

Proposed Amendment to Zoning Agreement – 105 Avenue F South

APPLICATION SUMMARY

TCRT Investments Inc. has applied to amend the existing Zoning Agreement for 105 Avenue F South, which forms part of [Bylaw No. 9990, Zoning Bylaw, 2024](#) (Zoning Bylaw). The purpose of the amendment is to update existing language in the Zoning Agreement to align with current planning land use definitions and to allow for additional commercial retail units to be developed within the building.

RECOMMENDATION

That at the time of Public Hearing, City Council consider Administration's recommendation that the proposed amendment to Bylaw No. 9990, Zoning Bylaw, 2024, to amend the Zoning Agreement for 105 Avenue F South, as outlined in this report from the Community Services Division, dated May 27, 2025, be approved.

BACKGROUND

The subject site is located in the Riversdale Neighbourhood, adjacent to 22nd Street West and fronting on Avenue F South. It is also adjacent to the Canadian Pacific Railway line in the northwest corner. The Official Community Plan (OCP) Land Use Map designates the site as "Corridor Mixed Use" land use which has the potential for medium density, two to six storey mixed use developments that are pedestrian-oriented and incorporate transit-oriented development principles. These lands are located on the BRT routes between station locations, or on other major transportation routes as determined through the Corridor Plan Process. The subject site is Zoned B3 – Medium Density Arterial Commercial District, subject to a Zoning Agreement (see Appendix 1).

A Zoning Agreement is a regulatory tool used to address a specific development proposal and may include the use of land, buildings, form of development, site layout and general external design. The subject site was rezoned to a B3 District subject to a Zoning Agreement in November 2003, to facilitate the development of a retail store with a minimum of 30% of the gross floor area of the store devoted to the sale of food products. The Zoning Agreement was amended in September 2004, to provide for a second building on the site for a restaurant or multi-tenant commercial building.

The retail building was leased by Giant Tiger until July 2024 when that retail operation closed. Tim Hortons has remained as the existing restaurant tenant on the subject site.

DISCUSSION

Following the departure of Giant Tiger, TRCT Investments Inc. has sought to secure new tenant(s) and potentially renovate the existing retail store into smaller commercial retail units to meet current market demand. In October 2024, TRCT applied to amend the existing Zoning Agreement to provide for future reuse and flexibility of the existing retail store, and to update the language of the Zoning Agreement to remove specific references to the sale of

food products and grocery items to align with the current application of retail stores as defined in the Zoning Bylaw.

Existing Zoning Agreement

The existing Zoning Agreement permits a retail store for grocery/dry goods with a gross floor area between 2136 and 2600 square metres. The use is further detailed as to requiring a minimum of 30% of the gross floor area of the store devoted to the sale of food products and 50% of product sales be provided through the sale of grocery and dry goods items.

The additional permitted uses are described as:

"In addition, either, but not both, of the following uses are allowed on the site:

- (a) a building containing a restaurant or restaurants with a maximum gross floor area of 511 square metres; or
- (b) a multi-tenant commercial rental unit building with a maximum gross floor area of 750 square metres."

The existing Zoning Agreement also contained regulations specific for the development such as number of parking spaces, building setback and landscaping. The existing site plan attached to the Zoning Agreement is provided (see Appendix 2).

Request to Amend Zoning Agreement

The applicant has requested to amend the Zoning Agreement as follows:

- Update the current retail land use description to remove the additional regulatory and reporting requirements of product sales; and
- Facilitate the reuse and renovation of the existing retail store to provide for additional commercial retail units to be built within the existing building. Retail units would be limited to a minimum of 380 square metres gross floor area.

Development standards and other uses as outlined above are not proposed to be amended in this application (see Appendix 3).

The Zoning Bylaw defines a retail store as:

"a place where goods, wares or merchandise are offered for sale or rent, including a pawnshop and may include the manufacturing of products to be sold on-site, provided the gross floor area used for manufacturing does not exceed 25% of the gross floor area of the retail store."

The wording related to food sales used in the existing Zoning Agreement reflected terms that were included in the land sale agreement when the City of Saskatoon (City) sold the site around 2003. Removal of references related to food sales ensures the Zoning Agreement aligns with the Zoning Bylaw and only references retail use and not a subclass of the use.

Comments from other Divisions

No Concerns were identified through the administrative review process, which would preclude this application from proceeding to a public hearing.

COMMUNICATIONS AND ENGAGEMENT

Notification of this application was provided as follows:

- Notice was posted on the City's Engage Page in April 2025;
- Notification letters were mailed to approximately 120 property owners within 150 metres of the site detailing the application, proposed changes and application process; and
- The Ward Councillor, Community Association and Riversdale Business Improvement District were emailed a Notification letter on April 29, 2025;

At the time of writing this report, no correspondence has been received.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Council Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Council Policy No. C01-021, Public Notice Policy, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

APPENDICES

1. Location Plan – 105 Avenue F South
2. Existing Zoning Agreement Site Plan
3. Proposed Changes to Zoning Agreement

REPORT APPROVAL

Written by: Robyn Rechenmacher, Senior Planner
Reviewed by: Darryl Dawson, Development Review Manager
Lesley Anderson, Director of Planning and Development
Approved by: Celene Anger, General Manager, Community Services

SP/2025/PD/MPC/Proposed Amendment to Zoning Agreement – 105 Avenue F South/sk