

Lasby, Mary

Subject: FW: Form submission from: Write a Letter to Council
Attachments: Council Correspondence B4MX District.pdf

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, June 26, 2023 5:04 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Form submission from: Write a Letter to Council

--- Replies to this email will go to [REDACTED] ---

Submitted on Monday, June 26, 2023 - 17:02

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

I do not want my comments placed on a public agenda. They will be shared with members of Council through their online repository.: No

I only want my comments shared with the Mayor or my Ward Councillor.: No

Date: Monday, June 26, 2023

To: His Worship the Mayor and Members of City Council

Pronouns: He/him/his

First Name: Brad

Last Name: Murray

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] 3rd Street East

City: Saskatoon

Province: Saskatchewan

Postal Code: S7H [REDACTED]

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Council Hearing June 29, 2023

What agenda item do you wish to comment on ?: Bylaw No.9900

Comments:

Submitted by Saskatoon Land on behalf of B4MX Review Committee

Attachments:

- [Council Correspondence B4MX District.pdf](#)116.6 KB

Will you be submitting a video to be vetted prior to council meeting?: No

Review Committee on B4MX – Integrated Commercial Mixed-Use District

Correspondence – City Council Public Hearing Meeting – June 28, 2023

RE: Proposed Bylaw No. 9900

As commercial projects have been initiated on B4MX-zoned parcels over the last few years, developers have identified standards within the district that have presented challenges to getting projects approved by City administration. To resolve this issue, City administration and the Review Committee on B4MX have been working together to draft amendments to the B4MX District that would address these challenges and provide greater clarity to developers while preserving the district's purpose of creating high quality mixed use/commercial developments.

City administration's willingness to work with the committee toward those goals is very much appreciated by the committee and we feel the overall result of this process has been positive and will result in improved B4MX District regulations.

The Committee believes there remains an element of the proposed amendments to the district that will continue to present a challenge to the development of sites within the district. Specifically, the proposed amendment to Section 10, Clause 10.7A.10 subclause (5) which states:

- (5) For corner sites, at least one public entrance with direct access at grade along one of two street facing facades is required per building.
Transparent openings shall be provided along each street facing facades

The committee is concerned that the requirement that "Transparent openings shall be provided along each street facing facades" will create significant obstacles to the development of many types of permitted uses. Many uses that are permitted within the district are not suited to buildings with windows along multiple facades, as the interior layout in many cases will require the placement of shelving and display areas along interior walls requiring solid walls and loading/delivery or stock rooms that may not be well-suited to fenestrated walls. The requirement for windows may also have implications for energy code compliance, requiring additional HVAC and building material solutions to overcome additional energy loss.

With respect to the above, the Committee suggests that the wording "Transparent openings shall be provided along each street facing facades" be replaced by the wording similar to that which ensures attractive street frontages other non-active frontages in the district.

The committee suggests subclause 5 should be re-worded as follows:

- (5) For corner sites, at least one public entrance with direct access at grade along one of two street facing facades is required per building.
Architectural features that provide visual interest along the streetscape and reduce the perceived massing of the building shall be provided along each street facing facade. No blank walls, continuous garage doors or high fences'

Respectfully Submitted for Consideration,

Review Committee on B4MX Members

Keith Webb, Colliers

Scott Friesen, Cushman & Wakefield

Chris Luckza, Baydo

Brad Zurevinski, Dream Development

Kirstin Mahan Thompson, Edwards Edwards McEwen Architects

Kevin Ostafi, Citylife

Tim Burns, Citylife.

Brad Murray, Saskatoon Land

Frank Long, Saskatoon Land