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**Subject:** Email - Request to Speak - Hunchul Park - Proposed Rezoning - 727 and 803 Hart Road - File CK 4351-020-011  
**Attachments:** neighborhood\_review\_of\_rezoning\_hart\_rd.pdf

**From:** Web NoReply  
**Sent:** Sunday, September 20, 2020 10:34 PM  
**To:** City Council <[City.Council@Saskatoon.ca](mailto:City.Council@Saskatoon.ca)>  
**Subject:** Email - Request to Speak - Hunchul Park - Proposed Rezoning - 727 and 803 Hart Road - File CK 4351-020-011

--- Replies to this email will go to [REDACTED] ---

Submitted on Sunday, September 20, 2020 - 22:33

Submitted by user: Anonymous

Submitted values are:

Date Sunday, September 20, 2020  
To His Worship the Mayor and Members of City Council  
First Name Hunchul  
Last Name Park  
Phone Number (306) [REDACTED]  
Email [REDACTED]  
Address [REDACTED] Hart Rd  
City Saskatoon  
Province Saskatchewan  
Postal Code [REDACTED]  
Name of the organization or agency you are representing (if applicable)  
Subject About Rezoning 727 and 803 Hart Road  
Meeting (if known)  
Comments

I was studying and reviewing about rezoning plan for 727 and 803 Hart rd.  
this area is not appropriate for proposed plan.  
please check up our review about dangerous proposed plan and impact of neighborhood.  
we request city council deny rezoning and ask City of Saskatoon look for new appropriate land for this Plan.  
also I want to speak and explain our review at the council meeting.

Thanks

Attachments

[neighborhood review of rezoning hart rd.pdf](#)

[REDACTED]

[REDACTED]

# NeighborHood's Review of proposed Rezoning Plan

We just know

keyword Summary:commission meeting / camponi homepage / public meeting

Residential Building  
(80,954sqft:67%)

76 units x 4 bedroom x 1 Parking  
79 units x 1 bedroom x 1 Parking  
2 units x 2 bedroom x 1 Parking

Non Residential Building  
(27,000 sqft : 33%)

Emergency Housing -> homeless shelter /  
Institutional Building / Gym / Office /Daycare  
/ Restaurant /library / **No Parking**

Institutional (most) / Special needs /  
Ministerial Approval / Saskatoon Public  
school / Emergency Housing / Multi  
purpose / Rent Geared-to-Income Program  
/ Affordable Housing Program /Supported  
Living Models / Security Camera outside / 1  
Parking / Bus /**Family(0)**

**Ridiculous development Plan**

We just Guess Purpose or Target of proposed Plan

City and Camponi did not give any information  
and mention it

Residential building for people need special support  
Residential + institutional building for housing rental based learning

Saskatoon city Social welfare Centre with  
Camponi Housing (Government support)

We have been studying and reviewing for

Proposed resident impact and present resident impact

Land appropriateness

- Traffic and Safety
- Fire and Evacuation

Present Resident Impact

- Detail design of proposed building

- Proposed rezoning Area is **too small for residential and institutional Purpose** (we want to propose site plan for safety : see last page)
- **Traffic impact is dangerous, specially for Pedestrian**
- **Fire and Safety are also dangerous, specially for Evacuation**
- **Present resident Impact is out of limit.**

Almost dimension was measured using provided site plan and lendering, and calculated using CAD. we used google Map.  
Underground Parking Lot is just guessed for non residential building (no parking plan in proposal)

- We request city council to deny rezoning plan and ask city of saskatoon to look for appropriate area for successful social plan.
- We request city of saskatoon to stop rezoning plan and focus on proud saskatoon citizen with clear process.

