

# BYLAW NO. 9740

## The Zoning Amendment Bylaw, 2021

The Council of The City of Saskatoon enacts:

### Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2021*.


### Purpose

2. The purpose of this Bylaw is to authorize the Rezoning Agreement which is annexed hereto as Appendix "B".

### Zoning Bylaw Amended

3. The Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

### R2 District to RM4 District

4. The Zoning Map, which forms part of Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from an R2 District to an RM4 District by Agreement:

- |                         |  |
|-------------------------|--|
| (1) Civic Address:      | 1414 Main Street   |
| Surface Parcel No.:     | 136136594  |
| Legal Land Description: | Lot 11, Blk/Par 190, Plan 101450764 Ext 34<br>As described on Certificate of Title 89S36468,<br>description 34;    |
| Surface Parcel No.:     | 136136606  |
| Legal Land Description: | Lot 3, Blk/Par 190, Plan G779 G779 Ext 35<br>As described on Certificate of Title 89S36468,<br>description 35; and |

- (2) Civic Address: 1416 Main Street
- Surface Parcel No.: 120267761  
Legal Land Description: Lot 1, Blk/Par 190, Plan G779 Ext 0  
As described on Certificate of Title 99SA18890;
- Surface Parcel No.: 136136583  
Legal Land Description: Lot 2, Blk/Par 190, Plan G779 Ext 56  
As described on Certificate of Title 99SA18890,  
description 56.

**Execution of Agreement Authorized**

5. The Mayor and City Clerk are authorized to execute the Rezoning Agreement annexed as Appendix "B" to this Bylaw.

**Coming Into Force**

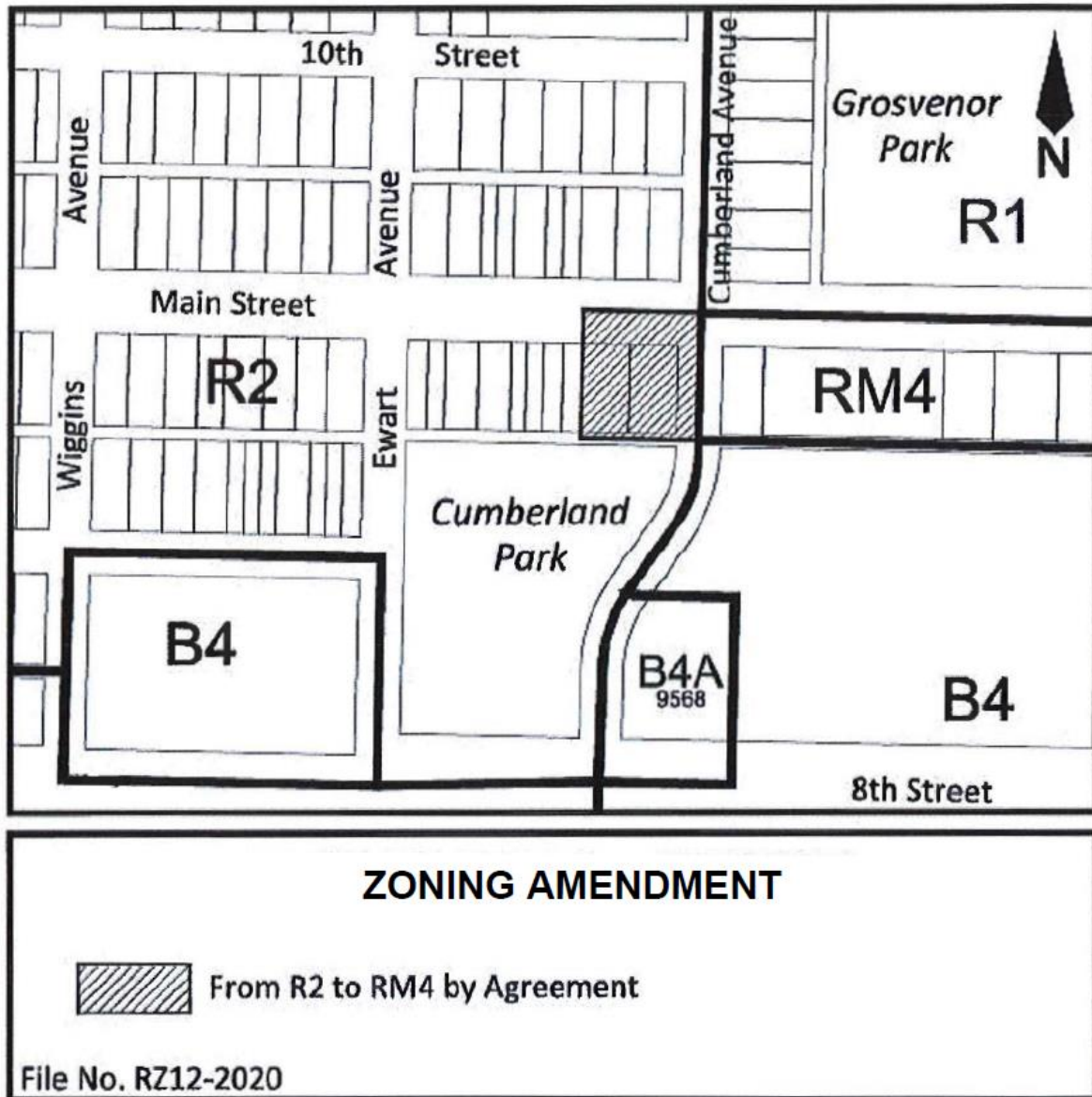
6. This Bylaw shall come into force upon the registration of the Rezoning Agreement against title to the lands rezoned.

