



## COMMUNITY ENGAGEMENT SUMMARY

Proposed Official Community Plan Land Use Map Amendment from Low Density Residential 1 to Corridor Residential and Rezoning from R2 District to RM4 District by Agreement 1414 and 1416 Main Street – Varsity View Neighbourhood

**Applicant:** BlackRock Developments Ltd.

**File:** PL 4350-OCP1/20 and PL 4350-Z12/20

### Project Description

BlackRock Developments Ltd. has submitted an application to amend the Official Community Plan Land Use Map to re-designate 1414 and 1416 Main Street from 'Low Density Residential 1' to 'Corridor Residential' and rezone the sites from R2 – One and Two-Unit Residential District to RM4 - Medium/High Density Multiple-Unit Dwelling District Subject to an Agreement. The proposed amendments would provide for the development of a four-storey Multiple-Unit Dwelling with 26 dwelling units.

### Community Engagement

Notification of the proposed development was provided in the following ways:

- The application was placed on the Engage Page on the city's website on November 24, 2020 with information on the proposed development, rezoning process and anticipated project timeline.
- Email notification was sent to the Ward Councillor, Community Development and the Varsity View Community Association on November 26, 2020.
- A notice outlining the proposed development was mailed to 119 property owners within 225 metres of the proposed development site on November 27, 2020.
- Development signs were installed on both properties on December 8, 2020.
- The Varsity View Community Association also posted notice of the Public Information Meeting on their Association website on November 26, 2020.

An on-line public information meeting was held on Thursday December 10, 2020 from 7:00pm to 8:30pm via a Microsoft Teams live event. A User Guide was provided to assist participants in accessing the online meeting. Participants were able to submit questions and comments for City staff, the developer (BlackRock Developments Ltd.) and through an online chat feature. In addition, a recording of the meeting and a copy of the presentation have been included on the Engage page.

Approximately 30 questions and comments were posed during the online meeting and nine written submissions on the proposal were provided via email.

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. These were collected as a result of the initial mail out, through the online public information meeting and via written email submissions.

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 notice with details of the meeting was sent to 119 property owners within the area in November 2020. A public information meeting was also held in December 2020.

**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 conversations and during the online public information meeting. Key questions and comments posed by the community and responses to these are outlined in the table below. For the full list of comments posted during the online information meeting, please see Engagement Feedback Received at the end of this document.

<b>Comment Themes</b>	<b>General Responses</b>
Concerns over proposed density and building height	<p>The proposed development has a maximum building height of 15 metres in a four-storey residential building form.</p> <p>The building height is limited to 2-storeys adjacent to the existing one unit dwelling residential building located at 1412 Main Street.</p>
Intent of the Corridor Growth Area policies in the Official Community Plan	<p>The Official Community Plan, Growth Plan to Half A Million and Corridor Transformation Plan all outline a new approach and focus on infill development to help provide a more balanced approach to growth for the City over the long-term.</p> <p>Infill development in the Corridor Growth Area and the Corridor Residential land use designation is intended to provide a transition of density from higher, medium-density developments along the BRT</p>

	network corridors into adjacent neighbourhoods.
Concern over potential for future additional development on Main Street	The Corridor Growth Area identified in the Official Community Plan is approximately 250 metres of either side of the BRT network corridors. Main Street is within this area and has the potential for additional infill proposals along its length.
Approval process for development applications in the Corridor Growth Area	This and any future development proposals in the Corridor Growth Area will be reviewed on their own merits against the Official Community Plan policies, Growth Plan to Half A Million, Corridor Transformation Plan and Varsity View Local Area Plan.  Future development proposals along Main Street have not been 'pre-approved' resulting from their location within the Corridor Growth Area.
Alignment of the proposed development with the Varsity View Local Area Plan	The proposed development aligns with four of the seven key goals identified in the Local Area Plan.
Parking concerns	Required parking for the proposed development will adhere to the regulations outlined in the City of Saskatoon Zoning Bylaw.  The development proposal was reviewed by the Transportation Department and no concerns were noted.

Engagement Feedback Received

Online Public Information Meeting:

We live at 1408A Main St. Having young children, we are quite concerned about the increase of traffic in the back ally. Our kids fly kites, build snowmen etc. in the park across the ally.
Is Cumberland considered a corridor Street? Is Main Street?
Does the city follow the lead of a developer who buys corner lots and then designate "corridor residential" or does the city try to stay true to the Varsity View Area Plan which identified Cumberland north of 14th street?
Is a 4-story apartment style building considered a "sensitive transition" to protect low density residential areas?
Is it too late to submit letters regarding this development? (We were waiting to get the info tonight before we submitted our perspective.)

