

509 12th Street East – Q&A Summary

Public Information Meeting – Sept. 13/22

The below questions are adapted from questions and comments submitted during the public information meeting and engagement period.

Responses are provided by [City of Saskatoon \(City\) staff](#) and [Modus Ventures \(the applicant\)](#).

Planning & Development

Policy

1. Why is the City entertaining this application and what is considered in the review process before a decision is made?

City: The City has adopted an [Official Community Plan \(OCP\)](#) and [Zoning Bylaw](#), and individuals have the right to make an application requesting to amend these bylaws. Rezoning applications are reviewed based on an established process, which includes:

- Internal Review – including technical review to ensure that a proposal can be accommodated by local infrastructure (transportation network, water and sanitary sewer systems, storm water management, etc.) as well as policy review to determine a proposal's alignment with City policies for development and growth.
- Public Engagement – to determine questions and concerns of the local community and address them as appropriate.
- Report to Municipal Planning Commission (MPC) – an advisory body to City Council considers a report from City Administration that compiles details of the review and public engagement phases and includes a recommendation to approve or deny the application.
- Public Hearing at City Council – final decision-making authority rests with Council.

2. How is the proposal being considered relative to the Official Community Plan, Broadway 360^o Development Plan, and other relevant policies?

City: All rezoning applications are reviewed against relevant planning and development policies that the City has adopted. This includes the OCP which provides the comprehensive policy framework to guide growth and development in Saskatoon, and other secondary plans that may be specific to a certain area such as the [Broadway 360 Development Plan](#) and [Nutana Local Area Plan](#). The OCP is adopted by City Council as a bylaw, while secondary plans like Broadway 360 do not have the same statutory status but are still used as important guiding documents.

Often, a detailed analysis will reveal areas of alignment and misalignment between a rezoning proposal and established City policy. Determining a recommendation on a rezoning may then require a balancing between different goals and objectives for a specific area or the community as a whole.

Planning and Development will provide a detailed policy analysis in the future report that goes forward to MPC and City Council. The applicant, Modus Ventures, was asked to undertake their own [policy analysis](#).

3. Why isn't the Developer considering residential development on this property?

Modus: Modus has a client with a growing business that wishes to expand their office space in the city centre area of Saskatoon. Their must haves include river valley views and to be located in the Nutana Area. This site was selected on this basis. Their desire to grow their office footprint in Saskatoon will allow for expansion to their business operations locally instead of at one of their alternate locations outside of Canada.

The proposed development would provide an important infill growth opportunity, add professional office jobs and employment growth to add to the strength of Saskatoon's City Centre area.

4. Are there other examples of an office building located next to a residential building in Saskatoon?

Modus: Please see Appendix A (page 11 of this document) for examples located on this street, in the Nutana area and many instances in the City Centre area.

5. Has the City considered having a lower maximum building height near the river and increasing maximum building height as distance from the riverbank increases? (City)

City: The City has not explored regulatory or policy approaches that would control height and density of development in this way, but this approach has been employed in other cities in different contexts.

Engagement

6. Will there be further engagement opportunities before a decision is made on this application?

City: A public information meeting was held on September 13, 2022 (recording available [here](#)) and a comment period was open until September 30th. Next steps in the process are currently being determined.

The Engage Page (saskatoon.ca/engage/509-12th-street-east) will be updated with new information as it becomes available. Residents and stakeholders that have made email submissions have been added to our correspondence list and will be made aware of updates. Formal communications will be provided to property owners via regular mail.

Meetings of MPC and City Council are open to the public and the opportunity to make a written submission or speak in person is available when this application is considered in future.

Anyone wishing to meet individually with Planning and Development in the meantime can request to do so.

7. The Teams Live platform is not as engaging as in-person meetings; when will in-person meetings resume?

City: The City acknowledges that the Teams Live platform for virtual meetings does have limitations with its functionality, especially for audience participation. While in-person meetings is a preferred format for many, feedback has been received that a virtual format is preferred by others for different reasons including busy schedules and comfort level with crowds due to COVID-19. As Planning and Development navigates approaches to public engagement following COVID-19, it is likely that a mix of in-person and virtual engagement strategies will be used, depending on the circumstances and needs of a particular application or project. Anyone wishing to meet in-person with Planning and Development regarding this application can request to do so.

Proposal Information

Land Use

8. What types of uses will be located on each floor?

Modus: The main floor of the proposed development will feature the main lobby entrance. There will also be commercial ready space with the ability to have separate entrances.

These Street Level commercial units and entrances are setback behind planters featuring sculptures from local artists. The planters blend with established street scape, sculptures provide an interesting community feature from local artists.

Levels 2-4 will consist of enclosed indoor parking with a residential unit on level 4.

The above grade indoor parkade starts on the back half of the main levels as well as levels 2,3 and most of level 4. The entrances to the parkade are along the east lane to minimize traffic and pedestrian impact on 12th Street.

