

Public Information Meeting

1414 & 1416 Main Street

Proposed Rezoning and Official Community Plan
Map Amendment



Agenda

1. Presentation on City policy framework and proposal information
2. Presentation by BlackRock Developments
3. Q & A session

Location Map

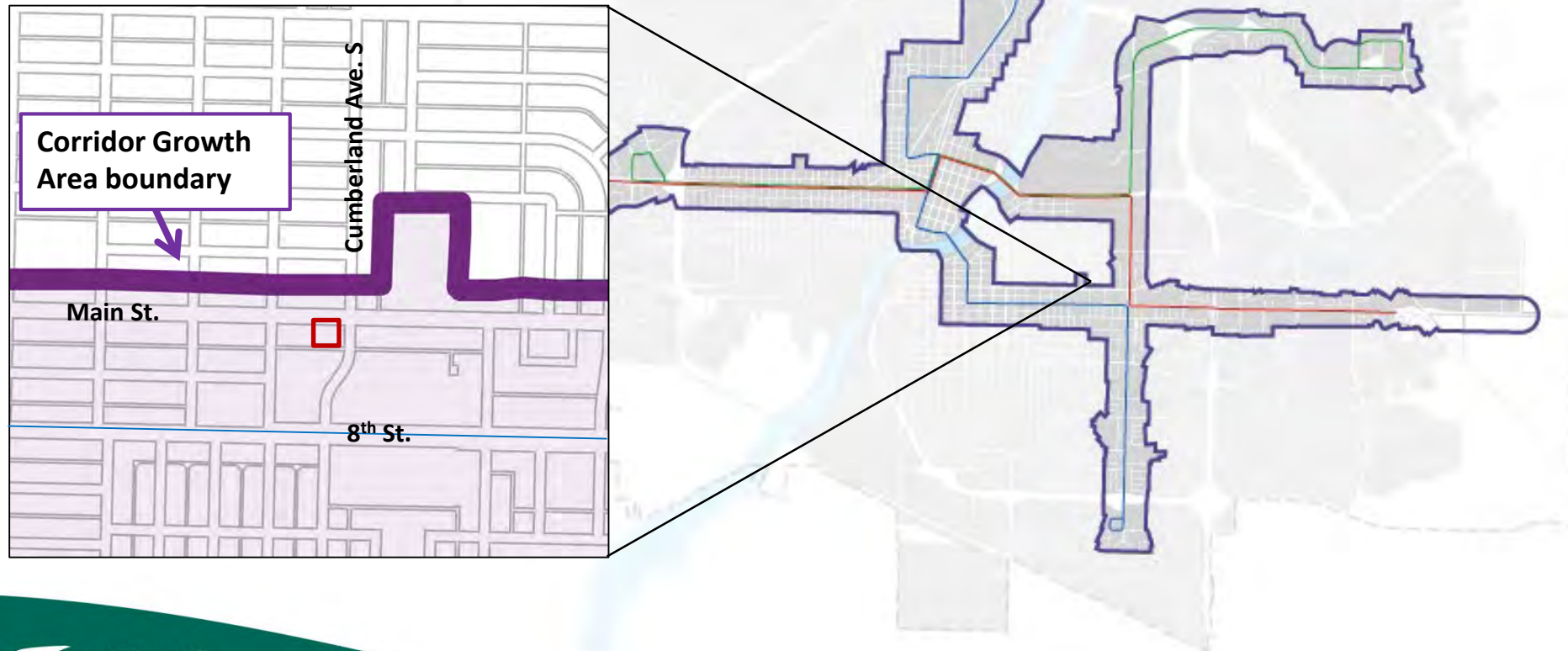


Policy Framework

New policies and Plans approved or endorsed since 2015:

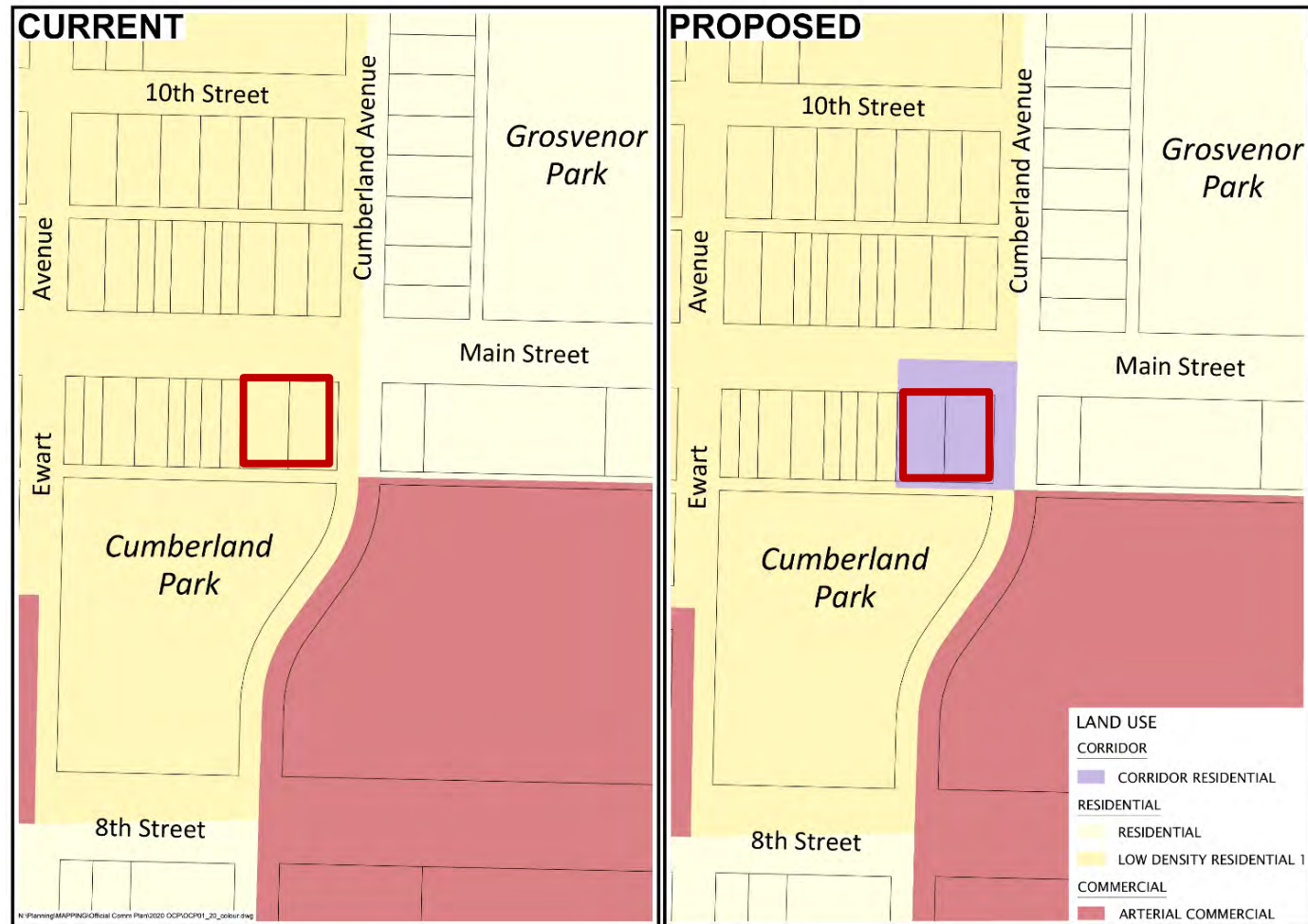
- Growth Plan to Half A Million (2016)
- OCP Corridor Planning Program (June 2017) Bylaw No. 8769, 2017
- Corridor Transformation Plan (January 2020)
 - Corridor Growth policies and new land Use descriptions
 - Guiding Principles
 - Design Guidelines
- New Official Community Plan, Bylaw No. 9700 (July 2020)

Corridor Growth Area



Official Community Plan Land Use

- OCP Land Use designation amendment from Low Density Residential 1 to **Corridor Residential**
- Proposed development site is outlined in **red**



