Meewasin Valley Authority
402 Third Avenue South
Saskatoon, Saskatchewan S7K3G5
Phone (306) 665-6887 Fax (306) 665-6117

NOTICE OF HEARING
Bessborough Pedestrian Safety Canopy

TAKE NOTICE that the Meewasin Valley Authority is holding a public hearing to consider **an application for development.** This public hearing is being held under Sections 11 and 20 of the *Meewasin Valley Authority Act*, SS 1979, c. M-11.1. This notice is to provide information about the matters being considered and provide notice of the Public Hearing.

Public Hearing Details

The proposed application for development will be considered by the Meewasin Valley Authority at a Public Hearing on:

December 4, 2026 at 12:00 p.m. noon

Prairie Winds Board Room, Meewasin Valley Centre
402 3rd Avenue South, Saskatoon, Saskatchewan

Any person or group may submit written comments and may make a presentation.

To attend the meeting, submit written comments, or make a presentation, please email planning@meewasin.com or phone 306-665-6887 by **10 a.m.** on the day of the hearing.

If you experience any barriers to participating in a public hearing, please make a request to Meewasin staff for accommodations.

Application Details

Applicant: Andrew Nasedkin, Silver Birch Hotels
Address of Subject Lands: 601 Spadina Crescent East
File No.: 50.14.702
A site plan and selected drawings are attached to this notice. More information is available to the public at the Meewasin Valley Centre and by request.

Purpose & Effect

The applicant is requesting permission from the Authority to build a permanent exterior canopy to protect against falling ice.

Notice dated **November 24, 2026.**

DEVELOPMENT REVIEW APPLICATION FORM

1. **Applicant** (attach proof of estate or legal interest)

Name (102009367)Leadon(Bessborough) Operations LP Address 3400-333 Bay St. Toronto

Postal Code M5H2S7 Phone _____ Email _____

2. **Representative (if any) to whom correspondence should be sent**

Name Andrew Nasedkin Address 1640-1188 W.Georgia Street, Vancouver

Postal Code V6E4A2 Phone [redacted] Email [redacted]

3. **Legal land description**

4. **Civic Address (if applicable)**

601 Spadina Cres.E., Saskatoon.

5. **Description of the proposed Improvement or Concept Plan**

Addition of a permanent exterior canopy to protect against falling ice

6. **Anticipated Start Date (Month and Year)** Jan 2026

7. **Anticipated Completion Date (Month and Year)** March 2027

(The date range above will constitute the approval period)

8. **Construction Value** $ 300,000

Andrew Nasedkin Digitally signed by Andrew Nasedkin Date: 2026.10.06 10:07:46 -07'00'

Signature of Applicant

2026-10-06

Date (YYYY-MM-DD)

_____

Signature of Representative

_____

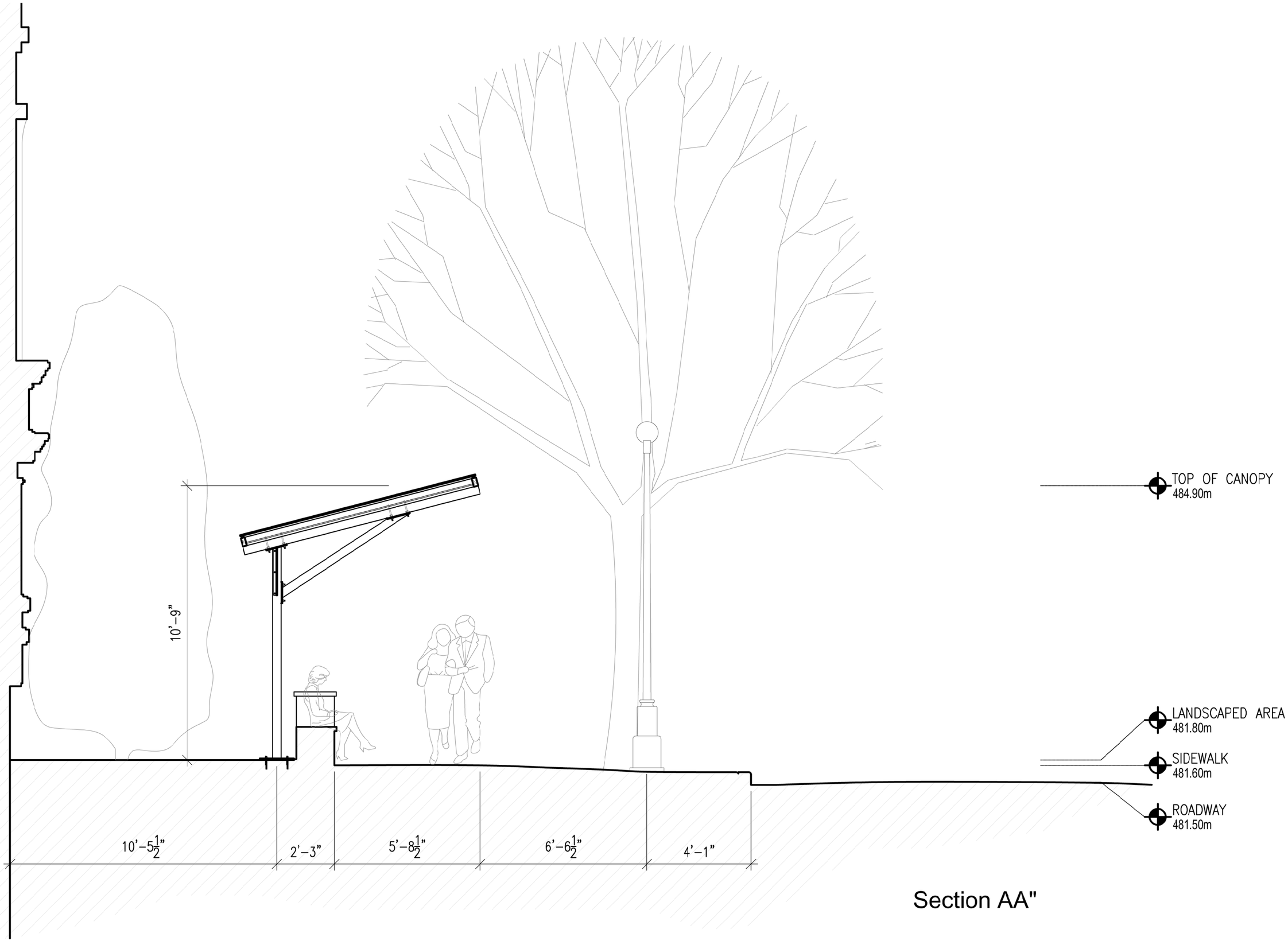
Date (YYYY-MM-DD)

