

SASKATOON STARPHOENIX, SATURDAY, AUGUST 12, 2023
SASKATOON STARPHOENIX, MONDAY, AUGUST 14, 2023

**OFFICIAL COMMUNITY PLAN NOTICE -
 NUTANA NEIGHBOURHOOD**

**PROPOSED OFFICIAL COMMUNITY PLAN MAP AMENDMENT – BYLAW NO. 9916,
 THE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW, 2023 (NO. 4)**

Saskatoon City Council will consider an amendment to Bylaw No. 9700, the Official Community Plan Bylaw, 2020, proposed by Modus Ventures Corp. respecting 509 12th Street East in the Nutana Neighbourhood. By way of Bylaw No. 9916, The Official Community Plan Amendment Bylaw, 2023 (No. 4), the following amendments are proposed with respect to the subject site:

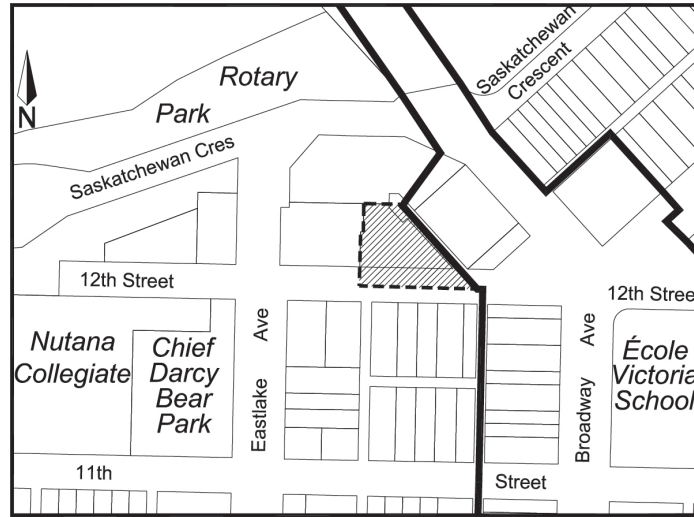
- Amend the boundary of the City Centre to include the site within it; and
- Amend the site’s designation on the Official Community Land Use Map from High Density Residential to Special Area Commercial.

The City Centre includes the Downtown and its connected neighbourhood commercial districts of Nutana and Riversdale, the portion of City Park south of Queen Street, as well as the portion of College Drive that interfaces with the University of Saskatchewan.

Land designated as Special Area Commercial has the potential for commercial developments that, because of unique attributes such as location, type of use or development history, do not fit into the typical hierarchy of commercial development.

LEGAL DESCRIPTION

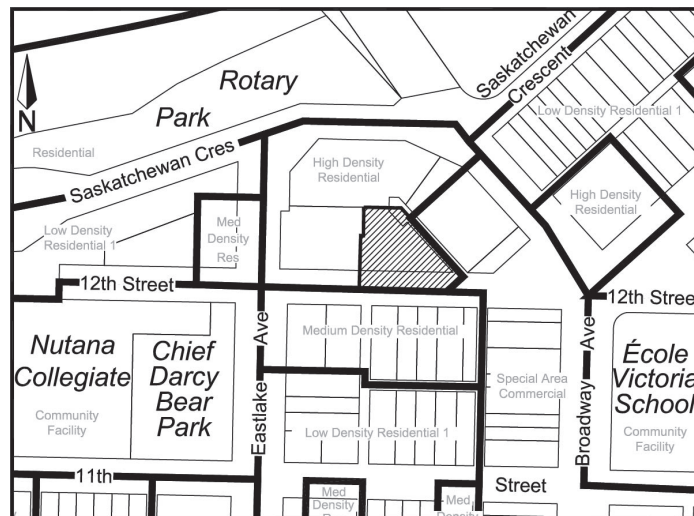
- Lot D, Block A2, Plan 101429175



PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENT

City Centre Boundary
 Include Site within City Centre Boundary

File No. OCP01-2022



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

From High Density Residential to Special Area Commercial

File No. OCP02-2022

REASON FOR THE AMENDMENT – The proposed amendments will facilitate the development of an eight-storey commercial/office building with main floor commercial space, structured parking, and a limited number of dwelling units at this location. If approved, the amendments will align the proposal with Official Community Plan policies that support commercial land use, consistent with existing commercial land in the Broadway district. A corresponding application to rezone the site to B5B – Broadway Commercial District, subject to a Zoning Agreement, is also proposed.

Additional information on the proposal may be viewed on the Engage page on the City of Saskatoon website at saskatoon.ca/engage/509-12th-street-east.

INFORMATION – Questions regarding the proposed amendments, arrangements to review the proposed amending Bylaw, or requests to view the City of Saskatoon Official Community Plan Bylaw and Land Use Map may be directed to the following without charge during regular business hours:

Community Services Division, Planning and Development Department
 Phone: 306-986-3688 (Brent McAdam, Senior Planner)

PUBLIC HEARING – City Council will consider all submissions and those that wish to speak on the proposed amendment at the City Council meeting on **Wednesday, August 30, 2023 at 6:00 p.m., City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

Should you wish to provide comments to City Council, please visit saskatoon.ca/write-letter-councilcommittees. If you are requesting to speak in person or remotely, please indicate this in your submission and you will be contacted by a representative of the City Clerk’s Office with further information.

Written submissions for City Council’s consideration may also 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 5:00 p.m. on **Monday, August 28, 2023** will be forwarded to City Council.

The Public Hearing is broadcast live on Shaw TV - Channel 10, Shaw BlueSky - Channel 105 and video-streamed on the City’s website at saskatoon.ca/meetings starting at 6:00 p.m. on the scheduled day.