OCP Land Use – Corridor Residential

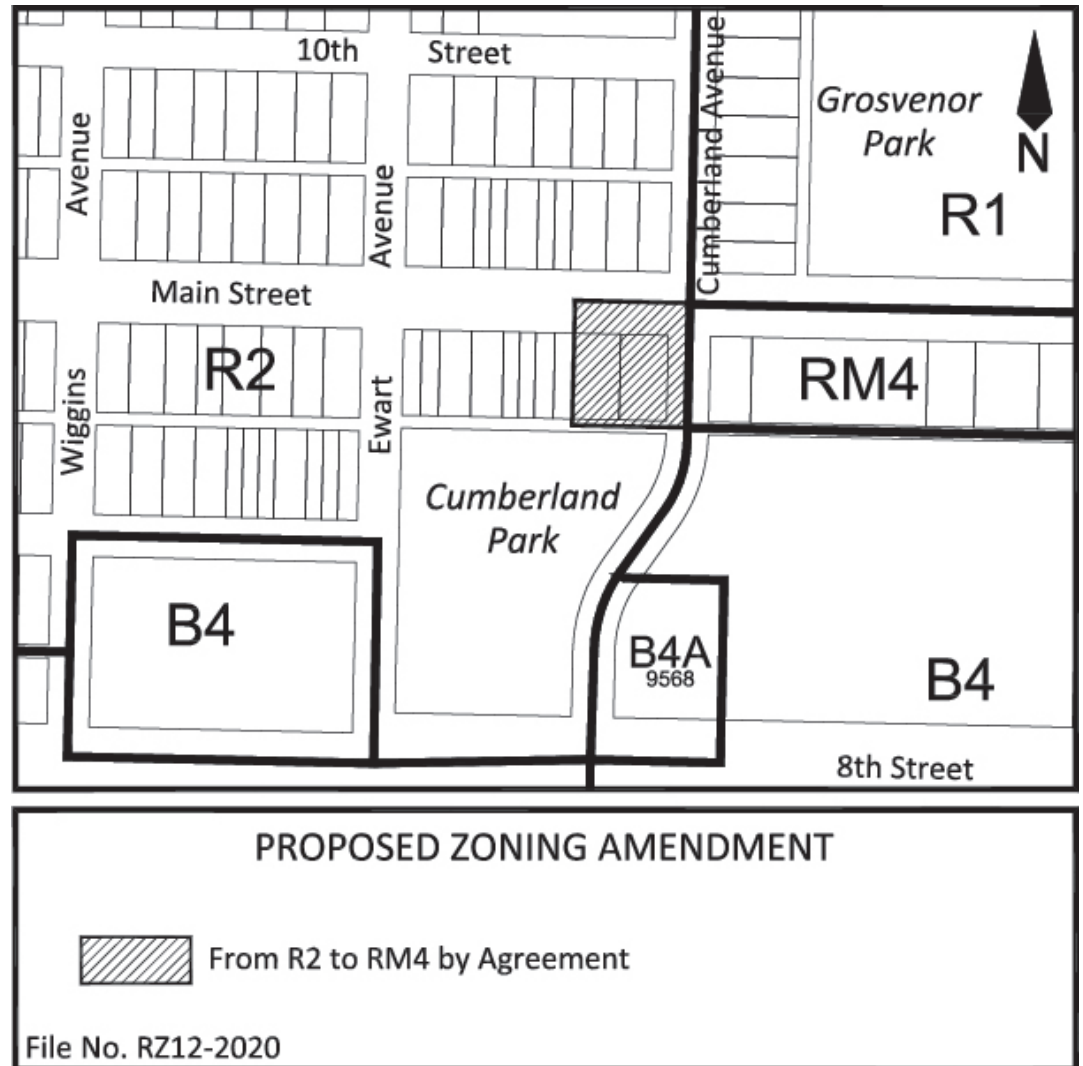
- Lands within the Corridor Growth Area that are not located directly on a major transportation or Frequent Transit Service/BRT identified corridor.
- *Corridor Residential* intent is as an area of transition from higher (medium) densities located along the corridors into adjacent neighbourhoods.
- Key Objectives are:
 - to help achieve the infill residential goals of the Growth Plan
 - Provide a range of ground-oriented residential housing types and sizes in smaller multi-unit buildings

Corridor Residential and Varsity View LAP

Local Area Plan Goals:

1. To preserve lower density residential areas in the heart of the neighbourhood.
2. To foster long term stability and enhancement of the neighbourhood through increased home ownership.
3. To encourage sensitive land redevelopment along major and upcoming traffic corridors east/west and north/south.
4. To establish a sensitive transition and approach to design and scale between different policy districts, such as traffic corridors and low-density residential areas.
5. That redevelopment should enhance neighbourhood amenities, greenspaces, and public areas. Varsity View welcomes redevelopment in appropriate locations with the expectation of a net gain for residents.
6. That Varsity View recognizes the need to increase density of neighbourhoods in Saskatoon through thoughtful, considered development.
7. That development occurring along the borders of Varsity View promotes pedestrian connectivity and urban design integration with the University and adjacent neighbourhoods.

