

**Walter, Penny**

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**Subject:** FW: Email - Request to Speak - Jill Hofer - McElhanney Ltd - Proposed Concept Plan - Preston Crossing Regional Commercial Area - CK 4125-11

**From:** Web NoReply <[web-noreply@Saskatoon.ca](mailto:web-noreply@Saskatoon.ca)>

**Sent:** Monday, April 22, 2024 1:31 PM

**To:** City Council <[City.Council@Saskatoon.ca](mailto:City.Council@Saskatoon.ca)>

**Subject:** Email - Request to Speak - Jill Hofer - McElhanney Ltd - Proposed Concept Plan - Preston Crossing Regional Commercial Area - CK 4125-11

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

Submitted on Monday, April 22, 2024 - 13:25

Submitted by user: [REDACTED]

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.:** Yes

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

**Date:** Monday, April 22, 2024

**To:** His Worship the Mayor and Members of City Council

**Pronouns:** She/her/hers

**First Name:** Jill

**Last Name:** Hofer

**Email:** [REDACTED]

**I live outside of Saskatoon:** No

**Saskatoon Address and Ward:**

**Address:** [REDACTED] Preston Ave N

**Ward:** Not Sure

**Name of the organization or agency you are representing (if applicable):** McElhanney Ltd.

**What do you wish to do?:** Request to Speak

**If speaking will you be attending in person or remotely:** Remotely

**What meeting do you wish to speak/submit comments? (if known)::** Council Public Hearing

**What agenda item do you wish to comment on ?:** April 24, 2024 Public Hearing Item 6.1.2

**Comments:**

Good Afternoon,

As the applicant for the proposed concept plan and text amendment for the Preston Crossing Regional Commercial Area, I wish to speak on behalf of the application.

Thank you,

Jill Hofer  
McElhanney Ltd.

