



555 Eastlake Ave. & 403 12th St. E COMMUNITY ENGAGEMENT SUMMARY – PHASE ONE

Proposed Official Community Plan Text and Land Use Map Amendment from *Low Density Residential 1* and *Medium Density Residential* to proposed new High Density Mixed Use land use designation

and

Rezoning from *R2 One and Two-Unit Residential District* and *RM2 – Low/Medium Density Multiple-Unit Dwelling District* to *B5B Broadway Commercial District by Zoning Agreement*
Nutana Neighbourhood

Applicant: aodbt Architecture & Interior Design
File: PL 4350-OCP-07/21 and PL 4350-Z04/21

Project Description:

AODBT Architecture + Interior Design on behalf of S.S. Pacific Imports Inc. has applied for a rezoning at 555 Eastlake Avenue and 403 12th Street East in Nutana, subject to a Zoning Agreement, to facilitate the development of a high-density mixed-use building. The project rendering has been included on Page 5 of this notice.

The proposed development consists of a 30-storey mixed-use building with a total of 210 dwelling units that provide a range of housing options and approximately seven commercial units totaling 2,100m².

A total of 264 on-site parking spaces are been proposed through a combination of 10 at-grade spaces accessed from 12th Street E and 254 below-grade spaces accessed from Saskatchewan Crescent.

Development Proposal – Applications:

The development proposal includes the following applications that require a decision by City Council at a Public Hearing:

1. Official Community Plan Text Amendment – Adding “High-Density Mixed Use” land use: All property in the City of Saskatoon is assigned a land use designation under the City of Saskatoon’s Official Community Plan, Bylaw No. 9700. Land use designations establish the general use and character of a site or area to help ensure that development takes place in an orderly, rational manner. Each land use designation is distinct in its purpose and density/intensity of use.

The applicant has applied to add a new land use designation to the City’s Official Community Plan Bylaw No. 9700 (OCP) to enable the proposed form of development. All OCP amendment applications

2. OCP Land Use Map Amendment – amending the land use designation on the OCP Land Use map:
If Council approves the OCP Text Amendment in Step 1, an amendment to the existing OCP Land Use Map would be required to apply the new land use designation to the development site.

3. Rezoning Application – Zoning by Agreement to permit the proposed development
The subject properties are currently zoned R2 – One and Two-Unit Residential District, and RM2 – Low/Medium Density Multiple-Unit Dwelling District. The existing zoning districts provide for residential development in the form of one and two-unit dwellings and low to medium residential density building forms, as well as related community uses.

The applicant is proposing a Zoning Agreement based off the B5B – Broadway Commercial District. A Zoning Agreement would ensure that only the specific development proposal put forward by the applicant could be constructed. A location map, and renderings are included with this information package.

Application Process Diagram:



Engagement Information:

- Public Notice mailed April 8, 2022
- Application Engage page April 8, 2022
- Virtual Public Information Meeting – May 11, 2022
- Application comment period – April 8 – June 3, 2022

What We Heard - Themes:

Land Use		
What We Heard	No. of Comments	How it's Been Addressed
How the Zoning Bylaw works	1	Provided information
If the applicant can't secure B5B by Agreement, what is the other zoning option?	1	Provided clarification on land use application process
Concern that allowing this rezoning will set a precedence for more high density multiple-unit dwellings in this area and in the City	2	Thanked for comment, noted addition to Engagement Summary Noted land use applications are reviewed on a case-by-case basis using established processes.
City needs to increase density around the City Centre, in support of infill development.	1	Thanked for comment, noted addition to Engagement Summary.

Proposal Design		
What We Heard	No. of Comments	How it's Been Addressed
A 30-storey condo tower ought to revitalize and modernize the downtown, give people more reasons to live and work downtown. Scale of development too large for Broadway/Nutana. Don't see reason why developer can't build there.	7	Thanked for comment, noted addition to Engagement Summary
Proposed development too large/tall for Nutana	12	Thanked for comment, noted addition to Engagement Summary
Concern size and location of proposed tower and the strain on already limited green space in Nutana.	1	Thanked for comment, noted addition to Engagement Summary
Concern on loss of affordable housing units	3	Thanked for comment, noted addition to Engagement Summary Noted the proposal is identifying several units for rental or aging-in-place.
Concern on loss of mature trees & natural wildlife habitat, eroding slope stability.	5	Thanked for comment, noted addition to Engagement Summary

