



NEIGHBOURHOOD OPEN HOUSE Proposed Re-zoning Feedback



On November 18, 2021, the Great Western Brewery Team and aodbt architecture + interior design facilitated an open house for neighbours and stakeholders in the area. A mail-out invitation was sent to neighbouring addresses 2 weeks prior to the event (list of addresses was provided by City of Saskatoon).

The format was come-and-go, and followed Provincial Health Regulations with respect to Covid-19 measures.

A series of information boards were used to help communicate the intent of the project. A site plan, floorplans, and elevations and renderings were presented for review and comments. The Great Western/aodbt team explained the visuals and project intent and engaged in discussions/feedback.




The overall response was very positive, with most attendees excited to hear that the Great Western Brewery was going to remain in the downtown core.

Some constructive feedback was provided with respect to the logistics of the project, including some concern around noise disruptions during construction and through added operations.

ATTENDANCE

The following neighbours and stakeholders attended the open house:

REZONING INFORMATION MEETING		November 18, 2021	
NAME	ADDRESS	PHONE NUMBER	COVID 19 CHECK
[REDACTED]	[REDACTED]	[REDACTED]	✓
[REDACTED]	[REDACTED]	[REDACTED]	✓
[REDACTED]	[REDACTED]	[REDACTED]	✓
[REDACTED]	[REDACTED]	[REDACTED]	✓
[REDACTED]	[REDACTED]	[REDACTED]	✓
[REDACTED]	[REDACTED]	[REDACTED]	✓
[REDACTED]	[REDACTED]	[REDACTED]	✓

There were some neighbours unable to attend the open house. The following neighbours were consulted with one-on-one from Great Western staff:

- Orchard Veterinary Clinic
- Meridian Developments



SUMMARY OF COMMENTS

Overall the team received very positive feedback; the neighbours were excited about the project and happy with the overall aesthetic and presence on the street. Facilitators wrote down notes from discussions to capture some of the comments received verbally. There were no residents or stakeholders in attendance with any opposition to the project or re-zoning proposal.

Comments received can be summarized as follows:

Aesthetic/Program:

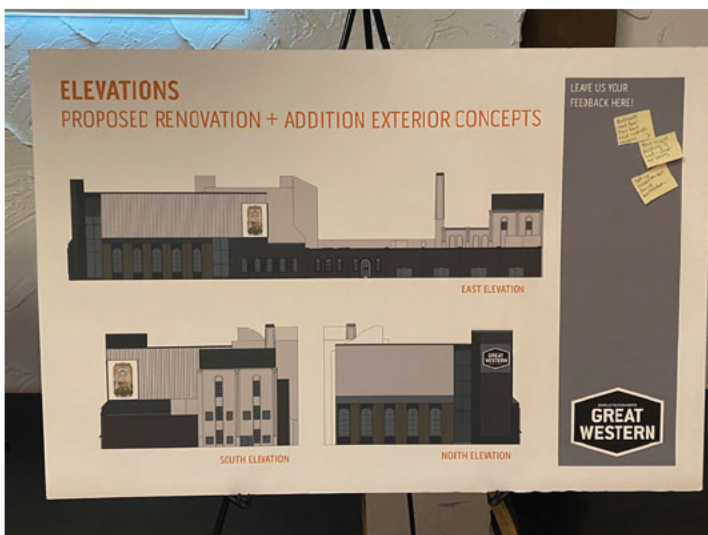
- The addition compliments existing historical building
- The addition will increase aesthetic appearance of existing building
- Adjacent residential building residents appreciate any LED signage on the north side of the building to face downtown rather than the residential units
- Beautiful - would be a great upgrade for the north downtown
- The architecture at the addition adds value and curb appeal on 2nd Ave

Traffic/Parking:

- There is no traffic light or cross walk on the corner of 23rd street. This may be required in if for access to retail units
- One comment around if there would be enough parking for potential tenants in the retail space
- Like the idea of retail on 2nd ave - would like to see something that would support residences in the area such as a market/corner grocer

Noise Disruption:

- Apartments next door may have noise concerns during construction
- The Blue Cross building has loud AC units on the roof (resident was assured this will not be the case with the new design concept)



For more information contact:

Allan Genest
Vice President Operations
Great Western Brewing Company
allang@gwbc.ca

Michele Friesen
Project Coordinator
aodbt architecture + interior design
michele.friesen@aodbt.com

SITE CONTEXT

PROPOSED BUILDING ADDITION



WE HAVE SOME EXCITING NEWS TO SHARE!