We need to know clearly

# R2B

Low Medium Density Multi Unit dwelling district

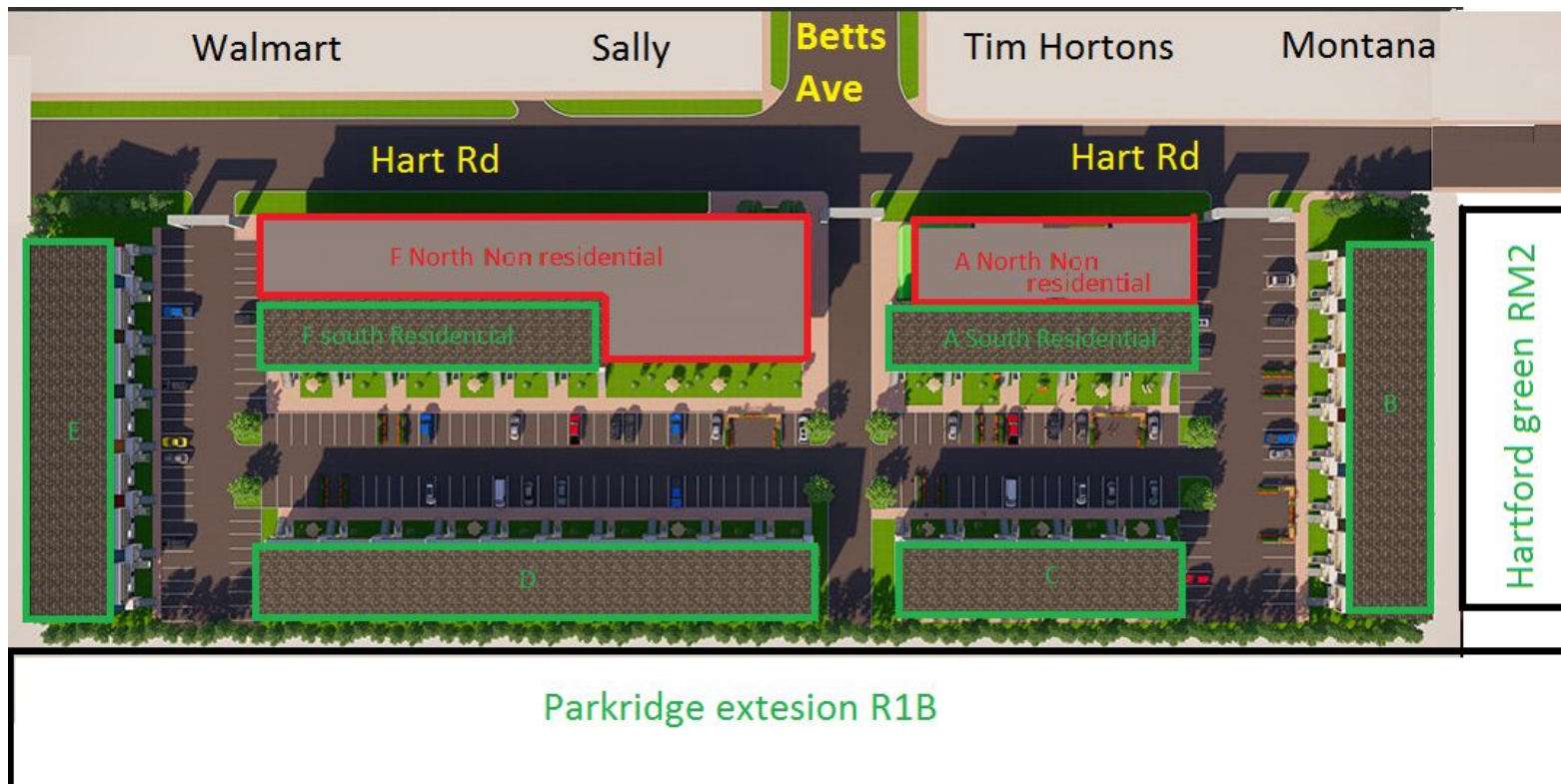
- Just town house only

- Non residential floor area is 56% of Walmart(Huge)
- Parking for Non residential is Zero.
- All non residential building face to Hart Rd.
- Imazine worker / guest / residents / traffic
- Rezoning can be Disaster to Hart Rd (traffic / Parking/Fire safety/security/Community)

# M3

General institutional service district

- There are 60 Types : Bylaw 9-3
- Just almost Everything you think.
- Residential / commercial
- Apartment / office / funeral / coffeeshop / Gym / Restaurant / Dental / Drugstore / hotel / motel....can be beside busy Hart Rd.
- Camponi is dreaming Huge Business for money not community,and City looks like helping them (Guess)
- 33% of total building area is Non residential



