



## REVISED AGENDA PUBLIC HEARING MEETING OF CITY COUNCIL

Monday, November 20, 2017, 6:00 p.m.  
Council Chamber, City Hall

Pages

1. CALL TO ORDER
2. CONFIRMATION OF AGENDA

### Recommendation

1. That the rules of order be suspended to allow Councillor Hill to attend the Public Hearing meeting on November, 20, 2017 via teleconference;
2. That the following letters be added to Items 5.1.2 and 5.1.3:
  1. Requests to Speak:
    1. Lisa Kalesnikoff, dated November 14, 2017;
    2. Peter Szkup, dated November 15, 2017; and
    3. DeeAnn Mercier, Broadway Business Improvement District, dated November 17, 2017.
  2. Submitting Comments:
    1. Donald Gilchrist, dated November 16, 2017; and
    2. Chris Guérette, CEO, Saskatoon & Region Home Builders' Association, dated November 15, 2017;
    3. Robert and Tammy Drummond, dated November 17, 2017;
    4. Elsie Buhr, dated November 17, 2017;
    5. Honor Kever and David Carpenter, dated November 20, 2017;

3. That the letter from Paige Gignac dated November 15, 2017 requesting a flag raising be added as Item 6.5; and
4. That the agenda be approved as amended.

### 3. DECLARATION OF CONFLICT OF INTEREST

### 4. ADOPTION OF MINUTES

#### Recommendation

That the minutes of the Public Hearing meeting of City Council held on October 23, 2017 be approved.

### 5. PUBLIC HEARINGS

#### 5.1 Land Use, etc.

##### 5.1.1 Proposed Rezoning from R1A to RMTN - Lewin Crescent - Lewin Way - Cornish Road - Stonebridge Neighbourhood [File No. CK 4351-017-009 and PL 4350-Z6/17]

6 - 16

Copies of the following are provided:

- Proposed Bylaw No. 9468;
- Report of the General Manager, Community Services Department dated October 31, 2017;
- Letter from Committee Assistant, Municipal Planning Commission dated November 3, 2017; and
- Notice that appeared in the local press on November 3 and 4, 2017.

#### Recommendation

That City Council consider Bylaw No. 9468.

##### 5.1.2 Official Community Plan Amendment - Nutana Neighbourhood – 631 and 637 University Drive [File No. CK 4351-017-010 and PL 4350-Z5/17]

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A PowerPoint presentation will be provided.

Copies of the following are provided:

- Proposed Bylaw No. 9469;
- Report of the General Manager, Community Services Department dated October 31, 2017;
- Letter from Committee Assistant, Municipal Planning Commission dated November 3, 2017;
- Notice that appeared in the local press on November 3 and

- 4, 2017;
- Petition Against the Rezoning of the 600 Block of University Drive;
- Letters in Opposition;
- Form Letter 1 - Letters of Support;
- Form Letter 2 - Letters of Support; and
- Letters of Support.

The following requests to speak have been received:

1. Mervin Bilinski, dated July 4, 2017
2. Lisa Kalesnikoff, dated November 14, 2017;
3. Peter Szkup, dated November 15, 2017; and
4. DeeAnn Mercier, Broadway Business Improvement District, dated November 17, 2017.

The following letters submitting comments have been received:

1. Donald Gilchrist, dated November 16, 2017;
2. Chris Guérette, CEO, Saskatoon & Region Home Builders' Association, dated November 15, 2017;
3. Robert and Tammy Drummond, dated November 17, 2017;
4. Elsie Buhr, dated November 17, 2017; and
5. Honor Keever and David Carpenter, dated November 20, 2017.

### **Recommendation**

That City Council consider Bylaw No. 9469.

### **5.1.3 Proposed Rezoning by Agreement – From R2A to RM5 by Agreement – 631 and 637 University Drive [File No. CK 4351-017-010 and PL 4350-Z5/17]**

108 - 121

Copies of the following are provided:

- Proposed Bylaw No. 9470;
- Report of the General Manager, Community Services Department dated October 31, 2017 (See Item 5.1.2);
- Letter from Committee Assistant, Municipal Planning Commission dated November 3, 2017 (See Item 5.1.2);
- Notice that appeared in the local press on November 3 and

4, 2017;

- Petition Against the Rezoning of the 600 Block of University Drive (see Item 5.1.2);
- Letters in Opposition (see Item 5.1.2);
- Form Letter 1 - Letters of Support (see Item 5.1.2);
- Form letter 2 - Letters of Support (see Item 5.1.2);
- Letters of Support (see Item 5.1.2).

The following requests to speak have been received (see Item 5.1.2):

1. Mervin Bilinski, dated July 4, 2017
2. Lisa Kalesnikoff, dated November 14, 2017;
3. Peter Szkup, dated November 15, 2017; and
4. DeeAnn Mercier, Broadway Business Improvement District, dated November 17, 2017.

The following letters submitting comments have been received (see Item 5.1.2):

1. Donald Gilchrist, dated November 16, 2017;
2. Chris Guérette, CEO, Saskatoon & Region Home Builders' Association, dated November 15, 2017;
3. Robert and Tammy Drummond, dated November 17, 2017;
4. Elsie Buhr, dated November 17, 2017; and
5. Honor Kever and David Carpenter, dated November 20, 2017.

#### **Recommendation**

That City Council consider Bylaw No. 9470.

## **5.2 Public Notice Matters**

## **6. PROCLAMATIONS AND FLAG RAISINGS**

#### **Recommendation**

1. That City Council approve all proclamations and flag raising requests as set out in Section 6; and
2. That the City Clerk be authorized to sign the proclamations, in the standard form, on behalf of City Council.



- 6.1 **Jackie Lay - CNIB - March 19 to 25, 2018 - 'CNIB Week' [File No. CK 205-5]** 122
- Proclamation Request.
- 6.2 **Lindsay Gervais - Saskatoon Health Region - November 24 to December 1, 2017 - 'AIDS Awareness Week' - December 1, 2017 - 'World AIDS Day' and December 1 to 5, 2017 - 'Aboriginal AIDS Awareness Week' [File No. CK 205-5]** 123
- Proclamation Request.
- 6.3 **Kristy Rempel - Prairieland Park - January 8 to 12, 2017 - 'Agriculture Business Awareness Week' [File No. CK 205-5]** 124
- Proclamation Request.
- 6.4 **June Zurowski - Saskatoon Women's Community Coalition - December 6, 2017 - 'National Day of Remembrance and Action on Violence Against Women' [File No. CK 205-5]** 125 - 128
- Proclamation Request.
- Regarding the request to fly flags at half-mast on December 6, 2017, City Council, at its meeting held on January 20, 2014, resolved that the Administration be instructed to automatically lower all flags at civic-operated buildings on the same national days of remembrance as recognized by the Government of Canada and the Government of Saskatchewan.
- These national days include, but are not limited to, December 6 - National Day of Remembrance and Action on Violence Against Women.
- 6.5 **Paige Gignac - United Way - November 22, 2017 - 'United Way Month' [File No. CK 205-1]** 129
- Flag Raising Request.

**7. URGENT BUSINESS**

**8. ADJOURNMENT**

# BYLAW NO. 9468

## The Zoning Amendment Bylaw, 2017 (No. 16)

The Council of The City of Saskatoon enacts:

### Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2017 (No. 16)*.


### Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to rezone the lands described in the Bylaw from an R1A District to an RMTN District.

### Zoning Bylaw Amended

3. Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

### R1A District to RMTN District

4. The Zoning Map, which forms part of the Zoning Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from an R1A District to an RMTN District:

- (1) Civic Address: 522 Cornish Road, Saskatoon  
Surface Parcel Number: 203215070  
Legal Land Description: Blk/Par E Plan 102211344 Extension 0

### Coming into Force

5. This Bylaw shall come into force on the day of its final passing.

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Read a third time and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

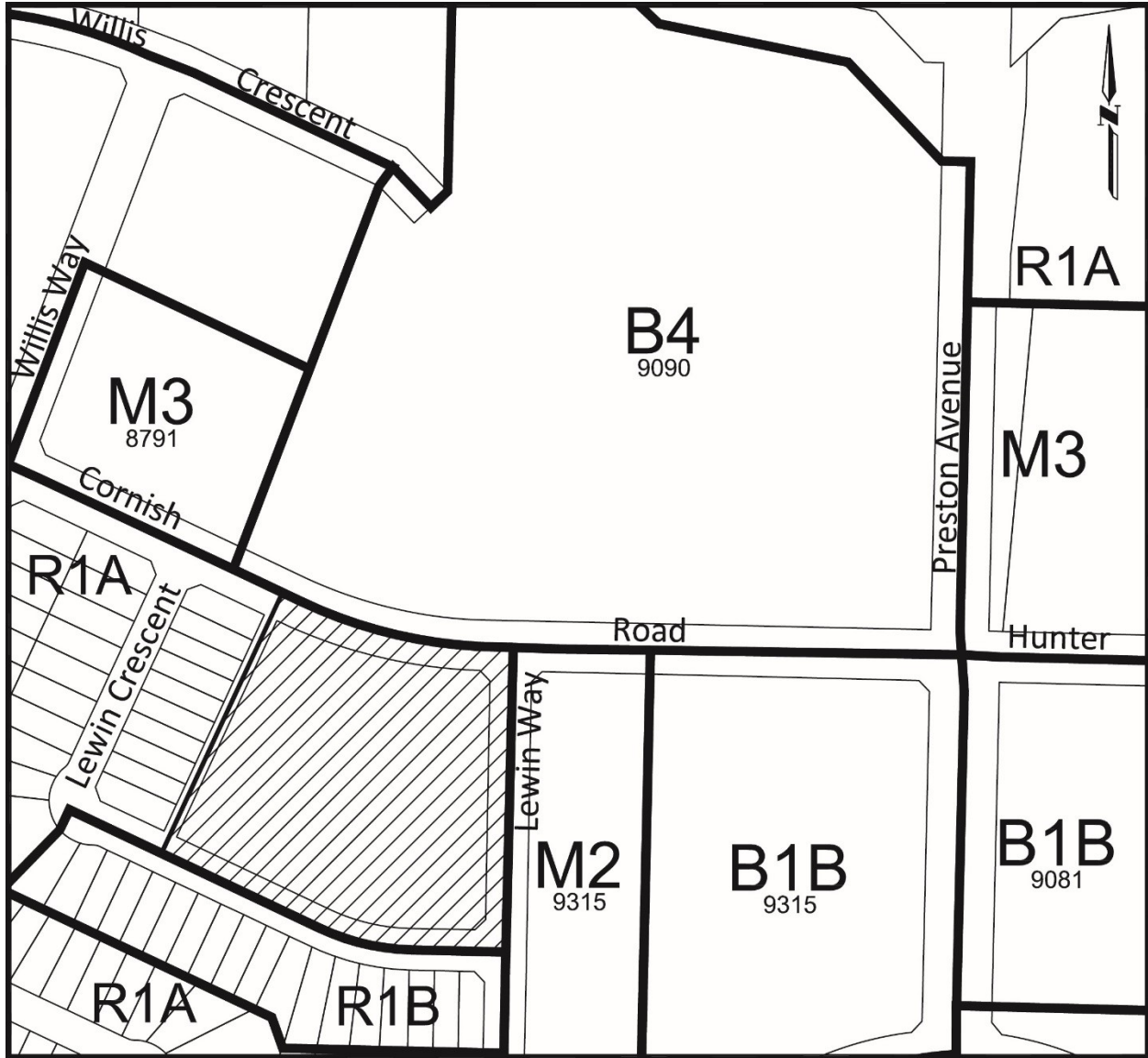
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Mayor

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City Clerk

Appendix "A"



ZONING AMENDMENT



From R1A to RMTN

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## Proposed Rezoning from R1A to RMTN – Lewin Crescent – Lewin Way – Cornish Road - Stonebridge Neighbourhood

### Recommendation

That a copy of this report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Zoning Bylaw No. 8770, to rezone land in the Stonebridge neighbourhood, as outlined in this report, be approved.

### Topic and Purpose

An application has been submitted by Innovative Residential Inc. proposing to rezone land in the Stonebridge neighbourhood from R1A – One-Unit Residential District to RMTN – Townhouse Residential District. This rezoning will facilitate low-density multi-unit residential development on the site, consistent with the Stonebridge Neighbourhood Concept Plan.

### Report Highlights

1. The proposed zoning amendment will accommodate development of a townhouse-style multiple-unit dwelling.
2. The proposed rezoning is consistent with the Stonebridge Neighbourhood Concept Plan (Concept Plan) and Official Community Plan Bylaw No. 8769 (Official Community Plan).

### Strategic Goal

Under the City of Saskatoon's (City) Strategic Goal of Sustainable Growth, providing a mix of housing types and densities within neighbourhoods supports the priority to create "complete communities."

### Background

The Concept Plan was originally approved by City Council in 2005, with amendments to the Concept Plan approved on August 21, 2014. The Concept Plan identifies the subject lands for low-density multi-unit residential (see Attachment 1).

The subject lands are designated as "Residential" on the Official Community Plan Land Use Map.

### Report

#### Concept Plan and Official Community Plan

The proposed rezoning is consistent with the Concept Plan, which identifies the subject area for development as low-density multi-unit residential.

The subject area is designated as Residential on the Official Community Plan Land Use Map, which supports a variety of residential zoning designations.

## **Proposed Rezoning from R1A to RMTN – Lewin Crescent – Lewin Way – Cornish Road - Stonebridge Neighbourhood**

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The purpose of the RMTN District is to provide for comprehensively planned low- to medium-density multiple-unit dwellings in the form of townhouses, dwelling groups, and other building forms, as well as related community uses.

See Attachment 2 for a map showing the proposed application of this zoning district.

### Comments from Other Divisions

No concerns were identified through the administrative referral process.

### **Options to the Recommendation**

City Council could choose to deny this application. This option is not recommended as the proposed rezoning is consistent with the Concept Plan.

### **Public and/or Stakeholder Involvement**

Notices to property owners within a 75 metre radius of the site were mailed out on August 4, 2017, to solicit feedback on the proposal.

A public information meeting was held on September 26, 2017, and was attended by the applicant, the Ward Councillor, nine members of the public, and City staff. The City and the applicant answered questions on the proposal. Concerns were raised regarding the concentration of multi-unit dwellings in this part of the neighbourhood. The City responded that the neighbourhood was designed with this form of housing located on the fringes of the neighbourhood and typically on collector streets. In regard to the parking and traffic issues, the Ward Councillor provided information about the Stonebridge Neighbourhood Traffic Review. A community engagement summary is included as Attachment 3.

### **Other Considerations/Implications**

There are no policy, financial, environmental, privacy, or CPTED implications or considerations; a communication plan is not required at this time.

### **Due Date for Follow-up and/or Project Completion**

No follow-up is required.

### **Public Notice**

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Public Notice Policy No. C01-021. Once this application has been considered by Municipal Planning Commission, it will be advertised, in accordance with Public Notice Policy No. C01-021, and a date for a public hear will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

### **Attachments**

1. Stonebridge Zoning Amendment Area
2. Proposed Rezoning from R1A to RMTN – Stonebridge Neighbourhood
3. Community Engagement Summary

## **Proposed Rezoning from R1A to RMTN – Lewin Crescent – Lewin Way – Cornish Road - Stonebridge Neighbourhood**

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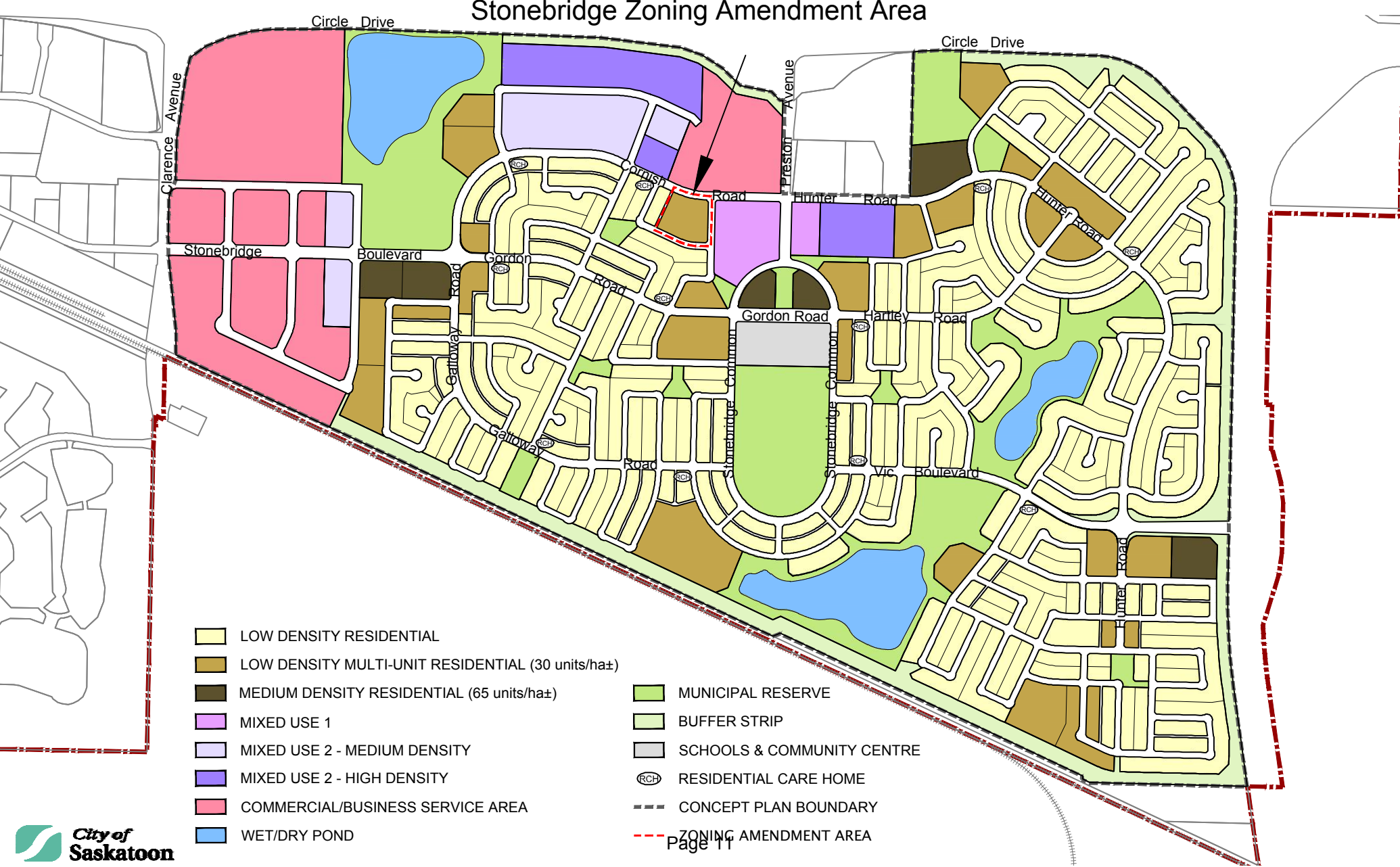
### **Report Approval**

Written by: Paula Kotasek-Toth, Senior Planner, Planning and Development  
Reviewed by: Darryl Dawson, Acting Director of Planning and Development  
Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/2017/PD/MPC – Proposed Rezoning from R1A to RMTN – Lewin Crescent – Lewin Way – Cornish Road – Stonebridge Neighbourhood/lc

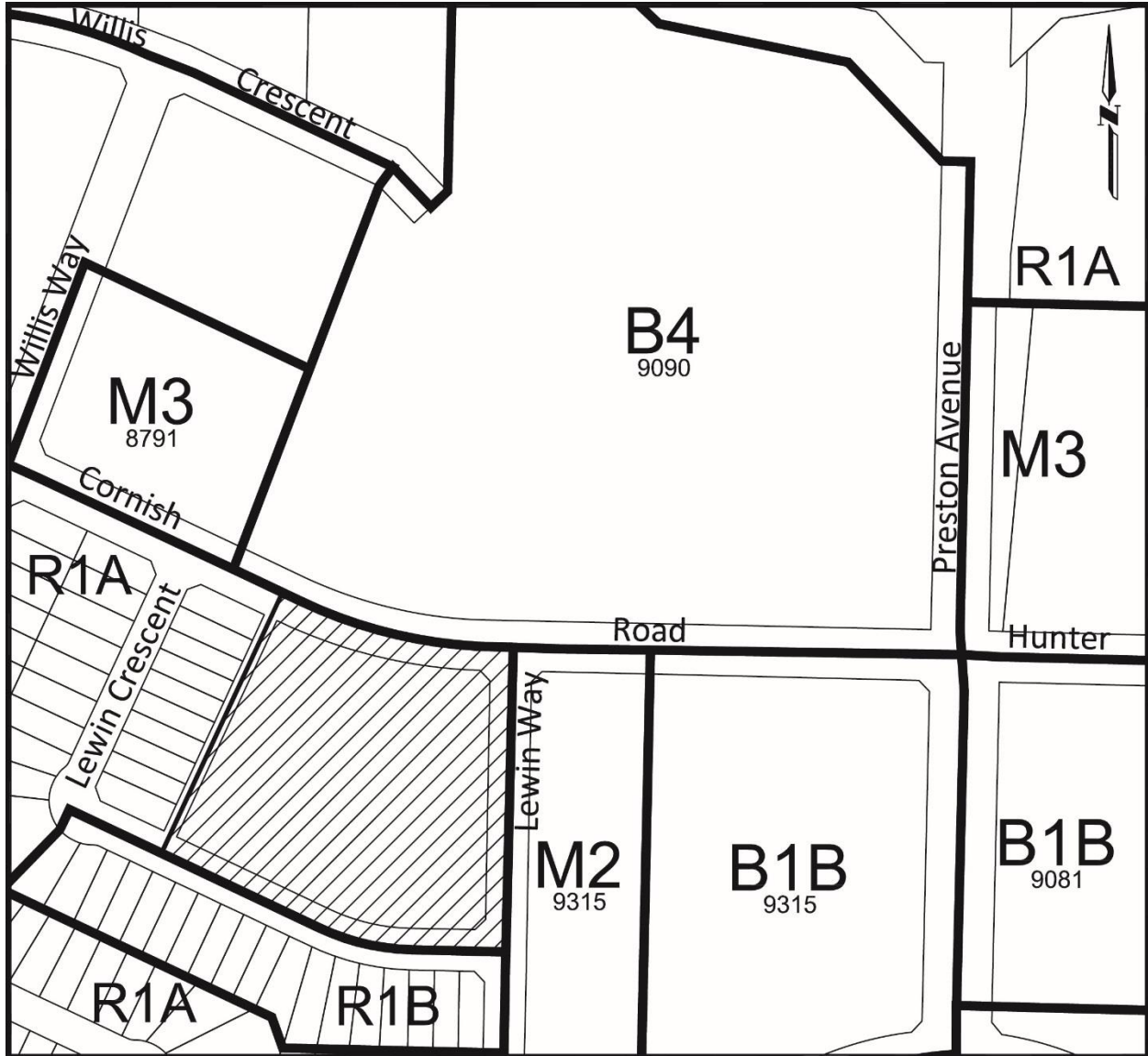
# Stonebridge Zoning Amendment Area

## Stonebridge Zoning Amendment Area

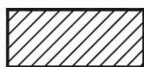




Proposed Rezoning from R1A to RMTN – Stonebridge Neighbourhood



ZONING AMENDMENT



From R1A to RMTN





# Shaping Saskatoon

Bridging to Tomorrow... for a 21st Century City



## Community Engagement Summary Implementation of Approved Stonebridge Neighbourhood Concept Plan - Rezoning from R1A to RMTN Lewin Crescent – Lewin Way – Cornish Road

### Project Description

A public information meeting was held regarding proposed rezoning of a site located at Lewin Crescent, Lewin Way, and Cornish Road. The meeting provided property owners the opportunity to learn more about the proposed development and the rezoning process, and to have the opportunity to comment on the proposal and ask any questions.

