



COMMUNITY ENGAGEMENT SUMMARY

509 12th Street East

Proposed Official Community Plan Amendment and Rezoning by Agreement
Nutana Neighbourhood

Applicant: Modus Ventures Corp.

File: PL 4350 – OCP02/22 and PL 4350 – Z09/22

Project Description

Planning and Development has received two applications from Modus Ventures Corp. for 509 12th Street East proposing to:

- Amend the Official Community Plan land use designation from “High Density Residential” to “Special Area Commercial”; and
- Rezone the property from PUD – Planned Unit Development to B5B – Broadway Commercial District, subject to a Zoning Agreement.

Application Process Diagram:



Phase I – Initial Engagement Period

This summary includes the undertaken engagement activities and comments which were received from the public in the initial engagement period, which began on August 19, 2022.

Engagement Activities:

Public Notification and Comment Period

- Public notification sent out – August 19, 2022:
 - Mailed to 440 property owners within a radius of 200 metres or greater; and
 - Emailed to the Ward Councillor, Nutana Community Association, Broadway Business Improvement District, Downtown Business Improvement District, and Community Development Section.
- Application [Engage page](#) launched – August 19, 2022; and
- Public comment period open from August 19 – September 30, 2022
 - Correspondence received from 43 parties; and
 - Email addresses of correspondents added to a Correspondence List for future communications and application updates.

Public Information Meeting

- Held virtually via Microsoft Teams Live on September 13, 2022 (7:00 – 8:30 pm);
- Meeting outline:
 - Presentation by City Administration;
 - Presentation by Modus Ventures;
 - Question and answer session; and
 - Next steps and wrap-up.
- 18 general public in attendance;
- [Meeting recording](#) was posted on the Engage page afterwards ; and
- [Q&A Summary Document](#) was posted on the Engage page on November 8, 2022:
 - Email update provided to Correspondence List.

What We Heard:

Comments and questions received have been condensed and organized into broad topic areas denoted by green table headings. Where multiple comments fit under a general subtheme they are organized under italicized subheadings.

Land Use/Planning Policy	
What We Heard	No. of Comments
<i>Land use change from residential to commercial</i>	
Not compatible in a neighbourhood/residential setting.	5
No compelling reason/justification to support the change.	3
Does not support goals to increase residential density in the area.	4

Land Use/Planning Policy	
What We Heard	No. of Comments
<i>Land use change from residential to commercial</i>	
Office space doesn't benefit Broadway like residential (vibrancy, support for local businesses, stake in neighbourhood quality of life)	4
New development will benefit Broadway vibrancy and businesses.	14
Proposal is consistent with 1980's PUD that envisioned offices along with residential on this block.	4
There are already office buildings in the Broadway area that co-exist with residential.	4
Provides space for new services and businesses to establish in area.	1
Adding new retail space doesn't help existing Broadway merchants.	1
Restaurants/bars/nightclubs can create incivilities and should not be allowed on the main floor.	1
People bought into the area with certain expectations (i.e. - site would be residential).	2
Land use and zoning create predictability and stability; changing them is disruptive/unfair.	2
<i>Existing policy framework</i>	
Doesn't align with policies guiding development of the area (Official Community Plan, Broadway 360, Nutana Local Area Plan).	6
Consistent with overall intent of corridor growth and infill objectives of existing policies.	7
Planning documents identify the site for residential.	3
The proposal takes Broadway 360 into account.	1
<i>Office space location and demand</i>	
Saskatoon currently has a lot of vacant office space.	7
City of Saskatoon (City) should be concerned with office vacancy and risks of adding new space.	2
This should be Downtown where there are many sites available.	5
The City should provide incentives for office space in the Downtown.	1
There are commercial sites elsewhere that are already zoned for this.	1
The prospective tenant indicates interest/viability of the project.	1
There is demand for new residential units in this area.	2
Site Characteristics/Location	
What We Heard	No. of Comments
Close to future Bus Rapid Transit (BRT) station and will support transit use.	3
The site has been chronically vacant/underutilized.	12
Development of the site would complete the block/area.	1
The site is uniquely shaped and has limited development opportunities.	1
Developer's assertion that property is not viable for residential is only their opinion. Residential could occur here in future.	2
Can have positive spinoff effects for Downtown.	4
What other locations were considered for this development?	1