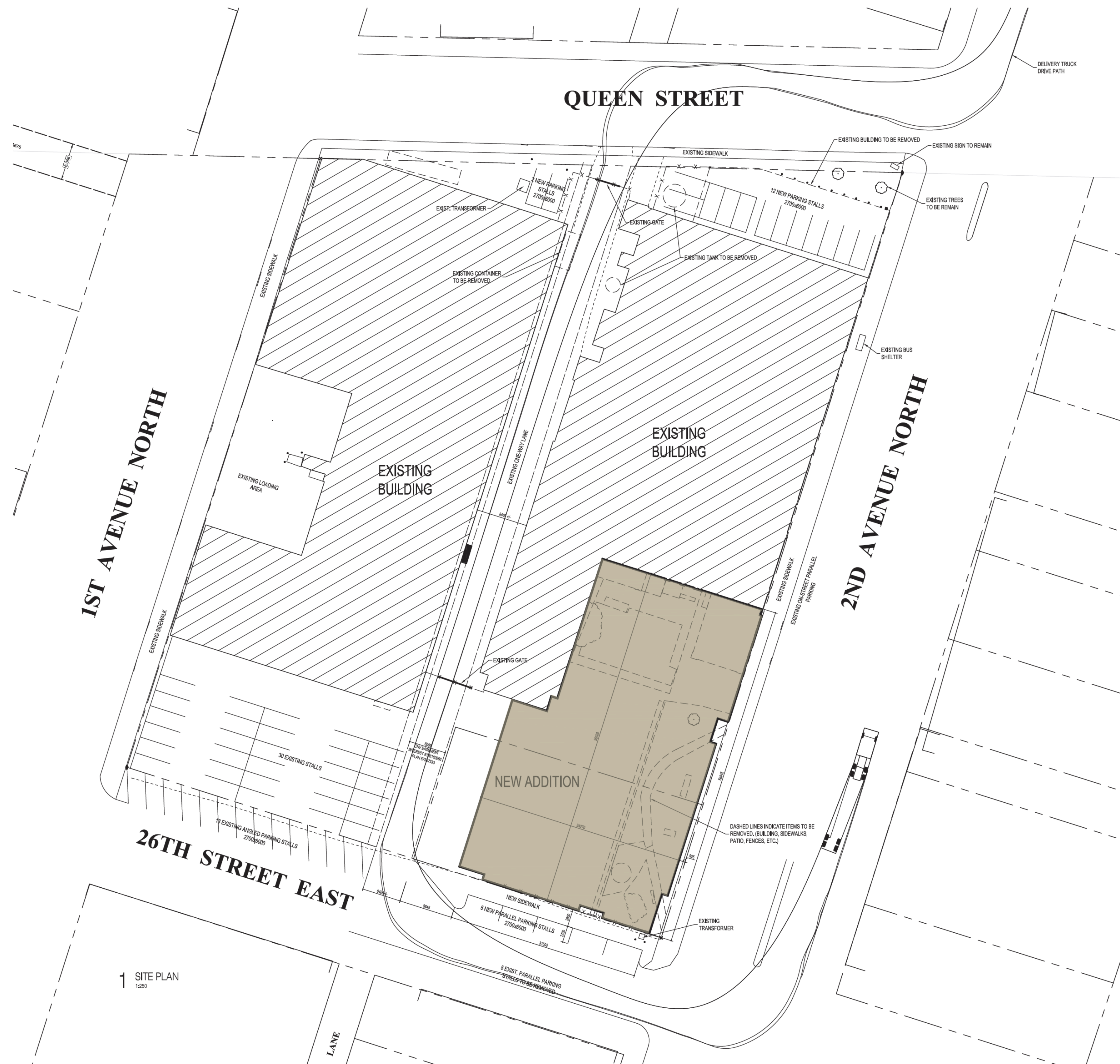
After many months of planning, the Great Western Brewing Company is proposing a renovation and expansion to its existing building on 2nd Ave N.

