

# River Landing Development Parcel

On the north bank of the South Saskatchewan River lies one of the last riverfront development parcels in Saskatoon. Prime for commercial or residential development, this property is positioned to become a part of the premier YXE destination for arts, theater, riverbank parks, markets and entertainment which is already host to 600,000 visitors annually.

422 Avenue A S, Saskatoon SK  
**FOR SALE**

Saskatoon Land  
306.975.3278  
land@saskatoon.ca



*City of*  
**Saskatoon**  
Saskatoon Land

# Prime for Development

- Permitted for recreation, retail, hospitality, residential, or office.
- Property is approved for a building height up to 95 metres.
- Tax abatement/grants available for residential uses.
- Development proposal submission to the City of Saskatoon is required for the purchase of the parcel.
- Vehicular access to the site will be granted from the immediately adjacent 9m-wide public lane to the north.
- Existing sanitary sewer line, storm main, natural gas main, and potable water line adjacent to site are ready for connections.
- Real Estate Commission of 1.75% of sale price payable upon closing.

**Available**  
1.66 AC

**Parcel**  
203746440

**Zoning**  
DCD1(AC)

**Possession**  
Negotiable

**Property Taxes**  
(est. 2023)  
\$57,850.00

**Asking Price**  
\$10.5M



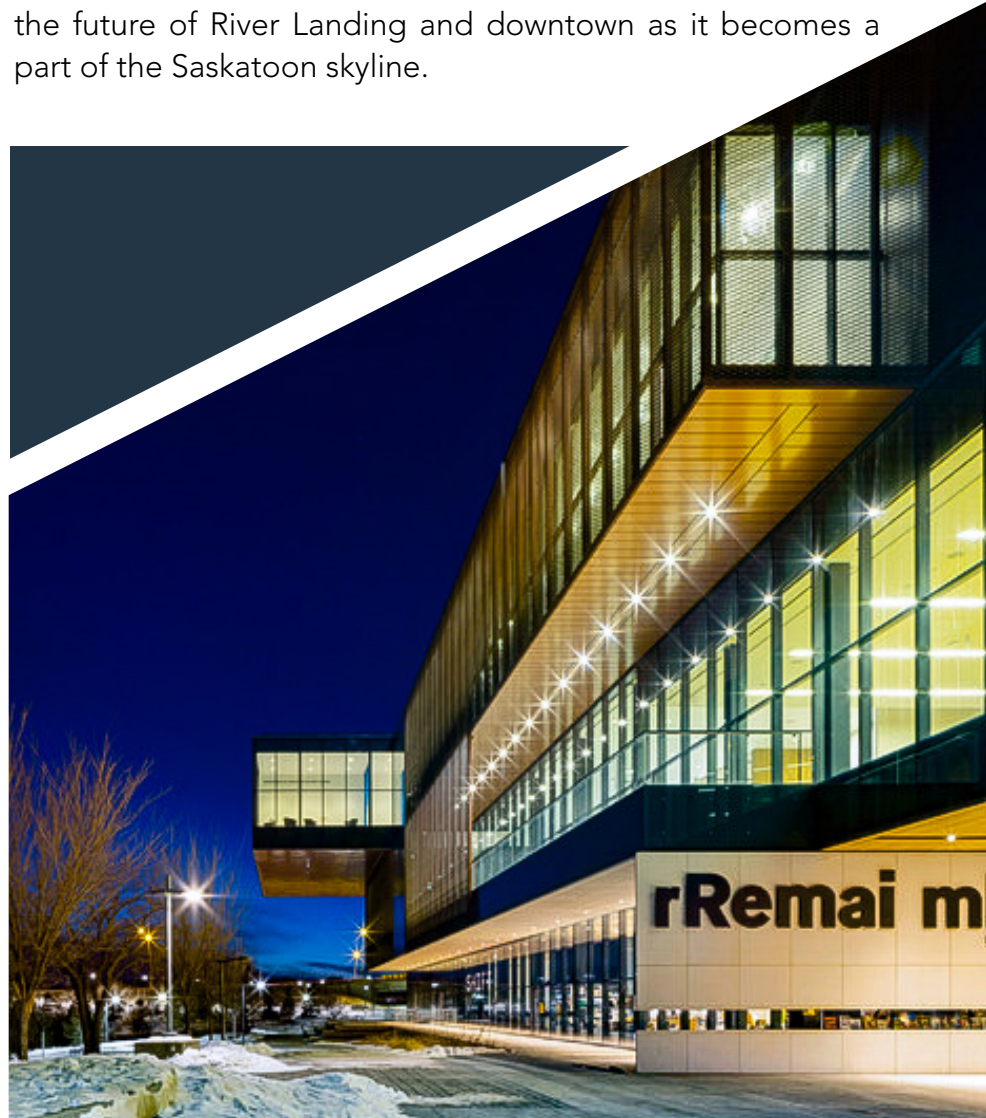
*City of*  
**Saskatoon**  
Saskatoon Land



# The Future of Saskatoon

With the completion of the River Landing Towers, the next phase of River Landing is prime for development. 422 Avenue A S is located in the heart of River Landing, providing future tenants, residents, or visitors with spectacular south and west facing views of the river valley, direct access to over 105km of riverbank trails, an abundance of local entertainment, shops, and restaurants, and adjacency to downtown YXE and the bustling Riversdale neighbourhoods.

Regardless of use, this property is sure to be pivotal in shaping the future of River Landing and downtown as it becomes a part of the Saskatoon skyline.



City of  
**Saskatoon**  
Saskatoon Land

Offer Period open until  
**May 31st, 2024**



City of Saskatoon  
Saskatoon Land  
306.975.3278  
land@saskatoon.ca



# Document Checklist

To be considered, a submission must be completed which includes the following:

- Completed Purchaser Application Form and Real Estate Agent/Broker Declaration Form.
  
- ISC Corporate Registry carried out within the last 30 days for the corporation wishing to purchase the property and appear on title.
  
- Detailed description of the proposed development. In order to properly assess the purchaser's development, with your Application Form we require:
  - Site coverage and proposed uses
  - Construction and building timelines
  - Visual or rendering of the proposed development
  
- The purchaser acknowledges that they are aware of the DCD1 Zoning District and AC1 Archtitalural Overlay District in place and will use said principles in the design and development of the property.
  
- The purchaser acknowledges that they are aware of the Meewasin Valley Authority Conservation Zone in place and that the development of the property will require Meewasin Valley Authority approval in addition to Zoning Bylaw 8770 approval.
  
- The purchaser has read and acknowledges the Terms & Conditions identified for this property.

Please submit all completed documents to:

**Colleen Hassen at: [land@saskatoon.ca](mailto:land@saskatoon.ca)**

**Date:** \_\_\_\_\_ **Signature:** \_\_\_\_\_

# Purchaser Application Form

Please complete this form if you are interested in purchasing land from Saskatoon Land. The information you provide is not an offer or a contract and does not constitute an interest in land. The purpose of this form is to provide information to Saskatoon Land regarding a desire to purchase property. The completion of the form in no way obligates the applicant to purchase the property in question and is not in any way binding upon the City of Saskatoon. It is for information purposes only.

Saskatoon Land will review the form and contact you to confirm whether or not your application will be considered for negotiation. Saskatoon Land reserves the right to negotiate with only those parties it determines, at its sole discretion. Saskatoon Land reserves the right to amend or abandon any property listing without accepting any Purchaser Application Form. Saskatoon Land has the ability to reject any offer for any reason prior to acceptance or approval.

**Application Deadline: May 31st, 2024**

## Property Requested

**Legal:** Parcel G, Plan No. 102317396

**Civic Address:** 422 Avenue A South

**ISC Parcel Number:** 203746440

**Purchase Price Offered:** \_\_\_\_\_

Contact Information	
Name to appear on title	
Contact Person	
Phone Number	
E-mail Address	
Address	
City, Prov.	
Postal Code	
GST Registration #	

Lawyer Information	
Name & Firm	
Phone Number	
E-mail Address	
Address	
City, Prov.	
Postal Code	

# Real Estate Agent/Broker Declaration Form

## Licensed Broker/Associate Involvement (If Applicable)

If using a licensed broker/associate, all negotiations must take place through them. Licensed brokers/associates involved in the transaction that are directors or shareholders of the entity purchasing the property will not receive a commission.

<b>Associate's Name &amp; Company</b>	
<b>Associate's Phone Number</b>	
<b>Associate's E-mail Address</b>	

The proposed corporation that holds title to the property must be either a corporation incorporated in Saskatchewan or a corporation extra-provincially registered in Saskatchewan. The ability to change the corporation that holds title can only be made prior to offer acceptance. Change of corporate entity will not be allowed thereafter.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

**This information is collected under the authority of Section 33 of the *Freedom of Information and Protection of Privacy Act* and for the purpose of property sale transactions within the City of Saskatoon. It is protected by the privacy provisions of the *Freedom of Information and Protection of Privacy Act*.**

# Terms and Conditions of Sale

All offers will be reviewed by Saskatoon Land following the application deadline. The successful proponent will be contacted by a Saskatoon Land representative upon which negotiations regarding the purchase price and other terms and conditions of the sale would occur. Unsuccessful applicants will be notified once a sale agreement is executed by the successful proponent.

## 1. Deposit/Closing Date/Possession/Adjustment Date:

- i. 10% deposit due within 10 days of offer acceptance.
- ii. Negotiations are finalized and a sale agreement is executed between Saskatoon Land and the successful purchaser.
- iii. Closing and final payment within 30 days following DCD1 concept plan approval or as agreed to between the City and purchaser.

## 2. Conditions Prescedent:

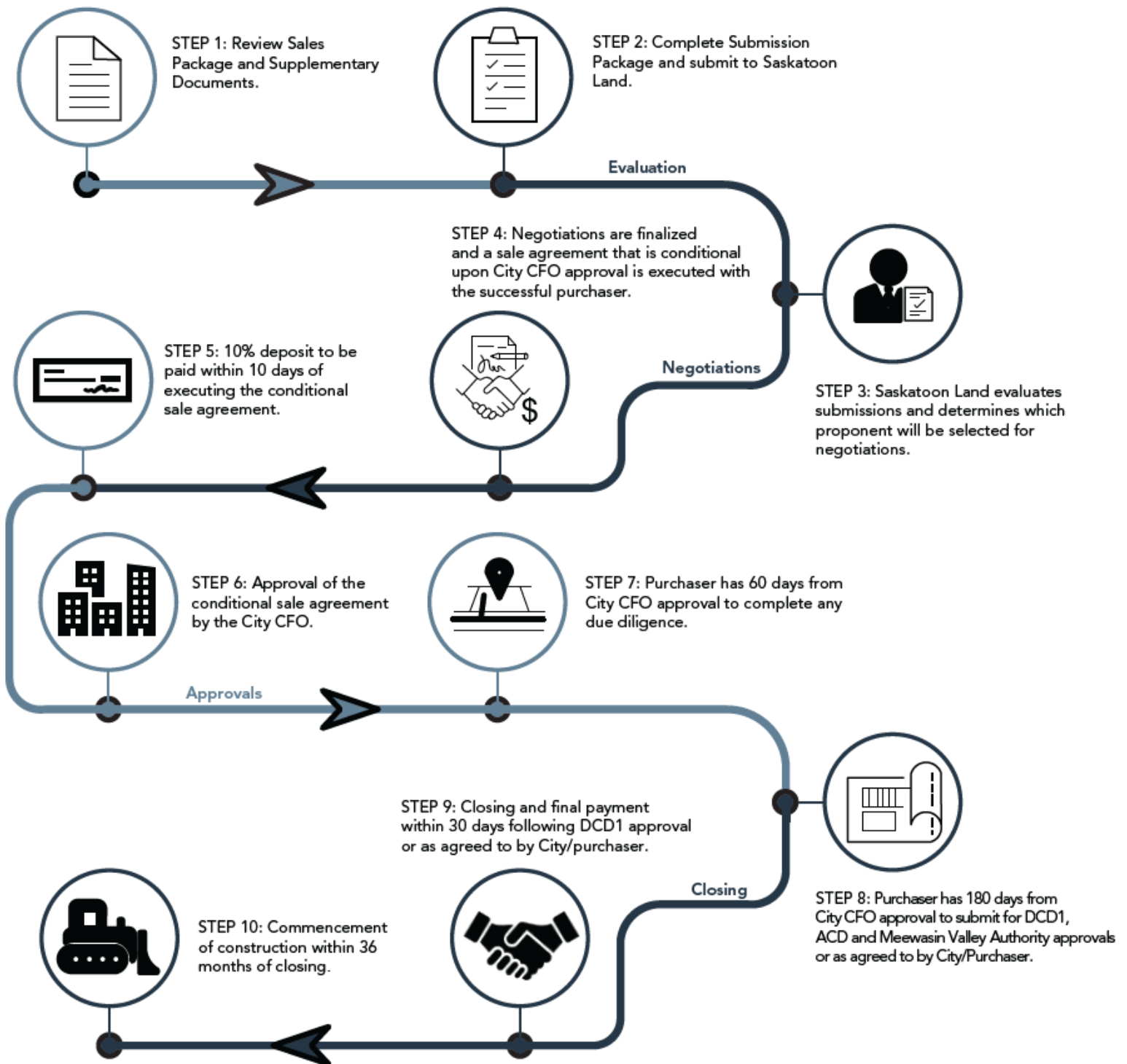
- i. Approval of the sale by the CFO/General Manager, Corporate Financial Services Department.
- ii. The purchaser shall have 60 days following the approval of the sale by the CFO to commission any Environmental or Geotechnical reports for the property or a timeline as agreed to between the City and purchaser.
- iii. The purchaser shall have 6 months following the approval of the sale by the CFO to submit for DCD1, ACD and Meewasin Valley Authority approvals or as agreed to between the City and purchaser.

