

ZONING NOTICE

NUTANA NEIGHBOURHOOD

PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 10031 THE ZONING AMENDMENT BYLAW, 2024 (No. 24)

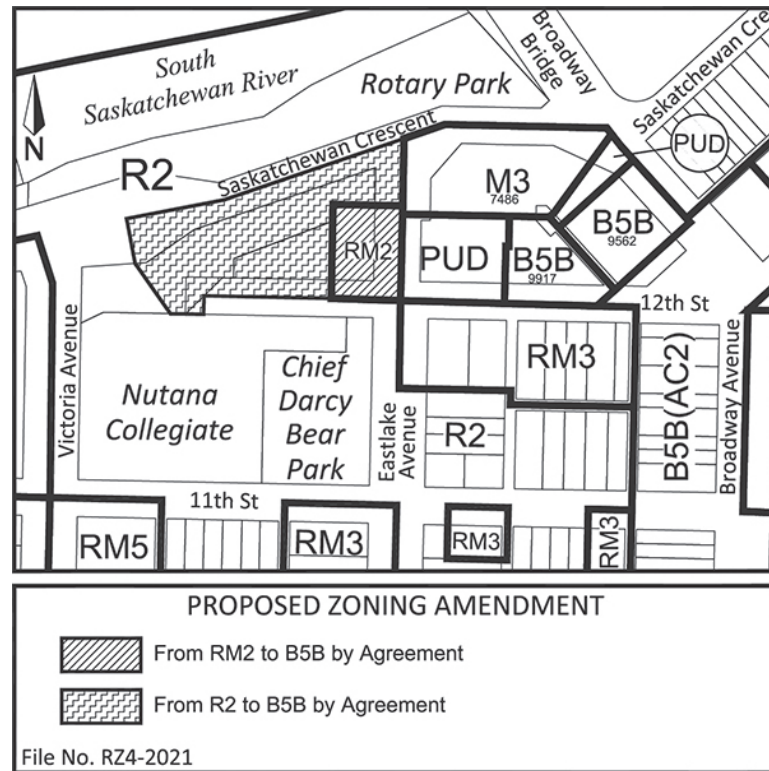
Saskatoon City Council will consider an amendment to Bylaw No. 8770, The Zoning Bylaw, proposed by AODBT Architecture + Interior Design on behalf of S.S. Pacific Imports Inc. By way of Bylaw No. 10031, The Zoning Amendment Bylaw, 2024 (No.24), a 0.53 hectare (1.31 acre) proposed development site in the Nutana neighbourhood including 555 Eastlake Avenue and 403 12th St E and northern adjacent lands. The subject site is proposed to be rezoned from a mixture of R2 - One and Two-Unit Residential District and RM2 – Low/Medium Density Multiple-Unit Dwelling District to B5B – Broadway Commercial District, subject to a Zoning Agreement.

CIVIC ADDRESS

- 555 Eastlake Avenue and 403 12th Street East

LEGAL DESCRIPTION

- Portion of Parcel A Plan 64S11679 Ext 3
- Lot 1, Block A1, Plan 64S11679 Ext 0
- Lot 2, Block A1 Plan 64S11679 Ext 0



REASON FOR THE AMENDMENT – The proposed rezoning will provide for a 26-storey High Density Mixed-Use development comprised of a variety of residential and commercial land uses. A Zoning Agreement is proposed for the site, which is a legal agreement that establishes site-specific regulations for how a property may be developed and used. 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.

A corresponding application to amend the Official Community Plan in relation to this site is also proposed.

Additional information on the proposed rezoning may be viewed on the Engage page on the City of Saskatoon website at saskatoon.ca/engage/555-eastlake-avenue-403-12th-street-east.

INFORMATION – Questions regarding the proposed amendment, arrangements to review the proposed amending Bylaw, or requests to view the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge during regular business hours:
Community Services Division, Planning and Development Department
Phone: (306-986-2061) (Robyn Rechenmacher)

PUBLIC HEARING – City Council will consider all submissions and those that wish to speak on the proposed removal of Municipal Reserve designation at the City Council meeting on **Wednesday, August 28, 2024 at 6:00 pm, 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 Clerks 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 pm on **Monday, August 26, 2024** 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 – saskatoon.ca/meetings starting at 6:00 pm on the scheduled day.