This additional space will:

- Make way for new brewing technology
- Create efficiencies in operations
- Provide modern workspaces for staff
- Offer commercial/retail space on 2nd Ave

MOST importantly, the expansion will make it possible to continue brewing world-class beer right in the heart of Saskatoon.

We want to hear from you!
Please feel free to ask questions
and leave comments in the
sections provided.



FLOORPLANS

PROPOSED RENOVATION + ADDITION



LEAVE US YOUR FEEDBACK HERE!

EMPLOYEE FOUNDED

GREAT WESTERN

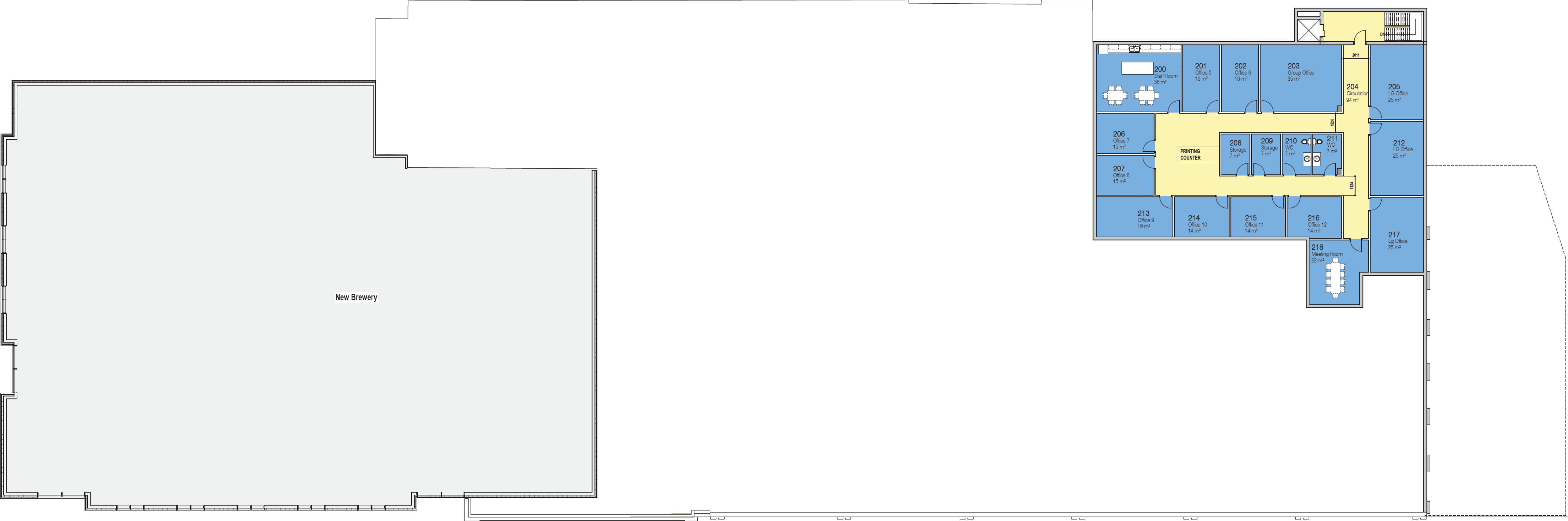
FLOORPLANS

PROPOSED RENOVATION + ADDITION



FLOORPLANS

PROPOSED RENOVATION + ADDITION



SECOND FLOOR PLAN

- Department Legend
- Administration
 - Building Services
 - Circulation
 - CRU
 - Operations
 - Public
 - Support



LEAVE US YOUR FEEDBACK HERE!

ELEVATIONS

PROPOSED RENOVATION + ADDITION EXTERIOR CONCEPTS



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

LEAVE US YOUR
FEEDBACK HERE!



ARTIST RENDERINGS



LEAVE US YOUR
FEEDBACK HERE!

