

Comments from Other Divisions/Departments
1006 College Drive and 421 Clarence Avenue North

Transportation and Utilities Department

The proposed rezoning, as noted in the report, is acceptable to the Transportation and Utilities Department, with the following comments:

1. Lane paving is recommended for both the north-south and east-west lanes to City of Saskatoon standards. City Council's approval to require lane paving in association with this proposal is sought in a corresponding report from the Transportation and Utilities Department.
2. A median opening between 1011 and 1017 University Drive to allow vehicle access into the north-south lane that serves this site is recommended. City Council approval is sought in a corresponding report from the Transportation and Utilities Department.
3. The nearby storm sewer mains have a design run-off coefficient "Cd" value of 0.3. If the weighted run-off coefficient for these developments exceeds the design run-off coefficient value, on-site stormwater retention will be required with restricted outflows to the major and minor stormwater systems. In order to retain stormwater on site and release it at a restricted outflow rate, a storm sewer needs to be extended to at least the property line of these parcels to allow storm sewer connections.
4. Available fire flow must be determined for this site prior to building permit approval.
5. Upon further subdivision to condominium status, off-site levies will be payable on this site based on the City Council approved rates at that time. For illustration purposes only, an estimate of the levies at the current 2017 rates, including an approximate allowance for the 2018 rates, is \$87,554.65.

Building Standards Division

The following information shall be submitted in support of a future Building and Development Permit Application for the proposed multi-storey building:

1. An original signed and sealed copy of the Geotechnical Investigation, dated July 6, 2017, and the Supplementary Slope Stability Analysis dated July 31, 2018, prepared by P. Machibroda Engineering Ltd.
2. Written confirmation from a structural engineer licensed to practice in the province of Saskatchewan detailing how the design recommendations referenced in Section 5.0 of the submitted Geotechnical Investigation have been met.
3. Written confirmation from a design professional licensed to practice in the province of Saskatchewan detailing how the slope stability recommendations referenced in Section 6.0 of the submitted Geotechnical Investigation have been met.
4. Written confirmation from P. Machibroda Engineering Ltd. addressing the limitations related to site conditions with respect to identified inspections outlined in Section 7.0 of the submitted Geotechnical Investigation.
5. An updated Notice to Owner (a form that the applicant signs to acknowledge that they understand the risks of building in the area).
6. The building and development permit application for the new building is required to include the shoring design. A structural engineer licensed to practice in the province of Saskatchewan shall submit the signed and sealed shoring design for the site excavation and a commitment letter for field review. Please note the shoring design is required to be reviewed and approved prior to construction.