

**Proposed Official Community Plan Land Use Map Amendment
and Rezoning – Buena Vista Neighbourhood
528 8th St. E., 1100-1122 Broadway Ave. & 529 7th St. E.**

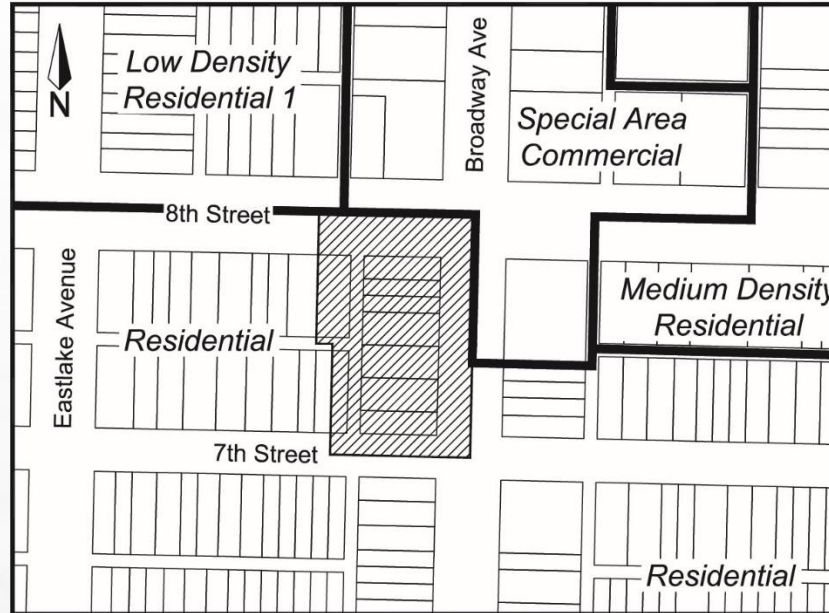
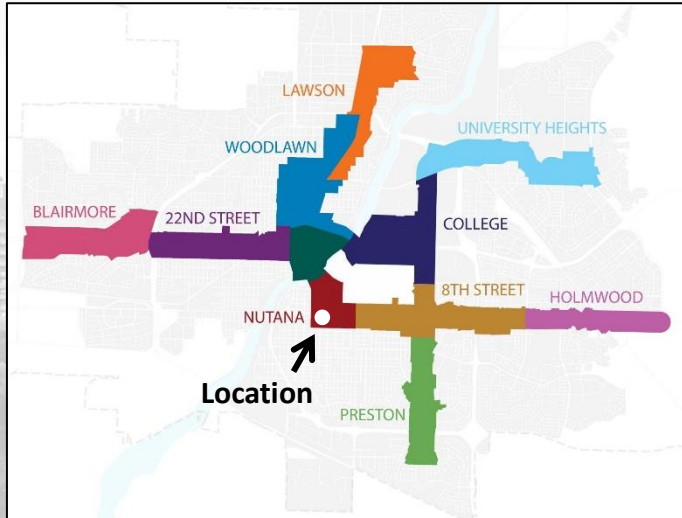
Applicant: Saska Land Development Corp

Agenda


1. Meeting Intent
2. Presentation on OCP & rezoning applications
3. Presentation on development proposal
4. Question & Answer session
5. Next Steps

Proposed OCP Land Use Map Amendment

Corridor Main Street is a new land use designation intended for use within the Corridor Growth Area. (Section F, 2.2(8))



PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENT

 From Residential to Corridor Main Street

File No. OCP08-2021

OCP Policy Framework

Section G Sustainable Growth, 1.3 Infill Growth

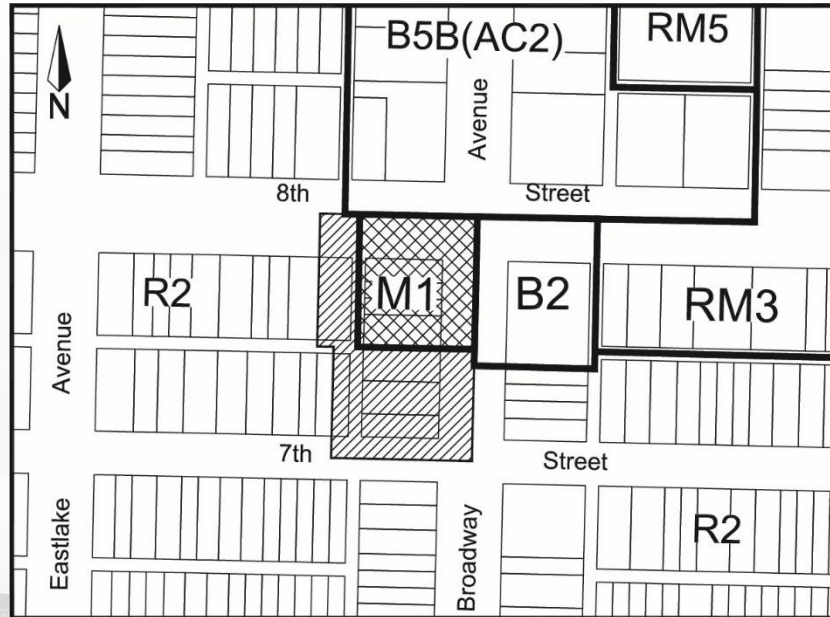
(3) Objectives – Corridor Growth Areas

- (a) Support the City's goal of accommodating 15% of total growth within Corridor Growth Areas.
- (b) Enable the development of Corridor Growth Areas to support high-frequency transit and active modes of travel.
- (c) Enhance connectivity between and within neighbourhoods.



(4) Policies – Corridor Growth Areas

- (a) Support the development or redevelopment of lands along identified corridors to incorporate:
 - (i) an appropriate mix of low to medium density residential, commercial, and institutional development;
 - (ii) transit-oriented development; and
 - (iii) community amenities, facilities, and open space.
- (b) Support the clustering of low to medium density development along corridors adjacent to Community Focal Points, transit transfer points, and prominent intersections as identified in the applicable detailed corridor plan.

