



555 Eastlake Ave & 403 12th St E

Proposed Official Community Plan Map Amendment and Rezoning

Application Update

Meeting Intent

- To provide an update on the application review process
- To share information on the major design changes to the proposed development
- To provide information in advance of the next public information meeting

Application Update

1. Official Community Plan Text Amendment

- High Density Mixed Use land use designation was approved by Council during the May 31, 2023 Public Hearing

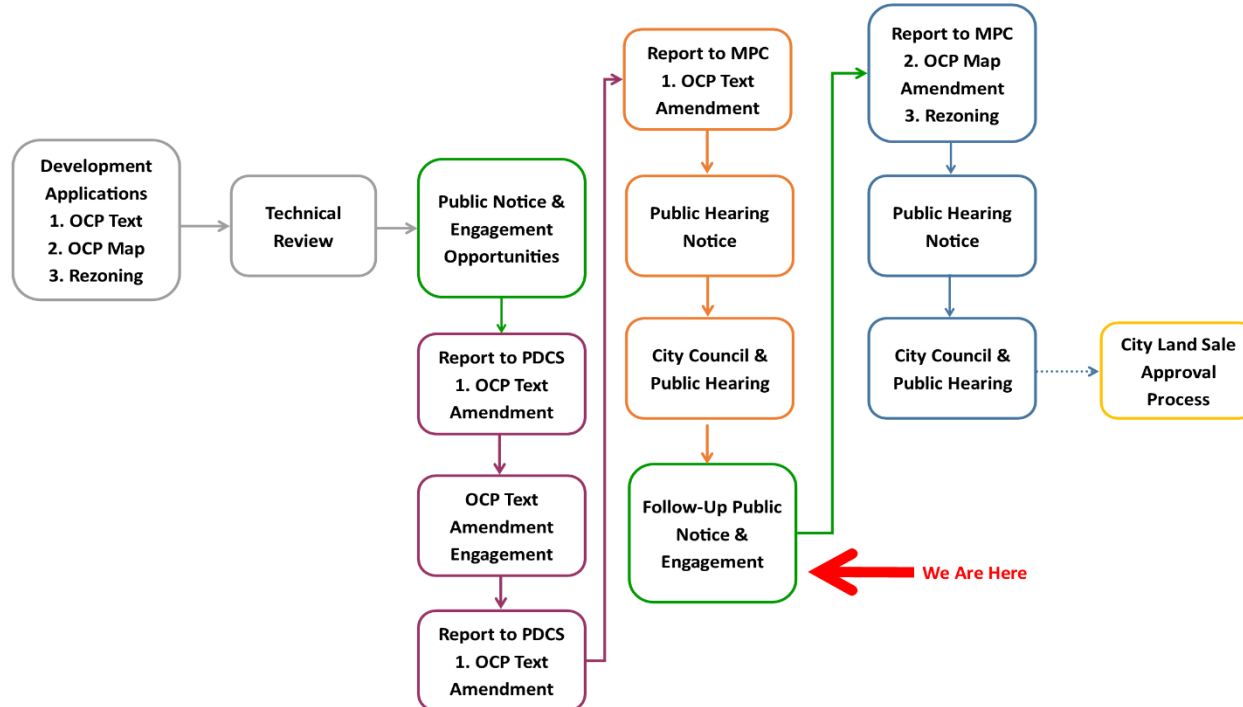
2. Official Community Plan Map Amendment

- From Low Density Residential 1 and Medium Density Residential to High Density Mixed Use