Parking provided on site far exceeds the required parking in the zoning bylaw by almost two times. The design features will include architectural facade finishes. It is proposed to be clad in glass and metals along with the use of stone and concrete to blend in with natural and historic elements.

Levels 5-8 will complete the development with professional office space including balconies and terraces that will provide a look to fit into the neighbouring high density residential buildings.

Upper office floors will form the shape and finish of a more contemporary structure. Office spaces feature mostly full glass walls. Terraces and balconies are also planned on the office floors as features for the users, while dually acting to blend the buildings appearance and matching its high density residential midrise neighbours. All features work together to soften the buildings mass and will provide a high quality style and appearance.

9. How does the Developer rationalize a commercial development when Saskatoon currently has a high commercial vacancy rate? Is there assurance that the building will not be vacant once the project is complete?

City: While we understand the concern around current vacancy rates, it is up to the property owner/developer to assess market conditions and assume the risk of constructing a development.

Modus: We have a client that will become the lead tenant of the building. They are growing their business and desire to add jobs in Saskatoon.

Design

10. How will the Developer ensure that the design and use of the site are compatible with the nearby residences and commercial businesses?

Modus: The proposed development has been thoughtfully designed amongst neighbouring buildings and their uses. The active building elements on the main floor carefully create an extension of Broadway's five corners plaza to Chief Darcy Bear Park.

The proposed development is facilitating infill development in a site which has been vacant for over 30 years. It is located directly adjacent and bordering the City Centre and Downtown areas. The proposed use of the development supports;

- the objectives for infill development in City policy,
- it will use infrastructure in an "as is" condition providing cost effective growth for the City and is environmentally sustainable by using work in place,
- it will create a mixed use node at a future BRT stop that is important to growth.

City: This rezoning application includes a Zoning Agreement, which is a binding legal agreement that, if approved by City Council, is tied to the land and ensures that only the specific proposal put forward by the applicant can be constructed by the property. The Agreement may specify permitted uses of the land and development standards respecting things such as building form, height, setbacks, site layout, parking, etc. A Zoning Agreement is not able to control for more specific design details such as building materials, finishes, colour, etc.

11. How close will the proposed building be to the Bridgewater condominium at 505 12th Street East?

Modus: Although distances vary due to the irregular shape of the site, the proposed building varies between 10.7 m and 15.9 m. from the Bridgewater. Please see Appendix B (page 21 of this document) for detailed dimensions on the west side of the building that is closest to existing buildings. For contextual purposes Appendix A shows examples of similar buildings and their distances between both on the same street, in Nutana and in the city centre area.

12. What types of building materials will be utilized?

Modus: The proposed building is planned to be designed to exceed the highest level of environmentally sustainable building certification. This will include purposeful design of all building systems in order to maximize sustainability.

The lower levels of the proposed development are intended to provide a natural grounded look. Colours and designs that mimic our natural prairie landscapes and historic man-made structures. Inspired by prairie elements distinctive of Saskatoon and the landscape that surrounds and flows through the City. Drawing from the plank formed concrete that supports our historic bridges, the main floor raised planters and columns are proposed to be finished with a matching look.

The artistic channel bronzed glass that reflects sunlight along with natural metal accents, will mask the above ground parkade. These elements and finishes were selected as a resemblance to the fall harvest ready fields that sway in the prairie wind. Prefinished metal accents are featured on these levels.

Dark, sharp lines that resemble the man-made structures and homes rising out of our prairie landscape, was the inspiration for the Office Structure. The structure and Parapet of the roof will showcase the slopes and angles and highlight the intended appearance. Terraces and Patios will be included on the upper levels to blend with the residential neighbours and create a unified look between the 3 buildings. These levels will be finished in mostly glass with pre-finished metal accents.

City: As mentioned for Question 10, a Zoning Agreement is not able to control for more specific design details such as building materials, finishes, colour, etc.

13. Does the design concept comply with the National Energy Code for buildings?

Modus: A preliminary review of the energy code has been conducted by a third-party consultant. Pending approval of re-zoning an energy model of the building is completed and results are submitted with the building permit application. This model considers all building systems and their efficiencies in order to meet the requirements of the energy code. In the case of the proposed development, a high performance glass glazing system and mechanical system are planned to be utilized to achieve energy code requirements.

14. What components of the design are being proposed for community benefit?

Modus: It is being proposed to set the main floor space back from the sidewalk as this creates raised planters similar to the streetscaping at five corners on Broadway and the same as the neighbouring property to the west. This also creates a better pedestrian experience for the community and users at street level. It provides some softscape area to soften the appearance of the proposed development. Being located on the south side of the building, plantings will do very well with the many hours of sunlight.

These raised planter bed platforms will be constructed so artist sculptures can be installed. The outdoor ceilings, or overhang of the building above this setback area for planting and art, are planned to be clad with mirrored mosaic glass tiles. This is being proposed to create both a softer sky-like look to pedestrians and a contrast and reflection onto main level windows to protect birds from impact.

