



VIEW FROM BROADWAY AVENUE LOOKING SOUTH

BROADWAY AVENUE AND 12TH STREET EAST, SASKATOON
REZONING APPLICATION

aA

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VIEW FROM 12TH STREET LOOKING WEST

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NO	ISSUANCE	DATE
1	RE ZONING APPLICATION	22.05.2018
2	RE ZONING APPLICATION	12.08.2018
3	RE ZONING APPLICATION	18.12.2018

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Saskatoon on Broadway
URBAN CAPITAL

VIEWS

1:2.92
2019-01-11



VIEW FROM SPADINA CRESCENT EAST

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VIEWS

1:2.51

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A-2



VIEW FROM BROADWAY AVENUE LOOKING SOUTH EAST



VIEW FROM BROADWAY AVENUE LOOKING EAST

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VIEWS

1:4.10, 1:2.81
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VIEW FROM BACK LANE LOOKING NORTH EAST

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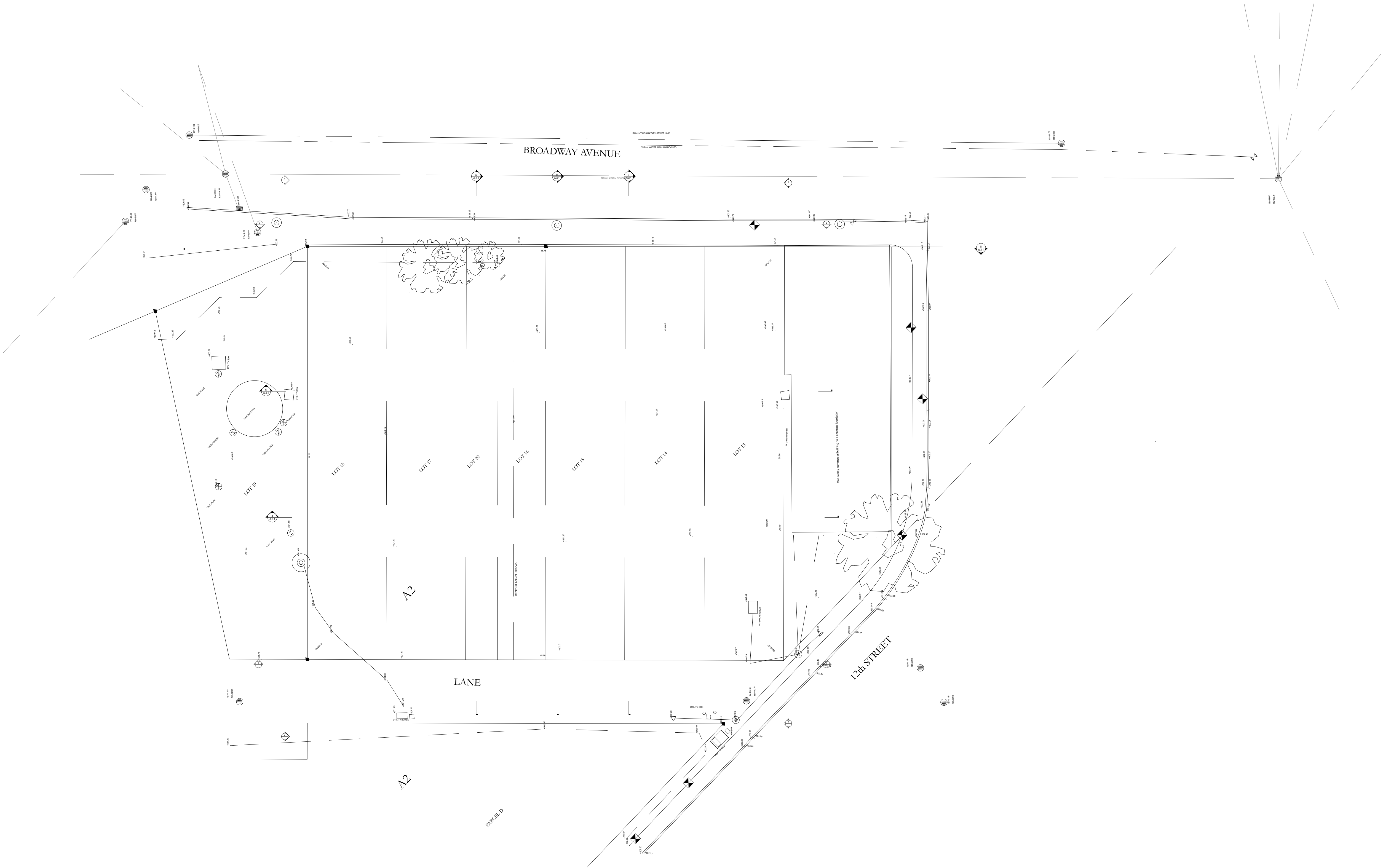
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**Saskatoon on Broadway
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VIEWS

1:2.05
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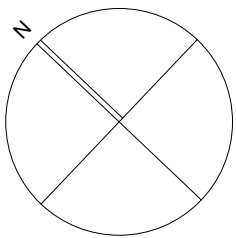
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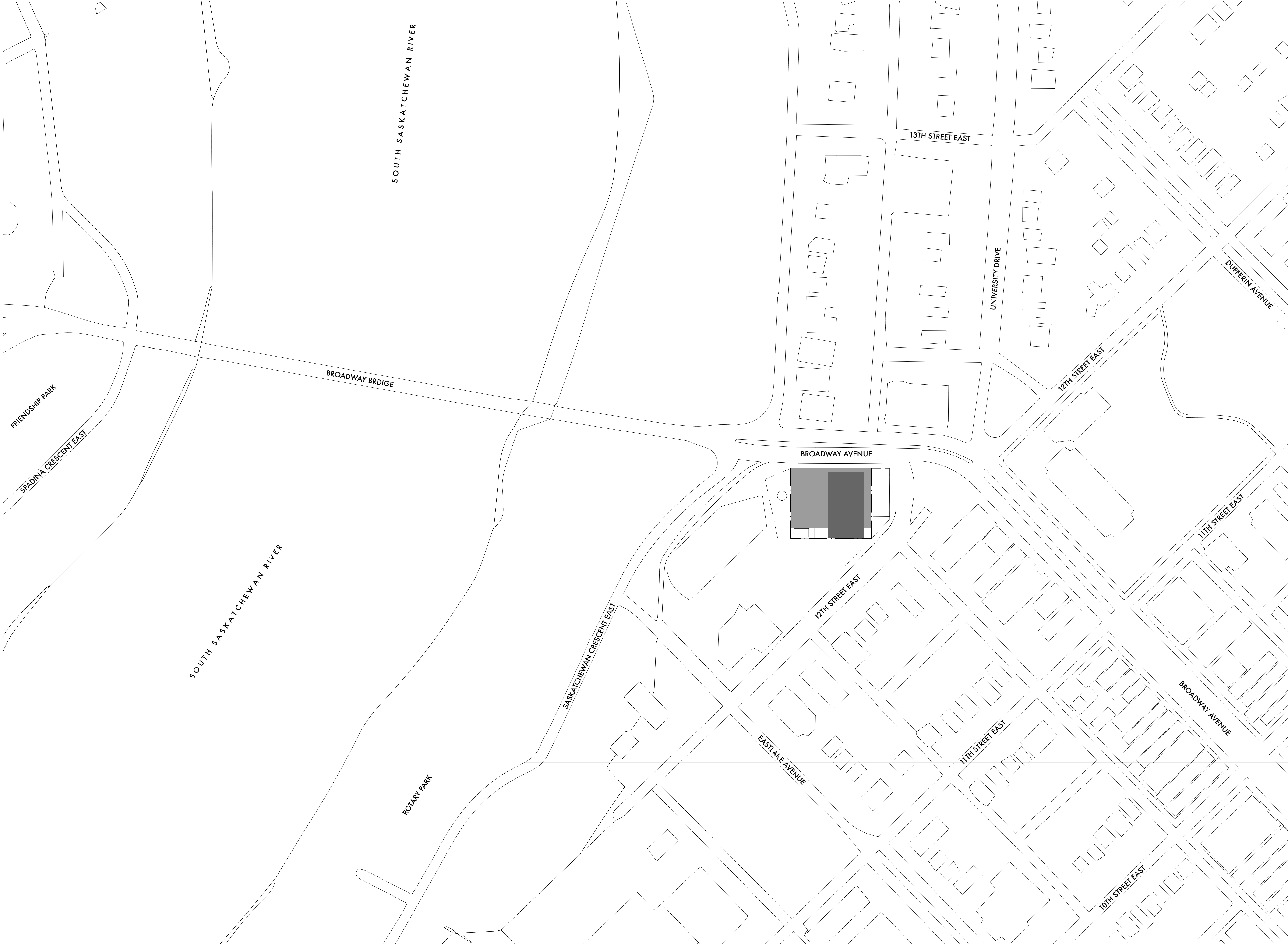
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Survey

1:200
2019-01-11



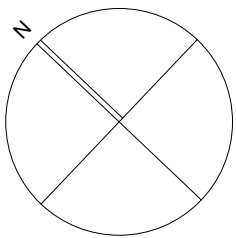
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Saskatoon on Broadway URBAN CAPITAL

Site Context

1:1000

2019-01-11

A-6

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Statistics

2019-01-11

A-7

Floor Area (SF)												Parking											
Level	total levels	Ht / flr	Total Ht _ m	GFA/level	Total GFA	Interior Residential Amenity	Loading Parking	GFA Deductions	Residential GFA	Non-Res GFA	Total GFA	Resident Vehicle Parking	Visitor/com mercial Parking		1b per level	1b total	2b per level	2b total	3b per level	3b total	Total / level	Total Units	
P4(PARTIAL)	1			7,117	7,117			7,117				21											
P3	1			18,726	18,726			18,726				44											
P2	1			18,726	18,726			18,726				44											
P1	1			18,726	18,726			18,726				7	25										
Subtotal Below Grade	3				56,178			56,178	0	0	0	116	25										
Ground	1	5.50	5.50	15,551	15,551		2,509		6,689	8,862	15,551												
level 2	1	4.40	4.40	14,885	14,885				0	14,885	14,885												
level 3	1	3.85	3.85	5,042	5,042	2,081			2,081	0	2,961												
levels 4-9	6	2.95	17.70	7,397	44,382				44,382	0	44,382												
levels10-13	4	2.95	11.80	7,397	29,588				29,588	0	29,588												
levels 14-16	3	2.95	8.85	7,397	22,191				22,191	0	22,191												
level 17	1	3.85	3.85	7,397	7,397				7,397	0	7,397												
Mech		5.50	5.50	4,948	4,948				4,948	0	4,948												
Subtotal Above Grade	17		61.45		143,984	2,081	2,509	0	117,276	23,747	141,903												
Project Totals SF	17		61.45		200,162	2,081	2,509	56,178	117,276	23,747	141,903	116	25										
Project Totals SM					18,596	193	233	5,219	10,895	2,206	13,183												

