

## **Proposed Terms of Zoning Agreement**

### **A. Zoning District**

B5B - Broadway Commercial District subject to a Zoning Agreement.

### **B. Use of Land**

The use of land will be restricted to a mixed use building the following uses:

- a) Alcohol establishment type 1
- b) Art galleries
- c) Bakeries
- d) Boarding Apartments (maximum of 65 units)
- e) Private School (maximum of 300 m<sup>2</sup>)
- f) Health club (maximum of 230 m<sup>2</sup>)
- g) Homestays
- h) Hostel units (maximum of 11 units total to provide temporary accommodations for visitors of tenants of Boarding Apartments and Multiple unit dwellings)
- i) Medical clinic
- j) Multiple unit dwellings
- k) Office
- l) Personal service trades
- m) Restaurants & lounges
- n) Retail store
- o) Short term rentals

### **C. Development Standards:**

- a) The 5<sup>th</sup> through 26<sup>th</sup> floors, as measured from Saskatchewan Crescent East, may only contain residential uses.
- b) Minimum building setbacks:
  - North (Saskatchewan Crescent East)
    - Building Base – 0 metres (Building Base is first 4 floors measured from Saskatchewan Crescent East)
    - Building Cap – 5 metres
  - South (12<sup>th</sup> Street East)
    - Building Base – 0 metres (Building Base is first 4 floors measured from 12<sup>th</sup> St E)
    - Building Cap – 0 metres
  - East (Eastlake Avenue)
    - Building Base – 0 metres (Same as South Building Base)
    - Building Cap – 0 metres
  - West (As per Plan of Proposed Subdivision of Part of Parcel A – Plan No. 64S11679 and Part of 12<sup>th</sup> Street E)
    - Building Base – 20 metres (Same as North Building Base)
    - Building Cap – 30 metres
- c) Height of Building Base shall be a maximum of 18 metres.
- d) Building Height Maximum:
  - 12<sup>th</sup> Street East Elevation:
    - Roof Deck = 72 metres

- Top of Mechanical Penthouse = 80 metres
  - Saskatchewan Crescent Elevation:
    - Roof Deck = 86 metres
    - Top of Mechanical Penthouse = 93 metres
- e) Maximum of 26 storeys (excluding mechanical penthouse) as determined from Saskatchewan Crescent East elevation;
- f) Gross floor space ratio shall not exceed 10:1, including the rooftop mechanical penthouse;
- g) Rooftop mechanical equipment shall be enclosed within a mechanical penthouse and/or concealed by screening treatments in a manner compatible with the architectural character of the building, and
- h) All other development standards, shall conform to the relevant Sections of the Zoning Bylaw.

#### **D. Parking**

- a) A minimum of 230 parking stalls shall be provided as per the Site Plan:
  - i. 218 parking spaces on-site through a combination of underground and surface parking spaces; and
  - ii. 12 at-grade parking spaces.
- b) A minimum of 70 long-term bicycle parking spaces shall be provided in the underground parking structure.
- c) All other parking regulations shall be provided as per Section 6 of the Zoning Bylaw.

#### **E. Landscaping:**

- a) Landscaping shall be provided on areas between property lines and building lines and is subject to the approval of the Development Officer. Landscaping plans are to be endorsed by a qualified Landscape Architects.
- b) All other landscaping regulations shall be provided as per Section 7 of the Zoning Bylaw.

#### **F. Signage:**

- a) Signage is permitted for advertising the sale of on-site products and services only and no third-party signage shall be permitted.
- b) Signage is not permitted on areas defined as the building cap.
- c) No electronic message centres, roof signs, billboards or superboards shall be installed on site.
- d) Where permitted, illuminated or digital signs shall be arranged, installed, and maintained in a manner so as to not constitute an unreasonable interference with adjacent land used for residential purposes.

#### **G. Site Plan and Building Elevations**

Site plans and building elevations to be included as schedules to the Agreement.