The goals of this unique feature are to:

- Provide a destination point in the community
- Create an attraction for visitors to connect to Meewasin trails along different paths
- Engage with the community
- And to connect us with the history, purpose, and meaning of each artistic installation.

15. Why is an above-grade parking structure being proposed instead of below-grade?

Modus: The site has an irregular site shape and then was shrunk by a property line adjustment (explained in the [public meeting presentation](#)). This makes a below-grade parkade unfeasible.

Modus' proposed development uses this weakness as opportunities:

- By placing the parkade above grade it means that no significant excavation is required so it eliminates any risk of slope/excavation instability during construction. This is a benefit for the neighbouring buildings and public infrastructure abutting the property.
- The above grade parkade then raises the office levels in order to capture river valley views. River valley views were a requirement of the lead tenant.

Site Analysis

16. What other locations were considered for this project? Why were they not selected?

City: The City is not able to compel alternative locations to be considered. We have an established process for development applications where our review is specific to the site that has been applied for.

Modus: The lead tenant desires to be in the Nutana area with river views so no other sites were available that fulfilled these requirements.

17. Have sun shading studies or modeling been completed? Are they available for public review?

City: In response to feedback received, the City has requested Modus to provide a shadow study for the proposed development which will be shared publicly when available.

Geotechnical Considerations

18. How can one proposed building in the area (Highpoint) have underground parking and this proposal have above ground parking, with both projects stating that it assists in riverbank stability?

City: Different foundation designs can impact slope stability in varying ways. As part of the Riverbank Overlay District, a geotechnical engineer is responsible for undertaking a site-specific review, completing a slope stability analysis, and making specific foundation design recommendations for a proposed development. The additional requirements outlined in the Riverbank Overlay district support continued development while maintaining the integrity of the riverbank.

Modus: As part of the technical review portion of the re-zoning application a geotechnical consulting engineer has reviewed the proposed development and confirmed the proposed development would not negatively impact slope stability.

19. Is the geotechnical study referenced in the video available for public review?

City: Geotechnical studies are proprietary information, and those submitted to the City for review as part of a rezoning or permit application are held in trust for property owners/developers. The City has a geotechnical specialist on staff that reviews these studies to determine compliance with our specifications and to ensure that a proposed development does not negatively impact the slope.

20. There are very few qualified geotechnical engineers in Saskatoon. What has Modus done to ensure their selected geotechnical firm does not have a conflict of interest with work done to date on behalf of the City of Saskatoon in this area?

City: There is no requirement for the geotechnical engineer to reside in the City of Saskatoon. To meet the requirements of the Riverbank Overlay District, a geotechnical report is required. The geotechnical report shall be prepared, signed, and sealed by a professional engineer with appropriate specialization in geotechnical engineering and licensed to practice in the Province of Saskatchewan. It is common for engineers to be licensed to practice in several provinces, to align with where the project is being constructed.

21. The City of Saskatoon approved the Bridgewater and Riverwalk in the 1990s and subsequently the river slope and half of the road slumped, causing the City significant costs. What studies has the City of Saskatoon completed as to the effect of all three developments: Highpoint, 509 12th Street, and the proposal at 12th & Eastlake?

City: In 2019 following several years of review and consultation, the City implemented the Riverbank Overlay District to enable development to continue to occur along the east riverbank with additional requirements of utilizing a geotechnical engineer so that the ground conditions are fully understood, and a proposed development does not negatively impact the slope. A geotechnical report for the proposed development shall be based on current engineering soil studies and consider the stability of the whole slope.

22. Are geotechnical studies based on the recent and changing rainfall patterns where record setting levels of rainfall occur in very short periods of time?

City: In preparing a geotechnical report, a geotechnical engineer takes into consideration the effects of naturally fluctuating groundwater levels when completing slope stability analysis for a proposed development. This involves using existing groundwater data and takes into consideration changing rainfall patterns.

Construction

23. How will impacts to the neighbourhood during construction be managed?

City: Construction in an urban setting does present challenges and can create disruption and inconvenience for residents and patrons of an area where construction is occurring. The City works with the developer in these cases to minimize disruption to the adjacent road and sidewalk network from construction activities. While temporary closures of streets and sidewalks may occur, the City works to ensure continued safe passage for pedestrian, cyclist, vehicular traffic, and emergency vehicles.

There are bylaws in place with rules that relate to construction impacts. This includes the [Noise Bylaw](#) that limits construction noise to certain hours on certain days, and the [Waste Bylaw](#) that restricts waste, earth, and other debris from construction sites from impacting other properties or being tracked onto streets and sidewalks. These bylaws can be enforced when issues arise.

Transportation

Traffic

24. This development, along with the other developments proposed in the area, will bring increased vehicle traffic to the area. How will this be managed? Are changes to the road network or traffic controls (lights, stop signs, etc.) planned?

City: The City recognizes that an understanding of the cumulative traffic impacts from all proposed development in the area is important. The City will be undertaking an area traffic analysis that considers all the proposals and will report findings to the public and City Council.

