

## Phase 2 Engagement Summary


**555 Eastlake Ave. & 403 12<sup>th</sup> St. E**
**COMMUNITY ENGAGEMENT COMMENTS – PHASE TWO**

Proposed Official Community Plan Land Use Map Amendment from *Low Density Residential 1* and *Medium Density Residential* to new High Density Mixed Use land use designation and  
 Rezoning from *R2 One and Two-Unit Residential District* and *RM2 – Low/Medium Density Multiple-Unit Dwelling District* to *B5B Broadway Commercial District by Zoning Agreement*  
 Nutana Neighbourhood

**Applicant:** aodbt Architecture & Interior Design  
**File:** PL 4350-OCP-07/21 and PL 4350–Z04/21

**Revised Project Description:**

AODBT Architecture + Interior Design on behalf of S.S. Pacific Imports Inc. has applied for a rezoning at 555 Eastlake Avenue and 403 12<sup>th</sup> Street East in Nutana, subject to a Zoning Agreement, to facilitate the development of a high-density mixed-use building.

The revised proposed development consists of a 26-storey mixed-use building with approximately 260 dwelling units comprised of a mix of Multiple Unit Dwelling, Boarding Apartment and street-oriented Townhouse land uses and approximately seven commercial units totalling approximately 2,100m<sup>2</sup>. Approximately 230 on-site parking spaces have been proposed through 12 at-grade spaces accessed from 12<sup>th</sup> Street E and 218 below-grade spaces accessed from Saskatchewan Crescent or 12<sup>th</sup> Street E.

**Development Proposal – Applications:**

The development proposal includes the following applications that require a decision by City Council at a Public Hearing:

1. OCP Land Use Map Amendment – amending the land use designation on the OCP Land Use map:  
 Council approved the new High Density Mixed Use OCP Text Amendment in May 2023. An amendment to the existing OCP Land Use Map is now required to apply the new land use designation to the development site.
2. Rezoning Application – Zoning by Agreement to permit the proposed development  
 The subject properties are currently zoned R2 – One and Two-Unit Residential District, and RM2 – Low/Medium Density Multiple-Unit Dwelling District. The existing zoning districts provide for residential development in the form of one- and two-unit dwellings, low to medium residential density building forms, and related community uses.

The applicant is proposing a Zoning Agreement based off the B5B – Broadway Commercial District. A Zoning Agreement would ensure that only the application's specific development proposal could be constructed.

**Updated Proposal - Engagement Information:**

- 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 revised proposal – June 6, 2023
- Application Engage Page updated June 6, 2022
- Public Information Meeting – June 21, 2023 - Sixty-four (64) attendees signed in
- Public comment period: June 6 – July 7, 2023
  - Development Review received thirty-two (32) comments sheets during the public information meeting and an additional twenty (20) email correspondence

**COMMUNITY ENGAGEMENT COMMENTS RECEIVED**

Summary of Comments Received from Area Residents (Nutana & Varsity View)
What We Heard
The overall design and proposal changes are acceptable.
Still concerned about commercial addition to a residential area.
It's very windy in this area of the city, consider eliminating or redesign of balconies so they don't stick out,
The City should sell the entire slope area to the builder between Sask Cres and Victoria, don't leave a small parcel unsold.
Proper sidewalks should be on both sides of Eastlake Ave near this development.
Concerned with traffic.
Concerned with lack of market rentals.
Prime location in Saskatoon to have a truly one-of-a-kind building so design elements are important, AODBT did a good job with the design.
The revised proposal is attractive at the street level, like the increased density, like the street-fronting townhouse units.
The proposal remains way too tall. It dwarfs the surrounding neighbourhood and blocks the view for current residents.
The proposal does not fit into the riverbank, the riverbank and sky view belong to all. Six stories would be maximum.
The proposal will create too much traffic in the neighbourhood, close to two schools, in an area that is already crowded with too many cars.
The commercial spaces will bring too much activity and noise into a residential neighbourhood. This proposal is better suited on Broadway Ave, 8 <sup>th</sup> Street or even better, downtown.
Concerned with the potential loss of urban green space and nice trees.
In favour of development in this area, however, proposal is too tall and the commercial aspect is not suited to the neighbourhood. A development more like Escala would be better.
Traffic will be a big problem.
Use of the pedestrian walkways by others like skateboarders.
Parking will be ridiculous; it is already bad now before new buildings are here.
Will block off the sun from the existing buildings.
Concern for riverbank failure.
The second proposal is moderately better than the first regarding aesthetics.
A building of this height should be located on the low side of the river.

