

R.1

ORDER TO REMEDY CONTRAVENTION

THE PLANNING AND DEVELOPMENT ACT, 2007

CITY OF SASKATOON ZONING BYLAW NO. 9990

To: Saskatchewan Property Management Corporation
122 3rd Ave North
Suite 838
Saskatoon, SK
S7K 2H6

☒ Owner(s)

Part 1

I, Stephanie Klyne, Development Officer for The City of Saskatoon, inspected:

Civic Address: 520 Spadina Cres. E (Parking Lot)
Surface Parcel: 120288461
Zoning District: B6

On Thursday July 10th, 2025.

Part 2

Section 4.2(1) of The City of Saskatoon Zoning Bylaw No. 9990 states that no development shall be carried out that is contrary to this Bylaw.

Section 4.3.1(1) of the City of Saskatoon Zoning Bylaw No. 9990 states, unless otherwise provided in this Bylaw, no person shall undertake or commence any use without first obtaining a development permit. (2) a building permit or sign permit is not valid unless a subsisting development permit, where such permit is required by this Bylaw, has been issued and remains valid.

Part 3

Section 242(4) of *The Planning and Development Act, 2007* states that if a Development Officer determines that a development or form of development contravenes the Zoning Bylaw, the Development Officer may issue a written order to the owner, occupant or operator of the land, building or premises on or in which the development or form of development is located to remedy the contravention.

Part 4

As a result of my inspection, I have determined that there are contraventions of Zoning Bylaw No. 9990. You are hereby ordered to remedy the contravention as follows:

Contravention:

1. The property, 520 Spadina Cres. E has not been developed in conjunction with the approved landscape plan, which is attached as Appendix A, and an email, which is attached as Appendix B and forms part of this Order.

You are hereby ordered to:

1. On or before August 31st, 2025, complete the required hard surfacing and demarcation for the parking spaces as per the approved site plan.

Relevant Sections of the Zoning Bylaw No 9990:

4.2(1) – Application of Regulations; 4.3.1(1)(2)– Development Permit Required; 11.12 B6 – Downtown Commercial District; 7.0 – Landscaping Provisions and 2.0 Definitions – “development”, “development officer”, “development permit”, “landscaping”, “hard surface”

Part 5

It is an offence to fail to comply with an Order made pursuant to Section 243 of *The Planning and Development Act, 2007*. Upon conviction, an individual is liable to a fine of not more than \$10,000.00, and in the case of a continuing offence, to an additional fine of not more than \$2,500.00 for each day during which the offence continues. Upon conviction, a corporation is liable to a fine of not more than \$25,000.00, and in the case of a continuing offence, to an additional fine of not more than \$2,500.00 for each day during which the offence continues.

Part 6

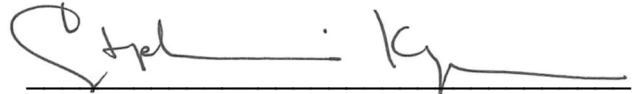
If you feel aggrieved by this Order, you have the right to appeal to the Development Appeals Board. If you wish to appeal, you must file the attached Notice of Appeal within 30 days of the date of the issuance of the Order. The Notice of Appeal must be filed with:

**Secretary, Development Appeals Board
c/o City Clerks Office
City Hall
222 - 3rd Avenue North
Saskatoon, Saskatchewan
S7K 0J5**

(note: \$50.00 must accompany the Notice of Appeal).

Find attached for your information a copy of Section 219 of *The Planning and Development Act, 2007*, which outlines your right of appeal.