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2021.  
Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2021.  
Read a third time and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

### Appendix "A"



## **Appendix "B"** **Rezoning Agreement**

This Agreement made effective this 22<sup>nd</sup> day of February, 2021.

Between:

**City of Saskatoon**, a municipal corporation pursuant to the provisions of *The Cities Act*, S.S. 2002, Chapter C-11.1 (the "City")

- and –

**101101827 Saskatchewan Ltd.**, a Saskatchewan corporation carrying on business in the City of Saskatoon, in the Province of Saskatchewan (the "Owner")

### **Whereas**

A. The Owner is the registered owner of the land described as follows:

Civic Address:	1414 Main Street
Surface Parcel No.:	136136594
Legal Land Description:	Lot 11, Blk/Par 190, Plan 101450764 Ext 34 As described on Certificate of Title 89S36468, description 34;
Surface Parcel No.:	136136606
Legal Land Description:	Lot 3, Blk/Par 190, Plan G779 G779 Ext 35 As described on Certificate of Title 89S36468, description 35; and
Civic Address:	1416 Main Street
Surface Parcel No.:	120267761
Legal Land Description:	Lot 1, Blk/Par 190, Plan G779 Ext 0 As described on Certificate of Title 99SA18890;
Surface Parcel No.:	136136583
Legal Land Description:	Lot 2, Blk/Par 190, Plan G779 Ext 56 As described on Certificate of Title 99SA18890, description 56.

(the "Land").

- B. The Owner has applied to the City for approval to rezone the Land from an R2 District to an RM4 District to allow for the development of the proposal specified in this Agreement.
- C. The City has approved the Official Community Plan, which pursuant to Section 69 of *The Planning and Development Act, 2007*, contains guidelines respecting the entering into of agreements for the purpose of accommodating requests for the rezoning of land.
- D. The City has agreed, pursuant to the provisions of Section 69 of *The Planning and Development Act, 2007*, to rezone the Land from an R2 District to an RM4 District, subject to this Agreement.

Now therefore this Agreement witnesseth that the Parties hereto covenant and agree as follows:

#### **Land to be Used in Accordance with Agreement**

- 1. The Owner agrees that, upon the Land being rezoned from an R2 District to an RM4 District, none of the Land shall be developed or used except in accordance with the terms and conditions set out in this Agreement.

