



## COMMUNITY ENGAGEMENT SUMMARY

Proposed Amendment to the Official Community Plan Land Use Map from 'Medium Density Residential' to 'High Density Residential' and  
Proposed Rezoning from RM3 District to RM5 District by Agreement  
512-520 Main Street – Nutana Neighbourhood

**Applicant:** 102065776 Saskatchewan Ltd. c/o AODBT Architecture + Interior Design  
**File:** PL 4350 – Z10/19

### Project Description

aodbt architecture + interior design, on behalf of 102065776 Saskatchewan Ltd., have applied to amend the land use designation and to rezone 512, 514, 516, 518 and 520 Main Street to facilitate the development of a multiple-unit dwelling, subject to a Zoning Agreement.

### Community Engagement Strategy

#### Forms of Community Engagement Used:

**Information Mailout** – A notice detailing the proposed rezoning was mailed to 214 property owners within a 150-metre radius of the five sites in December 2020. The notice included details on the rezoning process and the proposed development. The notice was also emailed to the Ward Councillor, Community Consultant, Community Association and Broadway Business Improvement District. Contact information for City of Saskatoon (City) staff was included to solicit comments on the application.

**On-Site Signage** – Two 18"x24" signs were affixed to the sites known as 512 and 520 Main Street, which bound the western and eastern edges of the subject area. The signage provided a description of the proposed rezoning, development renderings, contact information for City staff and a link to the associated Engage Page.

**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 on the online public information meeting date and time, as well as instructions on how to join and participate in the meeting.

**Public Information Meeting** – Residents were provided an opportunity to listen to a presentation by the applicant and participate in a question and answer session. City staff were in attendance to provide an overview of the process and the next steps following the meeting.

Purpose:

To inform and consult – Mail out recipients and Engage Page participants were provided with an overview of the applicant’s proposal and given the opportunity to ask questions and provide comments. Written and verbal comments were accepted and recorded.

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 departments of the City were contacted for review and comment. Councillor Block, the Community Consultant for Nutana and the Neighbourhood Services Manager were also advised of the application.
- External stakeholders – A notice with details of the meeting was mailed to 214 property owners within the area in December 2020, as well as the Nutana Community Association and the Broadway Business Improvement District.
- Combining the feedback during the engagement period, one member of the public was opposed to the application and one was in favour of the application. Other members of the public were not explicitly opposed to the proposal but would like to see it proceed under specific parameters (i.e. road closure timing, reduced height, etc.).
- 18 external devices attended the online public information meeting held on December 17, 2020 (each device may represent more than 1 individual).

**Summary of Community Engagement Feedback to Date**

<b>Comments</b>	<b>Response</b>
Building Height and Shadowing –Viewsheds and shadowing for properties sharing the rear lane will be impacted, building is too tall.	The proposed development has a building height of 20.8 metres. This is 8.8 metres greater than the currently permitted building height in the RM3 District.
Parking – Proposed on-site parking is not sufficient and will result in increased on-street parking.	The 77 stalls proposed for the development would satisfy the requirement for on-site parking under the Zoning Bylaw No. 8770. The rates would apply to both the existing and proposed zoning (the parking rate would not be changing); this is the City’s primary method for regulating on-site parking.
Traffic (during construction) – If forthcoming lane closures resulting from the proposed development coincide with those currently in place on Main Street, local traffic will be severely impacted. Rear lane closures during construction might impede rear lot access and garbage collection.	While the Official Community Plan and Zoning Bylaw do not regulate construction timelines, this would be addressed during the building and development permitting stage. The applicant assured attendees at the Q&A session that construction would be phased to minimize the impact on rear lane access and that construction would occur after the neighbouring development is completed.

<b>Comments</b>	<b>Response</b>
Traffic (after construction) – Increased population density will result in local traffic congestion.	The City's Transportation and Construction Department noted no concerns relating to increased vehicle traffic volumes on-street.
Support expressed for introducing increased residential density and business activity in the area.	N/A
Light and noise pollution – External lighting may shine into neighbouring homes. Noise generated by residents in the new structure may be excessive.	Excessive noise may be addressed through The Noise Bylaw No. 8244 (for both existing and proposed developments). The applicants would also be bound by Section 5.4 of the Zoning Bylaw, which states that "Outdoor lighting for all developments shall be located and arranged so that no direct rays of light are pointed at nearby properties".
Not satisfied with the public engagement process – Would like to have notices delivered to the property itself, not just the landowner. Would like to have seen signage on each lot.	

### **Next Steps**

<b>Action</b>	<b>Anticipated Timing</b>
The Planning and Development Department prepares and presents proposal to Municipal Planning Commission. Municipal Planning Commission reviews proposal and recommends approval or denial to City Council.	January 26, 2021
Public Notice: An advertisement is prepared and placed in <u>The StarPhoenix</u> .	February 6, 2021
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 Department, Municipal Planning Commission and any written or verbal submissions received.	February 22, 2021
City Council decision: May approve, deny, or defer the decision.	February 22, 2021

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