NOTES:

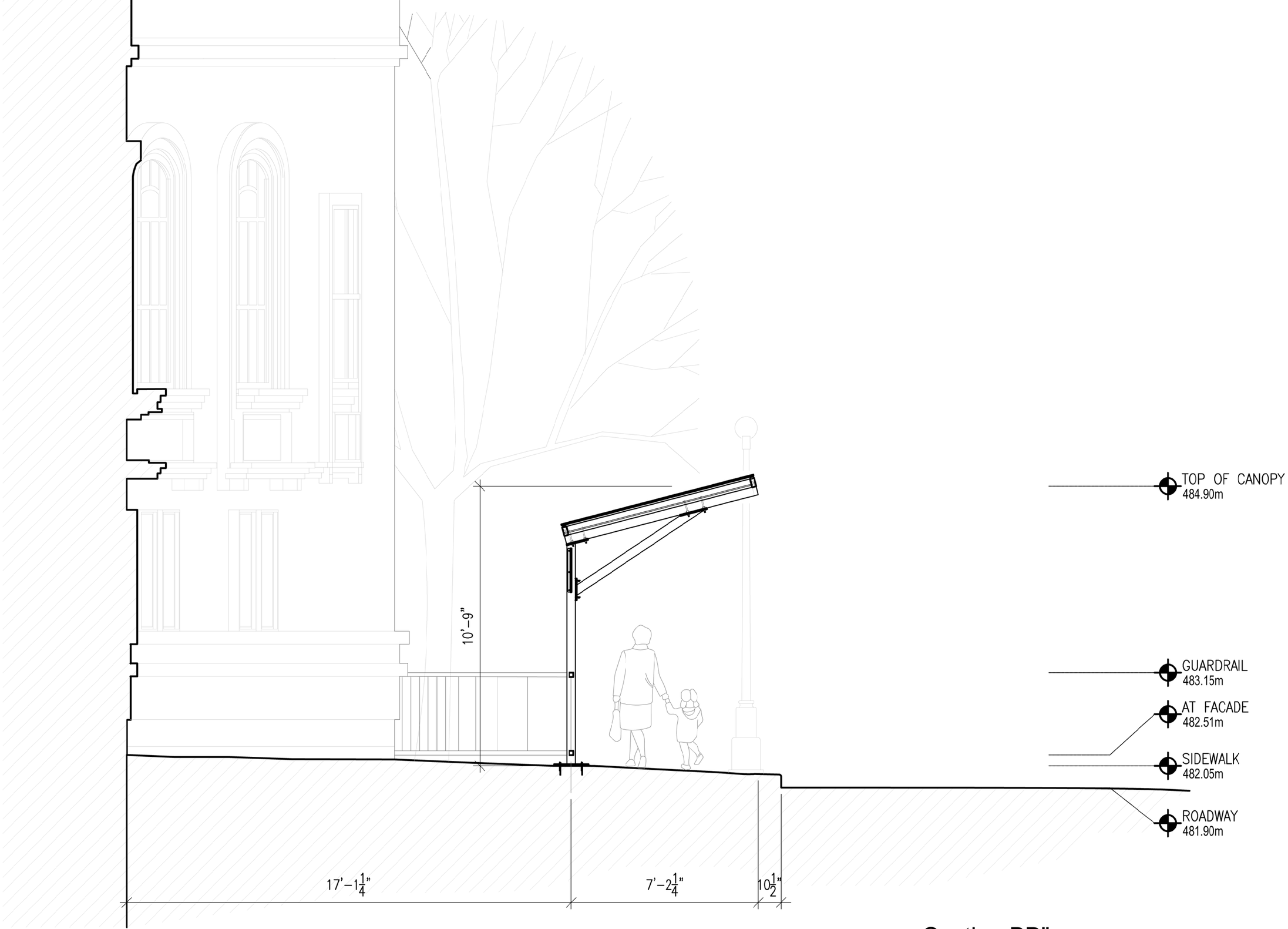
- The Meewasin Valley Authority approval process is separate and apart from approvals which may be required by other agencies and jurisdictions.
- No on-site work shall commence until the Authority has approved the application.

For office use only

Received by	Date of initial submission	Date of completed submission
Carmen Ens Funk	November 4, 2026	


TOP OF CANOPY
484.90m
LANDSCAPED AREA
481.80m
SIDEWALK
481.60m
ROADWAY
481.50m
10'–9"
10'–5½"
2'–3"
5'–8½"
6'–6½"
4'–1"

Section AA"


TOP OF CANOPY
484.90m
GUARDRAIL
483.15m
AT FACADE
482.51m
SIDEWALK
482.05m
ROADWAY
481.90m
10'-9"
17'-1 1/4"
7'-2 1/4"
10 1/2"

Section BB"

DELTA HOTEL- BESSBOROUGH

MATERIALS:

POSTS: 4 x 4 x 1/4" HSS csa 640.21 350W
SPACED EVERY 2ND PONY WALL POST ALONG THE PONY WALL & EVERY 134.29" WHEN EXPOSED

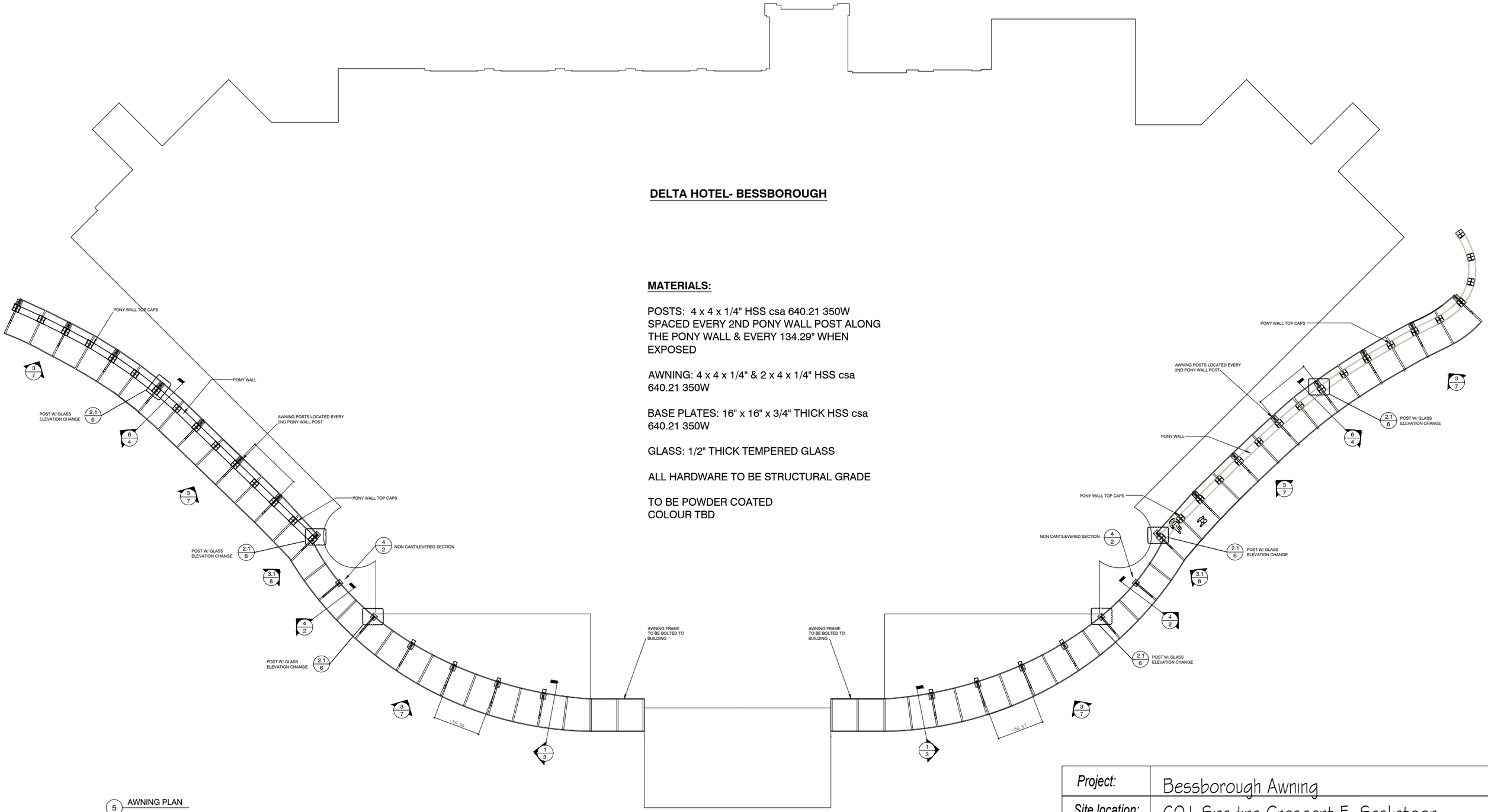
AWNING: 4 x 4 x 1/4" & 2 x 4 x 1/4" HSS csa 640.21 350W