#### **Use of Land**

- 2. The Owner agrees that the use of the Land will be restricted to a Multiple-Unit Dwelling.

#### **Development Standards**

- 3. The development standards applicable to the Land shall be those applicable to an RM4 District except as follows:
  - (a) Maximum of 26 dwelling units;
  - (b) Building height shall not exceed a maximum of 15 metres and four storeys. The west side of the building adjacent to 1412 Main Street shall be limited to a maximum of two storeys;

- (c) East Side Yard Setback – a minimum of 2.75 metres;
- (d) West Side Yard Setback – a minimum of 2.0 metres, except the driveway to the underground parkade and any necessary retaining walls may be a minimum of 1.25 metres;
- (e) Parking spaces may encroach into the easterly landscape strip as shown on the site plan;
- (f) The gross floor space ratio shall not exceed 1.8:1;
- (g) Raised patios and decks more than 0.4 metres above grade may project up to 2.5 metres into a required front yard;
- (h) Steps, necessary for access to the permitted building, are not considered obstructions into the Front Yard Setback;
- (i) Surface parking and loading spaces shall be located at least 3.0 metres from any part of a building entrance or window; and
- (j) All other development standards shall conform to the relevant Sections of the Zoning Bylaw.

### **Parking**

- 4. Parking shall be provided as per the site plan and as per Section 6 of the Zoning Bylaw.

### **Site Plan**

- 5. The site must be developed substantially in accordance with the site plan and renderings attached as Schedule “A” to this Agreement.

### **Application of Zoning Bylaw**

- 6. The Owner covenants and agrees that, except to the extent otherwise specified in this Agreement, the provisions of the City of Saskatoon Zoning Bylaw No. 8770 as amended from time to time shall apply.

### **Compliance with Agreement**

7. The Owner covenants and agrees not to develop or use the Land unless such development, use and construction complies with the provisions of this Agreement.

### **Dispositions Subject to Agreement**

8. The Owner covenants and agrees that any sale, lease or other disposition or encumbrance of the Land or part thereof shall be made subject to the provisions of this Agreement.

### **Definitions**

9. Any word or phrase used in this Agreement which is defined in Zoning Bylaw No. 8770 shall have the meaning ascribed to it in that Bylaw.

### **Departures and Waivers**

10. No departure or waiver of the terms of this Agreement shall be deemed to authorize any prior or subsequent departure or waiver, and the City shall not be obliged to continue any departure or waiver or permit subsequent departure or waiver.

### **Severability**

11. If any covenant or provision of this Agreement is deemed to be void or unenforceable in whole or in part, it shall not be deemed to affect or impair the validity of any other covenant or provision of this Agreement.

### **Governing Law**

12. This Agreement shall be governed and interpreted in accordance with the laws of the Province of Saskatchewan.

### **Effective Date of Rezoning**

13. It is understood by the Owner that the Land shall not be effectively rezoned from an R2 District to an RM4 District until:

- (a) the Council of the City of Saskatoon has passed a Bylaw to that effect; and
- (b) this Agreement has been registered by the City, by way of Interest Registration, against the Title to the Land.

### **Use Contrary to Agreement**

- 14. (1) The Council of the City of Saskatoon may declare this Agreement void where any of the Land or buildings thereon are developed or used in a manner which is contrary to the provisions of this Agreement, and upon the Agreement being declared void, the Land shall be subject to all provisions of the R2 Zoning District.
- (2) If this Agreement is declared void by the Council of the City of Saskatoon, the City shall not, by reason thereof, be liable to the Owner or to any other person for any compensation, reimbursement or damages on account of loss or profit, or on account of expenditures, or on any other account whatsoever in connection with the Land.

