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## Commercial/Mixed-Use Parcels Tender Package for Parcels O, P and Q







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## Tender Information

### District Commercial/Mixed-Use Land for Sale by Public Tender

#### Parcel Information

##### PARCEL O

*Civic Address:* To Be Determined  
*Zoning District:* B4MX  
*Legal Description:* Parcel O, Plan 102291083  
*ISC Parcel No:* 203542725  
*Reserve Bid:* \$1,683,000  
*Site Area:* 0.62ha (1.53ac)

##### PARCEL P

*Civic Address:* To Be Determined  
*Zoning District:* B4MX  
*Legal Description:* Parcel P, Plan 102301085  
*ISC Parcel No:* 203549845  
*Reserve Bid:* \$2,409,000  
*Site Area:* 1.00ha (2.47ac)

##### PARCEL Q

*Civic Address:* To Be Determined  
*Zoning District:* B4MX  
*Legal Description:* Parcel Q, Plan 102291083  
*ISC Parcel No:* 203542422  
*Reserve Bid:* \$5,304,000  
*Site Area:* 1.79ha (4.42ac)

#### Tender Submission

Tenders need to be submitted in a sealed envelope clearly marked "*Tender for Purchase of District Commercial/Mixed-Use Property*" and addressed to:

Sales Section  
Saskatoon Land  
201 Third Avenue North  
Saskatoon SK S7K 2H7

Tenders will be received until **2:00pm on Wednesday, January 12, 2022**. Please refer to Attachment 1 (Tender Form) for the full list of required information.

## Instructions for Bidders

Bids must be accompanied by a certified cheque or bank draft payable to the City of Saskatoon for 10% of the tendered price and must be submitted on Attachment 1 (Tender Form). Subject to the information below, should the successful bidder not purchase the property, the deposit will be forfeited. The deposit cheques received from the unsuccessful bidders will be returned.

Bids must be determined independently from any other bidder, or potential bidder. If in the opinion of the City there is any appearance that a bidder has consulted another bidder or potential bidder regarding:

- prices;
- methods, factors or formulas used to calculate prices;
- the intention or decision to submit, or not submit, a bid; or
- any other indication of collusion regarding bid prices

The City may, in its discretion, take any action it considers appropriate including rejecting any bid or disqualifying any bidder from bidding on this tender or another tender.

Please note:

- No multiple bids for a single property will be accepted.
- No bids less than the Reserve Bid will be accepted.
- No conditional bids will be accepted.
- The name of the Individual or Company submitting the bid package is who will be named on the Sale Agreement.
- No amendments to the original submitted bid will be accepted.





Figure 1: District Commercial/Mixed-Use Sales Map



## Design Guidelines

### Consistency with the District Commercial/Mixed-Use Design Guidelines

Building plans for Parcels O, P, and Q will be reviewed for consistency with Attachment 2 (District Commercial/Mixed-Use Design Guidelines). The purchaser will not be able to apply for a building permit until receiving final approval from Saskatoon Land. Once the Architectural Evaluation is complete, the purchaser may apply for a Building Permit by providing the Building Standards Division with a copy of the building plans. These plans will be cross checked to the plans which were submitted to and approved by Saskatoon Land. If the builder makes changes to their plans following approval from Saskatoon Land, a second approval will be required in order to ensure that the design still meets all architectural controls.

The guidelines provide a framework for site planning and design to promote Saskatoon Land's vision for the area. It is strongly recommended that purchasers contact Saskatoon Land early in the design stage to avoid significant revisions at the building permit stage.

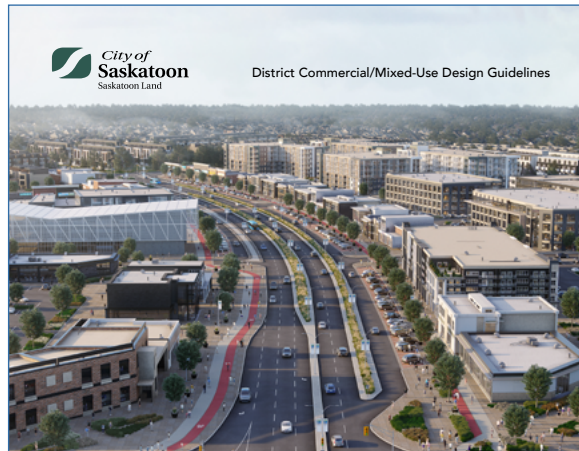


Figure 2: District Commercial/Mixed-Use Design Guidelines



Figure 3: District Commercial/Mixed-Use Conceptual Vision



*Figure 4: District Commercial/Mixed-Use Conceptual Vision*

The following information is required for the Design Guideline Evaluation:

1. A site plan to scale, showing buildings, roads, parking, loading, fences, and the landscaping concept;
2. Floor plans of all floors for each building to scale;
3. All exterior elevations of each building to scale indicating location of materials and colours;
4. Building section of each building to scale indicating building height, roof slopes, and features; and
5. Specifications and colours for all exterior building materials of each building and for site development.
6. There will be no appeal process for purchasers who wish to challenge the decision of Saskatoon Land in its interpretation of the design guidelines.

Please note that Saskatoon Land's Commercial/Mixed-Use Design Guidelines are independent of the City of Saskatoon's development permit review processes which include a Zoning Bylaw conformance check. Questions regarding conformance to the City of Saskatoon's development permit requirements should be directed to the appropriate civic departments.



## Site Development Information

### Zoning

Parcels O, P, and Q are zoned B4MX (Integrated Commercial Mixed-Use District) in City of Saskatoon Bylaw No. 8770 (Zoning Bylaw). Refer to Attachment 3 (B4MX District) for further information. Bidders and interested parties are advised to consult with the Planning and Development Division at 306-975-2645 for permitted uses and other details regarding applicable zoning provisions.

### Parking Credits

Parcels O and Q benefit from the location of approximately 56 angled on-street parking spaces (Parcel O:18 spaces; Parcel Q:38 spaces) on McOrmond Drive. The number of off-street parking spaces required for development on this site may be reduced by the street parking spaces at the discretion of the development officer. The determination of the number of on-street parking spaces to be credited towards development on Parcels O and Q will also be at the discretion of the development officer.

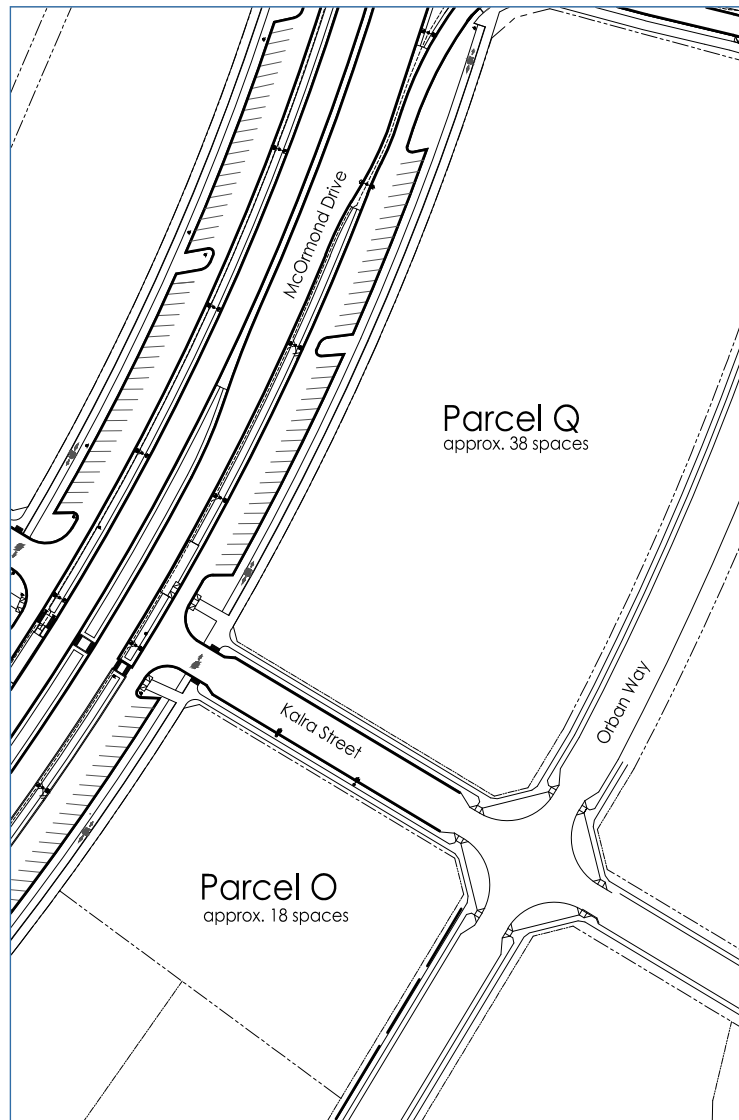


Figure 5: Off-Street Parking Credits

## Services

These parcels are fully serviced. Services are provided adjacent to the site and are typically located in adjacent rights of way. Any costs associated with service connections or private boulevard crossings are not included in the tendered price and are the responsibility of the successful purchaser.

Final site grading is the responsibility of the purchaser and must be approved by the City of Saskatoon, Transportation & Construction Division.

The purchaser is also responsible for the topsoil, seeding, irrigating and maintenance of boulevards adjacent to their property to the edge of the sidewalk and between the sidewalk and the curb. See Figure 6 for boulevard types.

