

Draft Terms Agreement for 321 Avenue C North

A. Zoning District

MX1 – Mixed Use 1 District subject to a Zoning Agreement

B. Use of Land

The use of land will be restricted to the uses noted below. The uses may be combined as a mixed-use development where in accordance with the site plan and elevations:

- Alcohol establishment type 1;
- Art galleries;
- Bakeries;
- Commercial School;
- Community centres;
- Health club;
- Medical clinic;
- Multiple unit dwellings;
- Office;
- Personal service trades;
- Restaurants & lounges; and
- Retail store.

B. Development Standards for Lot X, Y and Z as shown on Attached Plan

Lot X

- i. Minimum building setbacks:
 - a) North - 0m
 - b) South - 0m
 - c) East - 0m
 - d) West – 0m
- ii. Building height: maximum of 15m from grade on the south elevation.

Lot Y

- i. Minimum building setbacks:
 - a) North – 1.0m
 - b) South - 0m
 - c) East – 0m
 - d) West – 0m
- ii. Building height: maximum of 15m from grade on the west elevation to the top of mechanical penthouse.

- iii. Maximum number of dwelling units: 30
- iv. Minimum number of parking stalls including accessible: 32

Lot Z

- i. Minimum building setbacks:
 - a) North – 1.0m
 - b) South - 0m
 - c) East – 4.0m
 - d) West – 1.0m
- ii. Building height: maximum of 15m from grade on the east elevation to top of mechanical penthouse.

Landscaping

Landscaping shall be substantially in accordance with the attached Landscaping Plan and as per Section 7 of the Zoning Bylaw.

Parking

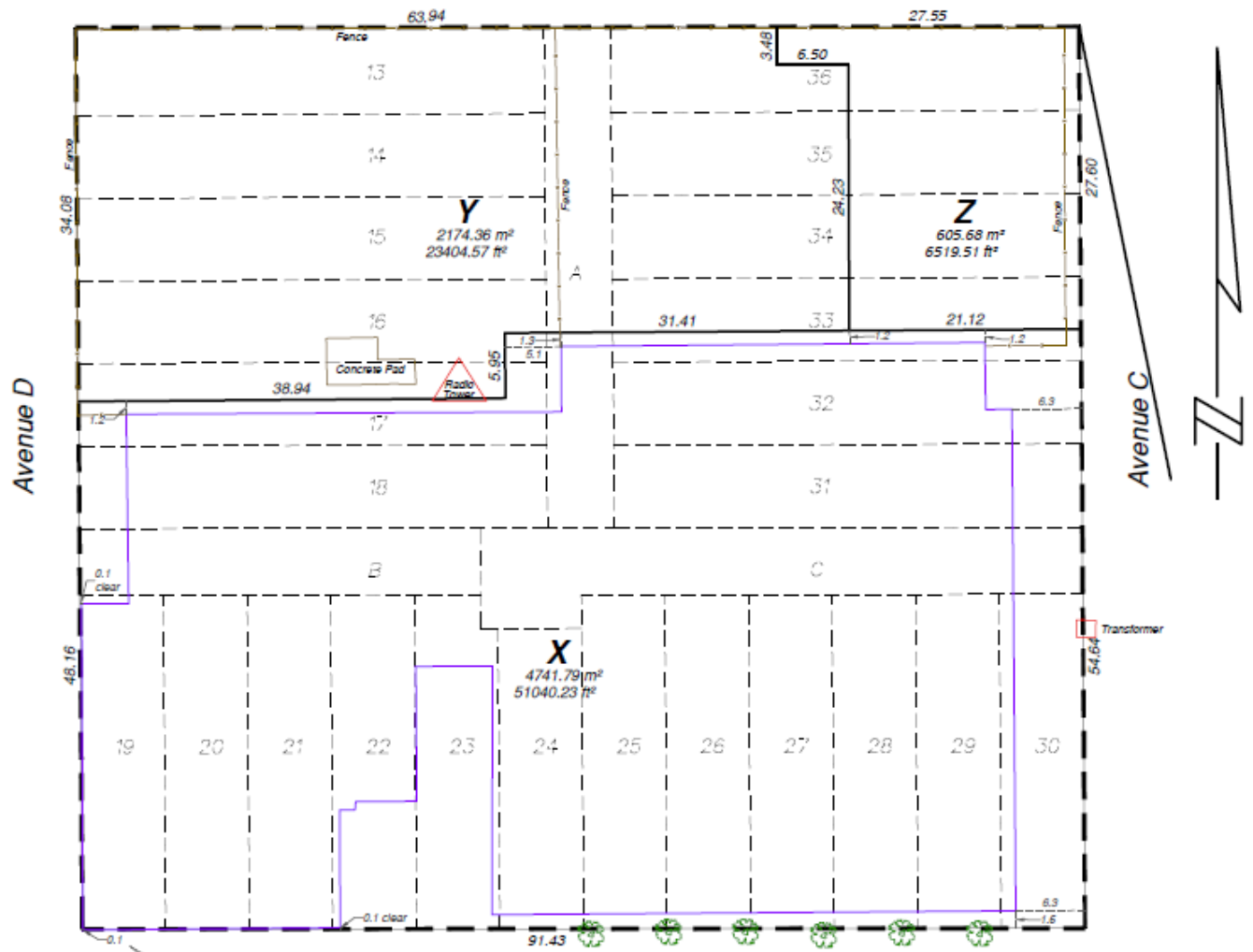
Parking shall be provided in substantial accordance with the attached Site Plan and as per Section 6 of the Zoning Bylaw.