BASE PLATES: 16" x 16" x 3/4" THICK HSS csa 640.21 350W

GLASS: 1/2" THICK TEMPERED GLASS

ALL HARDWARE TO BE STRUCTURAL GRADE

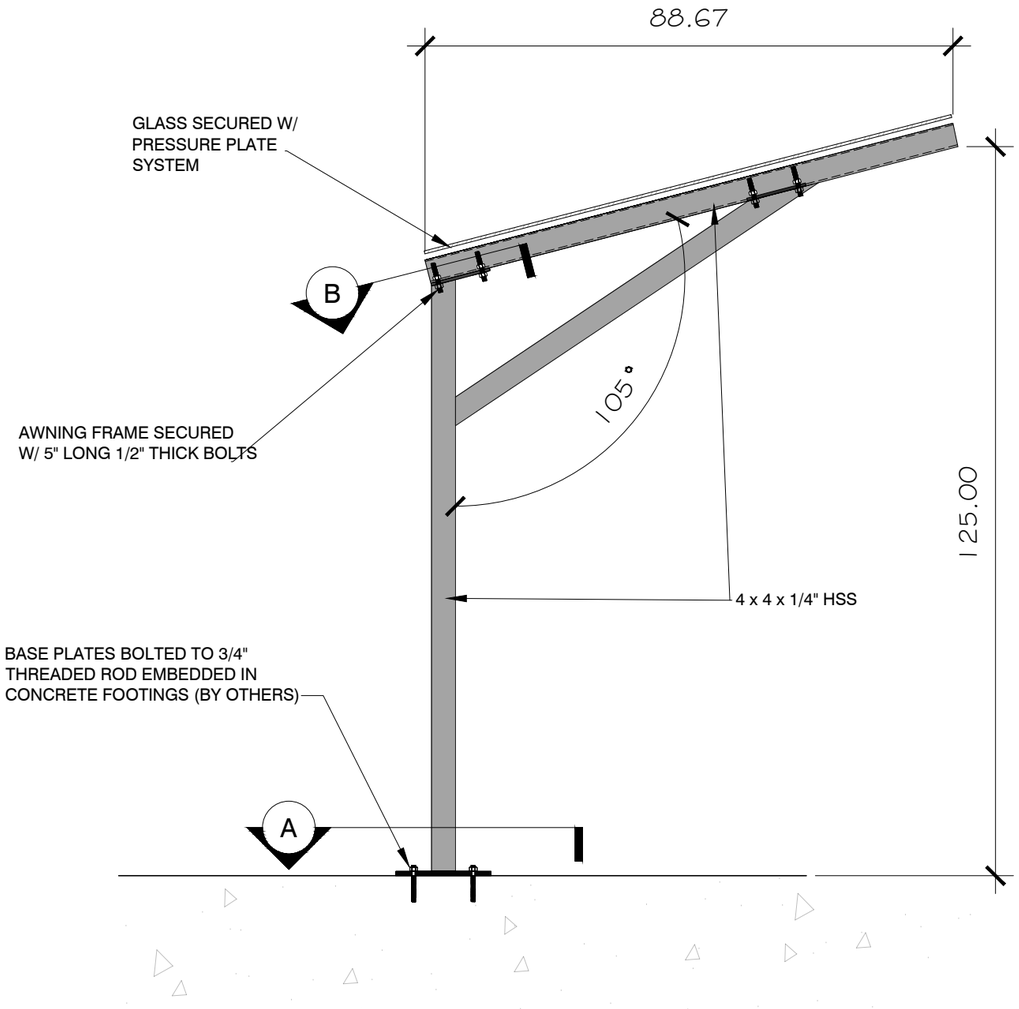
TO BE POWDER COATED
COLOUR TBD



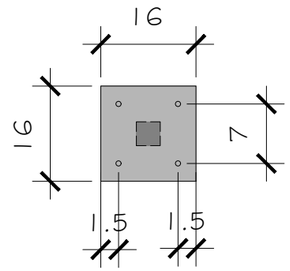
5 AWNING PLAN

Metal + Design

Project:	Bessborough Awning			
Site location:	601 Spadina Crescent E. Saskatoon			
Dwg Title:	Awning Frame Plan			
Drawn by:	Date:	Project number:	Dwg number:	Rev
jv	27/10/2026		1	4

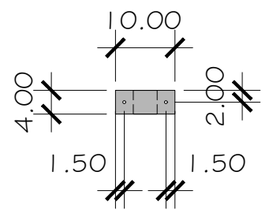


4 AWNING SIDE ELEVATION WITHOUT CANTILEVER



HOLES: 7/8" DIAMETER
TO BE SECURED W/ 3/4" THREADED ROD

A POST BASE PLATE



HOLES: 1/2" DIAMETER FOR 1/2" BOLTS

B AWNING MOUNTING PLATE

MATERIALS:

POSTS: 4 x 4 x 1/4" HSS csa 640.21 350W

AWNING: 4 x 4 x 1/4" & 2 x 4 x 1/4" HSS csa 640.21 350W

BASE PLATES: 3/4" THICK HSS csa 640.21 350W

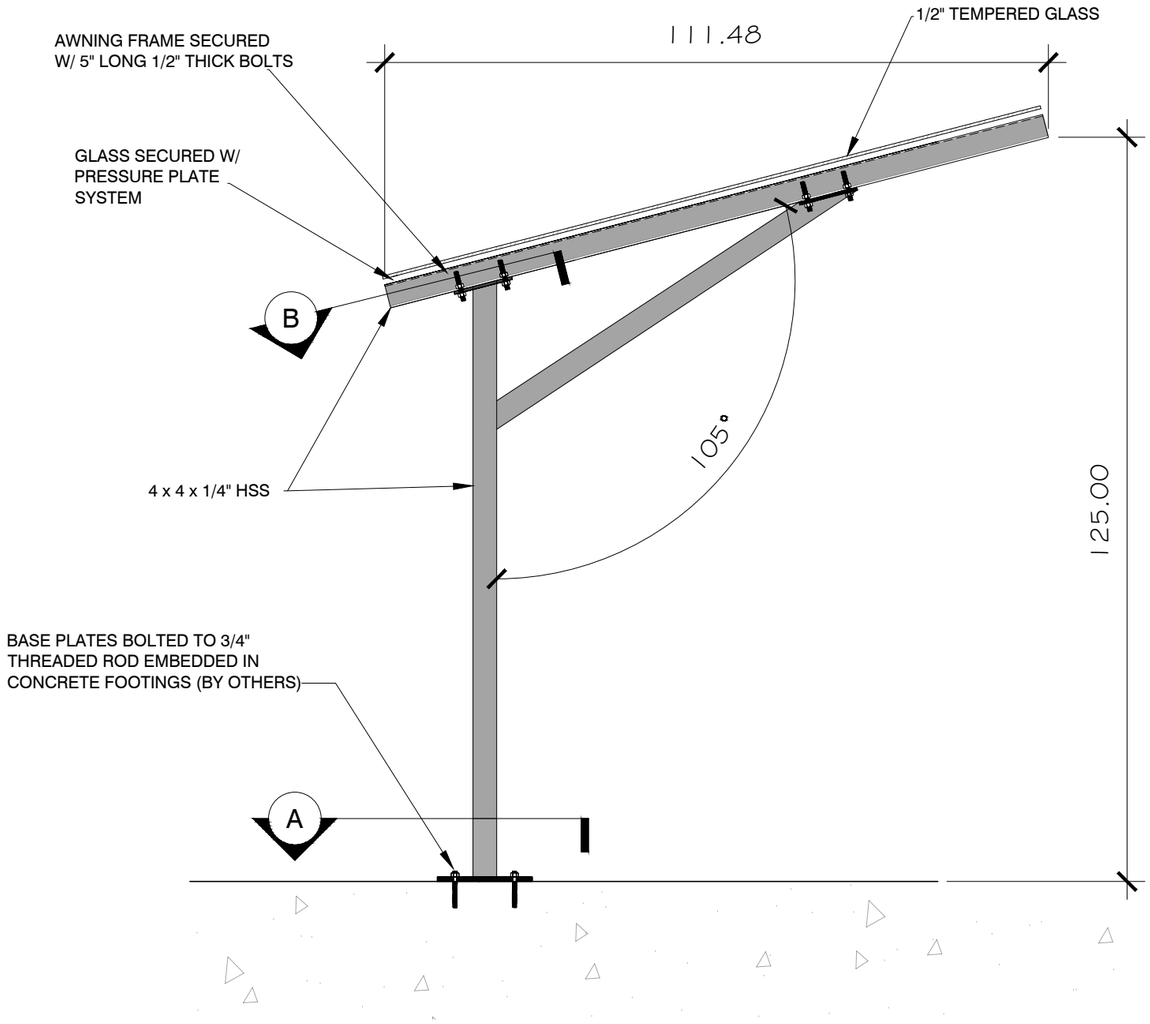
GLASS: 1/2" THICK TEMPERED GLASS

ALL HARDWARE TO BE STRUCTURAL GRADE

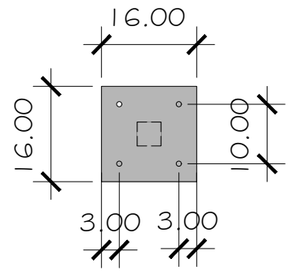
TO BE POWDER COATED
COLOUR TBD

Metal + Design

Project:	Bessborough Awning			
Site location:	601 Spadina Crescent E. Saskatoon			
Dwg Title:	Non- Cantilevered Post Elevation			
Drawn by:	Date:	Project number:	Dwg number:	Rev
jv	27/10/2026		2	1