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

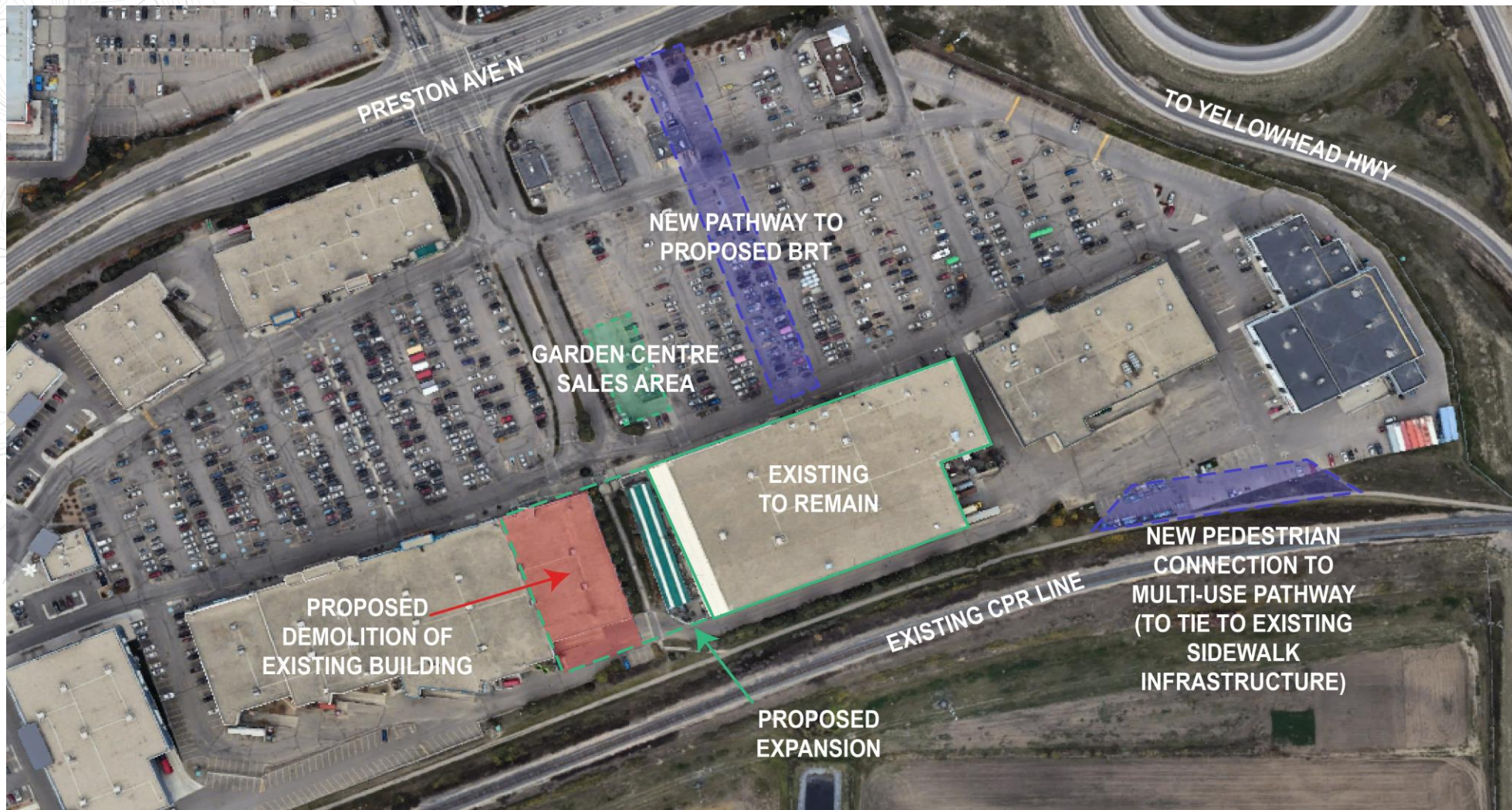


# Preston Crossing Canadian Tire

Public Hearing  
April 24, 2024