Building Design	
What We Heard	No. of Comments
Neighbours will be impacted by blank walls/unfriendly building interface, and loss of light and views.	7
How close will the west wall be to the Bridgewater?	1
A shadow study should be conducted and made publicly available.	2
The parking should be underground.	1
The above-grade parking is only to provide river views for the office floors above.	2
Building setbacks required by B5B zoning are not provided.	1
The proposal is not mixed use.	1
Glass facade will reflect light and heat to neighbouring properties.	1
Too tall for the area.	1
Commercial floor heights mean an 8-storey office will be taller than an 8-storey residential building	1
Appropriate height/scale for the area.	5
Positive view of building design (e.g. - attractive, beautiful, sensitive, well thought out).	18
Developer has responded to public opinion/concerns in the design.	6
What is high performance glass?	1
How will the amount of glass meet energy code requirements?	1
What does the proposal offer for public/community benefit?	1
What types of businesses/uses are anticipated on the main floor?	3
What is the intent of the residential use on Level 5?	2
The addition of public art at the ground floor adds to the Broadway area.	1
Will local artists be considered for the art component?	1
Infrastructure & Servicing	
What We Heard	No. of Comments
<i>Traffic, Circulation, and Parking</i>	
12 th Street's width and connectivity can't accommodate the increased traffic; congestion will increase.	5
How is the City considering cumulative impact to traffic from all projects proposed in the area?	2
The development will increase traffic circulating in the neighbourhood.	1
Concern with safety due to increased traffic.	2
The lane cannot accommodate all the proposed development.	5
The lane should be paved.	1
Shortcutting in the north-south lanes between 11 th and 12 th St. will increase.	1
On-street parking is already limited, and parking pressure will increase.	4
Proposed parking is ample.	1
Proposed amount of parking doesn't meet B5B bylaw requirements.	1
There's too much parking proposed.	3
Will paid parking be offered in the parkade?	1

Infrastructure & Servicing	
What we heard	No. of Comments
<i>Slope Stability/Geotechnical</i>	
Both underground and above-grade parking have been suggested to improve slope stability by different projects.	1
Is the geotechnical study available for public review?	1
How is the City considering the impacts to slope stability from all projects proposed in the area?	1
Do geotechnical studies account for changing rainfall patterns?	1
There are few local geotech engineers. How is conflict of interest avoided when they have completed work for the City in the past?	1
General	
What We Heard	No. of Comments
In-person meetings are preferable to virtual.	3
What is the status of other proposals in the area? (i.e. – Highpoint, 12 th and Eastlake)	1
Loss of the community garden.	2
Will be a welcome addition to Broadway.	3
The lead tenant is a local company looking to expand and benefit the local economy.	6
Office buildings aren't active/monitored at night and will invite illicit activity.	1
Negative impact on adjacent property values.	3
The quality of life of adjacent residents will be lowered.	2
The proposal advances business interests to the detriment of local residents/property owners.	3
The City should not accept this proposal just because it's development.	1
Solar power opportunities for adjacent buildings are limited by shadows cast by this proposal.	1
Has the City considered zoning for the lowest heights by the river and gradually increasing height as you move away from the river?	1
Concern with construction impacts/disruption (road and parking closures, noise, dust, material delivery)	3
Has the City considered waiving property taxes for affected residents during periods of infill construction?	2
A residential building would create similar impacts/disruptions if developed.	1
Concern that the construction will be halted partway and abandoned.	1
New infill development/economic activity in Saskatoon's core should be supported.	7
Concern that this will set a precedent for more rezoning in the area.	1

Phase II – Follow-up Engagement Period

This summary includes the engagement activities and the comments received from the public in the follow-up engagement period, which began on February 24, 2023.

Engagement Activities:

Public Notification & Comment Period

- Public notification sent out – February 24, 2023:
 - Mailed to 440 property owners within a radius of 200 metres or greater;
 - Emailed to the Ward Councillor, Nutana Community Association, Broadway Business Improvement District, Downtown Business Improvement District, and Community Development Section; and
 - Email update provided to Correspondence List.
- Application [Engage page](#) updated with new information – February 24, 2023:
 - [Shadow study](#)
 - [3D building renderings](#)
 - [Eastlake Area Traffic Impact Assessment](#)
- Public comment period open from February 24 – March 23, 2023:
 - Correspondence received from 9 parties

What We Heard:

Comments and questions received have been condensed and organized into broad topic areas denoted by green table headings. Where multiple comments fit under a general subtheme, they are organized under italicized subheadings.