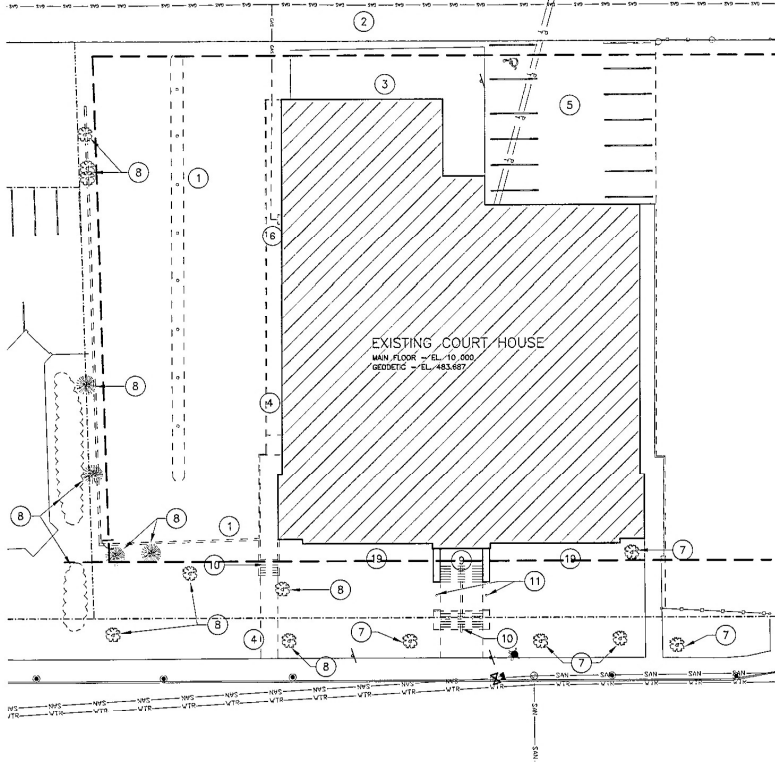
Dated this 14th day of July 2025.



