EVERGREEN DISTRICT COMMERCIAL/
MIXED-USE SALES INFORMATION
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### District Commercial/Mixed-Use Land for Sale by Public

<table>
<thead>
<tr>
<th></th>
<th>Civic Address</th>
<th>Zoning District</th>
<th>Legal Description</th>
<th>ISC Parcel</th>
<th>Reserve Bid</th>
<th>Site Area</th>
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<tbody>
<tr>
<td>1</td>
<td>To be determined</td>
<td>B4MX District</td>
<td>Parcel XX, Plan No. 102273049</td>
<td>203423622</td>
<td>$6,787,000 (sold as a pair with Parcel YY)</td>
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<tr>
<td>4</td>
<td>To be determined</td>
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<td>Parcel BC, Plan No. 102273049</td>
<td>203423699</td>
<td>$2,307,000 (sold separately)</td>
<td>2.27 acres</td>
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</tbody>
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Sealed tenders addressed to the Sales Section, Saskatoon Land, 201 Third Avenue North, Saskatoon, SK S7K 2H7, and plainly marked on the envelope “Tender for Purchase of District Commercial/Mixed-Use Property” will be received until **2:00 p.m. CST, on Wednesday, March 27, 2019**, for Parcels XX-YY, ZZ and BC. Please refer to Attachment 1 (Tender Form) for the full list of required information.

## Instructions to 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 the attached standard 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:

(a) prices;
(b) methods, factors or formulas used to calculate prices;
(c) the intention or decision to submit, or not submit, a bid; or
(d) 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.

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. 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 Individual name 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.

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**District Commercial/Mixed-Use Sales Information**
Combined Parcels YY & XX AREA: 2.33 ha (5.75 ac)
CONSISTENCY WITH THE DISTRICT COMMERCIAL/MIXED-USE DESIGN GUIDELINES

Building plans for Parcels XX-YY, ZZ and BC will be reviewed for consistency with the District Commercial/Mixed-Use Design Guidelines (Attachment 2). The purchaser will not be able to apply for a building permit until receiving final approval from Saskatoon Land. Once the Architectural Evaluation is completed, the purchaser may apply for a Building Permit by providing the Building Standards Division with a copy of the Sale Agreement and 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 its 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.

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.

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.
ZONING AND PARKING CREDITS

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

Parcels XX & YY benefit from the location of approximately 73 angled on-street parking spaces (40 spaces on McOrmond Drive and 33 spaces on Baltzan Boulevard). Parcel ZZ benefits from the location of approximately 24 angled on-street parking spaces along 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 XX-YY and ZZ will also be at the discretion of the development officer.

Figure 3 - 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 Department. 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 2 for boulevard types.

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

REPRESENTATIONS, WARRANTIES & ENVIRONMENTAL CONDITION

The properties are being sold “as is”. A Phase 1 Environmental Assessment report for the neighbourhood area was completed in 2007 and could be provided to the successful bidder. Any further subsurface environmental investigations to evaluate for soil conditions on the site will be at the purchasers 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 denoted in Figure 4. Parcel YY has a 138kv powerline running overhead at the north end of the parcel and a powerpole located in the northeast corner. SaskPower requires an easement area as noted in Figure 5.
Please note that the Feature Plan Parcel ZZ (as shown below) is in the registration process and is yet to be registered. The projected completion date is February 2019 but is subject to change.
TERMS & 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 prescribed 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 the City of Saskatoon, Saskatoon Land the following:
   (a) A certified cheque, bank draft or solicitor’s trust cheque for the balance of the purchase price; and
   (b) A written statement acknowledging acceptance of the environmental condition of the property.

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.
Figure 7 - Registered Plan of Survey (Plan #102273049)
Please note that the Plan of Survey for Parcel ZZ (as shown below) is in the registration process and is yet to be registered. The projected completion date is February 2019 but is subject to change.
LEGEND

NOTE:
1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)
2. DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.

Figure 9 - District Village Lot Grades
Figure 10 - District Village Design Contours
Figure 11 - District Village Cut/Fill Map
For more information, contact Saskatoon Land at 306-975-3278.
saskatoonland.ca
I wish to submit the following tender:

1. Lot(s)/Parcel: ___________ Block: ___________ Plan: ___________
   Civic Address: __________________________

2. Amount Tendered: $ ________________ (before GST).*

3. 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: ________________________________ (postal code)

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: ________________________________
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2   2.0 District Commercial/Mixed-Use at a Glance
2   2.1 Vision
2   2.2 McOrmond Drive and Chief Mistawasis Bridge
3   3.0 Benefiting Enhancements
3   3.1 Arterial Laybys and Collector On-street Parking
3   3.2 Roundabout and Median Streetscaping (Baltzan Boulevard)
3   3.3 Purchaser Enhancements and Maintenance
4   4.0 Site Planning
5   5.0 Pedestrians and Parking
7   6.0 Site Landscaping
9   7.0 General Architectural Design Guidelines

Figure 1 - Desirable Building Entrance
Figure 2 - Undesirable Building Entrance
Figure 3 - Desirable Parking Lot Layout
Figure 4 - Undesirable Parking Lot Layout
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.
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 McOrmand 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 neighbourhood 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.
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-model 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.
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.
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.
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.
(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.
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:

<table>
<thead>
<tr>
<th>B4MX District</th>
<th>Minimum Development Standards (in Metres)</th>
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<tr>
<td></td>
<td>Site Width</td>
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<tr>
<td>10.7A.2 Permitted Uses</td>
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<tr>
<td>(1) Bakeries</td>
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<td>(2) Boarding apartments</td>
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<td>(3) Catering halls, banquet halls and community kitchens</td>
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<td>(4) Child care centres</td>
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</tr>
<tr>
<td>(5) Commercial recreation uses</td>
<td>15</td>
</tr>
<tr>
<td>(6) Community centres</td>
<td>15</td>
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<td>(7) Financial institutions</td>
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<td>(8) Hotels</td>
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<td>(9) Medical clinics</td>
<td>15</td>
</tr>
<tr>
<td>(10) Medical, dental and optical laboratories</td>
<td>15</td>
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<td>(11) Multiple-unit dwellings4</td>
<td>15</td>
</tr>
<tr>
<td>(12) Offices, office buildings and office complexes</td>
<td>15</td>
</tr>
<tr>
<td>(13) Personal service trades and health clubs</td>
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<td>(14) Pre-schools</td>
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<td>(15) Private Clubs</td>
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<td>(17) Public libraries</td>
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<td>(18) Residential care homes – Type III</td>
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<td>(19) Restaurants and lounges</td>
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<td>(22) Small animal grooming</td>
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<td>(23) Veterinary clinics</td>
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<tr>
<td>(24) Accessory buildings and uses</td>
<td>Refer to General Provisions Section 5.7</td>
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</table>
10.7A.3 Discretionary Uses

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

<table>
<thead>
<tr>
<th>B4MX District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>(1) Car wash</td>
<td>15</td>
</tr>
<tr>
<td>(2) Nightclubs and taverns</td>
<td>15</td>
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<tr>
<td>(3) Gas bars</td>
<td>15</td>
</tr>
<tr>
<td>(4) Special care homes</td>
<td>15</td>
</tr>
<tr>
<td>(5) Special needs housing</td>
<td>15</td>
</tr>
</tbody>
</table>

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.
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) Bicycle Parking:

(a) A minimum of one bicycle parking space shall be provided for every 250 square metres of gross floor area devoted to non-residential uses.

(b) Bicycle parking spaces shall be provided in locations that are readily visible, well lit, and in close proximity to building entrances.

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.