

COMMUNITY ENGAGEMENT SUMMARY

Proposed Official Community Plan Land Use Map Amendment from Residential to Corridor
Main Street and
Rezoning from R2 and M1 District to B5B District by Agreement
528 8th Street East, 1100-1122 Broadway Ave., 529 7th Street East, – Buena Vista
Neighbourhood

Applicant: Saska Land Development Holdings Corp.
File: PL 4350-OCP8/21 and PL 4350-Z23/21

Project Description

Saska Land Development Corp. has applied for an Official Community Plan Land Use Map amendment and rezoning for 528 8th Street East, 1100-1122 Broadway Avenue and 529 7th Street East in the Buena Vista neighbourhood, to facilitate the development of a sixstorey mediumdensity mixed use building.

The proposed development consists of two six-storey mixed-use buildings, joined by a central lobby with a total of 90 dwelling units and approximately 1760 m² (18 944 ft²) of commercial floor area on the ground floor. A minimum of 135 on-site vehicle parking spaces will be required through a combination of and underground parking structure and surface parking spaces. A total of 54 bicycle spaces are also being provided through a combination of 46 below-grade secured spaces for residents and 8 surface spaces.

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 4, 2022, with information on the proposed development, rezoning process and anticipated project timeline.
- Email notification was sent to the Ward Councillor, Community Development, Broadway BID, and the Buena Vista Community Association on November 2, 2022.
- A notice outlining the proposed development was mailed to 435 property owners within 300 metres of the proposed development site on November 4, 2022.
- A development sign was installed at the corner of 8th St E & Broadway Ave on February 15, 2023.

An online public information meeting was held on Tuesday, December 6, 2022, from 7:00 pm to 8:30 pm 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 and the applicant (Alan Wallace on behalf of Saska Land Development Corp.) through an online chat feature. In addition, a recording of the meeting and a copy of the presentation has been included on the Engage page.

Approximately 80 questions and comments were posed during the online meeting and nine written submissions on the proposal were provided via email.

A follow-up stakeholder meeting was held at Civic Square East on January 4, 2023. A total of eight residents attended and approximately 14 questions were asked.

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 435 property owners within the area in November 2022. A public information meeting was also held in December 2022.

Summary of Community Engagement Feedback

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.

Comment Themes	General Responses
OCP Land Use Designation <ul style="list-style-type: none"> • Contesting Corridor Main Street. 	Development Review explained the background rationale for our interpretation and application of Corridor Main Street at this location.
Back Lane <ul style="list-style-type: none"> • Concern on use as primary vehicle access to the development site. • Concern that residents won’t be able to use the back lane or enjoy their back yard with increased traffic and safety concerns. 	Discussed Transportation referral comments, that the existing road network is sufficient to accommodate the proposed development. The applicant discussed the private driveway that is proposed along 8 th Street East as right-in/right-out. The applicant discussed how primary access routes to the parking area will utilize the existing north-south lane off of 7 th Street East, and not the east-west lane access via Eastlake Ave.

Comment Themes	General Responses
<p>Traffic</p> <ul style="list-style-type: none"> Concern with increased traffic along 7th Street East, which will congest the local road. 	<p>The development proposal was reviewed by the Transportation Department and no concerns were noted.</p> <p>To applicant had a traffic memo prepared by a qualified Transportation Engineer that stated the proposed development can be supported by the existing road network and will not cause failure.</p>
<p>Timing of Application with Nutana Corridor Plan Engagement</p> <ul style="list-style-type: none"> Perceives this application as leapfrogging Nutana Corridor engagement and not giving residents enough time to express opinions on desired density and forms of development in this area. Applying a corridor land use designation before the Nutana Corridor engagement is completed is disingenuous. 	<p>Planning and Development outlined that there is no moratorium on development as the City undertakes the detailed Corridor Planning work. Property owners are within their rights to submit land use applications for consideration.</p> <p>The technical review included an evaluation of the proposal alignment with the corridor infill policies included in the Official Community Plan and Corridor Transformation Plan.</p>
<p>Parking</p> <ul style="list-style-type: none"> Parking areas not big enough to accommodate development will force people to use local streets and take up parking for residents. 	<p>A total of 139 on-site vehicle parking spaces are proposed through a combination of 47 surface spaces and 92 below-grade spaces. A total of 54 bicycle spaces are also being provided through a combination of 46 below-grade secured spaces for residents and 8 surface spaces.</p> <p>The Zoning Agreement is based on the B5B District, in which there are no parking requirements for most commercial uses.</p>
<p>Unable to access Public Information Meeting</p> <ul style="list-style-type: none"> Link broken and Microsoft Teams not working. 	<p>Development Review held an in-person stakeholder meeting on January 4, 2023, in response to a number of residents not being able to access the meeting link.</p>