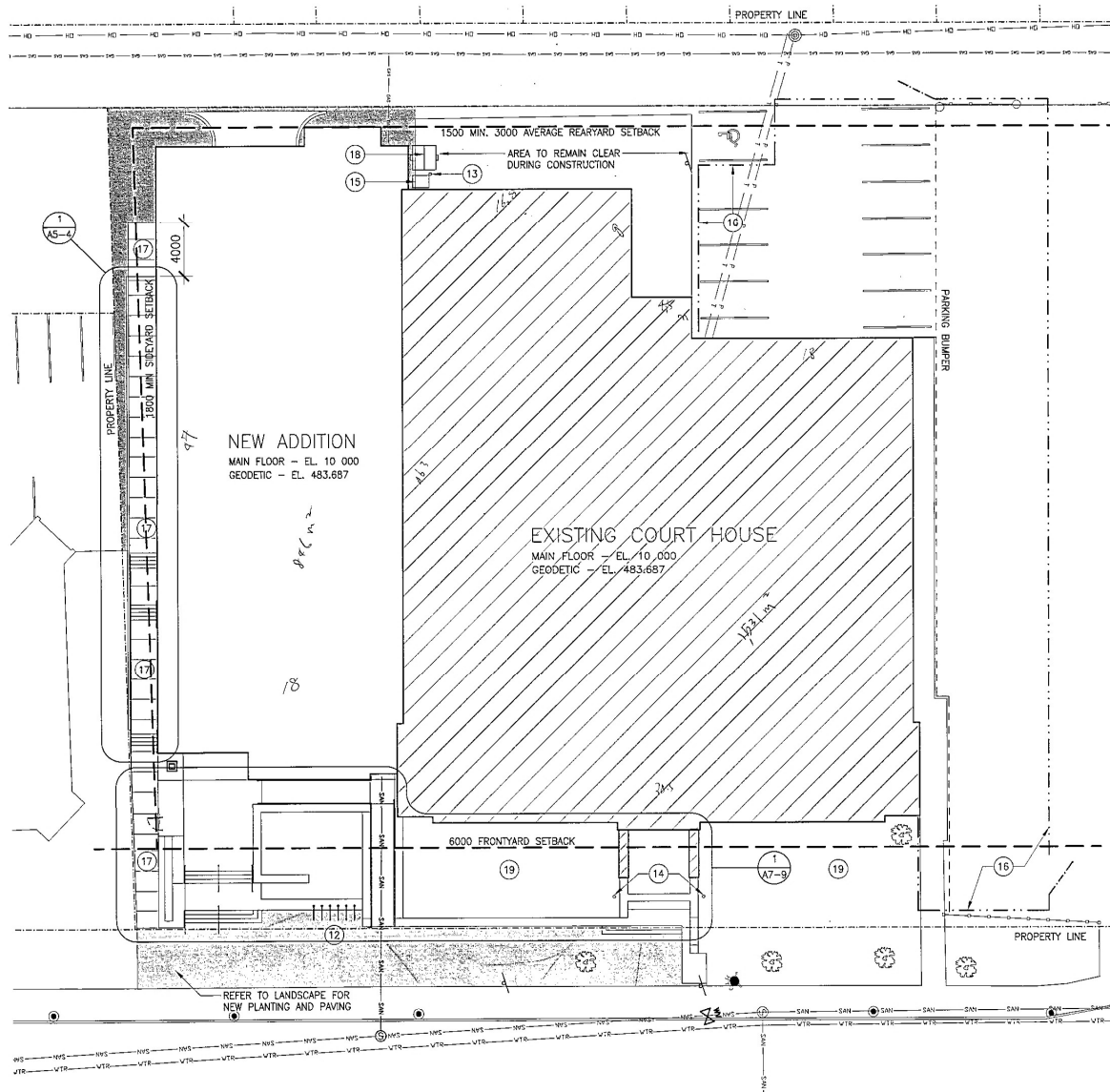
Development Officer

Attachments: Notice of Appeal
Appeals procedure

CC: City Clerks, Development Appeal Board Secretary
City of Saskatoon Solicitors Office



1 SITE DEMOLITION PLAN
1:300



SITE SURVEY

SURVEY INFORMATION ON THIS DRAWING HAS BEEN PROVIDED BY MERIDIAN SURVEYS. THE CONTRACTOR SHALL VERIFY ALL DATA AND REVIEW ANY INCONSISTENCIES WITH THE SURVEYOR.

Meridian
Surveys Ltd.

DIMENSIONS AND ELEVATIONS SHOWN ARE IN METERS AND DECIMALS THEREOF.

LOCATIONS OF UNDERGROUND SERVICES HAVE BEEN PROVIDED TO THIS FIRM BY THE APPROPRIATE UTILITIES AND ARE THEREFORE APPROXIMATIONS ONLY.

DIMENSIONS AND ANGLES SHOWN HAVE BEEN COPIED FROM THE REGISTERED PLAN.

SURVEY PERFORMED ON JANUARY 09, 2009

LEGAL DESCRIPTION

LOT 33 BLK 152
REGISTERED PLAN No. 99SA35105
CITY OF SASKATOON, SASKATCHEWAN
CIVIC ADDRESS: 520 SPADINA CRESCENT EAST

BUILDING CODE ANALYSIS

THE BUILDING IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2005 NATIONAL BUILDING CODE OF CANADA.

OCCUPANCIES:

3.2.2.75 GROUP F, DIVISION 3, UP TO 6 STOREYS, SPRINKLERED
3.2.2.24 GROUP A, DIVISION 2, UP TO 2 STOREYS, SPRINKLERED

—THE BUILDING SHALL BE SPRINKLERED THROUGHOUT.

—THE BUILDING SHALL BE OF NONCOMBUSTIBLE CONSTRUCTION.

—FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS WITH A FIRE-RESISTANCE RATING NOT LESS THAN 1 H.

—MEZZANINES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 1H.

—LOADBEARING WALLS, COLUMNS AND ARCHES SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED ASSEMBLY.

