

VIEW FROM BROADWAY AVENUE LOOKING SOUTH

# OZOC

# BROADWAY AVENUE AND 12TH STREET EAST, SASKATOON REZONING APPLICATION







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2019-01-11



VIEW FROM 12TH STREET LOOKING WEST

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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

# VIEWS

1:2.92 2019-01-11





VIEW FROM SPADINA CRESCENT EAST

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<b>RE ZONING APPLICATION</b>	18.12.2018
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VIEW FROM BROADWAY AVENUE LOOKING SOUTH EAST

VIEW FROM BROADWAY AVENUE LOOKING EAST

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1:4.10, 1:2.81 2019-01-11







VIEW FROM BACK LANE LOOKING NORTH EAST

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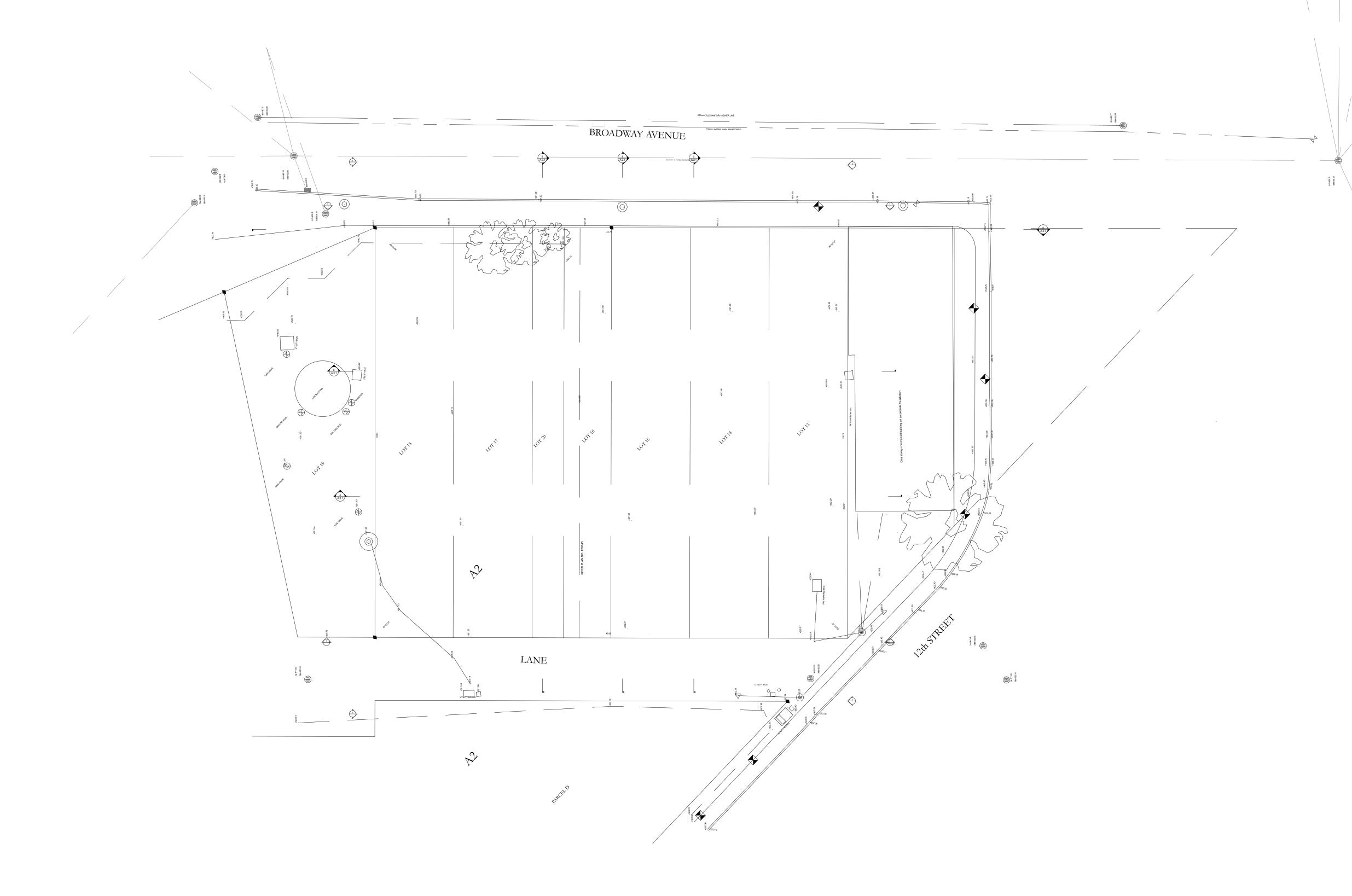


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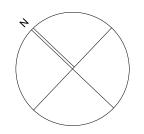
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PETER R. SOLWER

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# Survey





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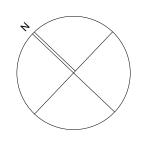
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Site Context



				F	loor Area (S	F)							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								
														1							
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			0	0	1	1	1	1	2	2
levels 4-9	6	2.95	17.70	7,397	44,382				44,382	0	44,382			4	24	3	18	2	12	9	54
levels10-13	4	2.95	11.80	7,397	29,588				29,588	0	29,588			2	8	3	12	3	12	8	32
levels 14-16	3	2.95	8.85	7,397	22,191				22,191	0	22,191			2	6	1	3	3	9	6	18
level 17	1	3.85	3.85	7,397	7,397				7,397	0	7,397			2	2	1	1	3	3	6	6
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		40		34		36		112
Project Totals SM					18,596	193	233	5,219	10,895	2,206	13,183										

Project Totals SM	
-------------------	--

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 75

SF per unit

SF per unit

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

Vehicular Parl	king Summary		
	Proposed		
Visitor / Commercial Parking	25	14	.125/unit
Resident Parking	116	112	1/unit
			1/50sm
Totals	141	126	

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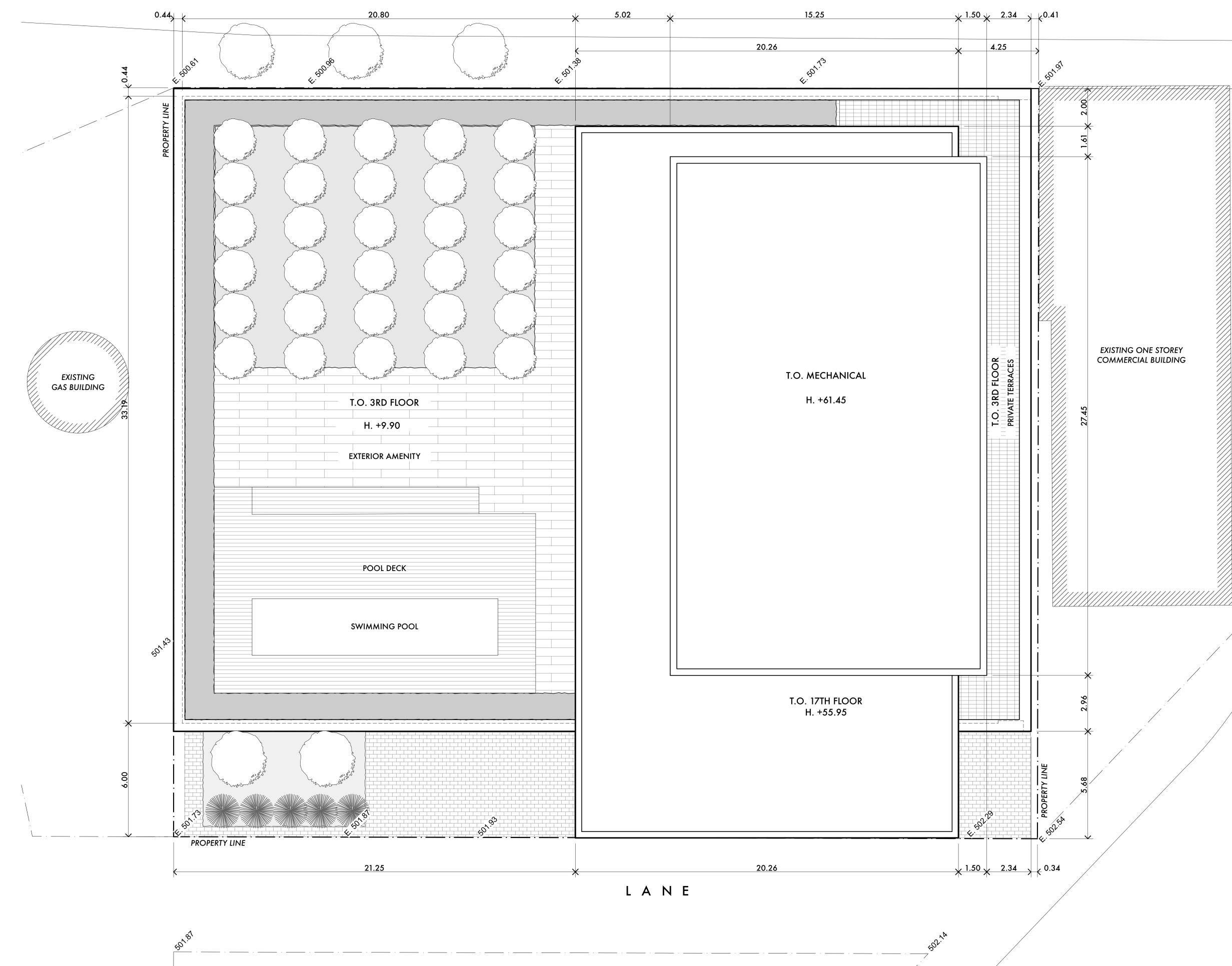