## 3. Special Terms and Conditions::

- i. A building commitment will be imposed for the commencement of construction to be satisfied within 36 months from the Closing Date.
- ii. The purchaser will be required to enter into an agreement to permit repurchase of the property by the City for the fulfillment of the building commitment.
- iii. The purchaser is to comply with all Term & Conditions set forth in the Sale Agreement.
- iv. The Property is sold "as is".
- v. Real Estate Commission will be paid at 1.75% of the sale price, payable upon Closing/Final Payment.
- vi. Purchaser must acknowledge the DCD1 Zoning District in place and use said principles in the design and development on this property.
- vii. Purchaser must acknowledge the AC1 - DCD1 – Architectural Control Overlay District in place and use said principles in the design and development on this property.



# Parcel G Development Process



# Offer Instructions

This document outlines instructions to submit offers to the City of Saskatoon (the “City”) for the Purchase and Development of River Landing Parcel G, located at 422 Avenue A South.

Proposals must be submitted electronically to [land@saskatoon.ca](mailto:land@saskatoon.ca).

The deadline for proposal submissions is May 31st, 2024. The deadline may be changed by the City at any time. If no offers have been received by the initial deadline, those who have requested and received proposal submission packages will be advised of the new submission deadline once an initial proposal has been received and accepted by the City.

Applicants are requested to provide the following information with the application submission when submitting their offer:

- Plan showing site coverage and proposed uses
- Development experience portfolio showing examples of similar development/s
- Relevant information denoting proponent financial capacity
- Construction and building timelines
- Visual or rendering of the proposed development

Following evaluation of offers, the top-ranked proponent will receive a written invitation to enter negotiations to finalize the agreement with the City.

This submission process is not intended to create and will not create a formal, legally binding bidding process and will instead be governed by the law applicable to direct commercial negotiations. For greater certainty and without limitation:

- a. this procurement process will not give rise to any Contract A–based tendering law duties or any other legal obligations arising out of any process contract or collateral contract; and
- b. neither the proponent nor the City will have the right to make any claims (in contract, tort, or otherwise) against the other with respect to the award of a contract, failure to award a contract or failure to honour a proposal submitted in response to this procurement process.

The selected proponent will be requested to enter direct contract negotiations to finalize an agreement with the City. It is the City’s intention to enter into an agreement with only one (1) legal entity.

# Development Requirements & Incentives

## DCD1 Submission Requirements

1. Completed DCD Application Form
2. The required application fees:
  - a. Direct Control District: \$7,000 (2024); \$7,210 (2025)
  - b. Architectural Control District: \$7,000 (2024); \$7,210 (2025)
3. Details of the proposed use(s) of the site and building(s).
4. Site plan to scale showing proposed building location, layouts, lighting, parking, loading, service areas, landscaped and open space areas, and major site grading implications including existing and proposed contour lines.
5. Floor and roof plans to scale, with overall dimensions of the floor plans.
6. Three-dimensional physical model or still images created from a computerized massing model showing aerial and street-level images of the proposed project from four directions. Existing building context immediately adjacent to the site must be shown.
7. Shadow analysis for the site in Saskatoon on June and December 21st at 9:00 a.m., 12:00 p.m., and 5:00 p.m.
8. Exterior building elevations drawn to scale showing existing built context (if any) on either side of site.
9. Site sections as appropriate, showing the proposed building section, approximate grading, and relationship with built or landscaped context at either side of site.
10. A written statement, with illustrations as appropriate, conveying the proposal's urban design and architectural concept and its response to the provision of the DCD1 and ACD1.
11. One material sample board.

Other requirements based on the nature of the proposal may be identified during the review process, and would typically include: traffic studies, wind mitigation analysis, Crime Prevention Through Environmental Design (CPTED) analysis, etc.

Questions relating to the development requirements and review process may be directed to:

**Brent McAdam, Senior Planner**  
**City of Saskatoon, Planning and Development Dept.**  
**[brent.mcadam@saskatoon.ca](mailto:brent.mcadam@saskatoon.ca)**  
**306.986.3688**

# Development Requirements & Incentives

## DCD1 Submission Requirements

This property is located in the Meewasin Conservation Zone, where approval of the development from the Meewasin Board of Directors is Required. The successful proponent is strongly encouraged to undertake pre-application consultation with City of Saskatoon and Meewasin Valley Authority Administrative staff.

[Meewasin Development Review Application](#)

[Meewasin Valley Authority - Development Review Process](#)

Questions relating to the Meewasin Valley Authority requirements can be directed to:

**Mike Velonas,**  
**Meewasin Planning and Conservation Manager**  
**[mvelonas@meewasin.com](mailto:mvelonas@meewasin.com)**  
**306.665.6887**

# Development Requirements & Incentives

## Development Incentives

### ***Vacant Lot & Adaptive Reuse Incentive Program***

If a residential project is being proposed, 422 Avenue A South may be eligible for development incentives based on the incremental portion of property taxes under the City of Saskatoon's Vacant Lot and Adaptive Reuse Incentive Program. Projects are scored on design features that meet program policy objectives, such as: mixed use development, live/work units, structured parking, publicly accessible open space, and energy efficient design. Applicants have the option of a one-time cash grant (maximum value of \$200,000) or a five-year tax abatement. Prior to beginning construction, applicants must submit the Application Form, including a project description, building plans, and design renderings.

[Vacant Lot and Adaptive Reuse Incentive Program](#)

[Application Form](#)

Vacant lot incentive questions can be directed to:

**Mark Emmons**  
**mark.emmons@saskatoon.ca**  
**306.975.3464**

### ***National Housing Co-Investment Fund***

Canada Mortgage and Housing Corporation has a National Housing Co-Investment Fund which provides low-cost loans and/or financial contributions to develop mixed-income, mixed-tenure, mixed-use affordable housing. Housing under this fund must be energy efficient, accessible, and socially inclusive. The National Housing Co-Investment Fund prioritizes projects that support partnerships between governments, non-profits, private sector, and others to make federal investment go further. It covers a broad range of housing needs from shelters to affordable homeownership.

[National Housing Co-Investment Fund Information](#)

# Property Diligence

## Property Servicing

### **General Servicing**

Any costs associated with service connections or private crossings are not included in the purchase price and are the responsibility of the purchaser. Final site grading is the responsibility of the purchaser and must be approved by the City of Saskatoon, Transportation & Construction Department. Purchaser is also responsible for the landscaping and maintenance of boulevards adjacent to the property to the edge of the sidewalk and between the sidewalk and curb.

### **Electrical**

Any Saskatoon Light & Power has high voltage power cables in the immediate vicinity and capacity to service this property. Electrical site servicing questions can be directed to:

**Morton Nedd**  
**Project Engineer**  
**Saskatoon Light & Power**  
[morton.nedd@saskatoon.ca](mailto:morton.nedd@saskatoon.ca)  
**306.986.3090**

### **Underground Utilities & Services**

Existing sanitary sewer line, storm main, and potable water line in the Avenue A South roadway adjacent to 422 Avenue A South are available for site connections. Site servicing questions for these items can be directed to:

**Wade Thomas**  
**Design Engineer**  
**Saskatoon Water**  
[wade.thomas@saskatoon.ca](mailto:wade.thomas@saskatoon.ca)  
**306.975.2745**

**Nisar Khan**  
**Planning & Design Engineer**  
**Saskatoon Water**  
[nisar.khan@saskatoon.ca](mailto:nisar.khan@saskatoon.ca)  
**306.657.8677**

An existing natural gas main in the boulevard directly adjacent to 422 Avenue A South has capacity for a medium range of commercial/restaurant/residential development. Natural gas related site servicing questions can be directed to:

**Joshua Inwood**  
**Business Supervisor**  
**SaskEnergy**  
[jinwood@saskenergy.com](mailto:jinwood@saskenergy.com)  
**306.220.2517**

# Property Diligence

## Property Servicing

### **Site Access**

Vehicular access will be granted from the immediately adjacent 9m-wide public lane (Lane L1 Plan No. 102317396) to the north.

**Goran Lazic**

**Senior Transportation Engineer**

**goran.lazic@saskatoon.ca**

**306.975.2896**



# Property Diligence

## Non-Disclosure Agreement Items

### ***Fire Flow Testing***

Fire flow testing was completed along Avenue A South in the fall of 2019. The report observed and measured flow 840 GPM and calculated available flow at 20 psi at 4061 – this report is available upon request.

### ***Enviromental Conditions***

This property is being sold “as-is”. By signing a Non-Disclosure Agreement, prospective purchasers will have access to the following:

1. Ground Disturbance Protocols December 15, 2008 revised July 9, 2010
2. Letter from MOE for approval to operate an industrial effluent works September 4, 2015
3. Phase II ESA from Pinter & Associates September 16, 2018
4. Corrective Action Plan November 20, 2018
5. Letter from MOE, report received November 23, 2018

The purchaser will have 60 days following the approval of the sale by the CFO to commission any Environmental or Geotechnical reports for the property. Any additional environmental or subsurface investigations will be at the purchaser’s expense.



# Property Diligence

## Easement Information

As shown on Feature Plan No. 102323416 and Descriptive Plan No. 102323696, the property has the following easements:

1. 10m easement on the southern-most tip of the property for a 1200mm sanitary sewer;
2. 8m easement along the east side of the property for a 600mm sanitary forcemain;
3. 6m easement running east west through the southern portion of the property for a 300mm watermain;
4. 6m easement running east/west through the southern portion of the property for an electrical and telecommunications duct bank; and
5. A 4m wide access easement along the east property line is required for access to the Pumphouse to the south along the riverbank as well as access to Idylwyld Drive in the event maintenance of the bridge structure is required.

The successful purchaser is required to agree to grant utility agencies any further easements as may be required.