## Summary of Comments Received from Area Residents (Nutana & Varsity View)

Terraced walkways are a good idea.
Commercial space on Sask Cres is not a good idea.
Traffic in this neighbourhood has become unmanageable in the last ten-twenty years, especially when Nutana Collegiate is in session.
Put the tall building downtown!
Concern about the effect this building will have on skyline and it would effectively block out the sky. The design of the north elevation is more appealing and charming than the south elevation facing 12 <sup>th</sup> Street. The building should be the same height as the Bridgewater.
Biggest concern with the proposal is the height, the building will obliterate the sky for Nutana residents.
Aesthetically, from the vantage point of downtown, this tower will look disconnected from anything around it. The building will likely not age gracefully in place.
Need to consider how busy this area is, a playground that is always being used, a high school, Meewasin trail users. Adding in retail and more residents will result in traffic concerns.
No concern with the design of the lower storeys, the condo tower is the problem.
Proposal is in Nutana, one of Saskatoon's oldest residential neighbourhoods that already has one of the higher densities. A 12-14 storey building would fit the neighbourhood, a 26-storey building does not.
Does not seem well planned with the community in mind.
Parking, traffic, and property values will all be negatively affected if this proposal gets approved.
Concern with riverbank slope given the issues that have come up over the past 20 years.
Against the development; infill has gone beyond belief. To many unacceptable changes over the years
Parking for residents in this area is almost impossible without this proposal.
Concern with building design and size.
Overall opposition to the proposal.
Appreciate lowering the original design from 35 storeys to 26, although it's still too tall by 8 storeys.
Taking away the forest between Victoria and Eastlake to do development is a big issue. The hill should not be developed.
The development is too tall, and the wind sheer and wind tunnel that already exists will be unbearable.
View and ability to enjoy the neighbourhood will be compromised with such a large tower at this location.
Would support a 12-storey proposal.
Staging of construction is a major concern. It will take three years at a minimum. Cannot use Chief Darcy Park for staging.
Do not believe the riverbank stability can accommodate the proposed development.
This proposal should be downtown, not in Nutana.
Overall support for the project.
Timelines for construction provided of 3 years seems ambitious at best, and misleading at worst.
The tower is too tall still!
The entire development footprint is too large given the inadequate geotechnical studies done to date.
Assumption that residents of the building won't drive, or need vehicles, is ambitious. Not everyone wants to bike or bus everywhere.
Rotary Park has already slumped in the past, and a structure this size is inviting additional slump failures.
The average daily traffic count will at least triple.
The height of this proposal is still three times what it should be, which should be 7-8 storeys.
Concerned with the loss of privacy for houses close to the development site.