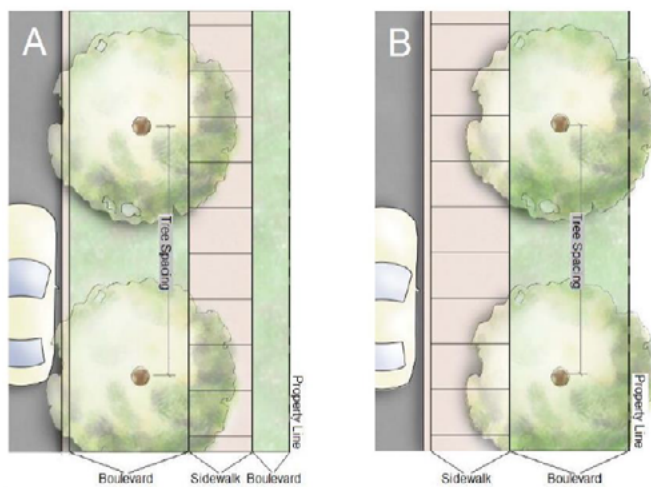


Figure 6: Boulevard Types

Saskatoon Land is currently working on a design for streetscaping enhancements to the medians and boulevards along McOrmond Drive and Feheregyhazi Boulevard. Landscaping of all other boulevards adjacent to these parcels will be the responsibility of the successful purchaser.

## Representations, Warranties and Environmental Condition

The properties are being sold “as is”. A Phase 1 Environmental Assessment report for the neighbourhood area was completed in 2007 and can be provided to the successful bidder upon request. Any further subsurface environmental investigations to evaluate for soil conditions on the site will be at the purchaser’s own expense.

## Easements

The successful purchaser is required to agree to grant the utility agencies any further easements, which may be required at no cost. Existing easements are noted in Attachment 5 (Feature Plans).



## Terms and Conditions

The successful bidder must enter into a Sale Agreement within 30 days of notification of the award of the tender. Failure to enter into the Sale Agreement within the designated time period will be deemed in default of the terms of the tender and the bid deposit will be forfeited.

The successful bidder will be granted possession of the property after payment in full has been received. The following outlines the conditions of possession:

1. On or before the possession date, the successful bidder will deliver to Saskatoon Land a certified cheque, bank draft or solicitor's trust cheque for the balance of the purchase price.
2. Property taxes will be adjusted at the possession date.
3. Purchaser is responsible for fees to transfer Title. The Purchaser must provide the name of their solicitor who will undertake to register the Transfer Authorization on their behalf. The City of Saskatoon will provide a Transfer Authorization to the purchaser's solicitor upon receipt of the balance of the purchase price.

Final payment is due no later than 120 days from the effective date of the Sale Agreement or as agreed to between the vendor and the purchaser. There will be no exceptions as to the conditions of this tender.

Please consult our office or the website prior to the tender closing date for any amendments to this package.

### Commissions

The City will pay real estate fees to a licensed realtor in accordance with Council Policy C09-015, Real Estate Commissions. For this type of land, real estate fees to be paid will be based on:

- 5% on the first \$1 million;
- 3% on the second \$1 million (on portion of sale price from \$1 to \$2 million);
- 1% on the balance (on portion on sale price above \$2 million to a maximum commission payment of \$150,000).







# Attachments

## District Commercial/Mixed-Use Land TENDER FORM



I wish to submit the following tender:

Lots(s)/Parcel:

Block:

Plan:

Civic Address:

Amount Tendered: \$ (before GST).\*

A certified cheque in the amount of \$ is attached.\*\*

\* All bids are subject to Goods and Services Tax. The successful bidder will be required to pay the GST when forwarding the balance of the purchase price or provide a GST Registration Number.

\*\* This amount represents exactly 10% of the amount tendered and the cheque is made out to the City of Saskatoon.

Company:

GST Registration Number (if applicable):

Contact Name:

Address:

Telephone No.:

Fax No.:

E-mail Address:

Solicitor:

Solicitor's Address:

*Agent Representation (if applicable)*

Associate's Name and Firm:

Associate's Telephone #:

Associate's Email Address:

***I have read and acknowledge the conditions as set out in the attached Instructions to Bidders.***

Signature

Date





## District Commercial/Mixed-Use Design Guidelines







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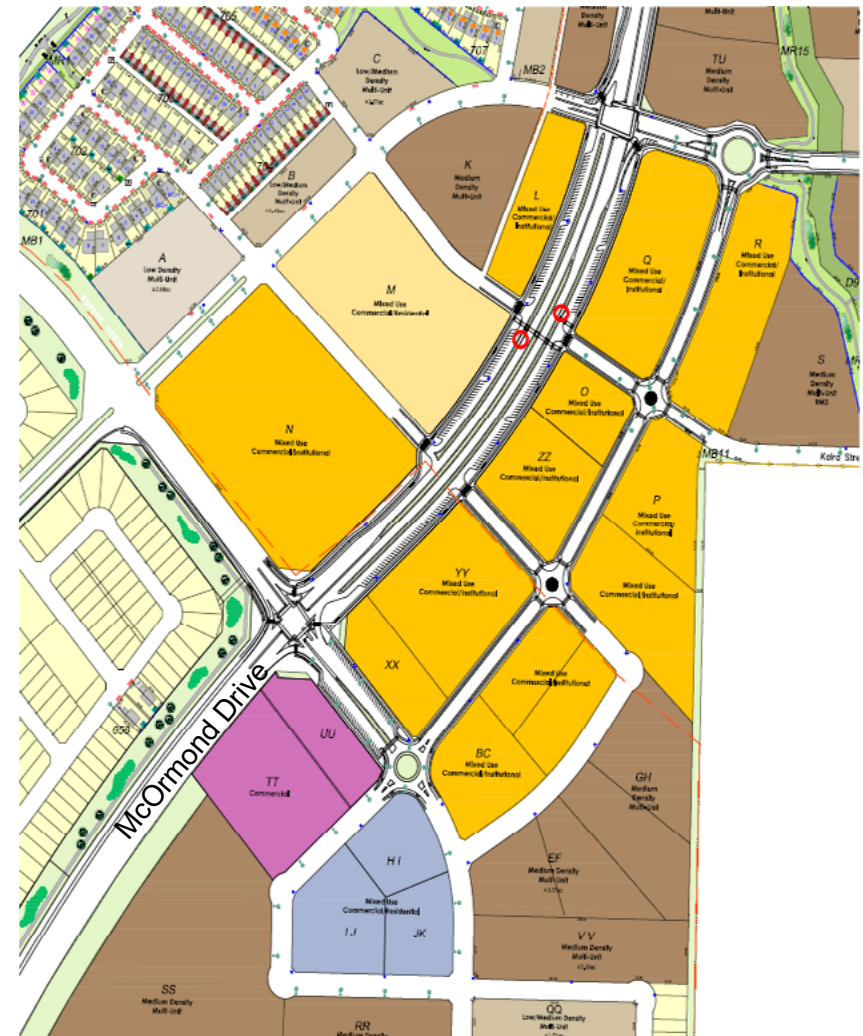
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Figure 2 - Undesirable Building Entrance  
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## 1.0 Introduction

Saskatoon Land's District Commercial/Mixed-Use Design Guidelines are intended to provide a guiding document to facilitate an enhanced level of commercial and mixed-use development in the District Commercial Area. These guidelines shall be used to assist in forming the basis of detailed site planning, building design and landscaping for the sites in the area. These guidelines will help achieve Saskatoon Land's objectives for the District Commercial Area, which are outlined below:

- Creating a high-quality commercial amenity for residents of Evergreen, Aspen Ridge, and surrounding neighbourhoods.
- Creating an enhanced pedestrian environment both within the development sites and along the surrounding streets, which provides safe and comfortable pedestrian movement.
- Facilitating the development of a vibrant commercial focal point within Saskatoon's northeast growth area.

These guidelines are intended to supplement the City of Saskatoon's (City) Zoning Bylaw. All developments will be governed by the City's zoning regulations. In the event there are contradictions between these two documents, the Zoning Bylaw shall take precedence.