# Property Diligence

Attached:




1. Feature Plan No. 102323416
2. Plan No. 102317396 Parcel G 2019
3. Land Titles Registry Title #152324322
4. Easement & Interest Agreements
5. Pumphouse Access Easement
6. DCD1 Zoning Bylaw Description
7. DCD Application Form

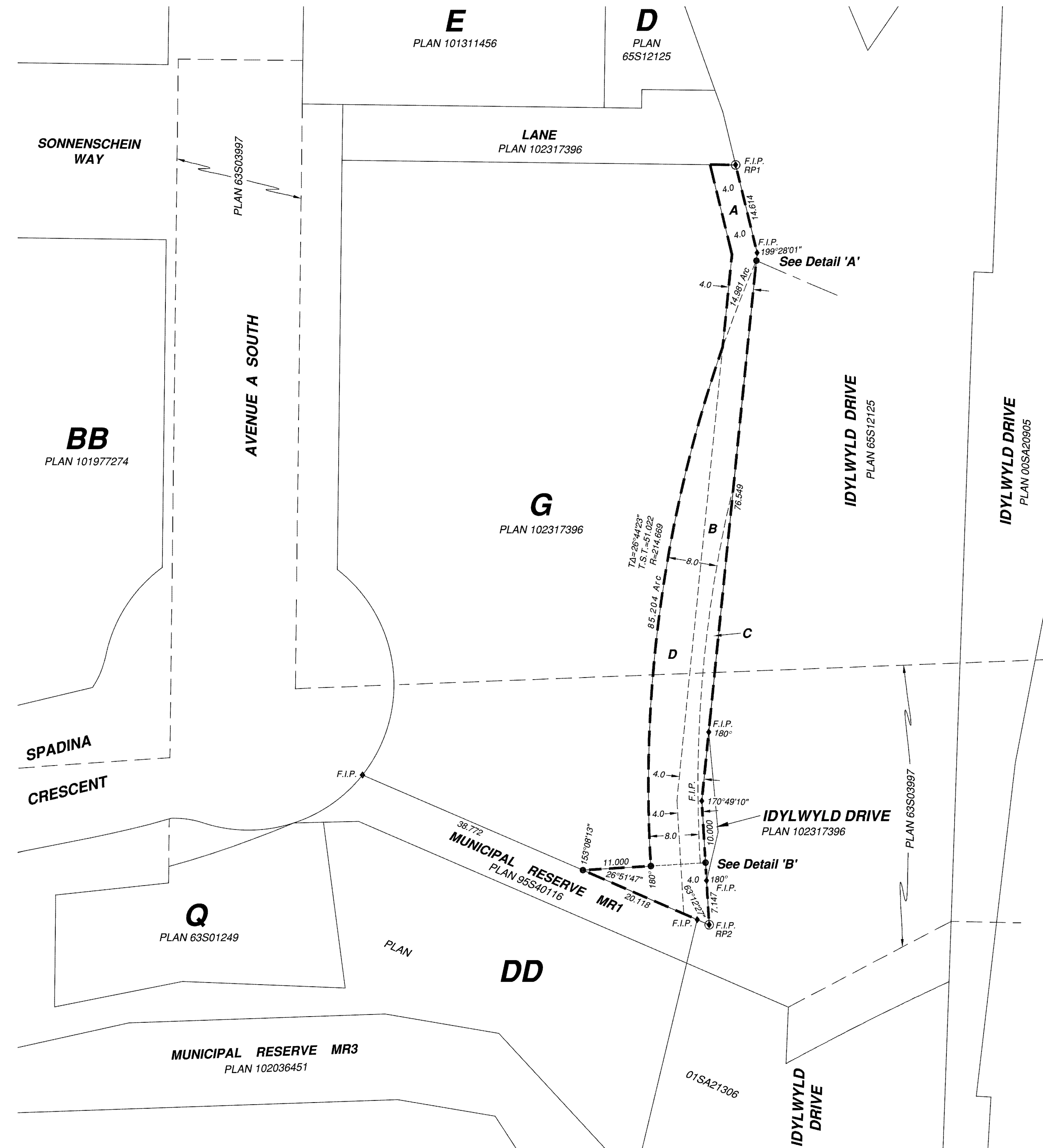
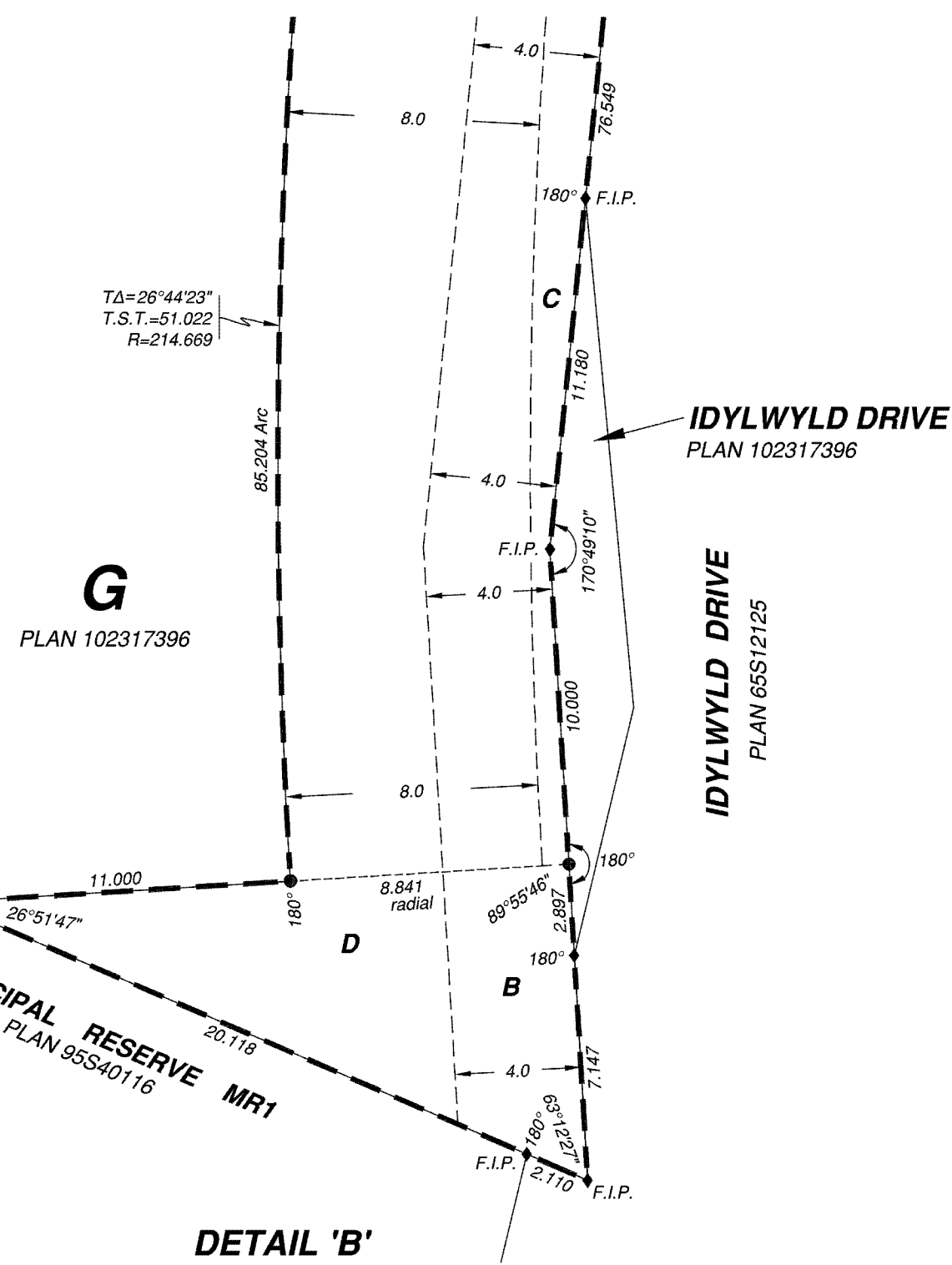
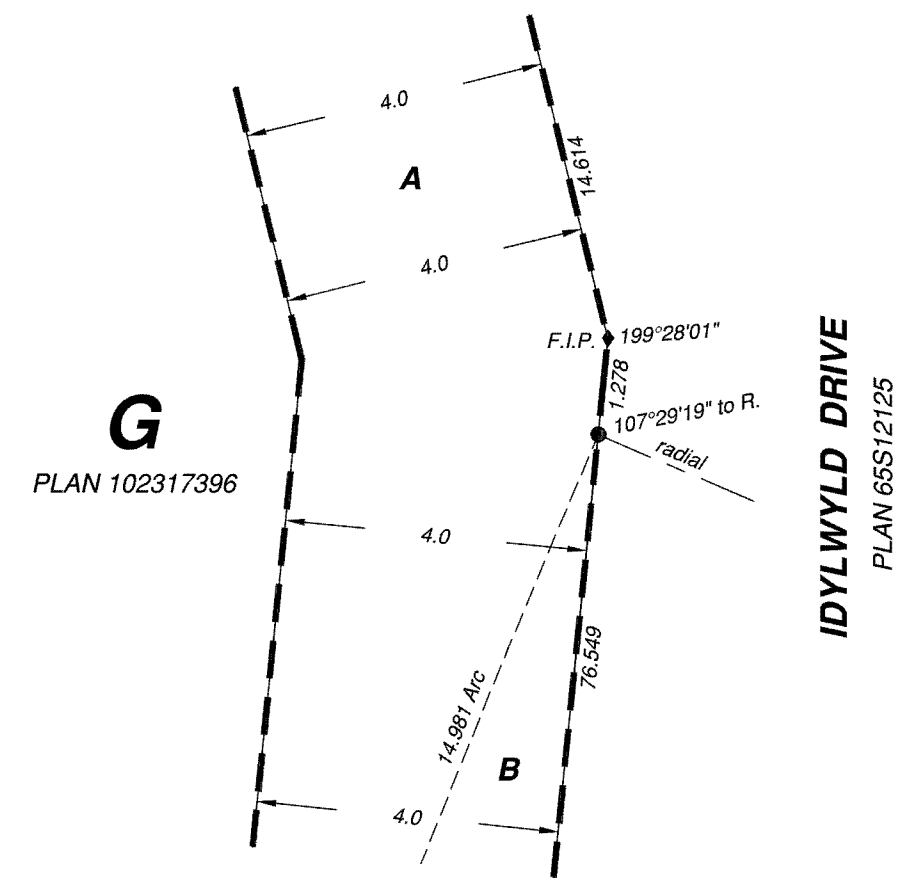
**PLAN OF SURVEY**  
 SHOWING  
**FEATURE RIGHT OF WAY**  
 IN  
**PARCEL G, PLAN 102317396**  
**N.W. ¼ SEC.28-TWP.36-RGE.5-W.3Mer.**  
**CITY OF SASKATOON**  
**SASKATCHEWAN**

BY: D.L. CODLING, S.L.S.

**DATE: AUGUST - NOVEMBER, 2019**

SCALE 1:500

- NOTES:**
- MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
  - MONUMENTS FOUND ARE SHOWN THUS 
  - STANDARD IRON POSTS PLANTED ARE SHOWN THUS 
  - REFERENCE POINTS ARE SHOWN THUS  RP1 ○ RP2
  - AREA TO BE APPROVED IS OUTLINED WITH A HEAVY DASHED LINE.
  - MONUMENTS PLANTED OR RE-ESTABLISHED IN THIS SURVEY ARE MARKED WITH UNIQUE IDENTIFIER OF S002.
  - MONUMENTS ESTABLISHED ALONG THE RIGHT OF WAY LIMIT ARE MARKED 'RW'.
  - WIDTH OF RIGHT OF WAY IS AS SHOWN.
  - THE EXTENSIONS OF ALL PARCELS AFFECTED BY THIS FEATURE ARE 0 UNLESS OTHERWISE SHOWN.
  - DATUM USED: NAD83(CSRS)
  - PROJECTION USED: UTM ZONE 13N EXTENDED
  - GEOREFERENCED POINTS DERIVED FROM PLAN 102317396.
  - RP COORDINATES WERE DERIVED ON AUGUST 7, 2019.