Modus: Careful thought was considered for managing traffic from the proposed development in order to minimize impact to the area. The following considerations have been included in the proposed development:

- Onsite parking for all building users, including visitors.
- Using the alley or lane adjacent the site has two benefits;
 - safer traffic flow entering and exiting 12th street for vehicles, pedestrians and bicycles
 - back up or queuing within the footprint of the building, then in the lane if necessary, instead of backing up a street.

A transportation impact study has been completed as part of the technical review for the application. Safety measures for vehicular traffic exiting the parkade include:

- Yield signage for entry into the lane,
- Convex mirrors installed on the building to ensure no blind spots,
- Strobe light to warn traffic in the lane of vehicles entering from the parkade

25. The lane will potentially be utilized by three different developments; is it adequate to ensure safe and easy access to these sites?

Modus: The traffic and entry points from the other developments were reviewed as part of the preliminary design. The entry/exit points from the proposed development were placed in consideration of the entry/exit points of the other developments to ensure no conflicts and to maximize safe use of the lane.

26. Will the street and nearby public spaces continue to be safe for pedestrians?

Modus: As noted above entry/exit points for vehicular traffic were selected having considered the many variables to maximize overall public safety, including the safety for pedestrians.

Parking

27. How many on-site parking spaces are proposed? Are any parking spaces designated for visitors or the public?

Modus: There are 101 on-site parking spaces being proposed. Public parking is not being planned as all parking is designated for building users. The exact number of visitor stalls is planned to be coordinated with building tenants during detailed building design after a successful re-zoning application.

28. Why is the Developer proposing so much parking given that the site is near a planned Bus Rapid Transit stop and regulations for the B5B District require substantially less parking?

Modus: The number of parking stalls have been selected based on:

- market requirements for parking, which exceed the minimums established in zoning.
- to be a good neighbour, the desire to include all parking on site for building users as to minimize the parking impact on the neighborhood.

29. Will the street parking on 12th Street East be impacted?

City: The 500 block of 12th Street East is subject to the Varsity View Residential Parking Permit Program. Non-permit holders are subject to a two hour time limit Monday – Saturday. Tenants of the proposal commercial/office building will not be eligible to receive a parking permit to park on-street beyond these limits.

Modus: The number of parking stalls in the proposed development were established as to ensure that all building users park onsite as to minimize any parking impact to the neighbourhood.

Other

30. Has the City considered waiving property taxes to offset the inconveniences residents experience due to infill development occurring near their homes?

City: There is currently no program in place to provide tax abatements in these situations.

APPENDIX A - EXAMPLES OF NEIGHBOURING COMMERCIAL AND RESIDENTIAL USES

(prepared by Modus Ventures)



FIGURE A1: COMMERCIAL/INSTITUTIONAL AND RESIDENTIAL USES ON 12TH STREET



FIGURE A2: COMMERCIAL/INSTITUTIONAL AND HIGH DENSITY NEIGHBOURS DIRECTLY ACROSS THE STREET FROM THE PROPOSED DEVELOPMENT

626 + 630 Broadway Ave.

COMMERCIAL

524 + 522 12th St E

**HIGH DENSITY
RESIDENTIAL**



FIGURE A3: COMMERCIAL AND HIGH DENSITY NEIGHBOURS DIRECTLY ACROSS THE STREET FROM THE PROPOSED DEVELOPMENT



FIGURE A4: COMMERCIAL AND HIGH DENSITY NEIGHBOUBOURS IN THE NUTANA AREA



FIGURE A5: NEWER COMMERCIAL OFFICE AND HIGH DENSITY NEIGHBOUBOURS IN THE NUTANA AREA



FIGURE A6: COMMERCIAL AND HIGH DENSITY NEIGHBOURS IN THE CITY CENTRE AREA.

