

555 Eastlake Ave & 403 12th St E – May 11, 2022 Public Information Meeting Q&A

Categories of questions & comments submitted during the meeting:

- A. Official Community Plan & Zoning
- B. Application Process & Approval
- C. Proposal Design
- D. Transportation
- E. Site Servicing & Slope
- F. General Questions & Comments

A. Official Community Plan & Zoning

1. Where will the OCP be amended i.e. what paragraph?
 - If approved by City Council, the new land use designation would be included in Section F: Urban Form and Structure, subsection 2.2 Land Use Designations.
2. Is one of the parcels a city owned lot? Please show on a map which part of the site is city owned? Is the purchase that part of the application or has the city sold it already?
 - Yes, a portion of the development site is currently owned by the City. The map of the proposed area to be purchased by the developer is included on the application's Engage page under the Rezoning tab.
 - aodbt: 403 12th St was acquired by client in 2010, 555 Eastlake Ave. was acquired in 2018. Property between two parcels (along Sask Cres) is city-owned and contains a band of old trees.
3. What types of development will occur within this high-rise building? I am aware that there will be commercial and offices and residentials, but will other amenities like clinics, counselling or elementary school/daycare considered?
 - The current proposal has not yet determined other types of uses beyond commercial that may be included in the non-residential uses. The list of permitted uses will be included in the Zoning Agreement.
 - aodbt: A lot of different uses can fall under commercial designation. Purpose of this discussion is to get a feel of that the community may be interested in for commercial/retail offerings. Will refine development based on comments received and look forward to reporting back with changes.
4. Is there a proposed height restriction for the new high density mixed use proposal?
 - Rezoning Agreement required for approval. These land use contracts have provisions related to building height and other development regulations. Proposed height in the land use designation (High Density Mixed Use) is what is currently being presented (30 stories). Building height could be changed based off design changes.
 - Zoning Agreement a contract that only allows specific development regulations (such as required parking, landscaping, building setbacks etc.).

5. This is not really a question, but I do hope outside of commercials and office areas I hope some other amenities like gym, clinic, counselling or daycare services to be included in this building, creating a close-to-15-minute-city within the building and nearby neighbourhoods
6. Will there be some revitalization of the surrounding buildings? Because a 30-storey building in the middle of mostly low, mid rise buildings doesn't create a symmetrical and aesthetic urban design component
 - aodbt: Unfortunately, we don't have control over building in surrounding neighbourhood. As a proponent, we can only control specific parcel. Doesn't mean this development won't spur further redevelopment in area.
 - From the City's perspective, we look at policies to ensure a proper building continuum and where it's located. OCP amendment application looks to add this building form as permitted within the City.
7. 210 dwellings have been identified, and 290 parking stalls total allocated. What accommodations will be made to address the parking stall shortfall, assuming an average of two vehicles per occupied unit?
 - The required parking for the proposal will be determined through the technical review process and included in the Zoning Agreement. In general, the Zoning Bylaw establishes parking requirements for multiple-unit residential buildings at a rate of 1.5 spaces per dwelling unit plus 0.125 visitor parking spaces per dwelling unit.
 - aodbt: Parking is always an important consideration. Can say with confidence that most condominium developments, unless they are small-scale suburban projects, are designed with active and alternative transportation models in place. Potential for this project to have a surplus of parking stalls because of proximity to BRT, Downtown, Broadway, etc. The central location helps promote alternative modes of transportation. Design team does not anticipate a shortage of parking stalls at this location, working with the City to find that balance.
8. We have a number of questions. How does this project relate to the Broadway 360 Plan?
 - The proposed development site is within the 'Broadway North Gateway' area in Broadway 360 Plan and identified as "*A transition area from the mixed-uses along Broadway Avenue to a medium and high density residential area, afforded with tremendous views of and access to the river valley and Downtown*" (Broadway 360 Plan, p. 23). High density is intended to be within the context of the surrounding neighbourhood in the range of 3-12 storeys.
9. This is a comment. Why a 30-story building so near the river and in the Broadway Area. This would be a much better fit on the downtown side of Saskatoon.
 - The location of the proposed development (outside the Downtown) is the reason why an Official Community Plan text amendment to add the new High Density Mixed Use land use designation is a part of this development application.

