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.
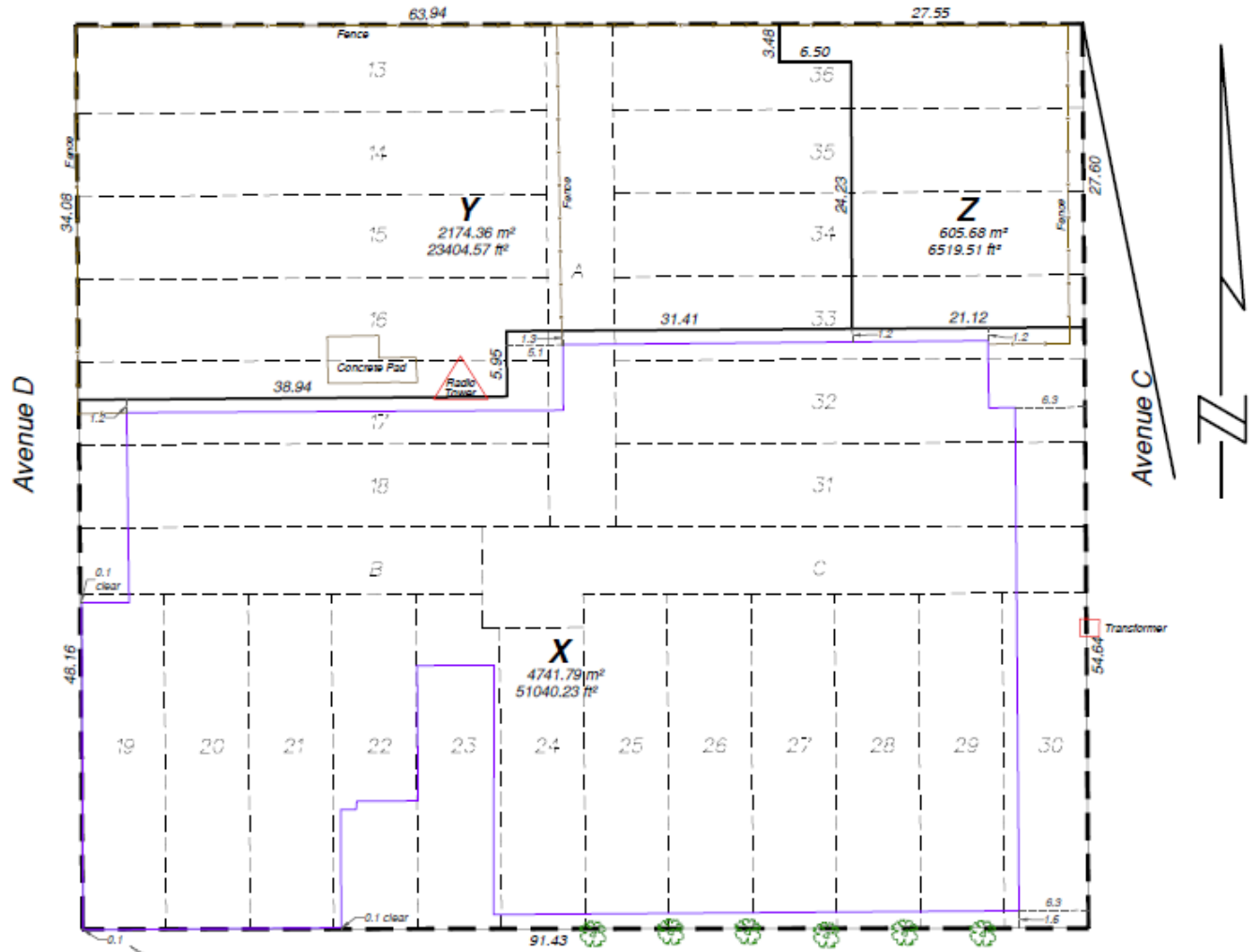
Parking

