



COMMUNITY ENGAGEMENT SUMMARY

Come-and-go Public Information Session
 Proposed Rezoning from R2 District to RM3 District by Agreement
 301 Clarence Avenue North – Varsity View

Applicant: Axbridge Construction Corp.
File: PL 4350–Z21/18

Project Description

Axbridge Construction Corp. submitted an application to rezone 301 Clarence Avenue North in Varsity View to facilitate redevelopment of the site into a four-unit dwelling in the style of a brownstone street townhouse.

Community Engagement Strategy

Form of Community Engagement Used:

Information Mailout – A notice detailing the proposed rezoning was mailed out to 71 property owners in May 2019. The notice included details on the rezoning process, the proposed development, and timelines for application review. Contact information for City of Saskatoon (City) staff was included to solicit comments on the application. The same notice was also emailed to the Varsity View Community Association and the Ward Councillor in May 2019.

Public Information Meeting – A public information session was held regarding this proposed rezoning at Brunskill School Library from 7:00 PM to 9:00 PM on October 17, 2019. Attendees were provided an opportunity to view renderings and site plans of the proposed development. City staff and the applicant were present to speak directly with attendees, answer questions, and provide further information about the proposed development and the rezoning process.

Purpose:

To inform and consult – Mail out recipients and public information session attendees were provided with an overview of the applicant's proposal and given the opportunity to ask questions and provide comments. Written comments (email/comment sheets) were accepted.

Level of Input or Decision Making Required from the Public:

Comments, concerns and opinions were sought from the public.

Who was Involved:

- Internal stakeholders – The standard administrative review process was followed and relevant internal divisions of the City were contacted for review and comment. Councillor Block was also advised of the application.
- External stakeholders. A flyer with details of the meeting was sent to 71 property owners within the area on August 30, 2017.
- 15 members of the general public attended the meeting, as well as Councillor Block, City staff, and the applicants.
- Combining the feedback during the engagement period, six members of the public oppose the application and four are in favour of the application.

Summary of Community Engagement Feedback

Comments	Response
The proposed development is too high.	The proposed development has a building height of 10 metres. This is 1.5 metres greater than the permitted building height in the current R2 District. Most of Clarence Avenue North is zoned RM3 District which permits a 12 metre maximum building height.
The trees will be removed.	This site plan for this development was reviewed by Urban Forestry and after revisions to the plan, no boulevard trees will be removed.
Corner lot redevelopment is not wanted in Varsity View.	In December 2017, a report to council stated that corner site redevelopment would be evaluated on a case-by-case basis. This site is located on the perimeter of the neighbourhood and along Clarence Avenue. The Varsity View Local Area Plan recommends that multi-unit dwelling developments be kept to the edges of the neighbourhood so as to not encroach on the established low-density nature of the interior.
The proposed development will block sunlight and reduce privacy for adjacent properties.	A shadow study was completed and shows a minimal change in the shadows cast at the 8.5 metre and 10 metre height.
The buildings shown in the renderings are beautiful.	A Zoning Agreement will be established and will ensure that what is shown is built on site.
Is a driveway crossing going to be installed?	A driveway crossing permit application will have to be submitted and reviewed.

Next Steps

ACTION	ANTICIPATED TIMING
The Planning and Development Division prepares and presents proposal to Municipal Planning Commission. Municipal Planning Commission reviews proposal and recommends approval or denial to City Council.	January 28, 2020
Public Notice: An advertisement is prepared and placed in <u><i>The StarPhoenix</i></u> .	Early to mid-February 2020
Public Hearing: Occurs at City Council, with the opportunity for interested parties to present. Proposal considered together with the reports of the Planning and Development Division, Municipal Planning Commission, and any written or verbal submissions received.	February 24, 2020
City Council decision: May approve, deny or defer the decision.	February 24, 2020

Prepared by:
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