122 1 Ave S
COMMERCIAL

490 2 Ave S
**HIGH DENSITY
RESIDENTIAL
& HOTEL**

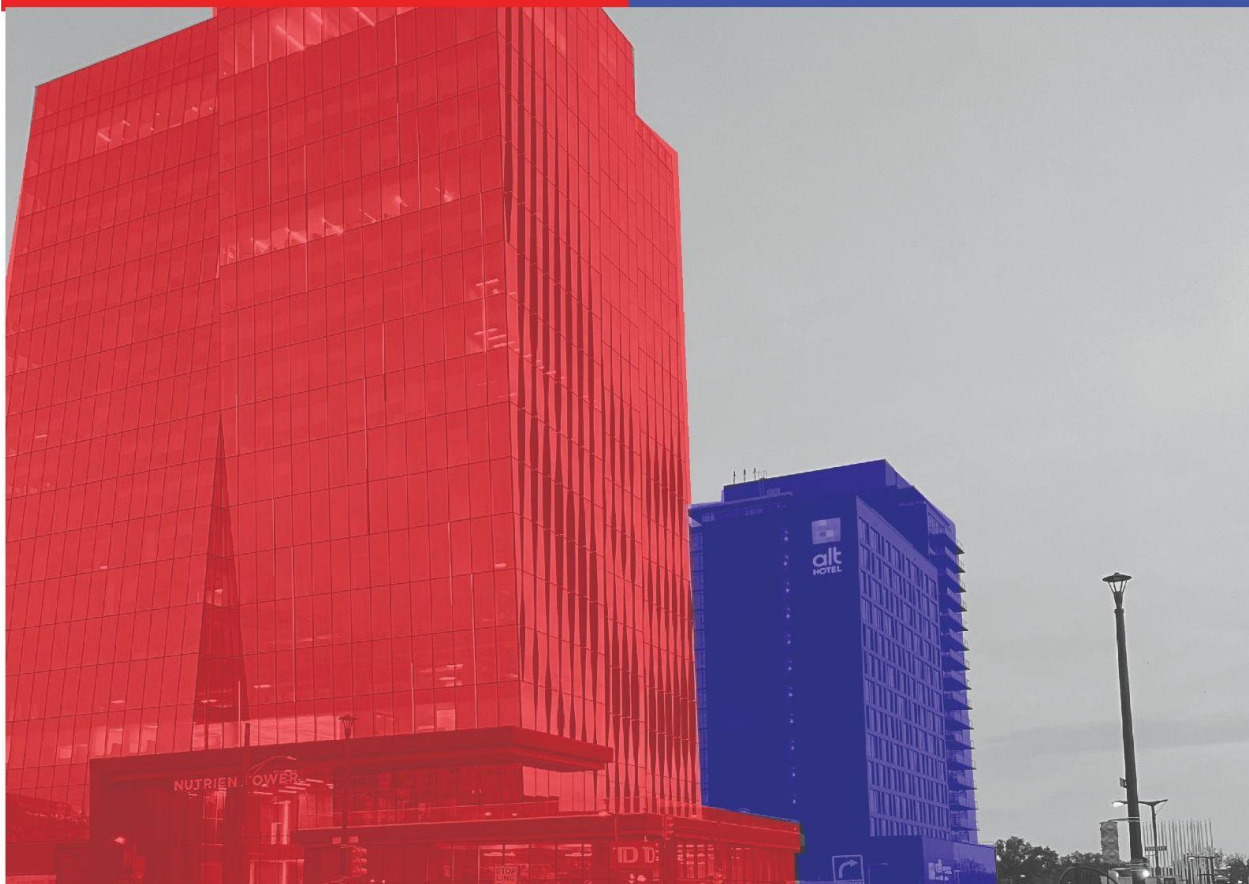


FIGURE A7: COMMERCIAL AND HIGH DENSITY NEIGHBOUBOURS IN THE CITY CENTRE AREA. NOTE LARGE SOLID WALL ON THE ALT HOTEL WALL.

490 2 Ave S

HIGH DENSITY RESIDENTIAL

122 1 Ave S

COMMERCIAL



FIGURE A8: COMMERCIAL AND HIGH DENSITY NEIGHBOURHOODS IN THE CITY CENTRE AREA. RIVERLANDING CONDOS AMONGST THE HIGHEST VALUED CONDOS IN SASKATOON WERE SOLD WITH VIEWS DIRECTLY AT AND INTO COMMERCIAL OFFICE SPACE.