District Commercial /Mixed-Use Area

## 2.0 District Commercial/Mixed-Use at a Glance

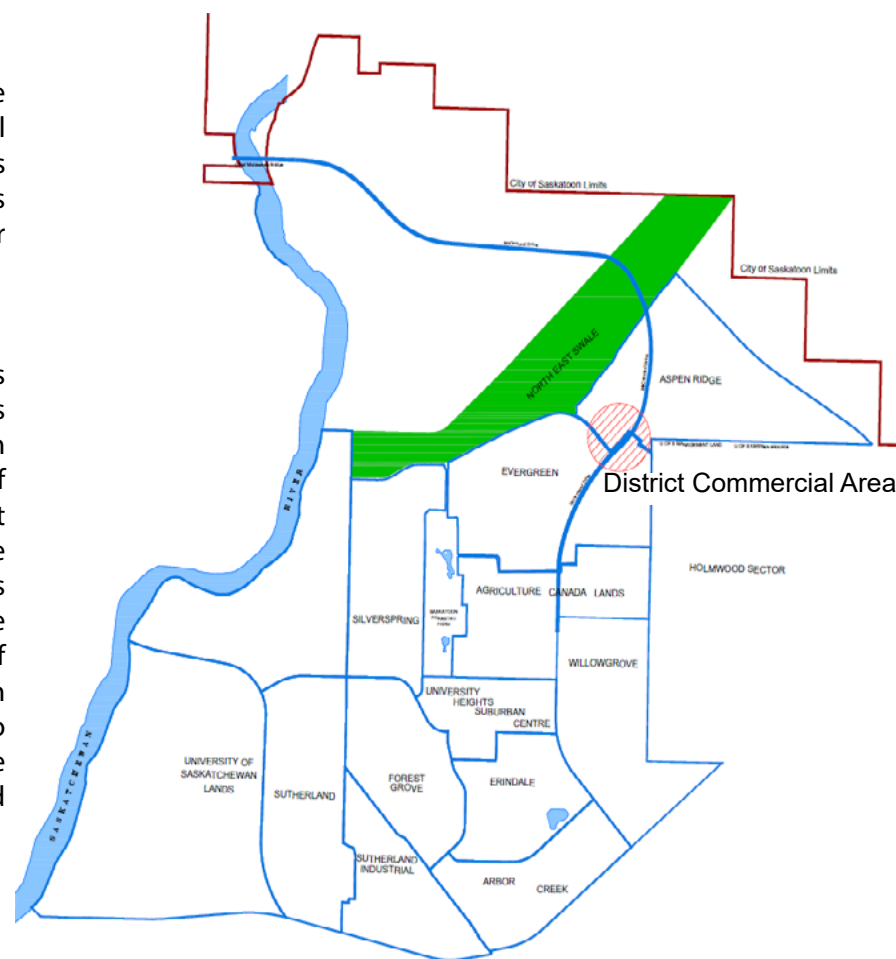
The District Commercial/Mixed-Use Area is located in northeast Saskatoon. It is strategically located along McOrmond Drive and adjacent to the Evergreen neighbourhood, and one of the newest developing neighbourhoods, Aspen Ridge.

### 2.1 Vision

The vision for the District Commercial/Mixed-Use Area is to accommodate a broad range of uses including medium- to high-density residential, commercial, and institutional uses in a manner that promotes retail and service based uses at grade level. This District also promotes a compact, pedestrian oriented built form that encourages densification along transit corridors, alternative modes of transportation, and better integration between neighbourhoods.

### 2.2 McOrmond Drive and Chief Mistawasis Bridge

McOrmond Drive is a four-lane arterial road with bicycle lanes and walking paths along the service lanes (laybys) adjacent to the District Commercial Area. This arterial provides multi-modal options for northeast residents. The completion of Saskatoon's newest bridge (Chief Mistawasis Bridge), and the extension of McOrmond Drive to align with this bridge, connects the residential northeast quadrant of the city with Saskatoon's thriving employment Industrial sector. The Transportation Division estimates that in 2019 (the first full year of its opening), this bridge will carry approximately 20,000 vehicles per day. As residential growth in the area continues and is highly sought after, Saskatoon Land predicts the number of vehicles using McOrmond Drive will even be greater. At full build-out of Evergreen and Aspen Ridge, there could be approximately 25,000 people living in these two neighbourhoods alone. This does not take into account the Silverspring or the Willowgrove neighbourhoods (5,000 and 8,000 people respectively) which would also benefit from this District Commercial Area.



Northeast Quadrant District Commercial Location



### 3.0 Benefiting Enhancements

The District Commercial Area includes several improvements which add value to, and contribute towards, enhancing the character and vibrancy of the area.

#### 3.1 Arterial Laybys and Collector On-street Parking

McOrmond Drive “Multi-way Boulevard” was enhanced to include laybys that serve multi-modal uses (pedestrians, cyclists, transit riders, and motorists). Therefore, McOrmond Drive will incorporate an off-street cycle track (separated pedestrian and cycling pathways), transit stops, and angled parking. This area will incorporate streetscaping elements to enhance the visual and pedestrian appeal.

#### 3.2 Roundabout and Median Streetscaping (Baltzan Boulevard)

Baltzan Boulevard will include a landscaped median and roundabout, consisting of a mix of soft and hard landscaping. These enhancements will reinforce the District Commercial Area as a unique place, while adding to the pedestrian and visual appeal of the area.

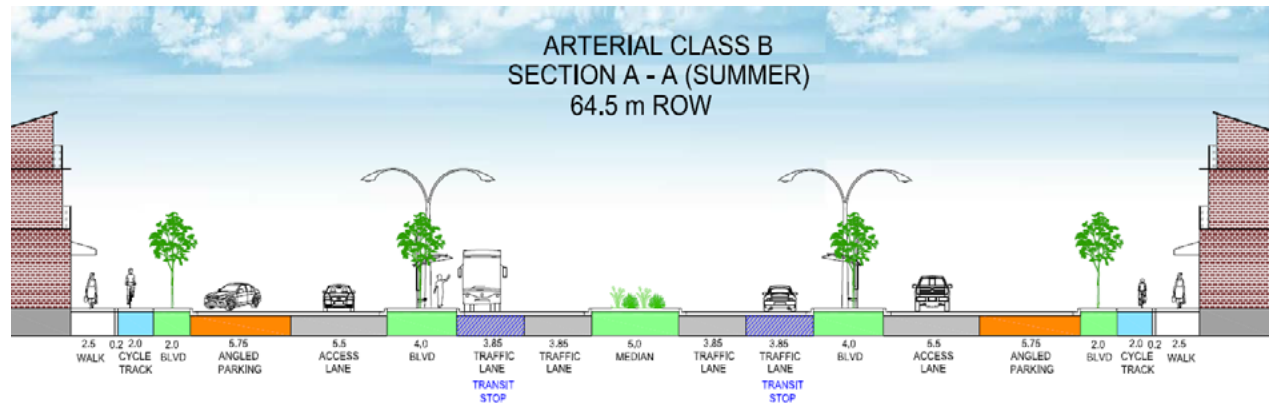
#### 3.3 Purchaser Enhancements and Maintenance

For boulevard areas that are not landscaped by Saskatoon Land, the landscaping of the boulevard between the property line and the street curbing will be required by the purchaser as a condition of sale.

Maintenance of the boulevard landscaping will be the responsibility of the successful purchaser.



Roundabout landscaping example



McOrmond Drive

## 4.0 Site Planning

The following are site planning and setback guidelines for all sites:

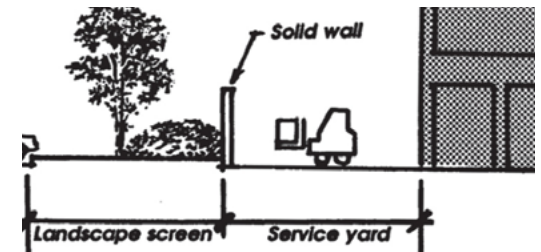
- Building placement on these sites should be planned cognizant of the surrounding residential community to achieve more of a human scale along the street edge, while helping to buffer the view of the internal parking areas.
- Building placement is encouraged along the primary street.
- Loading and garbage areas must be screened from surrounding properties and public streets through mechanisms such as fencing and/or more intensive landscaping.
- Site signage should be selected and designed cognizant of the area's residential context. In general, wall-mounted signage is encouraged over free-standing signage.
- Building facades and orientation that reinforce the human scale of a pedestrian environment and enhanced walkability is encouraged.



Large format store with significant front elevation detail



Good example of large format store with significant front elevation detail



Example of screened loading area

## 5.0 Pedestrians and Parking

The following are pedestrian and parking guidelines for all sites:

- To take advantage of on-street parking, buildings are encouraged to be street-oriented and include elements of an active street frontage.
- Off-street parking should be internalized. Off-street parking located along the side wall of a building may be permitted, provided that the parking area is appropriately buffered with landscaping from the fronting street.
- A mixture of retail and service-based land uses are recommended at grade level to facilitate a vibrant pedestrian-oriented street and to create a 'main street' feel that is attractive and comfortable for pedestrians.
- The use of proactive site planning and building layouts that can adapt, and retail that facilitates pedestrian amenity areas and an animated public realm, through the use of sidewalk patios, seating areas, etc.



Bicycle storage to encourage active transportation



Allowances for sidewalk patios through proactive site planning



Pedestrian-oriented streetscape with angled street parking



Building-lined streets with angled on-street parking



Figures 1 and 4 provide examples of appropriate building entrance treatments and parking lot configuration.