INTERCONNECTED FLOOR SPACE:
(3.2.8.3 THROUGH 3.2.8.9)

—NONCOMBUSTIBLE CONSTRUCTION SPRINKLERED THROUGHOUT

—EXITS OPENING INTO INTERCONNECTED FLOOR SPACE SHALL BE PROTECTED BY A VESTIBULE IN ACCORDANCE WITH 3.2.8.5.1

—NO ELEVATORS OPEN INTO STOREYS ABOVE THE INTERCONNECTED FLOOR SPACE

—CAPACITY OF PROTECTED AREA 1974 PEOPLE

—PROVIDED BY EXITS OPENING ONTO INTERCONNECTED FLOOR SPACE (278 sm/0.3 sm PER PERSON)

—DRAFT STOPS REQUIRED AT EACH FLOOR LEVEL

—MECHANICAL EXHAUST SYSTEM REQUIRED

UNPROTECTED OPENINGS:
(3.2.3.1)

—SOUTH ELEVATION:

—TOTAL AREA OF EXPOSED BUILDING FACE AT 2.0 SETBACK FROM PROPERTY LINE = 787.5 SQM

—MAX ALLOWABLE EXPOSED OPENING = 16% (126 SQM)

—DESIGN = 15.6% (123.3 SQM)

—WEST ELEVATION:

—TOTAL AREA OF EXPOSED BUILDING FACE AT 4M SETBACK FROM CENTERLINE OF LANE = 711.0 SQM

—MAX ALLOWABLE EXPOSED OPENING = 30% (213 SQM)

—DESIGN = 24.4% (173.9 SQM)

ZONING REQUIREMENTS

ZONING DISTRICT M4

—PERMITTED USE: OFFICES AND OFFICE BUILDINGS

—FRONT YARD SETBACK: 6M

—SIDEYARD SETBACK: 1.5 + 0.3M/FLOOR ABOVE 3 FLOORS

—REAR YARD SETBACK: 1.5M MIN, 3.0M AVERAGE

—LANDSCAPE ZONE: 3M IN WIDTH THROUGH LYING PARALLEL TO AND ABUTTING THE FRONT SITE LINE

—PARKING REQUIREMENTS: OFFICE AREA IN NEW ADDITION = 2956 SM / 50 SM = 59 PARKING SPACES, 1 SPACE PER 50 SM

—ON SITE PARKING PROVIDED: 31 SPACES

—OFF SITE PARKING PROVIDED:

—BARRIER FREE PARKING: 1 FOR REQUIRED PARKING FACILITY ACCOMMODATING BETWEEN 4 AND 100 SPACES

BUILDING INFORMATION

NEW CONSTRUCTION 4067 SM
EXISTING CONSTRUCTION 4671 SM
TOTAL BUILDING AREA 8738 SM
STOREYS ABOVE GRADE 4 STOREY
STOREYS BELOW GRADE 1 STOREY
NUMBER OF STOREYS 2 STOREYS
MAJOR OCCUPANCY CLASSIFICATION A-2/F-3
BUILDING CODE CLASSIFICATION 3.2.2.24/3.2.2.75

GENERAL NOTES

1. WHERE DISTURBED BY THE WORK, PATCH AND REPAIR PAVED AREAS, CURBS AND GROUNDS BEYOND PROPERTY LINES TO MATCH ADJACENT AREAS.

2. REFER TO LANDSCAPE DRAWINGS FOR PLANTING AND TOPSOIL

3. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR CONNECTIONS TO UTILITIES

