with 66 open ended responses	60.7% 30.1%
8	Based on the options, rank what the City should prioritize.	151	68.9%

	<i>NOTE: The results related to parking questions can be found at the Minimum Parking Requirements website.</i>		
9	Demographic Questions	176	80.4%
10		1 of 4 possible responses	25%
11		163	74.9%
12	How did you hear about today's event?	170	77.6%
13	Do you have additional comments you'd like to provide?	141	64.4%