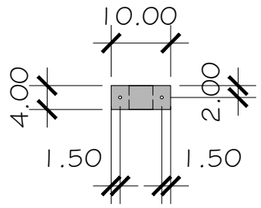


1 AWNING SIDE ELEVATION W/ CANTILEVERED POST



HOLES: 7/8" DIAMETER
TO BE SECURED W/ 3/4" THREADED ROD

A POST BASE PLATE



HOLES: 1/2" DIAMETER FOR 1/2" BOLTS

B AWNING MOUNTING PLATE

MATERIALS:

POSTS: 4 x 4 x 1/4" HSS csa 640.21 350W

AWNING: 4 x 4 x 1/4" & 2 x 4 x 1/4" HSS csa 640.21 350W

BASE PLATES: 3/4" THICK HSS csa 640.21 350W

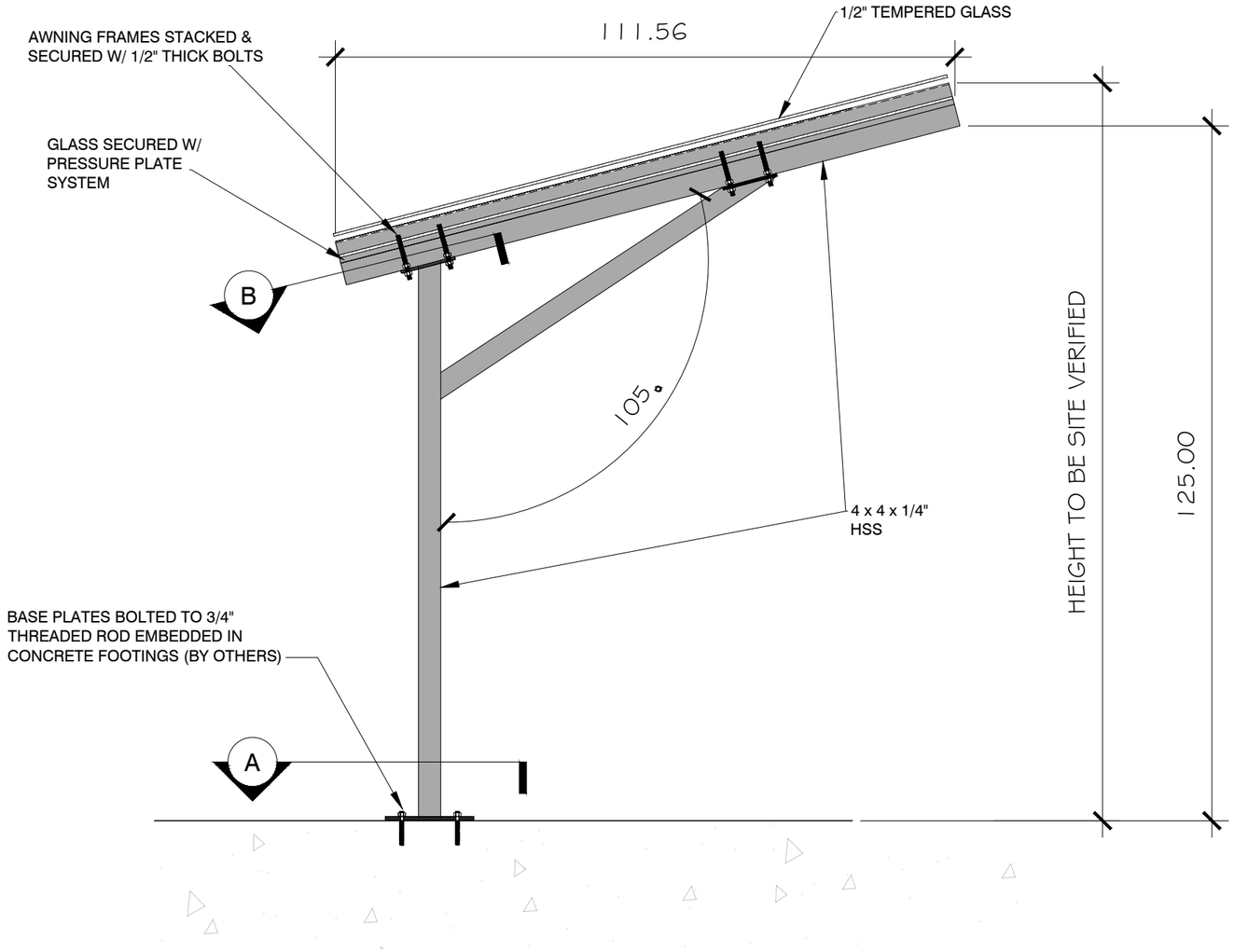
GLASS: 1/2" THICK TEMPERED GLASS

ALL HARDWARE TO BE STRUCTURAL GRADE

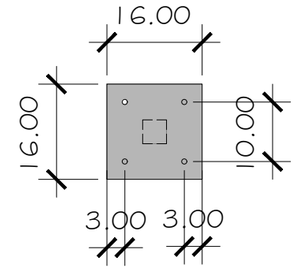
TO BE POWDER COATED
COLOUR TBD

JV
Metal + Design

Project:	Bessborough Awning			
Site location:	601 Spadina Crescent E. Saskatoon			
Dwg Title:	Cantilevered Post Elevation			
Drawn by:	*Date:*	*Project number:*	*Dwg number:*	*Rev*
jv	27/10/2026		3	1

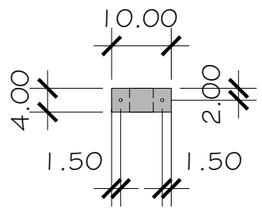


6 DOUBLE ELEVATION POSTS



HOLES: 7/8" DIAMETER
TO BE SECURED W/ 3/4" THREADED ROD

A POST BASE PLATE



HOLES: 1/2" DIAMETER FOR 1/2" BOLTS

B AWNING MOUNTING PLATE

MATERIALS:

POSTS: 4 x 4 x 1/4" HSS csa 640.21 350W

AWNING: 4 x 4 x 1/4" & 2 x 4 x 1/4" HSS csa 640.21 350W

BASE PLATES: 3/4" THICK HSS csa 640.21 350W

GLASS: 1/2" THICK TEMPERED GLASS

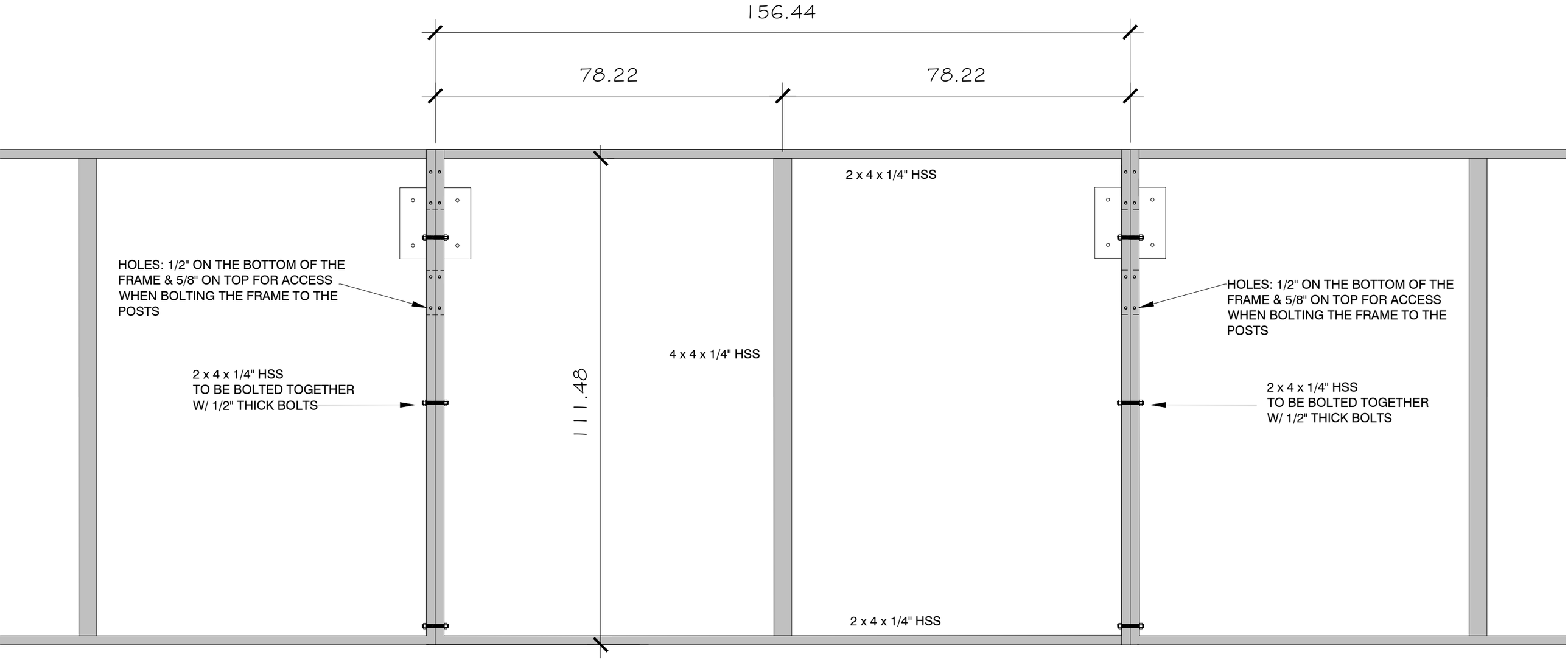
ALL HARDWARE TO BE STRUCTURAL GRADE

TO BE POWDER COATED
COLOUR TBD

Metal + Design

Project:	Bessborough Awning
Site location:	601 Spadina Crescent E. Saskatoon
Dwg Title:	Newel Post Elevation

Drawn by:	Date:	Project number:	Dwg number:	Rev
jv	27/10/2026		4	2



2 AWNING FRAME- PLAN VIEW (TYP.)

MATERIALS:

POSTS: 4 x 4 x 1/4" HSS csa 640.21 350W

AWNING: 4 x 4 x 1/4" & 2 x 4 x 1/4" HSS csa 640.21 350W

FRAME EDGES WITH BE 2" x 4" HSS -WHERE THEY LAND ON A POST (TYP.)

WHEN THERE IS AN ELEVATION CHANGE THE FRAME EDGE WILL BE 4" X4" HSS

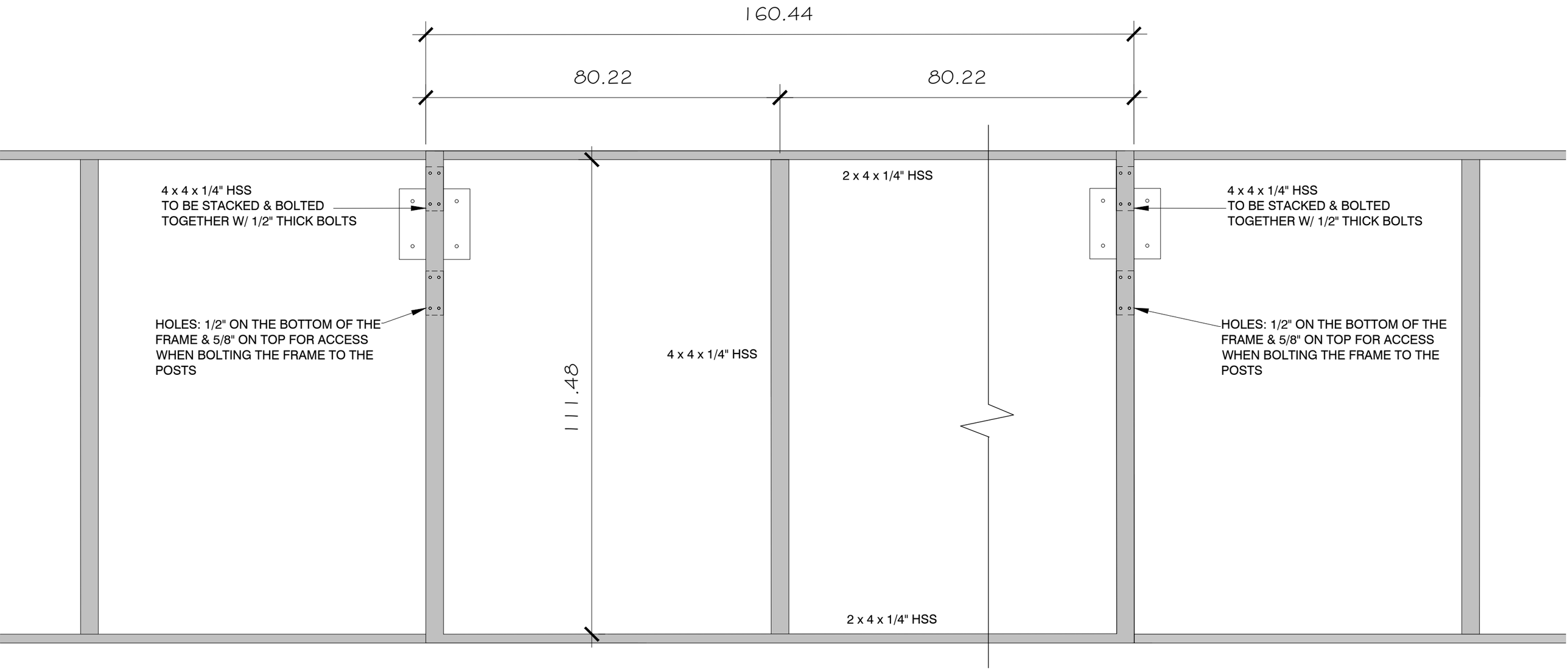
BASE PLATES: 3/4" THICK HSS csa 640.21 350W