Total Land area :  
217,861 sqft

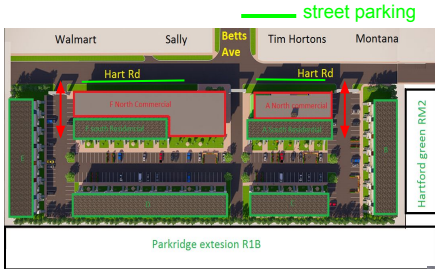
Total Building area  
80,954 sqft(37%)

Total residential area:  
53,954 sqft(67%)

Total non residential  
area:27,000 sqft (33%)

(Guess) and using  
google map

## Residents in Rezoning area



- Nonsense unit plan
- family needs 4 beds and has 1 car?
- Tight driveway and landscape.
- Compare with two Apartment.
- Did City review unit Plan?
- This Plan was approved by City Plan manager (nonsense)
- Accident of pedestrian and children
- Street parking also limited.
- Disaster for Rezoning residents and Community

## Camponi proposal (157 Units)

76 X 4 beds units x 1 Parking

2 X 2 beds units x 1 Parking

79 X 1 beds units x 1 Parking

- 200 parking (1.27 / unit) drawing from city) : Handicap Parking / Guest Parking

- land area : 217,861 sqft

- building area : 80,954 sqft (37%)

- non residential area : 27,000 sqft (33%)  
( 0 parking)

## Hartwell Place in Blainmore M3 (216 Units)

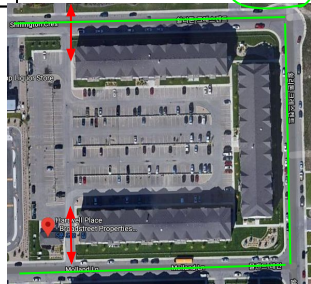
216 X 2 beds units

- 346 parking (1.6 / unit) (google map)

- land area : 255,750 sqft

- building area : 62,645 sqft (24%)

- nonresidential area : 500 sqft (0.7%)



HART Road is only road to go to Tommy Douglas Highschool,  
Bethlehem highschool and Shaw center.

see betts ave and Hart Rd using google map.  
all day Red color (busy)



- Betts Ave Hart road is too busy in school time, Lunch time and Home time
- Main Gate of rezoning locate in entrance of Tim Hortons. It has a lot of possibility for traffic accident.
- Most serious problem is **unsafe condition of Pedestrian**. town house and apartment residents always need to pay attention to student driver(new/unskilled/high speed) when crossing Hart Rd.
- 4bed/1 parking and no Parking for Non residential parking, rezoning area resident will be in Unsafe condition of Pedestrian to access busstop / Walmart / Timhortons....

new driver/speed..

- **Student Driver & Shaw center**
- **resident**
- **Tim Hortons / Commercial area / Truck from highway #7 Walmart ....Guest**
- **Pedestrian** at Betts Ave and Hart Rd

## Fire & Safty



- Proposed Building is 4 story building height building, But Fire truck, Rescue truck emergency vehicle can access from only Hart road.
- if Fire at 4th floor, Fire can transfer to east 2 story two house and south house area, Because Space between two is just 6M (see next page)
- if Fire at 3th floor, 4th floor resident can not evacuate outside because residential building design (see next page)
- All aptments in Blairmore can access any direction for fire and evacuation