A public information meeting was held at Circle Drive Alliance Church on September 26, 2017, at 7 p.m.

### Community Engagement Strategy

Notices to property owners within a 75 metre radius of the subject site were sent out on August 4, 2017. Notices were also sent to the Stonebridge Community Association, the Ward Councillor, and the Community Consultant.

The purpose of the meeting was to inform, and consult with, nearby property owners. Interested or concerned individuals were provided with an opportunity to learn more about the proposal and to provide perspective and comments for consideration.

The public information meeting provided an opportunity to listen to a presentation by the applicant and create a dialogue between the applicant and nearby community members. City of Saskatoon (City) staff were also available to answer questions regarding the rezoning use process and general zoning regulations.

### Summary of Community Engagement Feedback

The meeting was attended by nine members of the public and the Ward Councillor. City staff provided opening remarks on the rezoning process and the purpose of the proposed rezoning. The applicant spoke about other similar projects that they have completed in the neighbourhood. A question and answer period and general discussion followed. Concerns raised, as well as questions and general points of discussion were:

- the existing R1A Zoning Designation of the site and the purpose of the proposed rezoning to an RMTN District. City of Saskatoon Response: The R1A Zoning District was applied as blanket zoning when the neighbourhood was initially developed. The rezoning to an RMTN District will implement the approved concept plan, which designated this site for low- to medium-density multiple-unit residential development;



- the building form that could be built under an RMTN Zoning District, including building height, setback from one-unit dwellings along the west side of the site, and on-site parking requirements;
- the concentration of multiple-unit dwellings in this area of Stonebridge and the parking and traffic implications. City of Saskatoon response: The neighbourhood was designed with this form of housing typically located on the fringes of the neighbourhood and on collector streets;
- the Ward Councillor provided information regarding the Stonebridge Neighbourhood Traffic Review; and
- residents were encouraged to contact the City in regard to traffic issues in the neighbourhood.

## Next Steps

All feedback from the public notification process will be summarized and presented as part of the report to the Municipal Planning Commission (MPC) and City Council.

Once this application has been considered by the MPC, a date for a public hearing will be set, and notices will be sent to property owners within 75 metres of the subject site, as well as the Stonebridge Community Association. No other public engagement is planned.

ACTION	ANTICIPATED TIMING
Planning and Development Division prepares and presents to MPC. MPC reviews proposal and recommends approval or denial to City Council.	October 31, 2017
Public Notice – the Community Consultant, Ward Councillor, community association, and all residents who were notified previously will be provided with direct notice of the public hearing.	October 31 to November 20, 2017
Public Hearing – Public hearing conducted by City Council, with an opportunity provided to interested persons or groups to present. Proposal considered together with the reports of the Planning and Development Division, MPC, and any written or verbal submissions received by City Council.	November 20, 2017
Council Decision – may approve or deny proposal.	November 20, 2017

Prepared by:  
 Paula Kotasek-Toth, Senior Planner  
 Planning and Development  
 October 2, 2017

November 3, 2017

City Clerk

Dear City Clerk:

**Re: Proposed Rezoning from R1A to RMTN - Lewin Crescent - Lewin Way -  
Cornish Road - Stonebridge Neighbourhood [File No. CK 4351-017-009 and  
PL 4350-Z6/17]**

The Municipal Planning Commission, at its meeting held on October 31, 2017 considered a report of the General Manager, Community Services Department, dated October 31, 2017 with respect to the above proposed rezoning. The Commission supports the following recommendation of the Community Services Department:

That the proposed amendment to Zoning Bylaw No. 8770, to rezone land in the Stonebridge neighbourhood, as outlined in the October 31, 2017 report of the General Manager, Community Services Department, be approved.

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing.

Yours truly,



**Penny Walter, Committee Assistant**  
Municipal Planning Commission

PW:

Attachment

BRIDGES, FRIDAY, NOVEMBER 3, 2017  
THE STARPHOENIX, SATURDAY, NOVEMBER 4, 2017

**ZONING NOTICE**

**STONEBRIDGE NEIGHBOURHOOD**

**PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 9468**

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770) regarding land in the Stonebridge Neighbourhood, proposed by Innovative Residential Inc. By way of Bylaw No. 9468, the Zoning Amendment Bylaw, 2017 (No. 16), 522 Cornish Road, adjacent to Lewin Crescent, Lewin Way and Cornish Road, will be rezoned from R1A – One-Unit Residential District to RMTN – Townhouse Residential District.

**LEGAL DESCRIPTION** – Parcel E, Plan 102211344.



**REASON FOR THE AMENDMENT** – The proposed zoning of 522 Cornish Road to RMTN – Townhouse Residential District will accommodate development of a low-density multi-unit residential dwelling group on the site, in accordance with the approved Stonebridge Neighbourhood Concept Plan.

**INFORMATION** – Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:  
Community Services Department, Planning and Development  
Phone: 306-975-7621 (Paula Kotasek-Toth)

**PUBLIC HEARING** – City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Monday, November 20<sup>th</sup>, 2017 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for City Council's consideration must be forwarded to:  
His Worship the Mayor and Members of City Council  
c/o City Clerk's Office, City Hall  
222 Third Avenue North, Saskatoon, SK, S7K 0J5.

All submissions received by the City Clerk by **10:00 a.m. on Monday, November 20<sup>th</sup>, 2017** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

## BYLAW NO. 9469

### The Official Community Plan Amendment Bylaw, 2017 (No. 9)

The Council of The City of Saskatoon enacts:

#### Short Title

1. This Bylaw may be cited as *The Official Community Plan Amendment Bylaw, 2017 (No. 9)*.


#### Purpose

2. The purpose of this Bylaw is to amend the Official Community Plan to amend the Nutana Land Use Policy Map from Low Density Residential to High Density Residential.

#### Bylaw No. 8769 Amended

3. The Official Community Plan which is annexed as Schedule "A" to Bylaw No. 8769 and forms part of the Bylaw, is amended in the manner set forth in this Bylaw.

#### Land Use Map Amended

4. The Land Use Map, which forms part of the Official Community Plan, is amended to change the land use designation of the lands described in this Section and shown as  on Appendix "A" to this Bylaw from Low Density Residential to High Density Residential:

(1) Civic Address: 631 University Drive

- (a) Surface Parcel No.: 120145160  
Legal Land Description: Lot 15 Blk/Par 86 Plan B1856 Ext 0  
As described on Certificate of Title No. 87S43613; and
- (b) Surface Parcel No.: 131615861  
Legal Land Description: Lot 43 Blk/Par 86 Plan 101345037 Ext 13  
As described on Certificate of Title No. 87S43613, description 13;

(2) Civic Address: 637 University Drive

- (a) Surface Parcel No.: 131615872  
 Legal Land Description: Lot 16 Blk/Par 86 Plan B1856 Ext 17  
 As described on Certificate of Title No. 87S43613A, description 17;
- (b) Surface Parcel No.: 120145148  
 Legal Land Description: Lot 17 Blk/Par 86 Plan B1856 Ext 0  
 As described on Certificate of Title No. 87S43613A;
- (c) Surface Parcel No.: 120145137  
 Legal Land Description: Lot 18 Blk/Par 86 Plan B1856 Ext 0  
 As described on Certificate of Title No. 87S43613A;
- (d) Surface Parcel No.: 120145126  
 Legal Land Description: Lot 19 Blk/Par 86 Plan B1856 Ext 0  
 As described on Certificate of Title No. 87S43613A; and
- (e) Surface Parcel No.: 120145317  
 Legal Land Description: Lot 20 Blk/Par 86 Plan B1856 Ext 0  
 As described on Certificate of Title No. 87S43613A.

**Coming into Force**

5. This Bylaw shall come into force upon receiving the approval of the Minister of Government Relations.

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

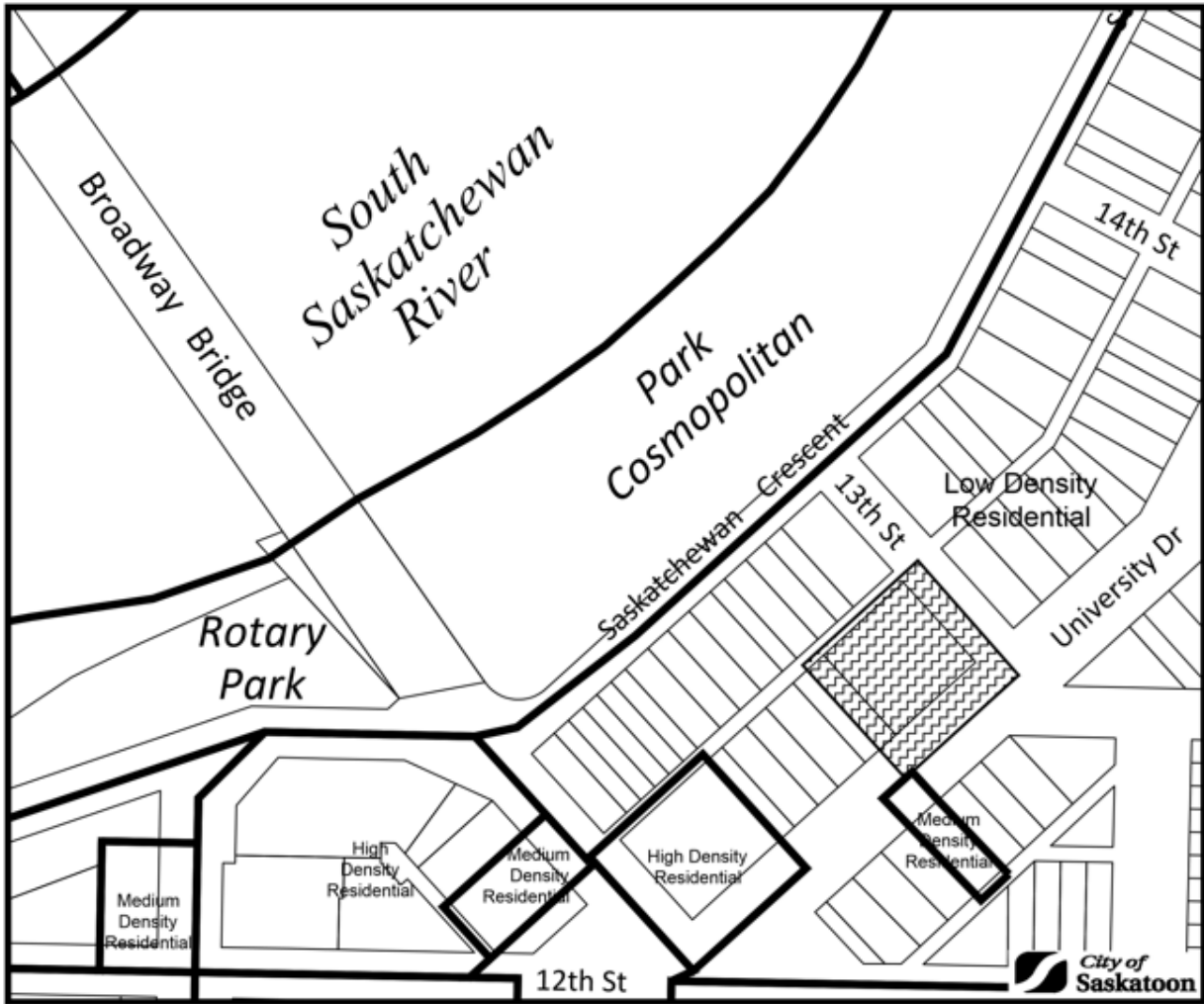
Read a third time and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Mayor

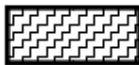
\_\_\_\_\_  
City Clerk



Schedule "A"



OFFICIAL COMMUNITY PLAN AMENDMENT  
NUTANA LAND USE POLICY MAP



From Low Density Residential to High Density Residential

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## **Proposed Land Use Policy Map Amendment from Low-Density Residential to High-Density Residential and Rezoning by Agreement – From R2A to RM5 by Agreement – 631 and 637 University Drive**

### **Recommendation**

That a report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the applications to amend Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770 to amend the Land Use Policy Map and rezone 631 and 637 University Drive, as outlined in this report, be approved.

### **Topic and Purpose**

An application has been submitted by Meridian Development Corp., requesting that the property at 631 and 637 University Drive be rezoned from R2A – Low-Density Residential Infill District to RM5 – High Density Multiple-Unit Dwelling District, subject to a Rezoning Agreement. This request also requires an amendment to the Nutana Land Use Policy Map, part of Official Community Plan Bylaw No. 8769, from Low-Density Residential District to High-Density Residential District.

The rezoning will provide for the development of a 45-unit, seven-storey residential condominium development on a site formerly occupied by a place of worship and a one-unit dwelling.

### **Report Highlights**

1. A 45-unit, seven-storey residential condominium development is proposed at the location of 631 and 637 University Drive.
2. The Administration has reviewed the applicable policy documents, including Official Community Plan Bylaw No. 8769 (Official Community Plan), Growth Plan to Half a Million (Growth Plan), Nutana Local Area Plan, and Broadway 360<sup>0</sup> Development Plan (Broadway 360) to evaluate the appropriateness of this development proposal.
3. The proposed Rezoning Agreement would limit the use on the site to a multiple-unit dwelling with a maximum of 45 units, and regulations to provide for the specific development.

### **Strategic Goal**

This report supports the City of Saskatoon's (City) Strategic Goal of Sustainable Growth by supporting infill development and corridors to balance growth.

### **Background**

The subject properties, located in the Nutana neighbourhood, are zoned R2A – Low-Density Residential Infill District (R2A), which provides for one- and two-unit dwellings, and some small scale conversions as a discretionary use. The Nutana Land Use Policy



Map, which is included in the Official Community Plan, identifies the subject sites as Low-Density Residential.

The property located at 637 University Drive is currently home to the Faith Alive Family Church, and the adjacent site located at 631 University Drive houses a one-unit dwelling. The place of worship will be leaving the area. See Attachment 1 for the location map.

## **Report**

### Development Proposal

The applicant, Meridian Development Corp., is proposing a redevelopment of the property that will consist of a 45-unit, seven-storey residential development. The project will include 10 townhouse-style units that front both University Drive and 13<sup>th</sup> Street East, as well as 35 apartment-style units on the upper floors. The proposal provides a mix of unit sizes to serve the needs of different residents, ranging from 1-bedroom to 3<sup>+</sup>-bedrooms.

A total of 90 parking spaces are proposed, with the majority located in an underground parking structure, accessed from the lane.

See Attachment 2 for the site plan and Attachment 3 for the building elevations.

The proposed development has a number of positive elements, including:

- a) a mix of unit sizes and styles that may appeal to a variety of residents;
- b) a design that includes individual, street-oriented townhouse units, creating visual interest and activity at the base of the development;
- c) a human-scaled ground level with a corner entrance that will contribute to a comfortable public realm;
- d) design elements that include measures to address privacy and noise impacts for adjacent residents; and
- e) incorporation of upper level stepbacks to reduce the appearance of massing, contribute to privacy for adjacent properties, and enhance the visual appearance of the building.

The Administration is supportive of these elements of the proposal.

The Administration also has concerns with the following elements of the proposed development:

- a) the massing and height of the building is out of context with nearby properties in the neighbourhood; and
- b) this proposal may set a precedent for larger scale infill development within the neighbourhood, ahead of any planning studies that should occur to accommodate such development.

This property, due to the current place of worship use, represents a unique redevelopment opportunity in the neighbourhood, with a larger site and building than surrounding properties. Redevelopment of this site, with increased density, is supported by the Administration.

The Administration and the developer have discussed this proposal in detail. In response to concerns received from neighbouring residents regarding the height of the proposed development, a request was made to reduce the development to six storeys, while otherwise retaining the design elements to provide for some mitigation on the building height and massing. Upon further analysis, this option was not supported by the developer as the same number of units would not be achievable without reducing the setbacks, which was not deemed to be desirable. In addition, the developer has also noted that reducing the development to six storeys could result in a change in the construction style from concrete to wood frame construction. Due to the different floor trusses used by these construction techniques, the resulting height reduction was found to be less than four feet (1.2 metres). It is the opinion of the developer that the benefit of a one storey reduction would be minimal.

#### Policy Analysis

##### Official Community Plan

The Official Community Plan speaks to the general topic of infill housing development, with the goal of encouraging infill residential development, while also respecting the impact of new development on neighbourhood character and infrastructure. As this site is located in a Low-Density Residential District, the impacts of this development must be evaluated accordingly, while recognizing the existing place of worship and its site as a unique situation within an established neighbourhood, as mentioned above.

Earlier in 2017, amendments to the Official Community Plan were approved by City Council to embed policy language in the Official Community Plan to further the goals of the Growth Plan. This included a new Section 2.4:

#### “2.4 Fundamental Values – Growth Plan to Half a Million

This plan is intended to support the overall vision of the Growth Plan to Half a Million (Growth Plan), the recently adopted community planning initiative which sets the stage for a new growth model for Saskatoon. Progressive development proposals that align with the vision laid out in the Growth Plan are encouraged and shall be considered on a case-by-case basis. Where necessary, and where the quality of such proposal warrants it, facilitative amendments to this Plan and/or the Zoning Bylaw should be considered.”

### Growth Plan to Half a Million

The Growth Plan identifies Broadway Avenue (located approximately one block west) as a corridor for redevelopment and growth. This recognized the well-developed character of Broadway Avenue and its importance as a “main street” in Saskatoon. Broadway Avenue, with existing higher-density zoning and its proposed routing for future Bus Rapid Transit, is an identified and preferred location for future intensification. Further direction for this intensification will be established through a Corridor Plan for Broadway Avenue, including the appropriate mix of uses, density, and scale of buildings for Broadway Avenue; a transition area from Broadway Avenue would also be defined through that process. A timeline for this Corridor Plan has not yet been established; however, the Corridor Planning Program has identified a 250 metre (1.5 to 2.5 block) density transition area extending out from either side of the corridor as the starting point for discussions. The final transition areas for each corridor will be determined through the planning process in consultation with local stakeholders, to help ensure that the key characteristics of each neighbourhood are identified and reflected. New developments within this transition area would be required to facilitate an appropriate transition from higher density along the corridor into the adjacent existing neighbourhoods.

As a unique site for redevelopment, with a current building of substantial size, this proposal is larger than what typically would be expected at the edge of a transition area from a corridor. Further guidance for appropriate transition from corridors will be determined through the Corridor Planning Program. Unique opportunities, such as this site, require case-by-case consideration.

### Nutana Local Area Plan and Broadway 360 Development Plan

The Nutana Local Area Plan identified two residential land use goals that have implications for this proposal:

- a) protect the single-family home as a core housing choice in the Nutana neighbourhood; and
- b) recognize the architectural heritage of the Nutana neighbourhood.

Broadway 360 defined this site as within the East Nutana Neighbourhood Character Area. General objectives were given for these Neighbourhood Character Areas, including:

- a) changes should be modest and of a scale, form, and type that reinforces the existing built character;
- b) permitting infill development that is consistent with existing historical residential building types, similar setbacks, roof lines, and material pallets;
- c) permitting a variety of higher-density infill developments consistent with existing forms between three to four storeys.

The Nutana Local Area Plan and Broadway 360 provide important background when considering this proposal. As a unique site in the neighbourhood, it is recognized that

intensification of the site is appropriate; however, the appropriate height and massing of such development needs to be considered.

In summary, the Administration recognizes that there is tension between the existing policy direction set by the Nutana Local Area Plan, Broadway 360, and the anticipated future policy directions as set out in the Growth Plan. In advance of the Corridor Plan for Broadway Avenue, the future policy direction is guided by the Growth Plan and the aforementioned amendments to the Official Community Plan, which recognize that development proposals supportive of the new growth model may be facilitated on a case-by-case basis.

#### Proposed Rezoning by Agreement

The Official Community Plan Land Use Policy Map would need to be amended from Low-Density Residential to High-Density Residential for this proposed development. In addition, a rezoning from R2A to RM5, subject to a Rezoning Agreement, is proposed to accommodate the project. Proposed terms of the Rezoning Agreement will limit the use of the site to a multiple-unit dwelling with a maximum of 45 units, and necessary regulations to facilitate the development of the specific project. Details of the Rezoning Agreement are included as Attachment 4.

During the public information meeting, there were requests that the architectural quality and finish of the development be addressed in the Rezoning Agreement, such as addressing the type of cladding for the building. As per *The Planning and Development Act, 2007*, the City cannot regulate architectural elements regarding finishes and quality, but must focus on items such as density and massing.

#### Other Site Considerations

During the review process, the Administration received and reviewed the Geotechnical Investigation, prepared for the applicant by P. Machibroda Engineering Ltd. The report makes reference to a number of recommendations regarding construction specifications and site design. These recommendations will be required to be addressed through the Building and Development Permit review process.

As a result of comments received from the public consultation regarding impacts to property values, the Corporate Revenue Division completed an analysis of residential sales that occurred between 2012 and 2014 in Market Area 5 (which includes the neighbourhoods of Nutana, Varsity View, and City Park). There is no statistical indication of a negative influence on the value of houses that are backing or opposite to apartments, commercial housing, or row housing.

#### Comments from Other Divisions/Departments

No concerns were received through the administrative referral process that precludes this application from proceeding to a public hearing. The Transportation and Utility Department advised that there is sufficient water and sanitary capacity for the proposed rezoning and that storm water will need to be managed on-site using storm water

management techniques, such as Low Impact Developments guidelines. Please refer to Attachment 5 for complete comments.

#### Additional Approvals for Development

The subject site is located within the Meewasin Valley Authority (Meewasin) conservation zone. As such, approval for the development located at 631 and 637 University Drive is also subject to development review and approval by Meewasin before development may proceed.

#### **Options to the Recommendation**

City Council could choose to deny this application, which would prevent this development from proceeding. Further direction from City Council would then be required.

#### **Public and/or Stakeholder Involvement**

A public information meeting regarding this rezoning proposal was held on June 28, 2017, with 43 members of the general public, the local City Councillor, representatives of Meridian Development Corp., and City staff in attendance. See Attachment 6 for the Community Engagement Summary.

A petition from community members expressing opposition to the development has been received by the Administration. Concerns expressed in the petition include the scale of the development and the precedent created for surrounding sites. At the time of writing, the petition included 183 names, of which 129 are from the Nutana neighbourhood.

Emails from property owners and residents representing 29 properties in support of the rezoning were received by the Administration. Of the 29 emails received, 20 were from properties in the Nutana neighbourhood; the remaining 9 did not include addresses and could not be verified.