Jill Hofer, RPP, MCIP





# Development Overview

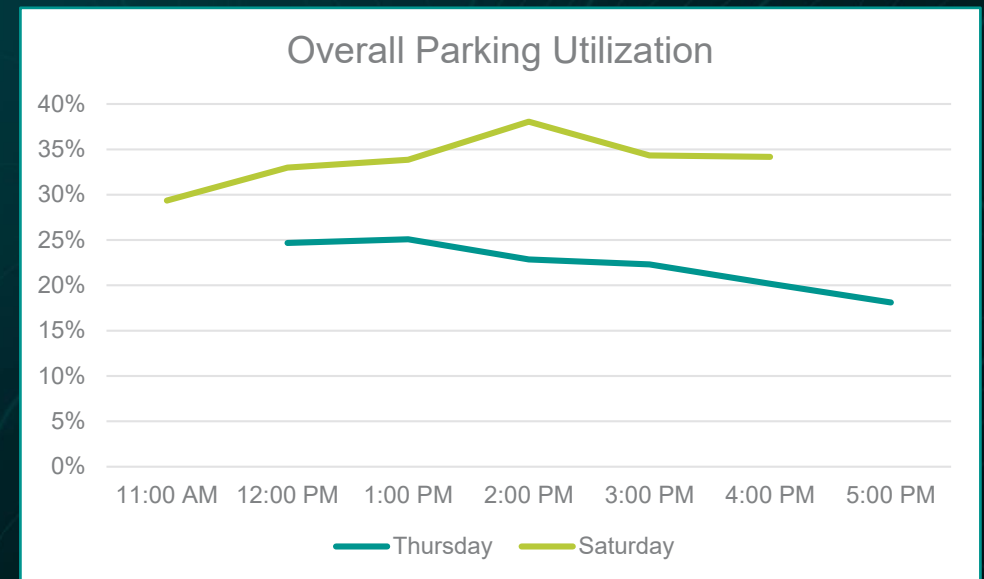
## Preston Crossing Canadian Tire

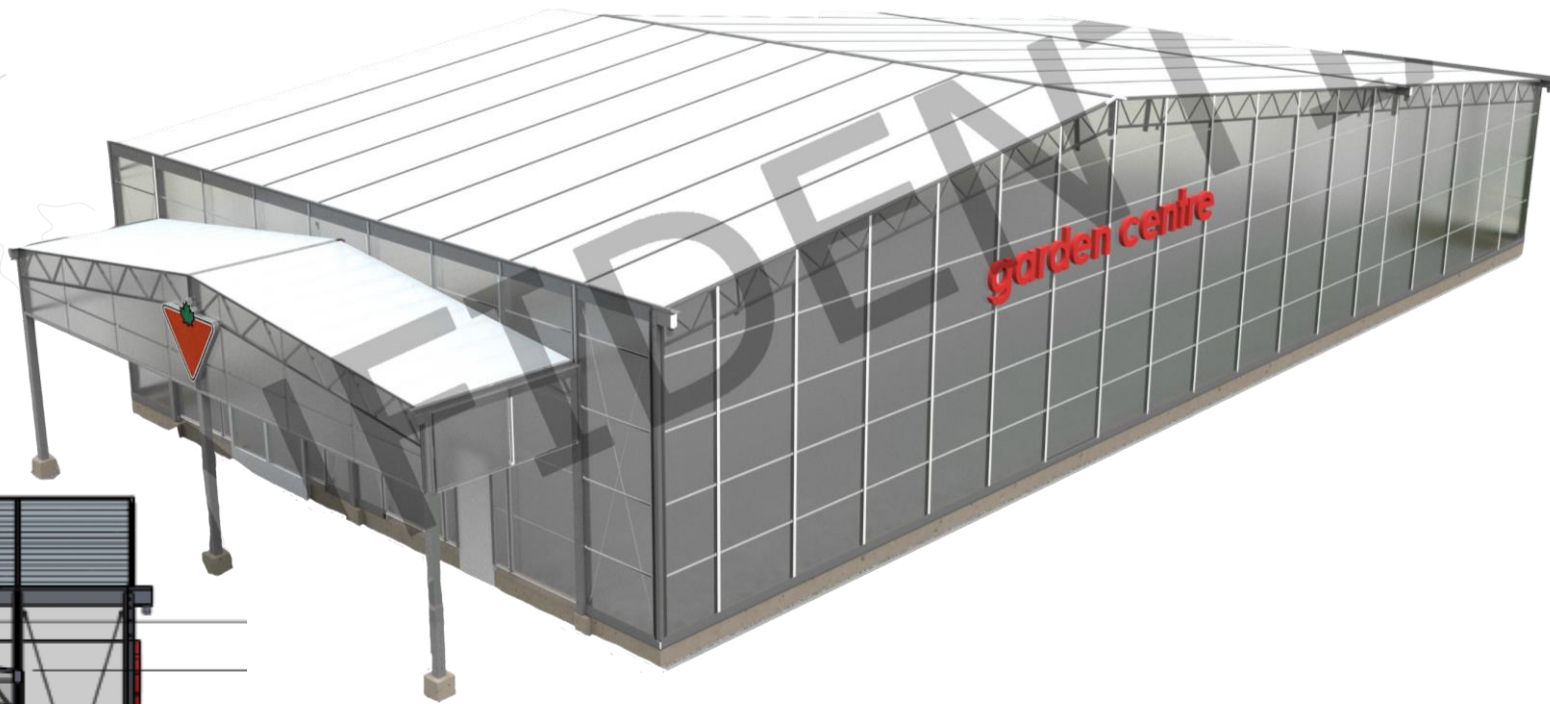