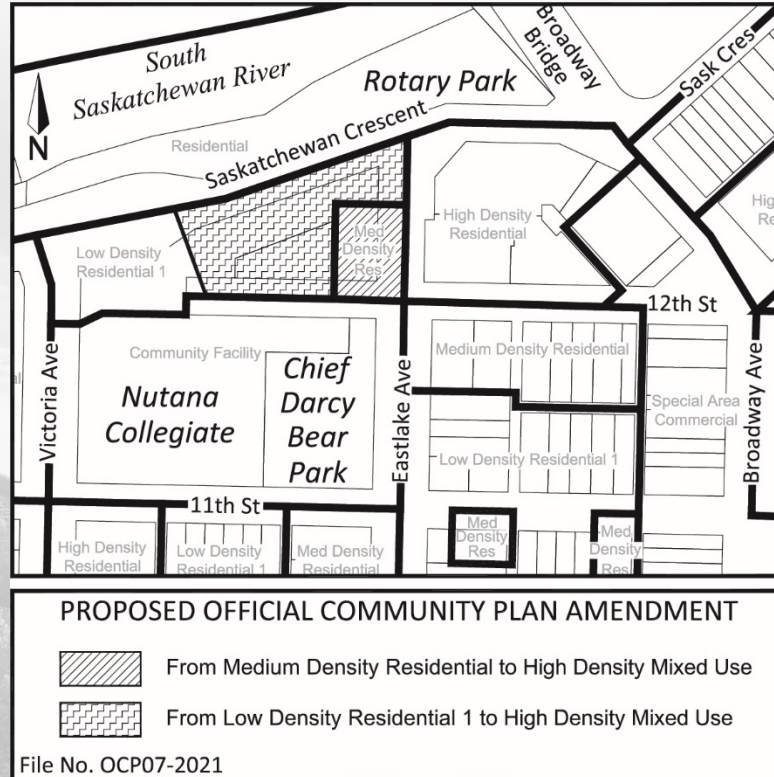
3. Rezoning by Agreement

- From R2 – One and Two-Unit Residential District and RM2 – Low/Medium Density Multiple-Unit Dwelling District to B5B – Broadway Commercial District subject to a Zoning Agreement

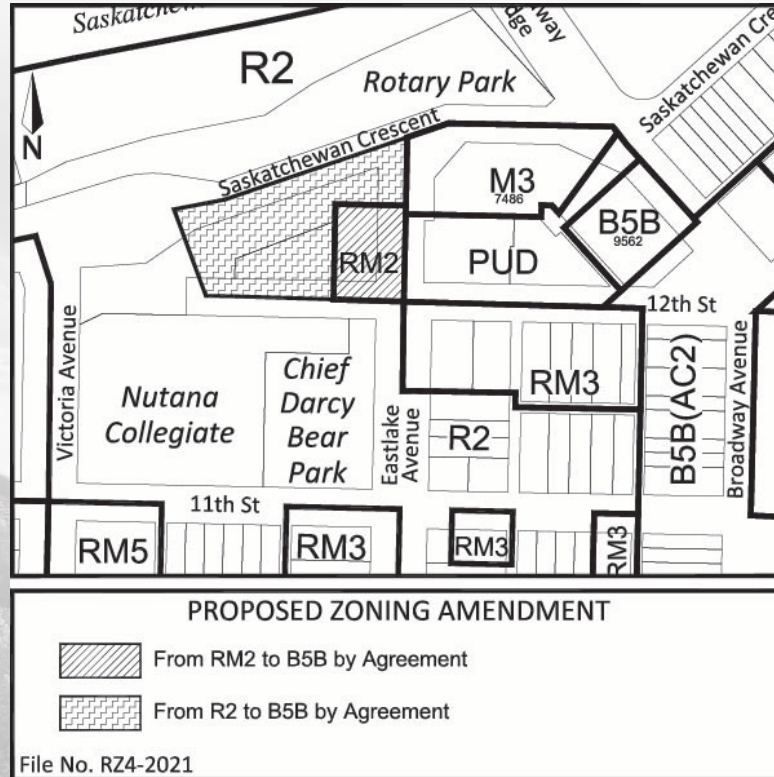
Application Process



Proposed OCP Map Amendment



Proposed Rezoning by Agreement



Updated Development Proposal

- Planning and Development received an updated development proposal in December 2022
- The revised proposal was referred to internal departments to collect technical comments
- Updated technical studies (Traffic Impact Assessment and Geotechnical Study) were required as part of the revised submission
- Major proposal changes include:
 - Reduction in building height (from 35 storeys to 26 storeys, measured from Sask Cres E)
 - Reduction in dwelling units (from 210 to 184)
 - Re-orientation of the primary entrance from 12th Street E to Sask Cres E