#### **Policy Implications**

This proposal requires changes to the Official Community Plan and Zoning Bylaw No. 8770 in order to proceed. Should this be approved, such changes would take effect. In addition, the Administration recommends that a further investigation be undertaken by the Planning and Development Division to develop a future policy direction for the adjacent area, specifically between this development and Broadway Avenue.

#### **Financial Implications**

Levies will be charged upon subdivision of the property, and will be the rates in effect and approved by City Council at the time of the subdivision application.

#### **Other Considerations/Implications**

There are no environmental, privacy, or CPTED implications or considerations; a communication plan is not required at this time.

### **Due Date for Follow-up and/or Project Completion**

If approved, the Administration will undertake a further analysis of the adjacent area, including public engagement as resources become available.

### **Public Notice**

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Public Notice Policy No. C01-021. Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Public Notice Policy No. C01-021, and a date for a public hearing will be set. The Planning and Development Division will notify all property owners within 75 metres of the subject site of the public hearing date, by letter. A notice will be placed in The StarPhoenix two weeks prior. Notice boards will be placed on the site.

### **Attachments**

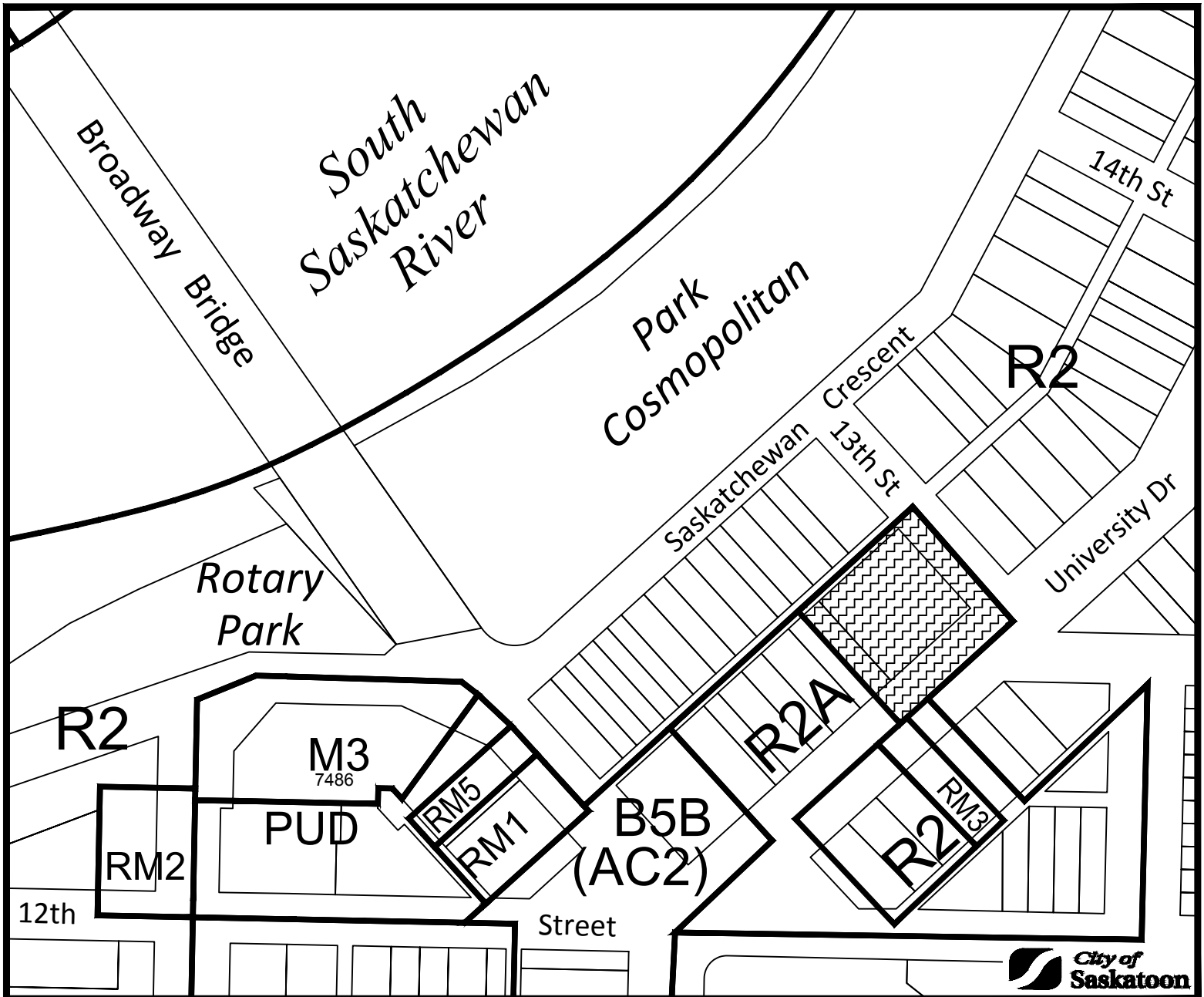
1. Location Map
2. Proposed Site Plan
3. Proposed Building Elevations
4. Proposed Terms of Rezoning Agreement
5. Comments from Other Divisions/Departments
6. Community Engagement Summary

### **Report Approval**

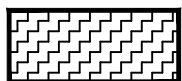
Written by: Lesley Anderson, Director of Planning and Development  
Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/2017/PD/MPC – Proposed Land Use Policy Map Amendment for Low-Density Residential to High-Density Residential and Rezoning by Agreement – From R2A to RM5 by Agreement – 631 and 637 University Drive/ks

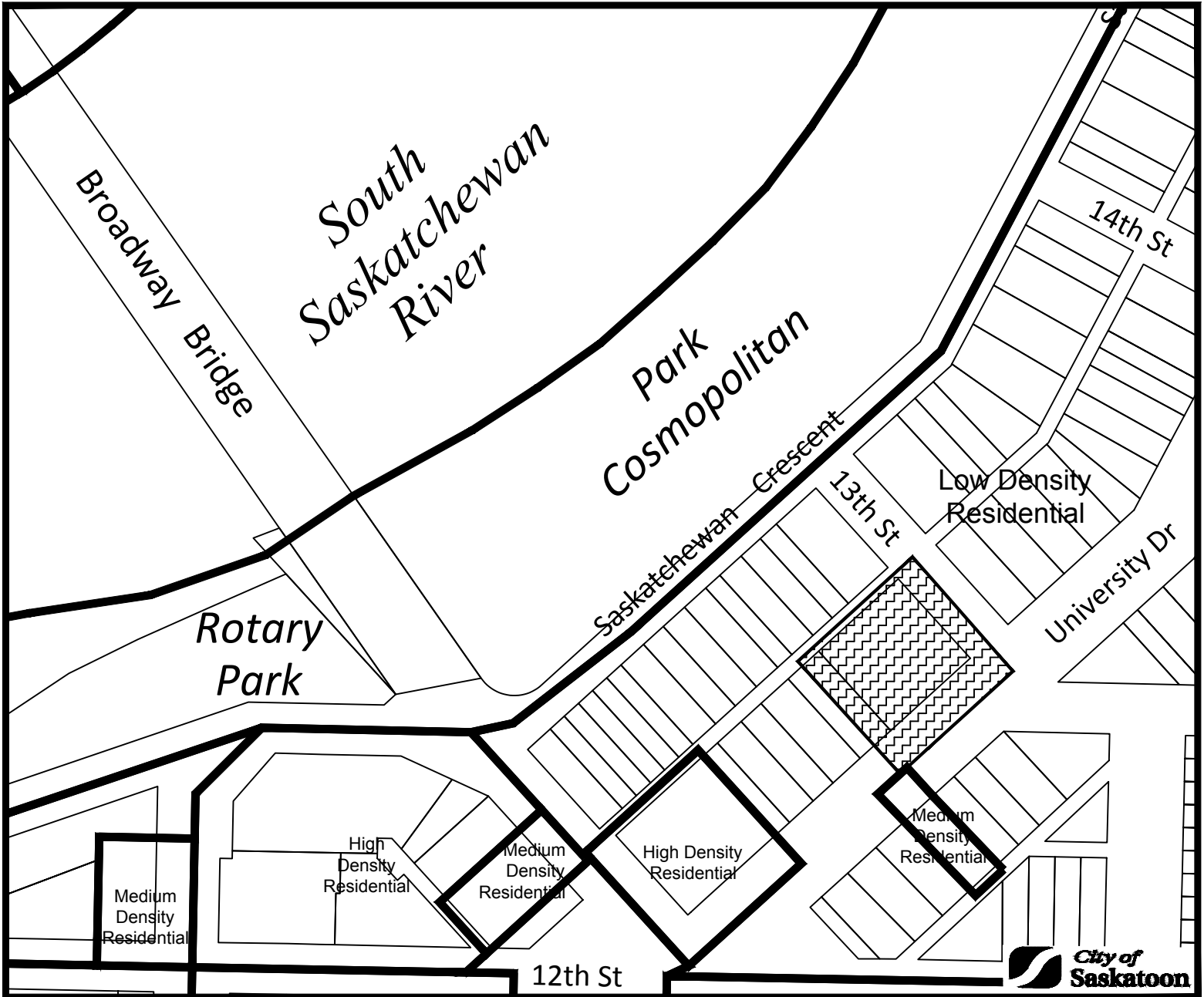
Location Map



# ZONING AMENDMENT

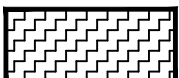


From R2A to RM5 by Agreement



# OFFICIAL COMMUNITY PLAN AMENDMENT

## NUTANA LAND USE POLICY MAP



From Low-Density Residential to High-Density Residential





Proposed Building Elevations







EXTERIOR CONCEPT VIEWED FROM 13TH STREET EAST





STREETSCAPE ALONG UNIVERSITY DRIVE



STREETSCAPE AT ENTRY



STREETSCAPE ACROSS UNIVERSITY DRIVE

**Proposed Terms of Rezoning Agreement**  
**631 and 637 University Drive**

**Use of Land:**

- a) Multiple-unit dwelling with a maximum of 45 units.

**Development Standards:**

- a) Building Height - maximum of 23.8 metres (78 feet) and maximum of 7 stories.
- b) Front Yard (University Drive) - minimum of 6.0 metres.
- c) Side Yard (13<sup>th</sup> Street East) – minimum of 2.4 metres. The entrance canopy may encroach into the side yard and shall be a minimum of 1.5 metres from the property line.
- d) Side Yard (adjacent to residential property) – Minimum of 3.0 metres except for stairs and any part of building associated with the stairs, which may be a minimum of 1.8 metres as shown on the site plan.
- e) Rear Yard (lane) - minimum of 4.5 metres.
- f) Site Coverage – not to exceed 61%.
- g) Gross Floor Space Ratio - shall not exceed 3:1.
- h) Raised patios and balconies above the first floor shall not project into the required yards, except for raised patios and balconies located on the southwest side yard adjacent to the residential property, where projection may be to a maximum of 1.05 metres.
- i) Grade level patios may project into the side yard adjacent to 13<sup>th</sup> Street East and front yard as shown on the site plan.
- j) Fences around all grade level patios shall not exceed 1.0 metre in height.
- k) The site must be developed substantially in accordance with the site plan and elevations attached to the agreement.

**Parking:**

- a) Minimum of 1.5 parking spaces per dwelling unit plus 0.125 visitor spaces per dwelling unit. All other provisions, as outlined in Zoning Bylaw No. 8770, shall apply.

**Landscaping:**

- a) Landscaping in the front yard and side yard adjacent to 13<sup>th</sup> Street East shall be landscaped to the satisfaction of the Development Officer. Final landscaping plan will take into consideration existing boulevard trees and adjacent residential properties.
- b) A landscape strip of not less than 1.5 metres throughout, which shall not be used for any purpose except landscaping, shall be provided abutting the adjacent residential site.

**Outdoor Lighting:**

- a) All outdoor lighting must be of an appropriate arrangement and intensity that does not unduly interfere with the adjacent residential land uses.

All other provisions of the RM5 District shall apply.

## **Comments From Other Divisions/Departments**

### **Transportation and Utilities Department**

The proposed rezoning, as noted in the report, is acceptable to the Transportation and Utilities Department, with the following comments:

1. Levies will be charged upon subdivision of the property and will be the rates in effect and approved by City Council at the time of the subdivision application. By way of illustration, the levies amount to \$84,512.23, and are subject to change.
2. There is enough water and sanitary capacity to support this rezoning agreement. However, some storm water needs to be managed on-site using storm water management techniques, such as “Low Impact Developments” (LIDS) or roof-top storage. For further information on LIDS, please go to the City of Saskatoon website.

### **Building Standards Division**

The following items shall be submitted in support of a future building and development permit application for the proposed multi-storey building:

1. An original signed copy of the Geotechnical Investigation prepared by P. Machibroda Engineering Ltd., dated October 16, 2017.
2. Written confirmation by a design professional licensed to practice in the province of Saskatchewan, detailing how the slope stability recommendations outlined in Section 5.5 of the submitted Geotechnical Investigation have been met.
3. Written confirmation from the structural designer licensed to practice in the province of Saskatchewan, detailing how the design recommendations outlined in Section 6.0 of the submitted Geotechnical Investigation have been met.
4. Written confirmation from P. Machibroda Engineering Ltd., addressing the limitations related to site conditions with respect to identified inspections outlined in Section 7.0 of the submitted Geotechnical Investigation.
5. An updated signed Notice to Owner (a form that the applicant signs to acknowledge that they understand the risks of building in the area).





# Shaping Saskatoon

Bridging to Tomorrow... for a 21st Century City



## COMMUNITY ENGAGEMENT SUMMARY

### PUBLIC INFORMATION MEETING FOR PROPOSED REZONING BY AGREEMENT 631 and 637 UNIVERSITY DRIVE

**Applicant:** Meridian Development Corp.  
**File:** PL 4350 – Z5/17 and OCP 11/17

#### Project Description

A public information meeting was held regarding a proposed rezoning by agreement of 631 and 637 University Drive.

The meeting was held at 639 Broadway Avenue (Victoria School Gym) on Wednesday, June 28, 2017, at 7 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 referral process was followed, and relevant internal divisions of the City were contacted for comments. Councillor Block was also contacted.
- External stakeholders. A flyer with details of the meeting was sent to property owners within an approximate 75 metre radius of the subject site in advance of the meeting (a total of 139 notices). The Nutana Community Association was also provided notice.
- In addition to Councillor Block, 43 members of the general public attended the meeting.



## Summary of Community Engagement Feedback

Following introductory remarks of the rezoning process by City staff, an overview of the proposed rezoning was given by the applicant, including a geotechnical report. A question/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:

### In Opposition of the Rezoning:

Key Issues	Summary
Riverbank Stability	<ul style="list-style-type: none"> <li>No assurance from the City or applicant that riverbank will not be adversely affected</li> </ul>
Height	<ul style="list-style-type: none"> <li>Obstructed views of river</li> <li>Shadowing and concerns with sunlight for gardening</li> <li>Privacy and line-of-sight</li> </ul>
Noise	<ul style="list-style-type: none"> <li>Air conditioning units</li> <li>Garage door in rear lane</li> <li>Construction</li> </ul>
Neighbourhood Character	<ul style="list-style-type: none"> <li>Architecture/design is not sensitive to neighbourhood</li> <li>Losing "historic" feel of neighbourhood</li> <li>Precedence set for future development opportunities on this block</li> </ul>
Traffic	<ul style="list-style-type: none"> <li>Changing traffic patterns on University Drive, rear lane, and Broadway Bridge</li> </ul>
Location	<ul style="list-style-type: none"> <li>Not an appropriate location for this type of density</li> <li>There are much more suitable locations for infill in the adjacent area (e.g. vacant lots)</li> </ul>

### In Support of the Rezoning:

Key Issues	Summary
Design Quality	<ul style="list-style-type: none"> <li>Applicant is reputable and has a history of building quality developments</li> <li>Will be a landmark for neighbourhood and area</li> <li>Beautiful design</li> </ul>
Lifestyle	<ul style="list-style-type: none"> <li>Support for this form of housing in the area</li> <li>Support for purchasing future unit</li> </ul>
Location	<ul style="list-style-type: none"> <li>Will benefit Broadway Avenue</li> <li>Well served by transit</li> </ul>
City Objectives	<ul style="list-style-type: none"> <li>Assists in meeting the City's infill goals</li> </ul>
Investment	<ul style="list-style-type: none"> <li>Increased investment will help the area and increase property value</li> </ul>





## Petition and Emails

In addition to the comments received during and after the meeting, the Administration received a petition in opposition of the rezoning and emails in support of the rezoning.

### Petition in Opposition of the Rezoning Application

A petition in opposition of the rezoning application was received on August 28, with additional pages received on September 6.

The petition was signed by 183 people. Analysis of the petition showed that 129 signees were residents or property owners in the Nutana neighbourhood. The remaining 54 signees were people that resided in other neighbourhoods.

### Emails in Support of the Rezoning Application

The Planning and Development Division received 29 emails from people in support of the rezoning. Of the 29 emails received, 20 were from property owners or residents of the Nutana neighbourhood; 9 did not include their address and could not be verified. The Broadway Business Improvement District also submitted a letter in support of the rezoning.

### 75 Metre Radius of Subject Property

An analysis of petition and email responses within 75 metres of the subject property found that 14 properties were in support of the rezoning and 32 were opposed. This analysis involved consolidating responses from properties with multiple owners and residents into a single response for the property.

## Next Steps

ACTION	ANTICIPATED TIMING
The Planning and Development Division prepares and presents proposal to Municipal Planning Commission (MPC). MPC reviews proposal and recommends approval or denial to City Council.	October 31, 2017
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> .	November 4, 2017
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.	November 20, 2017
City Council decision. May approve or deny proposal.	November 20, 2017

Prepared by:  
 Mark Wilson, Planner  
 Planning and Development  
 September 27, 2017

November 3, 2017

City Clerk

Dear City Clerk:

**Re: Proposed Land Use Policy Map Amendment from Low-Density Residential to High-Density Residential and Rezoning by Agreement – From R2A to RM5 by Agreement – 631 and 637 University Drive [File No. CK 4351-017-010 and PL 4350-Z5/17]**

The Municipal Planning Commission, at its meeting held on October 31, 2017 considered a report of the General Manager, Community Services Department, dated October 31, 2017 with respect to the above proposed land use policy map amendment and rezoning. The Commission also received presentations from Mr. Karl Miller, Meridian Development Corp., Mr. Randy Pshebylo, Riversdale Business Improvement District, Mr. Ron Clark, Ms. DeeAnn Mercier, Broadway Business Improvement District and Ms. Lisa Kalesnikoff.

Mr. Miller highlighted the application and circulated a document with further information. A copy of the document is attached. Mr. Pshebylo and Ms. DeeAnn Mercier expressed support for the proposed development and reviewed their considerations of the proposed development including bringing business and commerce to the area, sufficient parking, appeals to many different demographics and supports the Winter City Strategy.

Mr. Clark and Ms. Kalesnikoff spoke against the proposed development and reviewed their concerns with the Commission. Their concerns included respecting the character of the Nutana neighbourhood, sensitive infill development, height of the building and riverbank and ground stability.

As part of its review of the matter, the Commission was informed that a geotechnical analysis was completed on the property and stated that the construction would not impact stability. The Commission was also informed that the alley behind the property is currently paved and the property is located within the Meeswasin Valley Authority jurisdiction.

The Municipal Planning Commission supports the following recommendation of the Community Services Department:

That the applications to amend Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770 to amend the Land Use Policy Map and rezone 631 and 637 University Drive, as outlined in the October 31, 2017 report of the General Manager, Community Services Department, be approved.

November 3, 2017  
Page 2

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing.

Yours truly,

A handwritten signature in cursive script that reads "Penny Walter". The signature is written in black ink and is positioned above the typed name.

**Penny Walter, Committee Assistant**  
Municipal Planning Commission

PW:

Attachment





**MERIDIAN**  
DEVELOPMENT

## Proposed Development at 637 University Drive

### ■ Key Features:

- o Seven Stories - Same Height as Current Steeple of the Faith Alive Church
- o Stepped Design Away from Residences
- o Minimal Shadow/Shading Impact
- o Centrally Located for Active Transportation (Walking, Cycling)
- o Located Close to Transit Stop
- o Environmentally Conscious Design - Solar Panels, Electric Vehicle Charging Station, ECO3000 Design Standards

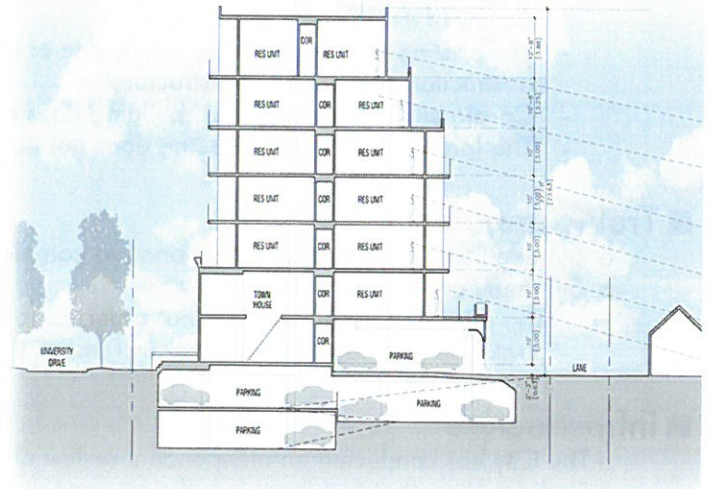
### ■ 45 Homes

- o 10 Townhomes – Street Level Entry, Creating Traditional Neighbourhood Atmosphere
- o 35 Sky Homes – 1, 2, and 3 Bedroom Units, Ranging from 850 to 2,400 Square Feet

### ■ 90 Parking Spaces – All Accessible from Alleyway

- o 6 Surface Visitor Stalls
- o 86 Underground Stalls for Residents

### ■ 18 Month Construction Schedule







## Possible Concerns of Residents

### ■ Slumping and Slope Stability

- o Machibroda Engineering was commissioned by Meridian to complete a Geotechnical Study on the proposed development site; completed report June 21, 2017
- o Summary of this report is as follows:
  - "The results also revealed that the parkade excavation and pile loading in the glacial till had no effect on the factor of safety of the slope"
  - "The existing slope up to the property line of the subject site is considered stable and is considered suitable for the construction of a permanent structure"
  - "Construction of the proposed building does not impact the existing stability of the slope"
  - "The [proposed] building loading does not impact the slope stability"

### ■ Traffic Impacts

- o Stantec Engineering was commissioned to complete a traffic count and study on the proposed development
- o Summary of this report is as follows:
  - "The proposed development is not expected to have a significant impact"
  - "peak hour periods exhibit similar increases in traffic volumes"

### ■ Infrastructure

- o The City has conducted an independent review of the proposed development
- o Findings show that there is sufficient capacity in both the sanitary and water systems to handle this development
- o Storm water will be required to be stored on site before release into the storm water system







WA

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REZONING/DPA SUBMISSION-CONCEPT-08  
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

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September 29, 2017

BUILDING PERSPECTIVES  
**MERIDIAN** A15  
DEVELOPMENT





**WA**

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REZONING/DPA SUBMISSION-CONCEPT-08  
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

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September 29, 2017

BUILDING PERSPECTIVES  
**MERIDIAN** A16  
DEVELOPMENT





**WA**

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PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

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September 29, 2017

BUILDING PERSPECTIVES  
**MERIDIAN** A17  
DEVELOPMENT



**BRIDGES, FRIDAY, NOVEMBER 3, 2017**  
**THE STARPHOENIX, SATURDAY, NOVEMBER 4, 2017**

**OFFICIAL COMMUNITY PLAN NOTICE**

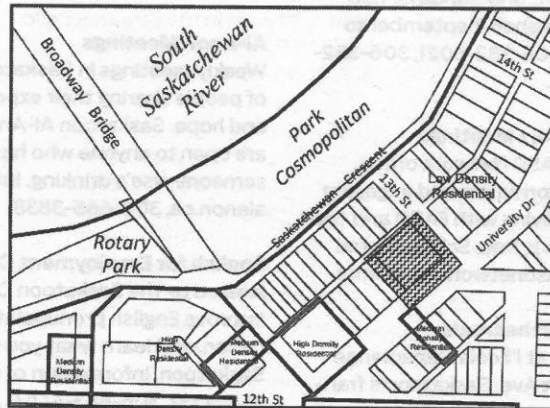
**NUTANA NEIGHBOURHOOD**

**PROPOSED AMENDMENT TO THE OFFICIAL COMMUNITY PLAN – NUTANA LAND USE POLICY MAP – BYLAW NO. 9469**


Saskatoon City Council will consider an amendment to the Official Community Plan, Bylaw (No. 8769), proposed by Meridian Development Corp., regarding lands in the Nutana Neighbourhood.