Summary Comments Received from the Greater Community
What We Heard
Overall support of the building design.
Very nice location, state of the art design. Modern design.
It is a great initiative by the City of Saskatoon to engage community views. It is a great project that will bring a lot of aesthetics, commercial opportunities, and a good neighbourhood to live in.
Great initiative for the City of Saskatoon. The people organizing the public meeting were very helpful and informative. Hope we have more projects like this in the future.
Good project, location by the river is nice.
It will bring a lot of value to the City of Saskatoon.
This proposal is completely unethical and only good for the developer project is bad for our river valley and Nutana residents.
This proposal should be downtown.
The proposal looks good, also thought the original plan was great.
The amended design is very good. The reduced height is much more appealing.
Need to keep the cladding colours light and uplifting.
Can the type of retail that goes into the commercial spaces be regulated? Important not to take away business from Broadway.
Is it possible to deconstruct the existing apartment building and big house on 12 <sup>th</sup> St and save the materials for reuse (lumber, trim, glass, and doors).
Development is very essential and support this type of development.
The proposal brings numerous benefits to the neighbourhood and the city. Residential units will offer support and relief to address the increasing demand for housing in Saskatoon.
The proposed inclusion of senior care facilities demonstrated a commitment to the well-being of the ageing community.
The inclusion of commercial space will foster economic growth and contribute to a vibrant community hub.
Saskatoon needs this level of occupancy density in this area of the City. Developer has demonstrated they are listening to feedback from stakeholders and amendments should be approved.
Saskatoon has a beautiful river valley, this development would allow more residents to enjoy it.
The development would help curb urban sprawl.
The only concern would be the units being used as rentals or Airbnb.
Preferred the original design and offset.
The proposed development is a better use of the sloped land than what is currently there.

Summary of Comments Received from Webmail
What We Heard
Support the development in principle, however, do not support commercial at-grade off Broadway Ave. Applying land use and planning rationale that have been developed for totally different geographic context is a fundamental mistake. This project is not reliant on the inclusion of retail uses for its success. I believe this aspect of the development proposal has resulted from encouragement/coercion from the City of Saskatoon to include at-grade retail in mixed-use developments in the Broadway Commercial Area. This is not the Broadway Commercial Area, it's an established residential neighbourhood.
Love the revised plan, appreciate the design regarding different areas for different uses and types of living arrangements.
Reorienting the building to front Sask Cres E is a great idea to reduce congestion on 12 <sup>th</sup> St E and Eastlake Ave.
Would like to see either a daycare space or play structure on the level where cars park.
Appreciate the barrier free access for pedestrian, however, should look at the width of the switchbacks to accommodate bicycles.
City needs more housing and density.

## Summary of Comments Received from Webmail

Strongly opposed to the proposed rezoning. The Broadway North Gateway area in the Broadway360 plan has the high density intended to be in the range of 3-12 storeys.

Major issue is vehicles exiting the building from Sask Cres and turning right, and then right again onto Eastlake Ave, which is nearly impossible to do in the winter with snow and ice. Also concerned with vehicles going down the hill on Eastlake Ave.

There has not been necessary protection provided to the Bridgewater and Riverwalk properties should the proposed development cause infrastructure overload and backups, or slope stability issues that damage underground utilities.

An indigenous archaeological assessment specific to this location has not been completed as part of the application.

The proposal includes the removal of a small urban forest that should be protected.

This proposal belongs in the downtown core, not on the riverbank in Nutana.

Why are there no affordable housing units in the building? This should be an expectation for all new housing developments in Saskatoon.

Broadway has lost it's commercial vibrancy and has vacant stores, do not need more street-level retail spaces.

Already a problem with available street parking, as many people choose to park on Nutana streets and walk downtown to avoid paid parking.

At a loss why the City would even consider allowing the construction of a disproportionately high tower that will displace green space, low-income housing and lines of sight along the shared space of our wonderful riverbank.

Opposed to extremely tall project.

The building being proposed is massively out of scale and context within the river valley. No more than 10-12 stories would be appropriate as a maximum. Saskatoon's tallest buildings should be downtown. A building half the height of the proposal would be a fair compromise.

A 26-storey project is better suited to the downtown area where it will balance out the needs of the planned Entertainment District and help revitalize downtown.

Shadow analysis leaves out what the shadow effect at winter solstice will be, expect that would show adjacent buildings to the east in complete shadow.

Support development as in the next few years more people will be looking at retirement apartments.