Saskatoon on Broadway URBAN CAPITAL

### **Statistics**

2019-01-11





# BROADWAY AVENUE

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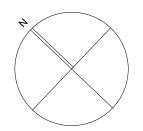
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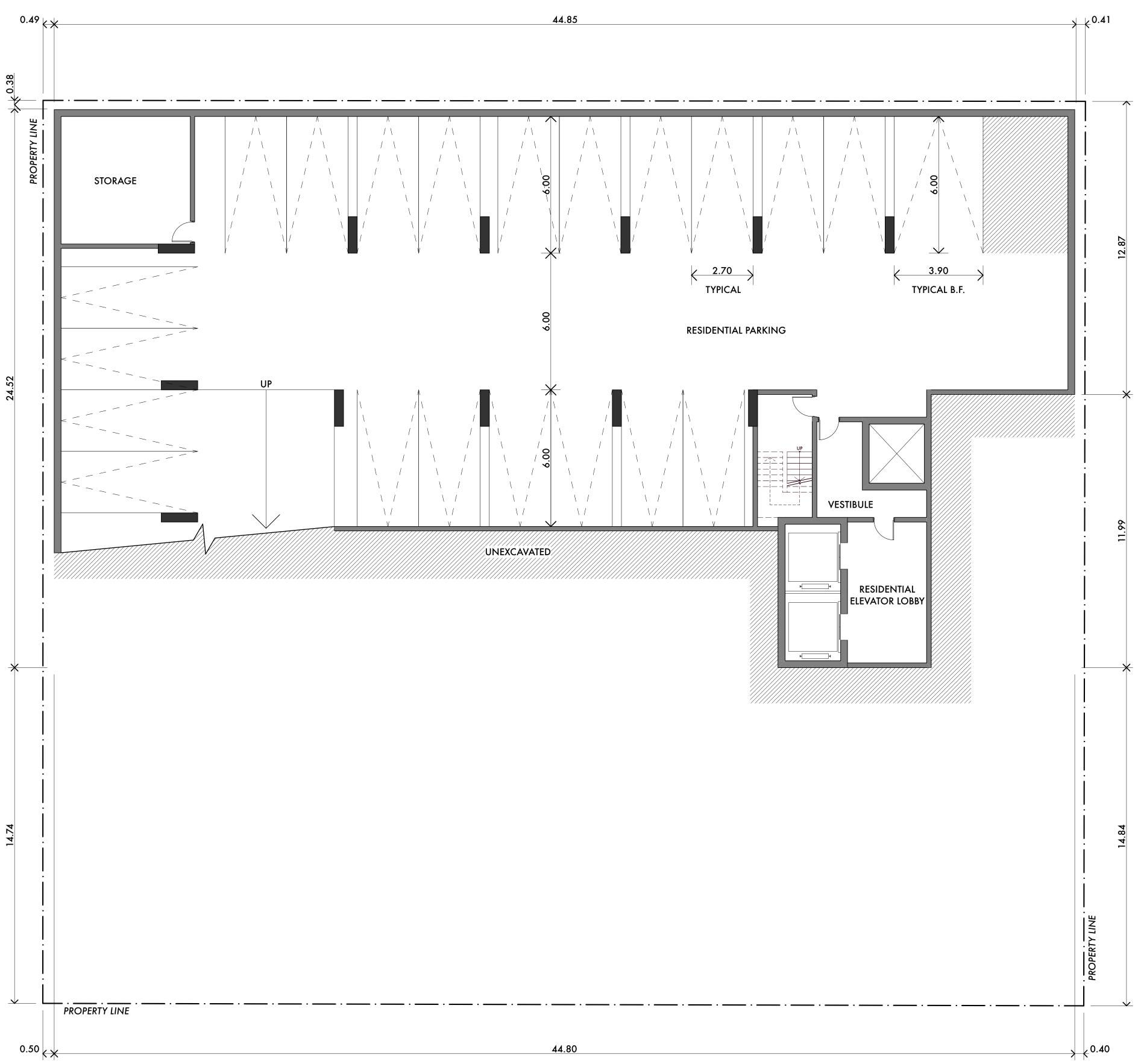
# Site Plan / Roof Plan

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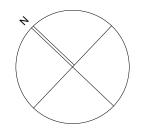
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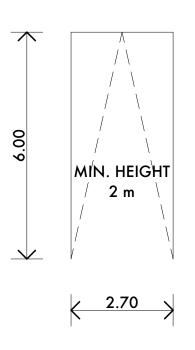
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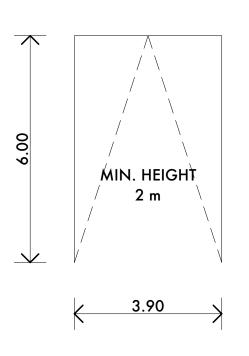
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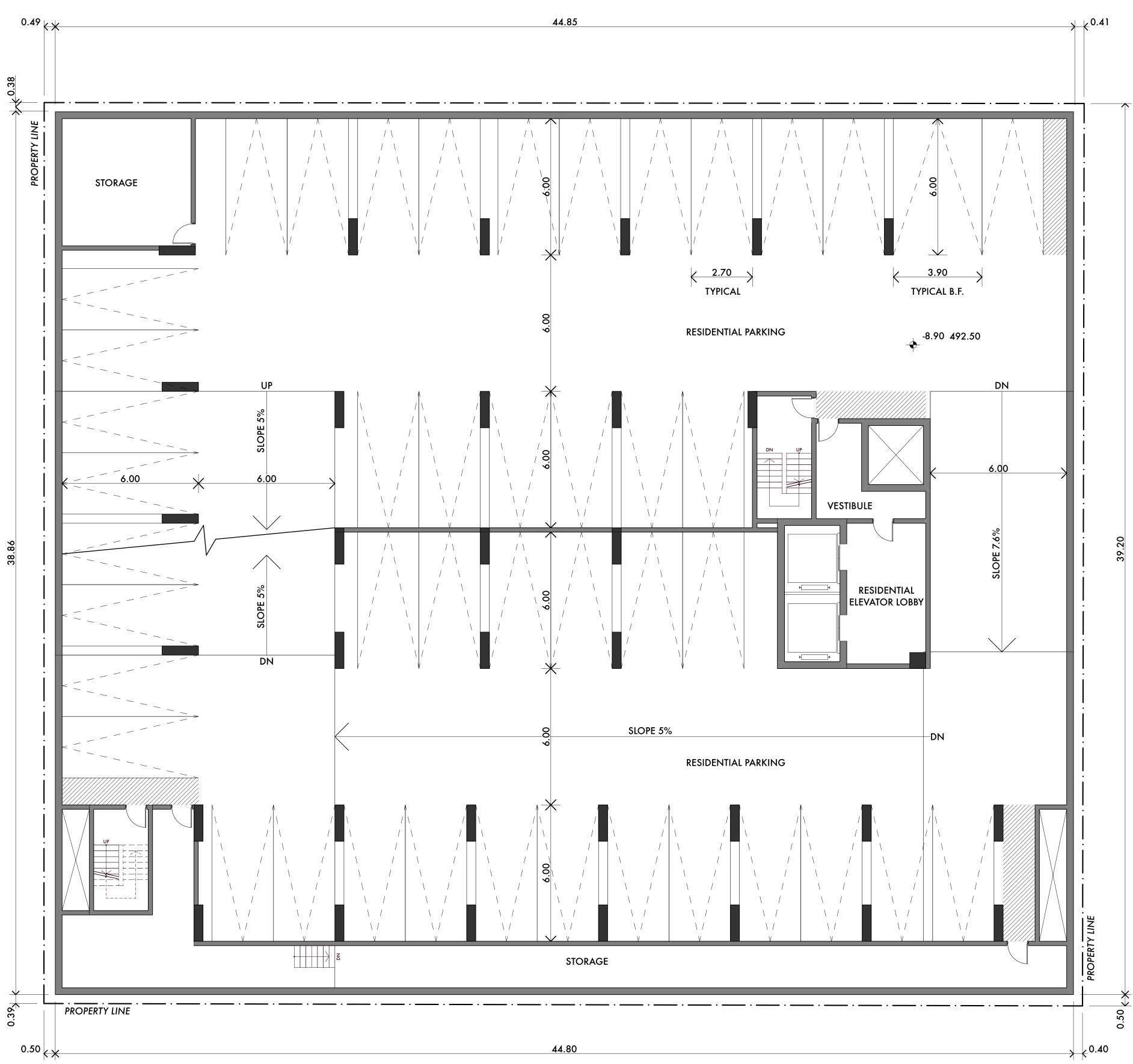
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### TYPICAL PARKING SPACES DIMENSIONS