Proposal Design		
Concern development will create excessive wind	3	<p>Thanked for comment, noted addition to Engagement Summary</p> <p>Noted a separate wind analysis study has not been requested by Development Review at this time.</p>
Is the owner open to reducing the building height substantially?	4	<p>Thanks for comment, noted addition to Engagement Summary.</p> <p>Shared with design team from aodbt Architecture.</p>
How/where will construction be staged?	1	<p>Thanks for comment, noted addition to Engagement Summary.</p> <p>Shared with design team from aodbt Architecture.</p>
Construction noise & vibration concerns for neighbours if approved	1	<p>Thank for comment, noted addition to Engagement Summary.</p>
Aesthetically this is one of the ugliest building I've ever seen. Can the City control the look of the development?	2	<p>Shared information on Architectural Control Districts, informed that tool is not available in this case but Council may enter into an agreement with the person setting out the following:</p> <ol style="list-style-type: none"> 1. A description of the proposal 2. Reasonable terms and conditions with respect to: <ol style="list-style-type: none"> i. the uses of the land and buildings or the forms of development ii. the site layout and external design, including parking areas, landscaping and entry and exit ways, but not including the colour, texture or type of materials and architectural detail 3. Time limits within which any part of the described proposal or terms and conditions imposed pursuant to clause (1.) must be carried out

Proposal Design		
		<p>4. A condition that, on the rezoning of the land, none of the land or buildings shall be developed or used except in accordance with the proposal, terms and conditions and time limits prescribed in the agreement.</p> <p>Note: 2ii, the reference of site lay out and external design only refer to building setbacks and balcony placement, not the visual appeals of the design.</p>
Does a building this height have impact with STARS helicopters landing at RUH, or with the policy helicopter/plane, or with Skyxe arrivals/departures?	2	Thanked for comment, noted addition to Engagement Summary.
How will this building address the significant potential for light pollution of such a tall tower?	1	Have raised comment with the design team from aodbt Architecture.
Have bird migration patterns been considered? A considerable amount of glass is utilized in the proposed design?	1	Have raised comment with the design team from aodbt Architecture.

Infrastructure & Servicing		
What We Heard	No. of Comments	How it's Been Addressed
What did the geotechnical report say?	1	<p>Thanked for comment, noted addition to Engagement Summary</p> <p>Noted the City doesn't typically share technical report findings publicly.</p>
What did the TIA conclude?	2	<p>Thanked for comment, noted addition to Engagement Summary</p> <p>Noted the City doesn't typically share technical report findings publicly. Directed to meeting recording where the TIA findings were discussed.</p>
Concerns about riverbank stability	10	Thanked for comment, noted addition to Engagement Summary

Infrastructure & Servicing		
Traffic circulation and parking concerns	8	Thanked for comment, noted addition to Engagement Summary
Concern there is insufficient infrastructure capacity to service a development of this scale at this location	4	Thanked for comment, noted addition to Engagement Summary. Noted internal referral groups analyze servicing capacity.

General Comments		
What We Heard	No. of Comments	How it's Been Addressed
Difficulty finding Teams Live PIM Link	9	Directed to Engage Page where recording was posted.
Shadowing on neighbours and Chief Darcy Bear Community Garden.	10	Thanked for comment, noted addition to Engagement Summary Noted that Development Review has requested information and images on the building's shadow impacts.
Technical issues during PIM	3	Apologized for difficulties connecting to link. Referenced future engagement opportunities.
Is one of the sites City-owned?	1	Confirmed a portion of the development site is city-owned
Effect on neighbouring property values	3	Thanked for comment, noted addition to Engagement Summary
Will recording be available?	1	Directed to recording link on Engage Page
As a Nutana resident, I fully support this rezoning.	2	Thanked for comment, noted addition to Engagement Summary
Online platform prohibitive for elderly	2	Apologized for difficulties, noted issue, and asked to provide concerns directly to City.Planning email account
Concern the "Contact Us" email address is a general account and won't end up being read or accounted for.	1	Assurance that all emails are being saved and included in the Engagement Summary. Using City.Planning email to have all correspondences in one inbox to ensure Admin doesn't miss anything.
Proposed building is not immediately adjacent to any residences (i.e. buffered by Eastlake Ave and 12 th St E), this would be a good spot for larger scale infill.	1	Thanked for comment, noted addition to Engagement Summary.
Respecting the heritage of the Nutana community more	1	Thanked for comment, noted addition to Engagement Summary.

General Comments		
important than accommodating massive development.		