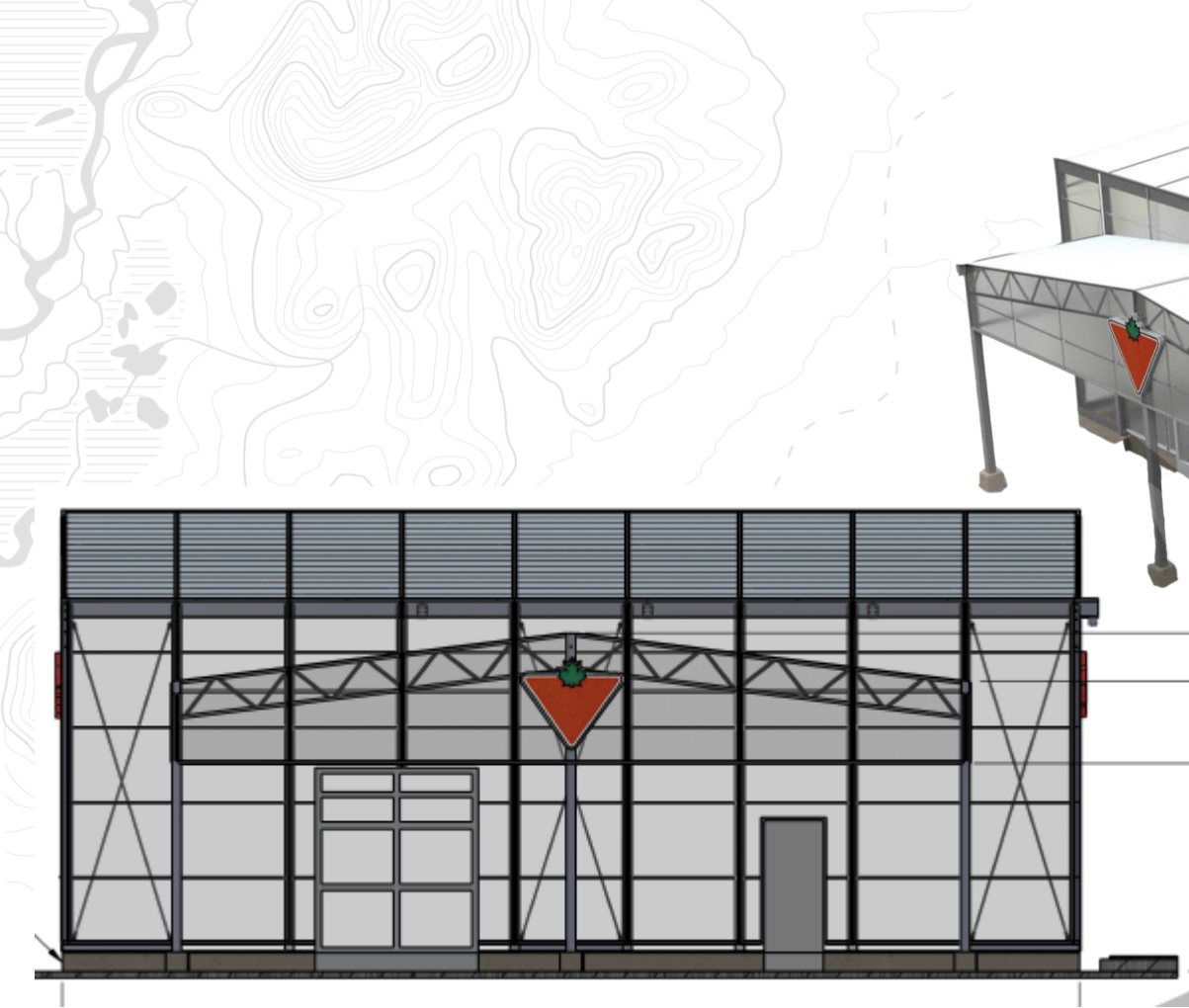
- Store footprint expansion
- New garden centre sales area
- Enhanced pedestrian connectivity
- Site Improvements

