



COMMUNITY ENGAGEMENT SUMMARY

Public Information Session

Discretionary Use Application – Proposed Tavern with Brew Pub
1605 33rd Street W – Hudson Bay Park

Applicant: Zervos Tavern
File: PL 4355 – D17/19

Project Description

A Discretionary Use Application requesting approval to operate a Tavern with Brew Pub at 1605 33rd Street W has been submitted by Zervos Tavern. The subject site is zoned B4 – Arterial and Suburban Commercial District under Bylaw No. 8770, The Zoning Bylaw. The intent of this District is to facilitate arterial and suburban commercial development to provide a wide range of commercial uses serving motor vehicle-oriented consumers. A Tavern with Brew Pub is considered a Discretionary Use under the B4 District.

Community Engagement Strategy

Form of Community Engagement Used:

Information Mail out – A notice detailing the Discretionary Use Application was mailed out to 92 property owners within approximately 200 metres of the Subject Site, the Hudson Bay Park Mayfair Kelsey-Woodlawn Community Association and the Ward Councillor in November 2019. The notice included details on the application, the proposed development and timelines for application review. Contact information for City of Saskatoon (City) staff was included to solicit comments on the application.

Public Information Meeting – An information meeting was held on December 3, 2019 at École Henry Kelsey School Library from 7:00 P.M. to 8:30 P.M. The meeting was attended by eight people. Attendees were provided an opportunity to view site plans and speak directly with the applicant and City staff about the Discretionary Use Application process and the application.

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 provided feedback through comment sheets and by email.

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 Hill was also advised of the application.
- External stakeholders. A flyer with details of the meeting was sent to 92 property owners within the area in November 2019.
- Eight members of the public attended the meeting. The applicants and City staff were present to answer questions and receive comments pertaining to the application.

Summary of Community Engagement Feedback

Comments and questions received during this information session have been summarized in the following table:

Concern	Theme	Response
Offsale and liquor delivery service would occur.	Land Use	Licenses for liquor offsale and delivery services are issued by the provincial government. This application, should it be approved, would not approve offsale or liquor delivery service. If the applicants wanted to pursue these uses, they could without obtaining Discretionary Use Approval.
Incivilities would occur as a result of this application being approved.	Land Use	The restaurant is already operating with a bar component and the owners have shown diligent management.
There would be an increase in traffic along Avenue P South.	Traffic	This application was reviewed by Transportation and no concern was noted. This site is located at the intersection of two generally busy streets with consistent traffic. Should this application be approved, the capacity of the restaurant would decrease thus fewer seats would be available.

Next Steps

ACTION	ANTICIPATED TIMING
The Planning and Development Division prepares and presents a proposal to the Municipal Planning Commission. The Municipal Planning Commission reviews proposal and recommends approval or denial to City Council.	January 28, 2020
Public Notice: A notice detailing the public hearing will be sent to property owners. Signage will be placed onsite detailing the public hearing.	Early/Mid-February 2020
Public Hearing: Occurs at City Council, with the opportunity for interested parties to be 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: Jonathan Derworiz
Planning and Development Division
December 4, 2019