**PLAN OF SURVEY**  
SHOWING  
**SURFACE SUBDIVISION**

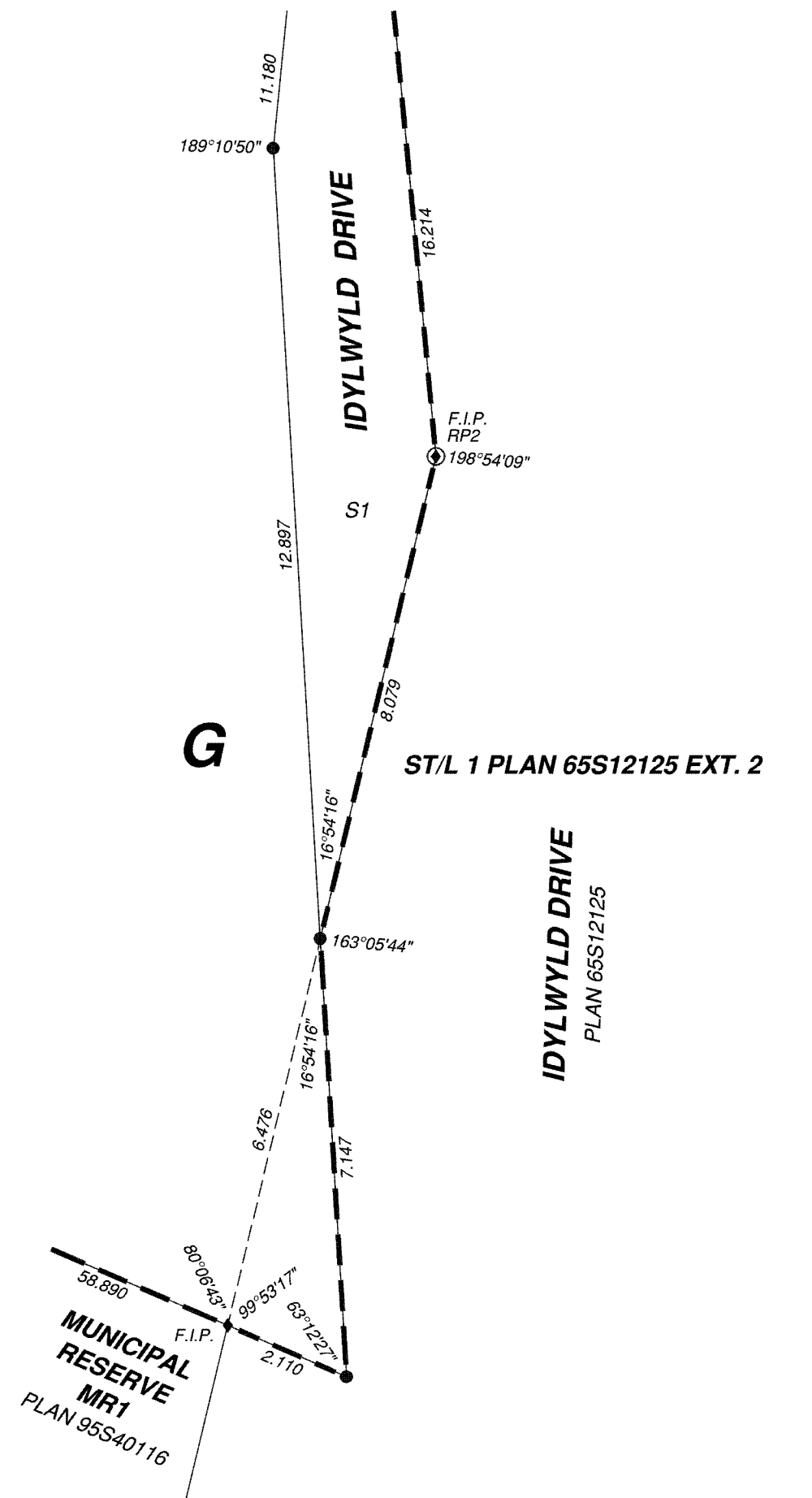
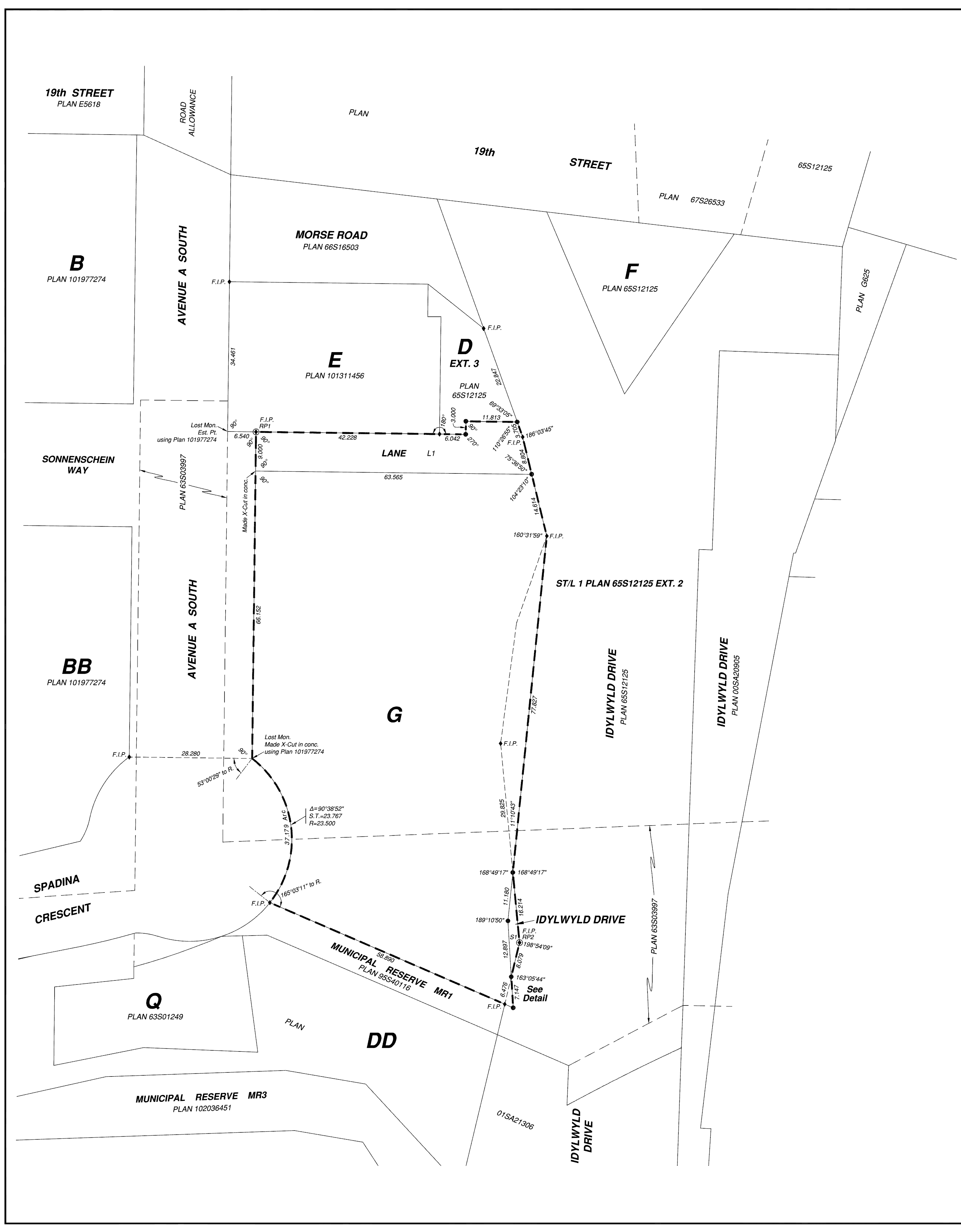
OF PART OF  
**PARCEL D**  
AND PART OF  
**IDYLWYLD DRIVE**  
**PLAN 65S12125**  
**N.W. 1/4 SEC.28-TWP.36-RGE.5-W.3Mer.**  
**CITY OF SASKATOON**  
**SASKATCHEWAN**

BY: D.L. CODLING, S.L.S.

**DATE: AUGUST 2019**

SCALE 1:500

**NOTES:**  
MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.  
MONUMENTS FOUND ARE SHOWN THUS: ●  
STANDARD IRON POSTS PLANTED ARE SHOWN THUS: ○  
REFERENCE POINTS ARE SHOWN THUS: ○ RP1 ○ RP2  
AREA TO BE APPROVED IS OUTLINED WITH A HEAVY DASHED LINE.  
MONUMENTS PLANTED OR RE-ESTABLISHED IN THIS SURVEY ARE MARKED WITH UNIQUE IDENTIFIER OF S002.  
ALL PARCELS WITHIN THE LINE OF APPROVAL HAVE AN EXTENSION 0.  
STANDARD ROAD ALLOWANCES SHOWN ARE 20.117 METRES IN WIDTH.  
DATUM USED: NAD83(CSRS)  
PROJECTION USED: UTM ZONE 13N EXTENDED  
GEOREFERENCED POINTS DERIVED FROM GNSS OBSERVATION.  
RP COORDINATES WERE DERIVED ON AUGUST 7, 2019.



**DETAIL**  
(SCALE 1:100)

# Province of Saskatchewan Land Titles Registry Title

**Title #:** 152324322                      **As of:** 01 Feb 2024 15:43:50  
**Title Status:** Active                      **Last Amendment Date:** 09 Oct 2020 13:57:29.986  
**Parcel Type:** Surface                      **Issued:** 07 Oct 2019 11:11:18.566  
**Parcel Value:** \$10,500,000.00 CAD  
**Title Value:** \$10,500,000.00 CAD                      **Municipality:** CITY OF SASKATOON  
**Converted Title:** 97S13751 / SK169139021  
**Previous Title and/or Abstract #:** 138712350 / 151503881

CITY OF SASKATOON is the registered owner of Surface Parcel #203746440

Reference Land Description: Blk/Par G Plan No 102317396 Extension 0

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

## Registered Interests:

**Interest #:**  
**188081916**                      Public Utility Easement  
**Value:** N/A  
**Reg'd:** 17 Jun 2020 12:49:58  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** N/A  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A  
**Holder:**  
CITY OF SASKATOON  
City Solicitor's Office City Hall, 222 Third Avenue North  
Saskatoon, SK, Canada S7K 0J5  
**Client #:** 100009325  
**Int. Register #:** 124025699

**Interest #:**  
**188081927**                      Public Utility Easement  
**Value:** N/A  
**Reg'd:** 17 Jun 2020 12:49:58  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** N/A  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A  
**Holder:**  
CITY OF SASKATOON  
City Solicitor's Office City Hall, 222 Third Avenue North  
Saskatoon, SK, Canada S7K 0J5  
**Client #:** 100009325  
**Int. Register #:** 124025701

**Interest #:**  
**188082096**                      Public Utility Easement  
**Value:** N/A  
**Reg'd:** 17 Jun 2020 12:49:58  
**Interest Register Amendment Date:** N/A

**Interest Assignment Date:** N/A  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

**Holder:**  
CITY OF SASKATOON  
City Solicitor's Office City Hall, 222 Third Avenue North  
Saskatoon, SK, Canada S7K 0J5  
**Client #:** 100009325

**Int. Register #:** 124025712

**Interest #:**  
**189005654**

Easement Non-Mutual

**Value:** N/A  
**Reg'd:** 09 Oct 2020 13:57:30  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** N/A  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

**Holder:**  
The Current Dominant Tenement  
N/A  
n/a, Saskatchewan, Canada S4P 3V7  
**Client #:** 100009099

**Int. Register #:** 124201831

**Addresses for Service:**

**Name**

**Address**

**Owner:**

CITY OF SASKATOON

City Solicitor's Office City Hall, 222 Third Avenue North  
Saskatoon, SK, Canada S7K 0J5

Client #: 100009325

**Notes:**

Parcel Class Code: Parcel (Generic)



[Back to top](#)

## Easement Agreement

This Agreement made effective this 30<sup>th</sup> day of July, 2020.

Between:

**The City of Saskatoon**, a municipal corporation pursuant to the provisions of *The Cities Act*, S.S. 2002, Chapter C-11.1 (hereinafter called the "Grantor")

- and -

**The City of Saskatoon**, a municipal corporation pursuant to the provisions of *The Cities Act*, S.S. 2002, Chapter C-11.1 (hereinafter called the "Grantee")

Whereas the Grantor is the registered owner of the land described as:

Parcel No. 203746440  
Legal Land Description: Blk/Par G, Plan No. 102317396, Ext 0

(the "Grantor's Land");

Whereas the Grantee is the registered owner of the land described as:

Parcel No. 145398381  
Legal Land Description: Blk/Par Q, Plan 63S01249, Ext 2

and

Parcel No. 164696989  
Legal Land Description: Blk/Par DD, Plan 01SA21306, Ext 3

and

Parcel No. 164697160  
Legal Land Description: Blk/Par MR1, Plan 95S40116, Ext 1

(the "Grantee's Land"); and

Whereas the Grantee requires access to and egress from the Grantee's Land and the adjacent roadway and bridge structure at Idylwyld Drive South by way of the Grantor's Land, and desires to obtain an easement for right-of-way purposes, on, over and through the Grantor's Land for that purpose;

Now therefore the Grantor and Grantee agree as follows:

In consideration of the sum of \$1.00 paid to the Grantor by the Grantee (the receipt whereof is hereby acknowledged), and in consideration of the covenants and conditions hereinafter mentioned to be kept and performed by the Grantee, Grantor does hereby grant to the Grantee and its employees, servants, agents, successors and assigns, an easement for free and uninterrupted right-of-way for all purposes of access to and egress from the Grantee's Land and the adjacent roadway and bridge structure at Idylwyld Drive South, including the passage of pedestrians and motor vehicles, on, over and through:

all that portion of the Grantor's Land as outlined in red and labelled as areas A, B and C on attached Schedule "A", being a Plan of Survey showing Feature Right-of-Way registered in the Information Services Corporation of Saskatchewan as Plan No. 102323416

(the "Easement").

