

LAND USE APPLICATION

Proposed Official Community Plan Land Use Map Amendment and Rezoning by Agreement – 555 Eastlake Avenue and 403 12th Street East

APPLICATION SUMMARY

AODBT Architecture + Interior Design on behalf of S.S. Pacific Imports Inc. submitted an application to amend the Land Use Designations and Zoning Districts of 555 Eastlake Avenue, 403 12th Street East, Part of Parcel A, Plan No. 64S11679 and a portion of 12th Street East in the Nutana Neighbourhood. The sites are currently designated as Low Density Residential 1, Medium Density Residential and Community Facility under [Bylaw No. 9700, The Official Community Plan Bylaw, 2020](#) and zoned R2 – One and Two-Unit Residential District and RM2 – Low/Medium Density Multiple-Unit District under [Bylaw No. 8770, Zoning Bylaw, 2009](#). The application proposes to amend the Land Use Designation on the sites to High Density Mixed-Use and to rezone the sites to B5B – Broadway Commercial District, subject to a Zoning Agreement. The amendments will provide for the development of a 26-storey mixed-use development comprised of a variety of residential and commercial land uses.

RECOMMENDATION

That a copy of this report be submitted to City Council recommending that, at the time of the Public Hearing, City Council consider Administration's recommendations that the proposed amendments to Bylaw No. 9700, Official Community Plan Bylaw, 2020, Land Use Map, and Bylaw No. 8770, Zoning Bylaw, 2009, to rezone 555 Eastlake Avenue, 403 12th Street East, Part of Parcel A, Plan No 64S11679 and portion of 12th St E, as outlined in this report, be approved.

BACKGROUND

The subject sites are located in the Nutana Neighbourhood and are currently designated as Low Density Residential 1 (403 12th Street East and Part of Parcel A Plan No. 64S11679), Medium Density Residential (555 Eastlake Avenue) and Community Facility (portion of 12th Street East) on Bylaw No 9700, The Official Community Plan Bylaw No 2020 (OCP) Land Use Map. Land designated as Low Density Residential 1 has the potential for one- or two-unit dwellings or community uses that are typically served by local streets. Land designated as Medium Density Residential has the potential for a range of residential building types and community uses. These sites are typically served by collector or arterial streets and are in proximity to Community Focal Points, and/or within the Corridor Growth Area (see Appendix 1).

The subject sites are currently zoned R2 – One and Two-Unit Residential District (403 12th Street East, Part of Parcel A, Plan No. 64S11679 and portion of 12th Street East) and RM2 – Low/Medium Density Multiple-Unit District (555 Eastlake Avenue). The purpose of the R2 District is to provide for residential development in the form of one and two-unit dwellings as well as related community uses and the purpose of the RM2

District is to provide for a variety of residential developments in a low to medium density form as well as related community uses (see Appendix 2).

A multiple unit dwelling is currently located on 555 Eastlake Avenue and a one-unit dwelling is located on 403 12th St E. Records indicate both dwellings were initially constructed around 1912. Part of Parcel A, Plan No. 64S11679, which is located to the north of 555 Eastlake Avenue and 403 12th St E, is undeveloped land owned by the City of Saskatoon (City).

City Council, at its Public Hearing [meeting](#) held on May 31, 2023, considered and approved an application by AODBT Architecture + Interior Design on behalf of S.S. Pacific Imports Inc. to amend the OCP to include a High-Density Mixed-Use Land Use designation. The proposed new designation was requested to enable developments like the proposal for 555 Eastlake Avenue and 403 12th Street East. Sites designated with the new High Density Mixed Use Land Use designation have the potential for high density mixed-use development that may include a broad range of residential, commercial, office, cultural, and community uses. These lands are served by collector or arterial streets, incorporate human scaled, pedestrian-oriented and transit-oriented design and development principles, and are within walking distance to Bus Rapid Transit station(s) and the Downtown. High Density Mixed Use may be located within the Downtown, City Centre or Strategic Infill Areas.

DISCUSSION

Development Proposal

AODBT Architecture + Interior Design on behalf of S.S. Pacific Imports Inc. submitted an application to amend the Land Use Designations and Zoning Districts of 555 Eastlake Avenue, 403 12th Street East, Part of Parcel A, Plan No. 64S11679 and a portion of 12th Street East in the Nutana Neighbourhood. The proposed land use amendments would facilitate the development of a 26-storey (measured from Saskatchewan Crescent East) mixed-use development comprised of a variety of residential and commercial land uses. The proposed development would provide for:

- Approximately 260 dwelling units comprised of a mix of Multiple Unit Dwelling, Boarding Apartment and street-oriented Townhouse land uses;
- Approximately 2,100m² of commercial space; and
- Four levels of parking, including underground and surface parking accessed through 12th Street East and Saskatchewan Crescent East.