Proposed Zoning



Proposal Information

- RM4 subject to a Zoning Agreement
- 4-storeys (15 m) with a 2-storey component
- 49% site coverage proposed (max 60%)
- 26 dwelling units in a mix of 1, 2 and 3 bedroom units
- 824m² of amenity space proposed (130m² required)
- 42 parking spaces located in a combination of underground and surface parking (42 spaces required)
- Lane adjacent to Cumberland Park will be paved
- The sidewalk on Cumberland has been paved
- A Street Tree Management Plan will be prepared

Next Steps

- Preparation of a report on the proposal to the Municipal Planning Commission
 - Anticipated January 2021 agenda
 - Summary of comments and questions received on the proposal will be prepared and included as an attachment to the report
- Council & Public Hearing to follow MPC
 - Ad will be placed in the StarPhoenix at least 2 weeks in advance of the Public Hearing
 - The application Engage page will be updated with the dates of the MPC meeting and future Council/Public Hearing dates

BlackRock Developments

Development Proposal Details

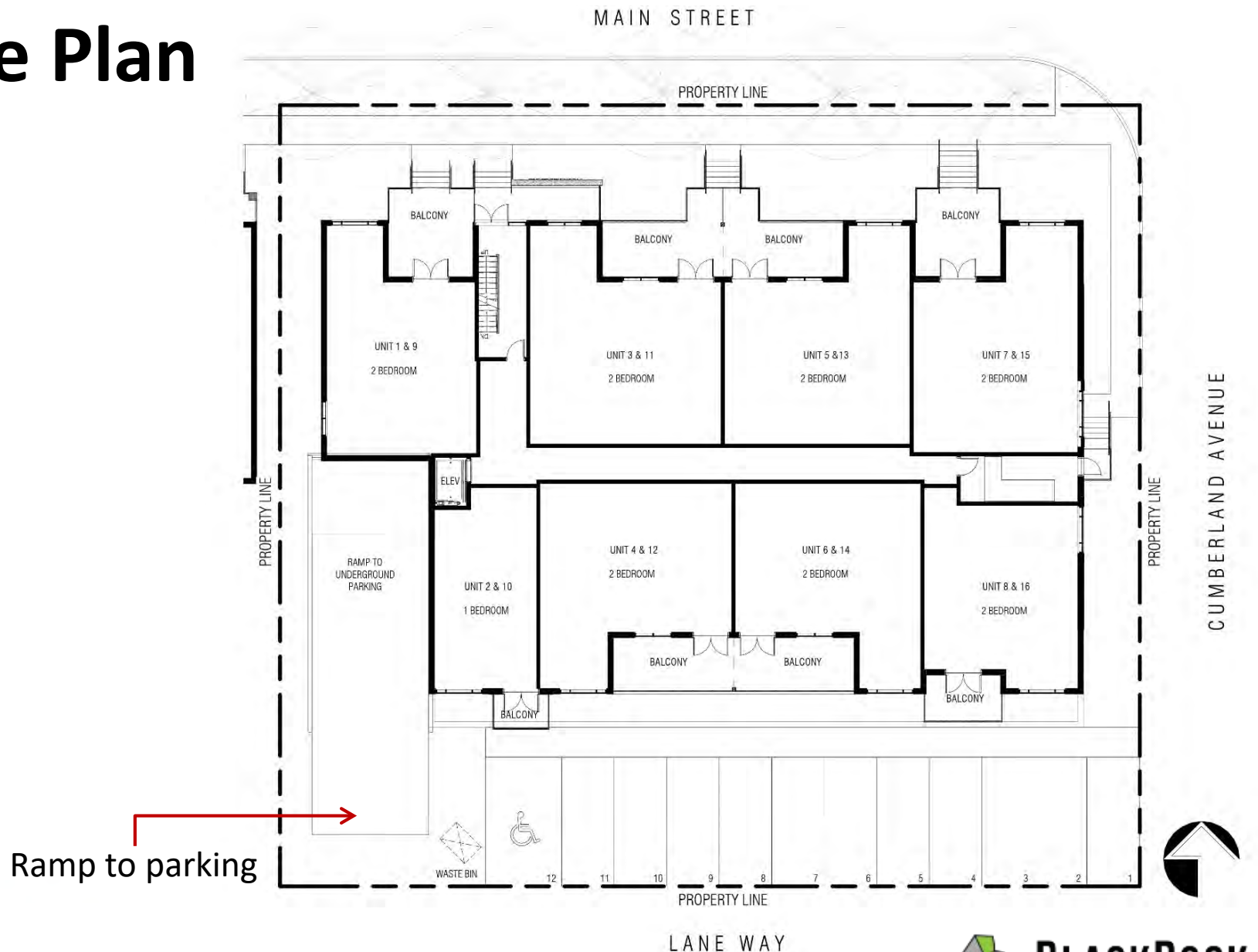
Mark Kelleher

Proposal Rendering



BLACKROCK
DEVELOPMENTS

Site Plan

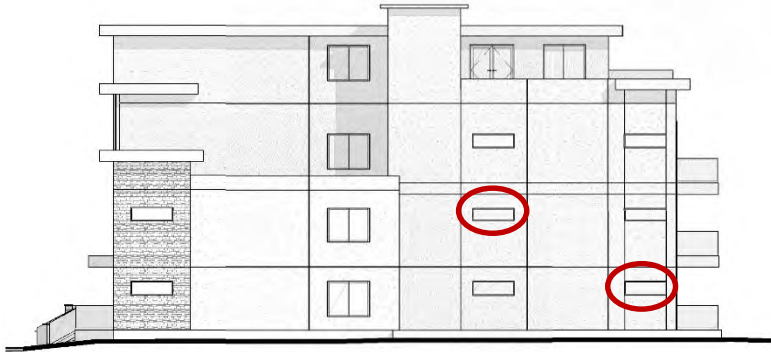


Proposal Rendering

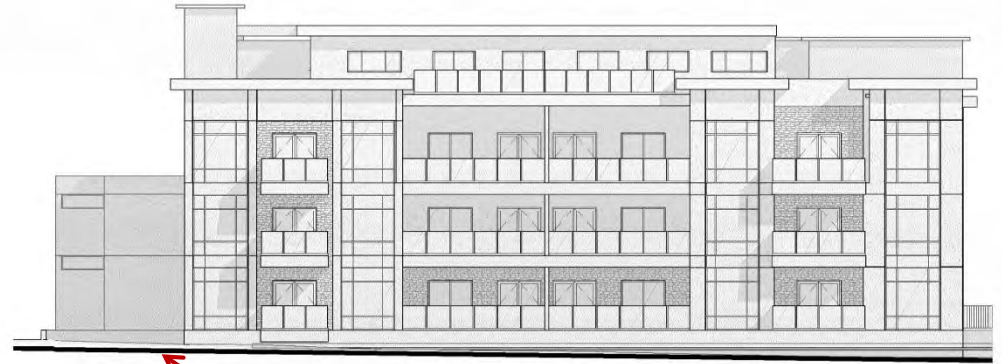


