



## COMMUNITY ENGAGEMENT SUMMARY

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

**Applicant:** Camponi House Corporation  
**File:** PL CPA-02/20 and PL 4350–Z13/19

### Project Description

Camponi Housing Corporation submitted an application to amend the Blairmore Neighbourhood Concept Plan and 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 of 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 created 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.

**Online Public Information Meeting** – A mailout notice was sent to 286 property owners within a 150 metre radius of the two sites on September 1 2020, along with a notice on the engage page. This notice informed residents of an upcoming online public information meeting held on Thursday, September 10. A User Guide was provided to assist property owners in accessing the online meeting. The online public meeting was held on September 10, 2020 between 7pm and 9pm to provide an opportunity for members of the public to ask questions pertaining to Camponi Housing Corporation's proposal and to clarify details of the rezoning process.

Approximately 16 members of the public attended this information session and approximately 104 questions and comments were posed during the online meeting.

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. Further questions and comments from the public were noted during the online information meeting.

Level of Input or Decision Making Required from the Public:

Comments, concerns and opinions were sought from the public. These were collected as a result of the initial mail out and through the online public information meeting.

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. A public information meeting was also held in September 2020.
- Combining the feedback during the engagement period, 29 members of the public oppose the application and one is in favour of the application (exclusive of the online comments).

**Summary of Community Engagement Feedback To Date**

Several key themes have emerged through the community engagement process. Questions and comments have been received through email, phone conversation and during the online public engagement meeting. Key questions and comments posed by the community and responses to these are outlined in the table below. For a fulsome list of comments posed during the online information meeting, please see 'Comments Received at Public Information Meeting' at the end of this document.

<b>Comments</b>	<b>Response</b>
Building Height – building is too high	The proposed development has a building height of 11.8metres. This is 1.8 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	<u>Parking and Traffic:</u> This specific development proposal was reviewed by the City's Transportation Division and no concerns were noted.

Comments	Response
	<p>Camponi Housing Corporation has noted they have undertaken a parking survey of their existing tenants, and car ownership and use is low amongst their tenants.</p> <p>Additionally, tenants are only permitted one parking space per unit as a renter through their rental agreements.</p> <p><u>Noise:</u> Noise concerns can be directed to the City of Saskatoon's Noise Bylaw No. 8244. Camponi Housing Corporation also notes that tenants and members of the community can expect the 'quiet enjoyment' clause in <i>The Residential Tenancies Act, 2006</i> to be upheld at their development.</p> <p>All front doors of the units are facing inwards to the site to decrease site impacts beyond the development site.</p>
Negative Impact on Property Values as a result of higher density and rental development.	<p>There is no empirical evidence to suggest that increased density would have a negative impact on property values.</p> <p>The Planning and Development Division of the City of Saskatoon regulates land uses and not the user of land.</p>
Concerns regarding increased crime in the neighbourhood	<p>There is no empirical evidence to suggest increased density would contribute to crime in the area.</p> <p>Camponi Housing Corporation has identified they have a zero-tolerance policy for gang and violent crime activity for their renters.</p>
Concerns regarding building design and colour choice	<p>Camponi Housing Corporation has noted the following:</p> <p>This design is based on a Montreal walk-up style of housing where all tenants have a front door to access units.</p> <p>'Building A' has been designed to meet passive certification.</p>

Comments	Response
	<p>The colours chosen for the development are meant to represent the colours on the Metis sash.</p>
<p>Why was this site chosen by Camponi and not another site elsewhere in the city?</p>	<p>Camponi Housing Corporation has noted the following in response:</p> <p>This site was chosen based on its excellent connections and proximity to schools, health services, grocery stores, employment, etc.</p> <p>Access to several modes of transportation beyond the personal vehicle were important factors in finding an appropriate location for this form of development.</p>
<p>Why does this site need to be rezoned for this proposal?</p>	<p>This application proposes several uses which are not consistent with RM2 zoning. RM2 zoning would permit only dwelling units and associated community uses at this site, but would not permit any of the institutional uses proposed, such as offices, daycare and community spaces.</p> <p>A zoning agreement would permit these institutional uses that otherwise would not be permitted in an RM2 zone.</p>
<p>Concerns regarding additional rental units in the area, and vacancy rates of existing rental units</p>	<p>Camponi Housing Corporation has noted the following in response:</p> <p>Tenants utilizing Camponi Housing Corporation's services have demonstrated a need for rental units which are specifically appropriate for families and specific tenant needs.</p> <p>There may be ample rental units available in the community but this does not mean those units are appropriate in terms of affordability, or provide adequate space/bedrooms for families with children.</p> <p>Many of the rental units proposed on the site will have four bedrooms to meet this need in the community.</p>