Message from the Applicant

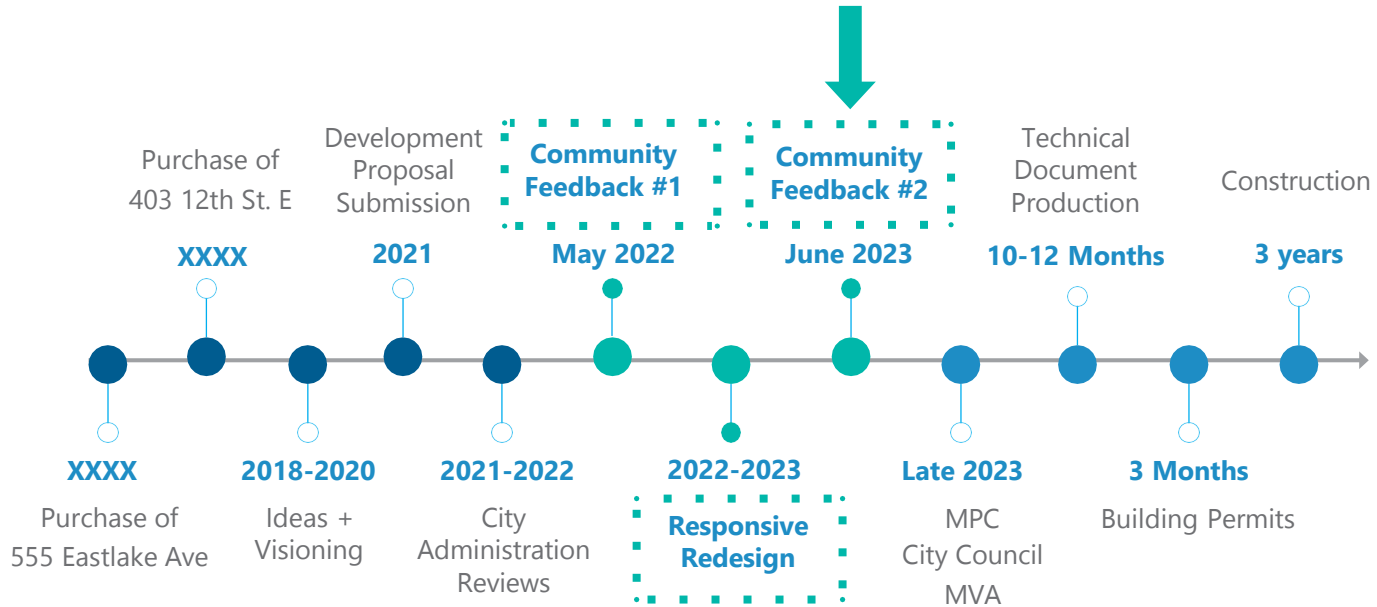




Development Proposal

555 Eastlake Ave & 403 12th St E

we are here



anticipated timeline

what has changed

- Reduction in height
- Primary entrance on
Saskatchewan Crescent East
- Parking Redistribution
- Increased Age in Place Units



project highlights

- Entrance on Saskatchewan Crescent East
- High density mixed-use
- Variety of housing options
- Seniors' living component
- New pedestrian linkages
- Barrier-free access on Eastlake Ave
- Public plaza amenity
- Animated street frontages