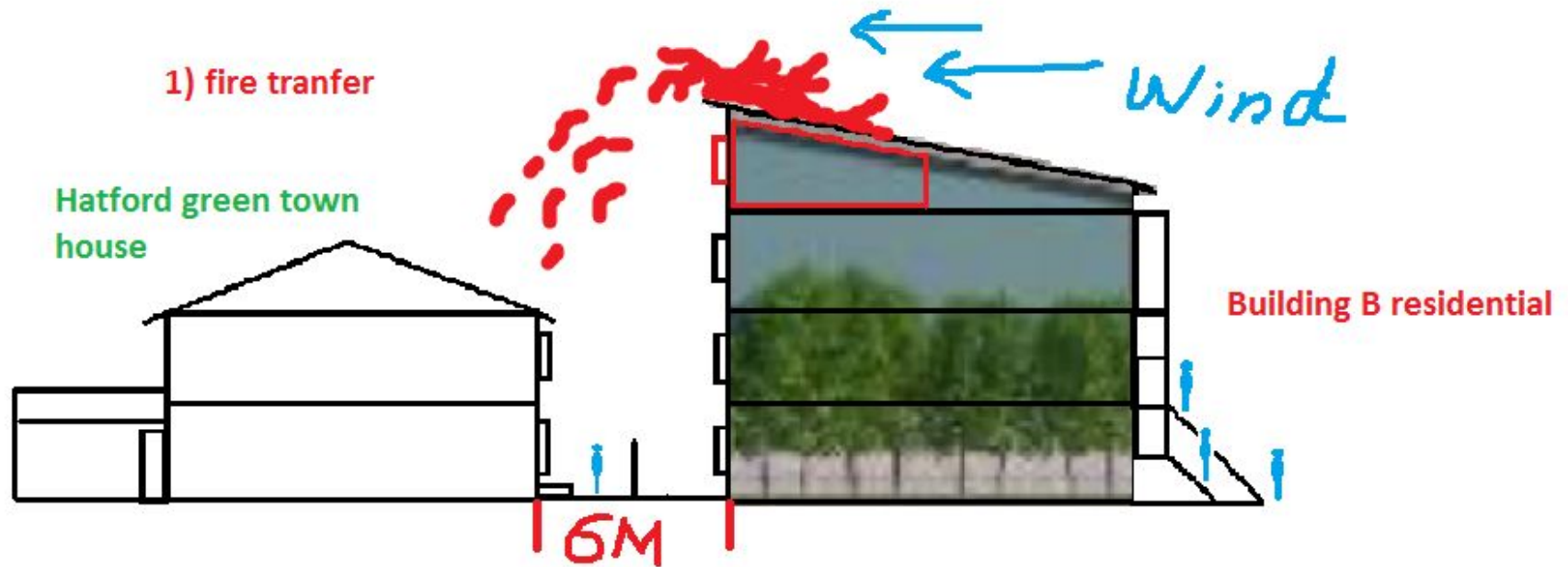
Rezoning area is inappropriate for proposed 4 story residential and 4 story non residential building.