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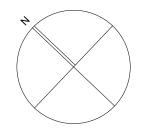
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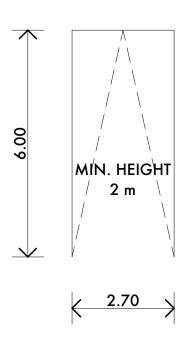
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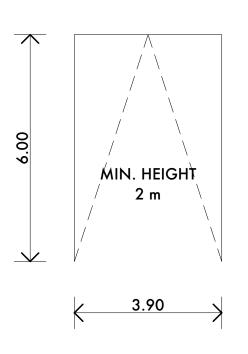
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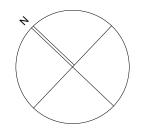
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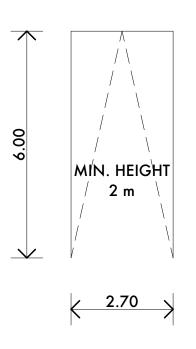
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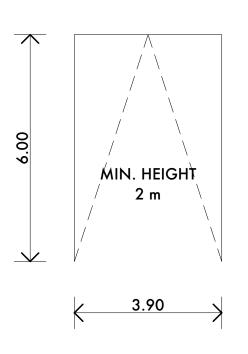
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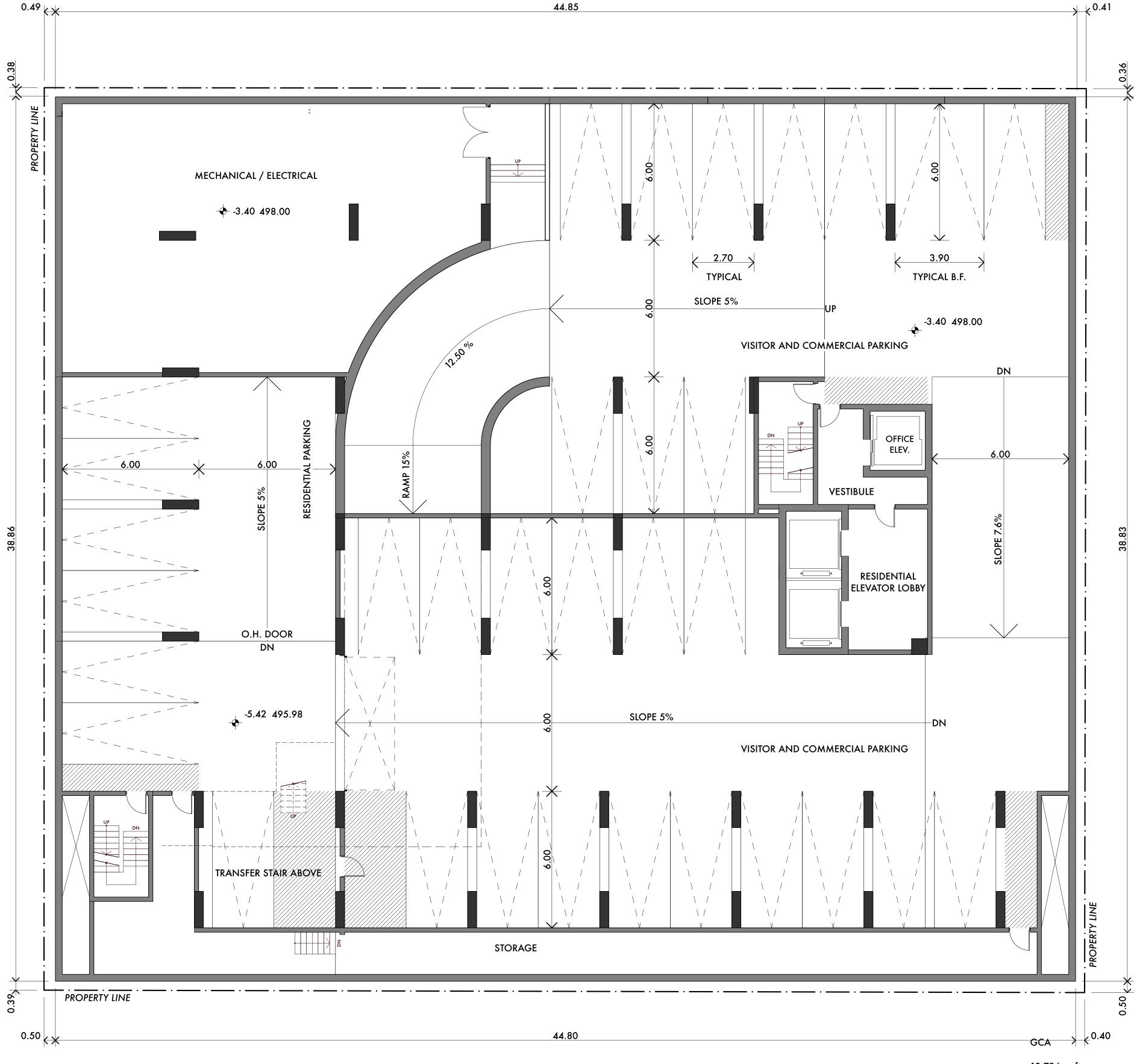
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18,726 sq ft

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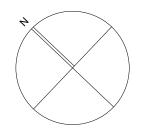
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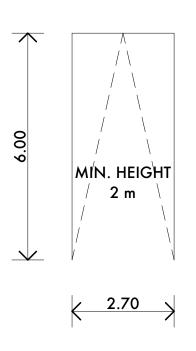
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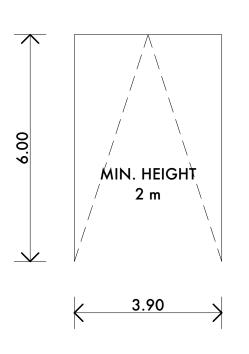
# P1

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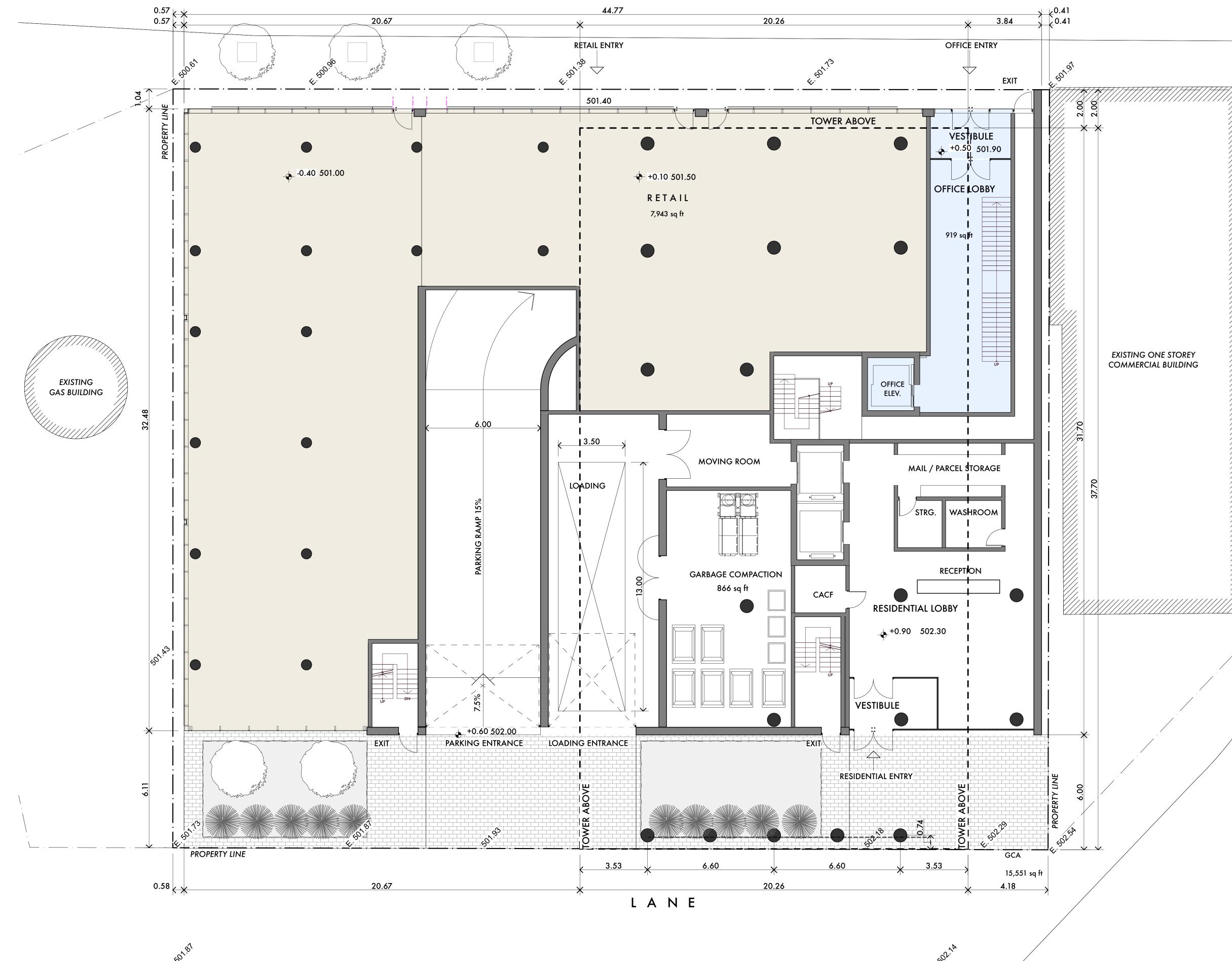


