



RIVERBANK DEVELOPMENT CONTROLS

Engagement Plan Summary

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Background

At the May 21, 2013, City Council meeting, Councillor P. Lorje made the following inquiry:

“Will the Administration please report on procedures that could be put into place to declare the East bank of the South Saskatchewan River as a Special Designated Area so that additions to homes, new residential construction, and special landscaping would be subject to special approval prior to changes?”

In 2015, during discussion on the slope failure in the Nutana Slope area, City Council approved the ongoing monitoring and reporting on slope activity. Since that time, the City and its retained experts have been actively monitoring the slope with a focus on maintaining public safety. Administration began reviewing long term options to support safe and sustainable development for consideration in Bylaw No. 8770, The Zoning Bylaw, as permitted by the Planning and Development Act, 2017 (Act).

Section 52 (3)(h) of the Act permits the creation of a zoning bylaw to contain provisions that regulate or prohibit development on:

- a) land that is subject to flooding or subsidence;
- b) land that has slopes exceeding specified standards; and
- c) land that is adjacent to, or within, a specified distance of the bank of any natural or artificial lake, river, stream, or other body of water.

The proposed Riverbank Development Controls have been developed by a diverse team of internal experts with backgrounds in zoning, the National Building Code of Canada (2015), and civil and geotechnical engineering, using:

- a) historical geological studies of the South Saskatchewan River and surrounding area;
- b) geological assessments from City works along the east riverbank; and
- c) an evaluation of municipal practices across Canada related to slope stability and development regulations.

Engagement on the proposed Riverbank Development Controls has been conducted to receive input from impacted land owners, residence and key stakeholder groups in advance of submission to council.

Strategic Goals

This Engagement Plan supports the Strategic Goal of **Quality of Life** and **Sustainable Growth** by updating Citizens on land use controls that facilitate sustainable and safe development on slopes near the South Saskatchewan River.

City Project Team

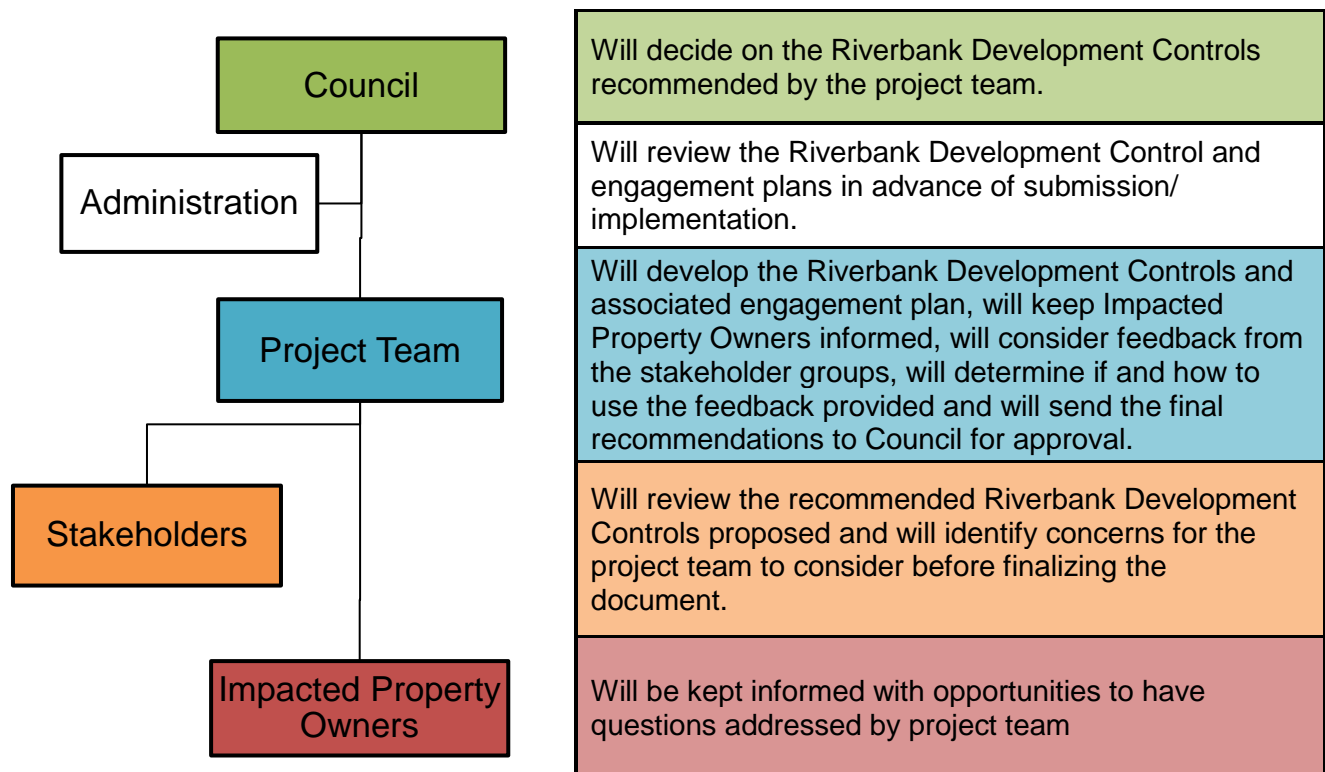
Kara Fagnou	Director, Building Standards – <i>Designated Spokesperson</i>
Lesley Anderson	Director, Planning and Development – <i>Designated Spokesperson</i>
Darryl Dawson	Manager, Development Review – <i>Designated Spokesperson</i>
Carla Blumers	Director of Communications & Public Engagement
Mark Rogstad	Manager, Media Relations

