

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 m²)
- f) Health club (maximum of 230 m²)
- 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 5th through 26th 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 (12th Street East)
 - Building Base – 0 metres (Building Base is first 4 floors measured from 12th 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 12th 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:
 - 12th 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.