Proposed Rezoning



PROPOSED ZONING AMENDMENT

-  From R2 to B5B by Agreement
-  From M1 to B5B by Agreement

File No. RZ23-2021

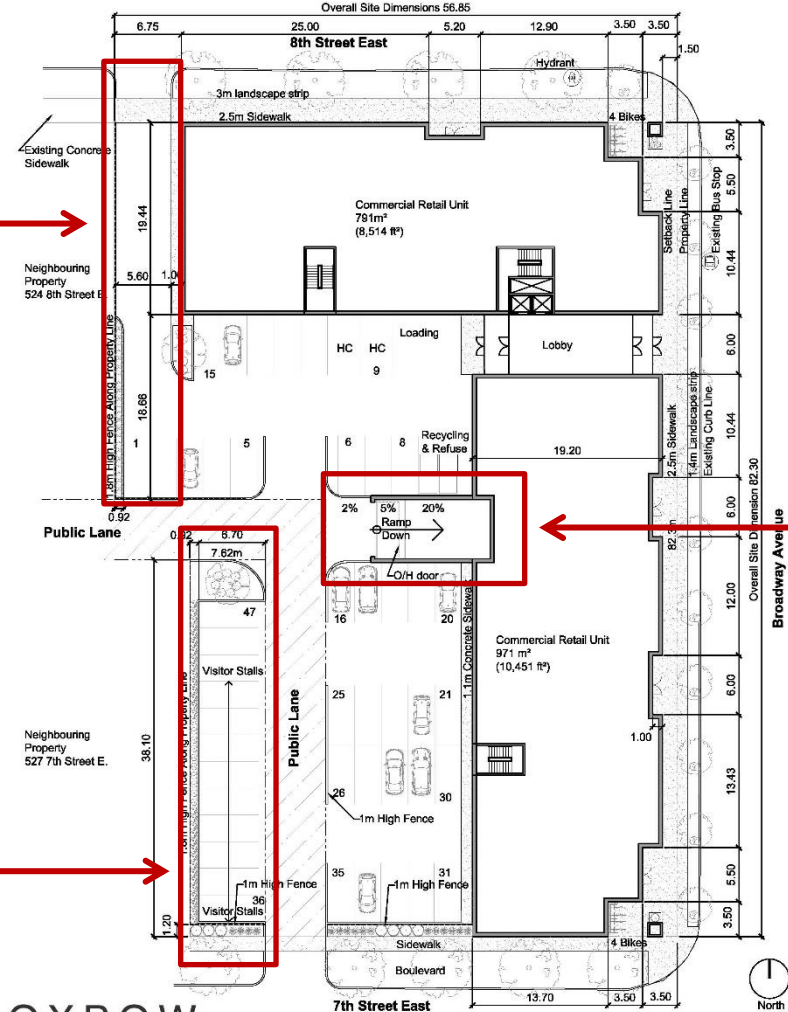
Proposal Information

- 6 storey building height for both the 8th St E & Broadway buildings
- 90 dwelling units & 1763m² (18 965 ft²) proposed commercial space
- 139 vehicle parking stalls - 47 located at grade and 92 underground; 46 secured underground bike parking spaces & 8 on-street bike spaces
- A 0m setback along 8th St E based on the 3m boulevard and 2.5m sidewalk width and 1.5m setback along Broadway Ave.
- Reduced width for the landscape strip on 529 7th St E to enable full-length visitor parking stalls
- Closure of north portion of existing lane to include in the development parcel - subject to the formal approval process for lane closures and land sale.
- New access to 8th St. E from the existing east-west lane

Site Plan

Proposed new private driveway

Visitor parking, fence & landscape strip



Underground parking access

Application Process

- Engagement comment period to remain open until January 9, 2023
- A Q&A summary will be prepared and posted to the Engage page
- Review feedback with applicant for possible proposal updates
- Determine if additional engagement is needed
- Report from Administration to the Municipal Planning Commission
- City Council / Public Hearing – OCP map amendment and rezoning application consideration
 - Ad will be included in the Star Phoenix at least 2 weeks in advance of the Public Hearing and the date will be included on the application Engage Page