GLASS: 1/2" THICK TEMPERED GLASS

TO BE POWDER COATED
COLOUR TBD

JV
Metal + Design

Project:	Bessborough Awning			
Site location:	601 Spadina Crescent E. Saskatoon			
Dwg Title:	Awning Frame Plan (TYP.)			
Drawn by:	Date:	Project number:	Dwg number:	Rev
jv	27/10/2026		5	2



2.1 AWNING FRAME- PLAN VIEW FOR DOUBLE ELEVATION POSTS

MATERIALS:

POSTS: 4 x 4 x 1/4" HSS csa 640.21 350W

AWNING: 4 x 4 x 1/4" & 2 x 4 x 1/4" HSS csa 640.21 350W

FRAME EDGES WITH BE 2" x 4" HSS -WHERE THEY LAND ON A POST (TYP.)

WHEN THERE IS AN ELEVATION CHANGE THE FRAME EDGE WILL BE 4" X4" HSS

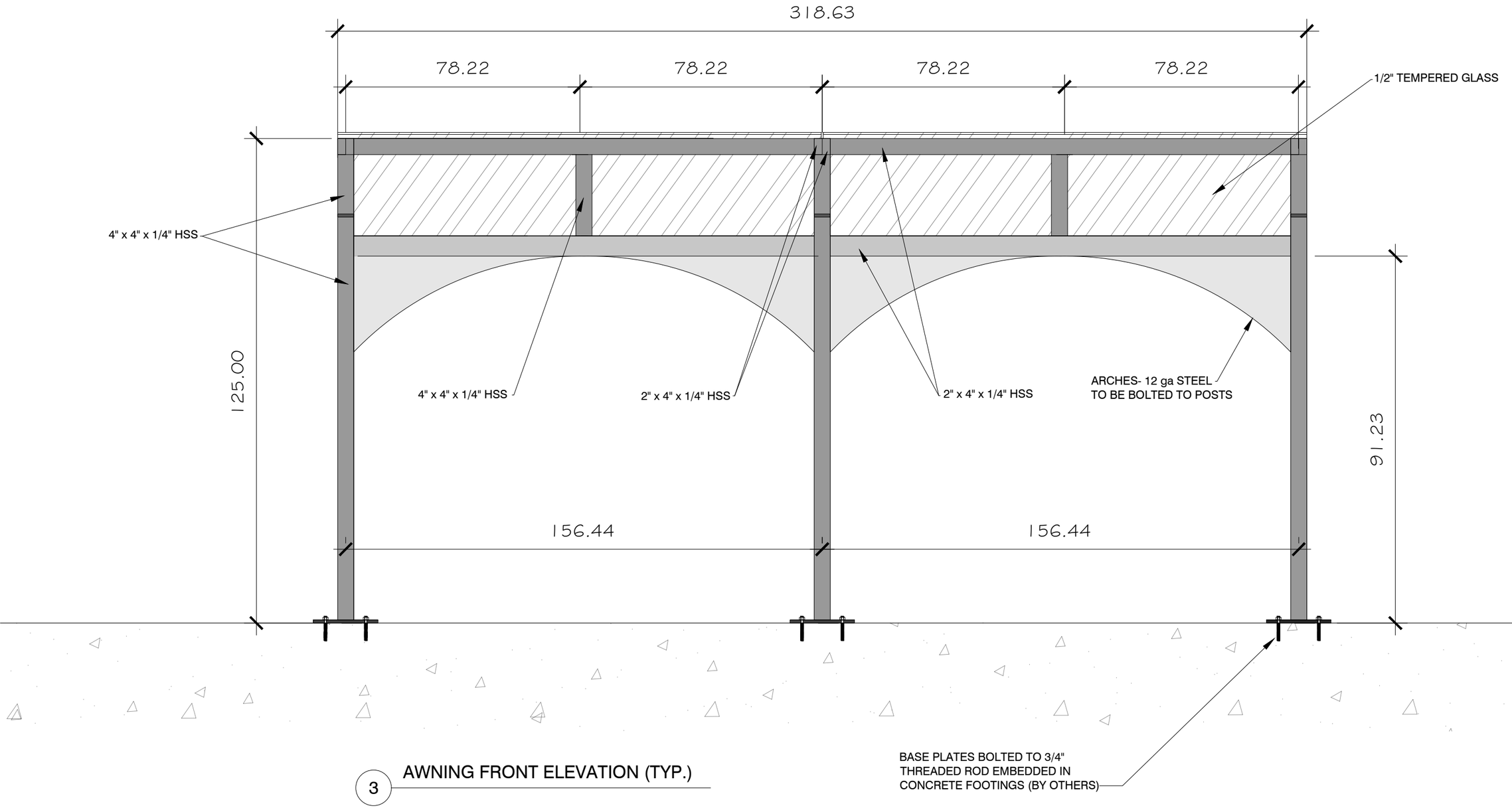
BASE PLATES: 3/4" THICK HSS csa 640.21 350W