Site Plan

- i. All other development standards, except the provisions of 12.6.2 through 12.6.9 shall conform to the relevant Sections of the Zoning Bylaw.
- ii. The site must be developed substantially in accordance with the Site Plan and Elevations included in the report and all other relevant sections of the City of Saskatoon Zoning Bylaw No. 8770, 2009.

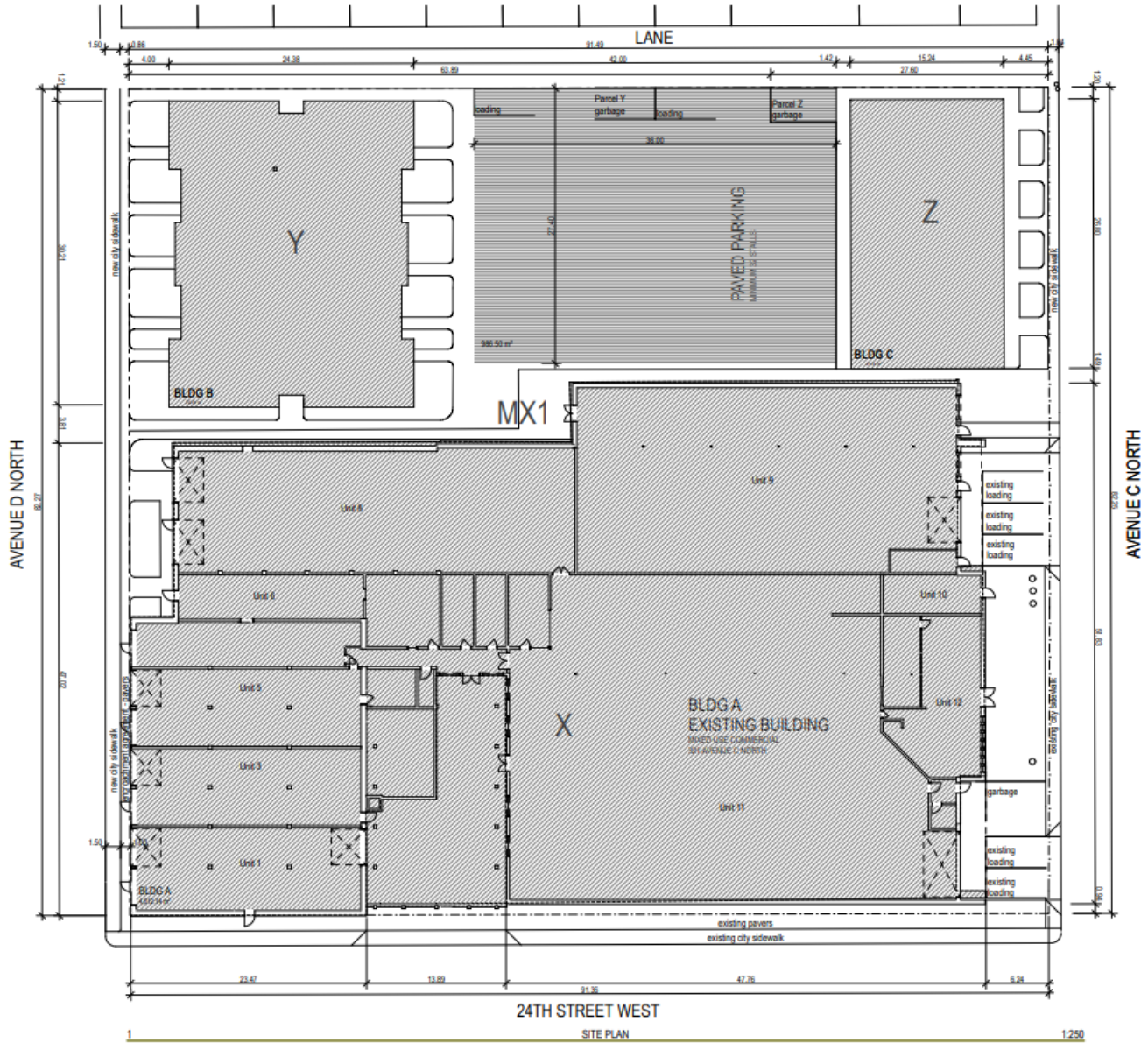
Lane

PLAN 101461687



ENCROACHMENT
 The building on proposed lot 39 encroaches a maximum of 0.1 onto 24th Street.