### **Registration of Interest**

- 15. (1) The Parties hereto acknowledge that this Agreement is made pursuant to Section 69 of *The Planning and Development Act, 2007* and the Owner agrees that this Agreement shall be registered by way of an Interest Registration against the Title to the Land. As provided in Section 236 of *The Planning and Development Act, 2007*, Section 63 of *The Land Titles Act, 2000* does not apply to the Interest registered in respect of this Agreement.
- (2) This Agreement shall run with the Land pursuant to Section 69 of *The Planning and Development Act, 2007*, and shall bind the Owner, its successors and assigns.



**Enurement**

16. This Agreement shall enure to the benefit of and be binding upon the Parties hereto and their respective heirs, executors, administrators, successors and assigns.

**City of Saskatoon**

\_\_\_\_\_

Mayor

c/s

\_\_\_\_\_

Interim City Clerk

**101101827 Saskatchewan Ltd.**

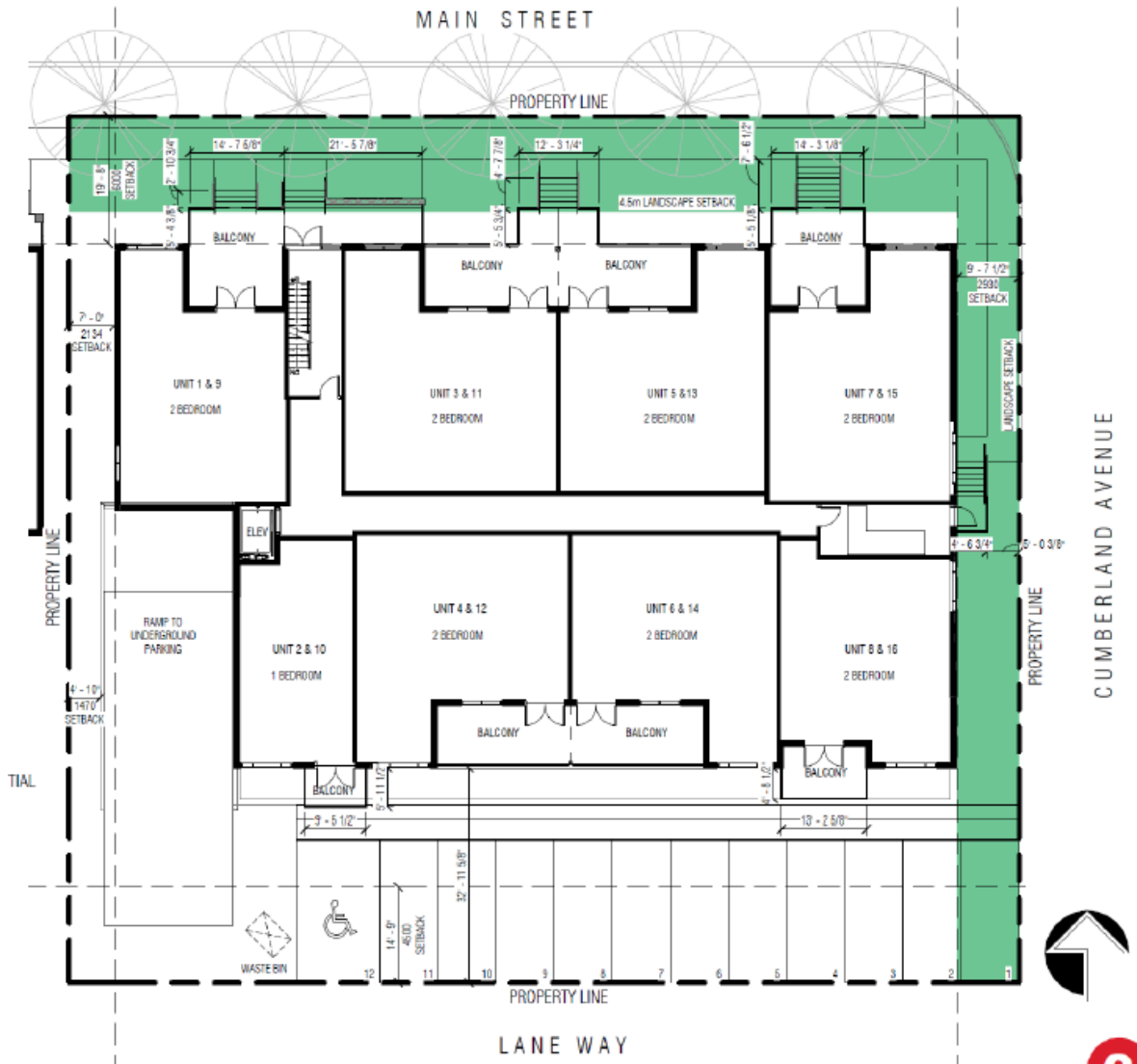
\_\_\_\_\_

c/s

\_\_\_\_\_

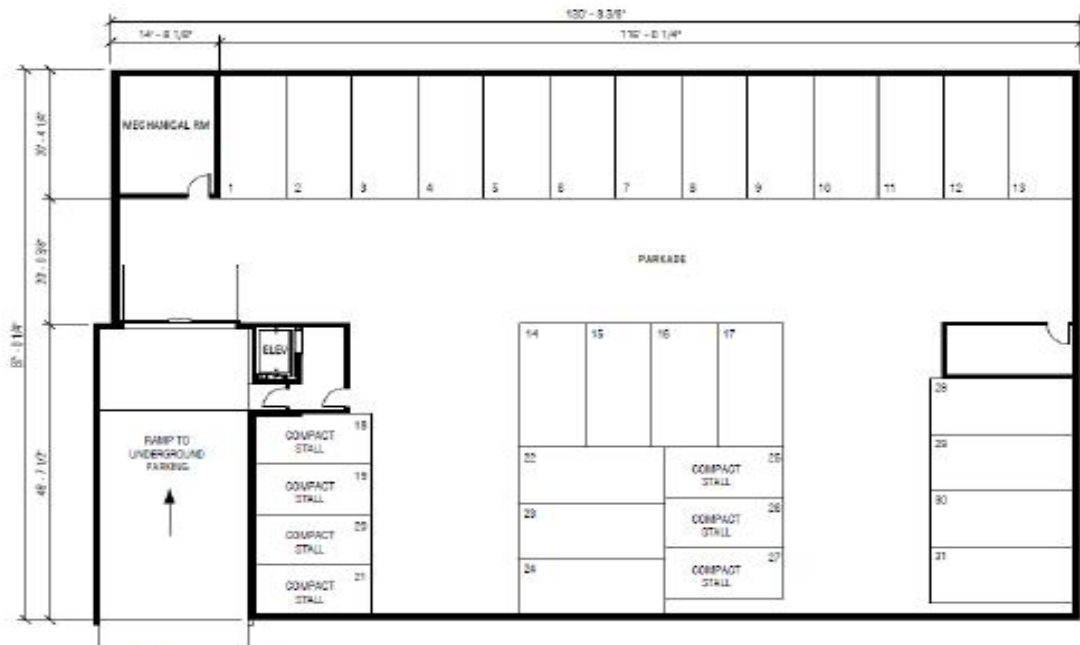
# Schedule "A"