By way of Bylaw No. 9469, The Official Community Plan Amendment Bylaw, 2017 (No. 9) the Nutana Land Use Policy Map will be amended to change the land use designation of 631 and 637 University Drive from Low Density Residential to High Density Residential.

**LEGAL DESCRIPTION** – Lots 15-20, Block 86, Registered Plan No. B1856.



**PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENT  
NUTANA LAND USE POLICY MAP**

 From Low Density Residential to High Density Residential

File No. OCP11-2017

**REASON FOR THE AMENDMENT** – The proposed amendment to the land use designation from Low Density Residential to High Density Residential will provide for a Rezoning by Agreement to be considered for the properties for the development of a 45 unit, seven-storey multiple unit dwelling with a building height of 23.7 meters (77.8 feet).

**INFORMATION** – Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:

Community Services Department, Planning and Development  
Phone: 306-986-0902 (Mark Wilson)

**PUBLIC HEARING** – City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Monday, November 20<sup>th</sup>, 2017 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for City Council's consideration must be forwarded to:

His Worship the Mayor and Members of City Council  
c/o City Clerk's Office, City Hall  
222 Third Avenue North, Saskatoon, SK, S7K 0J5.

All submissions received by the City Clerk by **10:00 a.m. on Tuesday, November 20<sup>th</sup>, 2017** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

Petition Against the Rezoning of the 600 Block of University Drive,  
Saskatoon

We request that the City of Saskatoon planning department and City Council deny the proposed rezoning of the 600 Block of University Drive, Saskatoon, thereby maintaining its R2 status as a one and two-unit residential district. This petition is in response to the proposed seven-story condominium development being planned at 637 University Drive (on the site of the current Faith Alive Church and adjacent house).

Name	Address	Phone (optional)	Signature
Lisa Kalesnikoff	632 Sask Cres. E.		<i>Lisa Kalesnikoff</i>
Don G. LeHart	622 Sask Cr E		<i>DA Guildner</i>
Suzanne Segal	622 Sask East		<i>m. Segal</i>
Ann Donald	620 Sask. Cres. E		<i>A. Donald</i>
Christopher Donald	620 Sask. Cres. East		<i>C. Donald</i>
April Olsen	614 University Dr		<i>April Olsen</i>
* Andrea Johnson	622 University Dr		<i>A. Johnson</i>
* Jake Pushie	622 University Dr		<i>J. Pushie</i>
Viviane Verge	648 University Dr		<i>V. Verge</i>
Clare Olson	648 Univ. Dr.		<i>Clare Olson</i>
Ruth Nowlins	650 University Dr		<i>Ruth Nowlins</i>
Bernadette Wilson	650 University Dr		<i>Bernadette Wilson</i>
Keatley Wilson	660 University Dr.		<i>Keatley Wilson</i>
Anthony Wilson	660 University Dr.		<i>Anthony Wilson</i>
Hilary Stevens	682 University Dr.		<i>Hilary Stevens</i>

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Name	Address	Phone (optional)	Signature
Ken Pontikes	1007 - 902 SPADINA CRES E.		K. P. Pontikes
Darlene Bessey	1007 - 902 Spadina Cres E		Darlene Bessey
Sherry Nizinkovich	34118 Paulycherik Lane		Sherry Nizinkovich
Janet Christ	414 Wilkinson Oct		Janet Christ
Matthew Taras	801 University Dr.		Matthew Taras
Daryla	815 University Dr		Daryla
Rick BUNT	872 Sask Cres		Rick Bunt
GAIL BUNT	872 Sask Cres.		Gail Bunt
LISA YUEL	874 SK CRE		Lisa Yuel
DORAN SHAW	920 SK CRE		Doran Shaw
NOEL LOWRY	940 SK CRE		Noel Lowry
MARGARET LOWRY	940 SK. CRE		Margaret Lowry
Amelita	731 University		Amelita
Conal Tompson	736 University Dr.		as per email
Margaret Tompon	736 University Dr.		"


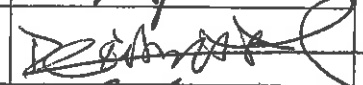

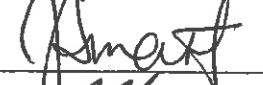
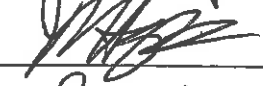




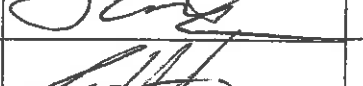

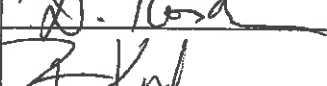

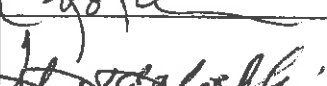


Petition Against the Rezoning of the 600 Block of University Drive,  
Saskatoon

We request that the City of Saskatoon planning department and City Council deny the proposed rezoning of the 600 Block of University Drive, Saskatoon, thereby maintaining its R2 status as a one and two-unit residential district. This petition is in response to the proposed seven-story condominium development being planned at 637 University Drive (on the site of the current Faith Alive Church and adjacent house).

Name	Address	Phone (optional)	Signature
BEATA SZKUP	642 Sask Cr. East	[REDACTED]	[Signature]
Sudesh Ebenezer	634 Sask. Cr. East	[REDACTED]	SE.
DARREN SCHAMBER	608 SASK CRES EAST	[REDACTED]	[Signature]
NADIA LYPRAD	608 SASK CR E	[REDACTED]	[Signature]
Rob Nichol	614 University	[REDACTED]	[Signature]
CHRIS MASICH	636 UNIVERSITY DR	[REDACTED]	[Signature]
Amy MASICH	636 UNIVERSITY DR	[REDACTED]	[Signature]
CHRIS MASICH	616 UNIVERSITY DR 13 TH ST	[REDACTED]	[Signature]
Amy MASICH	616 <del>UNIVERSITY DR</del> 13 TH ST	[REDACTED]	[Signature]
Terry HAYES	660 SASK CR E	[REDACTED]	[Signature]
Paul O'Connor	664 SK CRES E	[REDACTED]	[Signature]
[Signature]	678 SK CRES	[REDACTED]	VAUGHAN WYATT
Kurt Williams	708 SK Cr. E	[REDACTED]	[Signature]
[Signature]	708 Sask Cr E	[REDACTED]	[Signature]
Erik Paus Jensen	710 SASK CR E.	[REDACTED]	[Signature]

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Name	Address	Phone (optional)	Signature
Lisa Paus Jensen	710 Sask Cr E		
HOME OWNER	718 SASK CRE		
PAUL HAYES	724 SASK U.E		
JOANNE SMART	724 SASK U.E.		
PAUL HAYES	720 SASK U.E.		
SHAUNA TILBURY	716 University		
Keith Oyle	718 Univ. Dr.		
FRAN BORYN	726. U. Dr.		
Rick Iverson	737 U of Drive.		
Tyler Mattman	670 Sh Cres E		
Danya Kordan	824 Sask Cr. E		
Behda Kordan	824 SASK CR. E		
CHRISTIAN KORDAN	824 SASK CR. E		
TOM McCLOCKLIN	830 SASK CRES		
RANDY PENNER	836 SASK CRES.		

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Name	Address	Phone (optional)	Signature
Pamela Meiers	714 University		
KYLE KINCAID	714 UNIVERSITY		
ERNEST Olfert	717 Univ. Dr.		
Jeff Braidek	709 University Dr.		
	667 University Dr.		
Michael Kell	1228 Elliott St		
HARON OBAID	862 Saskatchewan Crescent East		
Dirk de Boer	647 University Dr.		
Julie Stakiw	661 University Dr.		
Sherry Fitzsimmons	820 University Dr.		
DARYL LABACH	836 UNIVERSITY DR		
MURRAY TRAYNE	821 University Dr		
Jody Hobday	1315 Victoria Ave		
LORI LEACH	678 SASK. CR E		
Wes Deptuch	815 15th Str. E.		

Petition Against the Rezoning of the 600 Block of University Drive, Submissions.  
Saskatoon

We request that the City of Saskatoon planning department and City Council deny the proposed rezoning of the 600 Block of University Drive, Saskatoon, thereby maintaining its R2 status as a one and two-unit residential district. This petition is in response to the proposed seven-story condominium development being planned at 637 University Drive (on the site of the current Faith Alive Church and adjacent house).

Name	Address	Phone (optional)	Signature
Veronica Gamracy	606 Sask Cr. E.		*as per attached email
Molly Trecker	735 University Dr.		"
Roger Stalwick	735 University Dr.		"
Jason Schoonover	720 University Dr.		"
Susan Hattori	720 University Dr.		"
Mark Bergen	730 University Dr.		"
Carolyn Bergen	730 University Dr.		"
Lee Knafelc	604 Sask. Cres E.		"
Carolyn Knafelc	604 Sask Cres E.		"
Don Beazely	676 University Dr.		"
Eleanor Anderson	704 Sask. Cres.		E. Anderson
HANNAH FRASER	704 SASIK. CRESE		H. Fraser
Michael Huntington	724 <del>SASK. CRESE</del> University		*as per email
Jane Huntington	724 University Dr.		"
JASON KOVITA	804 University Dr.		"

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Name	Address	Phone (optional)	Signature
Wayne Janzen	Box 8796		[Signature]
Ruth Maritz	455 Pine Road		[Signature]
Neusa Ferguson	Saskatoon, SK 16-300 Haight Cres		[Signature]
Edie Rickma	206 Brookside C Winnipeg, SK		[Signature]
Ed Buchholz	27 Schwager Cres		[Signature]
Berry Weninger	607 Braeside Cres		[Signature]
Doug McPeck	458 Skoena Cnt		[Signature]
Ramji Khandelwal	147 Yukon Cnt		[Signature]
Shanda Dunham	RR3, Site 300, Box 29 Stonewall		[Signature]
Dill Baker	20 Cassin Rd		[Signature]
Ross Heath	311-401 Cartwright		[Signature]
K.J. Simmie	#8-102 Elm St.		[Signature]
R. Buell	510 Beag Cres		[Signature]
P. Mah	1555 Lancaster Cres		[Signature]
Peter Sen	127 Yukon Ct		[Signature]
Tracy Broughton	774 Kolumbus Cnt		[Signature]
Jay Shal	415 David Knight Lane		[Signature]



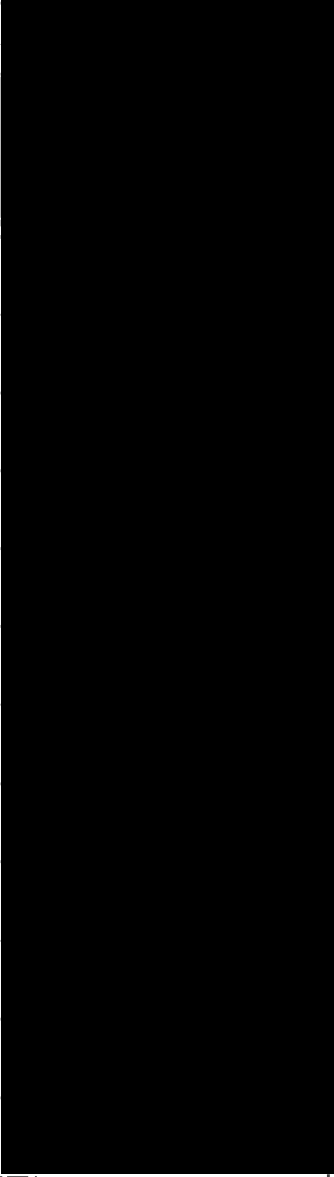
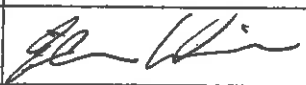




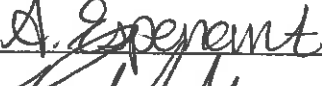


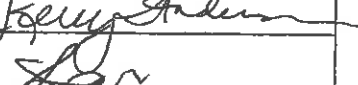


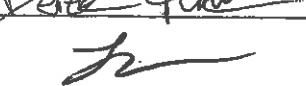



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Name	Address	Phone (optional)	Signature
Tammy + Rob Drummond	657 University Dr.	[REDACTED]	[Signature]
G. Walter	505 Dufferin St	[REDACTED]	[Signature]
DATE SOLARIES	511 DUFFERIN		[Signature]
PETER RHOOR	632 SASK CROSS		[Signature]
Michele Hunt	339 Lynd Lane	[REDACTED]	[Signature]
Heather Levy	715-710 Gurd		[Signature]
Louis Christ	41A Wilkinsville		[Signature]
Gisele Favrrean	111 Wedge Rd	[REDACTED]	[Signature]
Najla Al	649 Univ. Dr.		[Signature]
LP. SZKUP	636 Sab. Cr. East	[REDACTED]	[Signature]
Mike Muer	863 Univ Dr		[Signature]
John Richards	901 UNIVERSITY DRIVE	[REDACTED]	[Signature]
I. HUSSAIN	926 UNIVERSITY RR.	[REDACTED]	[Signature]
M. UBHI	916 UNIVERSITY DR	[REDACTED]	[Signature]
Karin Schwier	908 Univ. Dr.	[REDACTED]	[Signature]

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Name	Address	Phone (optional)	Signature
Gideon Weisman	908 10 <sup>th</sup> St. East		
Kalem Edlund	209 Ave F. South		
Murray Guest	38 Webb Cres		
Jo Boots	263 Whalley Cres		
Dave Scaddan	420 26 <sup>th</sup> St W		
Amber Espenart	4425 Pinemouse Dr.		
Raelene Ingalls	2234 Cairns Ave		
Theresa Medley	723 Emmeline Ave		
Kerry Anderson	427 Avenue I N		
Sarah Laverty	3854 Centennial Dr		
Marc MacLeod	414 W. Bugrae Cres		
Derek Funk	1217 Kilburn Ave.		
Laura Jorgenson	985 Bldg Cr.		
Kristie Palmer	1011 Fairbrother Cr.		
Jay Harvey	<del>227 9th St East</del> 227 9th St.		

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Name	Address	Phone (optional)	Signature
Marian Kalnikoff	1604 Alexandra Ave	[REDACTED]	Marian Kalnikoff
Anita Kerr	22-501 Cartwright	[REDACTED]	[Signature]
Chris White	662 Sask. Cres.		* as per email
Jill White	662 Sask Cres E.		"
Douglas Tompson	1015 Temperan	[REDACTED]	"
Earl Eidem	726 Sask. Cres. E.		"
Richard Schwier	908 University	[REDACTED]	[Signature]
Jim Schwier	908 Univ Dr.	[REDACTED]	Jim Schwier
Alan Markowsky	864 University Dr	[REDACTED]	Alan Markowsky
JH Beck	860-Univ Dr	[REDACTED]	JH Beck
S. Burwell	846 University Dr	[REDACTED]	[Signature]
L. Klassen	912 Sask Cres E		[Signature]
R. Penseff	912 Sask Cres East		R P 11
To Cousins	751 Beechdale Way	[REDACTED]	[Signature]
E. Rawley	1125 Ave F. N		[Signature]



## LETTERS OF OPPOSITION

Page 1

The following letters of opposition have been received and are provided:

- Nicole Amiotte Bilinski, representing 658 University Drive, dated June 29, 2017;
- Peter Szkup, representing 636 Saskatchewan Crescent East, dated May 1, 2017;
- Lina and Brian Eidem, representing 802 Saskatchewan Crescent East, dated November 6, 2017;
- Peggie Koenig, President/CEO, Koenig InTell International, dated July 7, 2017;
- Robert Decker, representing 503 – 611 University Drive, dated June 28, 2017;
- Chris Donald, representing 620 Saskatchewan Crescent East, dated July 11, 2017;
- Walter and Jean Martin, representing 805 – 611 University Drive, dated June 26, 2017;
- Sudesh Ebenezer, representing 634 Saskatchewan Crescent East, dated June 18, 2017;
- Chris and Amy Masich, representing 636 University Drive and 616 13<sup>th</sup> Street East, dated July 4, 2017
- Suzanne Sheppard, representing 622 Saskatchewan Crescent East, dated July 10, 2017

**From:** Sick, Jason (CY - Planning & Development)  
**Sent:** Tuesday, July 04, 2017 1:04 PM  
**To:** Wilson, Mark (CY - Community Standards)  
**Subject:** FW: 631 & 637 University Drive



**Jason Sick, MCIP, RPP | tel 306.986.0902**  
Senior Planner, Planning & Development  
City of Saskatoon | 222 3rd Avenue North | Saskatoon, SK S7K 0J5  
[jason.sick@saskatoon.ca](mailto:jason.sick@saskatoon.ca)  
[www.saskatoon.ca](http://www.saskatoon.ca)

*If you receive this email in error, please do not review, distribute or copy the information.  
Please contact the sender and delete the message and any attachments.*

**From:** Nicole Amiotte [mailto:[namiotte@hotmail.com](mailto:namiotte@hotmail.com)]  
**Sent:** Thursday, June 29, 2017 6:59 PM  
**To:** Sick, Jason (CY - Planning & Development) <[Jason.Sick@Saskatoon.ca](mailto:Jason.Sick@Saskatoon.ca)>  
**Subject:** 631 & 637 University Drive

Greetings Jason,

I attended the meeting last night and have been reflecting on the presentation. As far as I know, this is the first public meeting, yet the tone was like things had already been decided. It seems there are many people there who had some concerns with this proposal; I am one of those people. I live on this historic street and would like to see buildings fit in with the neighbourhood. Initially when I heard condos were going to be built there, I thought that it was a good idea. When hearing that it was a seven story building with 45 units, I quickly changed my mind. I am concerned about the size of the development on this street. I am concerned about the excavation of land and the proximity to an ever changing riverbank. I feel bad for those people who would have their homes beside or behind the condo as they will lose their privacy. I did not vocalize my concerns last night, so that is why I have emailed you. I hope you take into consideration the people who live close to this proposed development. Despite hearing the presentation last night, these concerns remain.

Sincerely,

Nicole Amiotte Bilinski  
658 University Drive  
Saskatoon, SK  
S7N 0J2



4351-017-010

**From:** peter szkup <peterszkup@hotmail.com>  
**Sent:** Monday, May 01, 2017 8:44 PM  
**To:** Sick, Jason (CY - Planning & Development)  
**Cc:** McLaren, Daniel (CY - Planning & Development)  
**Subject:** Rezoning 637 University Dr.



Dear Mr. Jason Sick,  
I am sending you this email regarding application to rezone 637 University Dr. for the purpose of multiple unit dwelling.  
I am very concerned about this proposal.  
I would like to be informed about any future discussion regarding this matter including a public meeting.  
I own a lot (636 Saskatchewan Cres. East) which is located in front of a proposed new development. My lot could be affected in several ways by this project.  
I hope that the current bylaws will not be bypassed and this project will not be accepted by the Planning Department of City of Saskatoon.  
Sincerely,  
Dr. Peter Szkup

Sent from my iPad

P.O. Box 31059  
Saskatoon  
S7H 5S8

4351-017-010

802 Saskatchewan Crescent East

Saskatoon, SK S7N 0L3

6 November, 2017



His Worship the Mayor and Members of City Council

c/o City Clerk's Office, City Hall

222 Third Avenue North, Saskatoon, SK, S7K 0J5

RE: PROPOSED ZONING BYLAW AMENDMENT - bylaw no. 9470 (631 and 637 University Drive)

Dear Mayor and Councillors,

We hope you will deny the rezoning agreement as proposed. We would not object to a rezoning for the subject properties based on two modifications:

- 1.) Lesser Height.  
Reducing the height to 13.5 meters (four stories) will have less negative 'scale and mass' impact on adjacent single and double family homes in the established, surrounding R2 zoned neighborhood.
- 2.) Parking.  
Parking should be restricted to surface parking structure to limit potentially negative effects on an already unstable and not entirely understood geological condition in regards to river bank slumping.

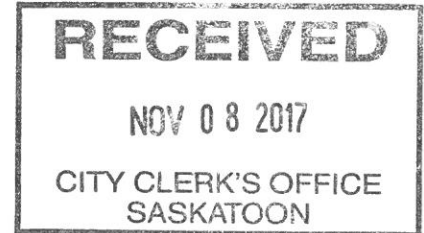
We are concerned about the gradual 'creep' of high density residential into low density residential in this historic and much appreciated neighbourhood. You only need to spend a few hours on Saskatchewan Crescent or University Drive to appreciate the fact that Saskatonians are proud of these streets and show them to visitors from near and far. Any current change to neighbourhood zoning should take into account what influence it may have on future zoning requests.

Sincerely,

Two handwritten signatures in blue ink. The first signature is "Lina Eidem" and the second is "Brian Eidem".

Lina and Brian Eidem

**From:** Peggie Koenig <pkoenig@koenig.ca>  
**Sent:** Friday, July 07, 2017 2:55 PM  
**To:** Sick, Jason (CY - Planning & Development)  
**Subject:** 631 and 637 University Drive



Hello Jason:

I attended the resident meeting on June 28<sup>th</sup> re: 631 and 637 University Drive and am sending you a written version of my concerns.

I have lived in and owned homes in old neighbourhoods in Saskatoon for many years and have been very watchful and aware of how the old neighbourhoods have been compromised. The changes in how infills have to fit the neighbourhoods has been a big improvement as some of the older neighbourhoods have deteriorated and infills add improvement to aesthetics and property values.

Older neighbourhoods have become an areas of interest in Saskatoon for the convenience of location. Those of us who have lived in those neighbourhoods, restored our houses, and have put up with high taxes have appreciated that for a long time. That is compelling for Developers but the Developer rationale re: convenience, high-end, etc. etc. doesn't really ring true for many of the residents of these areas.

My concerns about the Meridian development are three fold:

First – it does not fit the architectural time period of the houses along University Drive. A better development here would be one comparable to what is on 11<sup>th</sup> Street and Victoria – a collection of attached and semi-detached homes that are built in a style that fits in with the architecture of the area. However, I expect that that kind of development is not a sound financial approach for Meridian – too few units, etc.