Can Access anywhere



Hartwell Place Apart Ment in Blairmore

## Fire & Safty



## 2) Fire evacuation and Rescue



## Fire & Safty

### 3) Fire evacuation and Rescue (building A&F)



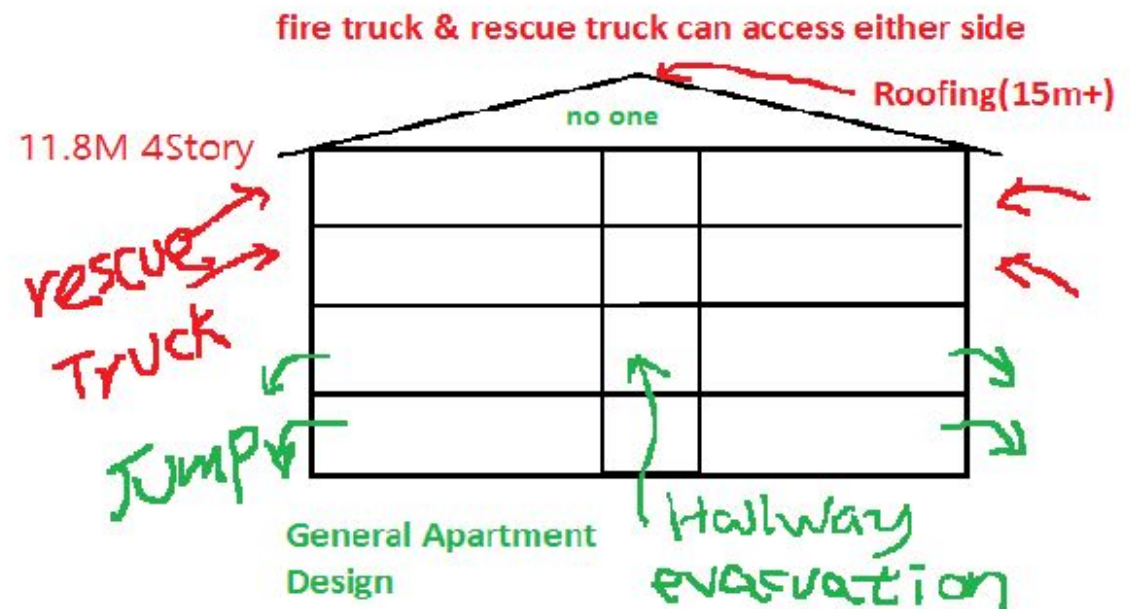
VS

- Proposal Residencial Design is to avoid complaints from present residents, elevator and Bylaw

(one side 4 story / the other side 3 story)

- Proposed design say 3 story building but it is a trick, it has bedroom at 4th floor

- This design can make serious problems to resident and neighborhood.



## Building B

Hartford Green townhouse  
7 unit / 21 bed / 14 Parking

Rezoning Building B  
25 unit (12unit-4beds)  
(13unit-1beds)  
25 Parking



### Community Impact

- No Sun
- Privacy
- Noise
- Traffic
- Street Parking
- Education
- Crime
- Fire transfer
- Community
- Childrens

### City & Camponi

- 3 Story Building (trick)
- This development by starting with the needs of the tenants first, and designing the neighbourhood and supports around those foundational needs (Camponi Homepage HaHaHa)
- Residential Apartment (trick)
- Keep the Bylaw and Regulation (City Planner)
- Don't need to study and review for community Impact. It is small project (City Planner)

### Truth & Guess

- This building is 4 story building as shown. But they hide 4th floor plan to avoid complaints from community and to save money like elevator
- Totally they don't consider community impact. no document, no meeting and just public meeting like a tv show.
- City looks like company side, always they look like protecting Camponi's profit.
- Building B has 3 times more units and more beds than Hartfordgreen townhouse in similar area, but they provide 1 parking for 1 unit.
- Rezoning will give fatal impact to residents around Hart Rd

## Building A

### South Residential

20 unit (10unit-4beds)  
(10unit-1bed)  
20 Parking

### North Non Residential (commercial)

1st : 7,986 sqft  
2nd:7,986 sqft  
3rd:7,986 sqft  
Total : 23,958 sqft

approximated using  
drawing from City  
and Google Map

← Tim Hortons (20M)