Proposed Site Plan – 1414 and 1416 Main Street

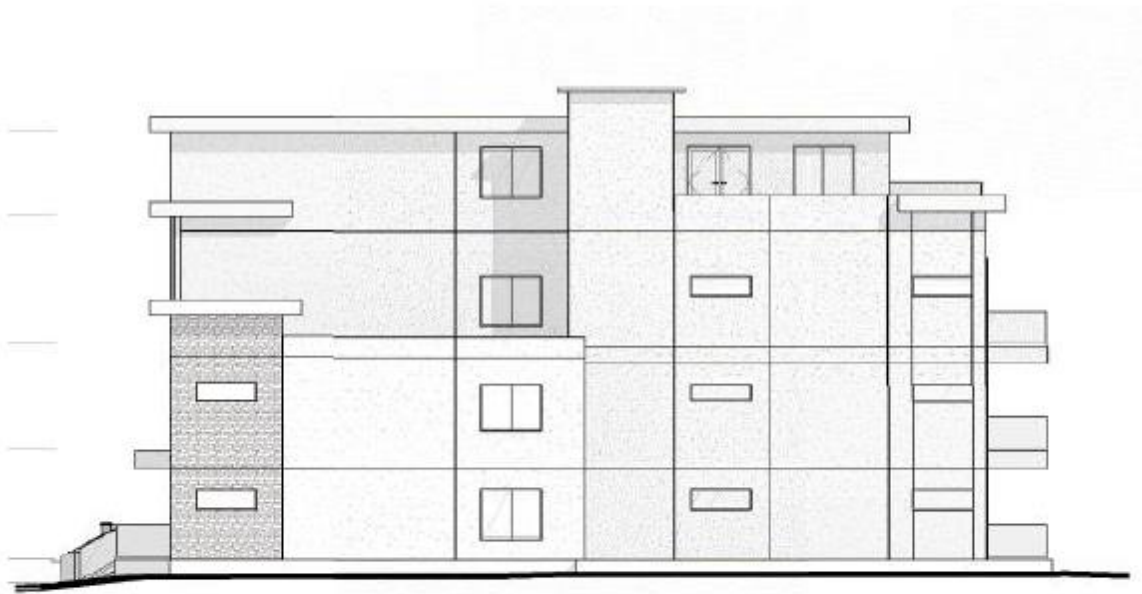




Perspective



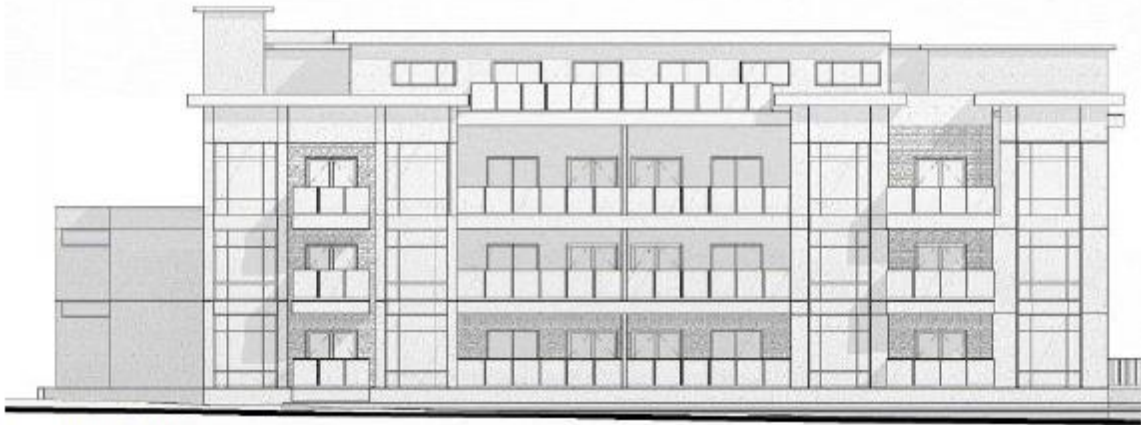
Underground Parking Plan



West Elevation



East Elevation



South Elevation



North Elevation



Rendering

**Affidavit Verifying Corporate Signing Authority**  
(No corporate seal)

Canada  
Province of Saskatchewan  
To Wit:

I, \_\_\_\_\_, of \_\_\_\_\_, in the Province of  
(name of corporate officer/director) (place)  
Saskatchewan, make oath and say:

1. That I am an officer or director of the corporation named in the within instrument.
2. That I am authorized by the corporation to execute the instrument without affixing a corporate seal.

Sworn before me at \_\_\_\_\_,  
in the Province of Saskatchewan, this  
\_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
A Commissioner for Oaths for Saskatchewan  
My Commission expires \_\_\_\_\_.  
(or) Being a Solicitor

\_\_\_\_\_  
(signature of corporate officer/director)