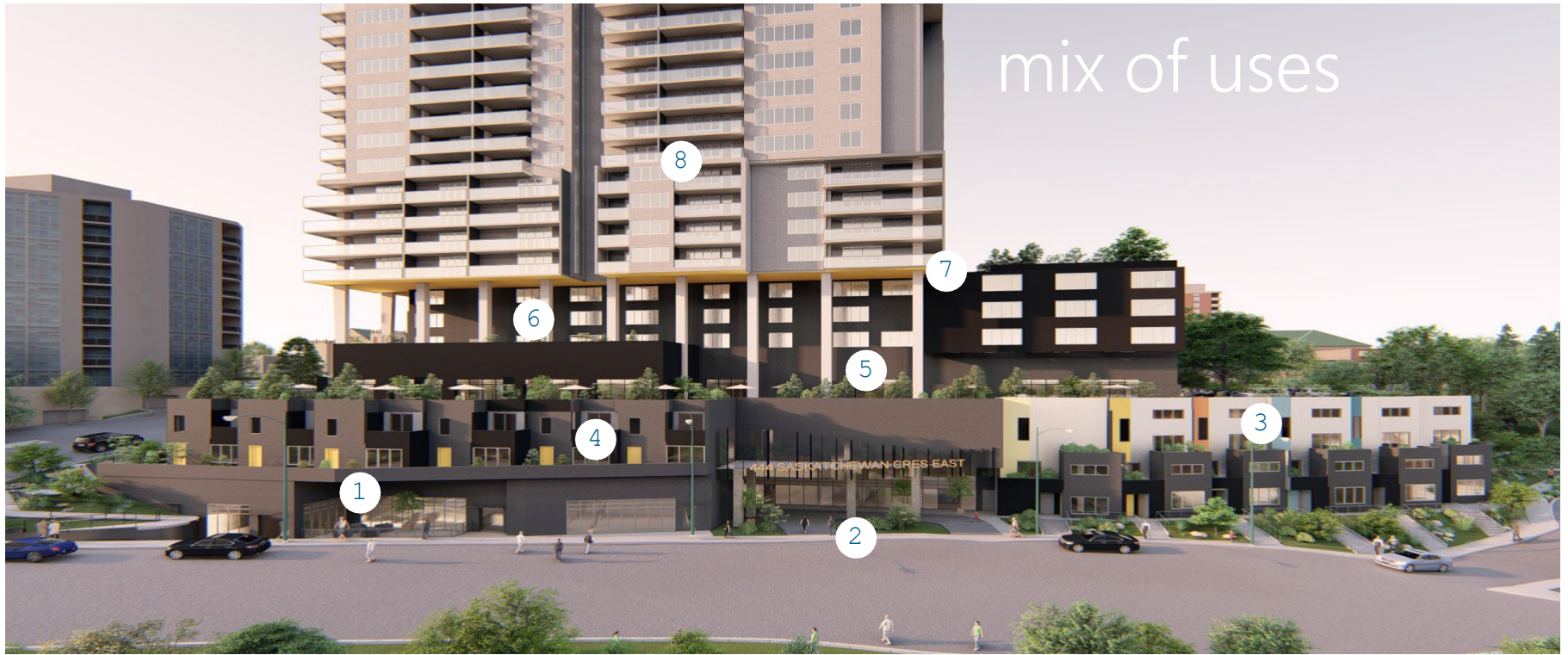
Switchback pedestrian pathways and stairs
from Sask Cres. E. to 12th St. E.

pedestrian linkages



Barrier-free access (1:12 incline ramp)
on Eastlake Ave.

pedestrian linkages



1. At-grade Commercial Units
2. Primary Entrance
3. alk-up Townhouse Units
4. Two-storey Loft Units

5. Commercial / Restaurant
6. Age-in-place Units
7. Executive Short-term Stay Units
8. Market Condominium Units



Activated street frontage on Sask Cres. E.