The Grantee may construct a path within the Easement to allow for the safe passage of pedestrians and motor vehicles.

The Grantee agrees to use due care to interfere as little as reasonably possible with the Grantor's use of the Grantor's Land.

No pit, well, foundation, building, fence or other structure or obstruction of any kind shall be excavated, placed or constructed by the Grantor on the Easement without the prior written consent of the Grantee.

The Grantor shall not plant any trees or shrubs on the Easement without the prior written consent of the Grantee. The Grantee shall have the right to trim, cut back or remove any trees or shrubs which because of overhanging branches or extensive root growth on, over or into the Easement cause or are likely to cause interference with the Grantee's use or maintenance of the Easement. All reasonable care shall be taken by the Grantee to avoid unnecessary damage.



The Grantor agrees that this easement shall be perpetual and shall be construed as running with the land and that it shall enure to the benefit of and be binding upon the Grantor, the Grantee, and their respective successors and assigns.

Signed by the Grantor, The City of Saskatoon, this 30<sup>th</sup> day of July, 2020.

**The City of Saskatoon**

  
\_\_\_\_\_  
Mayor


  
\_\_\_\_\_  
City Clerk



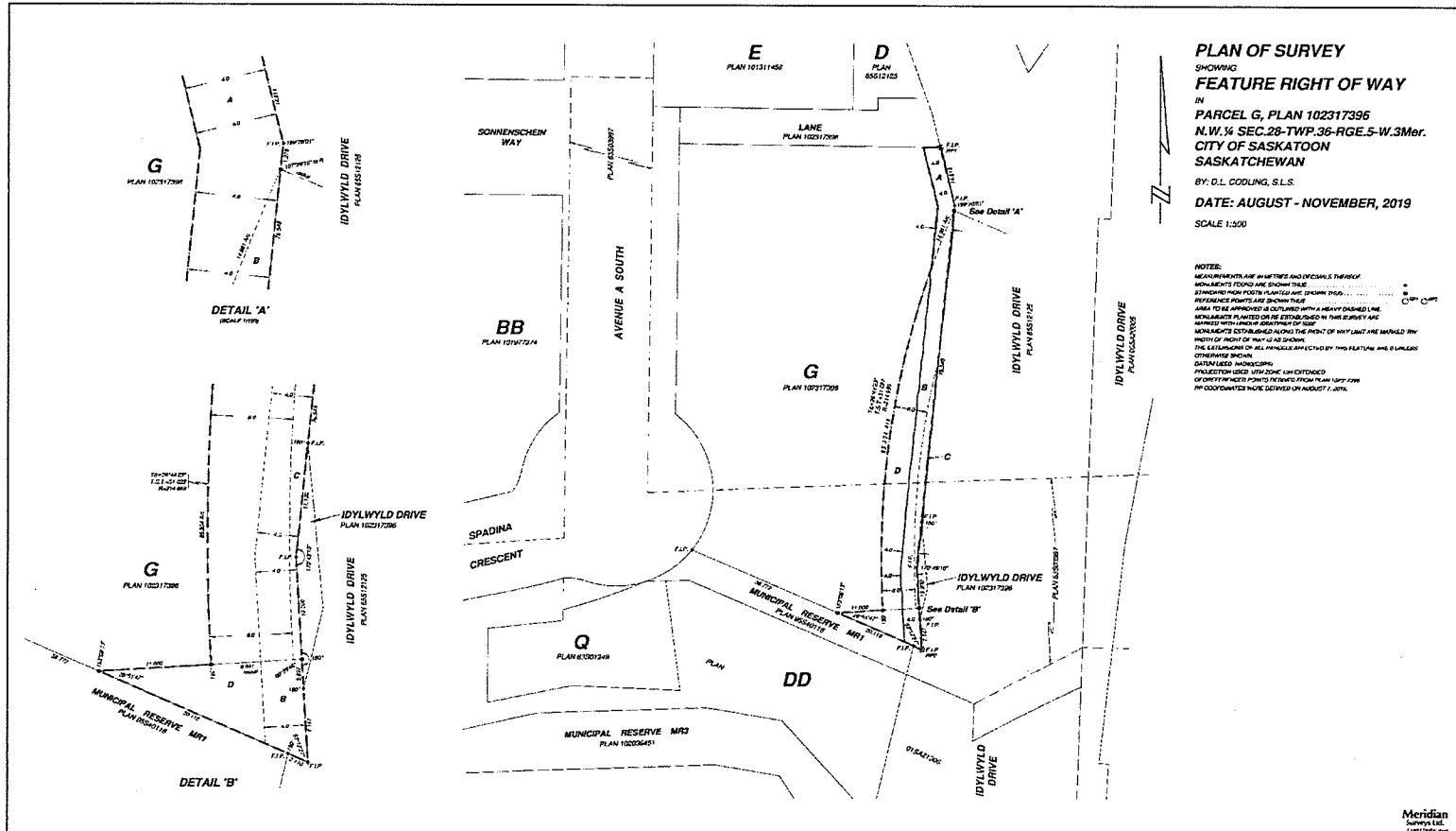
Signed by the Grantee, The City of Saskatoon, this 30<sup>th</sup> day of July, 2020.

**The City of Saskatoon**

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Clerk





**PLAN OF SURVEY**  
 SHOWING  
**FEATURE RIGHT OF WAY**  
 IN  
**PARCEL G, PLAN 102317396**  
 N.W.¼ SEC.28-TWP.36-RGE.5-W.3Mer.  
 CITY OF SASKATOON  
 SASKATCHEWAN  
 BY: D.L. CODDING, S.L.S.  
 DATE: AUGUST - NOVEMBER, 2019  
 SCALE 1:300

**NOTES:**  
 MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.  
 MONUMENTS FOUND ARE SHOWN WITH DOTTED LINES.  
 STAKES FOUND FROM PREVIOUS PLANS ARE SHOWN WITH DASHED LINES.  
 RECONSTRUCTED MONUMENTS ARE SHOWN WITH SOLID LINES.  
 LINES TO BE APPROVED AS SHOWN WITH A HEAVY DASHED LINE.  
 MONUMENTS PLANTED OR RE-ESTABLISHED IN THIS SURVEY ARE MARKED WITH LINES OF 50MM DIA. GALVANIZED IRON PIPE.  
 THE EXTENTIONS ON ALL PARCELS ARE CATCHED BY THIS PLAN AND ALL OTHERS OTHERWISE SPECIFIED.  
 DATUM USED: NAD83  
 PROJECTION USED: UTM ZONE 18N  
 OF COURSE POINTS TO BE TAKEN FROM PLAN 102317396  
 ANY DISCREPANCIES SHOULD BE REFERRED TO THE SURVEYOR'S OFFICE.

Schedule "A"

## Easement Agreement

Between:

**The City of Saskatoon**, a municipal corporation pursuant to the provisions of The Cities Act, S.S. 2002, Chapter C-11.1 (hereinafter called the "Grantor")

- and -

**The City of Saskatoon**, a municipal corporation pursuant to the provisions of The Cities Act, S.S. 2002, Chapter C-11.1 (hereinafter called the "Grantee")

Witnesseth that the Grantor is the registered owner of an estate in fee simple of that certain parcel of land situate in the Province of Saskatchewan being composed of:

Parcel No. 203746440  
Legal Land Description: Blk/Par G, Plan No. 102317396, Extension 0

In consideration of the sum of \$1.00 paid to the Grantor by the Grantee (the receipt whereof is hereby acknowledged), and in consideration of the covenants and conditions hereinafter mentioned to be kept and performed by the Grantee, the Grantor hereby grants, conveys, transfers and assigns to the Grantee an easement for a right of way on, over, under and through:

all that portion of the above-mentioned parcel shown outlined as a 6 metre wide easement and labelled as area B on the attached Schedule "A" being a Descriptive Plan Type II showing Feature Utility Right of Way registered in the Information Services Corporation of Saskatchewan as Plan No. 102323696.

(hereinafter referred to as the "Land").

Such easement to consist of the right and power to the Grantee, its employees, agents, licensees, successors and assigns, to enter upon the Land with the necessary workers, equipment and vehicles in order to construct, install or place (and thereafter reconstruct, repair and view the state of repair of) one or more posts, lines of wires, cables, pipes, valves, conduits, watermains, and water pipes used:

- for the underground distribution, supplying, or conveyance of water

together with all other necessary or desirable supports, fittings, fixtures and apparatus used in connection therewith; provided, and it is hereby agreed, that whenever the Grantee breaks or open up the surface of the said right of way for any purpose, the Grantee shall diligently and expeditiously complete the work for which such breaking or opening up was required, and shall upon the said work being completed, at the expense of the Grantee, forthwith restore the ground so broken and opened up as nearly as possible to its former condition.

The Grantee agrees to use due care to interfere as little as possible with the use of the Land.

No pit, well, foundation, building, fence or other structure or obstruction of any kind shall be excavated, placed or constructed by the Grantor on the Land without the prior written consent of the Grantee.

The Grantor shall not plant any trees or shrubs on the Land without the prior written consent of the Grantee. The Grantee shall have the right to trim, cut back or remove any trees or shrubs which because of overhanging branches or extensive root growth on, over or into the Land cause or are likely to cause interference with the system of the Grantee. All possible care shall be taken by the Grantee to avoid unnecessary damage.

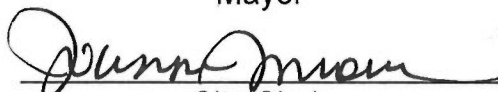
The Grantor agrees that this easement shall be perpetual and shall be construed as running with the Land and that it shall enure to the benefit of and be binding upon the Grantor, the Grantee, and its respective successors and assigns.

Signed by the Grantor, The City of Saskatoon, this 29<sup>th</sup> day of May, 2020.

The City of Saskatoon



Mayor

  
City Clerk

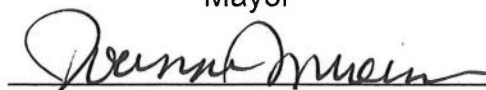


Signed by the Grantee, The City of Saskatoon, this 29<sup>th</sup> day of May, 2020.

The City of Saskatoon



Mayor

  
City Clerk



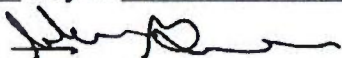
**Affidavit**

Canada )  
Province of Saskatchewan )  
To Wit: )

I, Wade Thomas, of the City of Saskatoon, in the Province of Saskatchewan, make oath and say:

1. That I am employed by The City of Saskatoon, the Grantee in the within Easement Agreement, as a Design Engineer with the Saskatoon Water Division, Transportation and Utilities Department, and in such capacity have knowledge of the matters hereinafter deposed to.
2. That to the best of my knowledge, information and belief, the right-of-way referred to in the within Easement Agreement was secured for the purpose of distribution lines to consumers or users of the services for which the right-of-way was secured and not for the purpose of general transmission lines for any such services.
3. That The City of Saskatoon has been notified of the intention to register an interest based on the within Easement Agreement in accordance with Section 123(5) of *The Planning and Development Act, 2007*.

Sworn before me via electronic means at  
Saskatoon in the Province of Saskatchewan,  
this 22nd day of April, 2020.