Figure 1 - Desirable Building Entrance

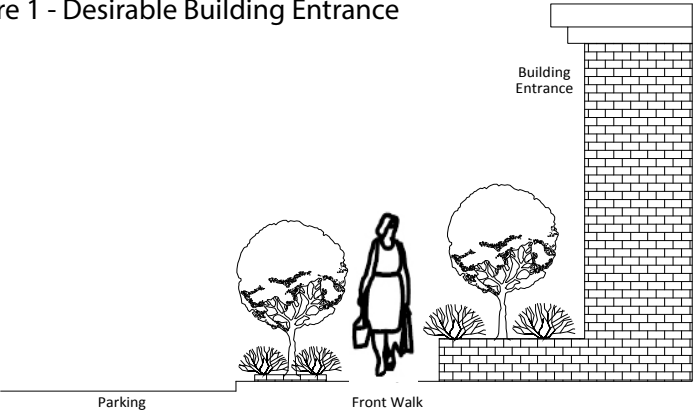


Figure 2 - Undesirable Building Entrance

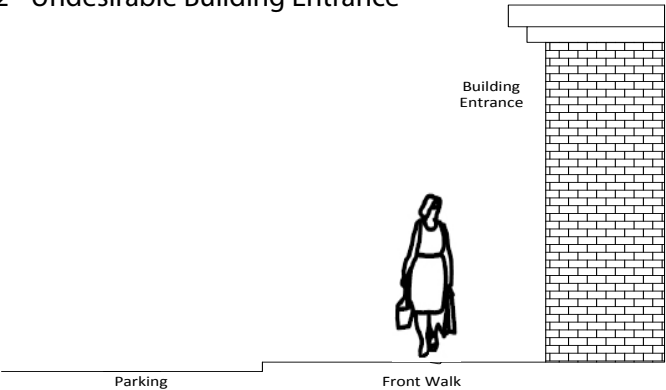


Figure 3 - Desirable Parking Lot Layout

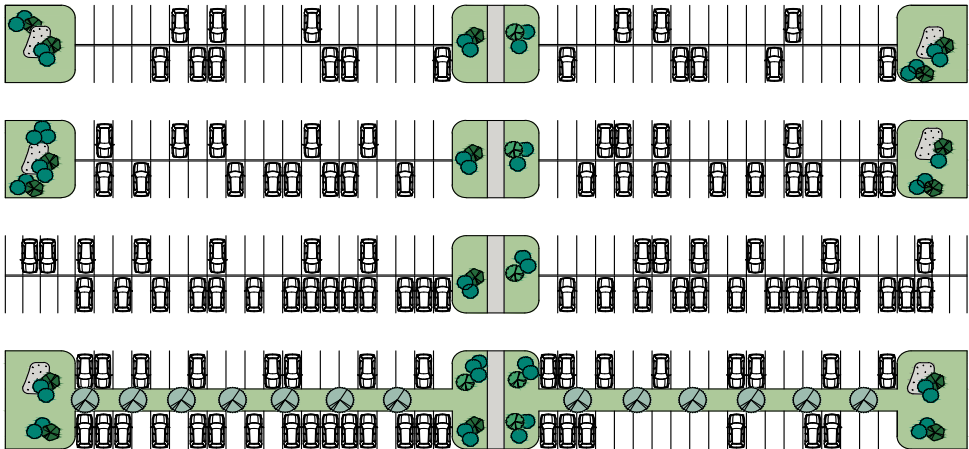
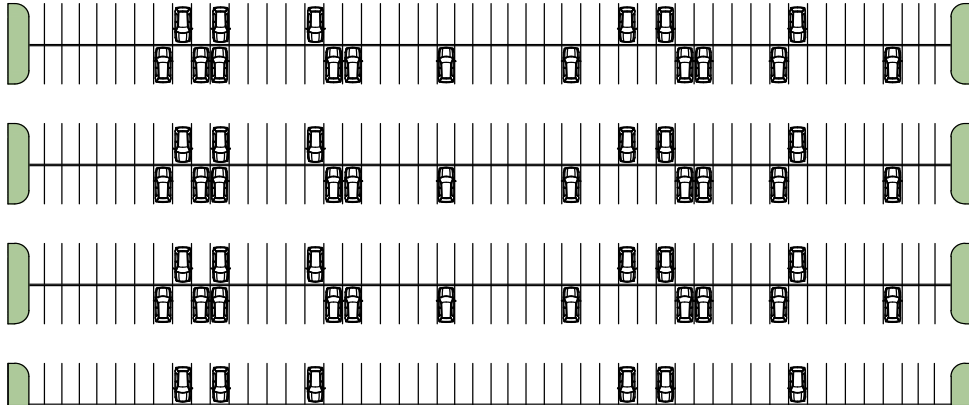


Figure 4 - Undesirable Parking Lot Layout



## 6.0 Site Landscaping

The following are guidelines for landscaping and pedestrian circulation for all sites:

- A high degree of internal landscaping should be provided to help with pedestrian wayfinding and to provide an enhanced level of safety and comfort along internal walkways.
- Green spaces or amenity spaces and the public realm are encouraged throughout the site.
- Use of boulevard-style landscaping within parking lot islands and linear green spaces which align with internal site pathways.
- Establishment of a strong tree canopy along the major pedestrian and vehicle traffic (routes).
- Use of curbed landscaped islands at the end of each parking aisle.
- Changes in parking lot paving treatment to help delineate pedestrian routes or other forms of traffic calming, including bulbing and raised or textured cross-walks.
- Changes in walkway entrance paving treatment to add visual appeal.



Green space at walkway commercial retail unit corner



Internal parking lot landscaped islands



Linear green spaces aligned with pedestrian pathway



Storefront walkway treatment change

### (6.0 Site Landscaping - continued)

- Intensive tree/shrubbery plantings should be used to help buffer the impacts of vehicles.
- A well-lit, safe and clearly demarcated pedestrian access way must be provided to and from any rear yard off-street parking area.
- Planting of species suitable for winter climate.



Good Example of sidewalk texture changes



Good Example of intensive landscaping clusters along the streetscape to foster pedestrian amenity areas



## 7.0 General Architectural Design Guidelines

The following information includes general architectural design guidelines which apply to all sites:

- Front building elevations should include changes in wall plane to provide relief and encourage development at a pedestrian scale.
- Building massing should avoid long, continuous, blank wall surfaces throughout the development.
- Building massing should create visual interest by using varied roof lines, heights and pitches.
- Building frontages should be constructed to define the edges of any public street or pedestrian-oriented area.
- Architectural elements should be incorporated into front building elevations including canopies, window projections, awnings, recessed entry ways, specialty signs, etc.
- The use of a variety of different exterior building materials and exterior building material colours are encouraged throughout the site to facilitate a vibrant pedestrian-oriented streetscape.
- The use of a consistent fenestration pattern along building elevations.
- Lighting on any site and on any portion of a building shall be full cut-off exterior lighting and should be arranged and shielded such that it does not become a hazard, annoyance or compromise the function of adjacent properties.



A good example of mixed-use with vertical integration



Example of the use of multiple colours



A good example of varied roof heights and changes in wall plane and the use of a variety of canopies and awnings along the front elevation



A good example of a consistent fenestration pattern



For more information, contact Saskatoon Land at 306-975-3278.  
**[saskatoonland.ca](http://saskatoonland.ca)**

## City of Saskatoon Zoning Bylaw

**10.7A B4MX - Integrated Commercial Mixed-Use District**

(Revised – Bylaw No. 9326 – December 14, 2015)

**10.7A.1 Purpose**

The purpose of the B4MX District is to facilitate mixed-use development on principal streets in this district. The B4MX District provides for a range of medium to high-density residential uses, commercial and institutional uses in a manner that encourages retail and service-based uses at grade level. The B4MX District promotes a compact, pedestrian-oriented built form that supports transportation options, street orientated buildings and active uses at grade level.

**10.7A.2 Permitted Uses**

The Permitted Uses and Minimum Development Standards in the B4MX District are set out in the following chart:

<b>B4MX District</b>	Minimum Development Standards (in Metres)						
	Site Width	Site Area (m <sup>2</sup> )	Front Yard (Max.)	Side Yard	Rear Yard	Building Height (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>10.7A.2 Permitted Uses</b>							
(1) Bakeries	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(2) Boarding apartments	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(3) Catering halls, banquet halls and community kitchens	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(4) Child care centres	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(5) Commercial recreation uses	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(6) Community centres	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(7) Financial institutions	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(8) Hotels	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(9) Medical clinics	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(10) Medical, dental and optical laboratories	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(11) Multiple-unit dwellings <sub>4</sub>	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	5
(12) Offices, office buildings and office complexes	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(13) Personal service trades and health clubs	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(14) Pre-schools	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(15) Private Clubs	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(16) Private schools	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(17) Public libraries	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(18) Residential care homes – Type III	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(19) Restaurants and lounges	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(20) Retail stores	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(21) Shopping centres	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(22) Small animal grooming	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(23) Veterinary clinics	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(24) Accessory buildings <sub>3</sub> and uses	Refer to General Provisions Section 5.7						
(25) Cannabis retail stores <sub>6</sub>	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(26) Homestays	Refer to General Provisions Section 5.51						
(27) Short-term rental properties	Refer to General Provisions Section 5.52						

(Revised Bylaw No.9518 – June 25, 2018)

(Revised – Bylaw No. 9683 – August 31, 2020)



**10.7A.3 Discretionary Uses**

The Discretionary Uses and Minimum Development Standards in a B4MX District are set out in the following chart:

B4MX District	Minimum Development Standards (in Metres)					
	Site	Site	Front	Side	Rear	Building
	Width	Area (m <sup>2</sup> )	Yard (Max)	Yard	Yard	Height (Max.)
<b>10.7A.3 Discretionary Uses</b>						
(1) Car wash	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>
(2) Nightclubs and taverns	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>
(3) Gas bars	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>
(4) Special care homes	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>
(5) Special needs housing	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>

**10.7A.4 Notes to Development Standards**

- 1 For sites containing one or more principal buildings, the 3.0 metre maximum front yard setback shall apply to at least one of the principal buildings. A site plan shall be provided showing potential future phases of development. The site plan is intended to illustrate how future intensification and build out of the site may be accommodated to meet the purpose of the District.
- 2 Where a B4MX District abuts an R District without the intervention of a street or lane, or on a corner site along a flanking street, a side yard shall be provided of a width not less than 3.0 metres for the side yard abutting the R District or flanking street.
- 3 Accessory buildings must be located at least 15.0 metres from the front property line or 1.2 metres behind the rear line of the principal building and shall not be located within a required landscaping strip.
- 4 Dwelling units shall not be located at grade when located in the portion of a principal building adjacent to an arterial street.
- 5 Where the maximum building height is at least 15.0 metres, the building shall contain both a building base and a building cap as follows:
  - (a) *Building Base Height:* shall be a minimum of 10.0 metres and a maximum of 12.0 metres.
  - (b) *Building Cap:* shall be set back a minimum of 2.0 metres from the front façade of the building base.
- 6 A cannabis retail store may be permitted within 60 metres of an elementary or high school, park, community centre, public library, or child care centre subject to a discretionary use application process.  
(Revised – Bylaw No. 9518 – June 25, 2018)

## City of Saskatoon Zoning Bylaw

**10.7A.5 Signs**

The regulations governing signs in the B4MX District are contained in **Appendix A – Sign Regulations**.