## Comments Received at Online Public Information Meeting

The following verbatim comments were submitted by attendees of the September 10<sup>th</sup>, 2020 Public Information Meeting, held via Teams Live.

Content
Please define "special needs" housing, thank you
Where can I see other Camponi properties in the city of Saskatoon?
What are the crime specs in areas where there are low income housing compared to areas where there are not?
Transient housing and home ownership are two different things. Which is it?
Is this the only area of Saskatoon that is being considered?
This design does not resemble our community what so ever. Will Camponi consider a different design that better suits the neighbourhood?
Do the residents need to have employment to be able to live in this community?
Why are there so many four bedroom units? Your proposed complex will bring in approx. 500 more people into an already rental saturated area
Have other areas in the city been considered such as Evergreen, Brighton or Rosewood?
How with those colors picked for housing blend in with the neighborhood? Those are way too bright and stand above what is already here.
We already have almost 1000 rental units in a 3 block radius. With the addition of hundreds more, what is the city going to do about policing and traffic flow?
Are these available to other ethnicities?
Will there be a limit to vehicles? There are a number of rental units in the area that have approximately 3 vehicles per unit.
Roofing Height is 11.8 don't make a trick
There are a lot of rental units already in place in this area, between Parkridge, Blairmore and Kensington. A townhouse and apartment style condos.
We already have numerous retail space sitting empty in the area, why do you feel that more retail space is needed?
I'm interested to get some clarification in regards to the timeline. Is this still being presented to City Council by September 28th
How many entrances for fire truck?
I disagree with the fact that you don't think that the lack of parking on your site will not impact the already parking problem we already deal with here on Hart Road.
Most apartment have road outside building.
Was this project considered in any other areas?
In and out fire truck can access.
Can somebody also please explain to me what is the percentage or the actual number of increase in density which this location is looking to change the Zoning for
The design is awesome. It is very colourful and edgy, however it is not really keeping in tone with the other buildings in the neighbourhood. Is there any chance it would change?
But as this plan, only through Hart road fire truck can access
Do you think the amount of parking has been underestimated for this project?

<b>Content</b>
My apologies for the tardiness in joining - we have just finished our monthly Parkridge Association Meeting.
I would like to get some questions in regards to this particular project I don't believe anybody's suggesting that the project does not have merits the issue underlying everything is the density and the necessity for new zoning
One unit One parking? How about another car? Only Hart road or Walmart parking?
This area is already highly populated and parking noise and other issues are already exasperated. Has that been taken into on what the general noise level will be?
Did you simulate sun?...in winter time I cannot see sun after 1PM
Our townhouse backs right onto the east part of this development, a three story building would not only block the sun but any view that we now have.
What are Camponi's rental standards or guidelines for rentals in regards to drug use or illegal activity
This question is for Daryl Dawson what take away from this event would prevent this project from moving forward
I am wondering why other indigenous groups have not stepped up and offered indigenous lands for this project?
See Blairmore landing apartment...outside building there are all two way drive way and enough landscape...you only want to build more unit and more money.
How is the moderator choosing questions
It is show...
Catherine I am disappointed with you
Toby mentioned Camponi has a retirement building. I would be supportive of a retirement/care home type development without retail space. Would Camponi consider that instead for our small community?
Who ask these stupid Questions? Camponi person?
What other neighborhoods did you consider for this proposal?
I'm all for energy efficient but not for building that don't fit in to the neighbourhood...
What is advantage for neighborhood?
Will these units have their own internal bylaws and will they be strictly enforced? (i.e.) no garbage left on balconies?
Only this plan can give disadvantage for neighbourhood
Find it interesting that not one of your renderings has any snow pictures
Was there no other areas of the city that answer all the requirements
Is there any impact for neighborhood?
We have huge existing traffic issues in Blairmore. The City just finished a study for this neighbourhood. Why would you change a RM2 to a high density dwelling unit now seems counterproductive.
I had some Question but don't answer.
Is it show? I took pictures and you explain this situation...it is show.
And I want to know who asked this Questions.
I think you record this stupid meeting and show City Council...
Where to go another car?
One family One car?