10. 1) The site is not in the Broadway BID: if they can't get B5B, would the next choice be B5? 2) Zoning Bylaw 8770 includes the Broadway 360 Development Plan: if the proposal is allowed to by B5B, then they must follow Bylaw 8770.
- The rezoning application also includes a Zoning Agreement, which is a binding legal agreement that, if approved by City Council, is tied to the land and ensures that only the specific development proposal put forward by the applicant can be constructed on the property. The Agreement may specify permitted uses of the land and standards respecting building form, scale, and site layout among other considerations.
11. Hi there! Thank you very much for the presentation, I found it very insightful. And thank you to the aodbt folks for their hard work on this. My intention coming here tonight was to raise the concern about the height of 30 stories because I am concerned that most buildings in the area are still 1- to 3-storey buildings. I would like to see more mid-rise buildings along Broadway that might make such a tall building not seem so out of place. That said, I like the look of the building as it is currently presented and I can see that you all are putting a great deal of thought into the shadow.
12. This is already a high-density neighbourhood. How can the city justify changing the development plan and zoning to such an extent?
- City does have set OCP and ZB. P&D act establishes individuals' ability to apply to amend these documents. Planning department has not established a position, currently evaluating community feedback and technical comments. Will determine Planning departments position at the end of this process. Individual property owners have the right to apply for these amendments.
 - Part of OCP Amendment is the new land use designation. Needed to be approved to be applied to the site. Expected to have additional engagement on the proposed land use designation.
13. 290 parking spaces seems excessive in a walkable and transit-oriented neighbourhood like Nutana. Is there any way to reduce this?
- The final number of parking spaces will be determined later in the project review stage and included in the Zoning Agreement.
14. Have downtown locations been considered? This building is much too large/tall for Nutana and does not protect the neighbourhood heritage. Additionally, many current Nutana homeowners, particularly condo owners in the area (for example, The Pinnacle on Victoria Avenue) will lose their valuable river views. The property values will drop drastically. Has this been considered and what compensation will be offered to these homeowners?
- The City does not influence where development applications are submitted or recommend alternative locations. Each Official Community Plan and rezoning application is evaluated on its own merits against current City policy and regulations and proceeds through a standardized review process, including a report on the application(s) from Administration to the Municipal Planning Commission and City Council.
 - The City does not provide compensation to homeowners or adjacent residents resulting from approval of a development application.

15. As far as density is concerned, yes, we need to increase density, but this goes way over the top. we need to facilitate density in other ways that respect the unique nature of Broadway. Laneway homes spring to mind, and I note several apartment type buildings going up or just finished. None overpower the neighbourhood as does this, I gather it will be the tallest building in S'toon?
16. I agree with higher density. However, using Nutana's average density of 1.9/dwelling. the top ten floors with four condos/floor will only add another 76 people. If the top "box" wasn't there I wouldn't have bothered showing up at the meeting - I can easily accept 20 floors.
17. There is a lot I like about this proposal. However, the height of the building is way out of context with the neighbourhood, does not fit in with the neighbourhood, and is an impediment to our neighbours. I would only agree with this development if this building stopped at the first "block" of units, about 8 stories on the 12th street side.
18. With three condo/apartment structures being built one near completion and two others in progress in the immediate area how much density is ideal before the character of the neighbourhood is compromised. the increased traffic and commercial development west of Broadway potentially will alter the character the neighbourhood. People want to live in Nutana because of its character. The sheer mass of the proposed bldg could cause wind shear problems and shadowing on other properties. Also two heritage properties will be destroyed.
19. Owner occupancy of condo units contributes to the stability of the neighbourhood. What plans does the city have for the zoning to encourage owner occupancy and long-term residency as opposed to vacation rentals.
 - [The City cannot mandate owner-occupancy of the proposed residential dwelling units.](#)
20. Does there continue to be a park space deficit for Nutana for City owned parks and open space? If so, why is the city selling Parcel A which, in conjunction with the adjacent Meewasin Valley, contributes to the neighbourhood's green and open space?"
 - [Sale of city-owned land requires approval by City Council. See additional information in Question 33 response.](#)
21. I'm really all for increasing density in this city. But this seems excessive. I've lived in downtown Toronto on the 27th floor and buildings like this create quite a lot of shade. And in Saskatchewan, the only nice thing we have in the winter is the sunshine. I feel 15 floors would be enough. Also, is there no concern about the crumbling riverbank? Especially with the climate changes we don't really know about yet.
22. Bylaw 9700 Sec G identifies that the highest density is to be downtown with a transition to residential. Why is this height being allowed in Nutana? Where is it written that Nutana's new look is to be like Manhattan, NY?
 - [The proposed development is not permitted on the site until City Council approves all associated bylaws for the application. As part of the application review process, public engagement is a key element to provide City Council with information on how area residents think a development may impact or support their neighbourhood.](#)