AJ McCannell	Manager, Engineering and Planning
Vanessa Pay	Geotechnical Engineer, Engineering and Planning
Cindy Yelland	Director of Legal Services
Angela Schmidt	Special Projects, Utilities & Environment
Ryan Newell	Public Engagement Consultant
Alicia Penner,	Marketing Consultant

Engagement Strategy Overview

Decision Making Process

Five levels have been identified in the decision making process for the development and approval of the Riverbank Development Controls. Applicable stakeholder groups, their role in the process and key contributions are illustrated below.



Summary of Engagement Goals

1. To **Inform** property owners/residents and key stakeholder groups of the proposed potential riverbank development control measures that may be implemented in the zoning bylaw
2. To **Consult** with property owners/residents and stakeholder groups, obtaining feedback on these potential changes.

Engagement Objectives

Based on the decision process and the goals of engagement described above, specific objectives, commitments to participants and proposed engagement components were selected.

Decision Making (level, phase, stage etc.)	Level of Participation	Commitment to Participants	Objective	Engagement Component	Start	End
Property Owner/Resident, Stakeholder Groups and General Public	Inform	We will keep you informed.	To provide the public with balanced and objective information to assist them in understanding the problems, alternatives and/or solutions.	Invitation Information Package & Engage Page Creation	June 2019	June 2019
				Webpage	prep prior to Council approval (fall 2019)	following Council approval
Special Interest Groups	Consult	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	To obtain public feedback on analysis, and recommendations.	Special Interest Groups Meetings x3	June/July 2019	June/July 2019
Property Owner/Resident				Property Owner/ Resident Information Meetings x3	July-August 2019	July- August 2019
Stakeholder Groups				Stakeholder Group Open House	late-July 2019	late-July 2019
Municipal Planning Commission (MPC)				MPC information package	Fall, 2019	Fall, 2019
City Council and General Public				Public Hearing	fall, 2019	fall, 2019

Engagement Components

Special Interest Groups Meetings

Small group meetings were held in June/July with Association of Consulting Engineering Companies (ACEC), the University of Saskatchewan (U of S) and the Meewasin Valley Authority (Meewasin) to discuss and request feedback on specific aspects of the project in preparation of the draft Riverbank Development Controls. These stakeholders are considered special interest groups.

The ACEC was able to review and identify any challenges that the Riverbank Development Controls pose from a geotechnical engineering and consulting perspective. They were engaged in advance of the residents and other stakeholders to identify any topics with potential to change the content of the Riverbank Development Controls prior to introduction to the public.

The U of S owns a significant portion of land along the East Riverbank that will need to be address during future development. Members of the project team meet with the U of S to inform them of the draft Riverbank Development Controls, answer questions and receive feedback or concerns that they may have related to the future development of their lands.

Meewasin is a conservation agency dedicated to conserving the cultural and natural resources of the South Saskatchewan River Valley. Members of the project team meet with Meewasin to discuss the Riverbank Development Controls and obtain feedback.

Stakeholder Group Open House

Stakeholder groups who may have an interest in the Riverbank Development Controls were invited to attend a come-and-go open house held on July 22, 2019. Stakeholder groups invited included geoscientists, engineers, architects, realtors, and construction professionals. The open house provided an opportunity for the stakeholders to engage in a discussion one on one with project team members, provide feedback and to know who to contact if they wish to further discuss Riverbank Development Controls.