frontages



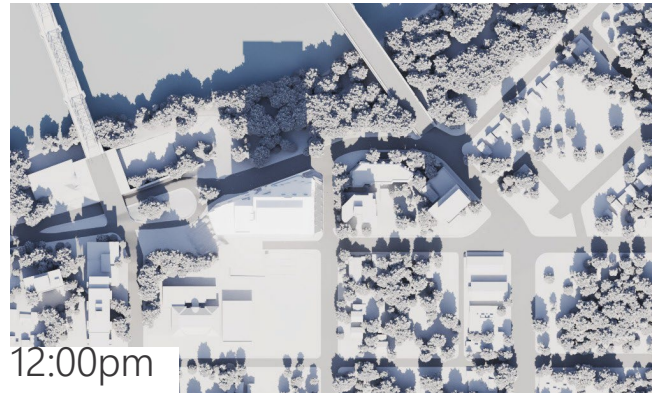
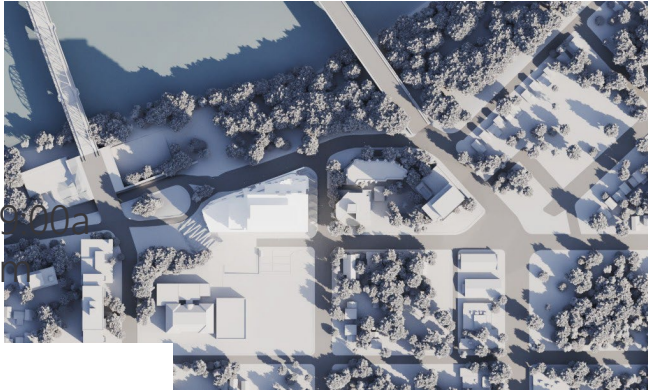
Activated street frontage on 12th St. E.