Land Use/Planning Policy	
What We Heard	No. of Comments
<i>Land use change from residential to commercial</i>	
Not compatible in a neighbourhood/residential setting.	2
No compelling reason/justification to support the change.	2
A residential project will happen here eventually.	2
Does not support goals to increase residential density in the area.	1
Office space doesn't benefit Broadway like residential (vibrancy, support for local businesses, stake in neighbourhood quality of life)	1
People bought into the area with certain expectations (i.e. - site would be residential).	2
Land use and zoning create predictability and stability; changing them is disruptive/unfair.	1

Land Use/Planning Policy	
What We Heard	No. of Comments
Existing policy framework	
Doesn't align with policies guiding development of the area (Official Community Plan, Broadway 360, Nutana Local Area Plan).	2
Consistent with overall intent of corridor growth and infill objectives of existing policies.	1
Planning documents identify the site for residential.	1
Changes to planning policies should not be ad hoc and in response to an individual development proposal	1
Office space location and demand	
Saskatoon currently has a lot of vacant office space.	1
There are commercial sites elsewhere that are already zoned for this.	3
Site Characteristics/Location	
What We Heard	No. of Comments
Inappropriate for the location	1
This should be Downtown or directly on Broadway Avenue	1
Will retail businesses want to locate so far from Broadway, where there are already vacant spaces?	1
Building Design	
What We Heard	No. of Comments
Neighbours will be impacted by blank walls/unfriendly building interface, and loss of light and views.	2
Building built right to property line; too close to the Bridgewater	1
Shadow study should include the winter solstice	1
The above-grade parking is only to provide river views for the office floors above.	1
Building setbacks required by B5B zoning are not provided.	2
Glass façade will reflect light and heat to neighbouring properties.	1
Building is out of scale with the lot and its street context (height/massing)	2
Positive view of building design (e.g. - attractive, beautiful, sensitive, well thought out).	2
Developer has responded to public opinion/concerns in the design.	1
Multiple revisions have been made from the initial proposal	1
Above-grade parking is not sensitive to the neighbourhood; contributes to building's height and massing	1
Solar access for neighbours is impacted	1
Inclusion of grade-level retail inappropriate on a residential street	1
Inclusion of one residential dwelling unit a token attempt to be a mixed-use building	2
Who would want to live in the residential unit?	1
More detail/assurance that quality exterior materials and glazing will be used is needed	1
Screening of rooftop mechanical equipment important	1
Massing of upper office floors should be reduced and stepbacks provided	1

Infrastructure and Servicing	
What We Heard	No. of Comments
<i>Traffic, Circulation, and Parking</i>	
Traffic study doesn't account for shortcutting problem in lanes	1
High vehicular traffic in lanes degrade the road surface, generate dust, and affect quality of life for nearby residents	1
Sightlines for vehicles exiting lanes obscured by parked cars; turning cars block the sidewalk	1
Parking is in excess of what the Zoning Bylaw requires	2
Excess parking on-site could be rented to non-tenants	1
On-street parking is already limited, and parking pressure will increase.	2
Developer is seeking a parking reduction. Office space should have 4 spaces per 1000 ft ²	1
Traffic on 12 th Street already an issue and will worsen	1
Traffic study doesn't account for winter conditions (ice, snow) that make driving challenging on the hills in the area	1
No adequate estimates of the vehicle trips generated by tenants and customers coming and going	1
Nearby streets and bridge will be congested with traffic	2
Is it normal practice for the City to complete a traffic study and not the developer/third party?	1
General	
What We Heard	No. of Comments
Oppose the rezoning/it should be denied	5
Expressing support	1
Look forward to seeing the completed project	1
Office buildings aren't active/monitored at night and will invite illicit activity.	1
Loss of the community garden	1
Negative impact on adjacent property values.	1
Negatively changes the neighbourhood, its ambience/character	3
Concern over how much population/activity will be squeezed into the area with the Modus, Highpoint, and 12 th and Eastlake proposals	1
We are yet to see the impacts to the area of the Highpoint development	1