



## COMMUNITY ENGAGEMENT SUMMARY

### 509 12<sup>th</sup> 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.

<b>Land Use/Planning Policy</b>	
<b>What We Heard</b>	<b>No. of Comments</b>
<b><i>Land use change from residential to commercial</i></b>	
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

<b>Land Use/Planning Policy</b>	
<b>What We Heard</b>	<b>No. of Comments</b>
<b><i>Land use change from residential to commercial</i></b>	
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
<b><i>Existing policy framework</i></b>	
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
<b><i>Office space location and demand</i></b>	
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
<b>Site Characteristics/Location</b>	
<b>What We Heard</b>	<b>No. of Comments</b>
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

<b>Building Design</b>	
<b>What We Heard</b>	<b>No. of Comments</b>
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
<b>Infrastructure &amp; Servicing</b>	
<b>What We Heard</b>	<b>No. of Comments</b>
<b><i>Traffic, Circulation, and Parking</i></b>	
12 <sup>th</sup> 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 <sup>th</sup> and 12 <sup>th</sup> 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

<b>Infrastructure &amp; Servicing</b>	
<b>What we heard</b>	<b>No. of Comments</b>
<b><i>Slope Stability/Geotechnical</i></b>	
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
<b>General</b>	
<b>What We Heard</b>	<b>No. of Comments</b>
In-person meetings are preferable to virtual.	3
What is the status of other proposals in the area? (i.e. – Highpoint, 12 <sup>th</sup> 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.

<b>Land Use/Planning Policy</b>	
<b>What We Heard</b>	<b>No. of Comments</b>
<b><i>Land use change from residential to commercial</i></b>	
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
<b>Existing policy framework</b>	
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
<b>Office space location and demand</b>	
Saskatoon currently has a lot of vacant office space.	1
There are commercial sites elsewhere that are already zoned for this.	3
<b>Site Characteristics/Location</b>	
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
<b>Building Design</b>	
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

<b>Infrastructure and Servicing</b>	
What We Heard	No. of Comments
<b>Traffic, Circulation, and Parking</b>	
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 <sup>2</sup>	1
Traffic on 12 <sup>th</sup> 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
<b>General</b>	
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 <sup>th</sup> and Eastlake proposals	1
We are yet to see the impacts to the area of the Highpoint development	1