GLASS: 1/2" THICK TEMPERED GLASS

TO BE POWDER COATED
COLOUR TBD

JV
Metal + Design

Project:	Bessborough Awning			
Site location:	601 Spadina Crescent E. Saskatoon			
Dwg Title:	Awning Frame Plan			
Drawn by:	Date:	Project number:	Dwg number:	Rev
jv	27/10/2026		6	1



3 AWNING FRONT ELEVATION (TYP.)

MATERIALS:

POSTS: 4 x 4 x 1/4" HSS csa 640.21 350W

AWNING: 4 x 4 x 1/4" & 2 x 4 x 1/4" HSS csa 640.21 350W

BASE PLATES: 3/4" THICK HSS csa 640.21 350W

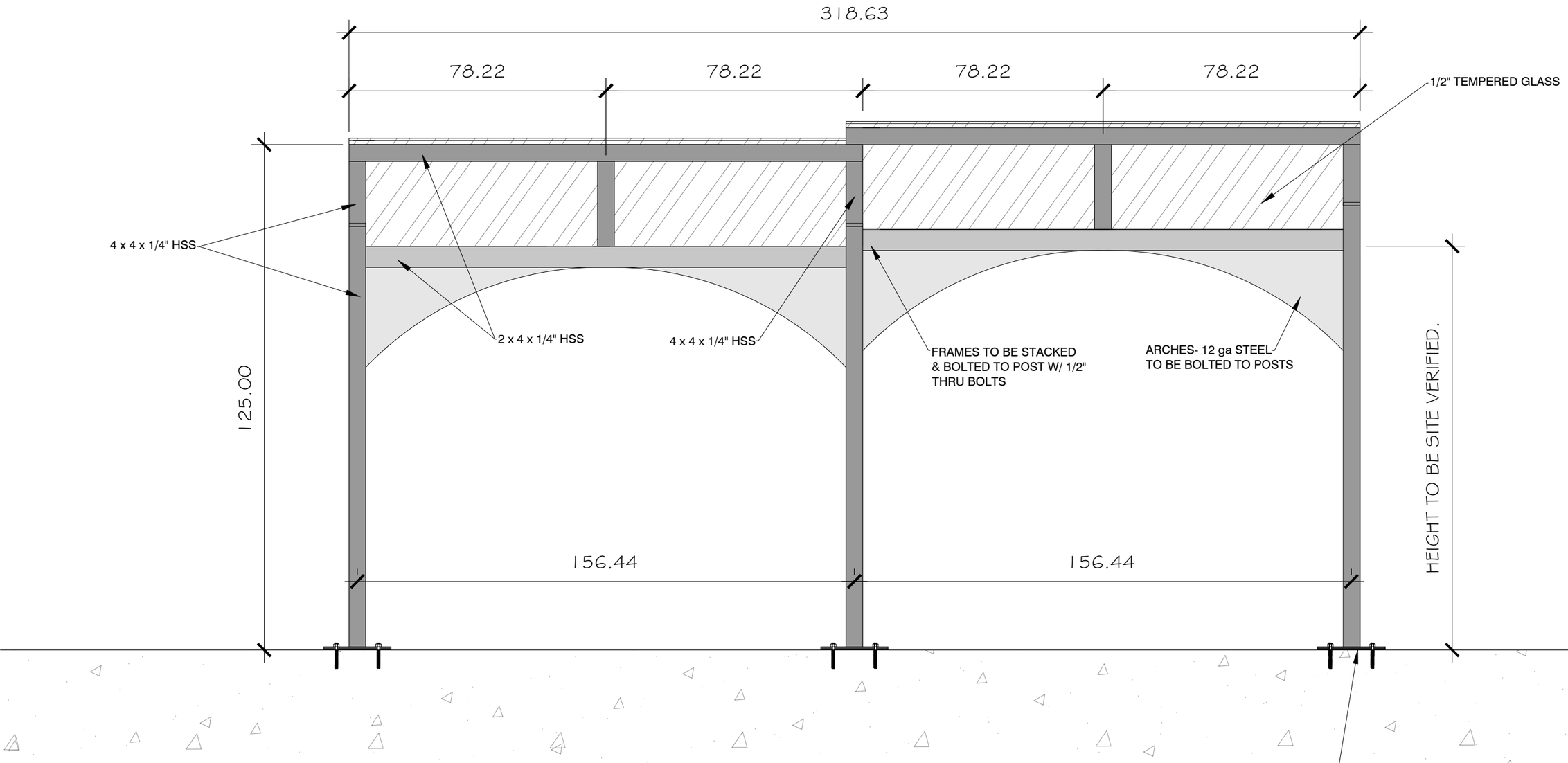
GLASS: 1/2" THICK TEMPERED GLASS

ARCHES- 12 ga STEEL
TO BE BOLTED TO POSTS- ALL HARDWARE TO BE STRUCTURAL GRADE

TO BE POWDER COATED
COLOUR TBD

JV
Metal + Design

Project:	Bessborough Awning			
Site location:	601 Spadina Crescent E. Saskatoon			
Dwg Title:	Awning Elevation (TYP.)			
Drawn by:	Date:	Project number:	Dwg number:	Rev
jv	27/10/2026		7	1



3.1 AWNING FRONT ELEVATION FOR DOUBLE ELEVATION POSTS

MATERIALS:

POSTS: 4 x 4 x 1/4" HSS csa 640.21 350W

AWNING: 4 x 4 x 1/4" & 2 x 4 x 1/4" HSS csa 640.21 350W

BASE PLATES: 3/4" THICK HSS csa 640.21 350W

GLASS: 1/2" THICK TEMPERED GLASS

ARCHES- 12 ga STEEL
TO BE BOLTED TO POSTS- ALL HARDWARE TO BE STRUCTURAL GRADE

TO BE POWDER COATED
COLOUR TBD

JV
Metal + Design

Project:	Bessborough Awning			
Site location:	601 Spadina Crescent E. Saskatoon			
Dwg Title:	Double Elevation Awning Elevation			
Drawn by:	Date:	Project number:	Dwg number:	Rev
jv	27/10/2026		8	2

