

OFFICIAL COMMUNITY PLAN NOTICE

NUTANA NEIGHBOURHOOD

PROPOSED OFFICIAL COMMUNITY PLAN MAP AMENDMENT – BYLAW NO. 10030 THE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW, 2024 (No. 13)

Saskatoon City Council will consider an amendment to Bylaw No. 9700, the Official Community Plan, proposed by AODBT Architecture + Interior Design on behalf of S.S. Pacific Imports Inc. respecting a 0.53 hectare (1.31 acre) proposed development site in the Nutana neighbourhood including 555 Eastlake Avenue and 403 12th St East, and northern adjacent lands. The Official Community Plan Amendment Bylaw No. 10030, 2024 (No. 13), will provide for the following Official Community Plan Land Use Map amendments:

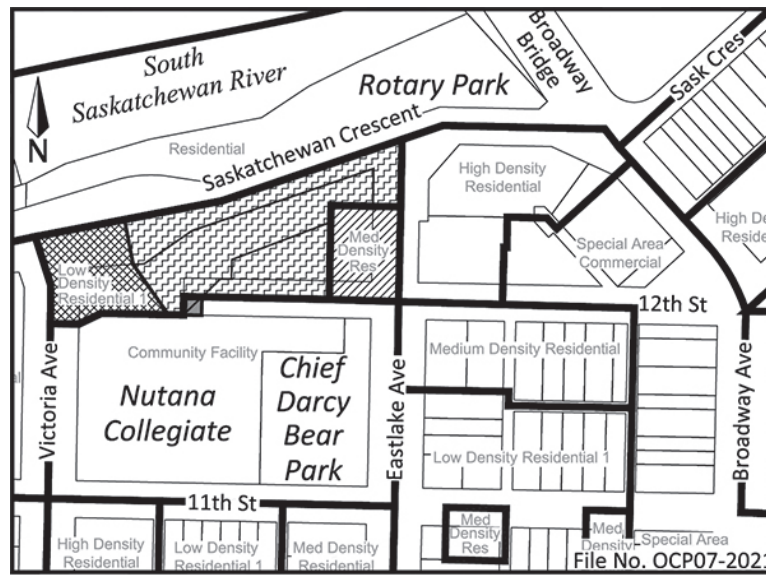
- Amend land use designations from a mix of ‘Medium Density Residential’, ‘Community Facility’, and ‘Low Density Residential 1’ land use to ‘High Density Mixed Use’ land use.
- Amend lands from ‘Low Density Residential 1’ to ‘Low Density Residential’ land use.

CIVIC ADDRESSES

- 555 Eastlake Avenue and 403 12th Street East

LEGAL DESCRIPTIONS

- Parcel A Plan 64S11679 Ext 3
- Lot 1, Block A1, Plan 64S11679 Ext 0
- Lot 2, Block A1 Plan 64S11679 Ext 0
- Portion of St 4 – Plan 64S11679 Ext 0 (Portion of 12th Street East)



PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENT

	From Medium Density Residential to High-Density Mixed-Use		From Community Facility to High-Density Mixed-Use
	From Low Density Residential 1 to High-Density Mixed-Use		From Low Density Residential 1 to Low Density Residential

REASON FOR THE AMENDMENT –The proposed amendments will facilitate the development of a 26-storey High Density Mixed-Use building comprised of a variety of residential and commercial uses with frontage and access onto Saskatchewan Crescent East and 12th Street East. A corresponding application to rezone the site to B5B – Broadway Commercial District, subject to a Zoning Agreement, is also proposed.

The amendments will also redesignate the westerly portion of Parcel A, Plan No. 64S11679 from Low Density Residential 1 to Low Density Residential to align with Official Community Plan amendments approved by City Council on June 27th and 28th 2024.

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 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: 306-986-2061 (Robyn Rechenmacher, Senior Planner)

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.