23. Does the proposed number of parking spaces include visitor parking?
- Yes. 29 visitor parking spaces have been included in the current proposal.
 - aodbt: The number of visitor parking stalls dependent on final number of units, will be finalized and built into final design when number and type of units are determined.
24. On street parking for owner / renter occupied single family dwelling residences is a significant issue in the Broadway area already. What preventative measures will be put in place to prevent further disruption to these households if this development proceeds given the intent to house commercial businesses, and enhanced seniors housing, both requiring outside staff?
- Parking standards are based on the individual types of uses. For example, there are different rates of parking required for different types of office uses. The final number of parking spaces will be determined based on the final list of permitted uses in the Zoning Agreement.
25. As the building's height does not particularly affect the blocking of views (ie: a 10-storey building would block the views from neighbouring properties just as much as a 40-storey building) and given the city's struggle to meet existing infill targets, is there any way to make this building taller? Especially if added height could increase the project budget to make the building more attractive.
- The City does have a corridor growth infill target in the Growth Plan to Half A Million of 22,000 new dwelling units along the major corridors accommodated throughout the City.
26. I was interested in the language of the OCP Amendment. This is key. Does it include a height restriction? I wasn't clear on the response that was given earlier.
- The proposed High Density Mixed Use land use designation does not include a maximum building height in the description. The maximum building height will be included in the Zoning Agreement along with other development standards (such as required parking, landscaping, building setbacks etc.).
27. The number of visitor stalls is key to avoiding a lot of nuisance parking in the area.
- See response to Question 23.
28. Generally, I fully support the development of mixed-use projects which incorporate high density residential. However, the issue with concepts lies in their details. There is, in my mind, one fundamental detail, which could be substantial and which would affect business modelling. This relates to retail / commercial fronting on 12th Street. This is entirely inappropriate to the existing use on 12th Street and to such adjacent uses as Nutana Collegiate.

B. Application Process & Approval

29. What gov't body decides rezoning, if I understand opening statement this is a provincial decision - The city is holding this meeting. Nutana is increasing in density, and we just lost our 'walkable' neighbourhood status. (closing of extra foods) So everyone here needs a car now. assuming it goes ahead. The hill should be a public space. a bench and a path.
- City of Saskatoon is an approving authority. Any changes to City OCP or Zoning Bylaw are approved by Council. Amendments to OCP does need sign off from Minister of Government Relations; however, they do not decide the approval outcome. Development is in Meewasin Valley Authority jurisdiction and will require development approval from MVA after Council decision on the development in question.
 - On walkability, as planners we were disheartened by the loss of the grocery store. We look forward to opportunities ensure we can bring in food services to the Broadway and Downtown area.
30. Should the sale price for the City land be known to the public prior to approval of the project?
- Saskatoon Land manages the land sale process. A report to the Finance Committee will be submitted for approval prior to purchase.
 - The report is public and will include the purchase price of the land.
31. Hi, I wasn't able to sign on right at 7, so sorry if this was already addressed. I currently live on the site and I as well as other people living here are wondering what the timeline is looking like thus far. Do you have an estimate of how long we have here? Assuming this goes forward, would it be within months, years?
- The application process is outlined in a diagram on the application Engage page. The timeline will be dependant on any design changes the applicant chooses to make, based on feedback received during this current phase of engagement. Future engagement opportunities and timeline updates will be include on the application Engage page.
32. What is the process for the sale of City land? Will the sale price be public?
- Report goes to Saskatoon Land. Saskatoon Land manages purchase. Report to Finance Committee for approval prior to purchase. City land sale process will not begin until all land development applications have been approved.
 - Land sale transaction would be made public once completed.
33. Can the height be reduced as a condition for council approval?
- City Council may request revisions to the development proposal prior to the required Public Hearing for the rezoning application.
34. There are a number of condos and rental units at various stages of construction, and/or completion within the Nutana and University areas, none of which are currently fully utilized. Why will this development be any different than those that went before?
- The applicants believe the market conditions for a development of this type and scale are favourable at this time.

