



COMMUNITY ENGAGEMENT SUMMARY

Proposed Zoning by Agreement - 519 2nd Avenue North (City Park Neighbourhood)

Applicant: Great Western Brewing Company
File: PL 4350 – Z9/21

Project Description

Great Western Brewing Company (Great Western) has submitted an application to rezone 519 2nd Avenue North in the City Park neighbourhood, the current location of their operations, to facilitate the development of a new brewing facility. The existing operations are a non-conforming use under the current zoning, IL1 – General Light Industrial District. A rezoning to IH – Heavy Industrial District, subject to a Zoning Agreement, will accommodate the proposal and limit permitted uses of the land to a brewery and its associated activities as well as a limited range of general commercial uses.

Community Engagement

City-Led Engagement

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

- Email notification was sent to the Ward Councillor, Community Development and the City Park Community Association in November 2021.
- A notice outlining the proposed development was mailed to 174 property owners within approximately 150 m of the proposed development site in November 2021.
- The application was placed on the Engage Page on the City's website in November 2021, with information on the proposed development, rezoning process and anticipated project timeline.
- Development signs were installed at the north and south end of the site facing 2nd Avenue North in December 2021.
- A presentation outlining the development proposal and associated rezoning application was made to the Municipal Heritage Advisory Committee (MHAC) at their January 12, 2022 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.

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 Hill was also advised of the application.
- External stakeholders – A notice with application details was sent to 174 property owners within the area in November 2021. Notice was also provided to the City Park Community Association.

Great Western-led Engagement

The applicant also undertook their own engagement with the surrounding community and key stakeholders:

- A come-and-go open house was held at the brewery on November 18, 2021, with 10 individuals in attendance. The City did not participate in the event due to the City's suspension of in-person engagement due to the COVID-19 pandemic, but all Provincial Health Regulations in place at the time were followed with respect to the event. Great Western's summary of the event and feedback received is included as Appendix 7.
- Separate meetings were also undertaken with:
 - City Park Community Association;
 - Saskatoon Heritage Society; and
 - other existing businesses in the area.

Summary of Community Engagement Feedback To-Date

Of the 174 property owners notified through the City's mail-out notification, three individuals have followed up with questions and comments to date:

- one City Park resident; and
- two adjacent business/property owners.

The questions of one commercial property owner were resolved through a phone conversation, with the City Park resident and nearby business owner expressing concerns that were provided in writing.

In addition, three letters of support have been received from nearby business/property owners.

Due to the low overall response, a virtual public information meeting was not held. Administration has continued follow-up with the two concerned individuals to address questions and concerns as able.

Expressing Concern or Opposition:

Comment Themes	Summary
Impact to on-street public parking	<ul style="list-style-type: none"> • Lost public street parking a concern for business needs • Accessible and adequate street parking important • City's requirement to add a sidewalk decreases number of stalls on 26th Street • Decreasing parking contrary to City's goals to revitalize Downtown • Granite Curling Club events already utilize all available street parking
Spillover parking impacts in the residential area	<ul style="list-style-type: none"> • Intensification of the site will increase on-street parking demand and displace parking into City Park • Parking already a problem on 3rd Avenue
Bus Rapid Transit	<ul style="list-style-type: none"> • BRT not expected to have much effect on serving the city's transportation needs
Public benefit	<ul style="list-style-type: none"> • Contribution to public benefit/amenity not demonstrated
Implications of rezoning to IH – Heavy Industrial	<ul style="list-style-type: none"> • Uncertainty of impact to property values • Environmental impacts
Construction impacts	<ul style="list-style-type: none"> • Parking and traffic impacts during construction • Opposed to street and parking closures • Maintaining access to other properties important
Loss of existing green space	<ul style="list-style-type: none"> • Decreasing green space contrary to City's goals to revitalize Downtown

Expressing Support:

Comment Themes	Summary
General support	<ul style="list-style-type: none"> • General support for the rezoning request
Great Western's existing presence	<ul style="list-style-type: none"> • Great Western is a historic staple in the downtown • They've been there a long time
Growth and investment	<ul style="list-style-type: none"> • Local economic benefit • Positive benefit to the downtown core • Jobs
Building design/aesthetics	<ul style="list-style-type: none"> • Improved aesthetics on 2nd Avenue • Positive design elements • Retention of 1927 building

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