0.09290304

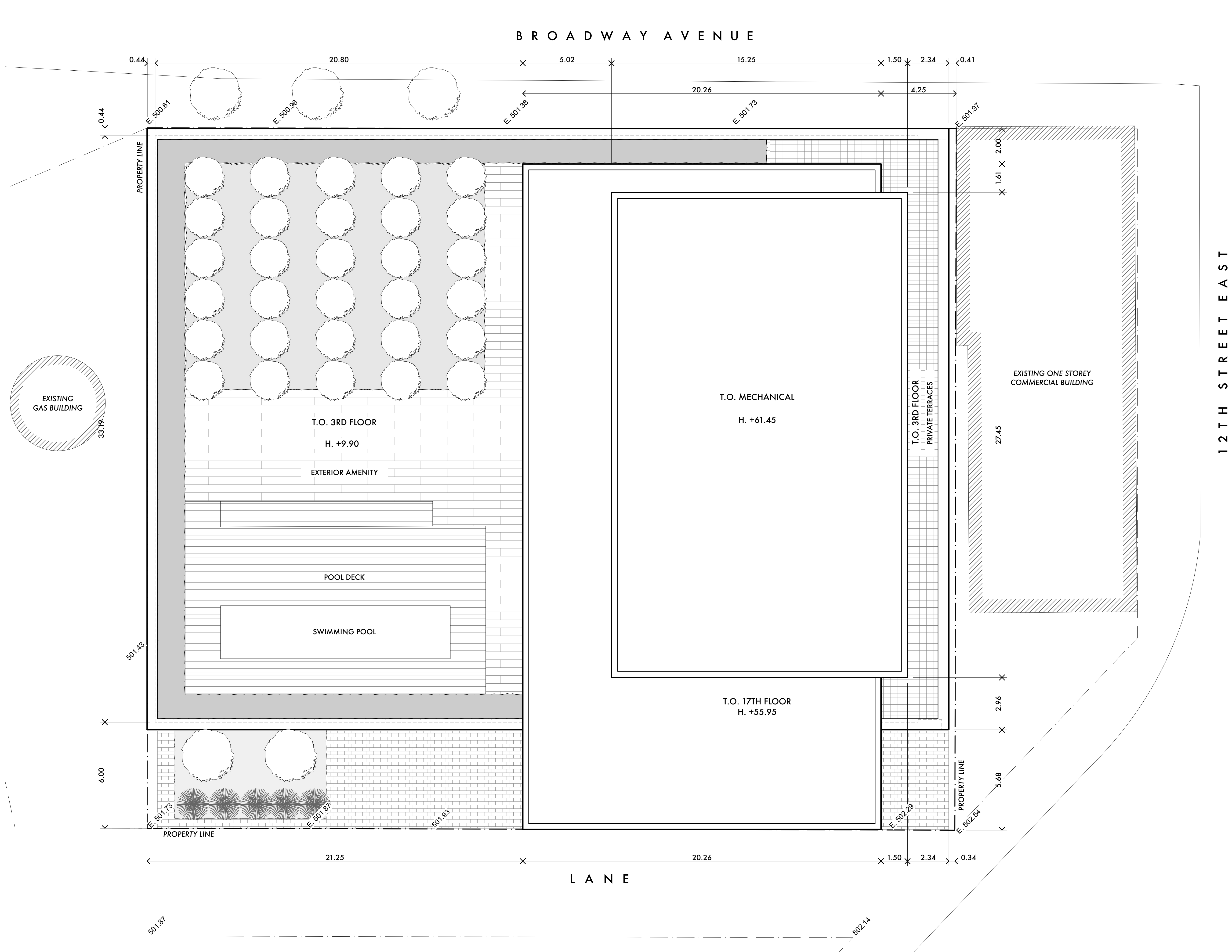
Floor Area Summary (sf)	
Site Area	19,507
Total Residential Units	112
Residential GFA	117,276
Retail GFA	8,862
Office GFA	14,885
Total GFA Above Grade	141,903
Interior Residential Amenity	2,081
Exterior Residential Amenity	8,444
FSI	7.27

19 SF per unit
75 SF per unit

Bldg Height Summary (m)	
Main Roof Height	55.95
Mech P.H. Height	61.45

Vehicular Parking Summary		
	Proposed	
Visitor / Commercial Parking	25	14
Resident Parking	116	112
Totals	141	126

.125/unit
1/unit
1/50sm



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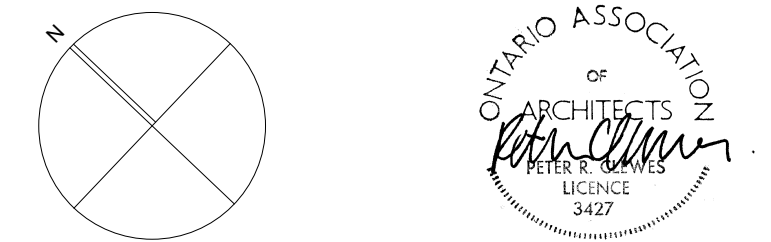
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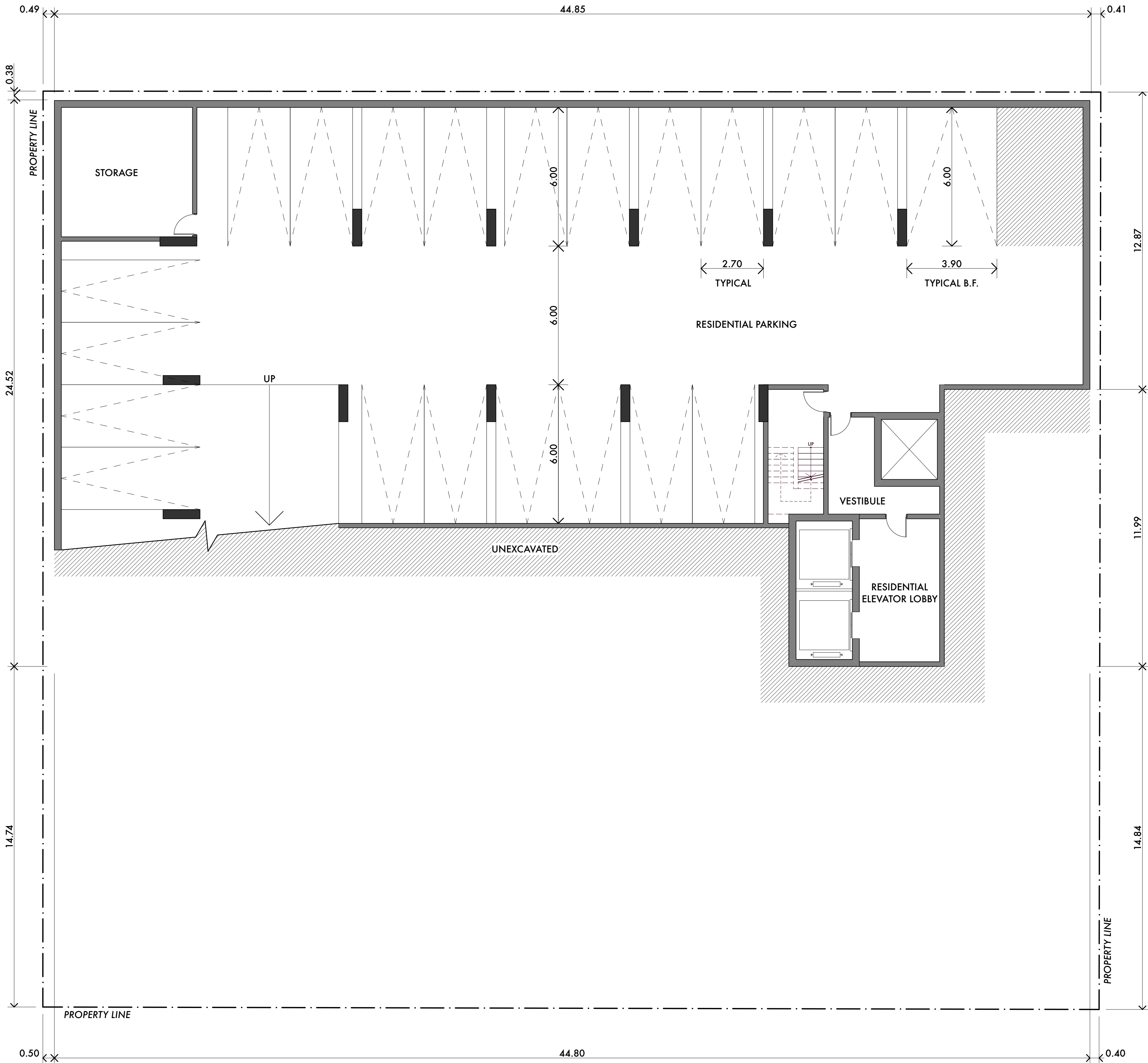


Saskatoon on Broadway
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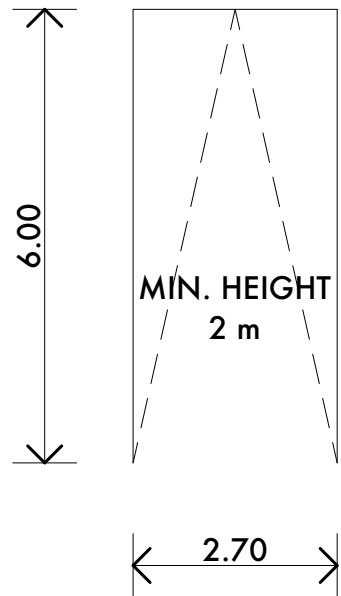
Site Plan / Roof Plan