35. Further to the question about the sale price of City land, this is typically shared in the public report that goes to City Council.

- See response to Question 31.

36. Has there been an indigenous archeological assessment specific to this location?

- An archeological assessment has not been completed as part of the application information requirements.

C. Proposal Design

37. What a beautiful building, and much needed density within our city centre. Yes in my backyard!!!

- aodbt: Appreciated the comments, typically as many for as against. The design team focussed on making Eastlake accessible. Walking Saskatoon wrote letter on Highpoint engagement, insisted that developer improves Eastlake if Highpoint were to have gone through.
- AODBT is aware of need to make Eastlake more accessible and to improve connections to City Centre (future Downtown grocery store). Beautification of hill into park will encourage active modes of transportation to utilize the public spaces.

38. A brilliant combination of uses to revitalize this dead zone - really exciting project.

39. I counted 15 age-in-place/accessible units on A2.2 and 8 short term units on A2.3. The average accessible is 404 sq vs short term at 475 sq ft vs three condos on A2,2 at an average of 1435 sq ft. The age in place units are so small: this complicates use of walkers and wheelchairs. If you are allowed density bonuses; perhaps you get more because you've squeezed so many tiny unit? I like the idea, but they are too small.

- aodbt: Another piece design team will refine further (size and number of units). Looking to gauge community feedback on interest, potential to add units or change sizes. Currently sized based on previous work AODBT has done based on designs with more common places, looking to encourage more interactions in common spaces. Current design is high-level, will be refined further, and looking for more input.

40. How to make the design of this area still vibrant in winter, with winter temperature and barely any natural component present?

- aodbt: Large effort to create amenity space for residents and the public. Public Plaza with vegetation and large trees facing the riverbank. Trying to create a variety of spaces and experiences for all four seasons.

41. How wide is the site? – not easy to read on the drawing

- aodbt: Can't answer off the top of his head. Dimensioned Site Plan not posted on Engage Page, City Administration will work to post site dimensions within the next week.

42. Are you showing trees planted in the high school yard?
- aodbt: not sure, the school yard itself is south of 12th Street. The trees showing are the street trees on the boulevard on the north side of 12th Street. Not proposing planting any trees on school site.
43. A 30-storey structure within a core neighbourhood made up of primarily low to mid rise type building, is obtrusive and does not fit with the existing neighbourhood aesthetic. Has any consideration been given constructing a building that blends in better with existing developments?
- Comments received through this first phase of engagement will be provided to the design team for their consideration.
 - See additional information provided for Questions 6 and 8.
44. I'm loving the pedestrian-focused aspects of this design! Sask. Cres. would be much better off with the animated streetscape this project offers, as opposed to the status quo.
45. I have some questions for aodbt. What is the proposed project budget? And what is the proposed sale price for the CoS land? How does your client plan to finance this project? What are, pending all necessary approvals, construction start and end dates?
- The project is still in the early design stages and final project budgets and timelines have not yet been determined.
 - See Question 30 for a response on the City land sale process.
46. The plan has a number for the top of the building 204000: what is the unit of measurement? How high is the building?
- aodbt: Building heights measured in millimeters on technical drawings. Building proposed is thirty stories with approximately three meters per storey (about 90m total).
47. From your presentation, I couldn't clearly see the shadows that fall on the Bridgewater Condo (505 - 12th Street East). When does it shade the Bridgewater?
- Diagrams on the potential seasonal shadow casts are included in the application presentation and will be added to the application Engage page.
48. With regards to the accessible ramp on Eastlake, while the ramp is a welcome addition for those with mobility issues, the amount of meandering to the path adds a prohibitive extra distance to walk for the average pedestrian, which will primarily result in the path being unused. Is there a possibility of adding a straight sidewalk adjacent to the accessible ramp?
- Louis: There is not enough room in the boulevard for both the accessible ramp and sidewalk. There are sections of a sidewalk on the east side of Eastlake Ave, across the street.
 - Michelle: proposed a straight staircase on the west side of the development, would be a quicker way up/down the hill. Not on Eastlake but on other side of building site.