<p>This seems like a really good fit for this particular corner. Has the developer done anything like this before?</p>
<p>The city's own LAP identifies areas north of 14th street on Cumberland as natural places for higher density development and placed high value on the character of the core neighbourhoods south of 14th. Why are you now looking to go away from that? It seems to me that Preston and Clarence are the natural perimeter streets for Varsity View and that there is already a transitional street between Preston and Cumberland.</p>
<p>Can you please explain the streets on slide 5?</p>
<p>Is the city aware that there have been 5 new infills on this block which doubled the number of families able to live on those lots? We believe you mentioned a "balanced" approach with 25 % increase. I believe 5 out of 14 lots on this block would already exceed 25%.</p>
<p>Is the city aware that to the east of this 1400 block we have many blocks of multiple use buildings that have access to the grocery stores, and all the amenities adjacent on 8th Street. Do we not need to preserve the existing chunk of Main Street that is the "Promenade" which is R2 and a beautiful place to walk for Varsity View residents?</p>
<p>Is our only option tonight to type questions in? Is there the opportunity to speak or will that be at a later date?</p>
<p>Why not new infill homes instead of a large condo?</p>
<p>Why would that lot not be suited for a single-family dwelling? There are lots of infills on the block already.</p>
<p>The property at 1416 has become an eyesore (fence falling down, garbage in the back, broken windows) and sends a message that the owner does not show a lot of respect for what the residents of this block value. Does the developer appreciate the assets and strengths and beauty of this block and this street?</p>
<p>I believe there are 24 units in the Tribeca and yet this development is smaller area and has 26. What other differences are there?</p>
<p>If this development went ahead what would the "map amendment from "Low Density Residential to "Corridor Residential" show exactly??</p>
<p>This looks amazing. Would be a great addition to the neighborhood. Would provide a good buffer into the neighbourhood</p>
<p>So, could this similar development be done on every corner of Main Street between Cumberland and Clarence which are within 250 M of 8th Street?</p>
<p>I live in the neighborhood and am all for this. It will help with the future BRT</p>
<p>Might I suggest that in the future the city set up public hearings so we can actually speak. Typing in questions does not allow for a conversation or the ability to clarify the questions we are actually asking.</p>
<p>Is there any recognition at all that the burden of the negatives of re-zoning fall on the residents who are already here? The benefits to the developer. Is it fair to take value from people who have invested hundreds of thousands of dollars to maintain, renovate or rebuild single/double family homes and give that value to someone who does not live on this block?</p>
<p>What is the expected timeline to build and where would staging area be for construction?</p>
<p>What would you do for parking for contractors?</p>
<p>More eyes on the park at night! It is going to make that park much safer as it is kind sketchy to walk in at night right now. Happy to have more people around watching it.</p>

When can my grandma move in?
Love the direction the city is heading.
With the new growth plan and this type of build, is there limitations on how many builds of this size and magnitude be within a certain distance of one another?
Thank you to the City for rejecting the rezoning application last time. Hopefully you can do the same for us residents again.
Here's a comment -- please stop this development! What kind of green features will you have in the building?

Written Submissions:

Suggestion that the current R2 zoning and lot sizes are large enough to develop 6 SF homes or a combination of SF and semi-detached developments
Property value concerns
Opposition to the application in 2015 remains the same largely based on the content of the Varsity View LAP. (Note: the LAP focuses most of its attention to the College St. corridor and makes little reference to 8 <sup>th</sup> St.) Suggests that the LAP 'locks in' the current R2 zoning.
Suggestion that the moderator had a bias toward the developer
Concerns about parking that a new 26-unit, 4-storey development would cause in the neighbourhood;
Concern that the design of the building looks 'commercial' in nature
Support for the proposal from a resident who grew up in the neighbourhood. The proposal does not significantly alter the character of the neighbourhood – it is completely consistent with it.
City needs to apply consistent, fair and rational rules to the development process and not let a few loud voices overcome the many who may not have time to provide input.
I would love to see this development move forward, I own a house a couple blocks away and would be nice to see some of these older run-down homes replaced with an aesthetically pleasing project. These smaller projects are not eye sores to the area and usually fit in the neighbourhoods quite well.

Prepared by:  
Jim Charlebois, Senior Planner II  
Planning and Development Department  
January 4, 2021