



COMMUNITY ENGAGEMENT SUMMARY

Proposed Rezoning from RM2 District to M3 District by Agreement
727 and 803 Hart Road – Blairmore Suburban Centre

Applicant: Camponi House Corporation
File: PL 4350–Z13/19

Project Description

Camponi Housing Corporation submitted an application to rezone 727 and 803 Hart Road in the Blairmore Suburban Centre to permit the construction of a mixed use development with 164 dwelling units.

Community Engagement Strategy

Form of Community Engagement Used:

Information Mailout – A notice detailing the proposed rezoning was mailed to 286 property owners within a 150 metre radius of the two sites in July 2020. The notice included details on the rezoning process and the proposed development. The notice was also emailed to the Ward Councillor. Contact information for City of Saskatoon (City) staff was included to solicit comments on the application.

Engage Page – An engage page was set up on the City's website that provided an opportunity to view renderings and site plans of the proposed development. The engage page also included information regarding the location and times available for the public to meet and discuss the proposed project with Camponi Housing Corporation in an in person setting.

Purpose:

To inform and consult – Mail out recipients were provided with an overview of the applicant's proposal and given the opportunity to ask questions and provide comments.

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 Iwanchuk was also advised of the application.
- External stakeholders. A notice with details of the meeting was sent to 286 property owners within the area in July 2020.
- Combining the feedback during the engagement period, four members of the public oppose the application and one is in favour of the application.

Summary of Community Engagement Feedback To Date

Comments	Response
Building Height – building is too high	The proposed development has a building height of 11.763 metres. This is 1.763 metres greater than the permitted building height in the current RM2 District.
Proximity of 'Building B' to adjacent property – concerns with respect to privacy (as a result of both distance from adjacent property and proposed building height) and fire safety	The side yard setbacks for the proposed rezoning are consistent with those in the RM2 District. Buildings will comply with fire safety regulations through the permitting process.
Support for more affordable housing opportunities like this one in the area	
Parking, Traffic and Noise – concerns over an increase in parking, traffic and noise as a result of the project, which will lead to an exasperation of already existing issues	
Negative Impact on Property Values	

Next Steps

ACTION	ANTICIPATED TIMING
The Planning and Development Division will be holding an online meeting to provide opportunity to further discuss the application with area residents. The applicant will be involved in this meeting to provide details of the proposal and answer questions.	August 20, 2020 (Tentative)
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.	August 25, 2020
Public Notice: An advertisement is prepared and placed in <u>The StarPhoenix</u> .	September 12, 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.	September 28, 2020
City Council decision: May approve, deny, or defer the decision.	September 28, 2020

Prepared by:
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August 4, 2020