8th and Broadway Rezoning

Public Consultation



SASKA
Saska Land Development Holdings Corp



OXBOW
ARCHITECTURE

Current Site

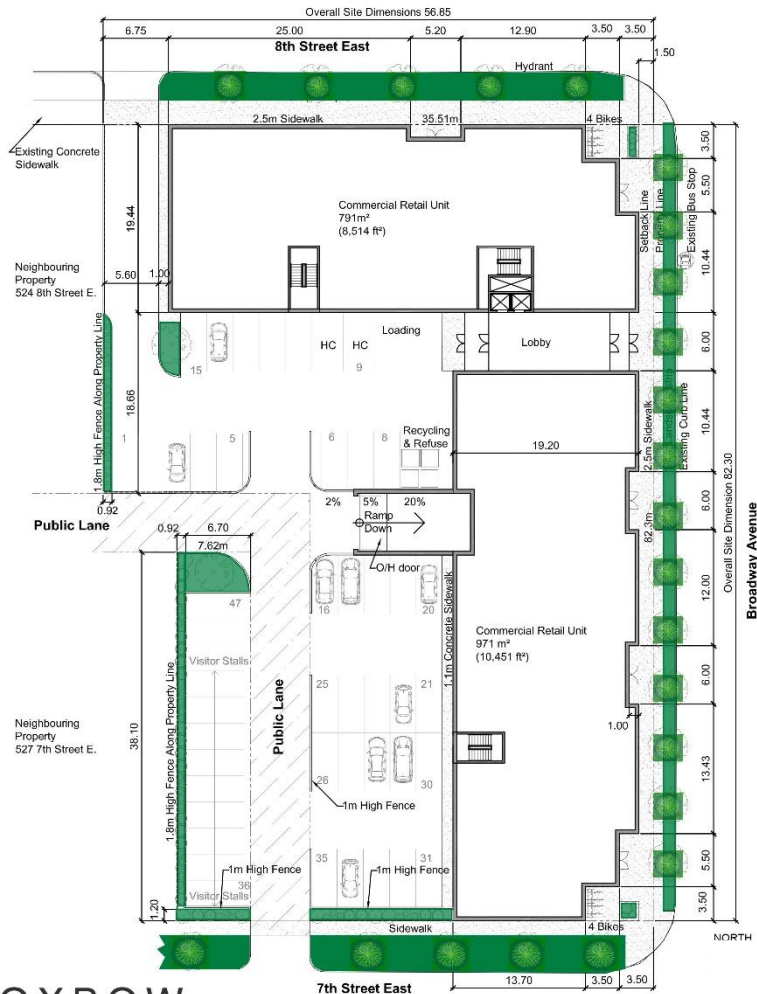


Rezoning Request

M1 – 4 Properties

R2 – 5 Properties

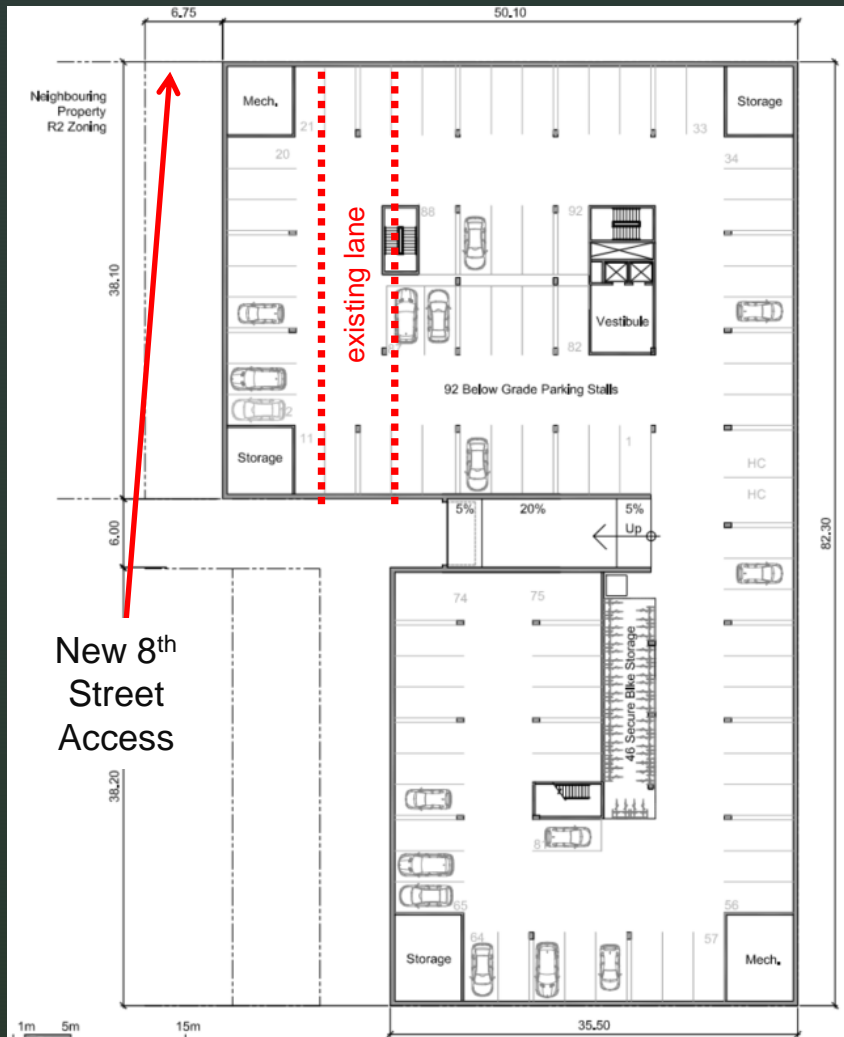




Site Plan / Ground Floor
Site Area 4388m² Floor Area:2048m²
Date: 2022.10.17

Specific Proposal

- 131,407ft² mixed-use building including underground parking.
- 18,965ft² of main floor Commercial Space.
- 90 Residential Units with a range of sizes.
- 3m Landscape strip along 8th and Broadway.
- 0.92 Landscape strip with 1.8m fence adjacent to existing residential lots.
- Pedestrian-oriented design with 2.5m widened sidewalk along both 8th and Broadway frontages.
- Corner setbacks on both north and south corners to enhance public amenity space.



Underground Parking

- 139 parking stalls.
- 47 surface parking stalls.
- 92 underground parking stalls.
- 46 secure underground Bike Parking stalls.
- Parking and loading located in rear of building.
- Access from both 8th Street and 7th Street (via Broadway) will minimize shortcuts through neighbourhood.



Broadway View



Project Renderings

- Level 1 Floor Area (Commercial): (16.8%)
- Levels 2 – 6 Floor Area (Residential) (83.2%)
- 1.5m building setback on Broadway for wider sidewalk.
- Residential units range in size approx. 600ft² to 1,300ft².
- Transparent and street-friendly building façade with wide front entrances to lobby and all commercial units.