1:100

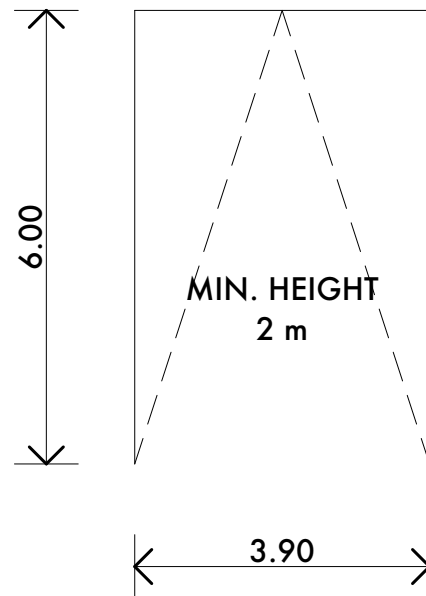
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TYPICAL PARKING SPACES DIMENSIONS



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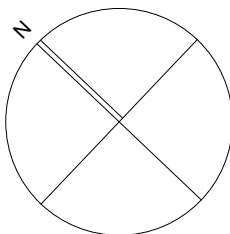
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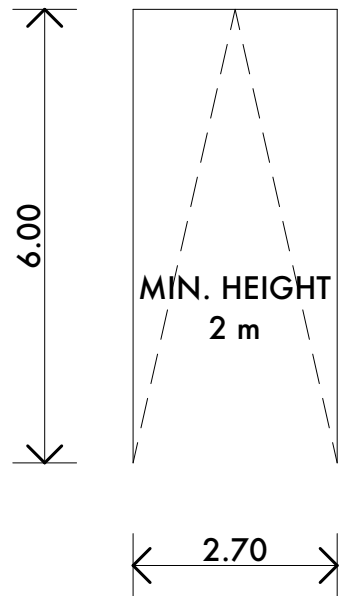
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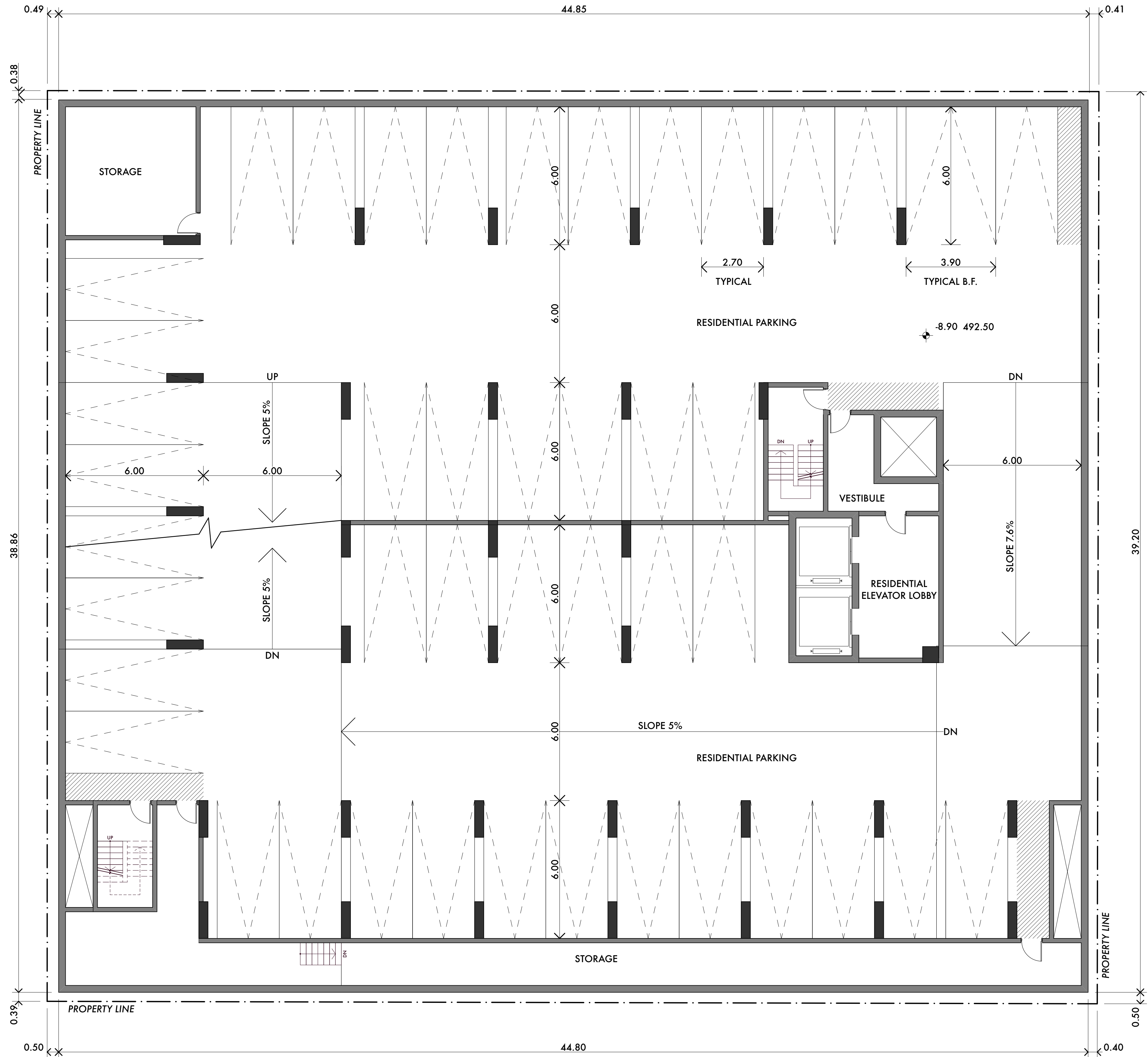
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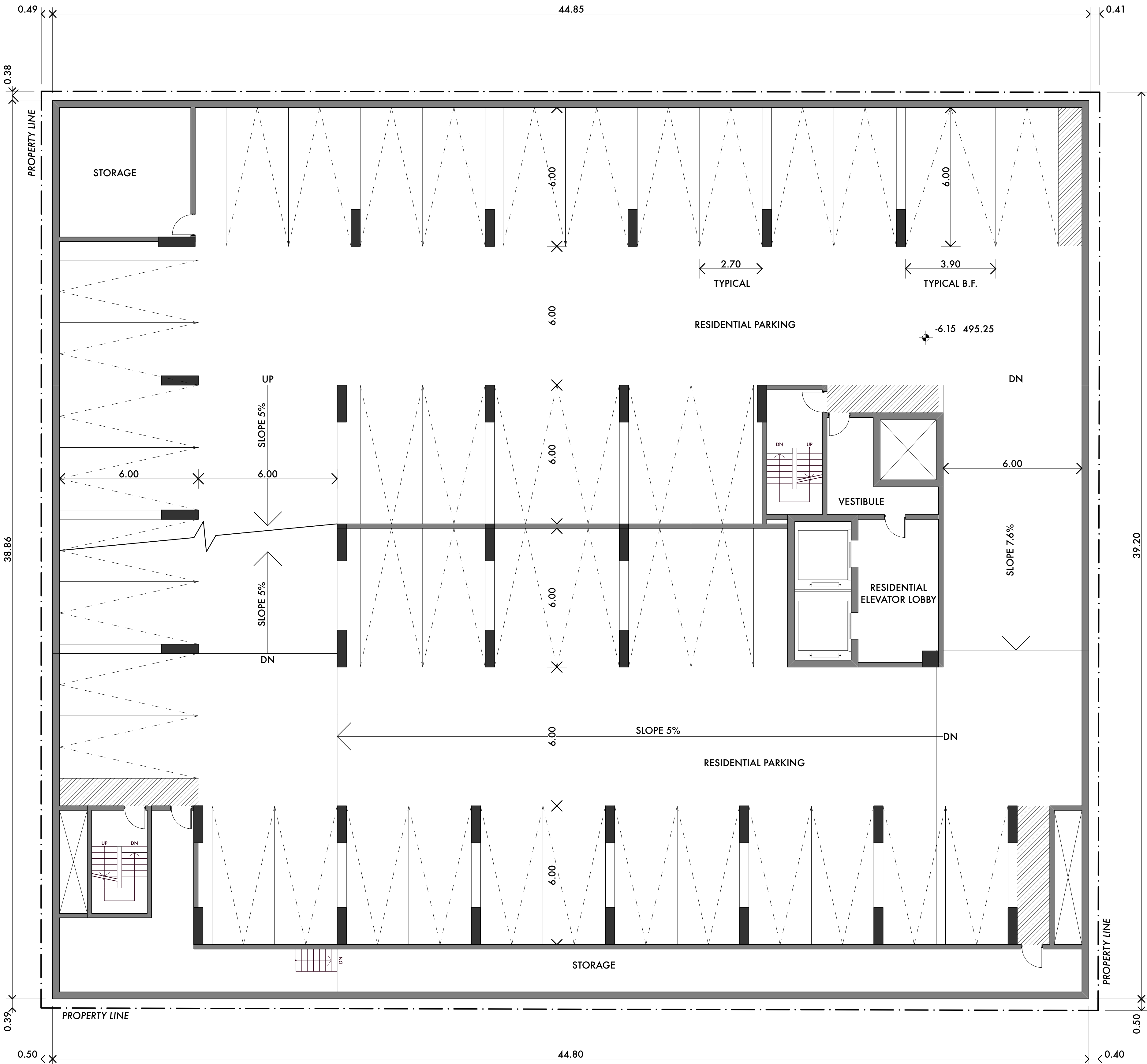
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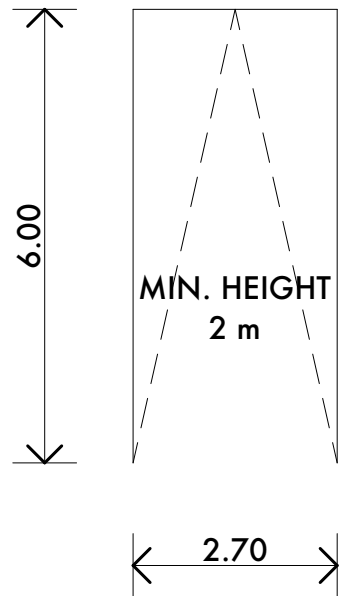