← Hart Rd



North

11.8M 3 Story(?) **trick**

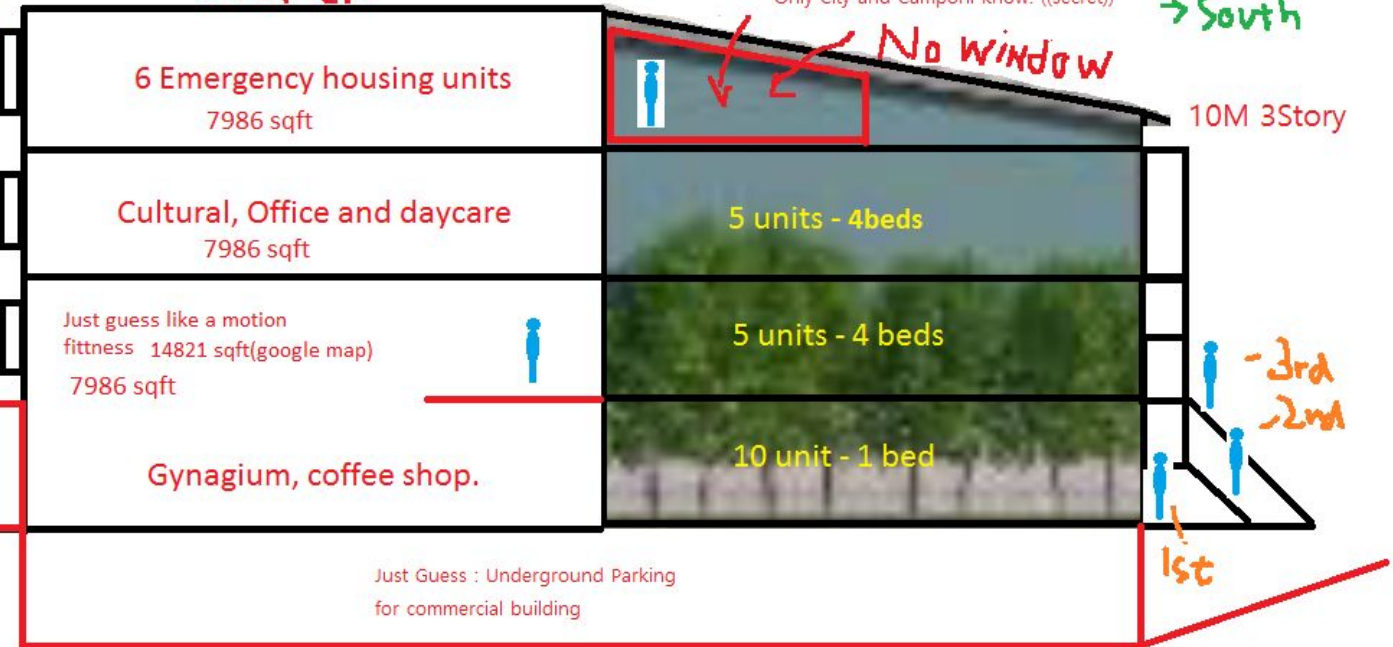
No residential / commercial

11.8M 4Story

Residential

Hidden Bedrooms  
Only City and Camponi know. ((secret))

→ South



### Community Impact

- Too Much Commercial Area in Blairemore
- Traffic : Residential + Worker +Customer +emergency vehicle (HartRd is already full)
- Emergency Housing(?)  
→ Homeless shelter
- non residential Area Parking Plan Zero
- Street Parking
- Crime
- Community
- Childrens

### City & Camponi

- 3 Story Building residential and commercial(**trick**)
- This development by starting with the needs of the tenants first, and designing the neighbourhood and supports around those foundational needs(**Camponi Homepage**)
- limited information
- Hart rd and betts ave are already too busy as driver for Timhortons. another coffee shop within 20M in rezoning building
- Building A is on crossing Hart and Betts. it is dangerous for car accidents and Pedestrian.

### Truth & Guess

- Residential building is 4 story building as shown. But they hide 4th floor plan to avoid complaint from community and to save money like elevator
- gym floor area is 53% of Motion fitness(it is not small gym for residents)
- Main Entrance is faced to Hart Rd  
Street Parking / emergency vehicle / present resident vehicle / high school student driver / shaw center
- Pedestrian safety
- Parking area for non residential is noting ( can guess underground parking or Walmart HaHa : Only city and company know (secret))

## Building C & D

Rezoning Building C&D

60 unit (30 unit-4beds)  
(30 unit-1beds)  
60 Parking

R1b Housing unit faced to C&D

14 unit



### Community Impact

- Privacy
- Noise
- Traffic
- Street Parking
- Education
- Crime
- Fire transfer
- Community
- Childrens

### City & Camponi

- 3 Story Building (trick)
- This development by starting with the needs of the tenants first, and designing the neighbourhood and supports around those foundational needs (Camponi Homepage HaHaHa)
- Residential Apartment (trick)
- Keep the Bylaw and Regulation (City Planner)
- Don't need to study and review for community Impact. It is small project (City Planner)

### Truth & Guess

- This building is 4 story building as shown. But they hide 4th floor plan to avoid complain from community and to save money like elevator
- City looks like company side, always they look like protecting Camponi's profit.
- Building C&D has 4 times more units and more beds in similar area, but they provide 1 parking for 1 unit.
- Parkridge extension area started few years ago. still now under construction. they trusted City and bought land But...
- Property Value



# Neighborhood proposal

- Wide land area for Target and Purpose
- 2way roads are all around for Fire safety and Evacuation (limited street Parking)
- Residential building Driveway extend for safety
- Extra Space in front of Non residential building and institutional building for Bus, Ambulance, Emergency Vehicle
- Extra Parking lot in front of Non residential building and institutional building.
- Shuttle bus recommended.