LEGEND

EL 583.700 — SPOT ELEVATION

EXISTING CONTOURS

583.000 — EXISTING MAJOR CONTOUR

582.800 — EXISTING MINOR CONTOUR

PAVING CONTOURS

583.000 — MAJOR CONTOUR

582.900 — MINOR CONTOUR

— NEW ASPHALT PAVING

— NEW PAVERS

SURVEY LEGEND

STORM SEWERS

SIGN POSTS

SANITARY SEWER

POWER POLES

FIRE HYDRANT

PARKING METERS

DECIDUOUS TREES

CONIFEROUS TREES

CHAIN LINK FENCE

PROPERTY LINES

SETBACK LINES

EXISTING WOOD FENCE

SASKPOWER OVERHEAD LINE

SASKPOWER BURIED LINE

SASKENERGY GAS LINE

WATER MAIN

SANITARY SEWER LINE

SASKTEL LINE

CONTRACTOR'S WORK FENCE

PARKING BUMPER

KEYNOTES

1 REMOVE EXISTING GRAVEL PARKING, RETAINING WALL, PLUG-INS, AND SIGNS

2 EXISTING PAVED LANE

3 EXISTING CONC PAD

4 REMOVE EXISTING CONC. WALK

5 EXISTING ASPHALT PARKING

6 REMOVE AND RELOCATE EXISTING GAS METER

7 EXISTING TREE TO REMAIN

8 REMOVE EXISTING LANDSCAPING

9 REMOVE AND SALVAGE GRANITE STAIRS FOR INSTALLATION ON NEW EXTERIOR STAIR S-11. REMOVE HANDRAILS, STAIR SIDEWALLS TO REMAIN AS IS

10 REMOVE EXISTING STAIRS AND HANDRAIL

11 REMOVE AND RELOCATE FLAGPOLE

12 BIKE RACK, 14/A7-10

13 BOLLARD, 504/00

14 NEW LOCATION OF FLAGPOLE

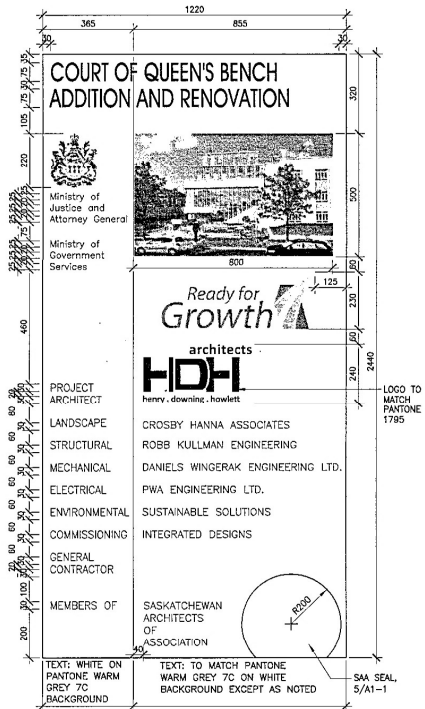
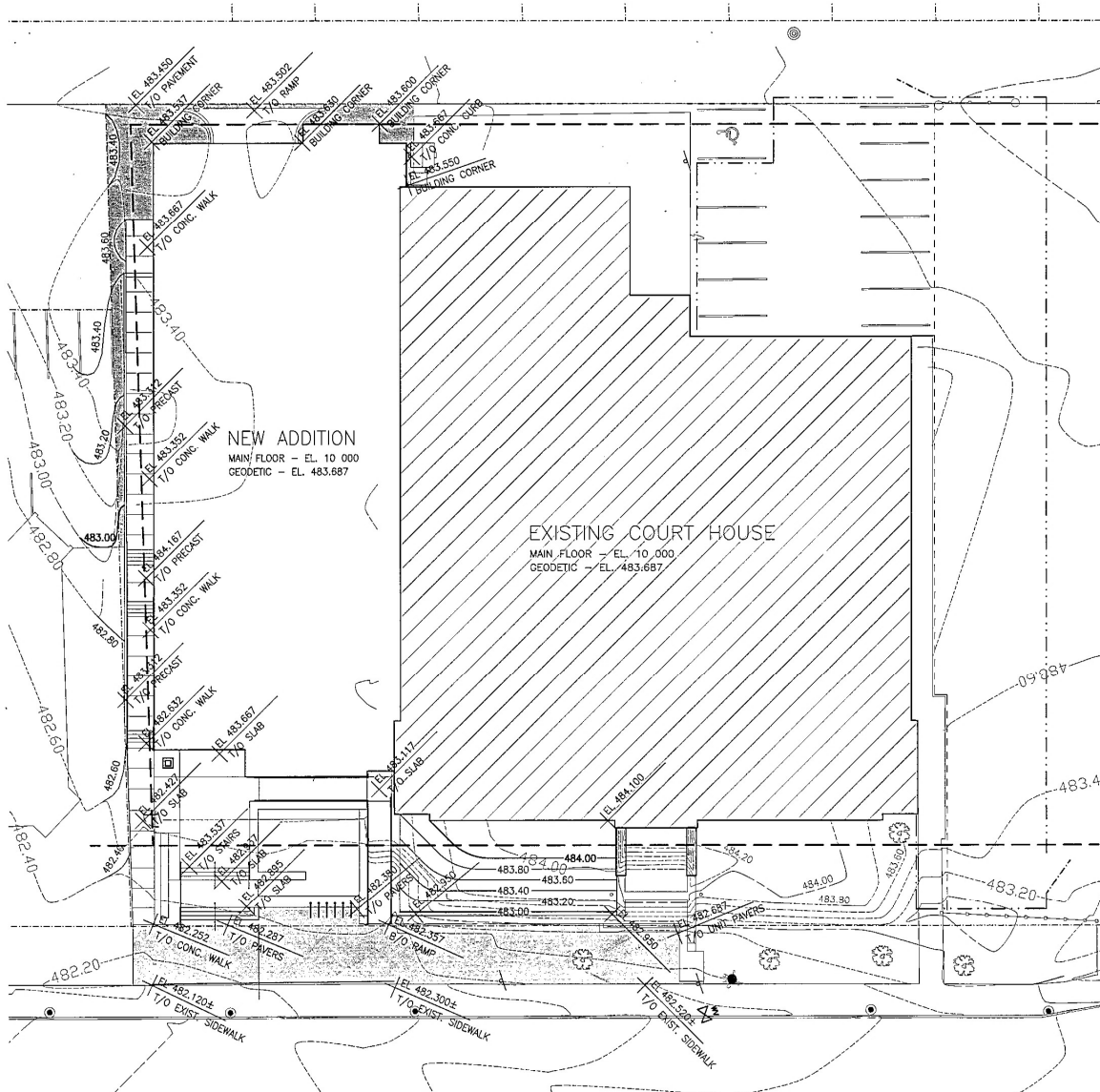
15 CONC. PAD FOR GAS METER