Information was be shared with stakeholders through:

- Posters/displays;
- Information packages/handouts; and,
- Conversations with project team members.

Open House Invitation Package

Invitation packages were emailed to the following organizational bodies to distribute to their membership:

- Association of Professional Engineers and Geoscientists Saskatchewan (APEGS);
- Association of Consulting Engineering Companies Saskatchewan (ACEC);
- Saskatoon Regional Association of Realtors (SRAR);
- Architects Association;
- Saskatchewan Construction Association (SCA); and,
- Saskatoon and Region Homebuilder Association.

The invitation package included:

- Date and logistics;
- Frequently Asked Questions;
- Project background and purpose;
- Zone overlay map; and,
- Link to webpage.

Property Owner/Resident Information Meetings

Public information meetings were held on July 15, July 17 and August 13, 2019, to inform affected property owners and residents about the proposed riverbank development controls. The meetings provided an opportunity to learn about the proposed regulations, ask the project team questions and provide feedback in person and through comment forms. Information was shared with participants through:

- Storyboards for participants to view;
- Short presentation by the project team; and,
- A facilitated question and answer period.

Participants were provided with contact information should they have additional questions for the project team after the meeting.

Information Meeting Invitation Package

Invitation packages for the information meeting were delivered to residents and property owners in June 2019. The packages comprised of:

- Meeting logistics (date, time, location, agenda);
- Frequently Asked Questions;
- Zone Overlay Map; and,
- Link to webpage.

Municipal Planning Commission (MPC)

The Riverbank Development Controls along with resident and stakeholder feedback will be provided to the MPC for their consideration.

Public Hearing

A Public Hearing will take place when the Riverbank Development Controls are considered by Council. Affected property owners and residents will be notified of the Public Hearing date. Comments shared by the public at the Public Hearing will be summarized and provided to the project team for their records.

Webpages

An engage page was launched in June 2019 with information about project events and timelines as well as contact information for the project.

In advance of the council meeting in fall 2019, a project page will be prepared and ready to launch immediately following Council approval of the Riverbank Development Controls. This page will provide a

summary of the Riverbank Development Controls, Frequently Asked Questions, Maps of the Zones, links to permits and contact information.

What We Heard

Stakeholder Small Group Meetings and Open House

Stakeholder meetings and open house provided an opportunity to review the project and proposed regulations. No major concerns or issues were identified from these meetings.

Property Owner/Resident Information Meetings

In total, 24 property owners and residents attended the three information meetings. Councillor Block and Councillor Loewen attended the meetings. The following is a summary of topics discussed at the public information meetings:

- Existing conditions with the Nutana slope area;
 - Has there been recent movement of the Nutana slope area? (Response – there has been insignificant movement recorded)
 - What is current level of groundwater? (Response – groundwater levels have been decreasing since 2012)
 - Will there be ongoing monitoring of slope? (Response – yes, monitoring of slope will continue)
 - How is City proposing to deal with services in lane? (Response – no changes are proposed)
 - Comments that the City has not heard concerns of residents.
- Questions and discussion on research and past geotechnical work;
 - Why are zones 30 metres from top of bank? (Response – based on best practices and research of other jurisdictions)
- Cost and purpose of geotechnical reports;
 - Why would there be a need for a geotechnical report for a detached garage? (Response – need to understand impact of development on the riverbank)
 - Will City pay for the geotechnical report (Response – no, developer or property owner would be responsible for cost)
 - Concern about the cost of a geotechnical report expressed.
- Differences between the two proposed zones;
 - Why are proposed regulations in Zone 1 more restrictive than Zone 2 (Response – topography is different between two areas, requiring different regulations)
- Impact of civic infrastructure on slope stability (such as leaking water lines);
 - Do water main breaks or leaking pipes contribute to slope failure? (Response – working on project for testing lines, sanitary sewer lines are lined)
- Why certain developments are not permitted;
 - Why are in ground swimming pools specifically not allowed? (Response – In ground swimming pools could leak and would go undetected)
 - What is impact of underground sprinklers (Response – excess watering can have impact, will be working on providing educational material)
- Concerns about recent construction and road weight restrictions.
 - Large vehicles using roads that are noted as having weight restriction (Response – this will be passed onto appropriate group for information and follow up).
 - Does snow load have an impact (Response – snow load does not have significant impact)