frontages

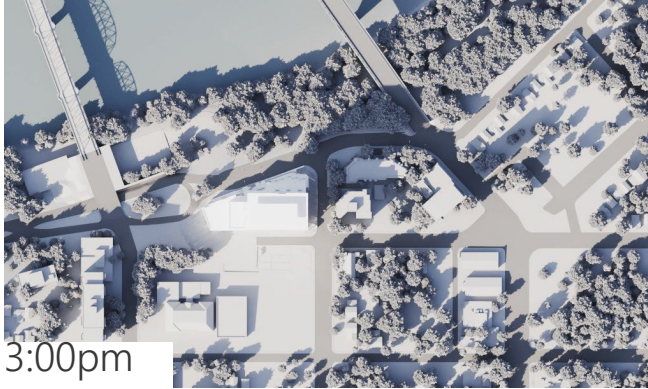


building context

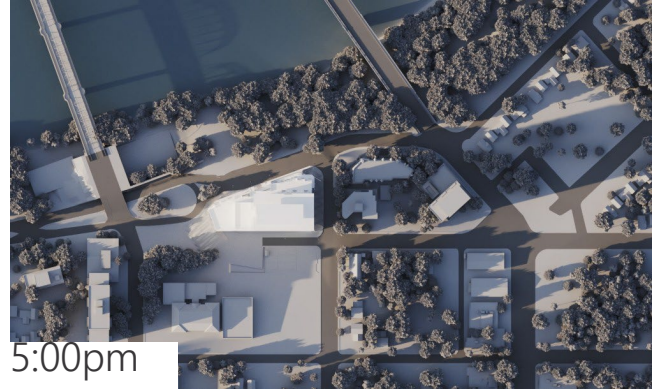
Spring & Fall Equinox



12:00pm



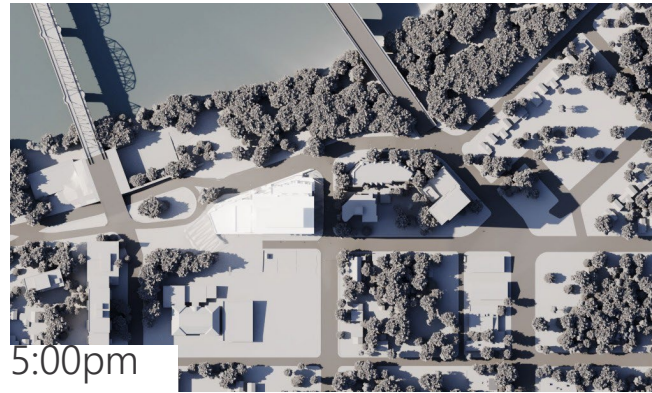
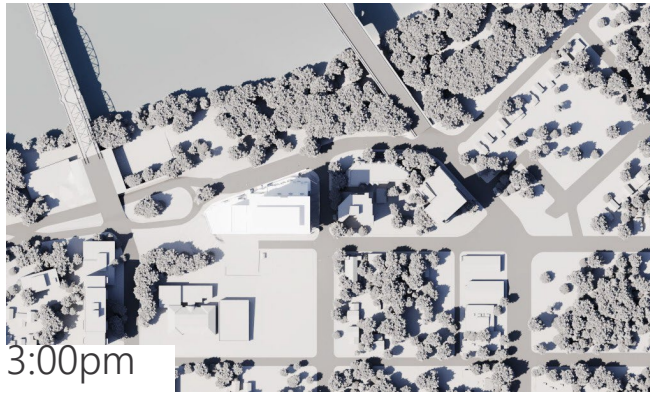
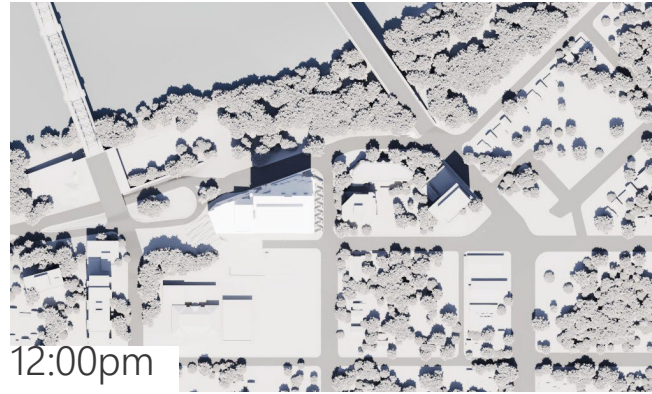
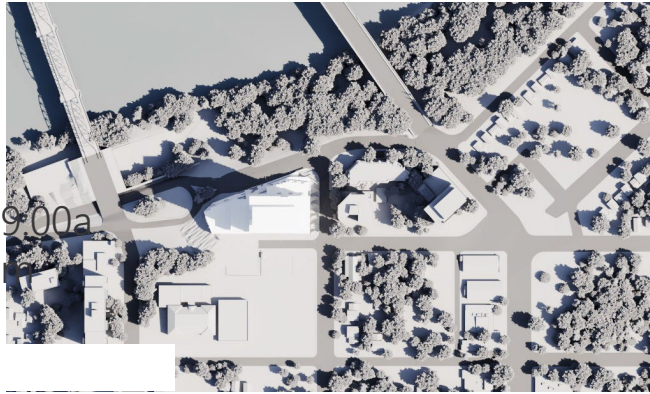
3:00pm



5:00pm

shadow analysis

June 21 / longest day of the year



shadow analysis



we look forward to seeing
you on June 21st

Next Steps

1. Public Information Meeting – June 21, 2023

- The second Public Information Meeting will be held from 4:00 pm – 7:00 pm at the Emmanuel Refinery, located at 609 Dufferin Ave.

2. Public Comment Window Closes – July 7, 2023

- Development Review is leaving the comment window open until 4:00 pm on Friday, July 7, 2023. Please submit any comments or questions to City.Planning@Saskatoon.ca in advance of the comment deadline.

3. Next Steps

- Once the public engagement window has closed, an Engagement Summary will be prepared and comments received will be considered.
- A report with a recommendation to approve or deny the applications will be forwarded to Municipal Planning Commission and City Council (estimated Fall/Winter 2023). Information on these meeting dates will be shared once confirmed.