# Parking Regulations

- 1 stall per 20m<sup>2</sup> GFA required
- Reduction/elimination of parking minimums
- Alignment with City's OCP
- Existing use of parking facility far from full capacity

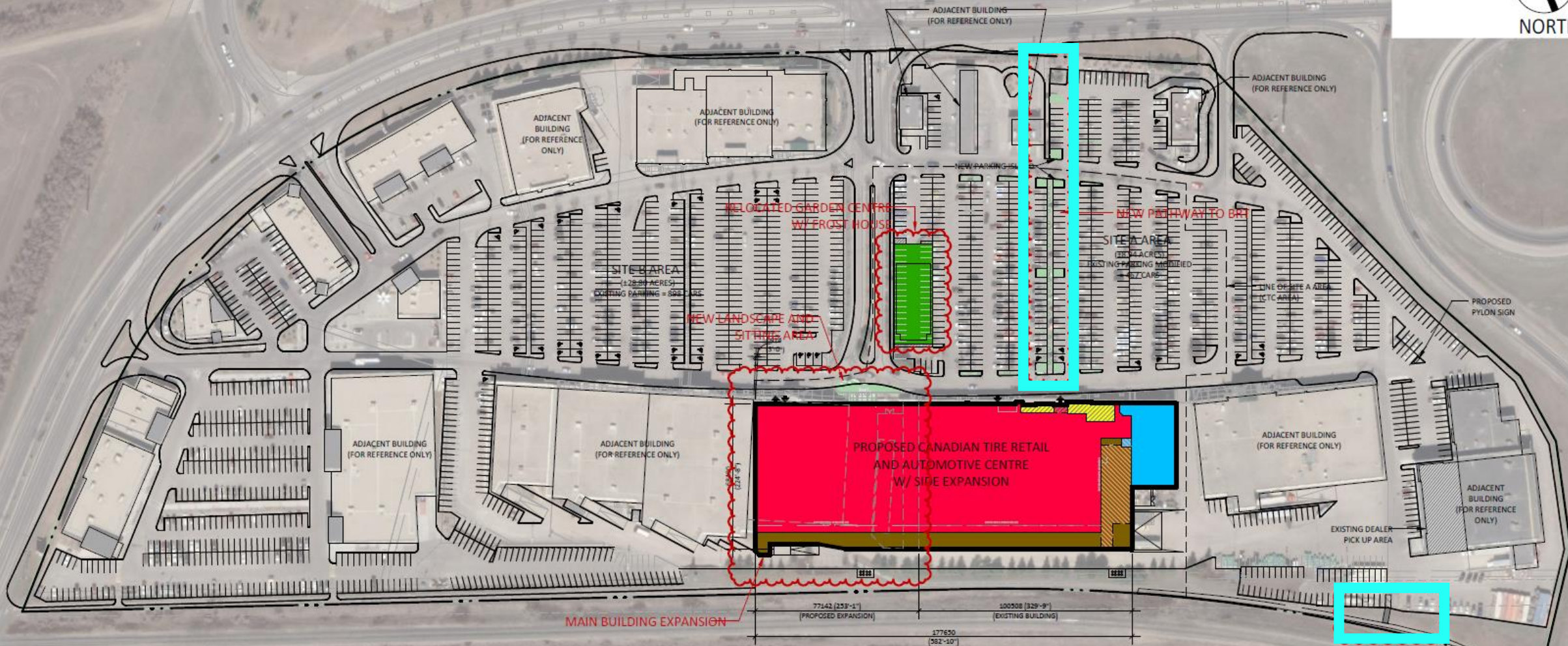
Municipality	Regina	Red Deer	Moose Jaw	Swift Current	Saskatoon
<b>Population</b>	226,404	100,844	34,872	16,304	226,141
<b>Zoning</b>	Mixed Large Market	Commercial	Vehicle-Oriented Commercial	Highway Commercial	DCD3/Regional Commercial Area
<b>Parking Stalls for GFA</b>	1 per 150m <sup>2</sup> (excluding first 150m <sup>2</sup> )	1 per 20m <sup>2</sup>	1 per 100m <sup>2</sup>	1 per 28m <sup>2</sup>	1 per 20m <sup>2</sup>
<b>Required Stalls (79,591 m<sup>2</sup>)</b>	531	3980	796	2843	3980