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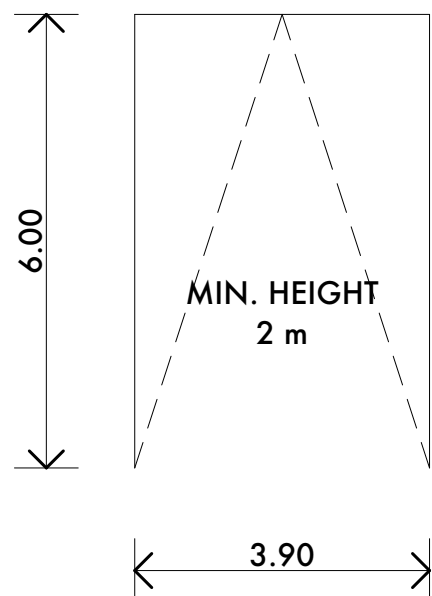




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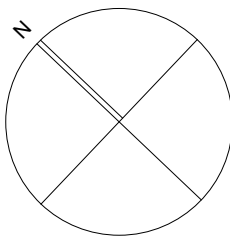
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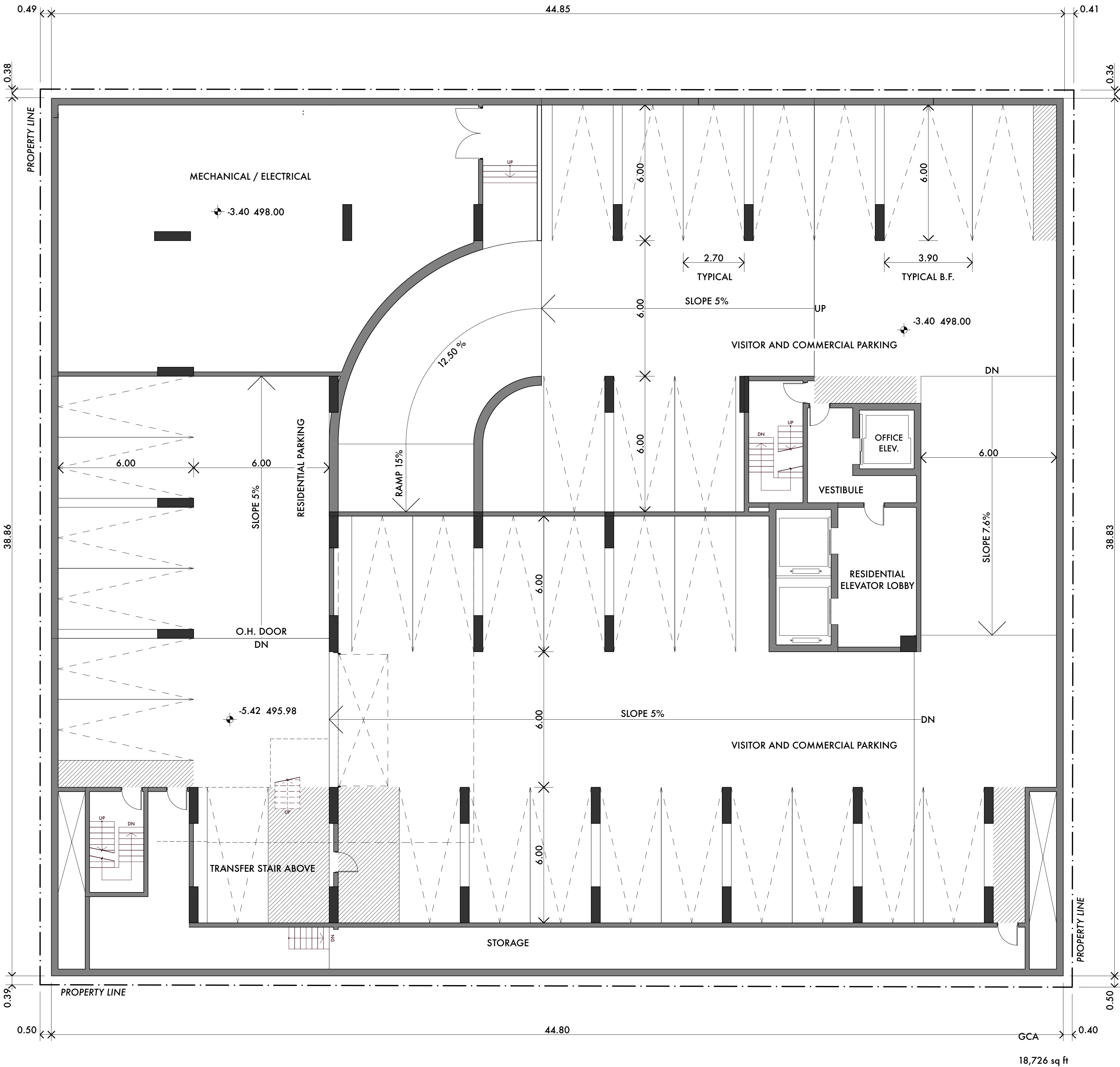
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P2

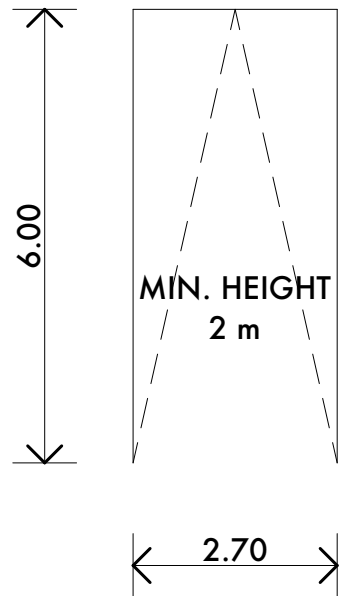
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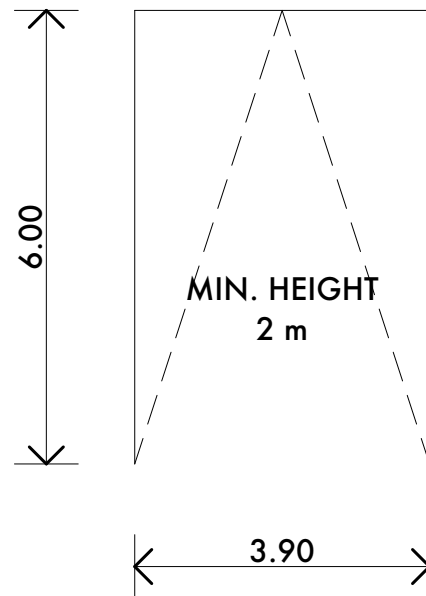
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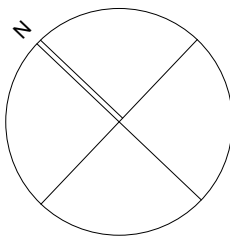
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1	RE ZONING APPLICATION	22.05.2018
2	RE ZONING APPLICATION	12.08.2018
3	RE ZONING APPLICATION	18.12.2018

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Saskatoon on Broadway
URBAN CAPITAL

P1

1:100

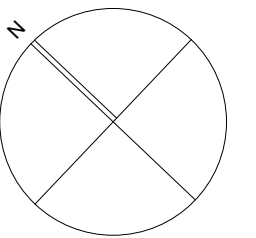
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A-12



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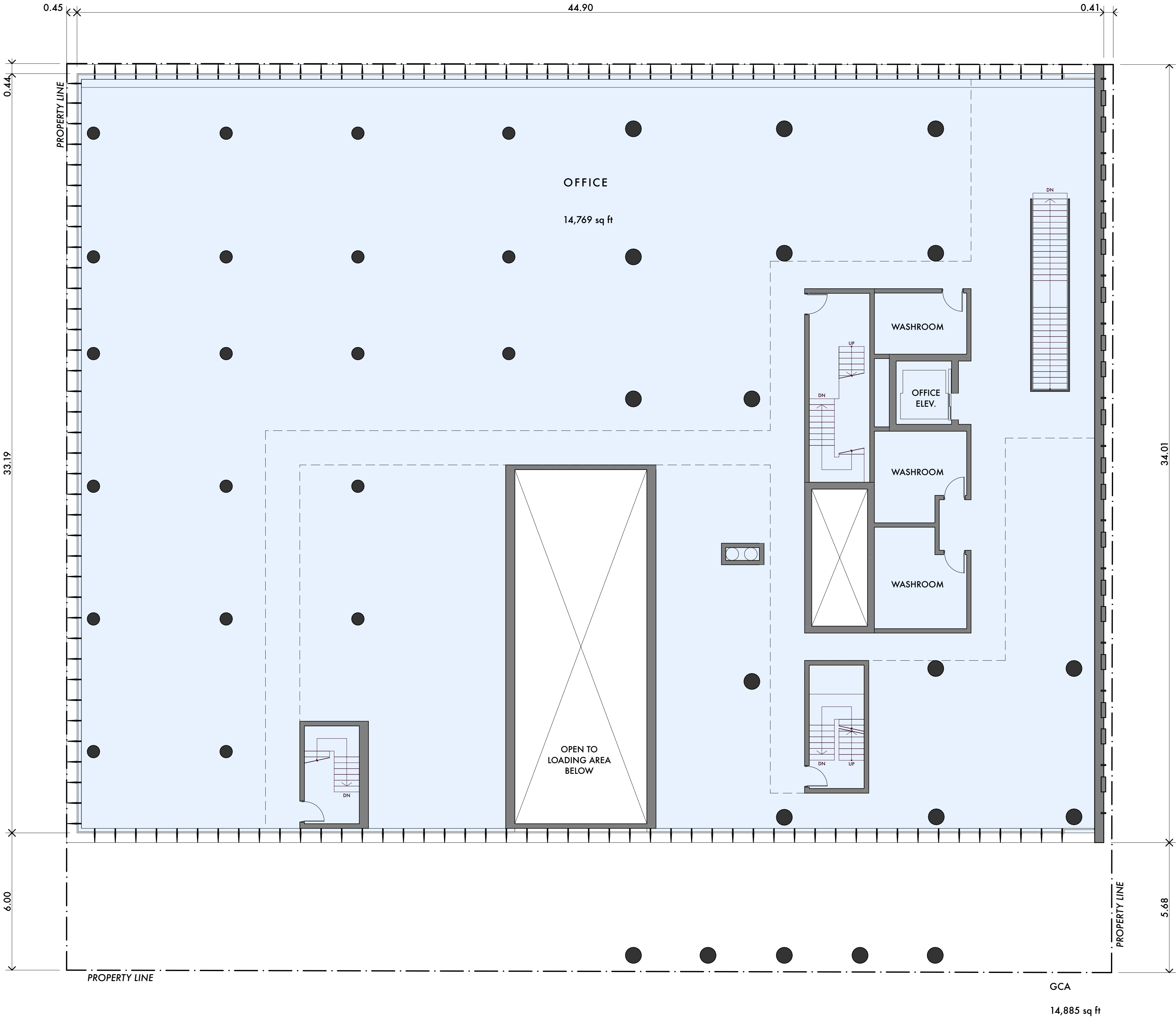
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Site Plan / Ground Floor