16 CONTRACTOR'S WORK AREA

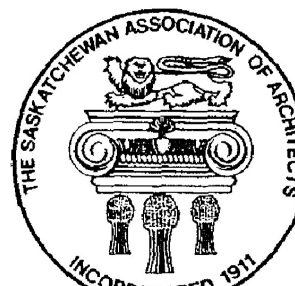
17 CONC. WALK WITH FALSE JOINTS AT 1500mm; CONTROL JOINTS AT 600mm — 2/A1-1

18 GARBAGE CONTAINER (NIC)

19 REMOVE EXISTING IRRIGATION



4 SITE SIGN
NTS



5 SAA SEAL
NTS (SASKATCHEWAN ASSOCIATION OF ARCHITECTS)

RECEIVED
JUN 29 2011

JRT OF QUEEN'S BENCH
N AND RENOVATION
SASKATOON, SASKATCHEWAN

Date
Rev/Description
SCALE: NOTED
DRAWN: MAC/JW
DATE: June 2011
SITE DEMOLITION PLAN
SITE PLAN
SITE GRADING PLAN

Geib, Ron (CY - Planning and Development)

From: Keith Henry [khenry@hdharchitects.ca]
Sent: July 18, 2011 10:11 AM
To: Geib, Ron (CY - Planning and Development)
Subject: Court of QB Parking

Ron,

I have discussed asphalt paving with the Ministry of Government Services. We are going to pave the entire parking lot north of the existing Courthouse and add storm drainage. This work will be added to the current project by addendum. The work will likely be done near the end of construction and renovations as the area along the north side of the building is to be used as a Contractor layout area and won't be accessible for paving until late in the project.

We are preparing drawings for the addendum and hope to have complete by the end of the week.



KEITH HENRY
PARTNER
MRAIC, SAA, LEED AP
O: (306) 652-5044
M: (306) 683-0082
3233 Ave. C, North, Saskatoon, SK S7N 5Z2

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