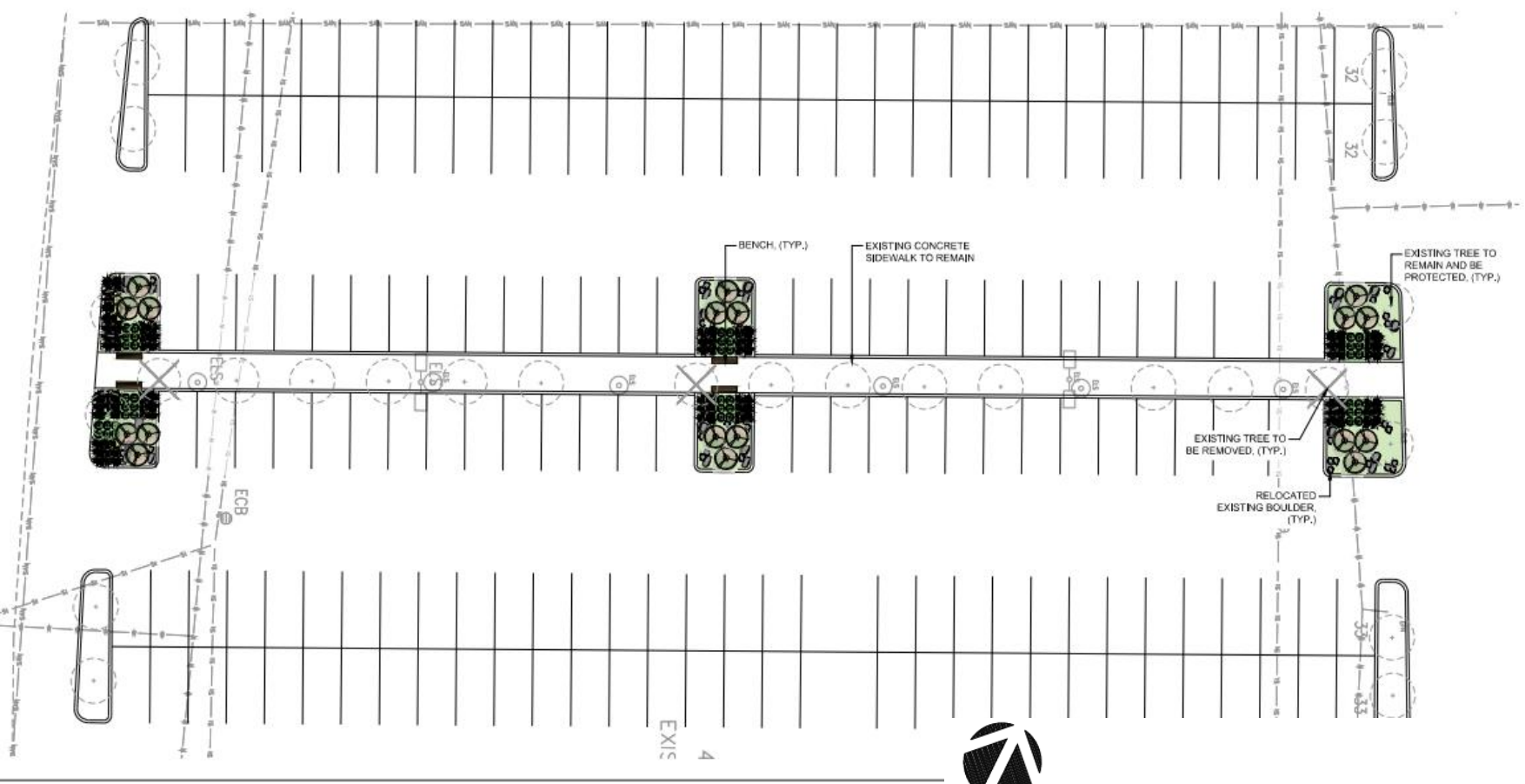
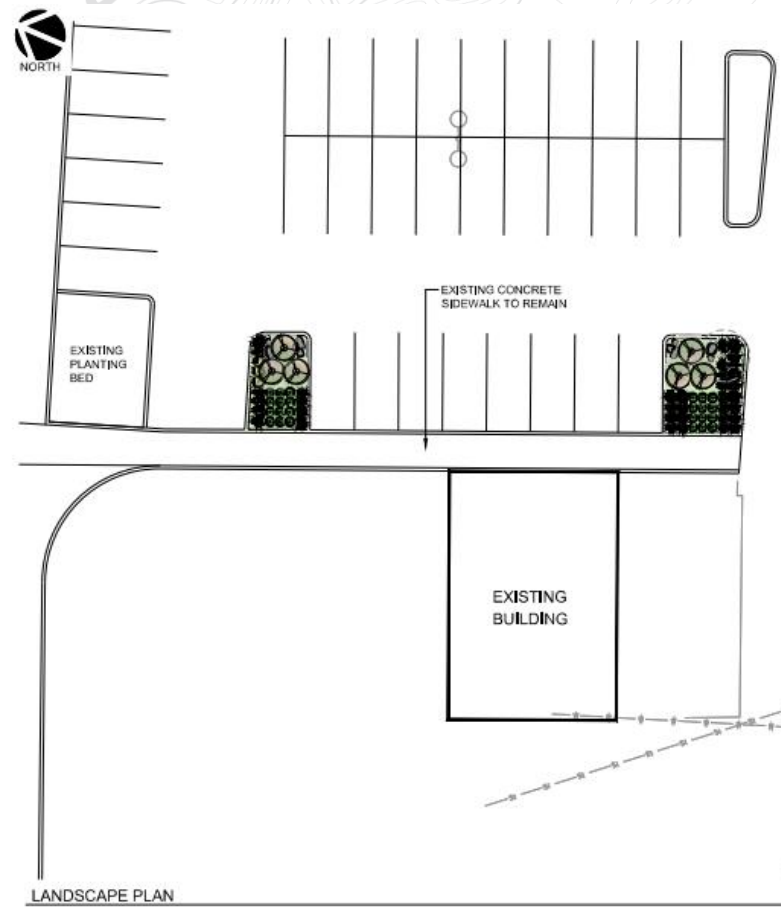
## Accessory Uses

