



COMMUNITY ENGAGEMENT SUMMARY

Proposed Rezoning from RMTN1 District to RM4 District
109 Secord Way – Brighton

Applicant: Dream Development Corp.
File: PL 4350-06/22

Project Description

Dream Development Corp. submitted an application to rezone 109 Secord Way in Brighton to facilitate the development of a dwelling group consisting of multi-unit dwellings.

Community Engagement Strategy

Form of Community Engagement Used:

Information Mailout – A notice detailing the proposed rezoning was mailed out to 138 property owners within approximately 150m of the subject site on May 30, 2022. The notice included details on the rezoning process and a brief comparison of the current (RMTN1) and proposed (RM4) Districts. Contact information for City of Saskatoon (City) staff was included to solicit comments on the application. Content of the notice was placed on the Engage Page on the City's website and a development sign was installed onsite. Notice of the application was also emailed to the Ward Councillor.

Public Information Meeting – A Teams Live public information meeting was held from 7:00 PM to 8:30 PM, on June 20, 2022. This meeting was used to provide an overview of the application and rezoning process, allowing the applicant to discuss the project and to facilitate a question-and-answer period for interested parties. Attendees were provided an overview of the rezoning process, a comparison between the RMTN1 and RM4 Districts and examples of typical developments within each, as well as a project presentation by the applicant.

As a result of a technical issue experienced by Microsoft at that time, it is understood that some individuals were unable to access the live event, while others were unable to post questions and adequately participate. For those reasons, a follow-up question-and-answer meeting was held, via Teams Live, on July 28, 2022. City staff and the applicant were present to speak directly with attendees, answer questions and provide further information about the proposed development and rezoning process. Both meetings were recorded and posted on the City's Engage Page.

Purpose:

To inform and consult – Mail out recipients and public information session attendees were provided with an overview of the rezoning application and given the opportunity to ask questions and provide comments. Written comments, including email, letter and Teams Live comments were accepted.

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 Gersher was also advised of the application.
- External stakeholders. A letter with details of the meeting was sent to 138 property owners within the area on June 22, 2022.
- Nine members of the general public attended the June 20, 2022 Public Information Meeting, while ten attended the June 28, 2022 meeting, as well as Councillor Gersher, City staff and the applicants.
- During the engagement period, responses were received from approximately 22 individuals, 17 of which opposed the application or expressed concerns, while five provided neutral responses or support.
- A petition opposing the application, which included signatures from 50 households, was submitted on June 13, 2022.

Summary of Community Engagement Feedback

COMMENTS	RESPONSE
<p>Parking: The most common concern received pertained to impact the development could have on on-street parking. Respondents stated that on-street parking is already in short supply, due to use by the existing daycare on Secord Way and high number of driveways on Dagnone Lane, combined with narrow lot widths in this area.</p>	<p>Minimum parking requirements within the Zoning Bylaw aim to ensure an adequate number of on-site parking spaces are provided by the developer to accommodate the development. The Zoning Bylaw requires a minimum of 1.5 on-site parking spaces per dwelling unit, plus an additional 0.125 on-site visitor parking spaces per unit.</p> <p>The use of a zoning agreement allows for a requirement of additional on-site parking spaces.</p>

COMMENTS	RESPONSE
<p>Traffic: Many respondents cited concerns with the current volume and speed of traffic, particularly along Secord Way. The proposal to construct multi-unit dwellings raised concerns of increases in traffic in and around the area and the impact this may have on safety.</p> <p>Several respondents suggested site access to 109 Secord Way be provided along either Brighton Gate or McOrmond Drive to limit the increase in use of Secord Way. Opposition to vehicular access to the rear lane was also raised.</p>	<p>Transportation required an assessment of the potential impact at the intersection of Brighton Gate and Secord Way, which was undertaken by the applicant. The assessment found the intersection could accommodate a development resulting from the rezoning application.</p> <p>Transportation indicated that a traffic calming review of Secord Way, to determine traffic volumes and operating speeds, may take place this fall, contingent on weather and counting program priorities.</p> <p>Site access can not be accommodated along Brighton Gate or McOrmond Way due to the arterial classification of these roadways, proximity to intersections, and lane configuration which would cause safety concerns.</p>
<p>Predictability: Many respondents stated that prior to purchasing their property, they inquired about zoning and/or future development of 109 Secord Way and were advised that townhouses would be built, not multi-unit dwellings.</p>	<p>While the current zoning (RMTN1) accommodates townhouse developments, the developer is able to make an application to rezone. An explanation of the rezoning process was provided, which includes a public consultation component and a public hearing, prior to a decision being rendered, must be undertaken.</p>
<p>Height/Massing: The potential for the construction of multi-unit dwellings has caused concern about the height and size of buildings and how this will impact privacy and shadowing of existing low-density development. This concern was raised mainly by those living nearest to the subject site.</p> <p>Many respondents who indicated that concern about height and size of future buildings did state they were agreeable to a lower-density form of development, such as townhouses. In addition, several stated that their main concern in this regard was with respect to the development in the most south-eastern portion of the site and that buildings closer to Brighton Gate had less or no impact.</p>	<p>The current RMTN1 District allows townhouses to be a maximum height of 12m (approx. 3 stories), while the RM4 District allows multi-unit dwellings to be constructed to a height of 15m (approx. 4 stories).</p> <p>The use of a zoning agreement may allow for the height of the building, closest to existing homes, to be restricted to a lesser height. A greater setback from the building wall to the property line may also be required to mitigate privacy, massing and shadowing concerns.</p>

COMMENTS	RESPONSE
<p>Decreased Property Values: Several respondents cited concerns that higher-density development could result in less desirability and therefore would lessen property values of their homes.</p>	<p>The public participation process is intended to identify and address concerns which may otherwise result in the construction of a less desirable development. As neighbourhoods develop over time, property values tend to increase as opposed to decrease.</p>
<p>Benefits: Several respondents also issued positive feedback and support for the rezoning and future development. The benefits listed include completing the vacant site, contributing to the tax base, additional support to local area businesses, increased density to combat urban sprawl and preventing blowing snow.</p>	

Next Steps

ACTION	ANTICIPATED TIMING
<p>Development Review will prepare and present a report to the Municipal Planning Commission. Municipal Planning Commission will review proposal and recommend approval or refusal to City Council.</p>	<p>October, 2022</p>
<p>Public Notice: An advertisement is prepared and placed in <u>The StarPhoenix</u>.</p>	<p>November, 2022</p>
<p>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.</p>	<p>November, 2022</p>
<p>City Council decision: May approve, deny or defer the decision.</p>	<p>November, 2022</p>

Prepared by:
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 Development Review
 October 2022