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DEVELOPMENTS

Elevations



WEST ELEVATION

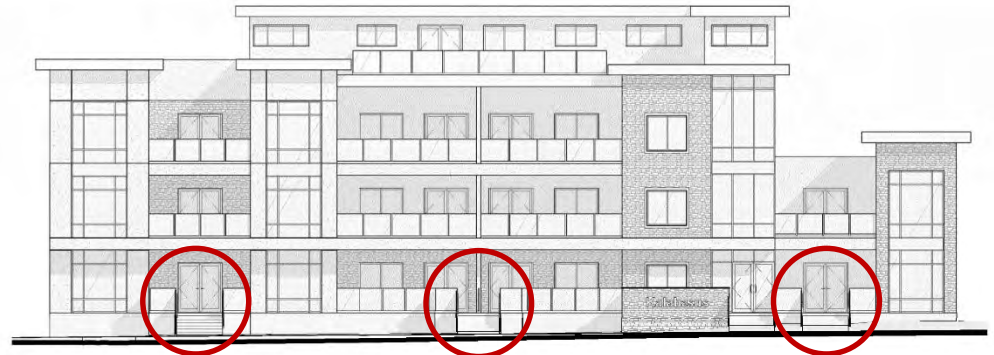


SOUTH ELEVATION

Ramp to parking



EAST ELEVATION



NORTH ELEVATION

Access to ground-floor dwellings from sidewalk



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Shadows



RELIZATION



SHADOW AUGUST 10am



SHADOW AUGUST 2pm



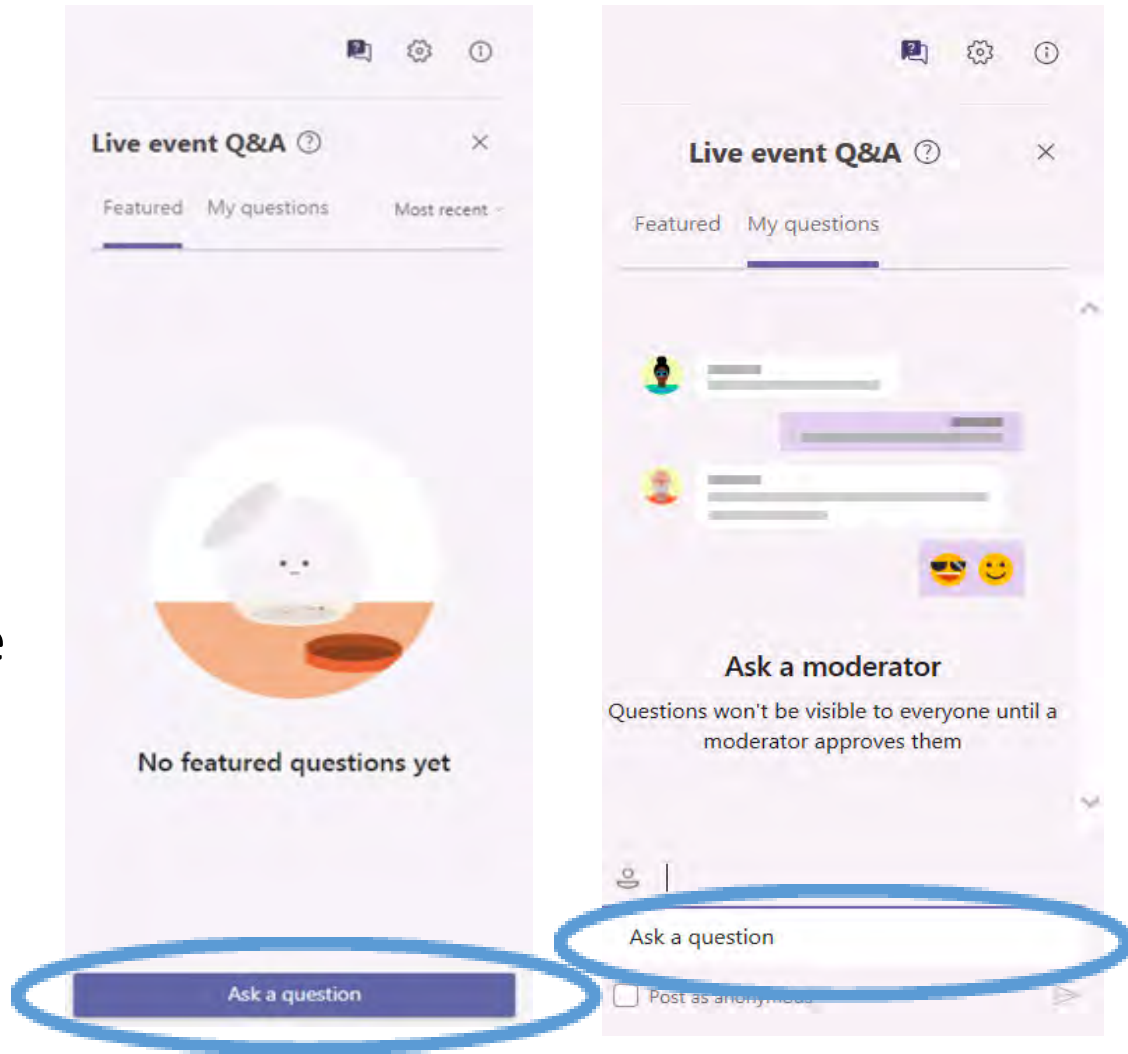
SHADOW AUGUST 7pm



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Public Engagement

- Questions are now welcome through the Q&A function on Teams
- Feedback may also be provided following the meeting





<https://www.saskatoon.ca/engage/14141416-main-street>