### TYPICAL PARKING SPACES DIMENSIONS









# BROADWAY AVENUE

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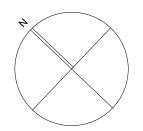
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1	<b>RE ZONING APPLICATION</b>	22.05.2018
2	<b>RE ZONING APPLICATION</b>	12.08.2018
3	<b>RE ZONING APPLICATION</b>	18.12.2018
4	REISSUED FOR REZONING	01.11.2019



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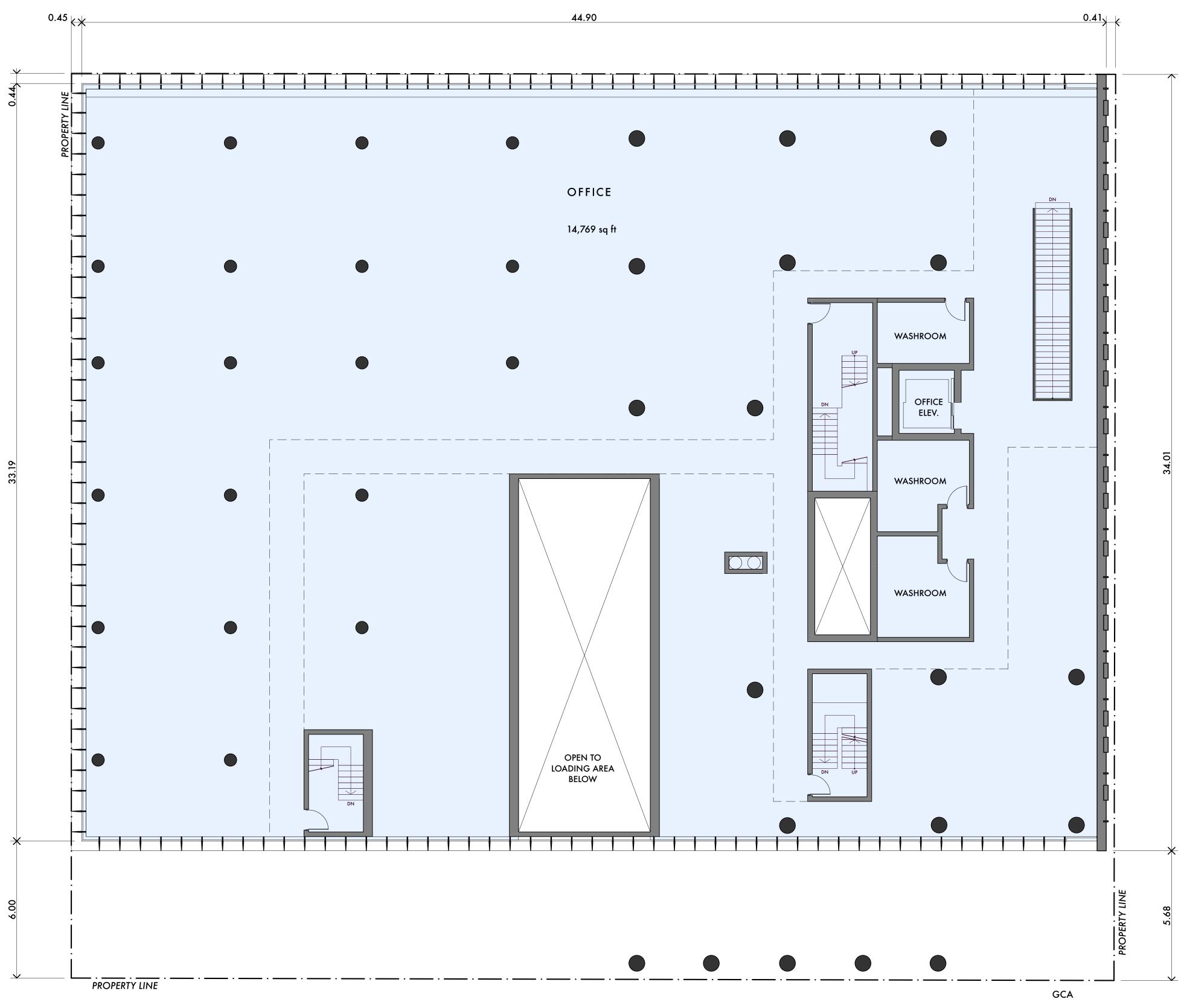
# Site Plan / Ground Floor

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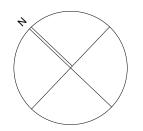
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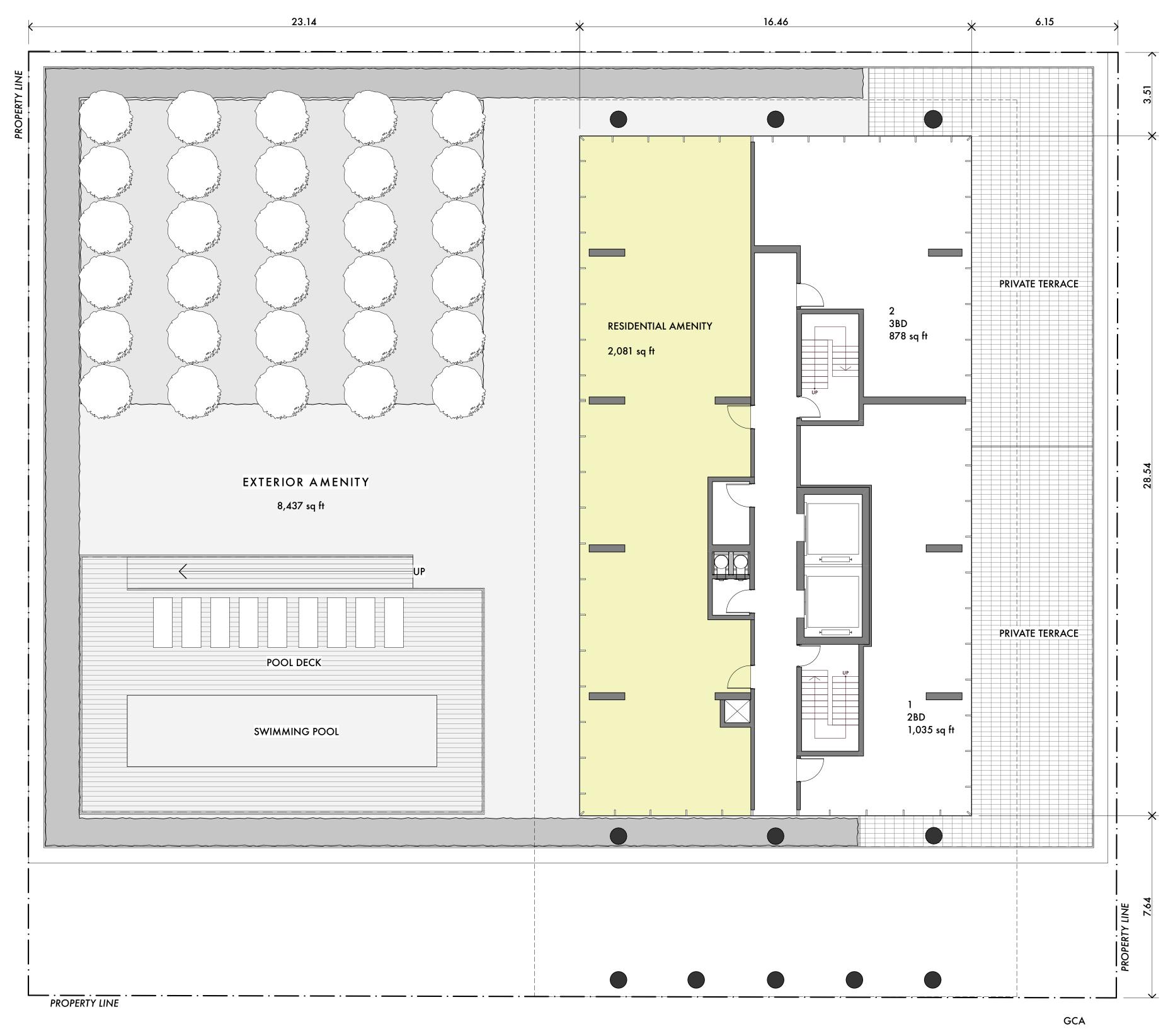
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# Level 2







