

Comments from Other Divisions/Departments
(604 and 610 Broadway Avenue)

Transportation and Construction Department

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

1. Lane paving is recommended for the lane serving this site. The developer has agreed to this requirement.
2. The Saskatoon Water Division has reviewed a servicing analysis submitted by Catterall & Wright Consulting Engineers on behalf of the developer and is satisfied with the proposed sanitary flow for this development.
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 storm water retention will be required with restricted outflows to the major and minor storm water systems.
4. As per City of Saskatoon standards, the required fire flow for this type of development shall be 220 litres/second (l/s). The adjacent hydrant at the corner of Broadway Avenue and Saskatchewan Crescent will need to be tested for fire flow prior to building permit approval. If the fire flow is less than 220 l/s, the developer must hire an engineering consultant to show that the building fire flow requirements are equal to or less than the available fire flow. The calculation must be done per AWWA M31 or Fire Underwriters Survey.
5. A subdivision/condominium application for this site will require the payment of offsite levies based on the current year rates approved by City Council at that time. By way of illustration, the levies would be \$97,075 based on 2017 rates with an inflation factor of 5% for 2018.

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 August 31, 2018 Geotechnical Investigation prepared by P. Machibroda Engineering Ltd.
2. Written confirmation from a design professional licensed to practice in the province of Saskatchewan detailing how the slope stability recommendations referenced in Section 5.0 of the submitted Geotechnical Investigation have been met.
3. Written confirmation from a structural engineer licensed to practice in the province of Saskatchewan detailing how the design 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, including 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.