Second – the city has no position on protecting older intact neighbourhoods. University Drive is a case in point. If a developer approaches them, well let's just go for it and see if there is any opposition. Of course there will be opposition - as one of the individuals at the meeting said, "People buy property with an expectation that the zoning and the neighbourhood will remain essentially the same." This is the City's problem – not the Developers. Developers will do what they can do. The fact that some of the buildings between the Broadway Condo and the Meridian property are already owned by developers really shows where this is all going. The City needs to develop policy that better balances the needs of the current residents and the developers.

Third: The traffic patterns on University Drive, in the back alley, and on the Broadway bridge will change significantly. We are talking about an additional 90+ parking stalls! Will the boulevard be the next thing to go to accommodate the additional traffic? How will the traffic in the back alley be managed – it's narrow and there is a lot of traffic back there as the Broadway Condo parking garage also comes out on the alley. I have been on the Board at the Broadway Condo for 9 years and am aware of the traffic issues and near misses in that back alley.

We currently own a rental condominium on the 4<sup>th</sup> Floor of the Broadway Condominium and have just sold it effective July 14<sup>th</sup>. This condo receives very little light and will now be further darkened by the shape of the building particularly in the morning which is one of the few times that it does receive light. However, this is not a major concern for me now that the condo has been sold however will be a concern for other owners on the lower floors. Having a 7 story physical structure that does not fit into the neighbourhood and compromises the views of people who have purchased a house or unit based on having the same view for a long period of time is disappointing and upsetting as property values decline. Additional taxes from 47 units is hopefully not the goal of the City in this matter.

Thank-you.

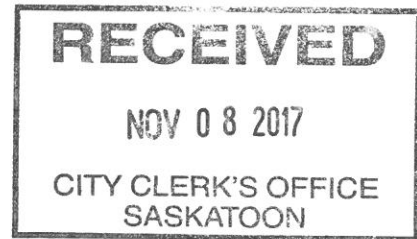
Best wishes

Peggie Koenig

Peggie Koenig  
President/CEO  
Koenig InTell International  
290B – 2600 8<sup>th</sup> Street East  
Saskatoon, SK S7H 0V7



**From:** Bob Decker <bob-dec@shaw.ca>  
**Sent:** Wednesday, June 28, 2017 4:19 PM  
**To:** Sick, Jason (CY - Planning & Development)  
**Subject:** against rezoning 631 & 637 University Drive



I am apposed to ANY rezoning changes....

The current residents and owners of properties in the neighborhood purchased their properties in large part based upon the current zoning and flavor of the neighborhood. It is a "character" neighborhood with a charm and ambiance that these present owners find very appealing and consequently they paid high prices for their homes based upon that fact.

Adding 45 additional homes with vehicles to such an already narrow congested street will be dangerous and unpleasant. The University Drive boulevard is lovely but it certainly makes this street narrow. Also, the alley between University Drive and Saskatchewan Crescent already is heavily used by vehicles and this proposed condo tower will add greatly to the traffic in this back alley.

Parking in the area is already an issue. With the addition of 45 more residences this will be intensified.

Many condominium owners in The Broadway Condominiums at 611 University Drive purchased their homes because of the unencumbered views secure in the knowledge that the neighboring properties are zoned R2A which protects the view from obstruction. The developer now wishes to capitalize on these views without regard to the zoning which is supposed to protect the interests of the existing residents of the neighborhood.

There are 5 houses between 611 University Drive and the proposed Meridian condo tower. Should City of Saskatoon allow this rezoning we can be assured that Meridian or another developer will gobble up these 5 properties with a plan to rezone and redevelop for more condo towers. WITH THE APPROVED REZONING OF 631 & 637 UNIVERSITY DRIVE THE CITY WILL HAVE SET A PRECEDENT WHICH WILL MAKE IT NOT POSSIBLE TO DENY THIS FUTURE REZONING. THERE GOES THE NEIGHBORHOOD !!

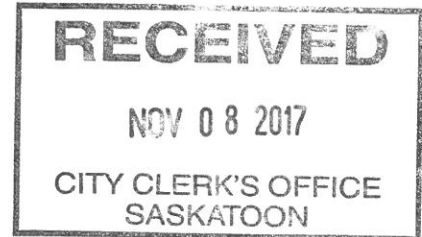
Currently there are hundreds of newly built unsold condominiums in Saskatoon that are vacant. The last thing the city needs at present is more condominiums.

You will make MANY people angry if you rezone, the developers can always build their project in an area that is currently zoned accordingly.

Sincerely

Robert Decker  
503-611 University Drive  
Saskatoon, Sask. S7N 3Z1

**From:** Chris Donald <c.donald@rslaw.com>  
**Sent:** Tuesday, July 11, 2017 2:58 PM  
**To:** Sick, Jason (CY - Planning & Development)  
**Cc:** Block, Cynthia (City Councillor)  
**Subject:** Proposed Re-Zoning of Faith Alive Church



Jason,

My wife and I live at 620 Saskatchewan Crescent East.

I attended the public meeting on June 28, 2017 regarding the above-noted re-zoning.

I wish to express my opposition to the granting of Meridian Development's application for contract rezoning of the Faith Alive Church property to allow for the development of a 7-storey condominium complex on the property.

If the City allows contract re-zoning for the Faith Alive Church property for this development, then the City can expect that most, if not all, the other owners (or their successors in title) of property on the north side of that same block of University Drive to make similar applications. And, if the City grants the contract re-zoning for the Faith Alive Church property, I am concerned that the City would not be in a position to deny those applications once the precedent has been set for the Faith Alive Church property. There could potentially be a wall of multi-storey structures along that block of University Drive.

A wall of multi-storey developments in that block, let alone a single 7-storey development such as the one proposed for the Faith Alive Church property, which is in an area that is currently zoned R2A, would be a drastic change to the neighbourhood.

It is appreciated that the City is looking for high density housing in the neighbourhood but if all the properties along that block of University Drive are similarly developed, surely the density of housing would far exceed what the City currently wishes to see for that area. As well, such an imposing wall would be a drastic change to the sky-line of the City of Saskatoon. The logical place for such a development is on the other side of Broadway near the Roastery where there is an empty lot amidst other multi-storey buildings and not in the midst of single family residences or duplexes.

There is a desire among the neighbours that whatever is built on the Faith Alive Church property be attractive, of high quality, and fit in with the neighbourhood. A suggestion was made during the meeting that a 7-storey development was the only one that was economically viable and that could meet these conditions. I wish to cast some doubt on this suggestion. What is economically viable depends on the price that the developer will pay for the property. I have not seen the purchase agreement between the developer and the Faith Alive Church and so do not know the price. However, I do note that as of today's date, title to the property has not passed from the owner to the developer. Which makes me wonder whether there is a condition in the agreement that the developer gets the contract rezoning it is looking for and, if it does not but instead gets approval for the development of a project that is, for example, only two storeys in height, then the price the developer pays will be reduced to correspond with a 2-storey development. With a reduced purchase price, the developer could build something of high quality and more in keeping with the residential neighbourhood that it currently is. So I question whether the proposed 7-storey development is the only economically viable project for the site.

I have enormous respect for Meridian Development and Karl Miller has been extremely generous in his time in meeting with other neighbours and me. Our meetings have been more than civil and we have expressed to him that were he not

such a fine gentleman, it would be much easier to disagree with him; however, as difficult as it is on a personal level to disagree with him, I do disagree and am of the view that the proposed project is just not the right one for that area.

I would appreciate getting all updates that you or the City makes public on the progress of the approval process for this project.

Regards,

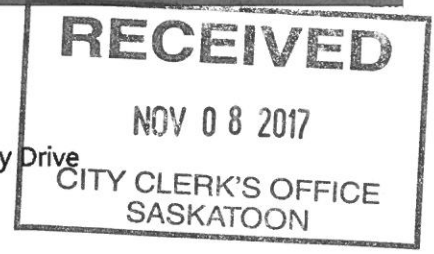
Chris Donald

620 Saskatchewan Crescent East  
Saskatoon, SK



4351-017-010

**From:** Sick, Jason (CY - Planning & Development)  
**Sent:** Monday, June 26, 2017 8:33 AM  
**To:** 'wdmjfm@sasktel.net'  
**Subject:** RE: Proposed Zoning Amendment 631 &637 University Drive



Thank you Walter and Jean,

I will make note of your concerns which will be used to form our report to Council. Just for clarification, the City of Saskatoon is not proposing this rezoning. It was an application from Meridian Development to the City of Saskatoon.

If you are free to attend the public meeting Wednesday, Meridian Development will be presenting their proposal to the community. It would be great to see you there.

Best regards,

Jason Sick, MCIP, RPP | tel 306.986.0902  
Planner, Planning & Development  
City of Saskatoon | 222 3rd Avenue North | Saskatoon, SK S7K 0J5  
jason.sick@saskatoon.ca  
www.saskatoon.ca

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-----Original Message-----

**From:** wdmjfm@sasktel.net [mailto:wdmjfm@sasktel.net]  
**Sent:** Sunday, June 25, 2017 1:25 PM  
**To:** Sick, Jason (CY - Planning & Development) <Jason.Sick@Saskatoon.ca>  
**Subject:** Proposed Zoning Amendment 631 &637 University Drive

This is to record my opposition to the proposed rezoning amendment for 631 & 637 University Drive- we do not agree with your proposed agreement. We reside in the Broadway Condominium at 611 University drive. We bought this property subject to the R2A designation for the neighboring properties. The proposed high rise on 631 & 637 will devalue our property. The increase in traffic and blockage of our scenic view will be detrimental to us.

Yours respectfully  
Walter and Jean Martin  
805- 611 University drive  


**RECEIVED**

NOV 08 2017

CITY CLERK'S OFFICE

SASKATOON

4351-017-010

**From:** Dr. Sudesh Ebenezer <sudesh@post.harvard.edu>  
**Sent:** Sunday, June 18, 2017 2:11 PM  
**To:** Sick, Jason (CY - Planning & Development); McLaren, Daniel (CY - Planning & Development)  
**Subject:** Rezone / Redevelopment of 631 & 637 University Drive, Saskatoon

Dear Jason & Daniel,

Re: Rezone / Redevelopment of 631 & 637 University Drive, Saskatoon, SK

I am the owner of 634 Saskatchewan Crescent East in Saskatoon.

I was saddened to learn that there are talks of rezoning & redeveloping the historical church building / grounds at the above address on University Drive.

The purpose of this email is to state that as an owner in near proximity, I am not in favor of this rezoning & redevelopment.

The river bank is already unstable all along this area. Building such a large structure can compromise this further. Underground utility infrastructure in this area is also not optimal for such large construction.

Another concern is that this area of Saskatoon is traditionally single family homes, and should be kept this way in my opinion.

Sincerely,

Sudesh

Sudesh Ebenezer  
(Owner - 634 Saskatchewan Crs East, Saskatoon, SK)

2180 Grenadier Dr.  
Troy, MI USA

**From:** Sick, Jason (CY - Planning & Development)  
**Sent:** Tuesday, July 04, 2017 1:05 PM  
**To:** Wilson, Mark (CY - Community Standards)  
**Subject:** FW: Resonnes Re: 631 & 637 Universtiy Drive Zoning Application



**Jason Sick, MCIP, RPP | tel 306.986.0902**  
 Senior Planner, Planning & Development  
 City of Saskatoon | 222 3rd Avenue North | Saskatoon, SK S7K 0J5  
[jason.sick@saskatoon.ca](mailto:jason.sick@saskatoon.ca)  
[www.saskatoon.ca](http://www.saskatoon.ca)

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 Please contact the sender and delete the message and any attachments.*

**From:** Christopher Masich [mailto:chrismasich@outlook.com]  
**Sent:** Monday, July 03, 2017 9:13 PM  
**To:** Sick, Jason (CY - Planning & Development) <Jason.Sick@Saskatoon.ca>  
**Cc:** Block, Cynthia (City Councillor) <Cynthia.Block@Saskatoon.ca>  
**Subject:** Resonnes Re: 631 & 637 Universtiy Drive Zoning Application

Good day, Jason.

We are Chris and Amy Masich and we have two properties located at 636 University Drive and 616 13th Street. We reside at 636 University Drive with our two children and truly love the Nutana neighbourhood and everything it provides. Both of these properties are immediately across the street from 631 and 637 University Drive, which, as you know, are the subject properties of a rezoning application. We have serious concerns over Meridian Development's proposed 7-storey, 45 unit development and take this opportunity to provide our written response.

There are many reasons why this application should not be approved and many of these were shared by the impacted residents at the public open house, so we will not re-state all those here, other than to say we share these concerns.

We do wish to convey that University Drive has a quality and character that would not be advanced by a 7-storey, 45 unit development. Infill density needs to be mindfully approached as the City executes its' Growth Plan to 500,000. We urge council and each municipal authority to not approve this simply because its an immediate opportunity that aligns with the City's Growth Plan to 500,000. This is not the appropriate location for a development of this nature.

One point not raised at the pubic open house that we wish to share is that this application should not be considered independently of the many sites in the immediate vicinity that are better suited for a development of this nature (for example, the parking lot and community garden at the rear of the Broadway Roastery, the vacant lots at College Drive and Clarence Street just North of the Ronald McDonald House, or the vacant space in the vicinity of the Farmers' Market, among other vacant sites on corridor streets and in the Downtown.)

For whatever reason, Meridian Development purchased this site, which is peripheral to any corridor street in an area zoned R2 surrounded primarily by two and two-and-half storey single family homes. Frankly, an intention to develop a 7-storey, 45 unit condominium tower was a mistake by Meridian Development and it should have selected a site better suited for such a development, such as those listed-above. This site is suitable only for development that meets the current R2 zoning for the many reasons raised at the public open house.

We request council and the various municipal authorities not approve the site for the reason that this site is not an appropriate location for a 7-storey development. While infill development will be required as Saskatoon grows, this development must be approved and developed in a way that is best suited for Saskatoon, the historic neighbourhoods of Nutuna, City Park, Riversdale and others, and the residents that live in these areas ... today and tomorrow.

We would welcome a development that meets current zoning standards.

Thanks.

Respectfully,

Chris and Amy Masich

636 University Drive  
Saskatoon



4351-017-010

**From:** Suzanne Sheppard <msuzannesheppard@gmail.com>  
**Sent:** Monday, July 10, 2017 12:59 PM  
**To:** Sick, Jason (CY - Planning & Development)  
**Cc:** Block, Cynthia (City Councillor); Donald Gilchrist  
**Subject:** 631&637 University Drive



Dear Jason and Cynthia

Thank you for setting up and attending the meeting June 28th. We have been away so I have not sent this in by the 7th as requested. Hopefully this is OK.

My husband and I live at 622 Sask Crescent East and have lived there since 1995. It is the oldest house on the block and first appears on city plans in 1921 although the lot was registered earlier. We have lovingly restored and cared for it- refinishing all the inside, maintaining the original cedar siding even when this was more expensive than replacing it, removing inappropriate changes (melamine kitchen cabinets), re-plastering walls, refinishing floors, much of it ourselves. We have rebuilt the brick chimney... this list goes on. We maintain a huge old ash tree which contributes to the skyline and ambiance. We feel our house although not huge, is a good example of the uniqueness of dwellings in this part of Nutana.

If a 7 story building is allowed to be built on these sites, it seems highly likely that this will spread down to 5 Corners and then up University Drive. I am strongly against allowing a building of this size. I do not buy the argument that a lower building is non-profitable- look at the houses that have recently sold in our area for more than \$1.5 million. Why not a high end beautiful condo where the units would take advantage of the lovely tree lined street that is University Drive. It is a superb location- re Broadway, downtown, the University and RUH.

It is quite possible to wreck Nutana- and this area is unique in Saskatoon. Our city has an unfortunate history of not valuing historical buildings but there is no reason this practice must continue. Please do not allow this building to proceed as planned.

Regards

Suzanne Sheppard

622 Saskatchewan Crescent East  
Saskatoon, SK

## **FORM LETTER 1 – LETTERS OF SUPPORT**

Page 1

A sample of Form Letter 1 is provided and has been received from the following:

- Naheed Bardai, representing 867 University Drive, dated April 4, 2017;
- Shaun Parther, representing 729 University Drive, dated April 4, 2017;
- Patrick Wolfe, representing 652 Saskatchewan Crescent East, dated April 6, 2017;
- Tim Ryan, representing 621 University Drive, dated April 18, 2017;
- Gaby Akl, representing 649 University Drive, dated April 19, 2017;
- Heather Dimmick, representing 626 University Drive, dated April 24, 2017;
- Gordon Doell, President/CEO of Paradigm Holdings Inc., representing 302 – 611 University Drive, 305 – 611 University Drive, 306 – 611 University Drive, 307 – 611 University Drive, dated May 24, 2017;
- Xiao Min Jiang, representing 654 Saskatchewan Crescent East, dated May 26, 2017;
- Regan Schuler, representing 711 University Drive, dated June 6, 2017;
- Chris Popplewell, representing 902 University Drive, dated June 7, 2017;
- Russell Sesula, representing 615 University Drive, 619 University Drive, 625 University Drive, 628 University Drive, 645 University Drive, dated July 10, 2017;
- Heidi Whelan, representing 645 University Drive, 625 University Drive, dated July 10, 2017;
- Shaun Salon, representing 102 Idylwyld Place, dated October 11, 2017;
- Bailey Wiebe, representing 631 University Drive, dated October 12, 2017;
- Gerald Coleman, representing 713 Dufferin Avenue, dated October 13, 2017;
- Melanie Borce, representing 613 East Lake Avenue, dated October 15, 2017;
- Pauline Hampson, representing 205 – 9th Street East, dated October 15, 2017;
- Andy Asher, Director, Andy Enterprises, representing 231 11th Street East, 702 Victoria Avenue, dated October 16, 2017;
- Lois Jacob, representing 915 Temperance Street, dated October 22, 2017
- Slade Desrochers, representing 302 – 230 Saskatchewan Crescent East, dated October 22, 2017;

## **FORM LETTER 1 – LETTERS OF SUPPORT**

Page 2

- Todd Degelman, representing 313 11th Street East, dated October 22, 2017;
- Kathleen Burgon, representing 1007 Dufferin Avenue, dated October 27, 2017; and
- Rita Austin, representing 125 9th Street East, dated November 2, 2017.



April 4, 2017

Planning and Development  
City of Saskatoon  
222 3<sup>rd</sup> Avenue North  
Saskatoon, SK S7K 0J5

To whom it may concern:

**Re: Application for Rezoning by Meridian Development Corp. for 631 and 637  
University Drive**


---

Please accept this letter as our support for Meridian to rezone 631 and 637 University Drive for a new development up to seven stories, consisting of multi-family residential complete with underground parking.

Current address or Address you are representing:

867 University Drive  
Saskatoon SK S7N 0J8

Sincerely,



---

Signature

Naheed Bardai

Print Name

## **FORM LETTER 2 – LETTERS OF SUPPORT**

Page 1

A sample of Form Letter 2 is provided and has been received from the following:

- Mark Kelleher, representing 413 8th Street East, dated October 13, 2017;
- Tim Ryan, representing 832 Saskatchewan Crescent East;
- John Nasser on behalf of Victory Majors Investments Corp., representing 1002 Broadway Avenue;
- Ken Achs, CEO, Nexus Holdings Inc., representing 644 Broadway Avenue, 642 Broadway Avenue and 640 Broadway Avenue, dated October 23, 2017;
- Trevor Jacek, Nexus Holdings Inc., representing 612 11th Street West, dated October 23, 2017;
- Michael Kelleher, representing 508 Lansdowne Avenue, dated October 23, 2017;
- Colleen Wilson, Executive Vice President, Nexus Holdings Inc., representing 219 Saskatchewan Crescent West and 922 Broadway Avenue, dated October 23, 2017;
- John Kearley, representing 224 11th Street East;
- Mary Marino, representing 1015 McPherson Avenue;
- Derek Morgan, representing 827 15th Street East and 620 Albert Avenue;
- Jennifer Penner, representing 512 Lansdowne Avenue, dated October 27, 2017;
- Bryn Richards, representing 806 University Drive, Dated October 27, 2017;

Date: Oct 13, 2017

Planning and Development  
City of Saskatoon  
222 3<sup>rd</sup> Avenue North  
Saskatoon, SK S7K 0J5

To whom it may concern:

**Re: Application for Rezoning by Meridian Development Corp. for 631 and 637 University Drive**

I, Mark Kelleher, of 413 8th Street East  
(name) (property you represent)

would like to take this opportunity to show my support for Meridian Development Corp.'s proposal to rezone 631 and 637 University Drive. I support their proposal for a new development up to seven stories, consisting of multi-family residential complete with underground parking.

Sincerely,

  
\_\_\_\_\_  
Signature

## LETTERS OF SUPPORT

Page 1

The following letters of support have been received and are provided:

- Brent Rudoski, Faith Alive Ministries World Outreach Center, dated April 4, 2017;
- Ken and Eloise Opheim, 41 – 455 Pinehouse Drive, dated July 10, 2017;
- Bruce Cload, 402 – 922 Broadway Avenue, dated July 8, 2017;
- Andrew Babey, 304 – 404 Cartwright Street, dated July 10, 2017;
- Carol Jacobucci, REMAX Saskatoon, dated July 8, 2017;
- Andrew and Leslie Kent, 858 Saskatchewan Crescent East, dated July 9, 2017;
- Brent Penner, Executive Director, Broadway Business Improvement District, October 30, 2017;
- DeeAnn Mercier, Executive Director, Broadway Business Improvement District, July 17, 2017;
- Joy Ryan, 832 Saskatchewan Crescent East, dated October 16, 2017;
- Brian and Judy Storey, 123 Albert Avenue, dated November 3, 2017;
- Ryan Walker, 817 Main Street, dated November 13, 2017;
- Curtis Elmy and Trevor Ciona, Atmosphere Interior Design, 109 – 123 avenue B South, dated July 8, 2017;
- Charles Olfert, AODBT Architecture + Interior Design, dated October 25, 2017;
- Ken Howland, 833 University Drive, dated July 18, 2017;
- Tracy Randall, 1238 Beechmont View, dated July 9, 2017; and
- Brian Wilchuck, dated July 8, 2017.

*Hand Delivered*

April 4, 2017

Planning and Development  
City of Saskatoon  
222 3<sup>rd</sup> Avenue North  
Saskatoon, SK S7K 0J5

To whom it may concern:

**Re: Application for Rezoning by Meridian Development Corp. for 631 and 637  
University Drive**

---

Please accept this letter as our support for allowing Meridian to act on our behalf to rezone 631 and 637 University Drive for a new development consisting of multi-family residential. We support their application as it will allow for the redevelopment of our existing church site, which in turn allows our congregation to move into a new facility on lands we have acquired.