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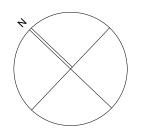
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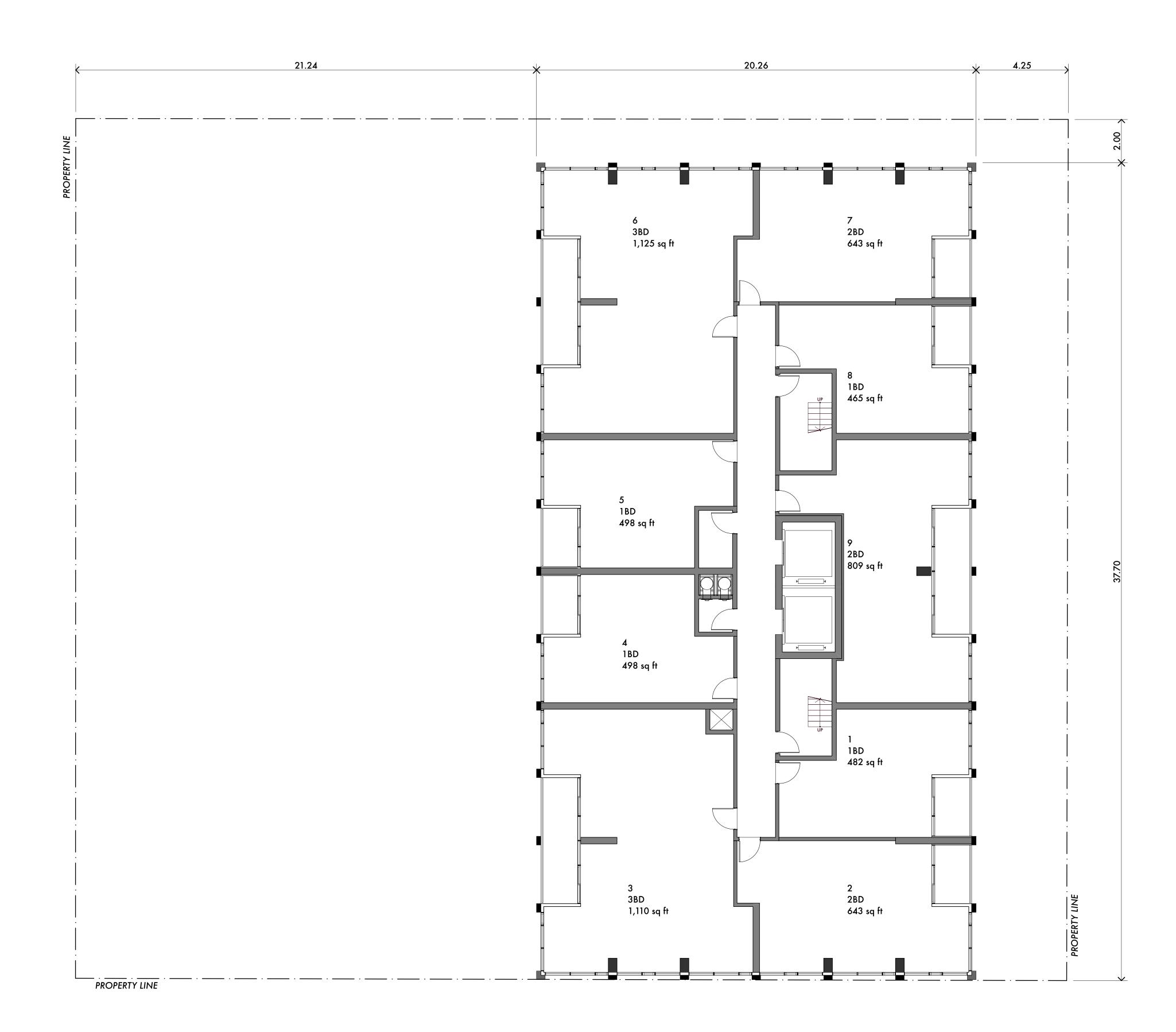
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Level 3





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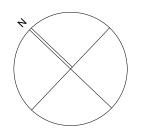
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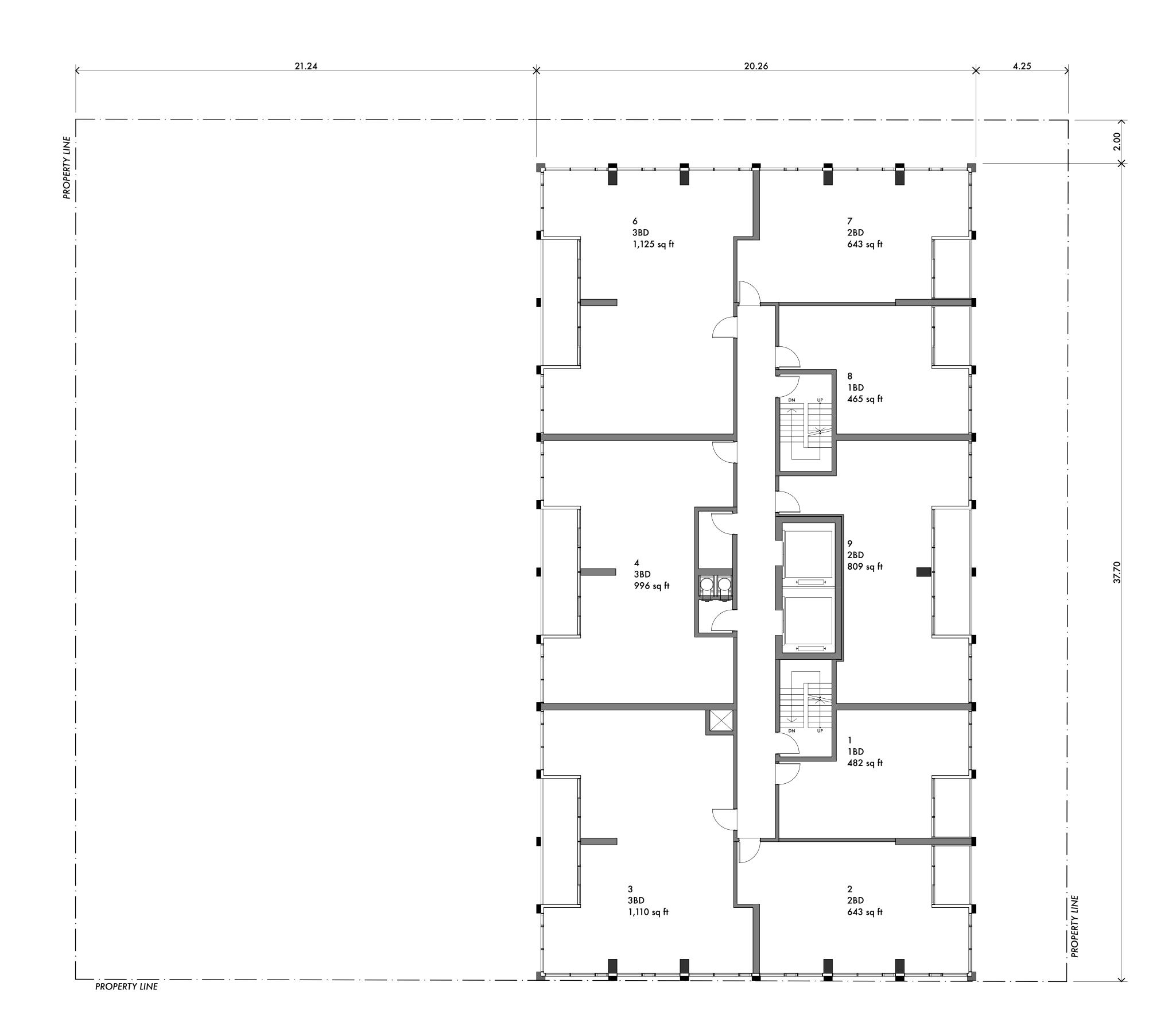
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# Saskatoon on Broadway URBAN CAPITAL