8th Street View





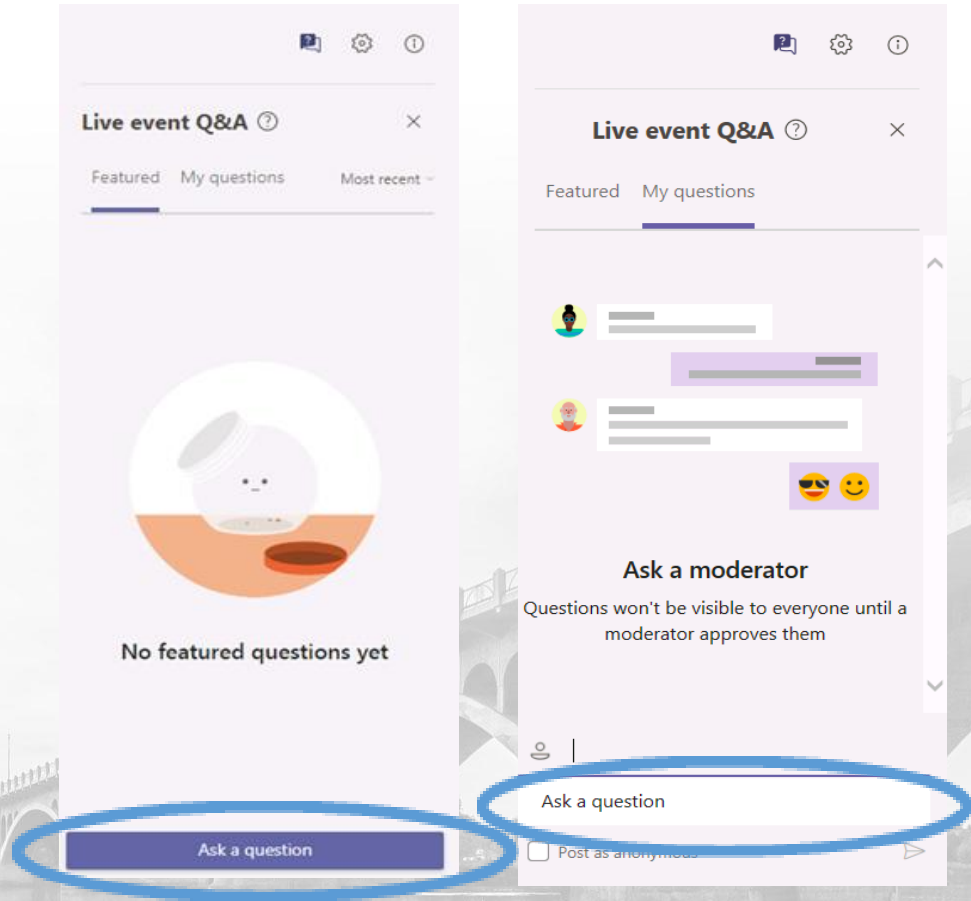
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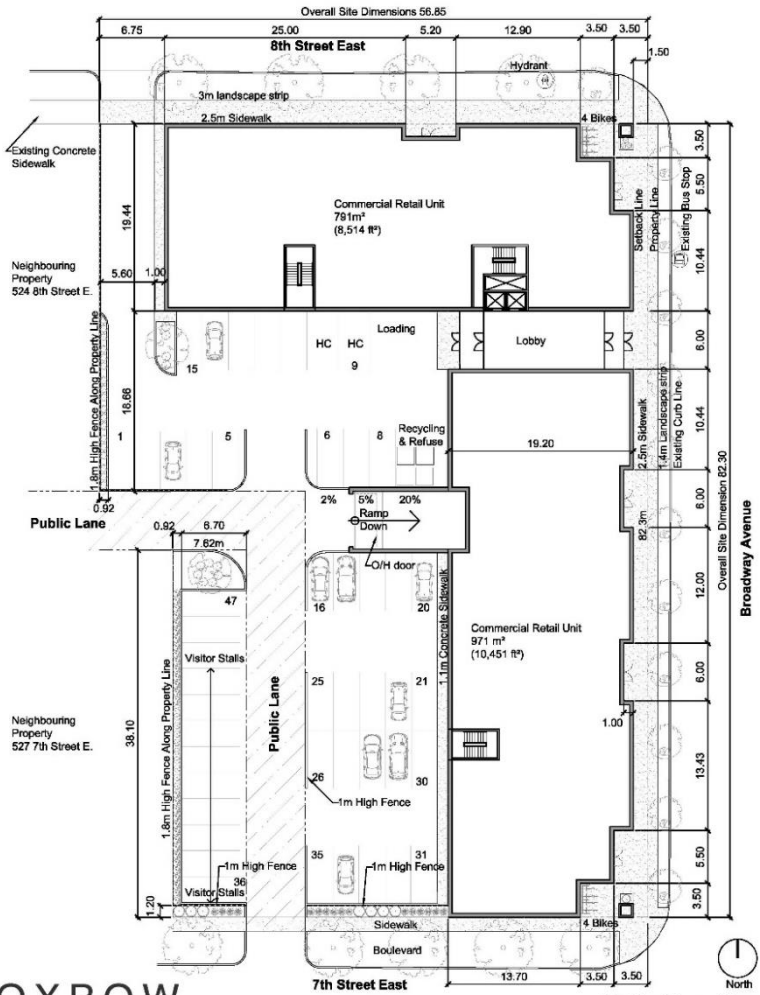
- Attractive mid-rise building design with multiple materials and colours.
- Design uses architectural features to reduce bulky appearance.
- Density oriented towards intersection of Broadway and 8th away from existing residential neighbourhood.
- Abundant windows.
- Street friendly appearance.
- Residential units with balconies.