24th Street



PROJECT INFORMATION:
 CMC ADDRESS:
 321 AVE C NORTH
 SASKATOON, SASKATCHEWAN
 LEGAL DESCRIPTION:
 LOTS A-C, 13-36
 BLOCK 19
 PLAN G582

24TH STREET WEST





1 SITE PLAN 1:250

SITE PLAN

A1



LANDSCAPING LEGEND:

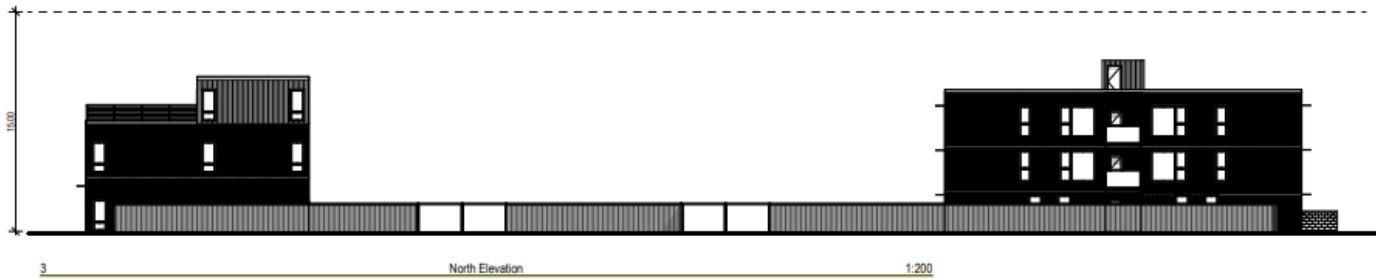
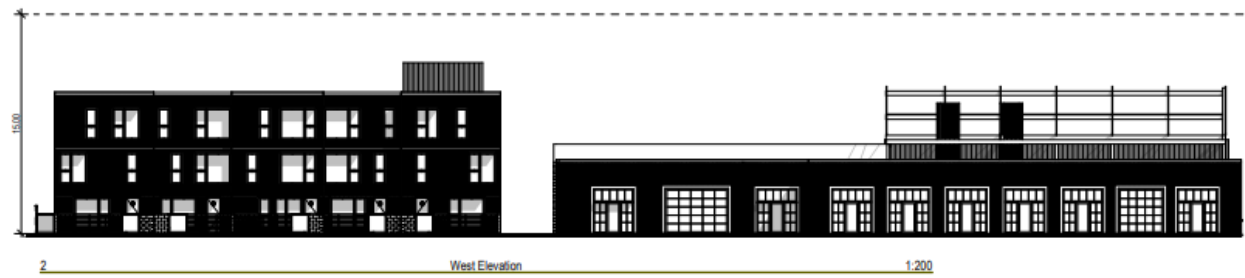
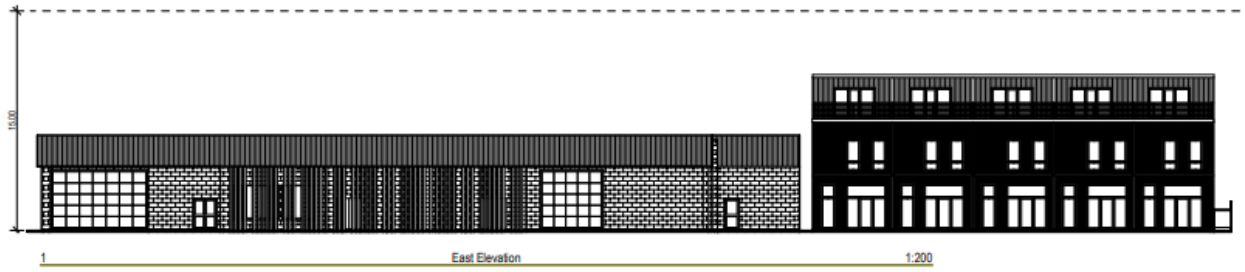
-  LANDSCAPING
-  NEW CONCRETE SIDEWALK
-  NEW ASPHALT PAVING
-  EXISTING CONDITION

1

1st FLOOR PLAN

1:250

LANDSCAPE PLAN
A2



ELEVATIONS
A5