# Levels 4-9





GCA 7,304 sq ft

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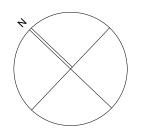
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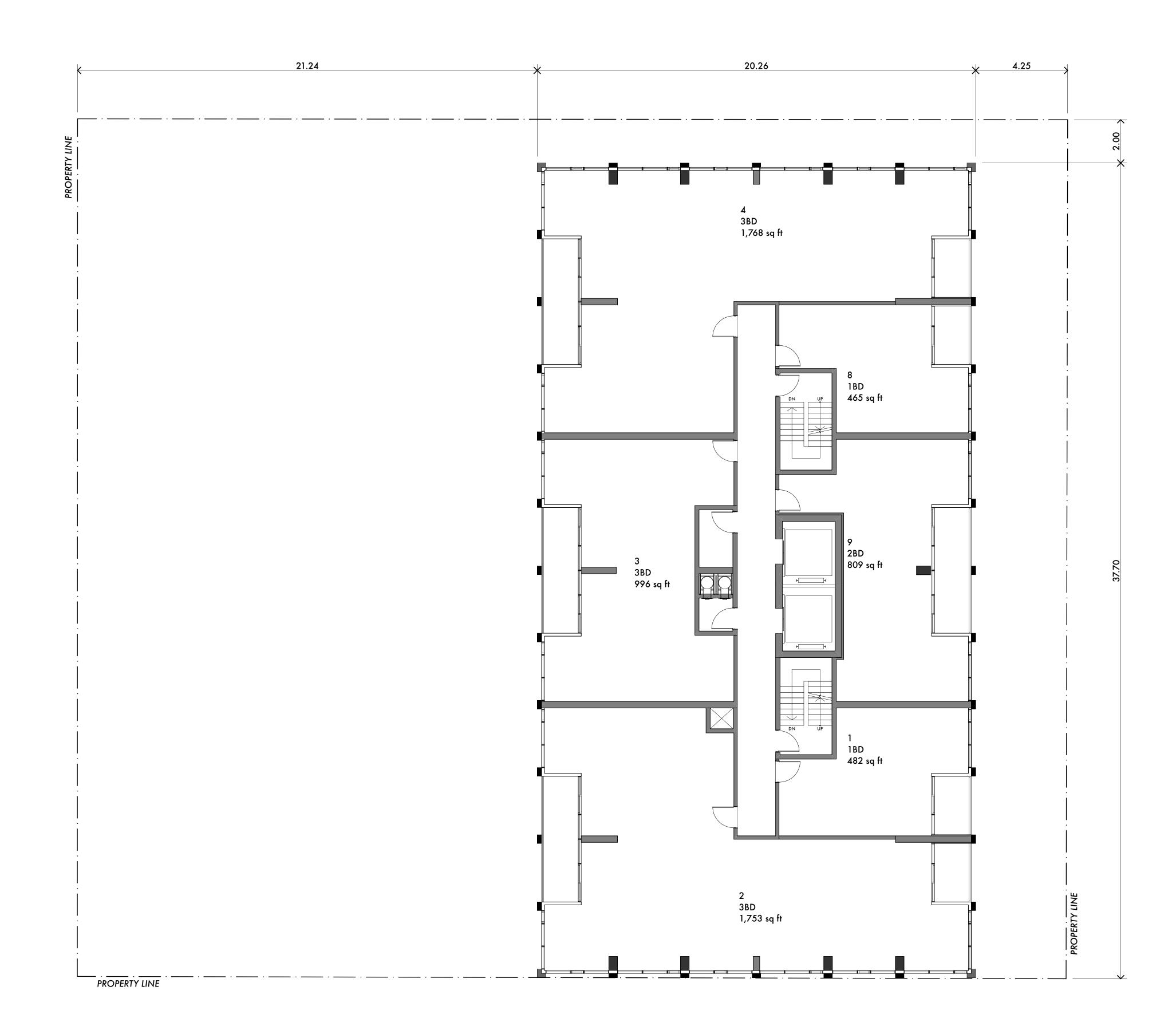
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# Saskatoon on Broadway URBAN CAPITAL

# Levels 10-13





GCA 7,304 sq ft

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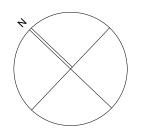
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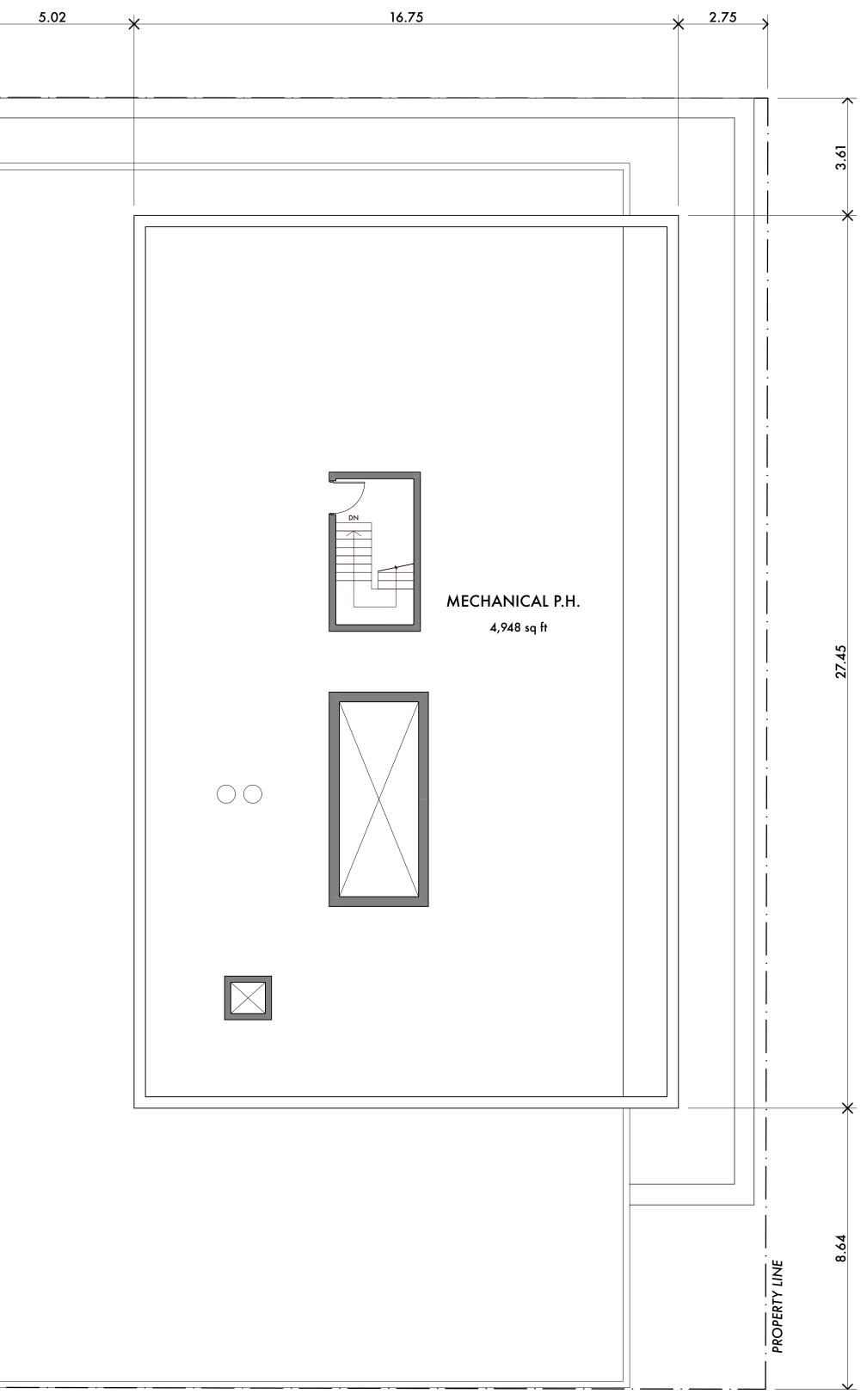


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# Levels 14-17



21.24	*



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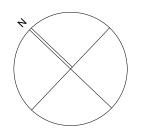
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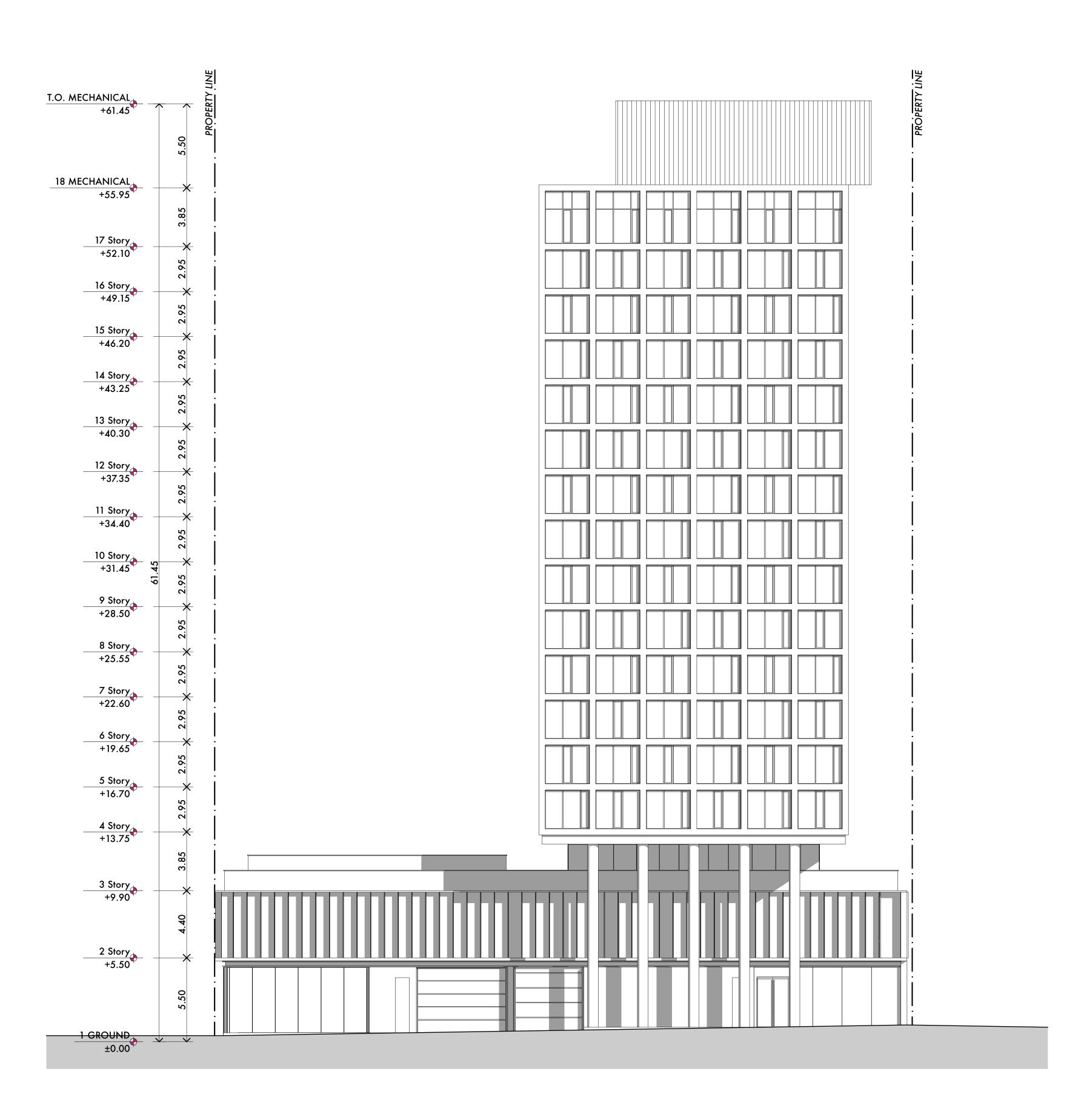
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# Mechanical P.H.





