



Community Engagement Summary

Public Information Meetings

Proposed Neighbourhood Concept Plan Amendment and Rezoning
Greyeyes-Steele Way

Applicant: Arbutus Properties
File: PL 4350 - Z26/16

Three public meetings were held regarding the proposed Neighbourhood Concept Plan Amendment and Rezoning on June 5, 2018; September 27, 2018; and December 9, 2020 (online).

Summary of June 5, 2018 Public Information Meeting

Project Description

A public information meeting was held at St. Terese of Lisieux Gym on June 5, 2018, at 7:00 p.m. regarding the proposed Rosewood Neighbourhood Concept Plan Amendment and Rezoning at Greyeyes-Steele Way.

Community Engagement Strategy

Purpose:

To Inform and Consult – Residents were provided with an overview of the applicant's proposal and given the opportunity to ask questions and provide comments. Written comments (email/comment sheets) were accepted following the meeting.

Form of Community Engagement Used:

Public Information Meeting – Residents were provided an opportunity to listen to a presentation by the applicant, participate in a question and answer session and speak directly with the applicant and City of Saskatoon (City) staff following the formal portion of the meeting. City staff were in attendance to provide an overview of the rezoning process and the next steps following the meeting.

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 Dubois was also advised of the application.
- External stakeholders – A flyer with details of the meeting was sent to 165 property owners within the adjacent area of the subject site, as well the Rosewood Community Association.

- Approximately 50 members of the general public attended the meeting, as well as Councillor Dubois, City staff, and representatives of Arbutus Properties.

Summary of Community Engagement Feedback

Following introductory remarks on the rezoning process by City staff, an overview of the development proposal was provided by the applicant. A question and answer period and general discussion followed. Concerns, questions, statements in opposition and general points of discussion at the meeting and in comment sheets received after the meeting are summarized as follows:

Key Issues	Summary
Roadway as shown on the Concept Plan is not being built.	<p>Comments from property owners of 235 Rosewood Boulevard East:</p> <ul style="list-style-type: none"> The developer has been advertising a plan which does not include the roadway in their promotional materials for the site for several months. The local roadways that were shown on the Concept Plan have been removed from the development plans for the site and 12 dwellings from the adjacent development were constructed to front the roadway. Homes were purchased based on the approved concept plan which provided a local roadway in front of the units. Anticipating vehicular accessibility, garbage collection, and parking on the roadway. Reduced property values if road is not built.
Access for Emergency Vehicles at 235 Rosewood Boulevard	<ul style="list-style-type: none"> Due to the design of the development, emergency vehicles might have difficulty maneuvering on the site; a public roadway would provide alternate emergency access.
Current Condition of Site	<ul style="list-style-type: none"> Empty field with weeds and debris
Construction of Struthers Park	<ul style="list-style-type: none"> Concerns about timing and completion date for construction of Struthers Park. Information was provided from Parks that the park would be completed in 2017.

The meeting concluded with City Staff assuring those in attendance an update would be provided regarding the status of the application and if any changes were proposed by Arbutus.

Summary of September 27, 2018 Public Information Meeting **Project Description**

A public information meeting was held at Colette Bourgonje School on September 27, 2018, at 7:00 p.m. regarding the proposed Rosewood Neighbourhood Concept Plan Amendment and Rezoning at Greyeyes-Steele Way.

Community Engagement Strategy

Purpose:

To Update and Consult – Residents were provided with an overview of the amended site plan for the development and given the opportunity to ask questions and provide comments. Written comments (email/comment sheets) were accepted following the meeting.

Form of Community Engagement Used:

Public Information Meeting – Residents were provided an opportunity to listen to a presentation by the applicant, participate in a question and answer session and speak directly with the applicant and City of Saskatoon (City) staff following the formal portion of the meeting. City staff were in attendance to provide an overview of the rezoning process and the next steps following the meeting.

Level of Input or Decision Making Required from the Public:

Comments, concerns and opinions were sought from the public.

Who was Involved:

- External stakeholders. A flyer with details of the meeting was sent to 165 property owners within the adjacent area of the subject site, as well the Rosewood Community Association.
- Approximately 11 residents from 235 Rosewood Boulevard East attended the meeting, as well as Councillor Dubois, City staff and representatives of Arbutus Properties.

Summary of Community Engagement Feedback

Following introductory remarks by City staff, an overview of the updated site plan was provided by the Applicant. The amended plan showed a landscaped green buffer, a playground area and visitor parking area to buffer the proposed development from the adjacent site.

Feedback received at this meeting indicated this plan was not acceptable, as it does not provide roadway access to the dwelling units abutting the subject site. Options which included a rear lane were also discussed. The changes to site plan, including an option to include a rear lane, did not alleviate the residents' concerns regarding removal of the roadway.

Feedback Received Following the September 27, 2018 Public Information Meeting

Neighbouring property owners advised the proposed green pathway was preferred over a lane; however, the provision of a public road would be optimal.

Summary of December 9, 2020 On-Line Public Information Meeting

Project Description

An online public information meeting was held via Teams Live on December 9, 2020, at 7:00 p.m. regarding the proposed Rosewood Neighbourhood Concept Plan Amendment and Rezoning at Greyeyes-Steele Way.

Community Engagement Strategy

Purpose:

To Update and Consult – Residents were provided with an overview of the amended site plan and given the opportunity to ask questions and provide comments. Written comments by email were accepted following the meeting.

Form of Community Engagement Used:

On-line Public Information Meeting – Residents were provided an opportunity to listen to a presentation by the applicant. A question and answer period followed whereby participants submitted their typed questions via Teams Live, and City staff and the Applicant provided responses verbally during the meeting:

- A flyer with details of the meeting was sent to 199 property owners within the adjacent area of the subject site, as well the Rosewood Community Association.
- Approximately 33 devices attended the meeting, as well as Councillor Dubois, City staff and representatives of Arbutus Properties.

City of Saskatoon Engage Page – Details of the application and process information was placed on the Engage Page on the City's website in the summer of 2020.

Level of Input or Decision Making Required from the Public:

Comments, concerns and opinions were sought from the public.

Summary of Community Engagement Feedback

Following introductory remarks by City staff, an overview of the updated site plan was provided by the applicant. The amended plan showed a landscaped green buffer, a playground area and visitor parking area to buffer the proposed development from the adjacent site.

Key Issues	Summary
Traffic	<ul style="list-style-type: none">• Concerned about the traffic on adjacent streets and over-use of street parking. This development will only exacerbate these issues.
Park Space (Green Corridor)	<ul style="list-style-type: none">• Concerns that the green corridor will not be developed to an adequate standard.
Property Taxes	<ul style="list-style-type: none">• This development will decrease property values.
Form of Development	<ul style="list-style-type: none">• Questions about fencing, access to Struthers Park and the form of development.

Next Steps

ACTION	ANTICIPATED TIMING
MPC Meeting: The Planning and Development Department prepares and presents the proposal to the Municipal Planning Commission (MPC). The MPC reviews the proposal and recommends approval or denial to City Council.	February 23, 2021
Public Notice: Attendees of the public information meeting will be provided with notice of the Public Hearing, as well as all others who were notified previously. A notification poster will be placed on site. An advertisement is prepared and placed in <u>The StarPhoenix</u> .	March 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.	March 22, 2021
City Council Decision: Council may approve, deny or defer the decision.	March 22, 2021

Prepared by:
Anthony Wood
Planning and Development Department