2019-01-11



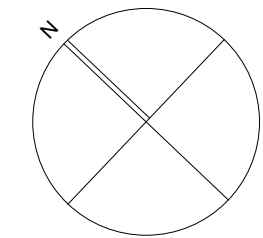
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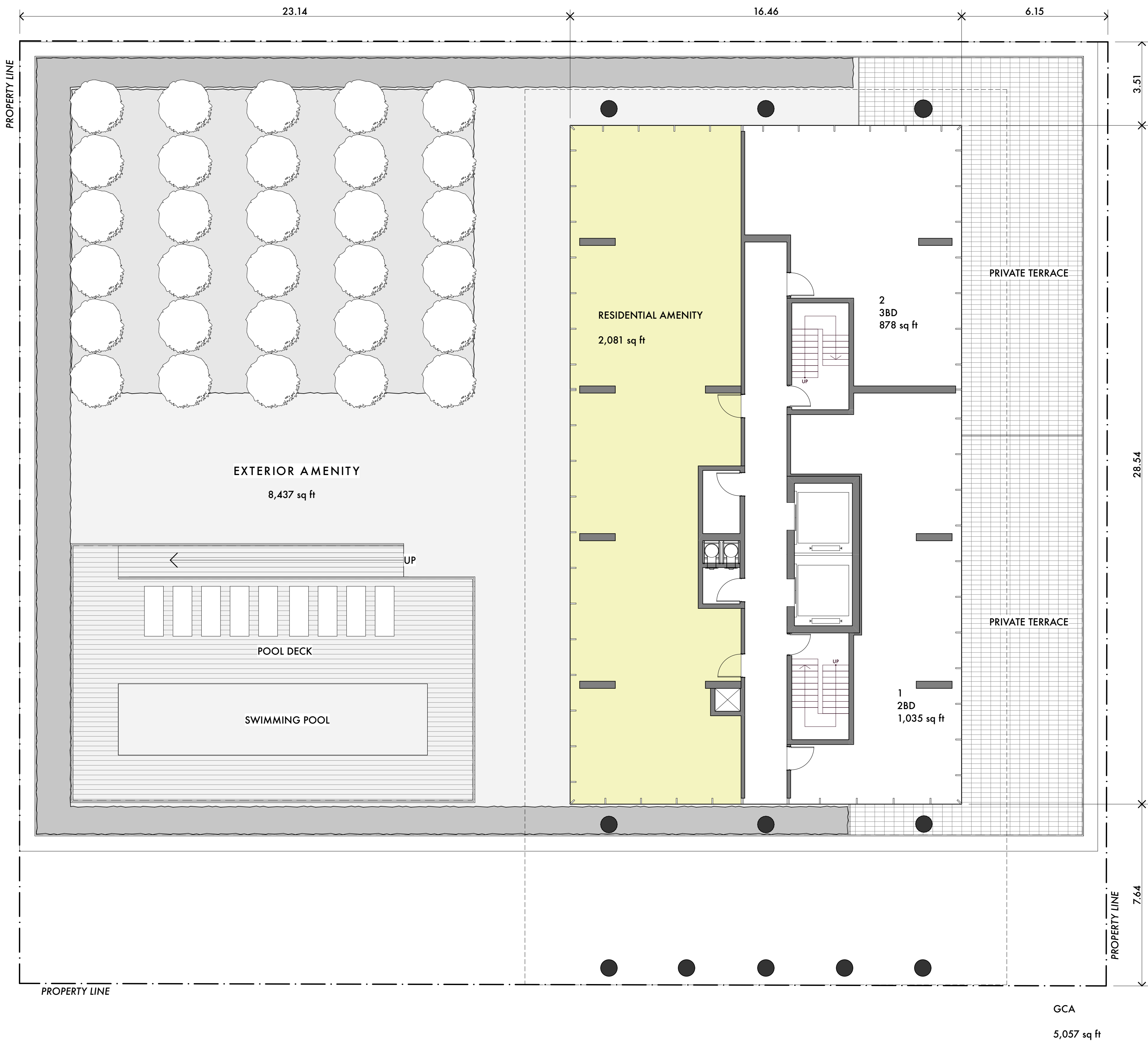


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Level 2

1:100
2019-01-11

A-14



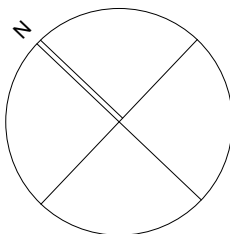
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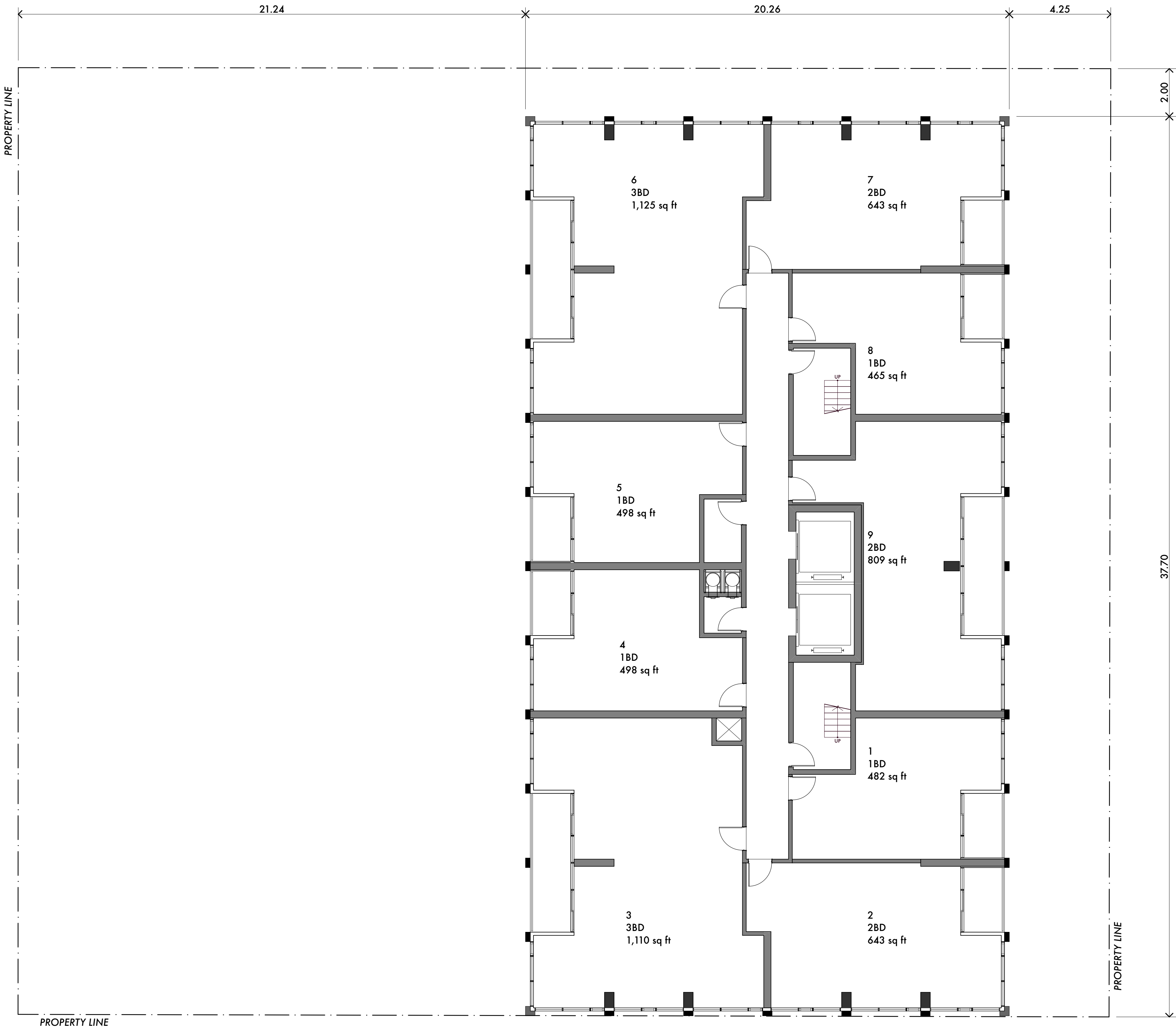