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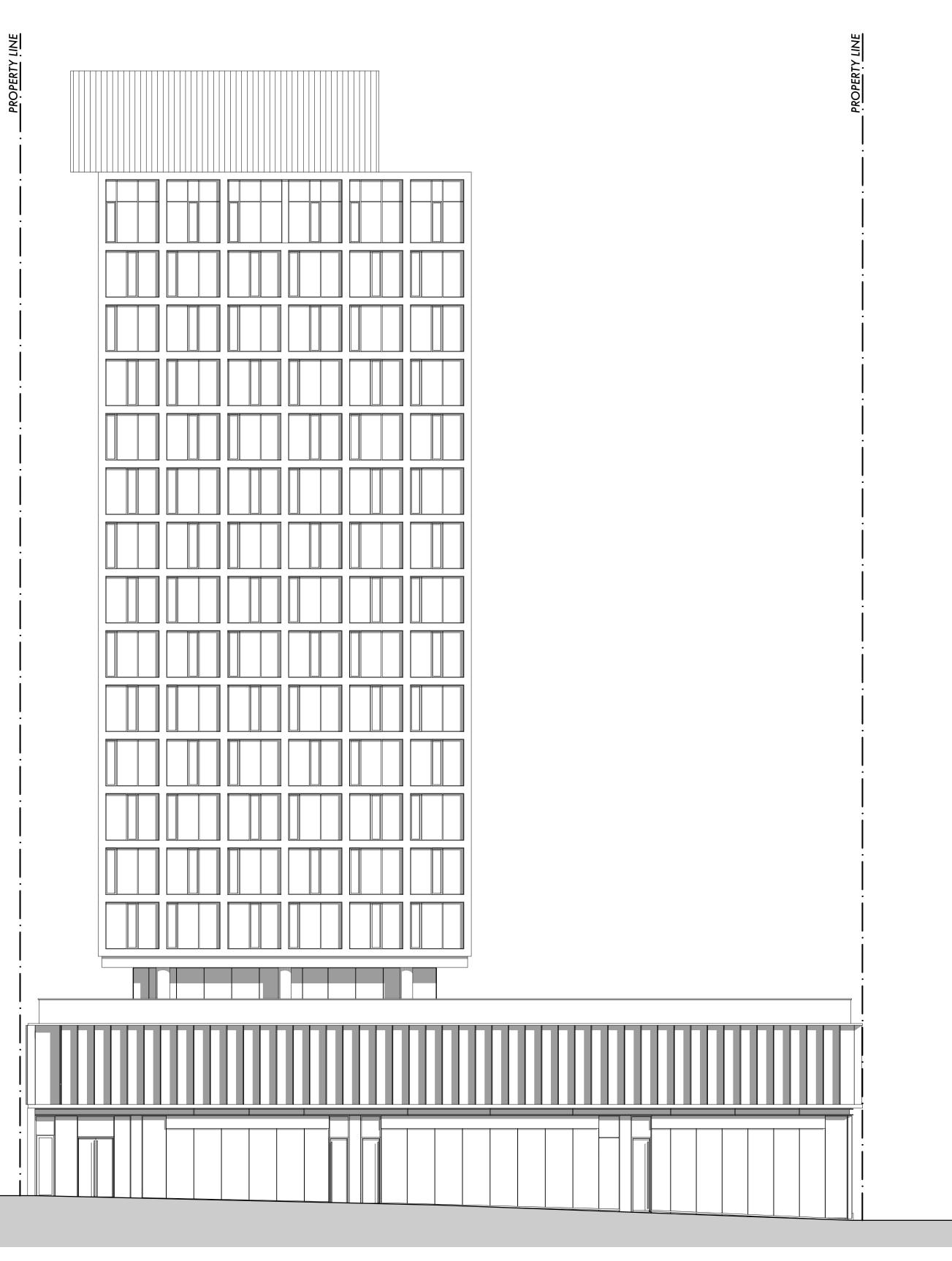
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# Saskatoon on Broadway URBAN CAPITAL

### South Elevation





T.O. MECHANICAL +61.45	
	5.50
18 MECHANICAL +55.95	*
17 Story	3.85
17 Story +52.10	× 2.95
16 Story +49.15	
15 Story +46.20	35 × 2
14 Story +43.25	.95 × 2.95 × 2.95
13 Story +40.30	7
12 Story +37.35	× 2.95 ×
11 Story +34.40	× 2.95
+34.40 	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$
	61.45
9 Story +28.50	2.95
8 Story +25.55	2.95
7 Story +22.60	
6 Story +19.65	
5 Story +16.70	× 2.95
<u>4</u> Story +13.75	× 2.95
+13.75	3.85
3 Story +9.90	
2 Story	4.40
2 Story +5.50	
	5.50
1 GROUND ±0.00	

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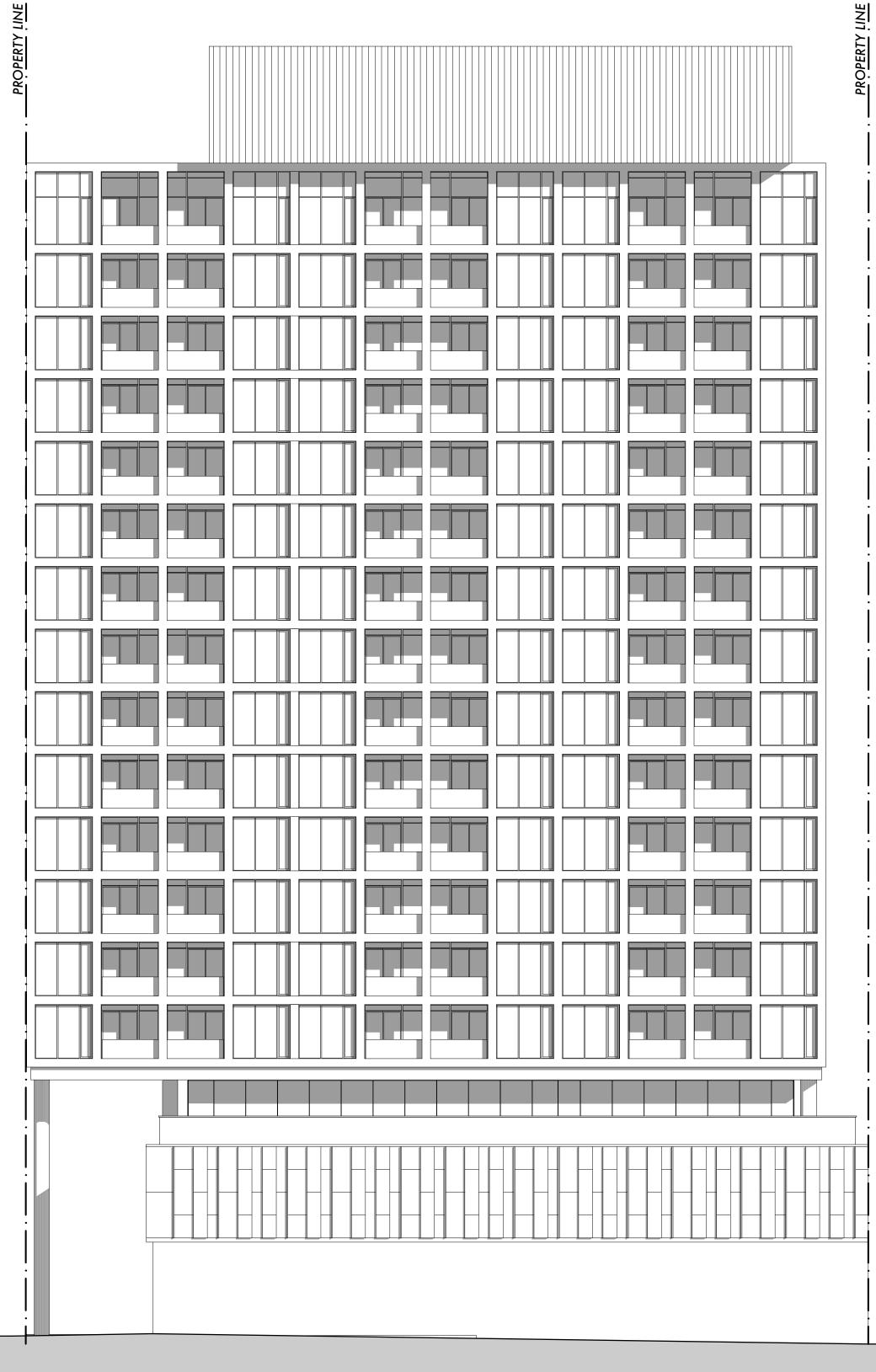
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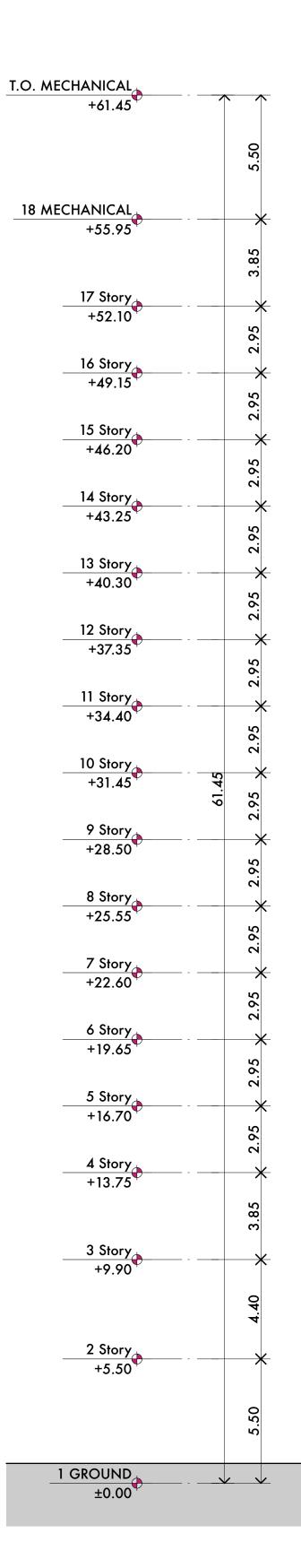