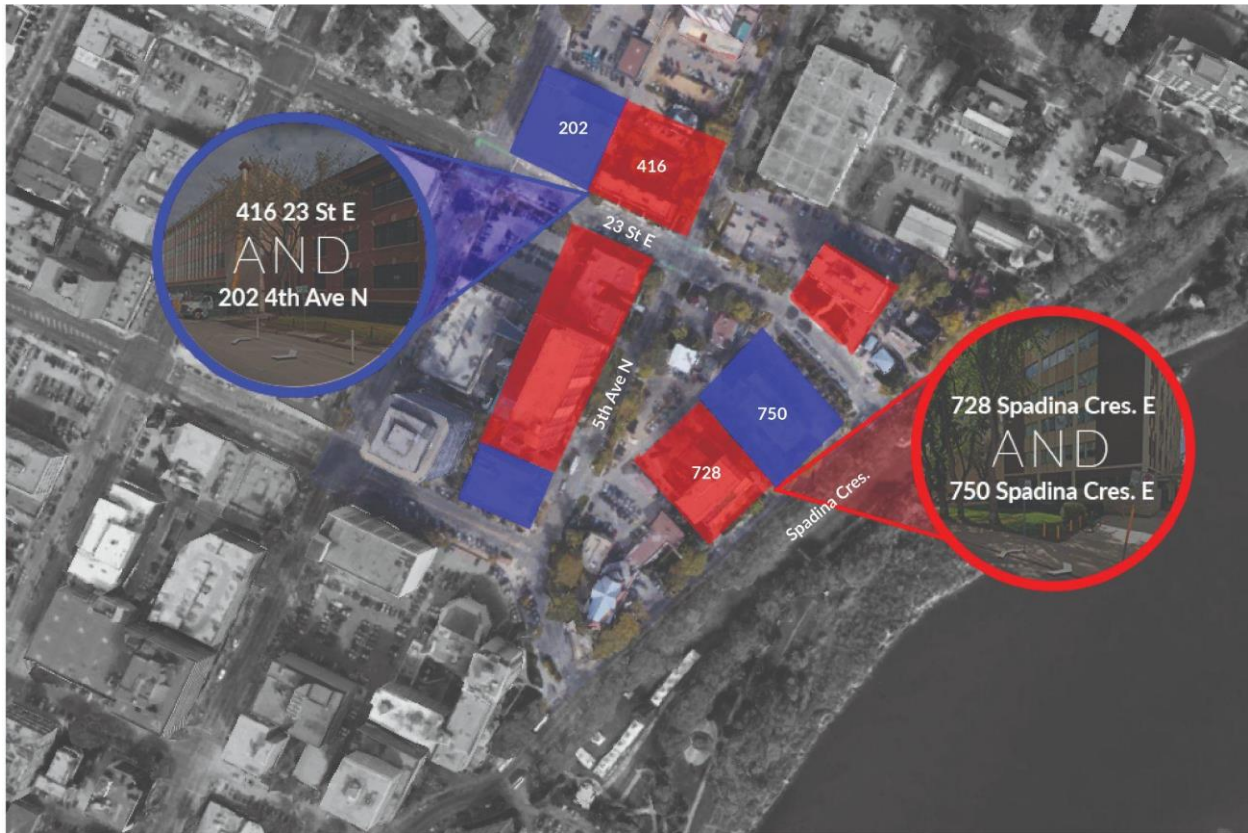


FIGURE A8: CITY CENTRE AREA COMMERCIAL AND HIGH DENSITY NEIGHBOUR EXAMPLES. ALL NEIGHBOURING BUILDING WALLS ALL TYPICALLY SOLID AND WITHOUT WINDOWS OR ARCHITECTURAL BUILDING FINISHES.