Content	
HaHaHa..	
There is huge parking issues already, the city is not listening. I have lived in Blairmore for seven years and parking has worsened every year. We have owners parking in visitor parking which we have to get ticketed, daily. Parking is a major issue, so where do visitors park?	
This meeting is created	
I really have to question how does development is not better served in a different location where it can be put in place at the start of development so that homeowners go in with eyes wide open	
If you have a four bedroom unit - you have potential to have four vehicles per unit. There is not enough parking for this. I believe that the city needs to take responsibility and make sure there is ample parking for any rental units.	
Question about policing was not answer, I have lived there for about 5 years and crime is on the rise, from vehicle damage on a regular bases, to thief.	
Why couldn't your proposal be designed to work with the current zoning?	
They are talking what you sent email to me	
Bye	
Is the nearby park in Parkridge extension going to be increased with the potential increase of children your development will bring to the area?	
How will it will be addressed with the increase in teenagers and young adults hanging out in the park and surrounding area?	
Will adjacent property owners know what the recommendation will be before it goes to City Council?	
Isn't this project jumping the queue by not having had the public engagement and then proceed to Municipal Planning Commission and then to City Council	
It is 100% show...you need to have responsibility for this show.	
Can you explain emergency shelter	
I want to know who ask these Questions	
Is there information regarding property values where Camponi housing is already in place?	
How much does the city see this proposed development effecting the future of Parkridge extension and its own development? Also the effect on housing values in the area?	
Is there capacity in the area schools to handle this amount of children?	
This show makes me contact politicians, tv and newspaper....	
Are you seeing my questions?	
Is this public?	
This question is for Camponi, you state that parking will not be a problem. How can you predict that there will only be one vehicle to no vehicle per unit, families grow and as children come of age 16 they buy cars	
I'm sorry to say but this public engagement process that you're trying to work with this project.	
This public engagement process is failing there is a lot of cart before the horse activity. Such as not having a public engagement and then a representation at Municipal Planning Commission and then to City Council	

<b>Content</b>	
The day before yesterday I took a picture on night street parking and was huge until cross between Betts Ave and Hart Road	
No...	
There is empty retail spaces in Blairmore and Kensington. They've been empty for some time. Why add more?	
The original zoning did not include any retail, office space, daycare etc. so these things will clearly bring an increase in traffic and noise. What retail space is being proposed i.e.: restaurant...?	
Don't have a trick	
Your roofing is 11.8	
How far from the south side of the townhouses would the building start?	
Is it a possibility the residency requirement for the Park Ridge Extension lots be waved in the event the project goes through?	
How does the city do research? (IE) residential questions?	
Parking is just going to overflow onto area streets! How will the city address this??	
Hahaha	
What about extended family members visiting and staying long term?	
The research cited saying that high density dwellings won't lower the value of the nearby houses, does that research look at affordable housing specifically?	
Mr. Esterby spoke of having their own security on site. Can he explain a little further what that means?	
So based on what was just said about parking and growing why would Camponi not plan for this already and look for bigger land. Contradicting, no?	
Catherine...it is horrible plan...after building there will be a lot of problem.	
So you have one parking stall per family of four, so where do the other family members park not in your complex but on the street which brings us back to the already parking we already have.	
To suggest that a care home and a low income high density units put no additional strain on City resources is naive	
As mentioned earlier there is 66 extra units. This could be 264 more individuals because of the types of units these are as compared to the current zoning. Would the zoning as it is now provide the same tax base or more if it is rezoned?	
Do everything that you want to do as far as being a good neighbour but walk away from the density	
Camponi says they have needs but what about are community and our needs? Most people don't want this. This neighborhood is over populated period. We don't need more rental property in this area period.	
Does Camponi have any developments on the East side?	
What will be the plan when your school children need to go to school in the middle of winter do you think they will walk to school	
So your cameras and security will monitor your complex, but what protects the adjacent properties from the potential of future crime.	