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Level 3

1:100
2019-01-11

A-15



GCA
7,304 sq ft

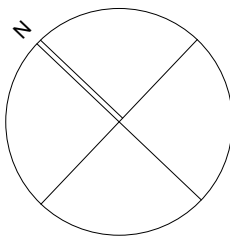
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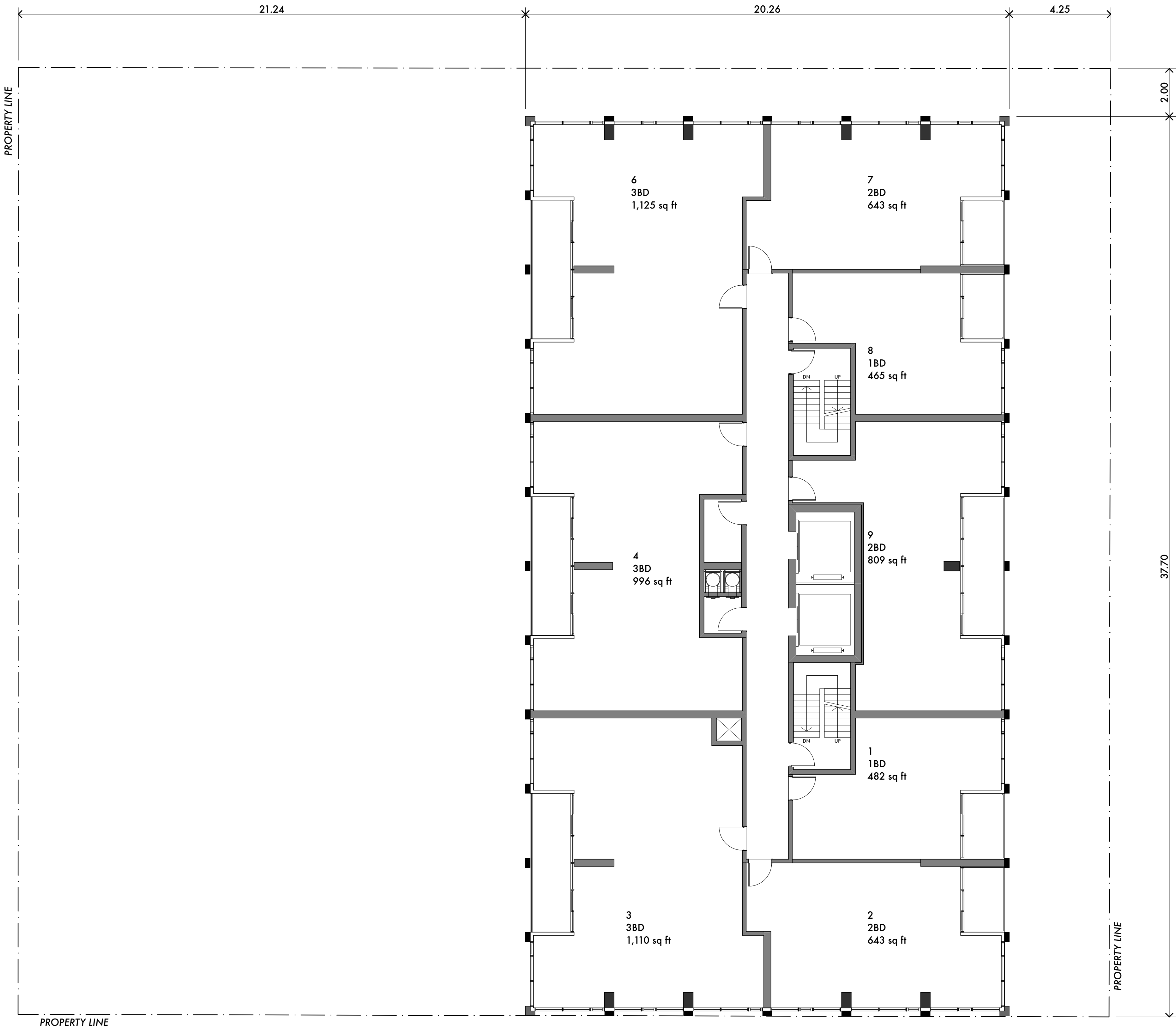


Saskatoon on Broadway
URBAN CAPITAL

Levels 4-9

1:100
2019-01-11

A-16



GCA
7,304 sq ft

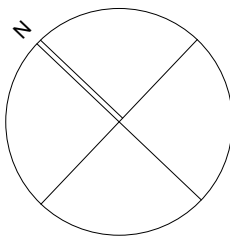
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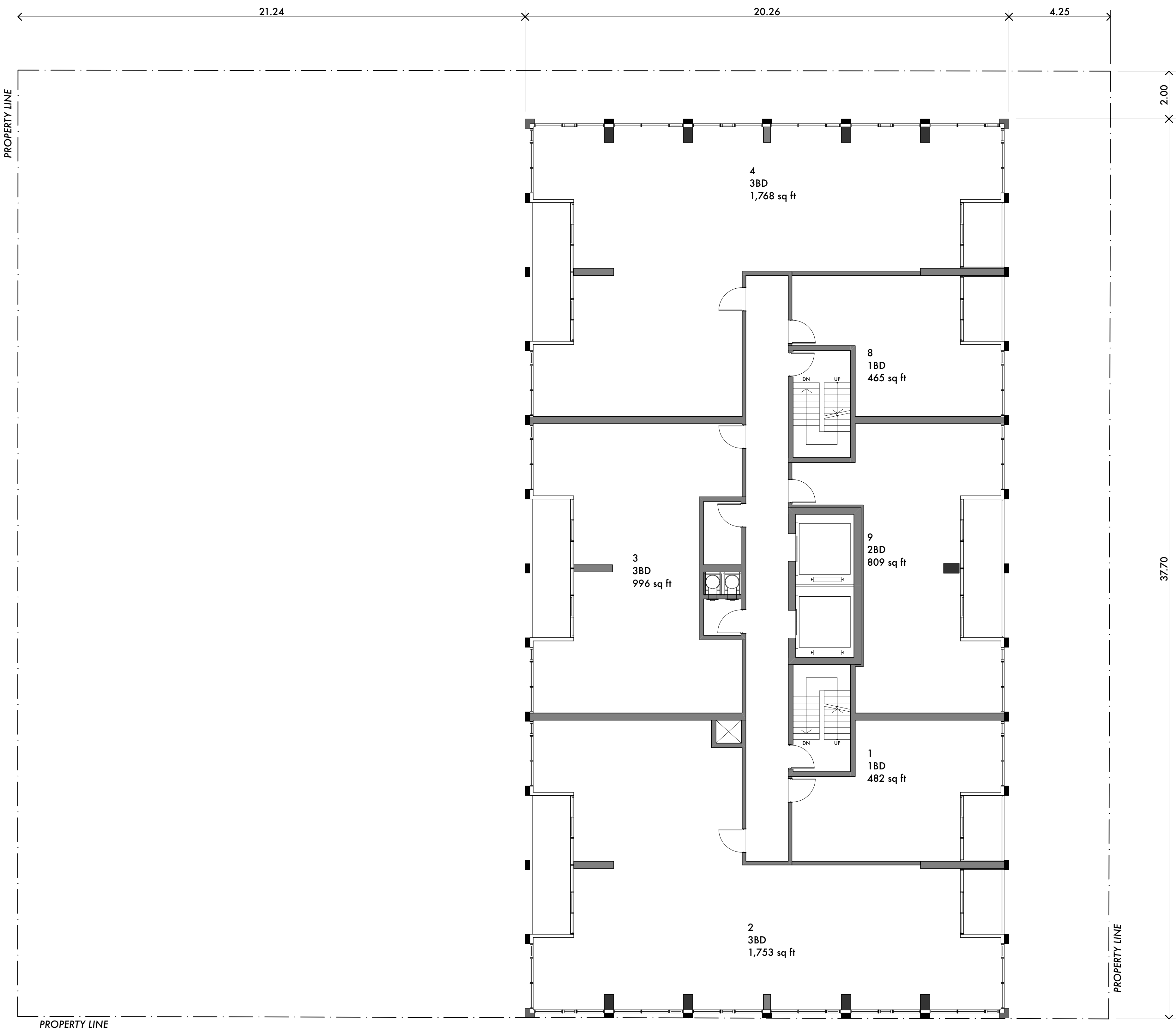


**Saskatoon on Broadway
URBAN CAPITAL**

Levels 10-13

1:100
2019-01-11

A-17



GCA
7,304 sq ft

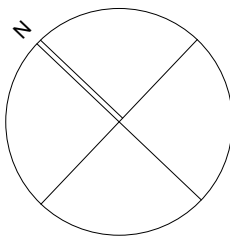
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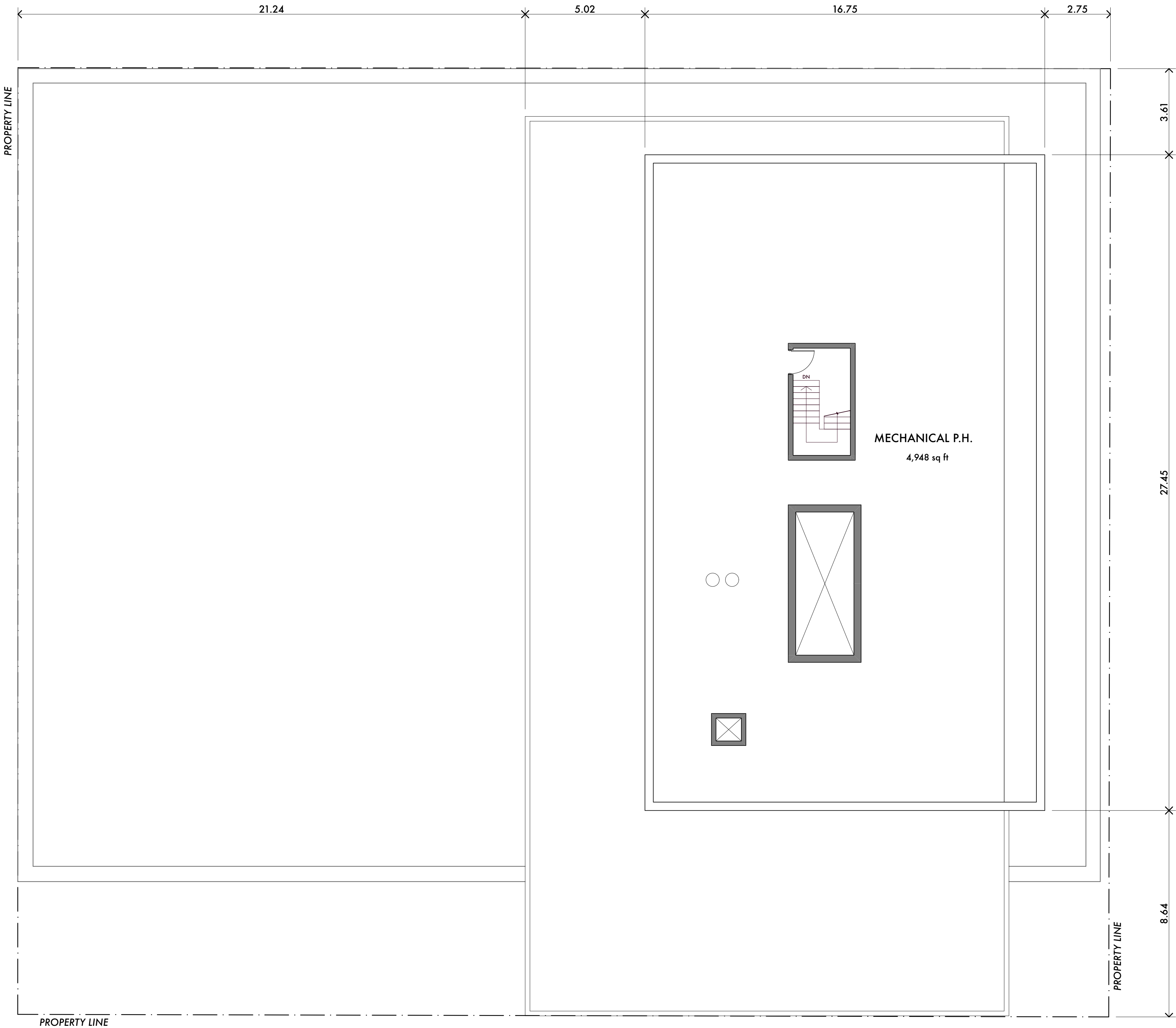