Engagement Feedback Received

Online Public Information Meeting – December 6, 2022:

1.	How does this align or differ from the Broadway 360 plan?
2.	Will the dwellings be defined as condominiums or apartments?
3.	How will this affect the bus stop on Broadway that is currently in front of the proposed development? Will it force a change to the rest of the bus stops on Broadway South?
4.	Eastbound traffic on 8 th is often backed up to west of Eastlake, especially during rush hour. Won't that encourage people coming east on 8 th to the building to turn South on Victoria or Eastlake to avoid that traffic and come to the building either down 7 th or the alley between 7 th and 8 th ?
5.	Will the dwellings be defined as condominiums or apartments?
6.	Will the commercial spaces below be for retail or do they have the possibility to have restaurant/alcohol licenses?
7.	I've heard that a grocery store will be sought as a commercial tenant. Is that true?
8.	How does this align or differ from the Broadway 360 plan?
9.	What is proposed to ensure street parking for local residents remains available? Residential parking permits?
10.	Could building closest to 7th Street be lower density such as townhouses?
11.	How will this affect the bus stop on Broadway that is currently in front of the proposed development? Will it force a change to the rest of the bus stops on Broadway South?
12.	What are the implications of the influx of commercial/residential into the area onto the existing commercial uses on Broadway Ave?
13.	Please clarify the parking spots, are the stalls allocated to each of the 90 units or will the 139 shared with the residents and the commercial
14.	I see opportunity to expand public space along the street, but this is restricted by the at grade parking allocation
15.	Does the city have a plan to improve pedestrian crossings at Broadway/8 th ? Also, is there a tenant(s) lined up for the commercial space?
16.	What of the sides facing the current residents on 7 th and 8 th Street? Are there windows and porches facing towards the residents? There are concerns of privacy and property value.
17.	could some recreational green space be added is space closest to 7 th Street, such as pocket park?
18.	Are there any businesses currently planned to go in the main floor?
19.	Will the commercial spaces below be for retail or do they have the possibility to have restaurant/alcohol licenses?
20.	How many vehicles are projected to be using the 7th Street alley and street as compared to now?
21.	I've heard that a grocery store will be sought as a commercial tenant. Is that true?
22.	What is proposed to ensure street parking for local residents remains available? Residential parking permits?
23.	Are any of the parking spots set up for electric vehicles?
24.	Is there an intention for further development on this block of 8 th ? ie: between Eastlake & Broadway.

25.	Has there been any consideration of what, if any, effect this might have on neighbouring property values?
26.	Given that there is an excess of surface parking and other non-permeable surfaces being proposed; what is proposed to ensure that proper surface drainage is present on the site?
27.	How many vehicles are projected to be using the 7 th street, alley and street as compared to now. ?
28.	Have the dwellings sizes been determined? Studio apartments or multiple bedrooms? Wondering if the demographic individuals/couples or families.
29.	I understand that walking and biking is encouraged but most people have at least two cars per dwelling.
30.	Not a question but thank you so much for this presentation. This seems like an incredible opportunity for the location and I hope this is able to go forward as intended
31.	What are the implications of the influx of commercial/residential into the area onto the existing commercial uses on Broadway Ave?
32.	Corridor Planning Program: https://www.saskatoon.ca/business-development/planning/growth-plans/plan-growth/corridor-planning
33.	How many neighbourhood residents have been notified of this proposal? Will there be a public in- person meeting?
34.	Does the city have a plan to improve pedestrian crossings at Broadway/8 th ? Also, is there a tenant(s) lined up for the commercial space?
35.	I understand that walking and biking is encouraged but most people have at least two cars per dwelling.
36.	Does this location/development fall under the Broadway Improvement District design guidelines?
37.	What of the sides facing the current residents on 7 th and 8 th Street? Are there windows and porches facing towards the residents? There are concerns of privacy and property value.
38.	Has there been a sun shadowing study done?
39.	My property value, will it go up or down and will my property tax follow suit.
40.	There are increasing numbers of people parking in this neighbourhood and walking or bussing downtown. This creates parking congestion. This seems unfair that the neighbourhood will have to bear yet another burden for parking.
41.	Why do the developers refer to this area as Nutana? I believe it is Buena Vista.
42.	I see opportunity to expand public space along the street, but this is restricted by the at grade parking allocation
43.	Is there an intention for further development on this block of 8 th ? ie: between Eastlake & Broadway.
44.	What is the estimated construction time and how will it affect traffic flow and access for nearby residents?
45.	Is there a stepback required after 3 floors
46.	Sorry joined late: what will be the impact to the traffic in the alley of the 500 block of 8 th Street, many residences have their parking (garages) and their garbage and recycle pick up in the alley
47.	How many neighbourhood residents have been notified of this proposal? Will there be a public in- person meeting ?