Sincerely,



Brent Rudoski  
Faith Alive Ministries World Outreach Center

Enclosures

4357-017-010  
**RECEIVED**

NOV 08 2017

CITY CLERK'S OFFICE  
SASKATOON

**From:** eloise opheim <eloiseopheim@sasktel.net>  
**Sent:** Monday, July 10, 2017 11:44 AM  
**To:** Dawson, Darryl (CY - Planning & Development); Sick, Jason (CY - Planning & Development); Karl Miller  
**Subject:** University Drive Meridian Development proposed project

Good Morning,

We wish to express our fullest support for the University Drive infill development. A big part of domestic happiness is living in the right urban neighborhood, where you can walk to local restaurants for casual or fine dining and stroll along to shop for the things you need. At the corner of University Drive, just steps away, are local cafes with perfect spots for meeting friends, with a grocery store and specialty food shops that are just steps away. This is an awesome neighborhood that has character, convenience, green spaces and ease of transportation routes .

We believe the development of Meridian Development's proposed seven story condominium building, on University Drive, adds to redefinition of urban beautification and also to the city's focus on infill development. Meridian Development's carefully thought out neighborhood mid-rise project will add value to the existing owners of beautiful homes with towering trees on University Drive. The enviable proposed Meridian Development will clean up the exiting corner block on University Drive.

We believe Meridian Development thinks carefully about the communities in which they build. This may be one of their finest, making it possible for more Saskatoon residents to live in a neighborhood that gives them pleasure of finding what they want right around the corner.

It may be they envy of other infill projects in cities such as Ottawa, Vancouver or Toronto.

Regards,

Ken and Eloise Opheim  
41-455 Pinehouse Drive  
Saskatoon, SK  
S7K 5X1





4351-017-010

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NOV 08 2017  
CITY CLERK'S OFFICE  
SASKATOON

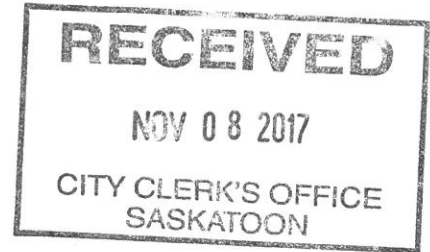
**From:** Andrew Babey <andrew@kcv.ca>  
**Sent:** Monday, July 10, 2017 10:29 AM  
**To:** Sick, Jason (CY - Planning & Development)  
**Subject:** 637 University Drive

I just wanted to send you a quick note to encourage you to approve 637 University Drive. It will be a landmark in the city and offer living space for individuals that want a modern home while being in the center of the city. I look forward to see our city approving this property and provide a living lifestyle that is hard to find in the city to date.

Andrew Babey  
304-404 Cartwright Street  
Saskatoon, SK

4351-017-010

**From:** Carol <cdjacobucci@sasktel.net>  
**Sent:** Saturday, July 08, 2017 3:13 PM  
**To:** Sick, Jason (CY - Planning & Development)  
**Subject:** 637 University

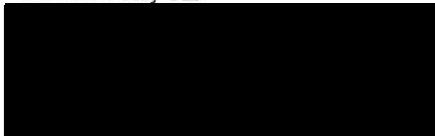


Hi Jason

I support for the development at 637 University and infill development.  
It would be a beautiful building and location..  
Myself would love to live in this property.. Would like to see the development to go ahead..

Thank you

Carol Jacobucci  
Real Estate Agent  
REMAX Saskatoon  
250-2820 8th St. E  
Saskatoon, Sk



4351-017-010

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NOV 08 2017  
CITY CLERK'S OFFICE  
SASKATOON

**From:** Andrew Kent <andrew@freshgroup.com>  
**Sent:** Sunday, July 09, 2017 10:16 AM  
**To:** Sick, Jason (CY - Planning & Development); Dawson, Darryl (CY - Planning & Development)  
**Subject:** Meridian/University Dr. Development

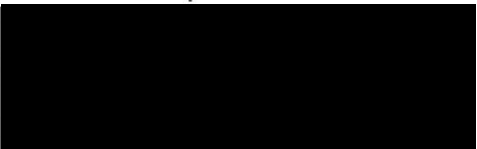
Mr. Sick & Dawson,

I'm writing to lend support to the proposed Meridian Development condominium project on University Drive.

We have lived on Saskatchewan Crescent East for seven years and recently completed a major renovation. We also run a business and own commercial real estate in the Broadway area. We believe that the development as proposed would be an excellent addition to the neighborhood.

Regards,  
Andrew & Leslie Kent

Andrew Kent,



858 Saskatchewan Cres. E.  
Saskatoon, SK S7N 0L4



October 30, 2017

Mayor Charlie Clark & City Councillors  
City of Saskatoon  
222 3<sup>rd</sup> Avenue North  
Saskatoon, SK S7K 0J5

Dear Mayor Clark and City Council:

Re: Proposed Development at 637 University Drive

Please accept this letter as one of support for the condominium project proposed by Meridian Development at 637 University Drive. The City Centre Plan (2013) encourages a portion of Saskatoon's residential and business growth to occur within the City Centre. The type of residential development that is proposed at 637 University Drive supports the goals of The City Centre Plan as it will further connect this area with Downtown, providing opportunities for people to live near this major employment area of the city.

This plan aligns well with the stated City of Saskatoon goal of achieving "at least a 25% five-year rolling average of residential development in infill neighbourhoods by 2023." Downtown Saskatoon supports growth in the City Centre, specifically when it directly relates to the 12 Key Strategies in The City Centre Plan. It is noted in "Stronger Existing Neighbourhoods" that new residential growth and mixed-use development will foster the growth of neighbourhoods that are emerging within the City Centre. Furthermore, Downtown Saskatoon acknowledges that the Saskatoon Speaks initiative called for planning that reduces congestion and auto-dependent travel as the city grows. Facilitating the densification of City Centre neighbourhoods provides more options for walkable connections, thereby reducing auto-dependent travel and congestion.

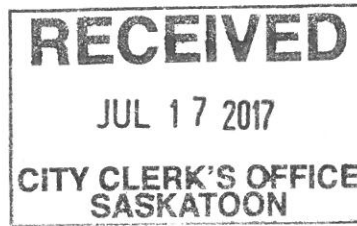
Downtown Saskatoon stresses the importance of enhancing the City Centre as the heart and the brand of Saskatoon. It is our opinion that projects such as 637 University Drive will help increase vibrancy, support businesses, and move our city towards a path of sustainability.

Meridian Development has a proven record of accomplishment in delivering well-designed and well-built residential units in various parts of Saskatoon. This type of development will help to reduce the overall cost of new infrastructure and support services that exist in the City Centre. Once completed, the 45 proposed homes at this location will go a long way to increase the tax base with a negligible impact on the provision of civic services. In summary, this project supports the strategic direction of the City of Saskatoon as set out by City Council.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brent Penner'.

Brent Penner  
Executive Director



July 17<sup>th</sup>, 2017

Mr. Paul Whitenect  
 City of Saskatoon – Planning & Development Branch, Community Services  
 Saskatoon, SK  
[Paul.Whitenect@saskatoon.ca](mailto:Paul.Whitenect@saskatoon.ca)

Dear Mr. Whitenect,

On behalf of the Broadway Business Improvement District, I am writing this letter in support of the proposed seven-storey condominium building at 637 University Drive by Meridian Developments.

The mandate of the Broadway Business Improvement District (BBID) includes supporting and advocating for urban design that is distinctive, enticing and visually remarkable and celebrates a balance of built heritage and innovation. The Board of Management (the Board) supports City policy which fosters increasing density within the downtown and core neighbourhoods thereby increasing economic growth and business development to serve the surrounding community. This innovative project by Meridian Development combines townhouses and condos, respectful set backs and terraces, and will appeal to many different demographics including families.

Broadway businesses benefit from being surrounded by dense community neighbourhoods especially those in the Nutana neighbourhood. Many merchants rely on walk up business on a day-to-day basis and one way to do that is to have more people living and working in the area. The viability of the grocery store and other specialty food shops and boutiques depend on those who make it a priority to shop at small businesses in their local area.

The parking provided for the residents of the proposed condominium is adequate and we hope community members who live there value the location based on its proximity to many businesses and community services and opportunities to utilize multi-modal transportation.

If you have any questions or would like clarification on this statement, please call 306-664-6463 or email [deeannmercier@broadwayyx.com](mailto:deeannmercier@broadwayyx.com).

Sincerely,

DeeAnn Mercier  
 Executive Director, BBID

Cc: Carl Miller, Meridan Development  
 City Clerks Office, City of Saskatoon

**From:** je.ryan@sasktel.net  
**Sent:** Tuesday, October 17, 2017 7:24 PM  
**To:** Michelle Pomedli  
**Subject:** Fwd: Rezoning by Meridian Dev

----- Forwarded message from [je.ryan@sasktel.net](mailto:je.ryan@sasktel.net) -----

Date: Mon, 16 Oct 2017 17:15:39 -0600  
From: [je.ryan@sasktel.net](mailto:je.ryan@sasktel.net)  
Reply-To: [je.ryan@sasktel.net](mailto:je.ryan@sasktel.net)  
Subject: Rezoning by Meridian Dev  
To: [lesley.anderson@saskatoon.ca](mailto:lesley.anderson@saskatoon.ca), [darryl.dawson@saskatoon.ca](mailto:darryl.dawson@saskatoon.ca)

Hello to Lesley Anderson and Darryl Dawson, Planning & Development, City of Saskatoon.

I live at 832 Sask Cres. East, and my husband and I are part owners of a house on the corner of 13th st and Sask. Cres.

I would like to show my support for Meridian Development Corp's proposal to rezone 631 and 637 University Dr. I support their proposal for a new development up to 7 stories, consisting of multi-family residential complete with underground parking.

I am enthusiastic about this project! Karl does excellent work....his buildings around the City are of high quality and aesthetically beautiful. I believe that this new bldg will upgrade that whole University/ Sask Cres area.

Sincerely, Joy Ryan

832 Sask. Cres. E.  
Saskatoon

----- End forwarded message -----

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NOV 03 2017  
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SASKATOON

Date:

Planning and Development  
City of Saskatoon  
222 3<sup>rd</sup> Avenue North  
Saskatoon, SK S7K 0J5

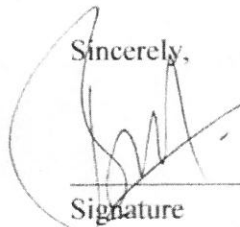
To whom it may concern:

**Re: Application for Rezoning by Meridian Development Corp. for 631 and 637 University Drive**

I, BRIAN + JUDY STOREY, of 123 ALBERT AVE  
(name) (property you represent)

would like to take this opportunity to show my support for Meridian Development Corp.'s proposal to rezone 631 and 637 University Drive. I support their proposal for a new development up to seven stories, consisting of multi-family residential complete with underground parking.

Sincerely,

  
Signature Judy Storey

BRIAN STOREY, JUDY STOREY.



You're Worship Mayor Clark and Council,

As a resident of Nutana, but more importantly as a resident of Saskatoon, I would like to express my wholehearted concurrence with the plan for the above mentioned development.

I'm delighted with the look and feel of the building, its location and the myriad of improvements that will result for Saskatoon as a whole.

It seems the growth plan to half a million people specifically states (in the first three pages of the report) that Saskatoon needs to;

1. Better utilize its land and infrastructure assets.
2. Have the types and forms of development where people can travel locally and choose to walk or bike to work.
3. Provide a range of housing types to meet the needs of all people.
4. Provide jobs close to home (or in this case homes close to jobs).

Additionally the growth plan states that "Saskatoon has a diverse mix of housing, commercial, social, cultural, and recreational facilities that are accessible by all modes of transportation, including, walking, cycling, transit and driving. This development appears to meet all of those stated requirements.

As well, "Sustainable growth- the city has grown both upwards and outwards- reflecting a balance of green field and infill development"

This vision was articulated "by residents during the Saskatoon Speaks Process"

I recently participated in a two day visioning session that produced some concepts that might help to make our Downtown more vibrant. My "take-a-way" from the session was that Downtown needs more people within its boundary and in the immediate fringes. Riversdale, Westmount, City Park, Nutana and Buena Vista are areas that can easily feed Downtown with much needed customers and friends without putting pressure on the parking inventory.

The same is true for the Broadway business district. The development will provide that much needed boost that keeps an area vibrant and relevant. It's a beautiful thing when you can (through one smart development) add a whole new group of customers and friends that will frequent the stores and cafes while not putting any additional pressure on the already limited parking inventory. I notice that the Broadway 360 report does not cover this address. I can't help but believe, though, that those who crafted the document would be delighted to hear of this plan.

Active Transportation Plan- The site is within walking distance of both the Broadway and University bridges, Saskatoon Transit and mere steps from the Meewasin Trail. All of the ideal conditions for a well-rounded transportation scenario to and from home.

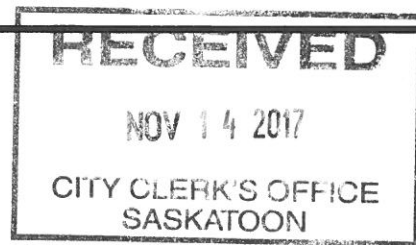
This project, in my opinion, should be considered for these aforementioned reasons. Could I also say, though, that the developer, Meridian, has proven to be a company that has added substantially to the quality of Saskatoon. They live here, they understand Saskatoon and have a desire to see Saskatoon prosper. It's not often that the stars will align like this. A perfect site, a genuine need and a trusted developer.

I ask that you support this development.

Brian Storey

123 Albert Ave. Nov. 7 2017

**From:** City Council  
**Sent:** November 13, 2017 8:43 PM  
**To:** City Council  
**Subject:** Form submission from: Write a Letter to Council



Submitted on Monday, November 13, 2017 - 20:43  
 Submitted by anonymous user: 128.233.6.169  
 Submitted values are:

Date: Monday, November 13, 2017  
 To: His Worship the Mayor and Members of City Council  
 First Name: Ryan  
 Last Name: Walker  
 Address: 817 Main Street  
 City: Saskatoon  
 Province: Saskatchewan  
 Postal Code: S7H 0K2  
 Email: ryan.walker@usask.ca  
 Comments:  
 RE: CONDO DEVELOPMENT AT UNIVERSITY AVE AND 13 ST E

I am writing in support of the proposed new 7-storey condominium development on the 600-block of University Drive, at the corner of 13 Street East. The proponent has designed a high quality development that helps Saskatonians meet our objectives for inward growth in a location well suited to new development at this scale.

The building's attractive frontage creates the preconditions for interaction between its residents and those passing by on the street along University Avenue and 13th Street East. Quality design, materials, landscaping, and transparency (windows, patios, balconies) will enhance vitality in the public realm of the street. Massing is sensitive and receding on the building's north side along the rear lane between the proposed development and existing Saskatchewan Crescent properties to mitigate shadowing to a reasonable extent, and certainly to a level appropriate in an urban environment. On a street the width of University Drive, this development will support or even enhance the street's definition and is compatible with the 2.5-storey homes and the apartment building on the opposite block face. At 7-storeys, its scale is reasonable for this east corner/end of the block, in relation to the 12-storey residential building at the block's west end at Broadway.

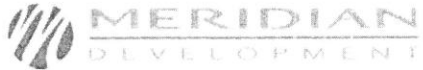
As we continue to promote an inward growth pattern for our city, it would seem wise to prioritize achieving higher residential density within a five-minute walking radius (typically 400 metres) of our commercial strips, active and public transportation networks, workplaces, public parks and institutions to strengthen the close-knit mutual support between these facets of daily life. The site of the proposed development on the 600-block of University Drive is within one block of the MVA park system – Saskatoon's most popular public space – and within a block of one of the city's most important commercial strips along Broadway. It is also within a short walk to downtown and River Landing. This block of University Drive is precisely the type of location where we should be supporting well-designed new developments – such as the one proposed – that increase residential density at locations supporting walkable urbanism for more people. Seeing this development proposal before City Council for approval at this time is excellent news.

Sincerely,  
Ryan Walker Ph.D., MCIP, RPP

The results of this submission may be viewed at:  
<https://www.saskatoon.ca/node/398/submission/202746>

**From:** Karl Miller  
**Sent:** Sunday, October 15, 2017 9:26 AM  
**To:** Michelle Pomedli  
**Subject:** FW: 637 University and infill development

*Karl Miller*



100-450 2<sup>nd</sup> Avenue North  
Saskatoon, Saskatchewan S7K 2C3  
T (306) 384-0431 ext 701



[www.meridiandevelopment.ca](http://www.meridiandevelopment.ca)

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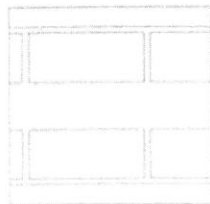
**From:** Trevor & Curtis [<mailto:trevorandcurtis@atmosphereid.ca>]  
**Sent:** Saturday, July 8, 2017 12:09 PM  
**To:** [Darryl.Dawson@Saskatoon.ca](mailto:Darryl.Dawson@Saskatoon.ca); [Jason.Sick@Saskatoon.ca](mailto:Jason.Sick@Saskatoon.ca)  
**Subject:** 637 University and infill development

Hi Darryl and Jason,

We are very much in support for the planned development at 637 University Drive - excited and impressed with the plans. We believe diversity in all neighbourhoods is very important, especially when reputable builders with a vision are involved.

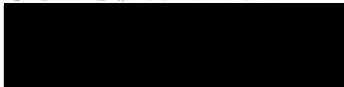
Sincerely,  
Curtis Elmy and Trevor Ciona

PRINCIPAL DESIGNER/OWNERS



ATMOSPHERE  
INTERIOR DESIGN

109-123 AVENUE B SOUTH  
SASKATOON, SK S7M 5X6



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October 25, 2017

Meridian Development  
100-450 2<sup>nd</sup> Ave. North,  
Saskatoon, Sk.  
S7K 2C3

(By E-mail: [karl@meridiandevelopment.ca](mailto:karl@meridiandevelopment.ca) )

Re: Proposed Multi-Family Residential Development - University Drive, Saskatoon

Dear Sir;

I want to complement Meridian developments for your continuing work in pursuing sensitive, high quality infill development within the mature neighborhoods of Saskatoon. Your proposed development along University Drive on the site of the Faith Alive Family church is another perfect example of the kind of projects that are necessary to effectively and appropriately increase the density of Saskatoon in areas near the main commercial streets such as Broadway Avenue. Increasing density by taking advantage of existing infrastructure is what will make it possible to keep taxes under control while improving neighborhood services. Higher density like this is what makes more viable commercial and entertainment choices available within walking distance; ultimately reducing vehicular traffic and parking congestion.

It is understandable that there will be concerns expressed. Changes of any kind create controversy, however in this particular case, we are seeing a well designed residential building that effectively replaces a massive, poorly maintained, older building with an attractive, high quality facility. The proposed design concept also includes street townhouses at the base. This make sense in this neighborhood and will be a dramatic improvement in the street-scape from the current structure.

Furthermore, this project offers important choices that do not exist in the saskatoon housing market. Currently, if you are an older resident in the Nutana neighborhood, you might need to move to the suburbs to find an attractive new condominium. This project will allow some residents to remain in the neighborhood they love. This will open up housing stock for younger families. This in turn will increase neighborhood vitality and variety. These are all crucial factors in a healthy city.

I sincerely hope that you are successful in obtaining the necessary contract zoning to complete this initiative. Ultimately, this will be very good for our community.

Yours truly,



Charles Olfert, MSA, FRAIC, LEED  
**aodbt architecture + interior design**



235 Ave D N  
Saskatoon, SK  
S7L 1M7

202- 21 11th St E  
Prince Albert, SK  
S6V 0Z8

[www.aodbt.com](http://www.aodbt.com)

Members of the Saskatchewan Association of Architects: Charles Olfert Architect Ltd, Louis P. Aussant Architect Ltd, Daniel Reeves Architect Ltd, D. Huard Architect Ltd, Jason Hurd Architect Ltd

**From:** Karl Miller  
**Sent:** October-15-17 9:24 AM  
**To:** Michelle Pomedli  
**Subject:** FW: Proposed Condominium Development in Nutana by Meridian Development

Michelle,  
I am going to send to you a bunch of letters of support.

Thanks

Karl Miller

100-450 2nd Avenue North  
Saskatoon, Saskatchewan S7K 2C3

  
[www.meridiandevelopment.ca](http://www.meridiandevelopment.ca)

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-----Original Message-----

**From:** Ken Howland [<mailto:kenhowland@shaw.ca>]  
**Sent:** Tuesday, July 18, 2017 11:21 AM  
**To:** Charlie Clark <[charlie.clark@saskatoon.ca](mailto:charlie.clark@saskatoon.ca)>  
**Cc:** Cynthia Block <[cynthia@blockcommunications.ca](mailto:cynthia@blockcommunications.ca)>  
**Subject:** Proposed Condominium Development in Nutana by Meridian Development

I support the proposed Condominium at University Drive and 13th Street.

Many years ago, a decision was made to zone the property for non residential purposes. Approving the proposal by Meridian Development to build a condominium building on the site will return the property to residential purposes and fulfill a need for higher density residential development in core areas of our city.

As you know, there is already one high rise condominium building in the immediate area and allowing a smaller additional building will not essentially change the character of the neighbourhood. The proposed design is sensitive to the residential nature of the area.

I hope that Council will approve rezoning to allow the proposed development to proceed.

Best regards.

Sent from my iPad

-- 833 University Drive, Saskatoon,  
S7N 0J5

BEGIN-ANTISPAM-VOTING-LINKS

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Teach Abitat.ca-CanIt if this mail (ID 01TKhkADM) is spam:

Spam:

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<https://janus.myabitat.net/canit/b.php?c=n&i=01TKhkADM&m=c5a820c56379&rlm=meridiandevlopment.ca>

Forget vote:

<https://janus.myabitat.net/canit/b.php?c=f&i=01TKhkADM&m=c5a820c56379&rlm=meridiandevlopment.ca>

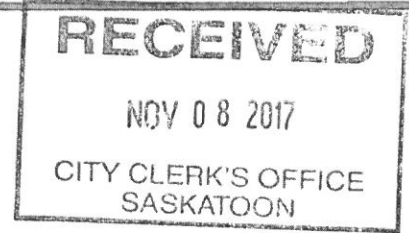
---

END-ANTISPAM-VOTING-LINKS



4351-017-010

**From:** Tracy Randall <tracypugh@gmail.com>  
**Sent:** Sunday, July 09, 2017 5:29 PM  
**To:** Sick, Jason (CY - Planning & Development)  
**Subject:** Support 637 University



I support the Meridian 637 University and infill development, it is going to be a beautiful building.  
Tracy Randall

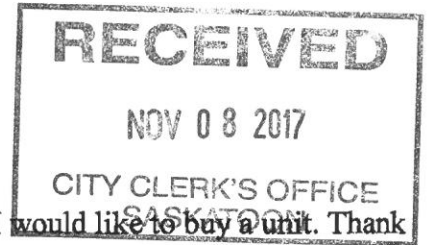
1238 Beechmont View  
Saskatoon, SK S7V 1E1

Sent from my iPhone

Sent from my iPhone

4351-017-010

**From:** Brian Wilchuck <brightlite987@gmail.com>  
**Sent:** Saturday, July 08, 2017 12:21 PM  
**To:** Sick, Jason (CY - Planning & Development)  
**Subject:** 637 University Drive



Hi Jason. I would like to register my overwhelming support of this project as I would like to buy a unit. Thank you in advance. Brian wilchuck

4351-017-010

**From:** Sick, Jason (CY - Planning & Development)  
**Sent:** Tuesday, July 04, 2017 1:04 PM  
**To:** Wilson, Mark (CY - Community Standards)  
**Subject:** FW: Proposed 7 storey condo



**Jason Sick, MCIP, RPP | tel 306.986.0902**  
Senior Planner, Planning & Development  
City of Saskatoon | 222 3rd Avenue North | Saskatoon, SK S7K 0J5  
[jason.sick@saskatoon.ca](mailto:jason.sick@saskatoon.ca)  
[www.saskatoon.ca](http://www.saskatoon.ca)

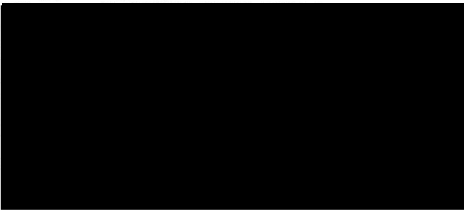
*If you receive this email in error, please do not review, distribute or copy the information.  
Please contact the sender and delete the message and any attachments.*

**From:** merv@rogerssprayers.com [mailto:merv@rogerssprayers.com]  
**Sent:** Friday, June 30, 2017 7:28 AM  
**To:** Sick, Jason (CY - Planning & Development) <Jason.Sick@Saskatoon.ca>  
**Cc:** Block, Cynthia (City Councillor) <Cynthia.Block@Saskatoon.ca>  
**Subject:** Proposed 7 storey condo

Hello Jason,

I was at the meeting yesterday at the Victoria School Gym regarding the proposed Rezoning request. My strong stand on the matter is that the Zoning NOT change and that is remain R2A. My feeling from the meeting regarding the people I personally know who live in close proximity to this site are all strongly against it as well.