728 Spadina Cres. E
**HIGH DENSITY
RESIDENTIAL**

750 Spadina Cres. E
COMMERCIAL

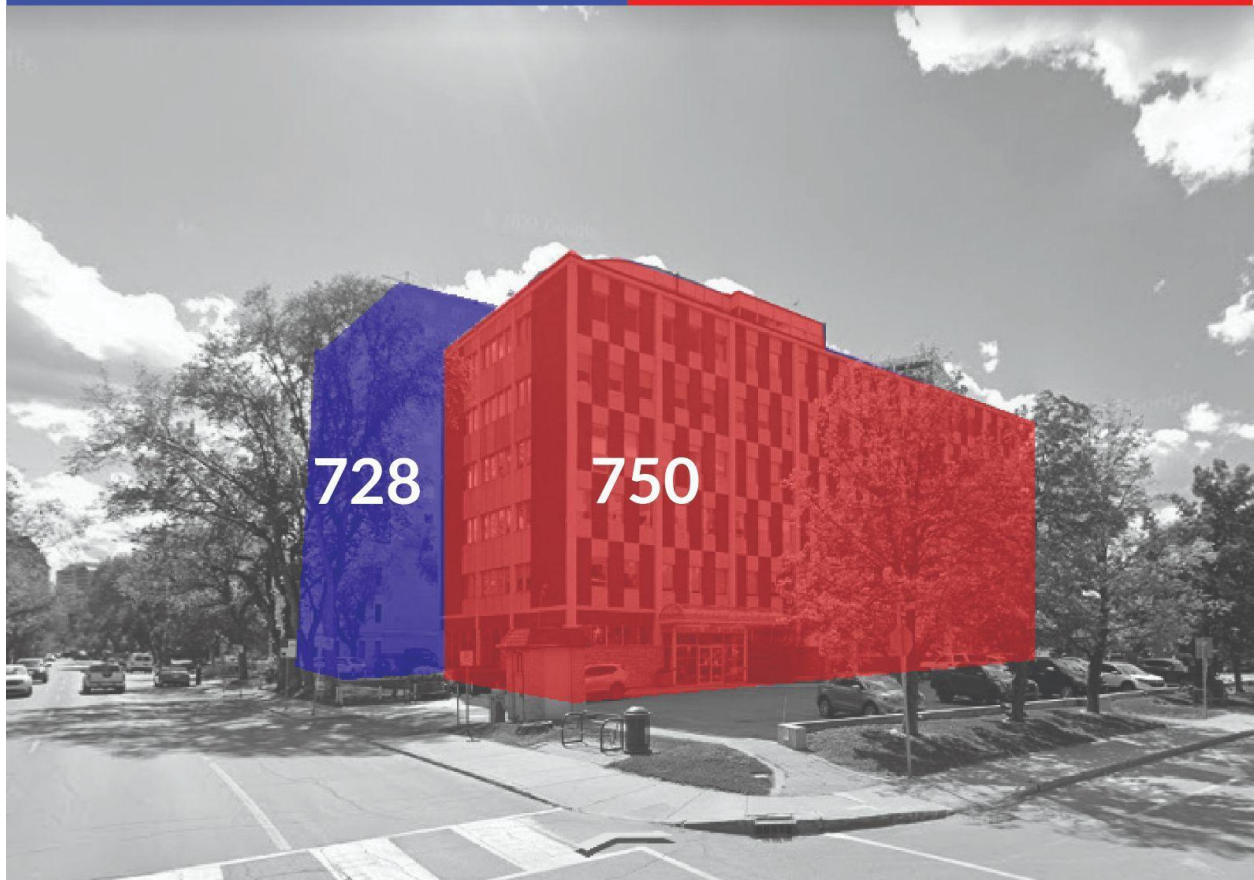


FIGURE A9: HIGH DENSITY RESIDENTIAL AND COMMERCIAL NEIGHBOURS IN THE CITY CENTRE AREA. NOTE THE LARGE SOLID WALL ON NEIGHBOURING FACES.

202 4th Ave N.
COMMERCIAL

416 23 St E
**HIGH DENSITY
RESIDENTIAL**



FIGURE A10: HIGH DENSITY RESIDENTIAL AND COMMERCIAL NEIGHBOURS IN THE CITY CENTRE AREA. NOTE THE LARGE SOLID WALL ON NEIGHBOURING FACES.

APPENDIX B - PROPOSED DEVELOPMENT'S SPACING TO CLOSEST EXISTING BUILDING

(prepared by Modus Ventures)

The proposed development provides more space between neighbouring 505 12th Street than that of the planned PUD agreement building on 509 12th Street. Figure B1 shows the building spacing proposed in the original zoning ranging from 10m (33.28') to 13m (42.64').

Figure B2 shows that the proposed development provides between 9% to 53% more space between the existing 505 12th Street building. This spacing is consistent with the spacing across the street between residential and commercial/institutional uses (see FIGURES A1, A2, A3). The building spacing between different uses far exceeds those allowed for in zoning by right shown elsewhere in Nutana on Main and 10th Streets in Appendix A.

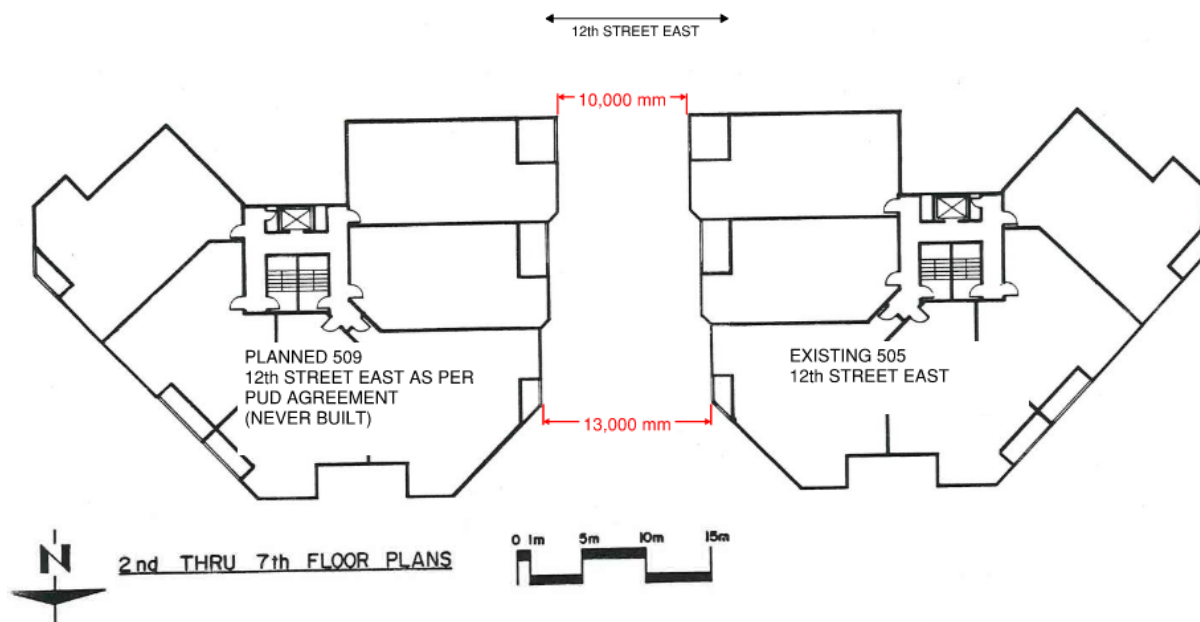


FIGURE B1: PUD AGREEMENT PLANNED BUILDING SPACING BETWEEN 505 AND 509 12TH STREET EAST.