**10.7A.6 Parking**

- (1) The regulations governing parking and loading spaces in the B4MX District are contained in Section 6.0.
- (2) The number of parking spaces required in the B4MX District may be reduced by the number of parking spaces provided on the street, which will primarily serve the subject property. The determination of the number of on-street parking spaces to be credited on the subject property shall be at the discretion of the Development Officer.
- (3) The number of parking spaces may be reduced in the B4MX District by 0.25 spaces per dwelling unit when a multiple-unit dwelling is located above non-residential uses within the same building.
- (4) (Repealed – Bylaw No. 9757 – April 26, 2021)

**10.7A.7 Gross Floor Space Ratio**

- (1) Except as provided in clause (2), the gross floor space ratio shall not exceed 3:1.
- (2) The gross floor space ratio for sites containing residential uses shall not exceed 5:1.

**10.7A.8 Landscaping**

- (1) A landscaping strip of not less than 4.5 metres in depth throughout, lying parallel to and abutting the front site line, shall be provided on every site for that portion of the site not covered by a building and shall be used for no purpose except landscaping, necessary driveway access, outdoor patios or public seating areas.
- (2) Where a B4MX district abuts an R District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 3.0 metres throughout, which shall not be used for any purpose except landscaping.
- (3) On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped and shall be used for no purpose except landscaping, necessary driveway access, and outdoor patios or public seating areas.

- (4) Curbed landscaped islands at the flanking end of every parking row shall be provided for at grade parking areas.
- (5) Interior sidewalks within the parking area shall be provided to link buildings.
- (6) Parking areas shall be adequately screened from the front site line to a height of 1.0 metres by landscaping or fencing.

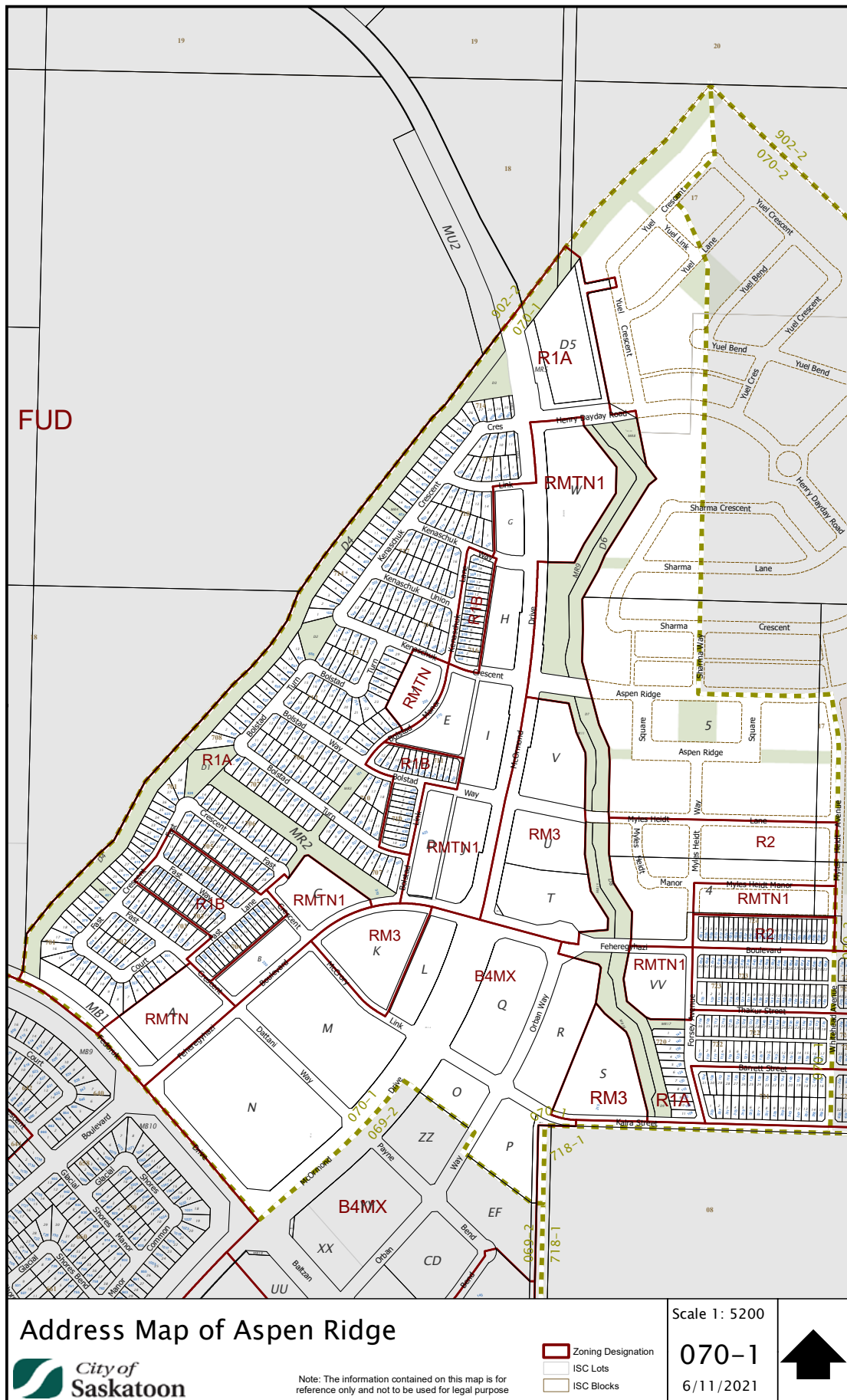
**10.7A.9 Outdoor Storage**

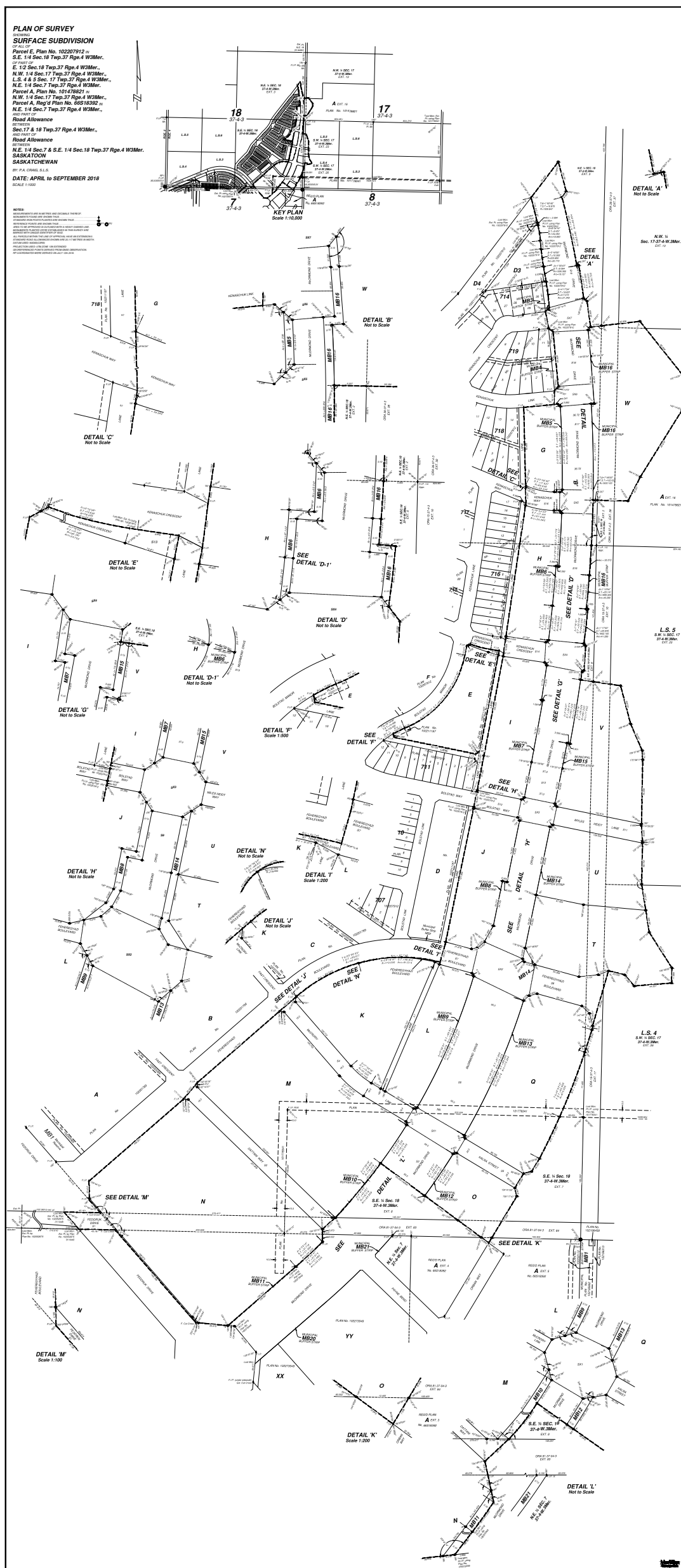
- (1) No goods, commodities, or other form of materials shall be stored outdoors.
- (2) An outdoor sales area is permitted when accessory to a retail store or shopping centre provided that the outdoor sales area is fenced or partially enclosed or both.