**Saskatoon on Broadway
URBAN CAPITAL**

Levels 14-17

1:100
2019-01-11

A-18



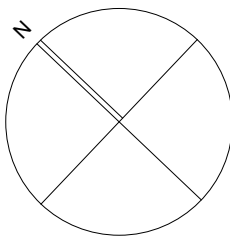
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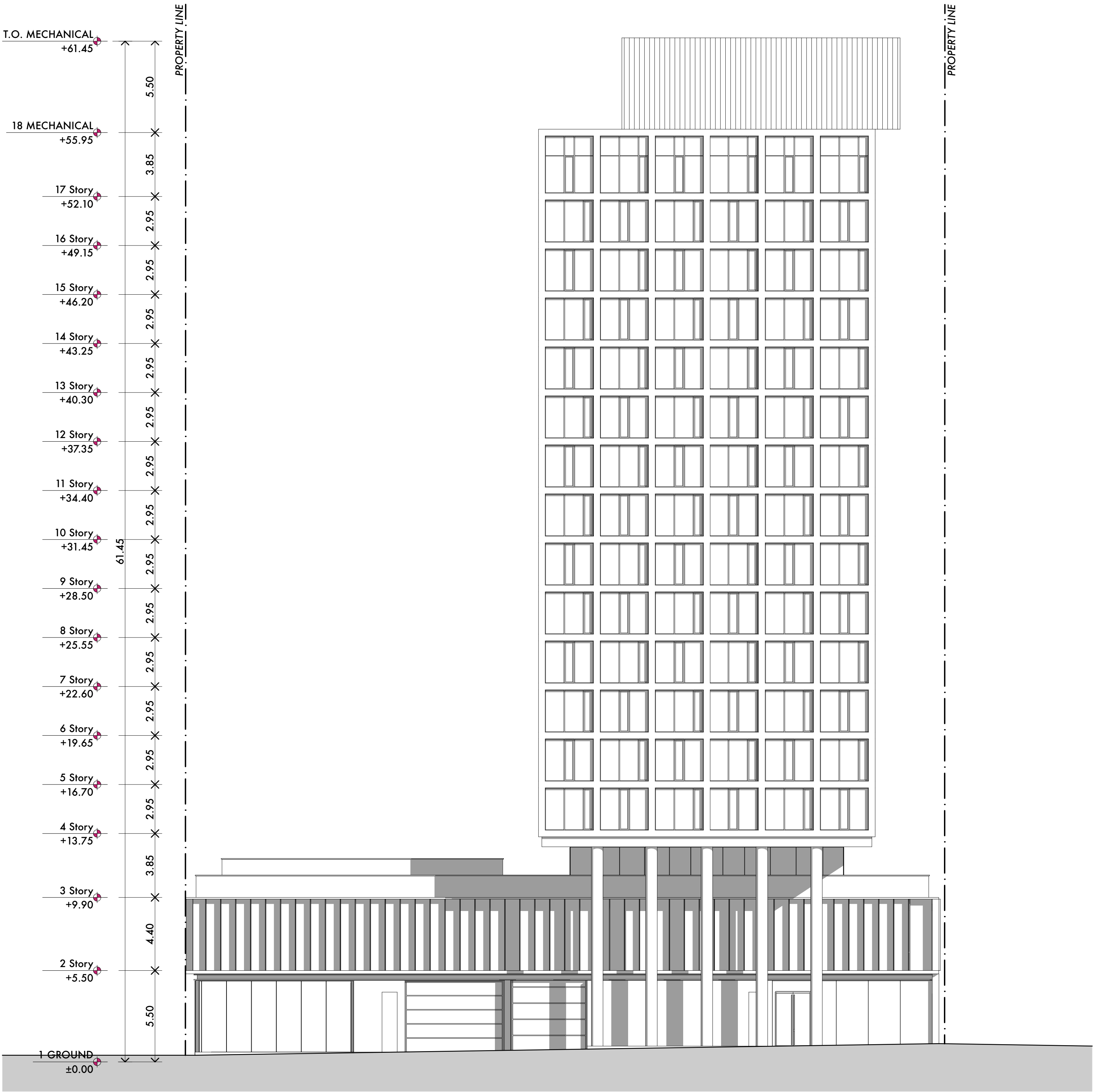
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Mechanical P.H.

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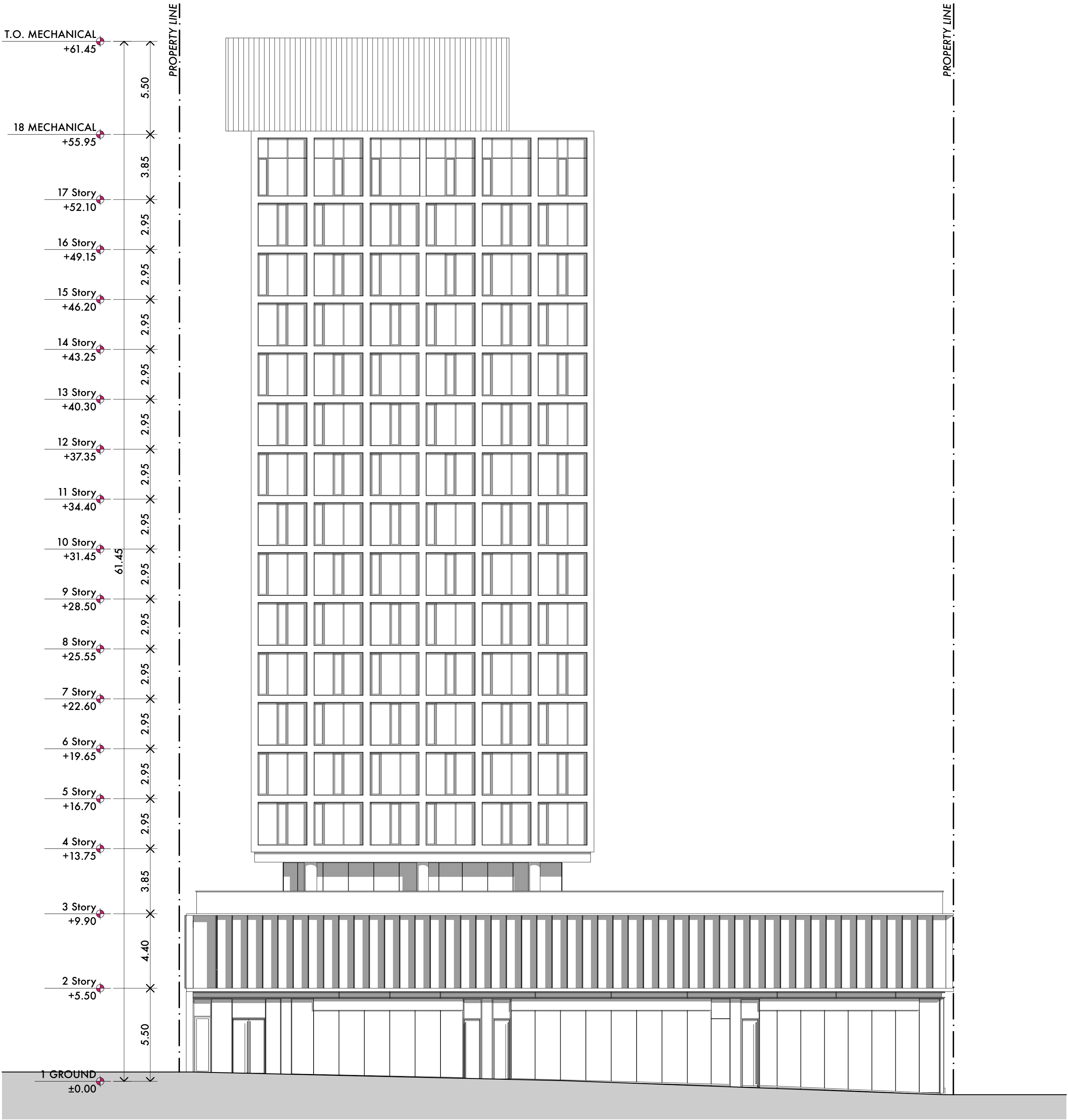
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South Elevation