49. You have used the Highpoint future development project as a comparable project. It is not feasible and has been taken off the market. There is nothing that comes close to this proposed project height. Can the project proceed at 14 stories?
- aodbt: Any development comes with certain risk/reward. There is a certain amount of up-front costs, particularly when developing along the riverbank. Money & material go into foundation. If building is reduced by 30% the podium will need to be reduced accordingly. If the building is smaller and the revenue generators are the sales of condo units and commercial leases, then the cost per unit will need to be increased for the project to remain viable. Building size and number of units have a direct affect on cost to purchase the units once constructed. This dynamic is being continually discussed with the property owner to achieve the right balance.
50. How will you deal with vehicles exiting the parkade in the winter? It is nearly impossible to go up Eastlake in the winter, and I am very concerned about vehicles exiting the parkade that will need to cross the Victoria bridge, turn around on the roundabout and then go back south over the bridge, thus clogging the bridge.
- A Traffic Impact Assessment has been completed for this project. See additional information in Questions 73 & 74.
51. What other locations for this development were reviewed for potential use, and why was this location ultimately selected?
- No other sites were considered for this development proposal.
52. Hard to believe people like the looks of this building. I like the mixed-use proposal, but this looks to me more like little kids were playing with lego. Can developers not design something that would fit into a river valley setting.
- Feedback on the design of the building will be shared with the design team from aodbt Architecture and Interior Design for their consideration.
53. The new Nutrien Tower development has created so much wind it is often hard to walk along this area when it is windy. The wind coming from the North West will be a huge issue for this proposed project. What work has been done to to measure the impact on wind and how this wind tunnel will effect Sask Cres walkability and this area of the river valley?
- Potential seasonal impacts of wind will be included in future application information once the proposal design is further refined.
54. What are the guarantees that any private company will be willing or able to operate the units designated for "aging in place"?
- The proposed 'age in place' dwelling units are intended to provide a greater diversity of dwelling units within the Nutana Neighbourhood and contribute to the overall housing continuum within the City.

55. I am all for density and development...even for a project like this. I guess my only question/comment: can't it be nicer? It's quite big and extremely visible, yet it looks like a dull 60's communist era grey-brown brick dull monstrosity. It's quite a statement building that seems to double down on some of our most boring aesthetic tones and brick in our skyline. Like the block style and the main floors, but the rest just looks like the dull apartment already on Victoria and 11th. Go for the project - just make it nice and more modern.
- [See response to Question 52.](#)
56. What kind of commercial will be incorporated?
- [See response to Question 3.](#)
57. Are there any provisions for affordable housing units in this development?
- [Affordable housing dwelling units are not specifically included in the development proposal.](#)
58. Gardeners at the Darcy Bear Community Garden are concerned about the 30-story shadow blocking the sun in the height of summer. Can this be addressed?
- [The existing community garden in Chief Darcy Bear park is not anticipated to be significantly impacted by any shadow casts from the proposal as it is to the south of the development site.](#)
59. Are the senior housing units designed using universal design principles?
- [At this stage in the rezoning application process, detailed design has not yet been completed on any of the dwelling units.](#)
60. It is refreshing that the developers are receptive to feedback and making some changes. I think the height of the building is what most people find objectionable. Is there any potential for scaling this project down?
- [See response to Question 52.](#)
61. There is no continuum with adjacent building form. It will overwhelm adjacent low-rise residences and will overwhelm Nutana Collegiate, a valued heritage building. It is also disappointing that there is so little concern for the profile of the riverbank. The base is sympathetic to the riverbank but the development as a whole is too tall.
62. This is a comment vs. a question. I live across from this building and was stunned when I saw the rendering for this building. I can't believe something like this is being proposed for the Broadway area and on our beloved riverbank. I have concerns about traffic, parking, shading, loss of city land needed for the development, slope failure, obliteration of river views, negative impact on the experience of those using the river trails, and complete lack of fit with the heritage community. The height of this building is grotesquely out of place in this area and on this site. Why build the tallest building in the city in this location?
- [See response to Question 52.](#)