Have a great day,  
Mervin Bilinski, P.Eng.  
Rogers Sprayers Inc.



658 University Drive  
Saskatoon, SK

Wishes to speak.

**From:** City Council  
**Sent:** November 14, 2017 10:38 PM  
**To:** City Council  
**Subject:** Form submission from: Write a Letter to Council



Submitted on Tuesday, November 14, 2017 - 22:38  
 Submitted by anonymous user: 174.136.114.254  
 Submitted values are:

Date: Tuesday, November 14, 2017  
 To: His Worship the Mayor and Members of City Council  
 First Name: Lisa  
 Last Name: Kalesnikoff  
 Address: 632 Saskatchewan Cres. E  
 City: Saskatoon  
 Province: Saskatchewan  
 Postal Code: S7N 0K9  
 Email: peterrhodes2@sasktel.net  
 Comments:  
 His Worship the Mayor and Members of City Council,

I am writing to request the opportunity to speak at the Public Hearing meeting on Monday, November 20, 2017 at 6:00pm with particular regard to the proposed land use policy map amendment on University Drive.

My general concern is that the City Planning Committee is putting into motion a rezoning for an area of our city for which they really do not have a long term plan -- a rezoning that will significantly alter the landscape of the Nutana area and the East river skyline of Saskatoon, forever. At the planning meeting of October 31st, it was noted that Nutana has an area plan of heritage and preservation but that this plan is being superseded by the city's more recent plans for increased density and infill in Saskatoon's core neighbourhoods. As a property owner in this area attending this meeting, I was stunned to learn that the 600 Block of University Drive was considered by the city planners to be in a "transitional" zone -- a zone within a block adjacent to a main city corridor: Broadway Avenue and that development in transitional zones was up for special consideration and planning for development, even if that development contradicted the Area Plan set in place by the community.

I ask His Worship and the Members of City Council what the point of having zoning and an area plan is, if such designations can be overturned at the request of developers, who clearly want to maximize their financial opportunities of this land acquisition. In particular, I ask that the City strongly consider the petition of 183 names, 129 of which are residents directly in the vicinity of this proposed rezoning -- Saskatoon residents who are seriously concerned about the proposed structure on this site and what this might mean for the future of the Nutana neighbourhood. I ask for a clear articulation from the city planners about their future vision for the Nutana area. Is it 'open season' on development? If so, does the city intend to inform the property owners in that area? I sincerely implore His Worship and the Members of City Council to seek clarification on this matter as well, before approving the proposed land use policy map amendment under consideration today.

I would appreciate confirmation of receipt of this letter and if I have been granted permission to speak at the November 20th meeting.

Kind regards,  
Lisa Kalesnikoff

The results of this submission may be viewed at:  
<https://www.saskatoon.ca/node/398/submission/202916>

**From:** City Council  
**Sent:** November 15, 2017 7:58 PM  
**To:** City Council  
**Subject:** Form submission from: Write a Letter to Council



Submitted on Wednesday, November 15, 2017 - 19:58  
Submitted by anonymous user: 174.2.13.213  
Submitted values are:

Date: Wednesday, November 15, 2017  
To: His Worship the Mayor and Members of City Council  
First Name: Peter  
Last Name: Szkup  
Address: 642 Sask.Cr.East  
City: Saskatoon  
Province: Saskatchewan  
Postal Code: S7N0K9  
Email: peterszkup@hotmail.com  
Comments:  
Regarding Saskatoon City Council Meeting on November 20.2017 at 6pm.  
Proposed Amendments to the Zoning Bylaw on 613 University Drive (Nutana)

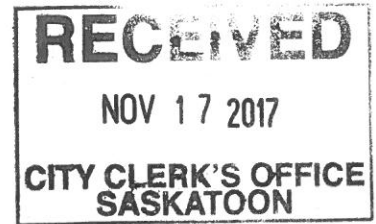
I would like to address City Council on this matter in person at the time of the Public Hearing.

Sincerley,  
Peter Szkup

The results of this submission may be viewed at:  
<https://www.saskatoon.ca/node/398/submission/203135>

4351-017-010

**From:** City Council  
**Sent:** Friday, November 17, 2017 4:26 PM  
**To:** City Council  
**Subject:** Form submission from: Write a Letter to Council



Submitted on Friday, November 17, 2017 - 16:26  
Submitted by anonymous user: 207.47.245.128  
Submitted values are:

Date: Friday, November 17, 2017  
To: His Worship the Mayor and Members of City Council  
First Name: DeeAnn  
Last Name: Mercier  
Address: 813 Broadway Ave  
City: Saskatoon  
Province: Saskatchewan  
Postal Code: S7N 1B5  
Email: deeannmercier@broadwayyxe.com  
Comments:  
Hi,

I would like to speak to council during the public hearing meeting on behalf of the Broadway BID to regarding 5.1.2 official community plan amendment.

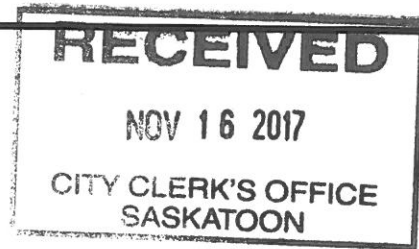
Thank you,  
DeeAnn

The results of this submission may be viewed at:  
<https://www.saskatoon.ca/node/398/submission/203394>



4351-017-010

**From:** City Council  
**Sent:** November 16, 2017 1:13 PM  
**To:** City Council  
**Subject:** Form submission from: Write a Letter to Council



Submitted on Thursday, November 16, 2017 - 13:12  
Submitted by anonymous user: 128.233.8.187  
Submitted values are:

Date: Thursday, November 16, 2017  
To: His Worship the Mayor and Members of City Council  
First Name: Donald  
Last Name: Gilchrist  
Address: 622 Saskatchewan Cres East  
City: Saskatoon  
Province: Saskatchewan  
Postal Code: S7N 0K9  
Email: dagilchrist@gmail.com  
Comments:  
16 November 2017

To City Council  
From Don Gilchrist

Re: Proposed Rezoning of 631 and 637 University Drive

"Ravishing beauties are less important in the aesthetics of architecture than things that

fit appropriately together, creating a soothing and harmonious context, a continuous narrative as in a street or a square, where nothing stands out in particular, and good manners prevail." Sir Roger Scruton.

I am writing to express my opposition to this proposal.

One reason is nicely phrased in the quote above -- rezoning from R2A to RM5 is a substantial change and out of character with the surrounding neighbourhood. Our Planning and Development Office recognizes this in its report to the Municipal Planning Commission with the statement (p. 2): "the massing and height of the building is out of context with nearby properties in the neighbourhood."

The proposed development is inconsistent with the substantial investments in single family dwellings proximate to the property. Three newly completed redevelopments are within 100 metres of the site; other redevelopments are within a block and it is likely that others are (or might have been) in prospect. This is an attractive neighbourhood and these are the sorts of renewals that sustain good neighbourhoods, the building blocks in strong cities which are surely to be encouraged with comparable commitments from our city.

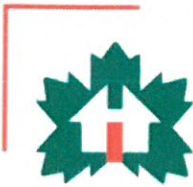
This brings me to my other reason, also recognized in the Planning and Development report (p. 2): "this proposal may set a precedent for larger scale infill development within the neighbourhood, ahead of any planning studies that should occur to accommodate such development."

Evidently this proposal involves much more than the specified property: the recommendation before Council is that it functionally rezone the environs, without a plan and without consultation. The rest of the block of University Drive between the proposed site and Broadway, the opposite side of University Drive, and the opposite side of 13th Street are obvious candidates for new high density proposals, and those will have spill-on effects of their own. When Saskatoon families make significant investments in very long-lived residential assets, it is with the expectation that our City Council is sincere in its zoning and in its commitment to maintain the character of their neighbourhood.

To summarize: this is not an attractive proposal if the goal is build and sustain attractive neighbourhoods and, importantly, it will have consequences that have not been thought through or discussed. It should not be approved.

Sincerely,  
Don Gilchrist  
622 Saskatchewan Cres East  
dagilchrist@gmail.com

The results of this submission may be viewed at:  
<https://www.saskatoon.ca/node/398/submission/203244>



November 15, 2017

Office of the City Clerk  
City of Saskatoon  
222 - 3rd Avenue North  
Saskatoon, SK S7K 0J5



**RE: Rezoning application (631 & 632 University Drive)**

Dear members of Council,

I am writing to you in regards to an infill development you will be reviewing for 631 & 637 University Drive, rezoning of the Faith Alive Church property by Meridian Development.

Meridian is a reputable developer in Saskatoon who has years of experience in the development industry. They are a professional member of the Saskatoon & Region Home Builders' Association and as such, are committed to Saskatoon's success.

In regards to this project, not only has Meridian Developments taken additional steps to consult with the neighborhood in regards to the rezoning and plans surrounding this project, but has been a key player in the Mayor's Infill Roundtable - an initiative to bring city and industry together to discuss removal of barriers to infill growth. They understand the benefits, realities and challenges that come with infill development, a part of the residential construction industry that is certainly not for the unexperienced and uncommitted.

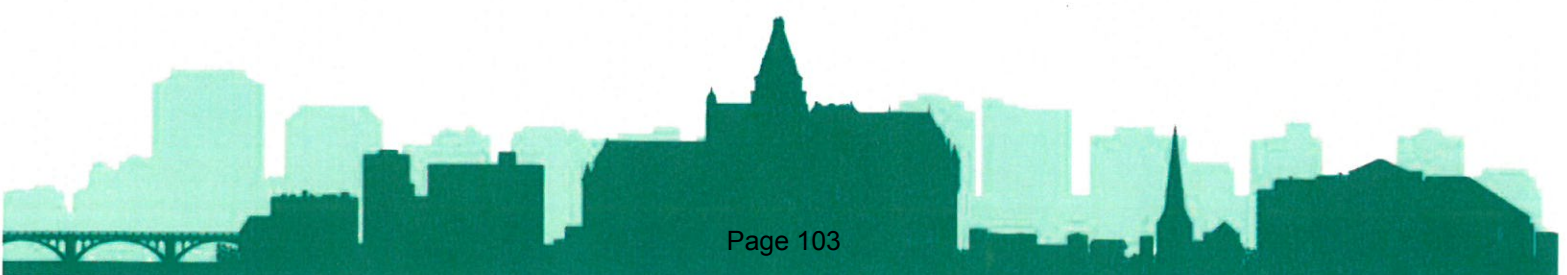
We have heard from City Council and understood from the City's Growth Plan, that increasing infill is an important aspect of our city's future. Although we may not agree on the exact goal in percentage that should be reached, we all agree it is important for our city's success; our members assist the city in reaching these goals. It can be politically challenging to manage such goals with "not in my back yard" concerns you may receive. But moving ahead with such a project would be an excellent demonstration of City Council's commitment to its growth plan.

I hope City Council sees the benefit of such a project and how it can also be an example of a successful infill and growth.

Thank you again for your consideration, please do not hesitate to contact me if I can be of any assistance.

Sincerely,

Chris M. Guérette  
CEO



4351-017-010

**From:** thedrummonds@sasktel.net  
**Sent:** Friday, November 17, 2017 2:22 PM  
**To:** Web E-mail - City Clerks  
**Subject:** Notice of Public Hearing for 631 and 637 University Drive



To His Worship the Mayor and Members of City Council:

Please consider this email as our absolute opposition to the potential rezoning of 631 and 637 University Drive from R2A Low Density to RM5 High Density.

Tammy and Robert Drummond  
657 University Drive



4351-017-010

**From:** City Council  
**Sent:** Friday, November 17, 2017 2:46 PM  
**To:** City Council  
**Subject:** Form submission from: Write a Letter to Council



Submitted on Friday, November 17, 2017 - 14:45  
Submitted by anonymous user: 71.17.10.71  
Submitted values are:

Date: Friday, November 17, 2017  
To: His Worship the Mayor and Members of City Council  
First Name: Robert  
Last Name: Drummond  
Address: 657 University Drive  
City: Saskatoon  
Province: Saskatchewan  
Postal Code: S7N 0J1  
Email: thedrummonds@sasktel.net

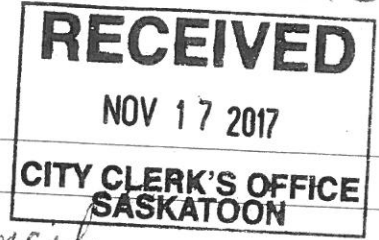
**Comments:**

Re: NOTICE OF PUBLIC HEARING--Bylaw No. 9469 and No. 9470 Proposed Amendments to the Zoning Bylaw and Official Community Plan.  
Address: 631 and 637 University Drive (Nutana)  
Rezoning by Agreement from R2A-Low Density Residential Infill District to RM5-High Density Multiple-Unit Dwelling District by Agreement.  
Applicant: Meridian Development

As taxpaying residents in the Nutana area living at 657 University Drive and only 5 houses away from the stated subject addresses, we absolutely oppose changing the current R2A Zoning to that of RM5 Zoning.

The results of this submission may be viewed at:  
<https://www.saskatoon.ca/node/398/submission/203381>

4351-017-010



His Worship the Mayor  
and Members of City Council  
c/o City Clerk's Office  
222 Third Avenue North  
Saskatoon SK S7K 0J5

My family and I are in favour  
of the proposed rezoning agreement  
that would facilitate redevelopment  
of 631 and 637 University Drive in  
order to accommodate a proposed  
7-storey, 45 unit condo building.

Sincerely,

Elie Suhe

707-611 University Dr

**From:** City Council  
**Sent:** November 20, 2017 9:36 AM  
**To:** City Council  
**Subject:** Form submission from: Write a Letter to Council



Submitted on Monday, November 20, 2017 - 09:36  
Submitted by anonymous user: 71.17.151.82  
Submitted values are:

Date: Monday, November 20, 2017  
To: His Worship the Mayor and Members of City Council  
First Name: Honor  
Last Name: Kever  
Address: 607 Temperance St.  
City: Saskatoon  
Province: Saskatchewan  
Postal Code: S7N 0M4  
Email: honorkever@sasktel.net  
Comments:

We are not in favour of allowing a 7 story condo building at 631, 637 University Drive. We're in favour of the total footprint of the condo, but feel it should be limited to 4 stories. Allowing a 7-story building will set a bad precedent for future building in our neighbourhood. By setting this precedent, we could eventually find ourselves surrounded by high-rises, which would destroy the very qualities that make our beautiful leafy area so desirable.

Sincerely,  
Honor Kever and David Carpenter

The results of this submission may be viewed at:  
<https://www.saskatoon.ca/node/398/submission/203508>

# BYLAW NO. 9470

## The Zoning Amendment Bylaw, 2017 (No. 17)

The Council of The City of Saskatoon enacts:

### Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2017 (No. 17)*.


### Purpose

2. The purpose of this Bylaw is to authorize the Rezoning Agreement which is annexed hereto as Appendix "B".

### Zoning Bylaw Amended

3. Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

### R2A District to RM5 District

4. The Zoning Map, which forms part of Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from an R2A District to an RM5 District subject to the provisions of the Rezoning Agreement annexed as Appendix "B" to this Bylaw:

(1) Civic Address: 631 University Drive

- (a) Surface Parcel No.: 120145160  
Legal Land Description: Lot 15 Blk/Par 86 Plan B1856 Ext 0  
As described on Certificate of Title No. 87S43613; and

- (b) Surface Parcel No.: 131615861  
Legal Land Description: Lot 43 Blk/Par 86 Plan 101345037 Ext 13  
As described on Certificate of Title No. 87S43613, description 13;

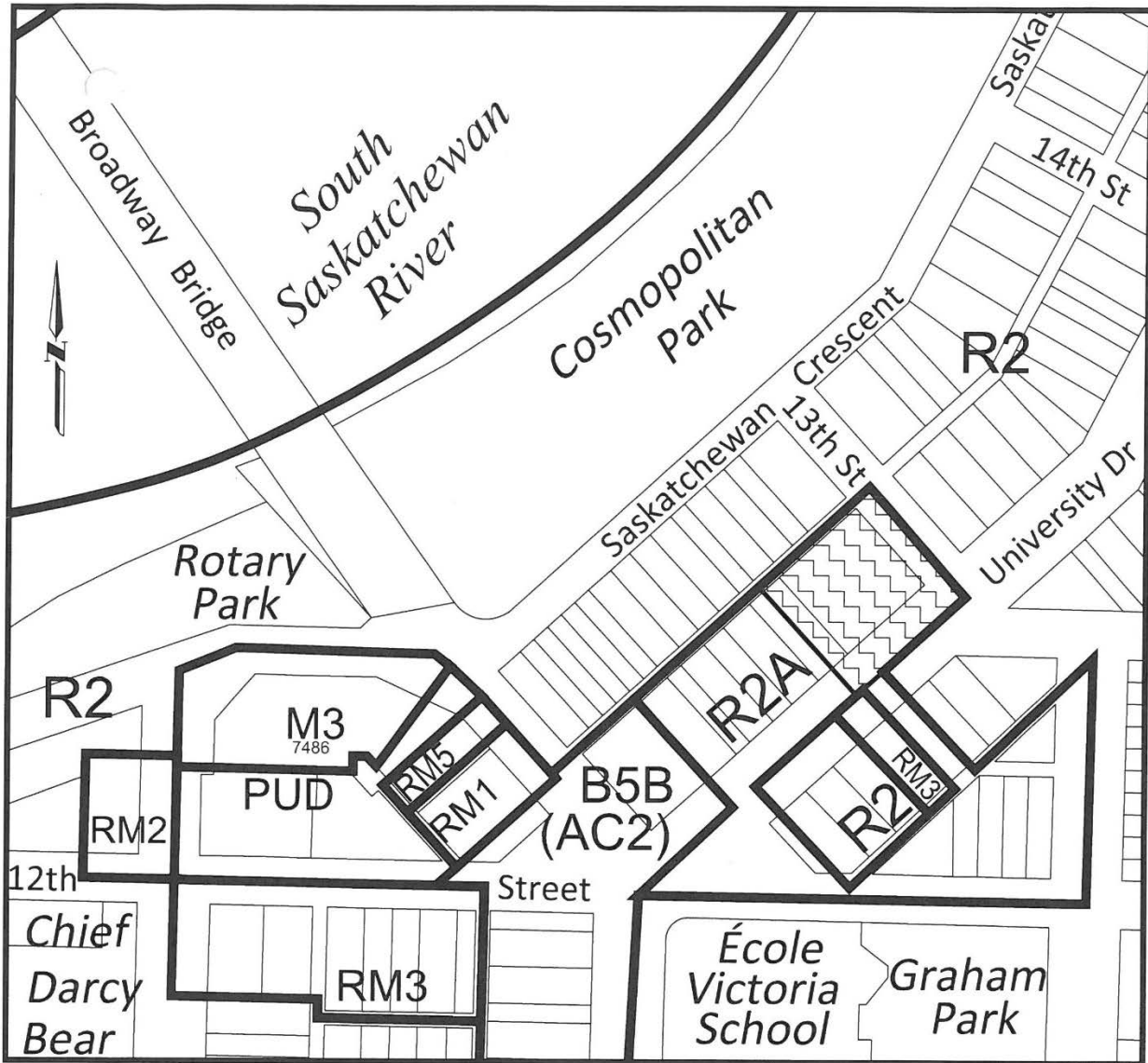
(2) Civic Address: 637 University Drive

- (a) Surface Parcel No.: 131615872

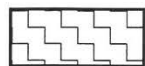




# Appendix "A"



## ZONING AMENDMENT



From R2A to Zoning by Agreement

## Rezoning Agreement

This Agreement made effective this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Between:

**The City of Saskatoon**, a municipal corporation pursuant to  
*The Cities Act*, S.S. 2002 Chapter C-11.1 ("the City")

- and -

**Meridian Development Corp.** a Saskatchewan corporation  
carrying on business in the City of Saskatoon, in the Province  
of Saskatchewan ("the Owner")

**Whereas:**

1. The Owner is the registered owner of the land described as follows:

(1) Civic Address: 631 University Drive

- (a) Surface Parcel No.: 120145160  
Legal Land Description: Lot 15 Blk/Par 86 Plan B1856 Ext 0  
As described on Certificate of Title No.  
87S43613; and
- (b) Surface Parcel No.: 131615861  
Legal Land Description: Lot 43 Blk/Par 86 Plan 101345037 Ext 13  
As described on Certificate of Title No.  
87S43613, description 13;

(2) Civic Address: 637 University Drive

- (a) Surface Parcel No.: 131615872  
Legal Land Description: Lot 16 Blk/Par 86 Plan B1856 Ext 17  
As described on Certificate of Title No.  
87S43613A, description 17;
- (b) Surface Parcel No.: 120145148  
Legal Land Description: Lot 17 Blk/Par 86 Plan B1856 Ext 0  
As described on Certificate of Title No.  
87S43613A;

- (c) Surface Parcel No.: 120145137  
Legal Land Description: Lot 18 Blk/Par 86 Plan B1856 Ext 0  
As described on Certificate of Title No. 87S43613A;
- (d) Surface Parcel No.: 120145126  
Legal Land Description: Lot 19 Blk/Par 86 Plan B1856 Ext 0  
As described on Certificate of Title No. 87S43613A; and
- (e) Surface Parcel No.: 120145317  
Legal Land Description: Lot 20 Blk/Par 86 Plan B1856 Ext 0  
As described on Certificate of Title No. 87S43613A.