\_\_\_\_\_  
A Commissioner for Oaths for Saskatchewan

~~My Commission expires~~ \_\_\_\_\_  
(or) Being a Solicitor

### DESCRIPTIVE PLAN TYPE 2

SHOWING  
**FEATURE UTILITY  
RIGHT OF WAY**

IN  
PARCEL G, PLAN 102317396  
N.W. ¼ SEC. 28-TWP. 36-RGE. 5-W. 3Mer.  
CITY OF SASKATOON  
SASKATCHEWAN

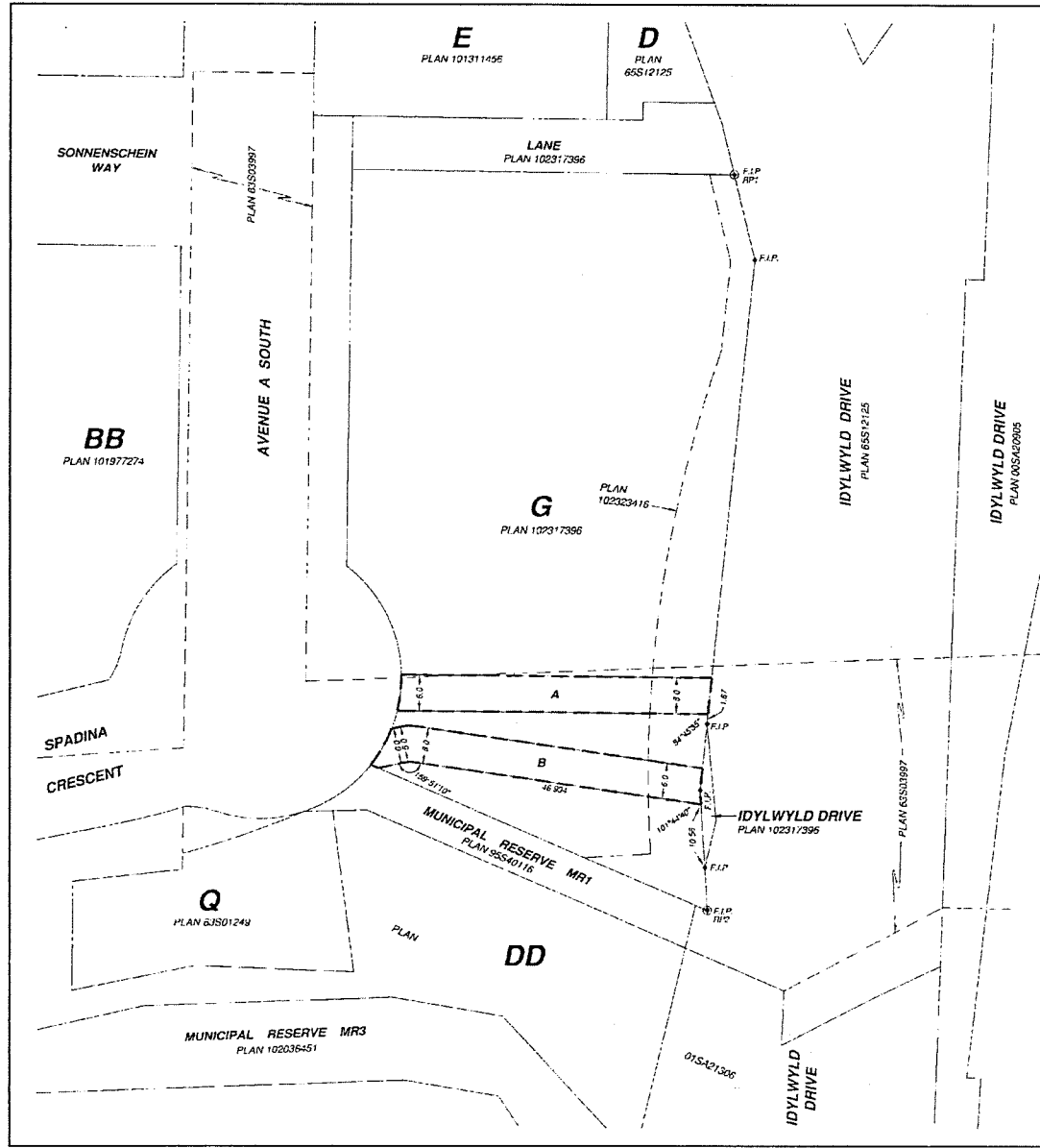
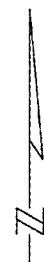
BY: D.L. CODLING, S.L.S.

DATE: AUGUST 21, 2019

SCALE 1:500

**NOTES:**

MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.  
AREA TO BE APPROVED IS OUTLINED BY A HEAVY DASHED LINE.  
WIDTH OF RIGHT OF WAY IS 6.0 UNLESS OTHERWISE AS SHOWN.  
INCHUMENTS FOUND ARE SHOWN THUS: #  
THE EXTENSIONS OF ALL PARCELS AFFECTED BY THIS FEATURE ARE 0 UNLESS  
OTHERWISE SHOWN.  
REFERENCE POINTS ARE SHOWN THUS: ○ RP1 ○ RP2  
DATUM USED: NAD83(CSRS)  
PROJECTION USED: UTM ZONE 13N EXTENDED  
GSA 478778 78 NCK 770 POINTS DERIVED FROM PLAN 102317396  
RP CO-ORDINATES WERE DERIVED ON AUGUST 7, 2019



Schedule "A"

## Easement Agreement

Between:

**The City of Saskatoon**, a municipal corporation pursuant to the provisions of The Cities Act, S.S. 2002, Chapter C-11.1 (hereinafter called the "Grantor")

- and -

**The City of Saskatoon**, a municipal corporation pursuant to the provisions of The Cities Act, S.S. 2002, Chapter C-11.1 (hereinafter called the "Grantee")

Witnesseth that the Grantor is the registered owner of an estate in fee simple of that certain parcel of land situate in the Province of Saskatchewan being composed of:

Parcel No. 203746440  
Legal Land Description: Blk/Par G, Plan No. 102317396, Extension 0

In consideration of the sum of \$1.00 paid to the Grantor by the Grantee (the receipt whereof is hereby acknowledged), and in consideration of the covenants and conditions hereinafter mentioned to be kept and performed by the Grantee, the Grantor hereby grants, conveys, transfers and assigns to the Grantee an easement for a right of way on, over, under and through:

all that portion of the above-mentioned parcel shown outlined as a 6 metre wide easement labelled as area "A" on attached Schedule "A" being a Descriptive Plan Type II showing Feature Utility Right of Way registered in the Information Services Corporation of Saskatchewan as Plan No. 102323696.

(hereinafter referred to as the "Land").

Such easement to consist of the right and power to the Grantee, their employees, agents, licensees, successors and assigns, to enter upon the Land with the necessary workers, equipment and vehicles in order to construct, install or place (and thereafter reconstruct, repair and view the state of repair of) one or more posts, lines of wires, cables, pipes, valves and conduits used:

- for the underground distribution of electrical energy;

together with all other necessary or desirable supports, fittings, fixtures and apparatus used in connection therewith; provided, and it is hereby agreed, that whenever the

Grantee break or open up the surface of the said right of way for any purpose, the Grantee shall diligently and expeditiously complete the work for which such breaking or opening up was required, and shall upon the said work being completed, at the expense of the Grantee, forthwith restore the ground so broken and opened up as nearly as possible to its former condition.

The Grantee agrees to use due care to interfere as little as possible with the use of the Land.

No pit, well, foundation, building, fence or other structure or obstruction of any kind shall be excavated, placed or constructed by the Grantor on the Land without the prior written consent of the Grantee.

The Grantor shall not plant any trees or shrubs on the Land without the prior written consent of the Grantee. The Grantee shall have the right to trim, cut back or remove any trees or shrubs which because of overhanging branches or extensive root growth on, over or into the Land cause or are likely to cause interference with the system of the Grantee. All possible care shall be taken by the Grantee to avoid unnecessary damage.

The Grantor agrees that this easement shall be perpetual and shall be construed as running with the Land and that it shall enure to the benefit of and be binding upon the Grantor, the Grantee, and their respective successors and assigns.

Signed by the Grantor, The City of Saskatoon, this 29<sup>th</sup> day of May, 2020.

The City of Saskatoon  
  
\_\_\_\_\_  
Mayor  
  
\_\_\_\_\_  
City Clerk  


Signed by Grantee, The City of Saskatoon, this 29<sup>th</sup> day of May, 2020.

The City of Saskatoon  
  
\_\_\_\_\_  
Mayor  
  
\_\_\_\_\_  
City Clerk  




**Affidavit**

Canada )  
Province of Saskatchewan )  
To Wit: )

I, Moussa Fadhelanawla, of the City of Saskatoon, in the Province of Saskatchewan, make oath and say:

1. That I am employed by The City of Saskatoon, the Grantee in the within Easement Agreement, as the Project Engineer at Saskatoon Light & Power, Utilities & Environment Department, and in such capacity have knowledge of the matters hereinafter deposed to.
2. That to the best of my knowledge, information and belief, the right-of-way referred to in the within Easement Agreement was secured for the purpose of distribution lines to consumers or users of the services for which the right-of-way was secured and not for the purpose of general transmission lines for any such services.
3. That The City of Saskatoon has been notified of the intention to register an interest based on the within Easement Agreement in accordance with Section 123(5) of *The Planning and Development Act, 2007*.

Sworn before me at Saskatoon,  
in the Province of Saskatchewan, this  
21 day of April, 2020.

Taylor Krentz  
A Commissioner for Oaths for Saskatchewan  
My Commission expires Dec. 31, 2022  
(or) Being a Solicitor

[Signature]

**Taylor M. Krentz**   
A Commissioner for Oaths  
for the Province of Saskatchewan  
my Commission expires December 31, 2022.



## Easement Agreement

Between:

**The City of Saskatoon**, a municipal corporation pursuant to the provisions of The Cities Act, S.S. 2002, Chapter C-11.1 (hereinafter called the "Grantor")

- and -

**The City of Saskatoon**, a municipal corporation pursuant to the provisions of The Cities Act, S.S. 2002, Chapter C-11.1 (hereinafter called the "Grantee")

Witnesseth that the Grantor is the registered owner of an estate in fee simple of that certain parcel of land situate in the Province of Saskatchewan being composed of:

Parcel No. 203746440  
Legal Land Description: Blk/Par G, Plan No. 102137396, Extension 0

In consideration of the sum of \$1.00 paid to the Grantor by the Grantee (the receipt whereof is hereby acknowledged), and in consideration of the covenants and conditions hereinafter mentioned to be kept and performed by the Grantee, the Grantor hereby grants, conveys, transfers and assigns to the Grantee an easement for a right of way on, over, under and through:

all that portion of the above-mentioned parcel as outlined in red and labelled as areas B and D on attached Schedule "A", being a Plan of Survey showing Feature Utility Right-of-Way registered in the Information Services Corporation of Saskatchewan as Plan No. 102323416.

(hereinafter referred to as the "Land").

Such easement to consist of the right and power to the Grantee, its employees, agents, licensees, successors and assigns, to enter upon the Land with the necessary workers, equipment and vehicles in order to construct, install or place (and thereafter reconstruct, repair and view the state of repair of) one or more posts, lines of wires, cables, pipes, valves and conduits or sewers, watermains, water pipes, drainage swales and catch basins used:

- for the underground transmission, supplying, conveyance or drainage of water or sewage;

together with all other necessary or desirable supports, fittings, fixtures and apparatus used in connection therewith; provided, and it is hereby agreed, that whenever the Grantee breaks or open up the surface of the said right of way for any purpose, the Grantee shall diligently and expeditiously complete the work for which such breaking or opening up was required, and shall upon the said work being completed, at the expense of the Grantee, forthwith restore the ground so broken and opened up as nearly as possible to its former condition.

The Grantee agrees to use due care to interfere as little as possible with the use of the Land.

No pit, well, foundation, building, fence or other structure or obstruction of any kind shall be excavated, placed or constructed by the Grantor on the Land without the prior written consent of the Grantee.

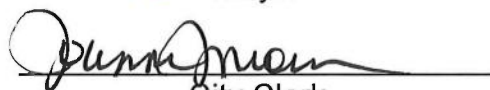
The Grantor shall not plant any trees or shrubs on the Land without the prior written consent of the Grantee. The Grantee shall have the right to trim, cut back or remove any trees or shrubs which because of overhanging branches or extensive root growth on, over or into the Land cause or are likely to cause interference with the system of the Grantee. All possible care shall be taken by the Grantee to avoid unnecessary damage.

The Grantor agrees that this easement shall be perpetual and shall be construed as running with the Land and that it shall enure to the benefit of and be binding upon the Grantor, the Grantee, and its respective successors and assigns.

Signed by the Grantor, The City of Saskatoon, this 29<sup>th</sup> day of May, 2020.

**The City of Saskatoon**

  
\_\_\_\_\_  
Mayor

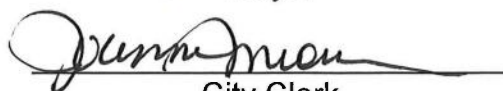
  
\_\_\_\_\_  
City Clerk



Signed by the Grantee, The City of Saskatoon, this 29<sup>th</sup> day of May, 2020.