- Garden centre proposed to be fully enclosed and operational year-round
- Separated from main building by internal road and several parking stalls
- Amendment to existing regulations would apply to all businesses in DCD3 District

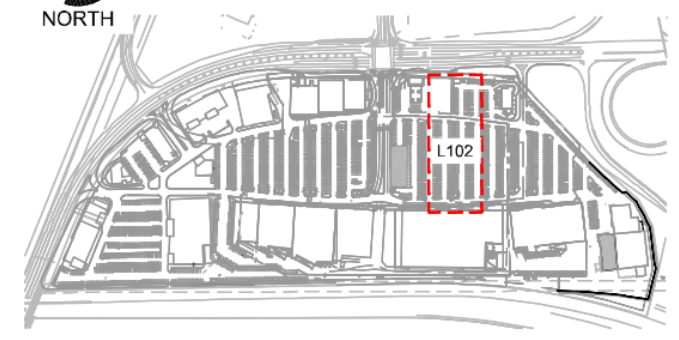


1 OVERALL SITE PLAN  
CSP 001 1 : 1500

# Pedestrian Connectivity



# Pedestrian Connectivity







## Site Improvements

- Relocation of existing entry feature
- Public seating provisions
- Enhanced landscaped area

# Conclusion

- **Proposed amendments would provide development flexibility**
- **Enhancements to on-site pedestrian connectivity and public amenity space**
- **Alignment with Saskatoon's OCP**

# Thank You

Jill Hofer

403-812-0871

[jhofer@mcelhanney.com](mailto:jhofer@mcelhanney.com)



**McElhanney**



Platinum member