**10.7A.10 Building Orientation and Building Setback**

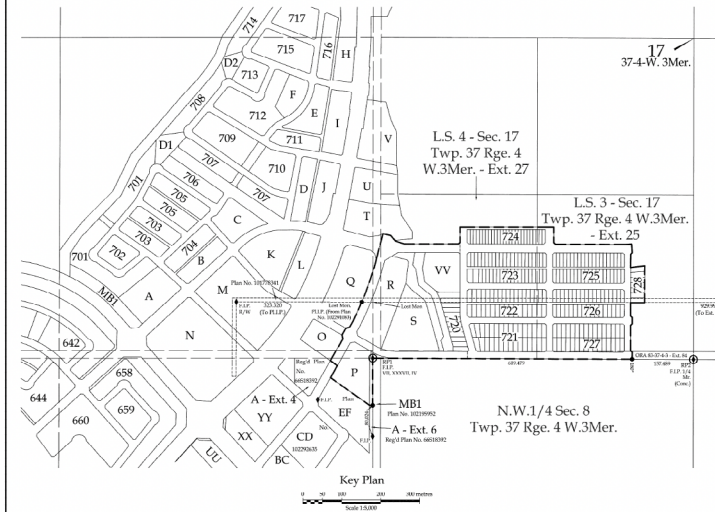
- (1) Buildings located adjacent to a street shall contain elements of an active frontage, which shall create a functional pedestrian-oriented relationship between the building and the street.
- (2) For corner sites, all street facing façades shall incorporate elements of an active building frontage.
- (3) Buildings fronting a street shall incorporate architectural features that provide visual interest along the streetscape and reduce the perceived massing of the building.



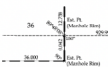








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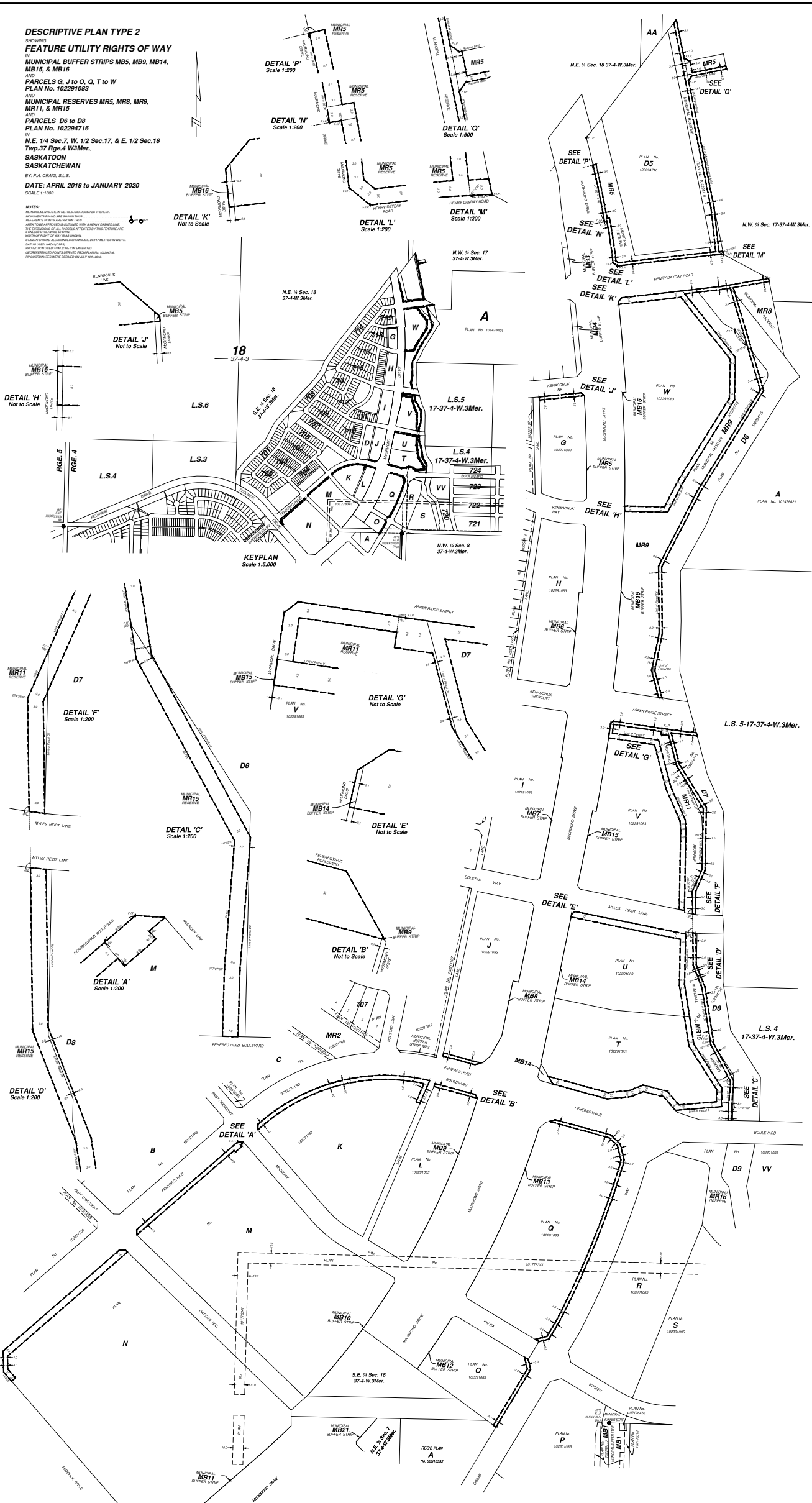




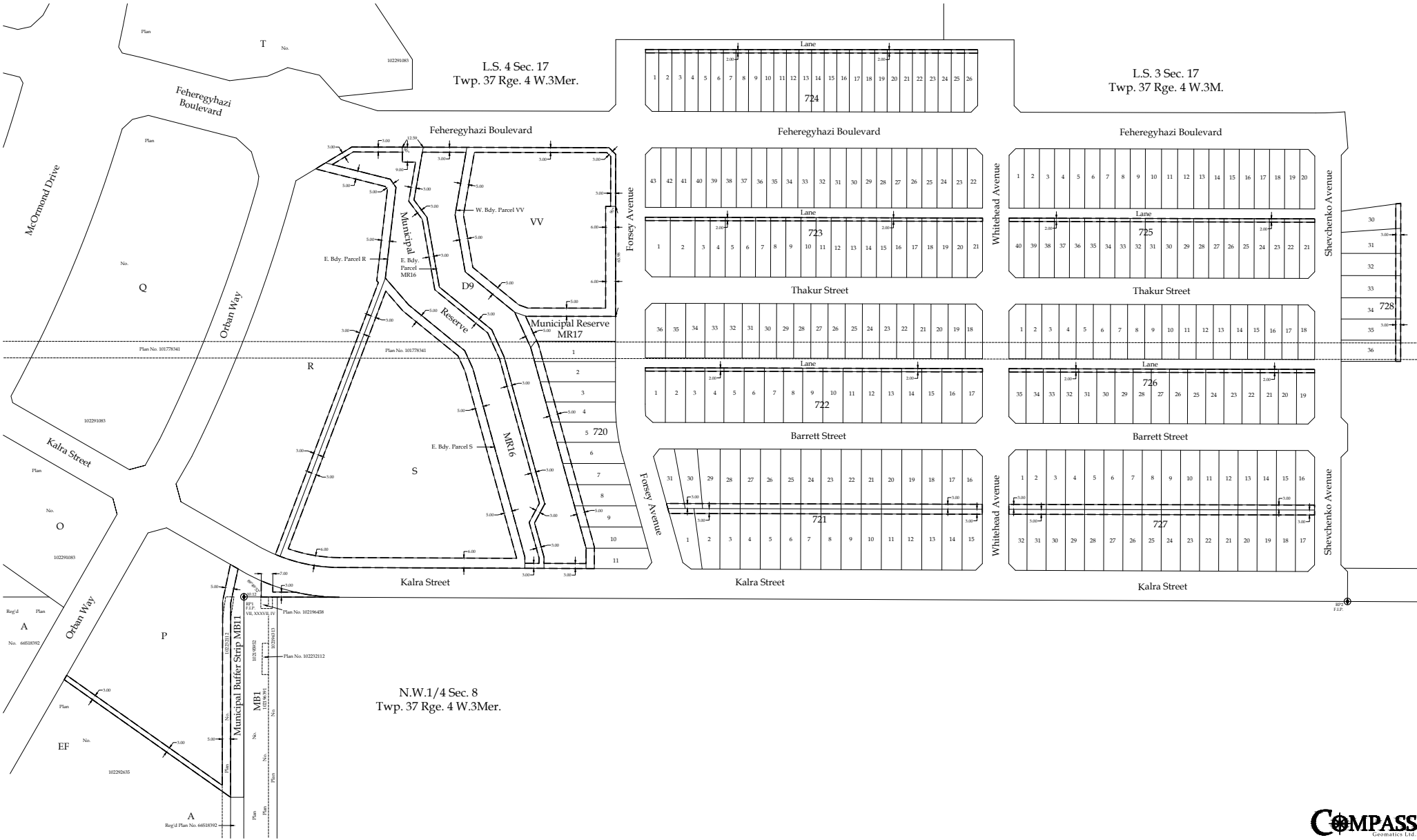
**DESCRIPTIVE PLAN TYPE 2**  
SHOWING  
**FEATURE UTILITY RIGHTS OF WAY**  
MUNICIPAL BUFFER STRIPS MB5, MB8, MB14,  
MB15, & MB16  
AND  
PARCELS G, J to O, Q, T to W  
PLAN No. 102291083  
AND  
MUNICIPAL RESERVES MR5, MR8, MR9,  
MR11, & MR15  
AND  
PARCELS D6 to D8  
PLAN No. 102294716  
IN  
N.E. 1/4 Sec.7, W. 1/2 Sec.17, & E. 1/2 Sec.18  
Twp.37 Rge.4 W3Mer.