48.	Will the natural gas line be moved from the proposed alley closure location? What will that mean to current residents during the removal of utilities?
49.	If given the go ahead is given when would the proposed construction begin?
50.	Does this location/development fall under the Broadway Improvement District design guidelines?
51.	Will the rooftop be utilized as an amenity space?
52.	There are increasing numbers of people parking in this neighbourhood and walking or bussing downtown. This creates parking congestion. This seems unfair that the neighbourhood will have to bear yet another burden for parking.
53.	If given the go ahead is given when would the proposed construction begin?
54.	What community improvements are being implemented as part of the development? Missing sidewalks, paths, road resurfacing, alley improvements etc.
55.	Will the natural gas line be moved from the proposed alley closure location? What will that mean to current residents during the removal of utilities??
56.	Not a question, but as a homeowner in Nutana I'd like to express my enthusiastic support for this project that will bring even more life to the neighborhood and help build infill housing to combat the housing shortage without sprawl.
57.	Sorry we joined late, the entrance will be off of 7 th ? And parking lot faces what area?
58.	If there is no anticipated impact to the lane on the 500 block of 8th Street, what plan is there to monitor this and mitigate if in reality it becomes a challenge?
59.	This one's a question. Will Council move to adopt more proactive zoning policy so that infill multi-family or mixed use development won't require a lengthy and costly rezoning process for each project? Our city needs more dense infill housing and mixed use, and the existing rezoning process causes developers to avoid such beneficial projects.
60.	Is parking a paid lot? We've heard you say side streets won't see an increase in traffic but how else will they access it - it appears there is an entrance off 7 th - how does that not increase traffic and parking issues
61.	Will it be written into the proposal that no pub or nightclub is allowed to operate on the property?
62.	If once done and residential parking is being affected what can be done to rectify this situation in Hautain - on the east side of Broadway? Could residential parking permits be put in place?
63.	How will my heritage house (1927) nearby be prevented from damage from building structural elements needed to be dug in deep underground?

Follow-Up Stakeholder Meeting – January 4, 2023:

1.	I don't think the Broadway Commercial District extends south of 8 th Street. Why is the City tailoring B5B at this location?
2.	Has the City looked at providing additional access to this proposed site directly off Broadway Ave on the developer's land?
3.	Is the intent to use back lanes as main traffic corridors in the Corridor Growth Area?
4.	Is the existing back lane 6.0m? Can vehicles pass each other? I've never seen that before.
5.	It seems like a decision has been made. Has this application already been approved?
6.	Is this kind of development you want in a historic neighbourhood with character?
7.	Why not add one more access to alleviate traffic concerns?
8.	Why not reduce the proposed building height?
9.	Why hasn't a traffic study been done by an independent third-party?
10.	Can we see Transportation's referral comments? Can we appeal their decision that a TIA isn't required?
11.	Can we see the Zoning Agreement terms before it goes to Council? Can we decide if they are appropriate?
12.	Will large trucks be using 7 th Street to access the proposed development loading area?
13.	Are the developers local? Do they live in the neighbourhood?
14.	Does the developer not realize that local traffic and parking is already limited, even if one family on our block has people over?

Written Submissions:

1.	Clarification on the intent of the "additional public consultation window"
2.	Concerned about the list of permitted uses in B5B District, seen as large departure from the residential character of Buena Vista. Concern regarding proposed development being able to accommodate the increase in traffic, specifically in/out of parking areas. Concern regarding additional car traffic on 7 th Street East. Curious as to plans the developer has made to mitigate increased traffic on local roads.
3.	Question on the timing of Council's decision regarding the rezoning. Existing tenant of rental property on Broadway Ave site that is included in proposal.
4.	Question on the proposed ownership tenure of the residential units, purpose-built rentals or condos. Concern that commercial space can attract a tavern or bar. Question when the Q&A summary will be available.
5.	Questions from Lane Closure Public Notice around what structures are proposed to be built along 8 th Street East, what are the expected dwelling unit and vehicle numbers, and if any traffic planning been done to estimate proposed traffic flows.
6.	Highlighted Corridor Planning area and five land use designations. Stated this site should be interpreted as Corridor Residential and only permit 1-3 floors of residential only use. Brought up Nutana Corridor Planning starting in 2023 and sees this proposal as circumventing that public consultation process.
7.	Asking for third-party reports on parking and traffic flow to analyze, citing poor access to the site. Concern about the development using a single-lane alley as the main entrance/exit. Asked Planning to provide a similar example but they haven't. Concerned about B5B District encroaching into R2 District. Would like to see an

