



235 Horner Crescent - Engagement Summary

Proposed Official Community Plan Map Amendment from *Residential* to *District Village*;
 Proposed Evergreen Concept Plan Amendment from *Low/Medium Density Multi-Unit* to *Mixed Use*, and
 Rezoning from *RMTN1 – Medium Density Townhouse Residential District 1* to *B4A – Special Suburban Centre and Arterial Commercial District*
 Evergreen Neighbourhood

Applicant: North Prairie Developments Ltd.
File: PL 4350-OCP-01/23 and PL 4350-Z05/23

Engagement Information:

- Public Notice mailed August 31, 2023
- Application Engage Page posted August 31, 2023
- Public comment period: August 31, 2023 – September 25, 2023
 - Development Review received comments from nine (9) stakeholders

ENGAGEMENT SUMMARY

Comments Received from Local Stakeholders in Support
What We Heard
Writing in support of the proposal, as additional commercial space will provide much-needed amenities to residents as well as opportunities for people to work close to where they live. Additional commercial space within two blocks of approximately 1,500 residents upon full build-out is a good thing.
With the inordinately large high-density residential development projects in the Evergreen and Aspen Ridge neighbourhood, along with conventional housing development that is rapidly taking over the area, more commercial retail and professional services will be required than the current zoning permits.
Allowing the rezoning of the adjacent subject property to B4A will create a well-balanced mix of large and smaller commercial tenants to make the development more shopper-friendly and complete.

Comments Received from Local Stakeholders in Opposition

What We Heard

There are sufficient lands in the direct vicinity that are zoned and currently able to be developed with a wide variety of commercial uses. Do not feel that there is a need for additional commercial lands. If the Municipality wanted these lands to be commercial in nature they should have included this land use in their overall planned community concept.

The existing Residential Parcel is not a large enough parcel that it warrants being subdivided into smaller parcels.

The lands proposed are designated residential and counting on these residential units to help support current commercial development.

Concerned that the additional commercial development will add substantial traffic to Horner Crescent.

Prefer whichever option provides residential density.

Concerned with increased traffic, loss of privacy, increased noise, commercial lighting and light pollution closed to residential dwellings.

Encourage the City to maintain the zoning as is, given the area currently has a number of multiple-unit dwellings and no townhouses. It seems inevitable the development will push for multiple-unit dwellings in addition to more commercial space (discretionary use in B4A), should this application be approved.

Concerned the City of Saskatoon has a conditional sale agreement with North Prairie for parcel SS at the original RMTN1 zoning price. If North Prairie is successful in rezoning they will secure the land at an approximate 39% discount.

The need for these amendments is concerning. As of September 25, 2023 there are 18.48 acres of undeveloped "mixed-use" land in the District Village that are owned by developers. A further 26.34 acres of "mixed-use" land are still held by the City of Saskatoon and yet to be offered for sale. With nearly 45 acres of undeveloped commercial land presently available for construction, what justification can be made to rezone 235 Horner Cres to B4A? What economic indicators are available to justify rezoning RMT1 to more commercial-zoned land at a discounted price?