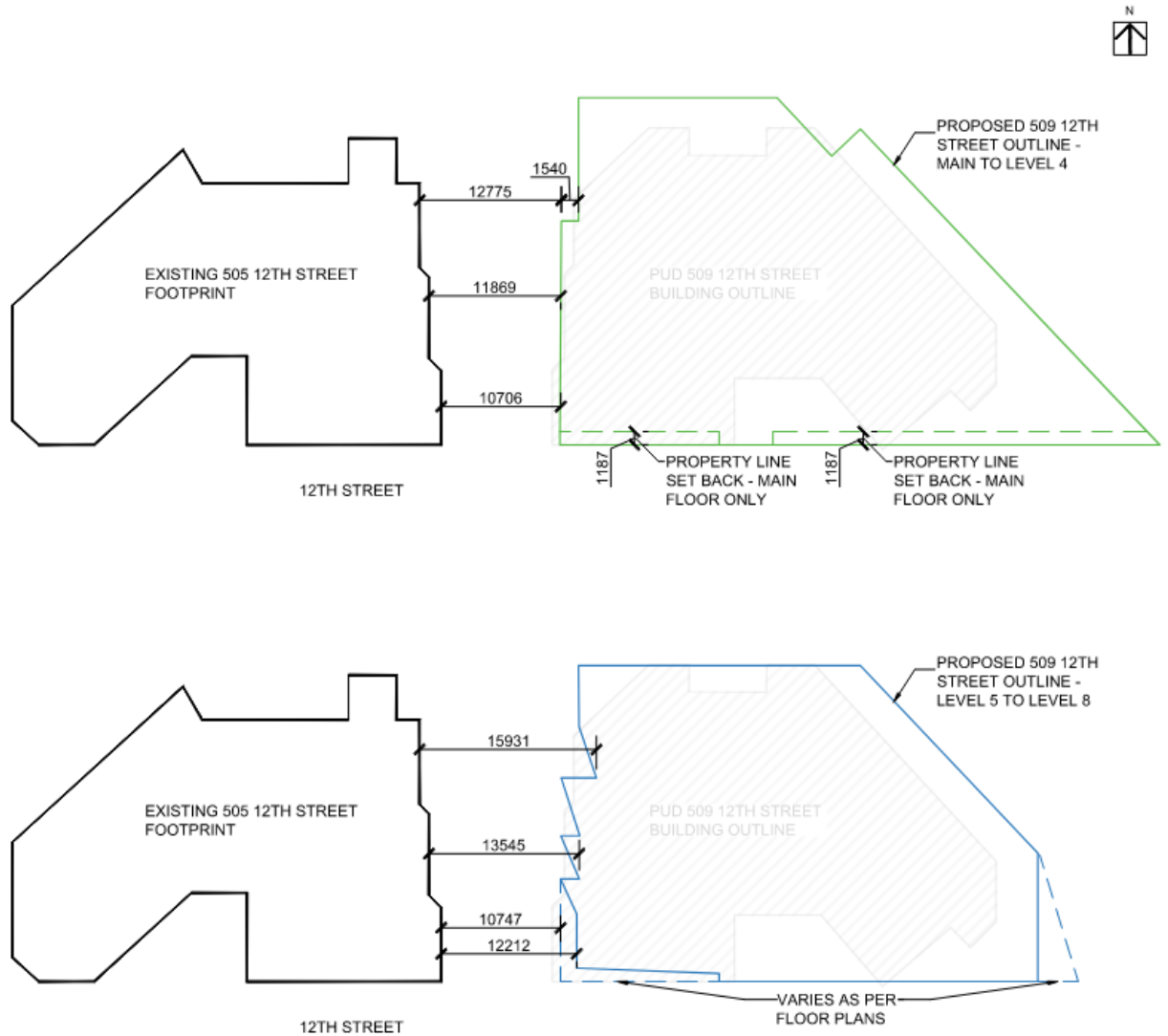


FIGURE B2: PROPOSED DEVELOPMENT SPACING TO EXISTING 505 12TH STREET EAST.

APPENDIX C - VIEW IMPACT STUDY OF PROPOSED DEVELOPMENT IN
RELATION TO NEIGHBOURING CONDO BUILDING (505 12TH STREET)
(prepared by Modus Ventures)



FIGURE C1: ILLUSTRATION OF NEIGHOURING BUILDING WINDOW VIEWS IMPACTED BY
A BUILDING ON 509 12TH STREET.



FIGURE C2: VIEW 2 SIGHT LINES. NO OBSTRUCTION FROM PROPOSED DEVELOPMENT OR BUILDING AS PER THE EXISTING PUD AGREEMENT.



FIGURE C3: VIEW 1 SIGHT LINES. LOST VIEWS OF RIVERVALLEY HIGHLIGHTED IN PURPLE ARE SIMILAR FOR ANY BUILDING ON 509 12TH STREET. LOST VIEWS ILLUSTRATED ARE SAME FOR EXISTING PUD AGREEMENT BUILDING AND NEW PROPOSED DEVELOPMENT.