

CONCEPT PLAN NOTICE

DIRECT CONTROL DISTRICT 3 CONCEPT PLAN (PRESTON CROSSING REGIONAL COMMERCIAL AREA) – PROPOSED AMENDMENT

Saskatoon City Council will consider amendments to the Direct Control District 3 (DCD3) Concept Plan (Preston Crossing Regional Commercial Area) proposed by McElhanney on behalf of Canadian Tire Corporation, Ltd. The proposed amendments to the DCD3 Concept Plan include:

- Removal of the existing pedestrian connection between the Canadian Tire building and Best Buy building;
- Provide for a new connection to the multi-use trail in the southeast corner of the site;
- Establish a pedestrian amenity space adjacent to the Preston Crossing Regional Commercial Area entry feature;
- Enhance the existing north-south pedestrian connection between the Canadian Tire store and the future Bus Rapid Transit station on Preston Avenue North;
- Expansion of the existing Canadian Tire retail store; and
- Provide for an outdoor sales area with a permanent building that is accessory to the large format retail store.

Additional information on the proposed amendments may be viewed on the Engage page on the City of Saskatoon website at saskatoon.ca/engage/direct-control-district-3-concept-plan-and-zoning-bylaw-text-amendment.

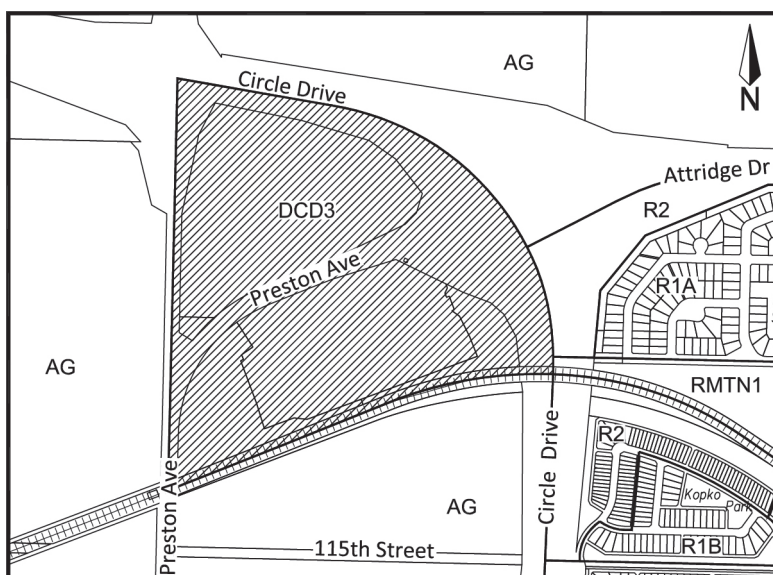
REASON FOR THE AMENDMENT –The proposed DCD3 Concept Plan amendments, in conjunction with a Zoning Bylaw Text amendment to the DCD3 Regulations (Bylaw No. 9983, The Zoning Amendment Bylaw, 2024 (No.5)), will facilitate the expansion of the existing Canadian Tire store, establish a permanent outdoor sales area and provide for further site improvements in the Preston Crossing Regional Commercial Area. The proposed amendments will also enable further development opportunities for other large format retail stores in the Preston Crossing Regional Commercial Area.

Civic Addresses


1706, 1745, 1715, and 1707 Preston Avenue North

Legal Descriptions

Block A1, C, D & E Plan 02SA08290; Block F, G, H, J & M Plan 101850825; Block N & P Plan 101991427; Block QQ, RR & SS Plan 102080179



PROPOSED AMENDMENT TO DIRECT CONTROL DISTRICT

 DCD3 - Preston Crossing

File No. RZ13-2022

INFORMATION – Questions regarding the proposed amendment or requests to view the City of Saskatoon Official Community Plan, the City of Saskatoon Zoning Bylaw and Zoning Map, or the DCD3 Concept Plan be directed to the following without charge:

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 amendment at the City Council meeting on **Wednesday, April 24th, 2024, at 6:00 p.m., 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 Clerk's 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 **10:00 a.m. on Monday, April 22, 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 p.m. on the scheduled day.