1:150
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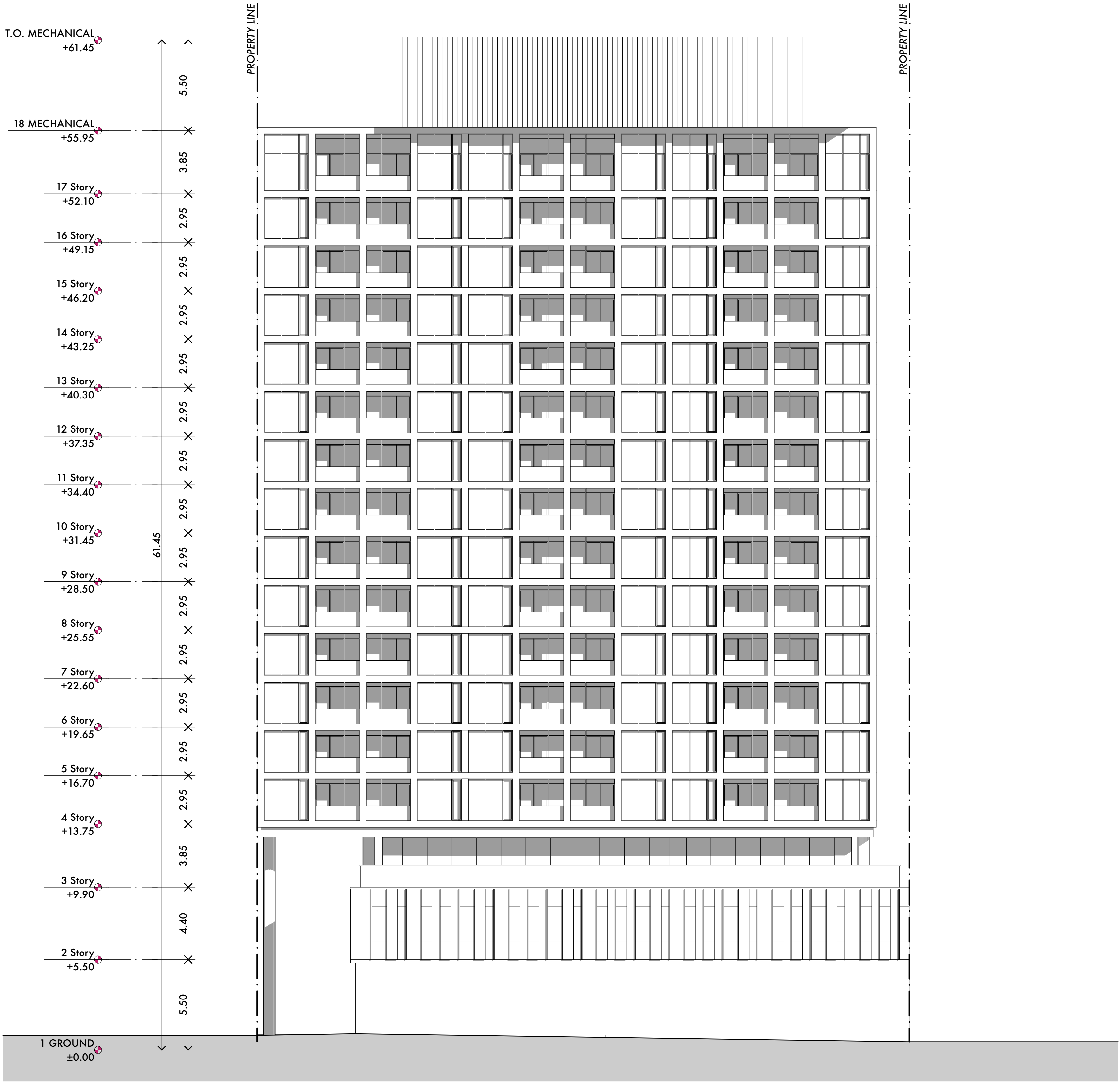
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North Elevation

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A-21



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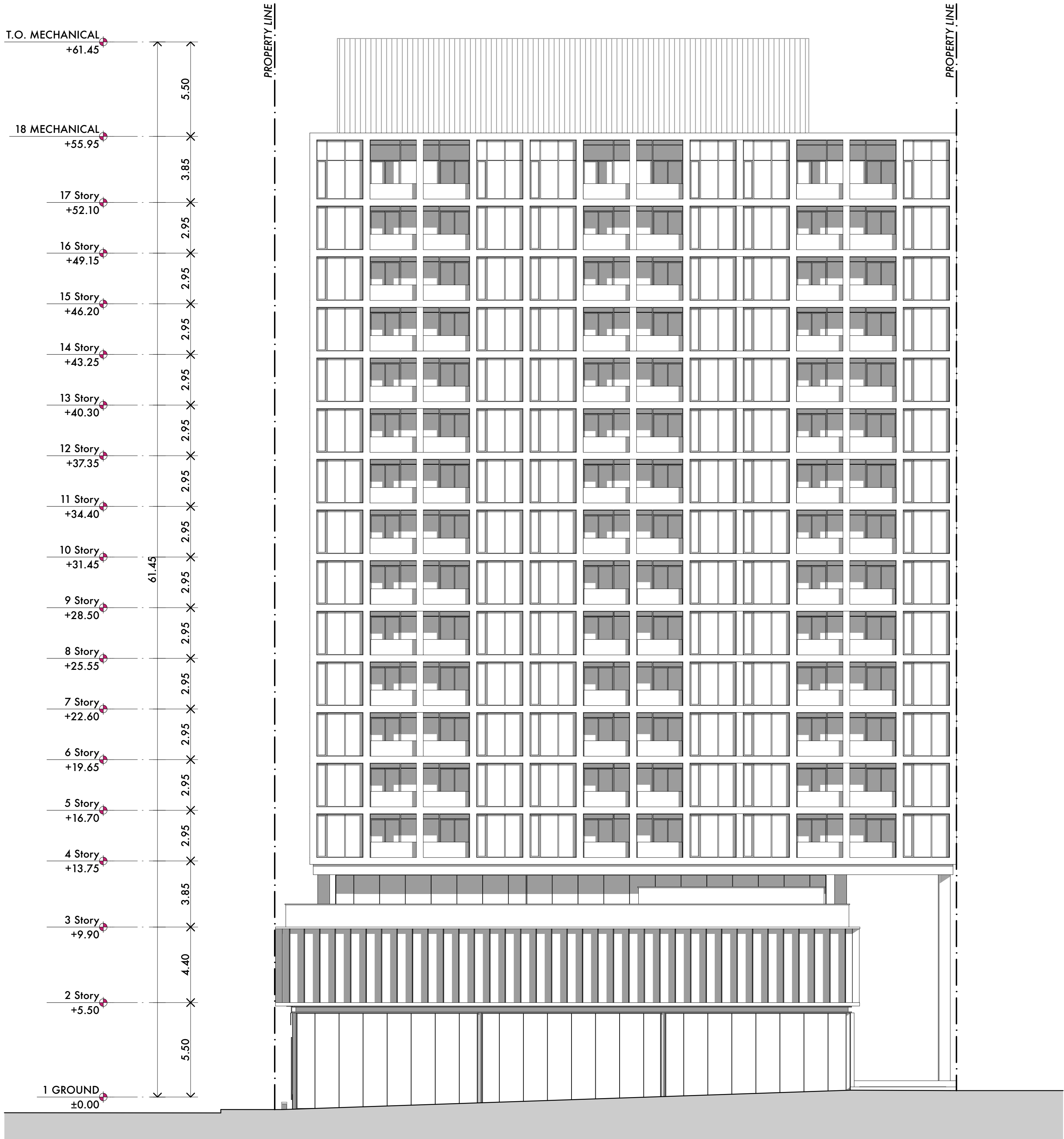


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East Elevation

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A-22



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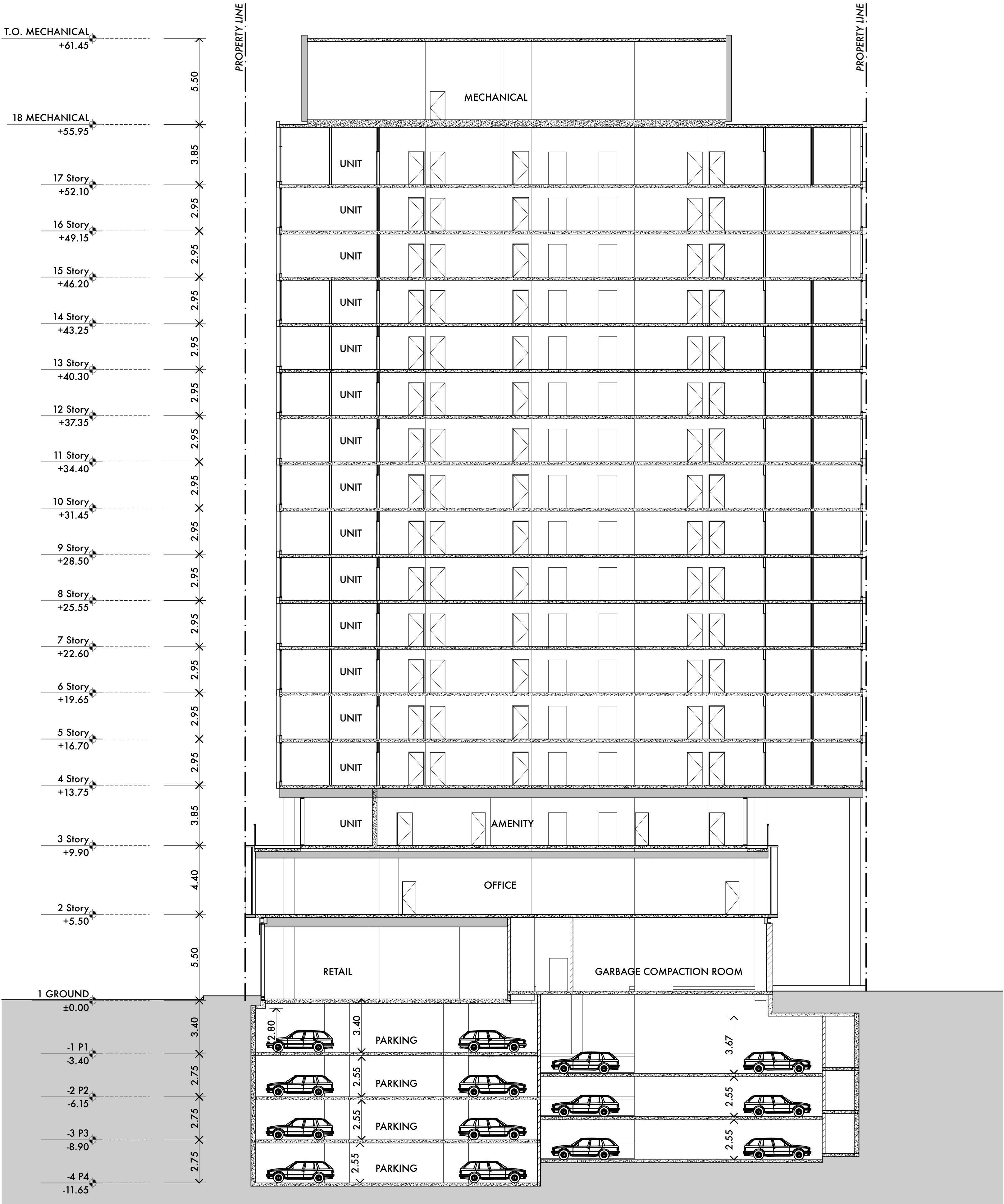


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West Elevation

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A-23



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Section North-South

1:150
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A-24

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A-25