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.
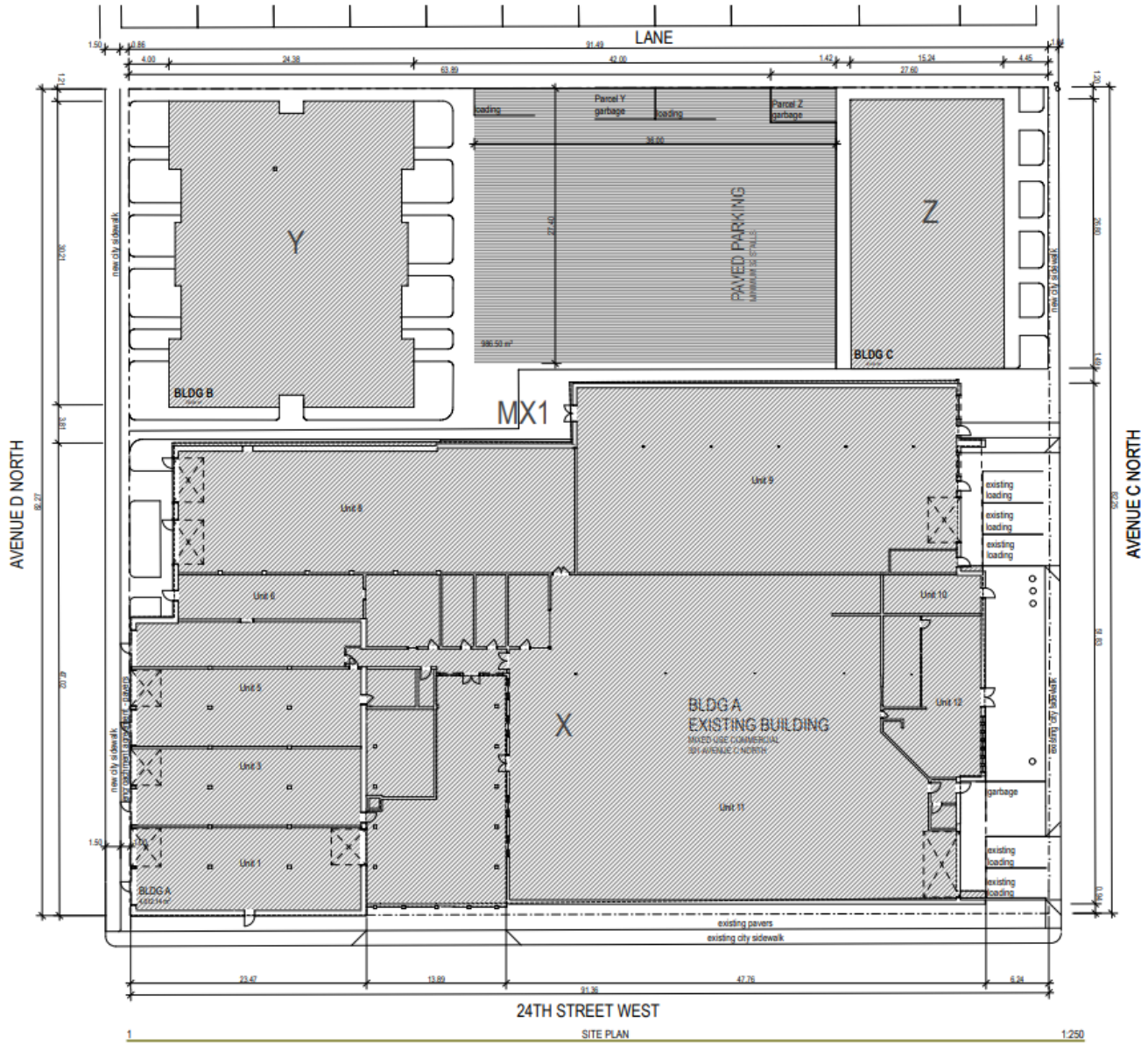
PLAN 19 G582

Lane

PLAN 101461687

63.94   27.55

Fence

13

34.08   3.48   6.50

36

14

35

24.23

Y
2174.36 m²
23404.57 ft²

Z
605.68 m²
6519.51 ft²

15

34

16

A

31.41   33   21.12   1.2   1.2

1.3   5.1
5.95   Concrete Pad   Radio Tower

Avenue D   38.94   17   32   6.3

Avenue C   N

1.5

0.1 clear   18   31

B   C

48.16   0.1 clear

X
4741.79 m²
51040.23 ft²

Transformer

54.64

19   20   21   22   23   24   25   26   27   28   29   30

6.3   1.5

0.1   0.1 clear

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

91.43   24th Street

LANE

AVENUE D NORTH

AVENUE C NORTH

24TH STREET WEST

BLDG B

BLDG C

Y

Z

Parcel Y garbage

Parcel Z garbage

PAVED PARKING
MINIMUM 36 STALLS

loading

MX1

Unit 8

Unit 9

Unit 6

Unit 10

Unit 5

Unit 12

Unit 3

X

BLDG A
EXISTING BUILDING
MIXED USE COMMERCIAL
321 AVENUE C NORTH

Unit 11

Unit 1

BLDG A

existing loading

existing loading

existing loading

garbage

existing loading

existing loading

new city sidewalk

existing pavers

existing city sidewalk

PROJECT INFORMATION:

CIVIC ADDRESS:
321 AVE C NORTH
SASKATOON, SASKATCHEWAN

LEGAL DESCRIPTION:
LOTS A-C, 13-36
BLOCK 19
PLAN G582

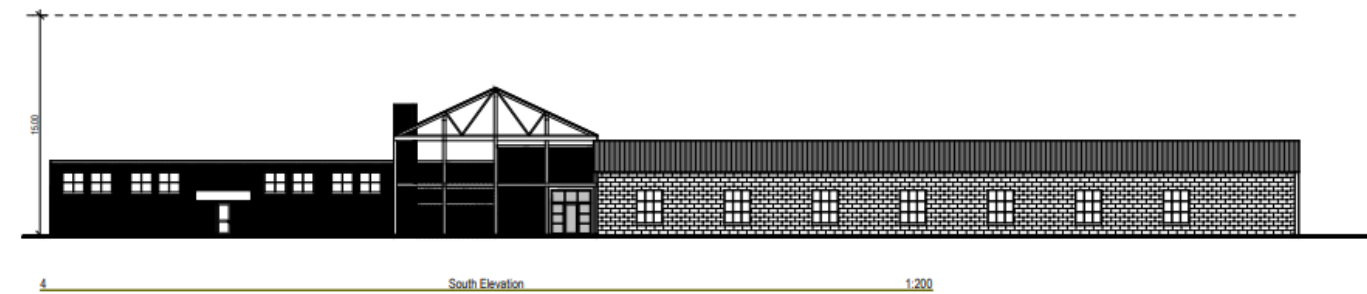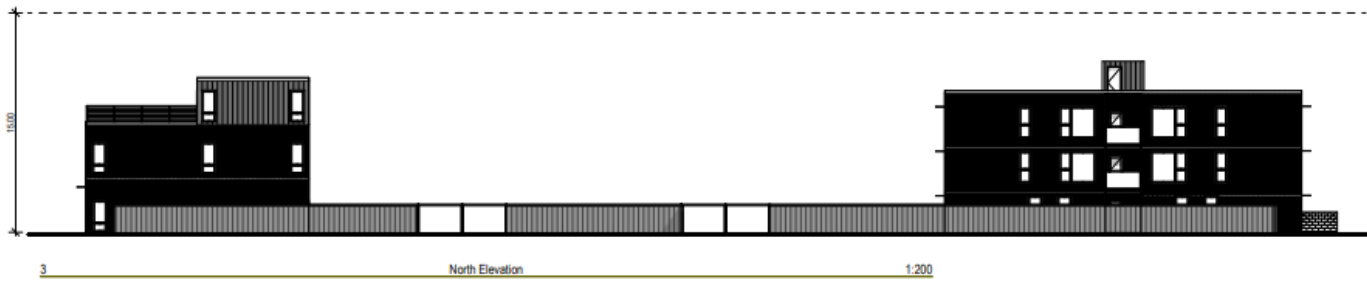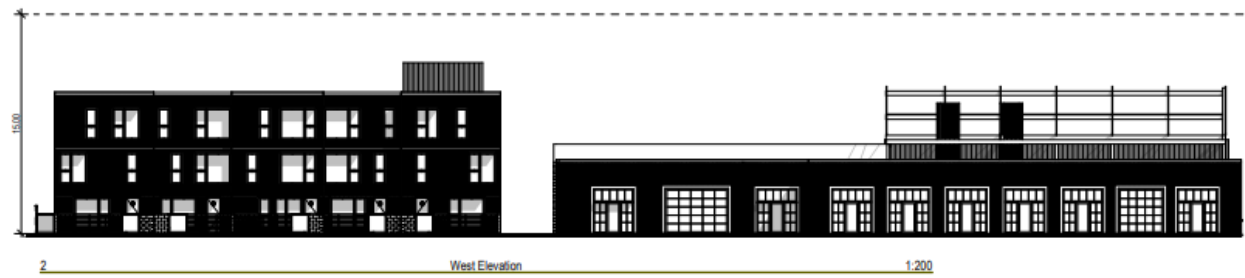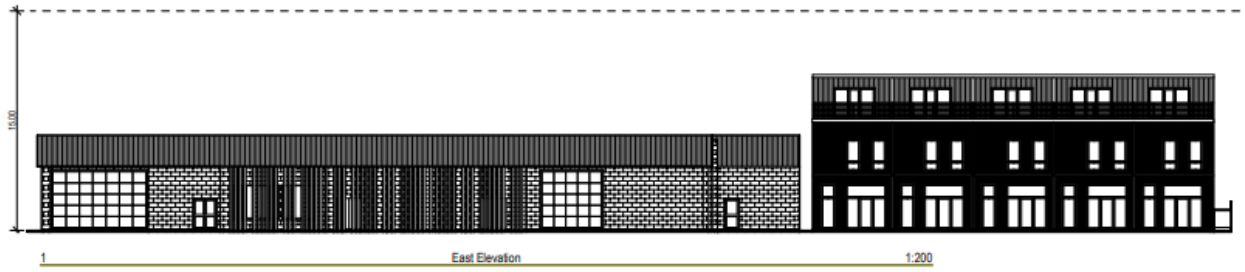1   SITE PLAN   1:250

SITE PLAN
A1

LANDSCAPING LEGEND:

▨	LANDSCAPING
▢	NEW CONCRETE SIDEWALK
▤	NEW ASPHALT PAVING
▨	EXISTING CONDITION

BLDG B

BLDG C

BLDG A

ATRIUM

existing sidewalk

sidewalk
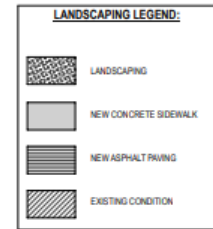
1   1st FLOOR PLAN   1:250

LANDSCAPE PLAN

A2

1 East Elevation 1:200

2 West Elevation 1:200

3 North Elevation 1:200

4 South Elevation 1:200

ELEVATIONS

A5