**The City of Saskatoon**

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Clerk



# Certificate of Approval



## CERTIFICATE OF APPROVAL FOR SUBDIVISION

Application & Certificate No. 9/19

Application Certified Complete & Approved: June 10, 2019

Submitted By: Meridian Surveys  
100-310 Wellman Lane  
Saskatoon, SK S7T 0J1

THIS CERTIFICATE may be taken to be the official approval by the Approving Authority of the City of Saskatoon, under the authority of Subdivision Bylaw No. 6537, for the proposed subdivision of:

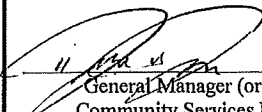
*Part of Parcel D and Part of Idylwyld Drive in Plan No. 65S12125*

As shown outlined by a bold dashed line on the white print attached hereto, and endorsed by the undersigned.

**Condition:** that the remnant of Parcel D, Plan No. 65S12125 be tie-coded to existing Parcel E, Plan No. 101311456.

*This Certificate does not affect the method of registration under the Land Titles Act, but it must accompany the plans or other documents intended for registration. Pursuant to Section 129 of the Planning and Development Act, 2007, this Certificate is valid for a period of 24 months from the day on which it is issued.*

Dated this 10<sup>th</sup> Day of June 2019,  
in the City of Saskatoon,  
in the Province of Saskatchewan,  
in the Dominion of Canada.

  
General Manager (or designate)  
Community Services Department

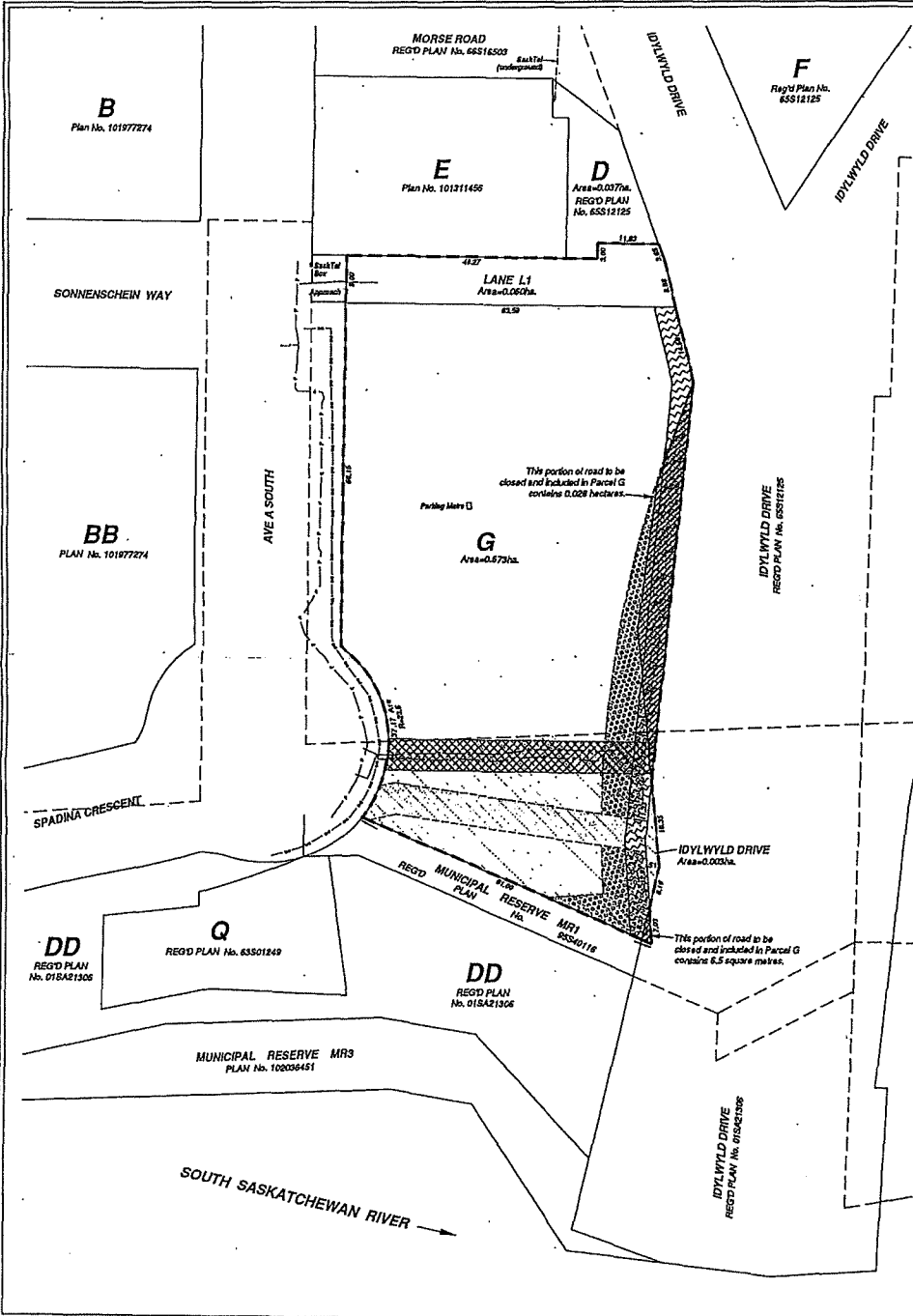
  
City Clerk

JUL 18 2019

Date of Issuance to Applicant

Originals - Applicant & City Clerk

Copies - Community Services/Assessors



**PROPOSED PLAN OF SURVEY**  
SHOWING  
**SURFACE SUBDIVISION**

OF PART OF  
**PARCEL D**  
AND PART OF  
**IDYLWYLD DRIVE**  
IN  
**REG'D PLAN NO. 65S12125**  
**N.W.¼ SEC.28-TWP.36-RGE.5-W.3Mer.**  
**CITY OF SASKATOON**  
**SASKATCHEWAN**

BY: Daniel L. Coding

SCALE 1:500

*[Signature]*  
Saskatchewan Land Surveyor



**LEGEND**

Distances shown are in metres and decimals thereof.  
Distances are approximate and may vary by ±2.0 metres.  
Areas shown are approximate and may change upon completion of survey.  
Portion of this plan proposed for subdivision is outlined with a heavy broken line, and contains 0.7368 hectares. Distances on curves are arc lengths.

Portion of proposed survey in road to be closed is shown thus:

Underground gas lines are shown thus:

Underground SaskTel lines are shown thus:

Underground power lines are shown thus:

CIV Easement Mt. Registrar #10398917 is shown thus:

: Proposed 6m easement for Saskatoon Light & Power:

: Proposed 6m easement for 300mm Watermain (location for easement provided by G3 Tech):

: Proposed 4m easement for Pumphouse access:

: Proposed 6m easement for Sanitary Sewer (location for easement provided by G3 Tech):

EXAMINED: CITY OF SASKATOON (Owner: Parcel D)

*[Signature]* Scott Mcraig  
Saskatoon Ltd  
May 22<sup>nd</sup>, A.D. 2019

EXAMINED: CITY OF SASKATOON

: Approved under the provisions of Bylaw No. 6337 of the City of Saskatoon.

*[Signature]*  
Director/Manager of the City's Utility Services Department  
Date: June 11, A.D. 2019  
Application No. 8/19

No.	Date	Revisions	Drawn By	Chk. By
1	May 19/19	Add proposed 6m easement for Saskatoon Light & Power.	gmm	etc
2	April 18/19	Added easements for Watermain, San. Sewer, and pumphouse access.	gmm	etc

Drawn By:	Checked By:	Date:	File No.:	Drawing Name:	Rev.:
gmm	etc	January 17, 2018	818317	818317024V-PropL.dwg	2

Meridian  
Surveys Ltd.

**PLAN OF SURVEY**  
 SHOWING  
**FEATURE RIGHT OF WAY**

IN  
**PARCEL G, PLAN 102317396**  
 N.W. ¼ SEC.28-TWP.36-RGE.5-W.3Mer.  
 CITY OF SASKATOON  
 SASKATCHEWAN

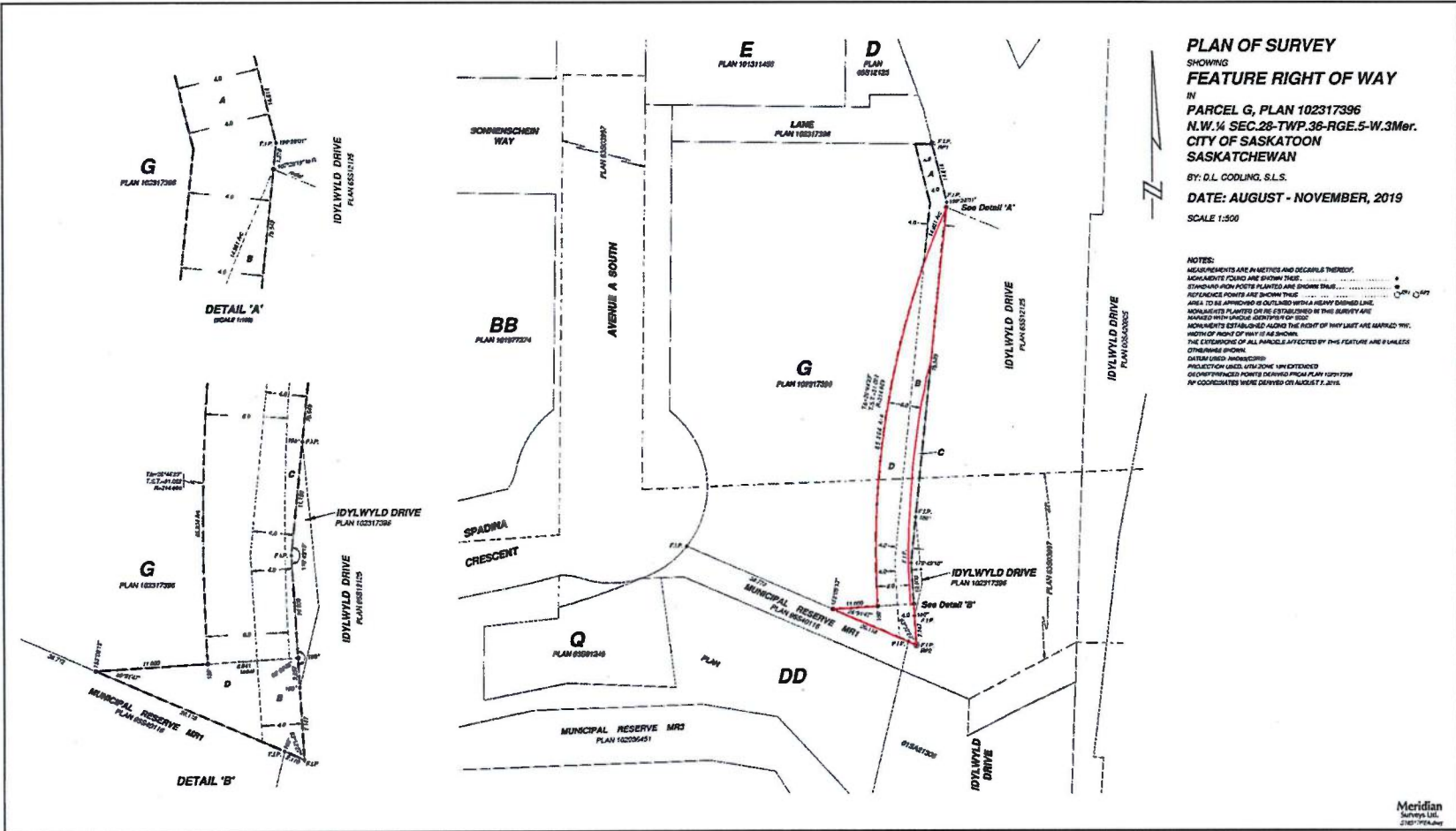
BY: D.L. CODLING, S.L.S.

