



COMMUNITY ENGAGEMENT SUMMARY

Kensington Village Square

Proposed Concept Plan Amendment and Rezoning
Kensington Neighbourhood

Applicant: Saskatoon Land
File: PL 4350 – Z12/23

Project Description:

Planning and Development has received an application from Saskatoon Land proposing a Minor Concept Plan Amendment and Rezoning for two sites adjacent to Kensington Gate West and the Village Centre:

- Minor Concept Plan Amendment from Multi Unit (Stacked Group Townhouse) and Multi Unit (Group Townhouse) to Multi Unit Medium Density (Apartment Style); and
- Rezone the parcels from RMTN – Townhouse Residential District and RMTN1 – Medium Density Townhouse Residential District 1 to RM3 - Medium Density Multiple-Unit Dwelling District.

Engagement Activities:

Public Notification & Comment Period

- Public notification sent out – August 14, 2023.
 - Mailed to 147 property owners within a radius of 150 metres.
 - Emailed to the Ward Councillor and Community Consultant.
- Application Engage Page launched – August 14, 2023.
- Public comment period open from August 14 – September 8, 2023.
 - Correspondence received from 24 parties.
- During the engagement period, we received responses from 24 who opposed the application or expressed concerns.

Public Information Meeting

- A Teams Live public information meeting was held regarding this proposed rezoning 7:00 PM to 8:30 PM on March 5, 2024, to provide an overview of the application and amendment process, allow the applicant to provide information on the proposed amendments, and to facilitate a question-and-answer period for interested parties. One attendee was recorded as joining the meeting as well as Councillor Kirton, City staff, and the applicants.

Purpose:

To inform and consult – Mail out recipients and public information session attendees were provided with an overview of the application and given the opportunity to ask questions and provide comments. Written comments (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.

Summary of What We Heard:
Opposed to the proposed increase in density.
Rezoning this area to RM3 could bring another wellness centre if they choose, Special Care Homes are permitted.
Safety concerns with tenants in apartment-style dwellings.
Opposed to the proposed amendments, the townhouses were supposed to serve families (3+ bedrooms) in Kensington next to the Village Square.
Bought into the area based on the existing Concept Plan and concerns with apartment being built. Why can't the existing Concept Plan be built?
There are other proposed apartment complexes in Blairmore and surrounding neighbourhoods that have not started.
Concern with shadowing from apartments.
There are several lots closer to the city centre that can be rezoned prior to rezoning new suburbs, to make better use of servicing.
The increase in traffic would contribute to an already bad situation. Kensington Blvd is already in need of serious improvements to better facilitate pedestrian and vehicular traffic.
Increasing density could add safety concerns to the neighbourhood and affect privacy.
Concerned about the increased density with the lack of services in the area.
Increasing density would have a negative effect on the existing character of the neighbourhood, and the vision for the Village Square.
These parcels need to stay as townhouses to provide affordable homes for residents and families entering the housing market.

Next Steps

Action	Anticipated Timing
Development Review to prepare present a report to the Municipal Planning Commission. Municipal Planning Commission reviews proposal and recommends approval or refusal to City Council.	March 26, 2024
Public Notice: An advertisement is prepared and placed in <u>The StarPhoenix</u> .	April 6, 2024
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 Division, Municipal Planning Commission, and any written or verbal submissions received.	April 24, 2024
City Council decision: May approve, deny or defer the decision.	April 24, 2024