



COMMUNITY ENGAGEMENT SUMMARY

Public Information Meeting

Proposed Official Community Plan Amendment and Rezoning by Agreement
1006 College Drive and 421 Clarence Avenue North

Applicant: North Prairie Developments Ltd.

File: PL 4350–Z11/18; PL 4350–OCP 20/18

Project Description

A public information meeting was held regarding the proposed amendment to Bylaw No. 8769, The Official Community Plan, 2009, and Rezoning by Agreement for 1006 College Drive and 421 Clarence Avenue North.

The meeting was held at Brunskill School (Small Gym) on September 13, 2018, at 7:00 p.m.

Community Engagement Strategy

Purpose:

To inform and consult – Residents were provided with an overview of the applicant's proposal and given the opportunity to ask questions and provide comments. Written comments (email/comment sheets) were accepted following the meeting.

Form of Community Engagement Used:

Public Information Meeting – Residents were provided an opportunity to listen to a presentation by the applicant, participate in a question and answer session, and speak directly with the applicant and City of Saskatoon (City) staff following the formal portion of the meeting. City staff were in attendance to provide an overview of the rezoning process and the next steps following the meeting.

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 Block was also advised of the application.
- External stakeholders. A flyer with details of the meeting was sent to 114 property owners within the adjacent area of the subject site, as well the Varsity View Community Association.
- Approximately 60 members of the general public attended the meeting, as well as Councillor Block, City staff, and representatives of North Prairie Developments Ltd.

Summary of Community Engagement Feedback

Following introductory remarks on the rezoning process by City staff, an overview of the development proposal was provided by the applicant. A question and answer period and general discussion followed. Concerns, questions, statements in opposition and in support, and general points of discussion at the meeting and in comment sheets received after the meeting are as follows:

Expressing Concern or Opposition:

Key Issues	Summary
Existing Traffic Issues and Anticipated Impacts	<p>Clarence Avenue and College Drive intersection:</p> <ul style="list-style-type: none">• Existing congestion issues• Impact of future growth and implementation of Bus Rapid Transit (BRT)• Traffic signal timing favouring east-west College Drive traffic at expense of Clarence Avenue <p>Clarence Avenue and University Drive intersection:</p> <ul style="list-style-type: none">• Impact to southbound Clarence Avenue traffic flow due to additional vehicles queuing to make left on to University Drive eastbound• Queuing of vehicles on westbound University Drive trying to make a left turn on to southbound Clarence Avenue• Need for traffic light at this intersection (support for and against)• Oblique angles of intersection – safety concerns for drivers performing turns <p>University Drive median opening (proposed):</p> <ul style="list-style-type: none">• Queuing of vehicles making left turn into lane congesting eastbound University Drive and impacting Clarence Avenue <p>Lanes:</p> <ul style="list-style-type: none">• Safety concerns regarding additional traffic, especially in the north-south lane, and conflict with Ronald McDonald House users• Traffic exiting at east end of the east-west lane performing U-turns at the University Drive/ McKinnon Avenue / Elliott Street intersection to access eastbound College Drive <p>General:</p> <ul style="list-style-type: none">• Shortcutting issues (e.g. using University Drive from Clarence Avenue northbound to access College Drive eastbound and avoid Clarence Avenue/ College Drive intersection)• Desire to see alternate site access

Key Issues	Summary
Existing Parking Issues and Anticipated Impacts	<ul style="list-style-type: none"> • Insufficient amount of visitor parking • Access to visitor parking is problematic • On-street parking is already congested and will get worse • Residential Parking Permit Program is ineffective • Employees and students at the University of Saskatchewan, Royal University Hospital come from outside the area to park in Varsity View
Local Infrastructure	<ul style="list-style-type: none"> • The east-west lane between College Drive and University Drive is in poor condition and floods • Aging infrastructure in area, including storm sewer issues, water main breaks, and lead pipe connections • How can the City be sure there is enough infrastructure capacity?
Height and Density	<ul style="list-style-type: none"> • Building is too tall and/or dense • Development should not exceed existing zoning • Something lower would be more acceptable • The proposal does not align with the Varsity View Local Area Plan • Understanding that the Growth Plan envisioned lower buildings on College Drive • Impacts on privacy of nearby homeowners
Impacts during Construction	<ul style="list-style-type: none"> • Street closures impacting traffic flow • Risk of structural damage to neighbouring properties • Noise
Uncertainty around Development of Area	<ul style="list-style-type: none"> • Ad hoc rezoning requests should not be accommodated • Precedent for further development in the area could be set • When will the Growth Plan's corridor plan for College Drive be solidified?
Community	<ul style="list-style-type: none"> • Fear of increased crime • Quality of life of community threatened • How will residents of the new building integrate into community fabric?
Alternate Use of Land	<ul style="list-style-type: none"> • Property should be park or green space
Environmental	<ul style="list-style-type: none"> • Light pollution • Impact on migratory birds • Tall buildings near river are inappropriate • Design should meet higher environmental standards

Expressing Support:

Key Issues	Summary
Design Quality	<ul style="list-style-type: none"> • Attractive design • Improves the condition of the corner
Location	<ul style="list-style-type: none"> • On a proposed BRT route • Options for active transportation
City Objectives	<ul style="list-style-type: none"> • City needs to encourage infill and increase density

Next Steps

ACTION	ANTICIPATED TIMING
The Planning and Development Division prepares and presents proposal to Municipal Planning Commission. Municipal Planning Commission reviews proposal and recommends approval or denial to City Council.	December 18, 2018
Public Notice: Attendees of the public meeting will be provided with notice of the Public Hearing, as well as all others who were notified previously. A notification poster will be placed on site. An advertisement is prepared and placed in <u>The StarPhoenix</u> .	Early to mid-January 2019
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.	January 28, 2019
City Council decision: May approve, deny, or defer the decision.	January 28, 2019

Prepared by:
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 October 19, 2018