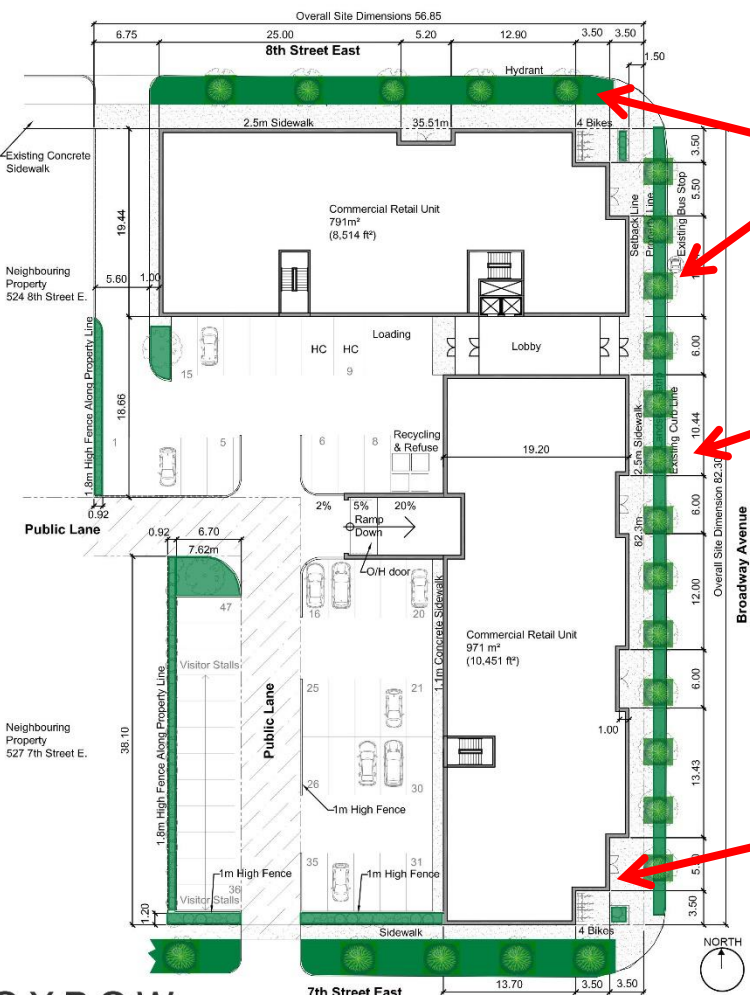
Q&A Session

- Questions welcome through the Teams Live meeting chat





<https://www.saskatoon.ca/engage/8th-street-east-broadway-avenue>



New Street Trees

Widened Sidewalks

Corner Setbacks

New 8th Street Access

existing lane



Next Steps

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 - city.planning@saskatoon.ca
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Thank You

<https://www.saskatoon.ca/engage/8th-street-east-broadway-avenue>