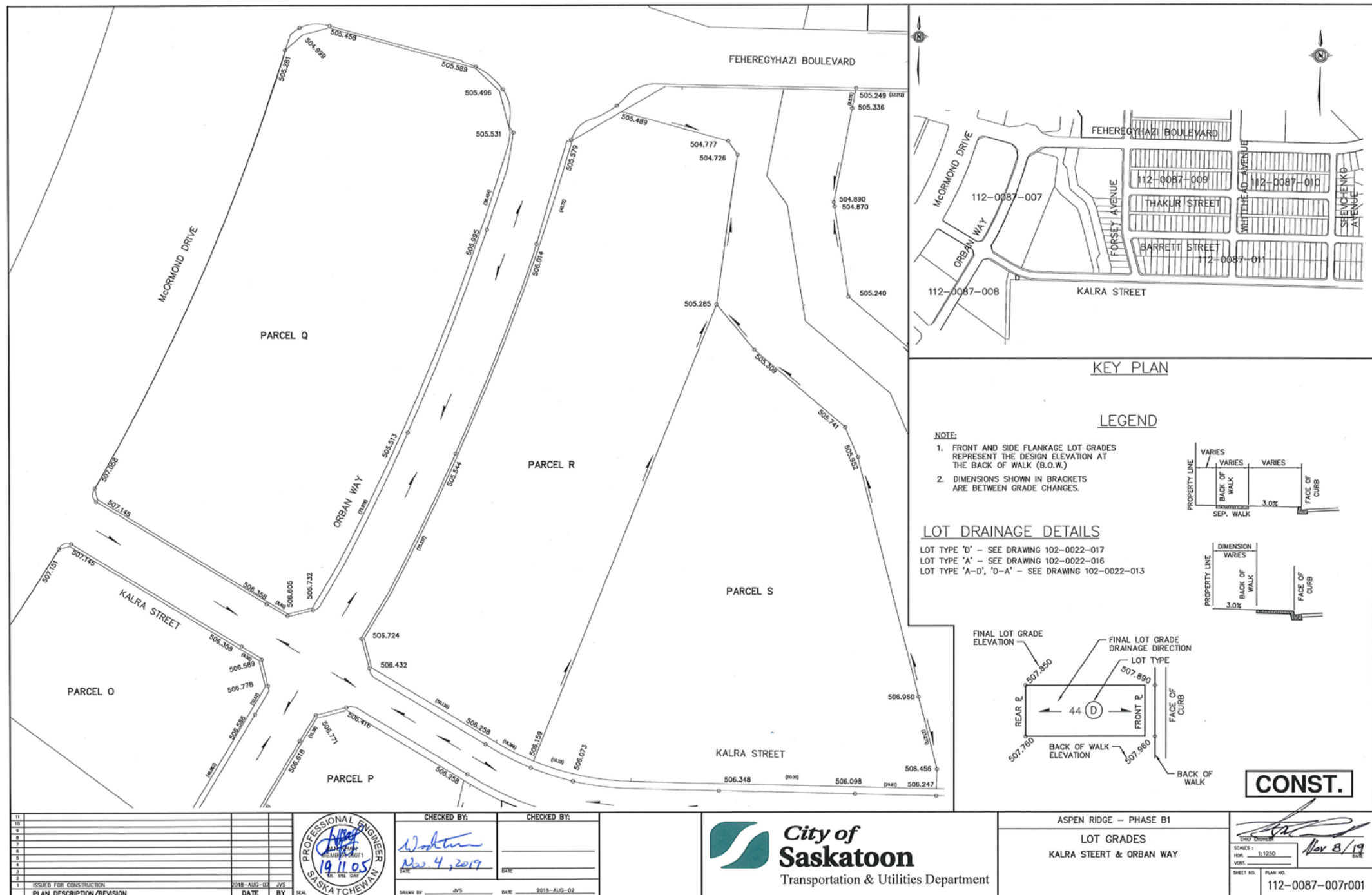
SASKATOON  
SASKATCHEWAN  
BY P.A. CORRIE, E.L.S.  
DATE: APRIL 2018 to JANUARY 2020  
SCALE 1:1000

**NOTES:**  
MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.  
MEASUREMENTS TO THE CENTRE OF THE STRIP.  
REFERENCE POINTS AND SIGHTING TRIANGLES  
ARE TO BE EMPLOYED TO LOCATE THE STRIP.  
THE STRIP OF ALL PARCELS AFFECTED BY THIS PLAN AND  
WITHIN 10 METRES OF THE STRIP.  
STANDARD ROAD ALLOWANCES ARE 20 METRES IN WIDTH  
FOR THE STRIP.  
PROJECTIONS USED: UTM ZONE 18N DATUM: NAD83  
COORDINATES: 500000 EASTING 5000000 NORTHING  
RP COORDINATES WERE DERIVED ON JULY 10th, 2018