(hereinafter referred to collectively as “the Land”);

- 2. The Owner has applied to the City for approval to rezone the Land from an R2A District to an RM5 District to allow the development of the proposal specified in this Agreement;
- 3. The City has an approved Official Community Plan which, pursuant to Section 69 of *The Planning and Development Act, 2007*, contains guidelines respecting the entering into of agreements for the purpose of accommodating requests for the rezoning of land; and
- 4. The City has agreed, pursuant to the provisions of Section 69 of *The Planning and Development Act, 2007*, to rezone the Land from an R2A District to an RM5 District, subject to this Agreement.

Now therefore this Agreement witnesseth that the Parties hereto covenant and agree as follows:

**Land to be Used in Accordance with Agreement**

- 1. The Owner agrees that, upon the Land being rezoned from an R2A District to an RM5 District, none of the Land shall be developed or used except in accordance with the terms and conditions set out in this Agreement.

**Use of Land**

- 2. The Owner agrees that the use of the Land will be restricted to the construction of a multiple-unit dwelling with a maximum of 45 units.

### Development Standards

3. The development standards applicable to the Land shall be those applicable to an RM5 District except as follows:
  - (1)
    - (a) Building Height: maximum of 23.8 metres (78 feet) and a maximum of 7 stories;
    - (b) Front Yard Setback (University Drive): minimum of 6.0 metres;
    - (c) Side Yard Setback (13<sup>th</sup> Street East): minimum of 2.4 metres. The entrance canopy may encroach into the side yard and shall be a minimum of 1.5 metres from the property line;
    - (d) Side Yard Setback (adjacent to residential property): Minimum of 3.0 metres except for stairs and any part of building associated with the stairs, which may be a minimum of 1.8 metres as shown on the site plan;
    - (e) Rear Yard Setback (lane): minimum of 4.5 metres;
    - (f) Site Coverage: not to exceed 61%;
    - (g) Gross Floor Space Ratio: shall not exceed 3:1;
    - (h) Raised patios and balconies above the first floor shall not project into the required yards, except for raised patios and balconies located on the southwest side yard adjacent to the residential property, where projection may be to a maximum of 1.05 metres;
    - (i) Grade level patios may project into the side yard adjacent to 13<sup>th</sup> Street East and front yard as shown on the site plan; and
    - (j) Fences around all grade level patios shall not exceed 1.0 metre in height.
  - (2) The site must be developed substantially in accordance with the site plan and elevations attached as Schedule "A" to this Agreement.

### Parking

4. A minimum of 1.5 parking spaces per dwelling unit plus 0.125 visitor spaces per dwelling unit. All other parking provisions for the RM5 District shall apply.



## **Landscaping**

5. In addition to landscaping requirements contained in the RM5 District the following shall apply to the satisfaction of the Development Officer:
  - (1) Landscaping in the front yard and side yard adjacent to 13<sup>th</sup> Street East shall be landscaped to the satisfaction of the Development Officer. Final landscaping plan will take into consideration existing boulevard trees and adjacent residential properties.
  - (2) A landscape strip of not less than 1.5 metres throughout, which shall not be used for any purpose except landscaping, shall be provided abutting the adjacent residential site.

## **Outdoor Lighting**

6. All outdoor lighting must be of an appropriate arrangement and intensity that does not unduly interfere with the adjacent residential land uses.

## **Application of Zoning Bylaw**

7. The Owner covenants and agrees that, except to the extent otherwise specified in this Agreement, the provisions of the City of Saskatoon Zoning Bylaw No. 8770 as amended from time to time shall apply.

## **Compliance with Agreement**

8. The Owner covenants and agrees not to develop or use the Land unless such development, use and construction complies with the provisions of this Agreement.

## **Dispositions Subject to Agreement**

9. The Owner covenants and agrees that any sale, lease or other disposition or encumbrance of the Land or part thereof shall be made subject to the provisions of this Agreement.

## **Definitions**

10. Any word or phrase used in this Agreement which is defined in Zoning Bylaw No. 8770 shall have the meaning ascribed to it in that Bylaw.

### **Departures and Waivers**

11. No departure or waiver of the terms of this Agreement shall be deemed to authorize any prior or subsequent departure or waiver, and the City shall not be obliged to continue any departure or waiver or permit subsequent departure or waiver.

### **Severability**

12. If any covenant or provision of this Agreement is deemed to be void or unenforceable in whole or in part, it shall not be deemed to affect or impair the validity of any other covenant or provision of this Agreement.

### **Governing Law**

13. This Agreement shall be governed and interpreted in accordance with the laws of the Province of Saskatchewan.

### **Effective Date of Rezoning**

14. It is understood by the Owner that the Land shall not be effectively rezoned from an R2A District to an RM5 District until:
  - (a) The Council of The City of Saskatoon has passed a Bylaw to that effect; and
  - (b) This Agreement has been registered by the City, by way of Interest Registration, against the Title to the Land.

### **Use Contrary to Agreement**

15. (1) The Council of The City of Saskatoon may declare this Agreement void where any of the Land or buildings thereon is developed or used in a manner which is contrary to the provisions of this Agreement, and upon the Agreement being declared void, the Land shall revert to the district to which it was subject to before rezoning.
  - (2) If this Agreement is declared void by the Council of The City of Saskatoon, the City shall not, by reason thereof, be liable to the Owner or to any other person for any compensation, reimbursement or damages on account of loss or profit, or on account of expenditures, or on any other account whatsoever in connection with the Land.

**Registration of Interest**

- 16. (1) The Parties hereto acknowledge that this Agreement is made pursuant to Section 69 of *The Planning and Development Act, 2007* and the Owner agrees that this Agreement shall be registered by way of an Interest Registration against the Title to the Land. As provided in Section 236 of *The Planning and Development Act, 2007*, Section 63 of *The Land Titles Act, 2000* does not apply to the Interest registered in respect of this Agreement.
  
- (2) This Agreement shall run with the Land pursuant to Section 69 of *The Planning and Development Act, 2007*, and shall bind the Owner, its successors and assigns.

**Enurement**

- 17. This Agreement shall enure to the benefit of and be binding upon the Parties hereto and their respective heirs, executors, administrators, successors and assigns.

**The City of Saskatoon**

\_\_\_\_\_

Mayor

c/s

\_\_\_\_\_

City Clerk

**Meridian Development Corp.**

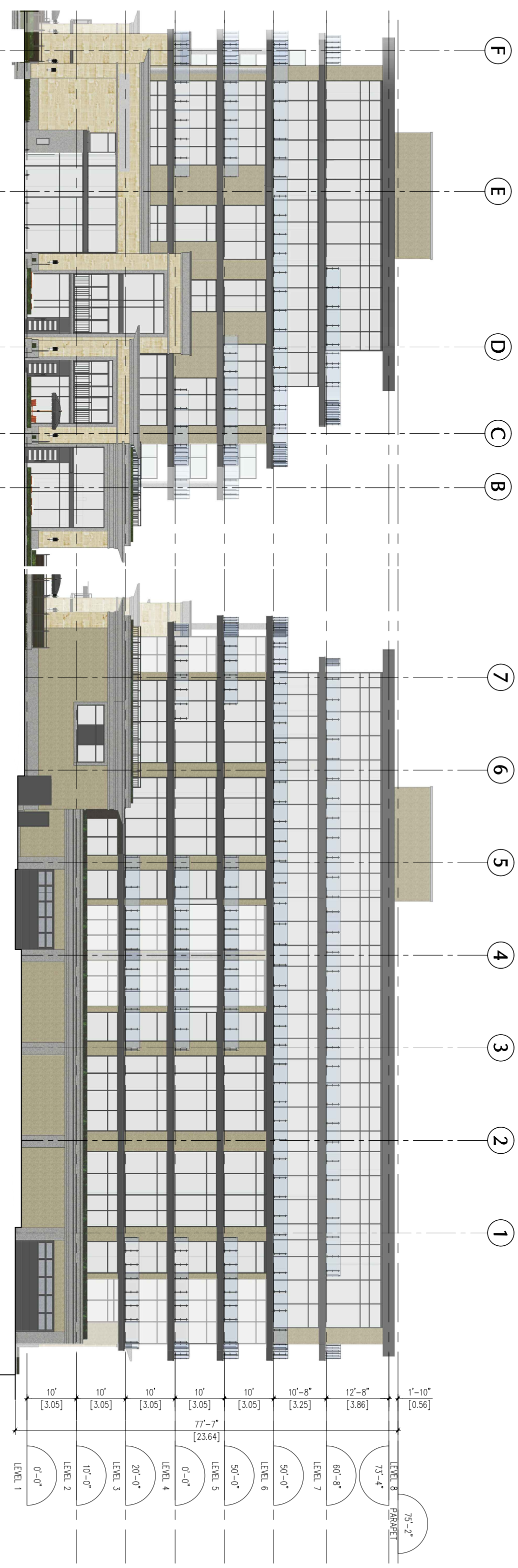
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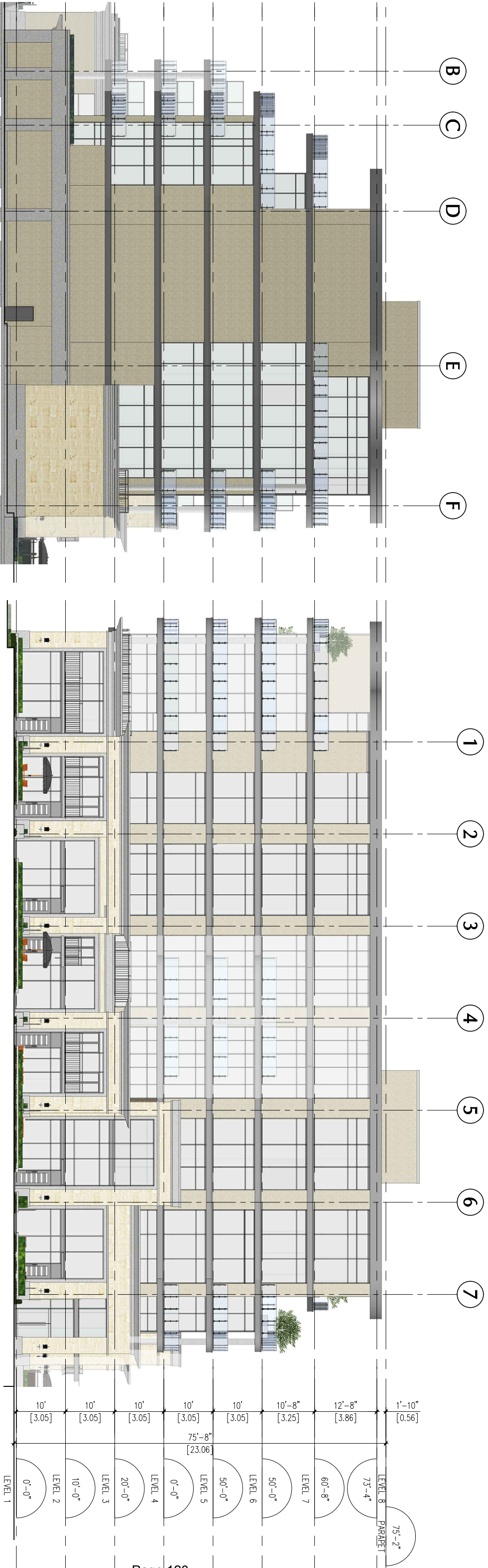
c/s













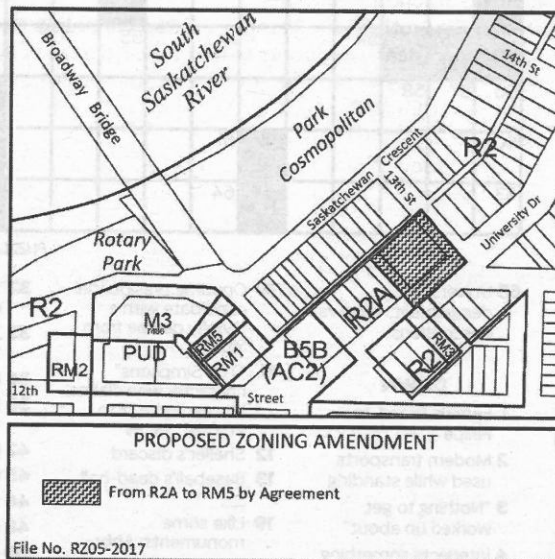
**BRIDGES, FRIDAY, NOVEMBER 3, 2017**  
**THE STARPHOENIX, SATURDAY, NOVEMBER 4, 2017**

**ZONING NOTICE**  
**NUTANA NEIGHBOURHOOD**

**PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 9470**

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770) proposed by Meridian Development Corp. to rezone 631 and 637 University Drive, located in the Nutana Neighbourhood. By way of Bylaw No. 9470, The Zoning Amendment Bylaw, 2017 (No. 17), 631 and 637 University Drive will be rezoned from R2A - Low Density Residential Infill District to RM5 - High Density Multiple-Unit Dwelling District, subject to a Zoning Agreement.

**LEGAL DESCRIPTION** – Lots 15-20, Block 86, Registered Plan No. B1856.



**REASON FOR THE AMENDMENT** – The proposed Rezoning by Agreement will provide for the development of a 45 unit, seven-storey multiple unit dwelling with a building height of 23.7 meters (77.8 feet).

The development will include 10 townhouse-style dwelling units that front both University Drive and 13th Street East, as well as 35 apartment-style dwelling units on the upper floors. A total of 90 parking spaces are proposed, with the majority located in an underground parking structure, accessed from the lane.

**INFORMATION** – Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:

Community Services Department, Planning and Development  
Phone: 306-986-0902 (Mark Wilson)

**PUBLIC HEARING** – City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Monday, November 20<sup>th</sup>, 2017 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for City Council's consideration must be forwarded to:  
His Worship the Mayor and Members of City Council  
c/o City Clerk's Office, City Hall  
222 Third Avenue North, Saskatoon, SK, S7K 0J5.

All submissions received by the City Clerk by **10:00 a.m. on Monday, November 20<sup>th</sup>, 2017** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

205-5

**From:** City Council  
**Sent:** Thursday, October 26, 2017 2:43 PM  
**To:** City Council  
**Subject:** Form submission from: Write a Letter to Council



Submitted on Thursday, October 26, 2017 - 14:43  
Submitted by anonymous user: 24.89.119.250  
Submitted values are:

Date: Thursday, October 26, 2017  
To: His Worship the Mayor and Members of City Council  
First Name: Jackie  
Last Name: Lay  
Address: 2160 Broad Street  
City: Regina  
Province: Saskatchewan  
Postal Code: S4P 1Y5  
Email: jackie.lay@cnib.ca  
Comments:

I would like to request a proclamation for the following:

That the week of March 19, 2018 to March 25, 2018 in celebration of CNIB's 100th birthday be declared "CNIB Week".

The results of this submission may be viewed at:  
<https://www.saskatoon.ca/node/398/submission/200481>

205-5



**From:** Gervais, Lindsay SktnHR <Lindsay.Gervais@saskatoonhealthregion.ca>  
**Sent:** Monday, November 06, 2017 3:50 PM  
**To:** Web E-mail - City Clerks  
**Subject:** Proclamations Request

To whom it may concern,

On behalf of the Saskatoon Health Region, I am writing to request Nov 24 -Dec 1 be proclaimed AIDS Awareness week, Dec 1 be proclaimed World AIDS Day, and Dec 1-5 be proclaimed Aboriginal AIDS Awareness Week.

Regards,  
Lindsay

Lindsay Gervais RN, MN  
HIV Strategy Coordinator  
Positive Living Program  
Population and Public Health  
Royal University Hospital  
Room 2777, 103 Hospital Drive  
Saskatoon SK S7N 0W8  
Phone: 306-6552415  
Fax: 306-655-0614



205-5

November 2<sup>nd</sup>, 2017

Mayor's Office  
City of Saskatoon  
222 3<sup>rd</sup> Ave North,  
Saskatoon, SK S7K 0J5



**RE: Request for Proclamation of January 8<sup>th</sup> – 12<sup>th</sup> being Agriculture Business Awareness Week**

PrairieLand Park through the Western Canadian Crop Production Show would like to, again, request the City of Saskatoon Proclaim the second week in January 2018 **Agriculture Business Awareness Week**. PrairieLand Park will kick-off the week with Western Canada's premier grain industry showcase – **The Western Canadian Crop Production Show** January 8 -11 at Saskatoon PrairieLand Park's Trade and Convention Centre. The Western Canadian Crop Production Show continues to connect industry leading manufacturers with decision making producers and is held in conjunction with **Crop Production Week** and the **CropSphere** Conference.

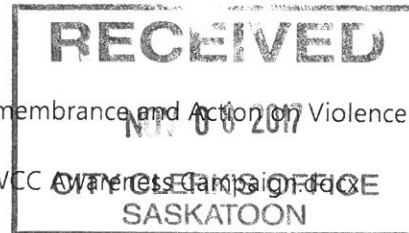
Sincerely,

A handwritten signature in black ink, appearing to read "K. Rempel".

Kristy Rempel  
Marketing Manager, PrairieLand Park  
306-683-8802  
krempe@saskatoonex.com

205-5

**From:** June Zurowski <j.zurowski@shaw.ca>  
**Sent:** Wednesday, November 08, 2017 2:02 PM  
**To:** Web E-mail - City Clerks  
**Subject:** Request for Proclamation - National Day of Remembrance and Action on Violence Against Women  
**Attachments:** SWCC Letter Requesting Proclamation.docx; SWCC Awareness Campaign.doc



Hello,

The Saskatoon Women's Community Coalition is requesting that City Council proclaim December 6, 2017 National Day of Remembrance and Action on Violence Against Women. We also request that flags at all City of Saskatoon facilities fly at half-mast on that day. I have attached a letter detailing the request and the Saskatoon Women's Community Coalition Awareness Campaign.

Thank you for considering our request. If you require further information, please contact me at:

Saskatoon Women's Community Coalition  
 535 Mendel Terrace  
 Saskatoon, SK S7J 5J6  
 306-249-2624 (home)  
 306-229-0246 (cell)  
 j.zurowski@shaw.ca

June Zurowski  
 Treasurer  
 Saskatoon Women's Community Coalition

November 8, 2017

His Worship the Mayor and Members of City Council  
Office of the City Clerk  
222 3<sup>rd</sup> Avenue North  
Saskatoon, SK  
S7K 0J5

His Worship and Members of City Council:

RE: Request for Proclamation  
National Day of Remembrance and Action on Violence Against Women

The Saskatoon Women's Community Coalition is requesting that City Council proclaim December 6<sup>th</sup> National Day of Remembrance and Action on Violence Against Women. We also request that flags at all City of Saskatoon facilities fly at half-mast on that day.

Date: December 6, 2017

**Description:**

Why a National Day of Remembrance and Action on Violence Against Women?

December 6 is the National Day of Remembrance and Action on Violence Against Women in Canada. Established in 1991 by the Parliament of Canada, this day marks the anniversary of the murders in 1989 of 14 young women at l'École Polytechnique de Montréal. They died because they were women.

As well as commemorating the 14 young women whose lives ended in an act of gender-based violence that shocked the nation, December 6 represents an opportunity for Canadians to reflect on the phenomenon of violence against women in our society. It is also an opportunity to consider the women and girls for whom violence is a daily reality, and to remember those who have died as a result of gender-based violence. And finally, it is a day on which communities can consider concrete actions to eliminate all forms of violence against women and girls.

November and December are important months for raising awareness of gender-based violence in Canada and around the world. In addition to the National Day of Remembrance and Action on Violence Against Women on December 6, the International Day for the Elimination of Violence Against Women takes place on November 25 and marks the first day of the 16 Days of Activism Against Gender-Based Violence, which ends on December 10, with International Human Rights Day.

Activities Planned:

1. Displays at the University of Saskatchewan and Saskatchewan Polytechnic. These displays will raise public awareness about violence against women and honour the memory of all women who have lost their lives to gender-based violence.
2. Public displays including posters and informational postcards. Please see the attached Saskatoon Women's Community Coalition Awareness Campaign for more details.

Thank you for considering our request. If you require further information, please contact me at:

Saskatoon Women's Community Coalition  
535 Mendel Terrace  
Saskatoon, SK S7J 5J6  
306-249-2624 (home)  
306-229-0246 (cell)  
[j.zurowski@shaw.ca](mailto:j.zurowski@shaw.ca)

Sincerely,

*June Zurowski*

June Zurowski  
Treasurer  
Saskatoon Women's Community Coalition

## Saskatoon Women's Community Coalition Awareness Campaign

November 25<sup>th</sup> is the International Day for the Elimination of Violence Against Women  
December 6<sup>th</sup> is the National Day of Remembrance and Action on Violence Against Women  
December 10<sup>th</sup> is International Human Rights Day

This campaign is centered around December 6<sup>th</sup>, the National Day of Remembrance and Action on Violence Against Women. This nationally recognized day marks the anniversary of the 1989 murders of 14 female students/staff at l'École Polytechnique de Montréal. These individuals were killed because they were women, in a cowardly act of hatred and violence. This event serves as a call to action for us in the community to work towards ending the epidemic of gender based violence that continues today. According to Stats Canada 2011, Manitoba and Saskatchewan have the highest rates of violence against women out of all the provinces. This violence takes many forms, including the systemic mistreatment of indigenous women, as reflected in the ongoing National Inquiry into Missing and Murdered Indigenous Women and Girls. <http://www.mmiwg-ffada.ca/> To find out more information about December 6<sup>th</sup>, please see the government of Canada's website: <http://www.women.gov.on.ca/owd/english/ending-violence/dec6.shtml>

The Saskatoon Women's Community Coalition is a non-profit organization that works to create awareness and inspire activism around issues of gender-based violence in Saskatoon. We greatly appreciate you taking the time and effort to participate in our new campaign! We ask that you display the attached poster in a visible location for the full duration of the 16 Days of Action that span from November 25<sup>th</sup> to December 6<sup>th</sup>. We have provided postcards for customers to read/screenshot/take with them – please reach out to us if you need more before the end of the campaign! We also encourage you to spread the word via your social media accounts and use the national hashtag #youractionsmatter and our local hashtag #dec6yxe. However, we ask that you please do not use the event as a means to directly sell any products. Please check out our website for more information on our organization and the National Day of Remembrance and Action on Violence against Women - [www.saskwcc.org](http://www.saskwcc.org)

A member of our organization will be back by December 17<sup>th</sup> to pick up the posters and any remaining postcards. We will be recognizing participating businesses/organizations on our website, and also keeping an eye out for your social media posts to share with our followers! Again, thank-you very much for standing up against gender-based violence!

Yours in solidarity,

The Board of the Saskatoon Women's Community Coalition



205-1

**From:** City Council  
**Sent:** November 15, 2017 9:45 AM  
**To:** City Council  
**Subject:** Form submission from: Write a Letter to Council



Submitted on Wednesday, November 15, 2017 - 09:44  
Submitted by user: paigegignac  
Submitted values are:

Date: Wednesday, November 15, 2017  
To: His Worship the Mayor and Members of City Council  
First Name: Paige  
Last Name: Gignac  
Address: 101-506 25th St E  
City: Saskatoon  
Province: Saskatchewan  
Postal Code: S7K4a7  
Email: pgignac@unitedwaysaskatoon.ca

Comments: United Way would like to raise their flag on November 22, 2017, at 10 am in Civic Square in honour of United Way month. This request has already been approved by City Council but had to be rescheduled.

The results of this submission may be viewed at:  
<https://www.saskatoon.ca/node/398/submission/202952>