The development proposal site plan, elevations and renderings are included in the report (see Appendix 3 and 4).

Parcel A, Plan No. 64S11679 is owned by the City and Saskatoon Land is in the process of subdividing the site and closing a small portion of 12th Street East. Once the subdivision, road closure and sale of the land are finalized, the parcels will be incorporated into the development site (see Appendix 5).

Proposed Amendments to the OCP Land Use Map

The subject lands are currently designated as Low Density Residential 1, Medium Density Residential and Community Facility and are proposed to be redesignated to High-Density Mixed-Use. The High-Density Mixed-Use designation has the potential for high density mixed-use development that may include a broad range of residential, commercial, office, cultural and community uses.

The OCP Land Use Map amendment would also redesignate the westerly portion of Parcel A, Plan No. 64S11679 from Low Density Residential 1 to Low Density Residential. This is a minor housekeeping amendment which aligns the land use designation for this small parcel with amendments to the OCP approved by City Council on June 27/28, 2024.

Proposed Rezoning to B5B – Broadway Commercial District subject to a Zoning Agreement.

The lands are currently zoned a mixture of R2 – One and Two-Unit Residential District and RM2 – Low/Medium Density Multiple-Unit Dwelling District which provide for a variety of residential development in one and two unit dwellings, and low to medium density forms, respectively.

The applicants have proposed to rezone the subject lands to B5B – Broadway Commercial District subject to a Zoning Agreement. A Zoning Agreement is a regulatory tool used to address a specific development proposal and may address the use of land, buildings, form of development, site layout and general external design. The proposed terms of the Zoning Agreement (see Appendix 6) for this development will provide for:

- Residential, commercial and institutional uses permitted in the development;
- Minimum building setbacks;
- Maximum building height of 80 metres to top of mechanical from 12th Street East and 92 meters to top of mechanical from Saskatchewan Crescent East;
- Maximum of 26 storeys measured from Saskatchewan Crescent East;
- Minimum of 230 vehicle parking spaces and 70 long term bicycle parking spaces;
- Landscaping provisions; and
- Limit the type and location of signage.

Policy Review

Section G1.7 High Density Mixed Use of the OCP states:

“G1.7 High Density Mixed Use

The highest densities of development should occur in the Downtown; however, the City recognizes that there are areas in proximity to the Downtown where high-density development may be suitable. High Density Mixed Use areas may vary in scale and density, and offer a mixture of uses. They are supported by all modes of transportation, with excellent access to areas of employment and recreation.

(1) Objectives

- (a) Accommodate high-density mixed-use development in strategic locations with unique attributes throughout the city.
- (b) Facilitate high-density mixed-use development areas that are supported by all modes of transportation and accessible by high-frequency transit.

(2) Policies

- (a) High Density Mixed Use development will be pedestrian-oriented, and incorporate transit oriented and human scaled development and design principles.
- (b) High Density Mixed Use development will be sensitive to surrounding land uses, and vary in scale to include low-rise, mid-rise, or high-rise building(s).
- (c) High Density Mixed Use may be located within the Downtown, City Centre, and/or Strategic Infill Areas.
- (d) Lands designated High Density Mixed Use must:
 - (i) include residential units;
 - (ii) front or flank a collector or arterial street;
 - (iii) be within walking distance to one or more Bus Rapid Transit station and the Downtown; and
 - (iv) be in proximity to public amenities.
- (e) Each High Density Mixed Use development will be approved through a rezoning by agreement”

The following design elements and locational criteria of the proposed development align with the Objectives and Policies of the High Density Mixed Use land use designation:

- Located in proximity to the river, Broadway Bridge and Traffic Bridge, Meewasin Trail, Bus Rapid Transit and the Downtown;
- Incorporates design elements along Saskatchewan Crescent East and 12th Street East to provide for a pedestrian oriented and human scale development;
- Located on the edge of the neighbourhood and separated from low density residential land uses; and
- The development includes residential uses, fronts onto a minor Collector street (Saskatchewan Crescent East), is within 400 metres of a Bus Rapid Transit Station and the Downtown, and is located across the street from Rotary Park.

Technical Review

As part of the application process, this application was circulated to civic departments to evaluate compliance with applicable policies and bylaws. There were no issues identified which preclude this application from proceeding to a Public Hearing.