63. Are there any accommodations for energy efficiency in this project, including solar, wind or geothermal?
- At this stage in the rezoning application process, detailed design of the building energy systems has not yet been determined.
64. Will there be parking stalls for EV car charging?
- This suggestion will be provided to the design team for their consideration.
65. Would be great if the developer would offer a parking space or two for Saskatoon Car Share cars.
- This suggestion will be provided to the design team for their consideration.
66. What impact will this building have on flight paths to the airport and for STARS?
- aodbt: Yet to be confirmed with Navigation Canada. Design team believes tower outside of approach angle to airport runway. Nutrien Tower would be more of an obstruction. Will confirm with Navigation Canada once final building height and massing is determined.
 - City looking for federal sign-off at appropriate time. Will NOT proceed to Council before receiving federal approvals.
67. Please remember that stairs are not wheelchair and stroller friendly
68. This project lacks harmonization with the environment in the river valley. It is too tall for its surroundings.
69. Thanks everyone for this presentation. I seem to be in the minority in the chat but I really like the scale, design, and density of this project and am hopeful it goes forward!
70. Climate change considerations.
71. What will be the downwind turbulence and snow drifting of a building this large?
- aodbt: early studies indicate wind shear is created (vertical wind downwind as it strikes a building) for any building; however, more wind shear is produced for a 30-storey building than a two-storey house. As such the design team will incorporate canopies, large shade trees, and other architectural elements to mitigate the wind shear effect. The exact nature of the built mitigations measures will be determined at the detailed design stage once any building changes are finalized.

D. Transportation

72. What plans are anticipated to improve the pedestrian infrastructure at the north end of the Broadway Bridge and the corner of Victoria Avenue and Sask. Cres.?
- Detailed question that requires follow up with Transportation. Can provide information in written response, posted on Engage Page. More technical question than what can be responded to tonight.
73. As planned, downtown bound vehicular traffic from the Highpoint, the proposed building at 509 12th Street East and 555 12th Street at over 500 new units will all be down Eastlake Avenue. Has the city completed a traffic study covering all three of these proposed buildings?
- Technical studies have proprietary rights. Administration will work to share what information can be provided, at the appropriate time. Will work to have executive summaries of technical studies released on Engage Page.
74. Question 13 (51:20): Has the City completed a traffic study covering all three proposed buildings?
- The TIA has been submitted and reviewed. Transportation Department has accepted the calculations and assumptions. There remain some unanswered questions regarding to pedestrian connectivity; however, traffic counts have been accepted meaning there are no perceived issues from parking generated by the proposal. Expect to keep having conversations on traffic, mostly the pedestrian traffic this site might generate.
75. Will the Traffic study be shared? adding 290 vehicles to an area that already has terrible traffic flow would need a number of changes to make this viable.
- See response to Question 73.
76. When the Riverwalk was approved as part of the agreed approval by the City the City was to put in a sidewalk on the Eastlake Hill and a caution light to manage pedestrian crossing at the top of the hill. The City did not do what they had said they would do.
77. Concerning the connection to the BRT on Broadway. Does this mean there will be a BRT hub or stop near the Broadway Bridge?
- The BRT network map was approved by City Council in April 2019. A link to the BRT information on the City website can be found at: <https://www.saskatoon.ca/moving-around/transit/bus-rapid-transit>
78. The reason the traffic study keeps coming up is that those of us that live in this area know how bad our traffic is. The location proposed is in the intersection of three basically dead end streets, and sask cres is barely usable as a throughfare.
79. Has the City approved the BRT for Broadway?
- Yes. See response in Question 77.