	<p>impact study on the effect of the Broadway District expanding given the disorientation in safety and limited parking. Pointed out that proposal is not adjacent to a proposed BRT station, or within 50m, so Corridor Residential land use designation should be applied. Our location is best described as Corridor Residential which permits up to three stories of residential uses only.</p>
8.	<p>Concerned that the proposal will be approved before Nutana Corridor consultation happens. Residents in this area don't want to see a development of this scale.</p>
9.	<p>Not able to access the Public Information Meeting link, it's broken and none of my immediate neighbours or myself can access the meeting. Administration needs to do another meeting with residents.</p>
10.	<p>Way too big, not in conformance with the Corridor Plan. Predating the consultation for the Nutana Corridor. Tremendous opposition based on traffic and parking concerns, and a great fear of loss of value. Parking will be scarce as most people have two vehicles and the proposal only has enough spaces for one vehicle per dwelling unit, other cars will flood onto streets and take up spots. This is not a suitable area for any commercial uses beyond the B1 District. Views proposal as high-density not medium-density as Alan stated in his presentation. Contesting Corridor Main Street designation as the development site is more than 50m away from a proposed BRT station. We need a smaller development that keeps consistent with the guidelines of the Corridor plan, not apply Corridor Main Street.</p>
11.	<p>Writing to recommend the Nutana Corridor engagement process happen before the proposal is in front of MPC and Council to give proper opportunity for residents to express their opinions.</p>
12.	<p>Perhaps we can look at a plan that we can come up with that allows the closing of the alley? A plan that makes this development site self-contained. Would like a better understanding of the different Corridor land use designations, can you share information on each designation and Section G – Sustainable Growth policies?</p>
13.	<p>I did a survey of neighbours on the 500 block of 7th Street East and 10 residents out of 21 were not in favour of the project. This project is not supported by the community.</p>
14.	<p>Unable to access the Public Information Meeting link. Have made a formal complaint to the Mayor's Office and Councillor Block, and requested to speak to Council as this is unacceptable. Challenged Corridor land use designation, and that utilizing a corridor land use should not happen until the Nutana Corridor engagement is finished.</p>
15.	<p>Shared that the back alley was congested with traffic due to an accident, imagine the congestion if hundreds of cars used the back lane every day.</p>
16.	<p>We oppose the project as designed and see major traffic problems that could lead to an unsafe neighbourhood. At this time we need the studies to understand what the impact of the development will be. We need Traffic, parking and safety studies for 500 block of 7th Street East and 8th Street to tell us if more traffic can be put onto 8th Street from the development site. We need examples of other areas where a single-lane alley has been used for a commercial multi-residential unit main entrance/exit, we need the reasoning for B5B and if alternatives exist, we need to see the dates for the major steps of this application review.</p>
17.	<p>Request that Microsoft Teams allow live discussion or we move to in-person meetings.</p>
18.	<p>It will be very difficult to exit the parking area given that you have one direction going down 8th Street and one direction going down Broadway. For people going in</p>

	<p>the other directions that are exiting the property, they will need to turn down the side streets. This will greatly increase the potential for accidents and increase traffic on the already congested 8th & Broadway Ave corridors, 7th Street East, Eastlake, Dufferin and perhaps some other nearby streets.</p>
19.	<p>Wondering if a traffic study is available. It appears from the drawings that the main entrance is via our back alley and would increase traffic tremendously. As I understand it, from the last proposal one of the key problems was the use of the alley as access. There currently lacks any direct access onto 8th Street East and Broadway Avenue directly from the development sites. There will also be parking problems with the introduction of commercial uses at this location. Has there been any local parking study done that analyzes the effect of the proposed development?</p>
20.	<p>One of the main oppositions to this project is neighbourhood safety. Can we get a report from the City on 8th Street East and Broadway project? The two aspects are the single-lane road and the block-long alley being used as primary access points. Secondary issues are the bottlenecks that could occur at Eastlake, 8th Street and 7th Street. Concerned back lane will be too busy to be used for walking, cycling, children playing, and serving 18,000 s.f. commercial space plus 90 dwelling units.</p>