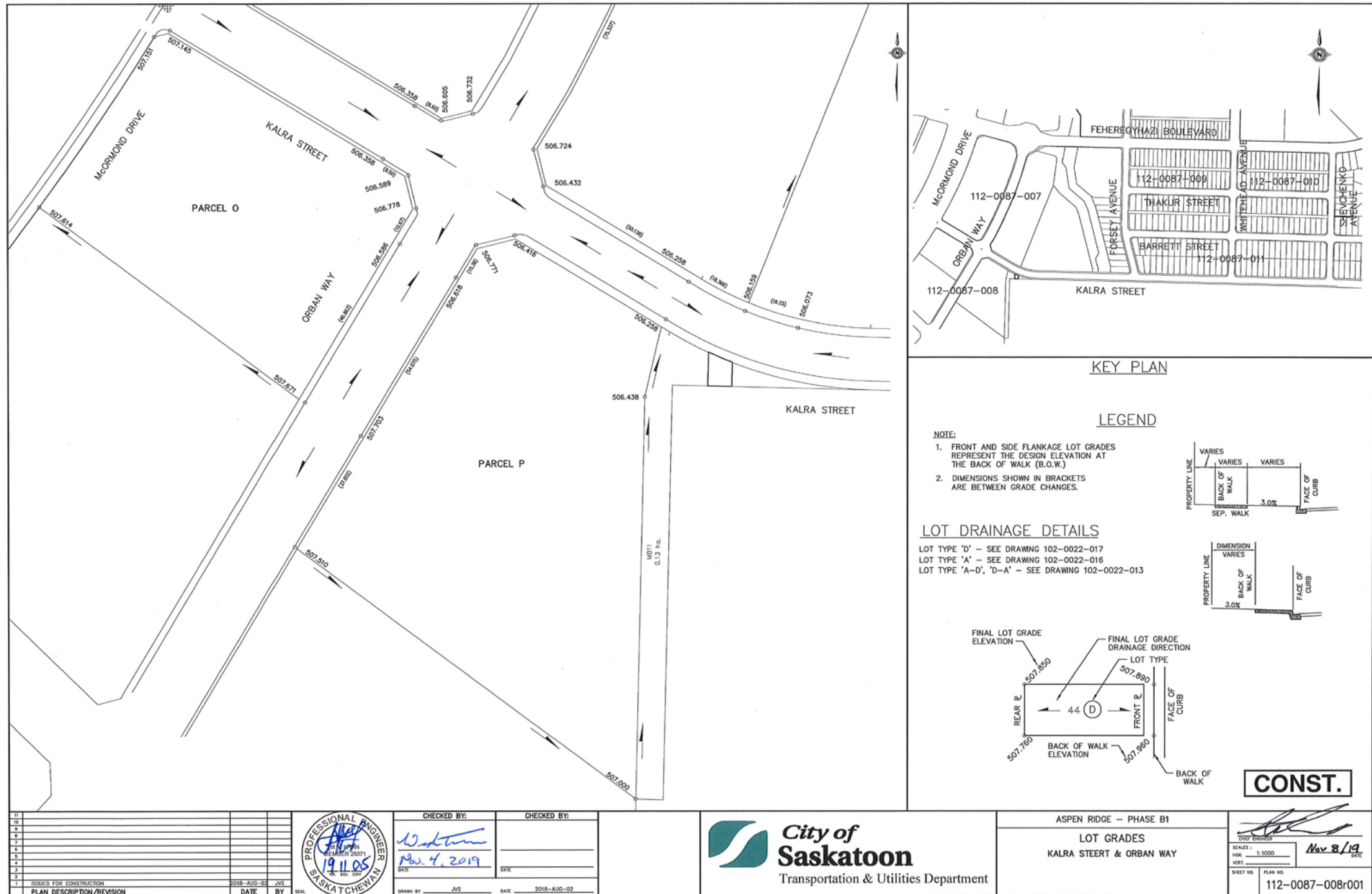


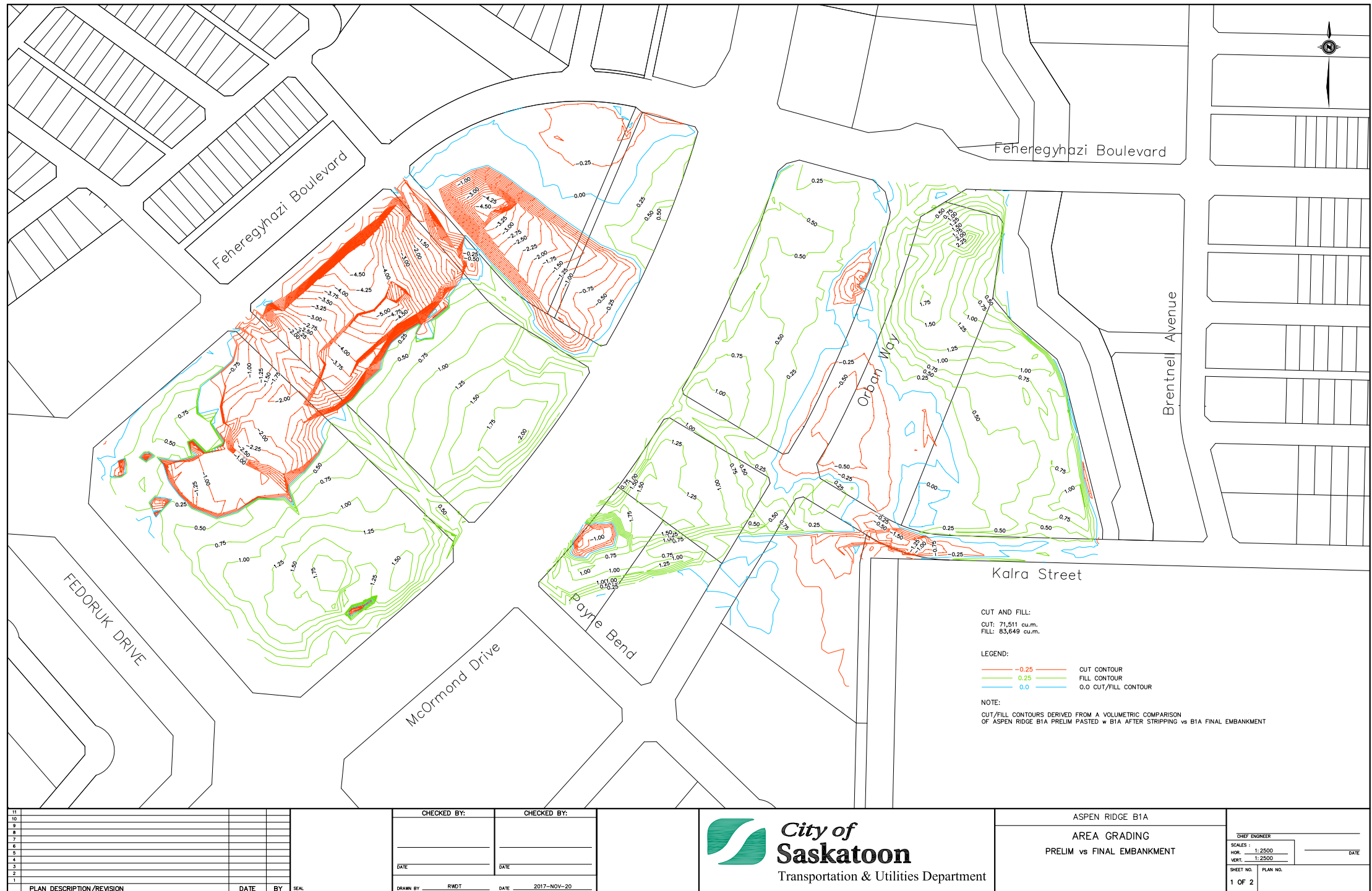
DESCRIPTIVE PLAN - TYPE II  
SHOWING  
**FEATURE UTILITY RIGHT OF WAY**  
WITHIN  
LOTS 1-11, BLOCK 720,  
LOTS 1-31, BLOCK 721,  
LOTS 1-17, BLOCK 722,  
LOTS 1-21, BLOCK 723,  
LOTS 1-26, BLOCK 724,  
LOTS 21-40, BLOCK 725,  
LOTS 19-35, BLOCK 726,  
LOTS 1-32, BLOCK 727,  
LOTS 30-36, BLOCK 728,  
PARCELS P, R, S, D9 & VV  
MUNICIPAL RESERVE MR16 & MR17  
MUNICIPAL BUFFER STRIP MB11  
PLAN NO. 102301085  
N.E.1/4 SEC. 7  
S.E.1/4 SEC. 18  
L.S. 3 & L.S. 4 SEC. 17  
TWP. 37 RGE. 4 W.3 MER.  
CITY OF SASKATOON  
SASKATCHEWAN  
BY: BLAKE WAHL, S.L.S.  
DATE: APRIL 23, 2019  
SCALE: 1:1000

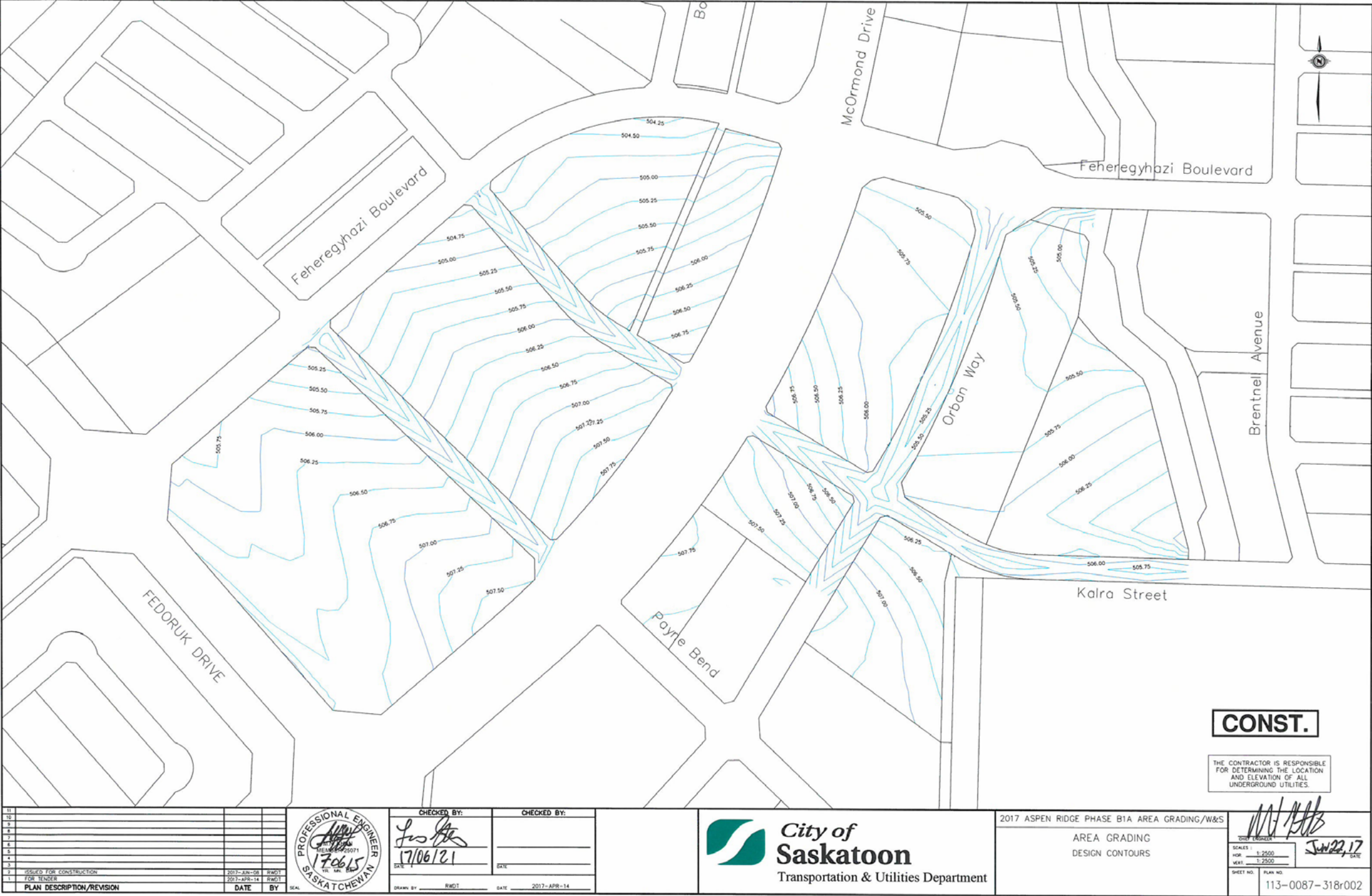
















201 Third Avenue North, Saskatoon, SK S7K 2H7

Phone: 306-975-3278 • Fax: 306-975-3070

Email: [land@saskatoon.ca](mailto:land@saskatoon.ca)

**[saskatoonland.ca](http://saskatoonland.ca)**