

Proposed Terms of Zoning Agreement – 528 8th Street East., 1100-1122 Broadway Avenue, 529 7th Street East

A. Zoning District

B5B - Broadway Commercial District subject to a Zoning Agreement.

B. Use of Land

The use of land will be restricted to the following:

- a) Multiple-unit dwellings;
- b) Restaurants;
- c) Bakeries;
- d) Photography studios;
- e) Retail stores;
- f) Personal service trades and health clubs;
- g) Office and office buildings;
- h) Medical clinics;
- i) Medical, dental and optical laboratories;
- j) Financial institutions;
- k) Private schools;
- l) Art galleries;
- m) Catering kitchens;
- n) Veterinary clinics;
- o) Small animal grooming; and
- p) Short-term rental properties.

C. Development Standards:

- a) Minimum building setbacks:
 - i. Front (east): 1.5m
 - ii. Exterior Side (north): 0m
 - iii. Rear (south): 0m
 - iv. Interior Side (west): 6.6m;
- b) Building height: maximum of 25.0m and a maximum six storeys;
- c) Building base: minimum height of 5.49m;
- d) Maximum number of dwelling units: 90;
- e) Gross floor space ratio shall not exceed 3.85:1;
- f) The floor area at grade shall not exceed 1965m²;
- g) Multiple-unit dwellings shall only be permitted on 2nd through 6th floors;
- h) The mechanical penthouse will not count towards building height or gross floor space ratio calculations, provided it does not cover more than 20% of the gross roof area;
- i) A minimum of 730m² of amenity space shall be provided.
- j) Balconies shall be included in the amenity space calculation and may project into the required Front setback; and
- k) All other development standards, except the provisions of 10.8A.4(1) through (4), shall conform to the relevant Sections of the Zoning Bylaw.

D. Parking

- a) A minimum of 135 parking stalls shall be provided as per the Site Plan:
 - i. 123 parking spaces on-site through a combination of underground and surface parking spaces; and
 - ii. 12 at-grade parking spaces, including 10 visitor spaces, are to be provided in a parking station located on 529 7th Street East, as permitted by Section 6.1(4) of the Zoning Bylaw.
- b) A minimum of 46 long-term bicycle parking spaces shall be provided in the underground parking structure.

E. Landscaping:

- a) A minimum landscape strip of .92m shall be provided on 529 7th St. East adjacent to the 12 at-grade parking spaces to be provided as outlined on the attached Site Plan.
- b) A minimum landscape strip of .92m shall be provided adjacent to the parking located on 528 8th St. East and adjacent to the proposed private driveway access to 8th St. E. as outlined on the attached Site Plan.
- c) A solid fence of 1.8m to 2.0m in height shall be installed and maintained along the west property lines of 529 7th St. East and 528 8th St. East.
- d) All other landscaping shall be provided as per the Site Plan and as per Section 7 of the Zoning Bylaw.

F. Other

The site must be developed substantially in accordance with the Site Plan included in the report and all other relevant sections of the City of Saskatoon Zoning Bylaw No. 8770, 2009 as amended.