80. Will the city provide a pedestrian crossing at the base of the Broadway bridge?
- The Transportation Department will determine any required pedestrian crossing improvements through their review of the TIA and current City development standards.
81. The issue is turning right out of the parkade in the winter, then turning right to go up Eastlake is nearly impossible in winter due to ice and snow. How does your traffic study address this issue? People are often stuck on the hill in the winter.
- Louis: only one entrance to proposed parking structure, along Sask Cres elevation. It's a relatively a flat stretch of road. It depends where people are headed, and design team finds this question telling. If you need to go west, new interchange at traffic bridge. People will figure things out going the other direction and we have purposefully not made the parking entrance along Eastlake Ave due to slope and interfering with the pedestrian realm.
 - Michelle: preliminary TIA does consider number and types of trips, which will be further worked out based on final building design (unit mix and number of occupants). Design team mindful that access, parking, and movement of people and vehicles along the site will be important in final design. Will be developed further as they move into the technical pieces.
82. A comment. You have no idea of how many cars go down that street. People who lives in this area know. The development on Main and Dufferin has closed Dufferin for over a year already. Access to Nutana Collegiate is used by all teachers, support staff, students etc. Deliveries, garbage trucks, etc. Community garden. People watching the sunset. Foot traffic going over the hill to Victoria Ave. The new building on Broadway closed Main Street for close to two years. Both of these closures impacted our neighbourhood dramatically.

E. Site Servicing & Slope

83. Will the slope study be released? as members of this community know (as does everyone that walks Sask Cres) this is a very active slope.
- The initial Geotechnical report received, will need to be updated when final design is determined. Preliminary report accepted, updated report will need to identify all mitigation measures and to ensure no negative affects to slope stability or neighbouring properties are produced.
 - Question on releasing Geotechnical and TIA reports. Need to determine if they can be released publicly. Will work to release whatever information we can post based on our evaluation.
84. What protection will be provided to the Bridgewater & Riverwalk should the 3 proposed developments cause problems like sewer system overload or bank problems? Thanks.
- Any application of this nature will be evaluated through proper studies and submitted to City Engineers. No proposal would go ahead that would not work from water sewer servicing or stormwater perspective. Technical analysis helps to ensure understanding of site conditions and building requirements.
 - The initial Geotechnical report has been received, will need to be updated when final design is determined. Preliminary report accepted, updated report will need to identify all mitigation measures and to ensure no negative affects to slope stability or neighbouring properties are produced.

- [Question on releasing Geotechnical and TIA reports. Need to determine if they can be released publicly. Will work to release whatever information we can post based on our evaluation.](#)
85. This site is part of Riverbank Slope Overlay District and is in zone two: what value for FOS (factor of safety) did your geotechnical company determine?
- [See response to Question 84.](#)
86. In August of 1999 the riverbank in front of the newly constructed Riverwalk (510 Sask. Cres. E.), including half of the road collapsed even though the construction had been approved by the city. Has the City completed a slope stability study considering all three high-rise buildings proposed for the 12th Street and Saskatchewan Crescent locations.
- [See response to Question 83.](#)
87. AODBT indicating "if riverbank is moving" is incorrect. This side of the riverbank experiences active movements yearly, most minor, however occasional major slump failures. What precautions from a geotechnical design perspective are being taken to mitigate what will be significant loading to the slope?
- [See response to Question 84.](#)
88. It does not make sense to me that a very high building like this will not eventually slump down into the river valley. Who will be responsible for this when it happens?
89. A previous slope stability model predicted the next slump failure to occur parallel to 12th Street East, running from ~Broadway to the approximate end of the existing Cul de Sac. Has a new slope stability slump model been run taking into account the new structure mass?
- [See response to Question 83.](#)
90. The City did not answer the question about slope stability and traffic related to all three buildings. The big picture issues must be addressed.
- [See responses to Questions 83 and 84.](#)
91. Will the geotechnical and slope stability reports in their entirety, i.e. Rotary Park Slump Failure til present day, be available for public review?
- [See response to Question 83.](#)
92. The office development, immediately west of Nutana Tower on Main Street, encountered significant quantities of "boulder pavement" during their pile installations, which delayed the construction schedule, and caused vibratory damage to existing buildings and their interiors. What mitigation measures to prevent vibratory damage to the Riverwalk, Bridgewater, and Nutana Collegiate will be taken into account for this development, given the very high probability that boulder pavement will be installed at this location?
- [See response to Question 83.](#)

93. What protection will be provided to the Bridgewater & Riverwalk should the 3 proposed developments cause problems like sewer system overload or bank problems?
- Any potential implications to the sewer system resulting from development application proposals are reviewed by Saskatoon Water as part of the technical review process.