From the internal review the following items were noted:

- Traffic Impacts – A Traffic Impact Assessment was provided and evaluated to ensure additional traffic generation can be safely and efficiently accommodated by the transportation system. Administration prepared an aggregate review of Traffic Impact Assessment findings for this proposal and adjacent developments including 509 12th Street and 604/610 Broadway Avenue (see Appendix 7). The analysis confirmed cumulative traffic impacts can be accommodated by the existing roadway network, should this proposal and adjacent developments proceed.
- Geotechnical Analysis - A geotechnical analysis was provided in 2018, as part of the initial application. The development site is within the Riverbank Slope Overlay District and will require an updated geotechnical analysis and report, demonstrating the construction and development does not negatively impact the existing slope, to be submitted at the development and building permit stage.
- Saskatchewan Crescent East – A slope failure exists on Saskatchewan Crescent East, west of Eastlake Avenue and downslope of the proposed development. The failure is described as metastable, as it is not significantly changing, but a change in geotechnical conditions (rise in groundwater, addition of weight or mass at the top of the slope, removal of weight or mass at the base of the slope, or time) could result in movement. As part of the development and building permit review, an engineered solution will be required to ensure a negative impact to a slope does not occur. The proposed engineered solution will be incorporated into the updated geotechnical analysis and report and subject to Administration’s approval at the time of the development and building permit application; and
- Meewasin Valley Authority – The proposed development site is located within the Meewasin Valley Authority conservation zone as identified in the *Meewasin Valley Authority Act*. Prior to development, the applicant must obtain approvals through the Meewasin Valley Authority’s development review process and approval of the Board of Directors.

COMMUNICATIONS AND ENGAGEMENT

Phase One

In April 2022, a public notice inviting comment was mailed to residents within an approximate 500 metre radius of the subject lands. The Ward Councillor and Community Association were also notified of the proposal and an Engage Page on the City’s website was also launched. A virtual Public Information Meeting was held on May 11, 2022. The Phase One Engagement Summary is provided (see Appendix 8).

Following the engagement period, the application was revised including a reduction in building height, increase of dwelling units and revision of façade and landscaping.

Phase Two

In June 2023, a second public notice inviting comment was mailed to residents within an approximate 500 metre radius of the subject lands. The Ward Councillor and

Community Association were also notified of the proposal and the application Engage Page was updated. An in-person Public Information Meeting was held on June 21, 2023. The Phase Two Engagement Summary is provided (see Appendix 9).

Following the engagement period, further minor revisions were made to the building façade, parking and landscaping.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Council Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Council Policy No. C01-021, Public Notice Policy, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

NEXT STEPS

The following steps will be undertaken, after the application is considered by City Council at the public hearing, and address technical considerations before or during the development and building permit stage:

- Saskatoon Land will finalize the assessment of City-owned lands, subdivision application and required road closure of the portion of 12th Street East, to create the full development site. A report on the sale of the land from Saskatoon Land will be provided to the Standing Policy Committee on Finance before proceeding to City Council for approval. The closure of the portion of 12th Street East will also require a public hearing;
- The applicant must provide a geotechnical report demonstrating a minimum Factor of Safety 1.5 for the proposed development as per the Riverbank Overlay District regulations;
- The applicant must obtain the required approvals from the YXE Airport Authority and Navigation Canada for the proposed development and cranes for construction;
- Meewasin Valley Authority development review and approval by the Board of Directors to be obtained by the applicant; and
- Parks Department (Urban Forestry) consultation will be required regarding the proposed removal of boulevard trees along 12th Street as per [Bylaw No. 9957, The Tree Protection Bylaw, 2024](#).

APPENDICES

1. Location Map – Proposed Official Community Plan Land Use Map Amendment
2. Location Map - Proposed Zoning Amendment
3. Site Plans and Elevations
4. Project Renderings
5. Portion of Parcel A, Plan No. 64S11679 to be subdivided and Portion of 12th Street East to be closed

6. Proposed Terms of Zoning Agreement
7. Traffic Impact Assessment Aggregate Review
8. Phase 1 Engagement Summary
9. Phase 2 Engagement Summary

REPORT APPROVAL

Written by: Robyn Rechenmacher, Senior Planner
Reviewed by: Darryl Dawson, Development Review Section Manager
Lesley Anderson, Director of Planning and Development
Approved by: Celene Anger, General Manager of Community Services

SP/2024/PD/MPC/Proposed Official Community Plan-and Land Use Map Amendment and Rezoning by Agreement-555Eastlake Avenue and 403 12th Street East/sk