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# North Elevation







III

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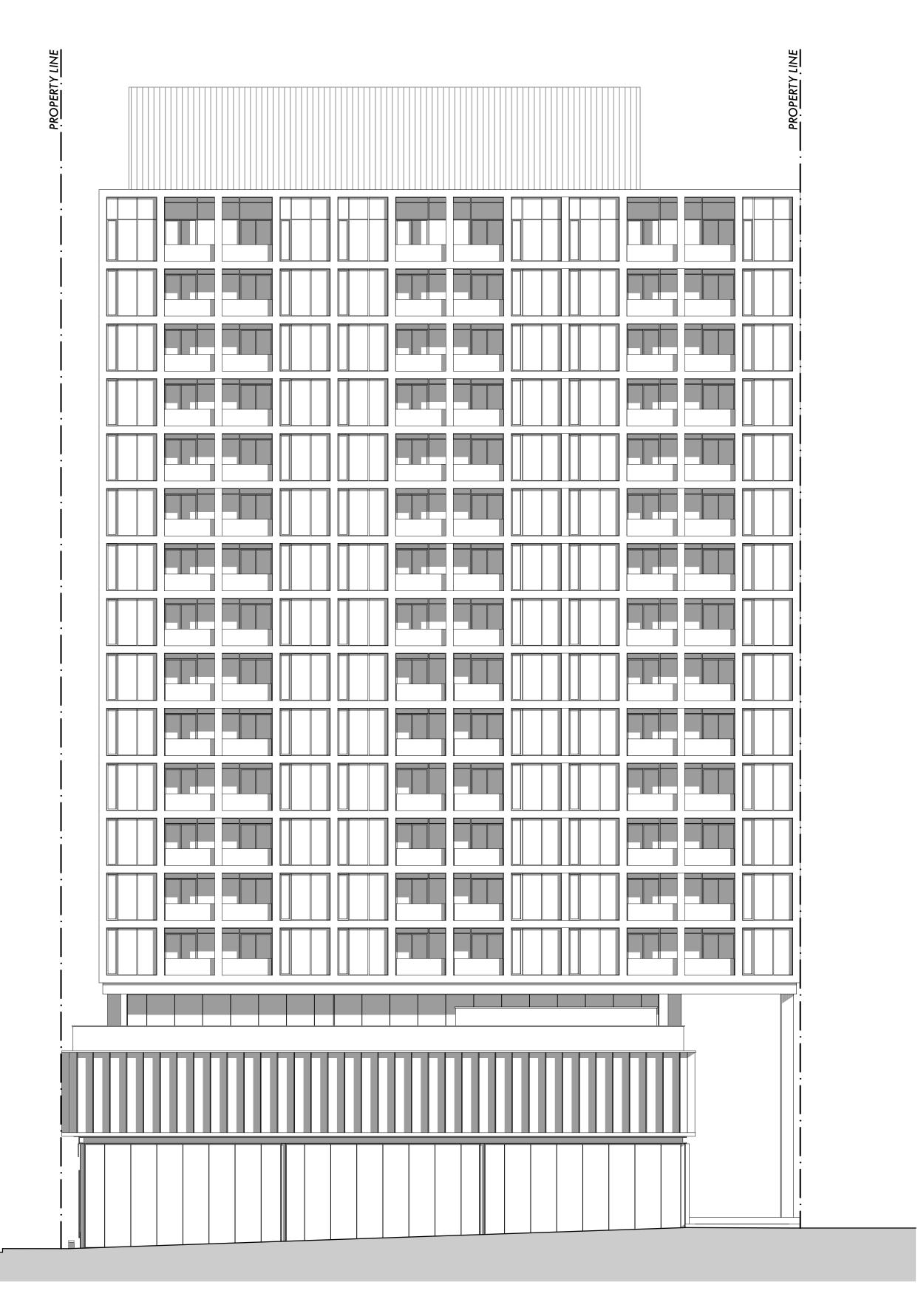
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### East Elevation





T.O. MECHANICAL +61.45		
		5.50
18 MECHANICAL +55.95		
17 Story +52.10		* 3.85
<u>16 Story</u> +49.15		× 2.95
15 Story +46.20		× 2.95
14 Story +43.25		× 2.95
13 Story +40.30		× 2.95
12 Story +37.35		× 2.95
11 Story +34.40		<u>+ 2.95 + 2.95 + 2.95</u>
10 Story +31.45	61.45	5 × 2.95
9 Story +28.50	•	5 × 2.95
8 Story +25.55		× 2.95 × 2.95
7 Story +22.60		
6 Story +19.65		95 × 2.95
5 Story +16.70		95 × 2.95
4 Story +13.75		
<u>3 Story</u> +9.90		× 3.85
		4.40
2 Story +5.50		*
		5.50
1 GROUND ±0.00		

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### West Elevation



T.O. MECHANICAL +61.45	
	0
	5.50
18 MECHANICAL	—— <b>*</b>
+55.95*	35
17.0	3.85
17 Story +52.10	—— <b>X</b>
16 Story	2.95
16 Story +49.15	
15 Story	× 2.95
15 Story +46.20	)5 ×
14 Story	2.95
+43.25	2.95
13 Story	5.
+40.30	2.95
12 Story +37.35	<b>×</b>
+37.35 <sup>+</sup>	2.95
11 Story	×
+34.40	95
10 Story +31.45	× 2.95
131.45	2.95
9 Story +28.50	—— <b>*</b>
2000	2.95
8 Story +25.55	——— <del>×</del>
	× 2.95
7 Story +22.60	—— <b>*</b>
6 Story	× 2.95
+19.65	
5 Story	2.95
+16.70	
4 Story	2.95
+13.75	2
	3.85
<u>3 Story</u> +9.90	
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# Section North-South



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	5.50	PRO I	
18 MECHANICAL +55.95			
17.0	3.85		
17 Story +52.10	2.95 *		
16 Story +49.15	×		
15 Story +46.20	× 2.95		
14 Story	2.95		
+43.25	2.95		
13 Story +40.30	2.95 ×		
12 Story +37.35	*		
11 Story +34.40	* 2.95		
10 Story	2.95		
+31.45 9 Story	2.95		
+28.50	2.95 ×		
8 Story +25.55	2.95 ×	·	
7 Story +22.60	<b>*</b>		
<u>6 Story</u> +19.65	× 2.95		
5 Story	2.95		
+16.70	2.95		
4 Story +13.75	3.85		
<u>3 Story</u> +9.90			SW
	4.40		
2 Story +5.50	<b>*</b>		
	5.50		
1 GROUND 	<del>*</del>		
1 P1	3.40		87
-3.40	2.75 ×		
-2 P2 -6.15	2.75 ×		2.55
-3 P3 -8.90	2.75 × 2		2.55
-4 P4 -11.65	× 2.		<b>@</b> #

SWIMMING POOL
OFFICE OFFICE
RETAIL RESIDENTIAL LOBBY
PARKING SG PARKING PARKING
SS PARKING

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

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NO	ISSUANCE	DATE
1	<b>RE ZONING APPLICATION</b>	22.05.2018
2	<b>RE ZONING APPLICATION</b>	12.08.2018
3	<b>RE ZONING APPLICATION</b>	18.12.2018



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# Saskatoon on Broadway URBAN CAPITAL

# Section East-West