F. General Questions & Comments

94. Are all questions to be typed?
- Yes please. Unfortunately this meeting platform does not have audio functionality for attendees. Additional engagement opportunities regarding this application will be identified in future. You may also contact Planning & Development directly to speak with staff.
95. What is the proposed project budget? What is the proposed land sale price? How does your client intend to finance project? What are all pending approvals, construction start and end dates?
- aodbt: In preliminary stages, there was a high-level budget generated to determine if a project this size is feasible. Confidential discussions.
 - Based on the scale of the project (footprint), to render the slope stability the same or better post-development, many pilings are required which helps drive the project cost up and dictates numbers of units needed to viability.
96. There is a proposed tower on community garden on east side of Bridgewater ---that is the 3rd building.
97. The hill itself is community so the parking upon the roof of the housing/condo section at the west side is really a place where people would congregate if they had the opportunity for a restaurant, or a curated lookout. City land?
98. What are the "various price points" you anticipate for the condo units? What is the range?
- Anticipated dwelling unit sale prices have not yet been determined.
99. Where will the construction project be staged (12th Street? the park?), and how long will our neighbourhood be disrupted during construction.
- aodbt: One thing going for this project is that the only local traffic along 12th Street are staff members needing to access Nutana Collegiate. Projects like this don't take up a lot of land. Do not have the luxury of large staging areas. Likelihood for lane closure along parking lane on 12th Street. Site has limited access and storage on site, construction crews will have many deliveries and is done in a sequence where trucks arrive and material cranes hoist to proper floor/area. Eastlake and Sask Cres will be minimally disturbed, most construction activity along 12th street and on the west end of the building site.
 - This project could be 18 months from building permit application; construction of this scale could be up to 24 months duration once all permits have been secured. Foundation and parking structure has a significant amount of work.

100. What had been considered regarding future entry requirements, given that we are supposed to be REDUCING our carbon footprint. If you are putting pile in deep enough to offset slumping perhaps geothermal could be considered at the same time? That's if this goes ahead?!
101. If this project is approved, how many years would it take to complete?
- See response to Question 104.
102. What are the unit measurements/sizes? How many occupants? What approximately will be the cost range of the units?
- aodbt: Want everyone to be mindful, this is early on. Market dictates the size and finish of the project. Had to establish a mix of sizes and discussed with client unit pricing. Proposed thirty (30) floors, not all occupied floors. Sizes vary (from Aging in Place to penthouses). Would be nice to see price entry points that are attractive to younger people or first-time home buyers.
103. Who is the developer of the project is the company from sask and /or saskatoon?
- The registered owner of the property is S.S. Pacific Imports Inc., the owner of which a long-term resident of Saskatoon.
104. Thank you for responding to my Qs, but could we circle back to potential construction timelines pending all necessary approvals?
- If the OCP and rezoning applications are approved, the detailed design and construction timeline is anticipated to take an additional 3-4 years.
105. Why can you not name who "the client" is?
- See response to Question 103.
106. What will be the impact on the teaching/learning environment at Nutana Collegiate during the construction phase?
- The project is still in the preliminary design stage and as such, it is too soon to determine any construction-related impacts to the surrounding area.
107. The third building is at 509 12th Street East in the lot currently used as the Remail community garden. A 10-storey mixed office and above ground parking building has been proposed but may not yet have been brought to the City for re-zoning.
108. This should be developed downtown.
109. Regarding your response about staging -- will 12th street be blocked completely, and if so, how will the parking lot to Nutana Collegiate be accessed?
110. Well run meeting. Thanks.
111. SK leveling up! Good job to the City and AODBT so far!