DATE: AUGUST - NOVEMBER, 2019

SCALE 1:500

**NOTES:**  
 MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.  
 MONUMENTS FOUND ARE SHOWN THESE .....  
 STAKED-IRON PILES PLANTED ARE SHOWN THESE .....  
 REFERENCE POINTS ARE SHOWN THESE .....  
 AREA TO BE APPROPRIATED IS OUTLINED WITH A HEAVY DASHED LINE.  
 MONUMENTS PLANTED ON THE DISTURBED BY THIS SURVEY ARE  
 MARKED WITH UNIQUE IDENTIFIERS OF 1002.  
 MONUMENTS ESTABLISHED ALONG THE RIGHT OF WAY ARE MARKED 1001.  
 WIDTH OF RIGHT OF WAY IS AS SHOWN.  
 THE EXTENSIVE OF ALL PARCELS AFFECTED BY THIS FEATURE ARE UNLESS  
 OTHERWISE SHOWN.  
 DATUM USED: NAD83/CGRS2011  
 PROJECTION: UTM ZONE 18N EXTENDED  
 GEODETIC POINTS DERIVED FROM PLAN 10217298  
 XY COORDINATES WERE DERIVED ON AUGUST 7, 2019.

Schedule "A"



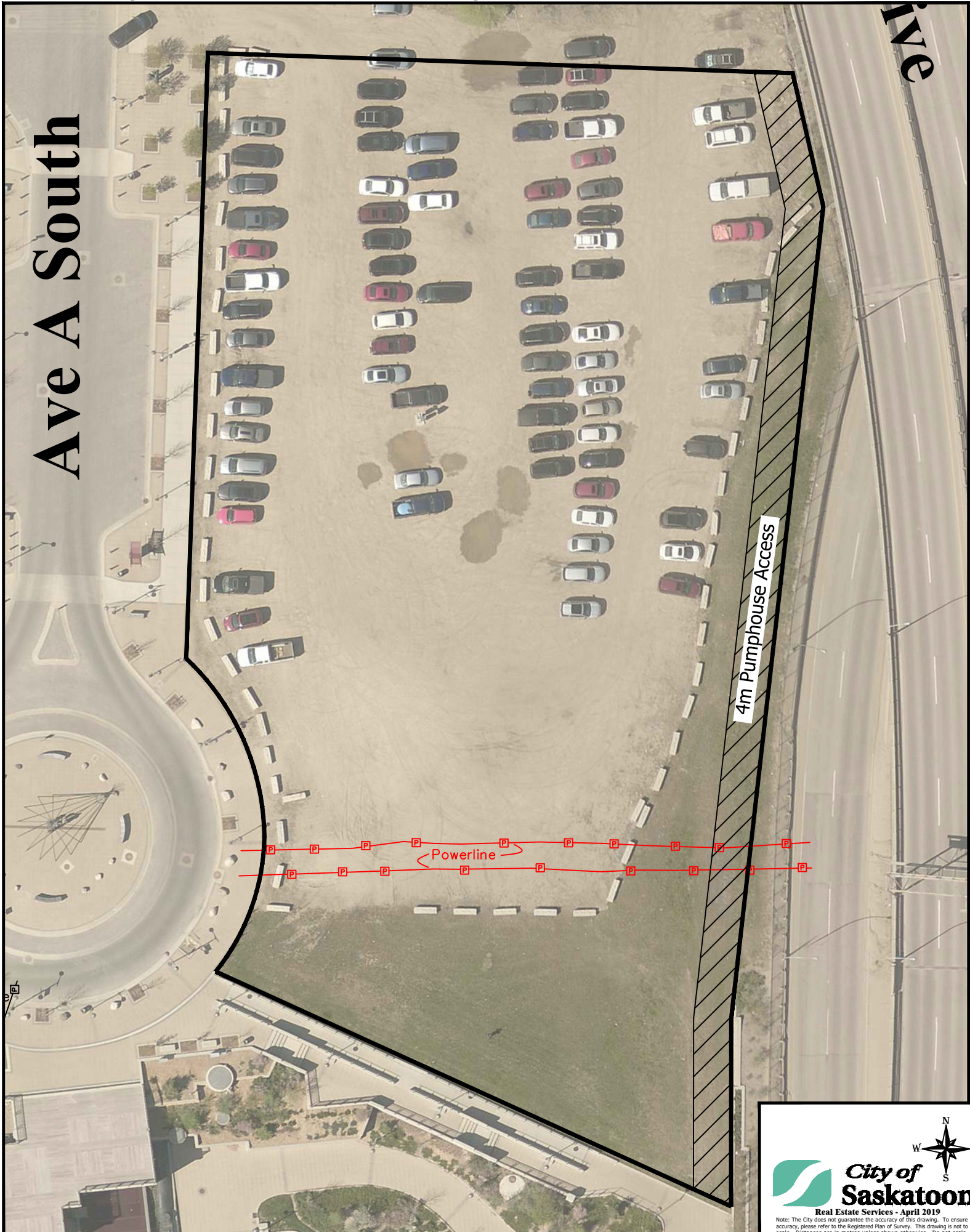
# Proposed Parcel G Pumphouse Access Easement

Ave A South

Five

4m Pumphouse Access

Powerline





## **13.1 Direct Control District 1**

### **13.1.1 Purpose:**

The Direct Control District 1 (DCD1), as shown on the Direct Control District Map No. 1, and known as the South Downtown Area, offers an unprecedented and unique waterfront development opportunity to strengthen the image of the downtown by providing a consistent set of development guidelines for unified riverfront development. These development guidelines will ensure that a strong, functional link is developed between the Downtown, South East Riversdale, the Gathercole site, Friendship Park and the South Saskatchewan River.

### **13.1.2 Objectives:**

The City of Saskatoon is committed to the re-development of the South Downtown Area in a manner that will:

- i) offer a dynamic blend of diverse and complementary land uses which will attract people to the South Downtown Area for year-round, daily and evening activity;
- ii) provide complementary year-round indoor and outdoor public activities;
- iii) provide for publicly-accessible physical linkages such as walkways, above ground linkages and corridors to allow for the greatest opportunity for barrier-free access to the river and allow public circulation between adjacent developments;
- iv) support and enhance existing and new commercial activities in the Downtown and Riversdale by encouraging both public and private investment;
- v) highlight the waterfront as a special feature in the context of an urban environment and provide strong linkages from the Downtown, South East Riversdale, the Gathercole site, and the riverbank;
- vi) produce mixed-use developments which will result in an urban environment which is integrated with public activities conducted on or near the riverbank; and
- vii) create a distinct identity and a sense of place in Saskatoon, and encourage the recognition of the historical richness of the area.

**13.1.3 Policies:**

**13.1.3.1 Linkage and Land Use**

a) Use of Land

The only permitted uses in the DCD1 are those listed in the following table: Uses for the DCD1. The guidelines set out in the table establish further controls on the permitted uses.

**Uses for the DCD1**

<b>Category</b>	<b>Intent</b>	<b>Uses</b>	<b>Guidelines</b>
<b>Recreation</b>	To provide the opportunity to use the riverfront via public and commercial activity that focus on the water and riverbank.	Equipment Rentals, Marinas, Pavilions, Cafes, Tour Boats, Street Vendors, Docks, Sportsfields.	
<b>Culture and Tourism</b>	To build on the Downtown's role as the cultural heart of the city by the development of cultural facilities which can improve economic prospects and encourage tourism.	Interpretive Centres, Theatres, Heritage Facilities, Museums, Art Galleries, Amphitheatres, Display Space, Events Programming, Tour Offices, Box Office, Public Institutional Offices.	
<b>Retail</b>	To provide for unique retail opportunities and encourage people to visit the South Downtown.	Arts/Crafts, Book Stores, Shops, Specialty Retail, Boutiques, Farmers Market, Street Vendors, Restaurants, Pubs, Nightclubs, Concessions.	Retail uses are to be at grade level.
<b>Hotels</b>	To provide accommodation and meeting facilities in the heart of the city. To encourage tourists to visit the South Downtown.	Hotels, Convention Centre, Meeting Rooms, Restaurants, Gift Shops, Exhibition Space, Long Stay Suites. Hotels are prohibited on Parcel A, Plan No. 101977274 Extension 0 (410 Avenue C South) and Parcel BB, Plan No. 101977274 Extension 0 (426 Avenue B South).	Public Uses associated with Hotels should be at grade level.

<p><b>Residential</b></p>	<p>To provide the opportunity for residential development in this unique part of the Downtown.</p>	<p>Multiple Unit Dwellings, Condominiums, Homestays, Short-term Rental Properties, Live/Work Units and associated services. Townhouses and Live/Work Units are prohibited on 19th Street west of Avenue B South, Avenue B South between 19th Street West and Sonnenschein Way, Sonnenschein Way between Avenue A South and Avenue B South and on Avenue A South.</p>	<p>Medium and High Density Multiple Unit Residential uses are to be located above the first floor. Medium Density = 15 to 50 d.u./acre High Density &gt; 50d.u./acre</p>
<p><b>Offices</b></p>	<p>To provide the opportunity for limited office development in the South Downtown.</p>	<p>General Office Space, Administration, Business Incubators, Meeting Space, Private Clubs, Public Utilities and Communication Facilities.</p>	<p>Office development will be limited to 70% of permitted gross floor area per site. The 70% limit may be exceeded where it can be demonstrated that the development contains an appropriate mix of uses, in the context of the site itself and the mix of uses on nearby sites. Offices should be located above the first floor where possible.</p>

(Revised – Bylaw No. 8981 – November 21, 2011)

(Revised – Bylaw No. 9044 – August 15, 2012)

(Revised – Bylaw No. 9363 – April 25, 2016)

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

b) Provision for People with Disabilities

All uses and development of the land should make provision for the ease of access and circulation for people with disabilities.

c) Linkage with Adjacent Developments

Development shall, in so far as possible, integrate and link development features such as walkways and amenity spaces to adjacent developments and the riverbank. Features such as lighting, landscaping, fencing, walkway materials and the like should complement and be consistent with adjacent developments in the South Downtown. However, overhead walkways spanning the extension of Second Avenue are prohibited. Overhead walkways over other public rights of way require an approved encroachment agreement from Council.

### 13.1.3.2 Safety and Security

The South Downtown should be designed to be safe and secure for all pedestrians. The following measures are encouraged to achieve this objective:

- i) ensure good open site lines for all public pathways, rear lanes, and building access points; and
- ii) ensure good street and building lighting including building access, service areas, waste disposal, parking areas and lanes.

(Revised – Bylaw No. 9863 – January 25, 2023)

### 13.1.3.3 Building Form and Massing

#### a) Maximum Building Height

The maximum height of any building, or portion thereof, must conform to the DCD1 Maximum Building Height Map No. 2.

Buildings proposed to be constructed on Parcel A, Plan No. 101977274 Extension 0 (410 Avenue C South) and Parcel BB, Plan No. 101977274 Extension 0 (426 Avenue B South) will be subject to specific review at the time of a development application, to ensure that the height is appropriate to the scale and design of the building, the nature of the adjacent street and landscape and that appropriate sunlight and wind protection are provided to adjacent areas.

(Revised – Bylaw No. 9044 – August 15, 2012)

#### b) Building Setbacks

- i) Setbacks appropriate to the scale of the building and the nature of the adjacent street, and which provide appropriate sunlight penetration and wind protection, shall be provided between the fourth and sixth storeys of all building elevations adjacent to a street.
- ii) All building elevations along 3<sup>rd</sup> Avenue shall be set back a minimum three (3) metres at grade.
- iii) In addition to the setbacks described in i), a further minimum five (5) metre setback above 27 metres shall be provided for buildings along Spadina Crescent which exceed 27 metres in height.
- iv) The building setbacks in i), ii) and iii) may be reduced or eliminated where appropriate to the scale and design of the building and the nature of the adjacent street, where the appropriate sunlight penetration and wind protection are provided, and where significant public benefit in the form of additional enhanced at-grade public open space is provided

including amenities such as gathering areas, landscape features, and public art.

(Revised – Bylaw No. 8981 – November 21, 2011)

(Revised – Bylaw No. 9363 – April 25, 2016)

c) Maximum Floor Space Ratio

The floor space ratio of any site shall conform to the ratios set out in the DCD1 Maximum Building Height Map No. 2.

d) Landmark Exemption

Any Landmark constructed within the DCD1 need not conform to the maximum building heights imposed by the DCD1 Guidelines.

#### 13.1.3.4 Landscaping and Signage

a) Landscaping

Landscaping treatment shall be used to improve the appearance of the area, unify the development sites in the South Downtown with consistent landscaping, screen facilities such as utilities or outdoor storage areas, buffer or separate different uses, and beautify open spaces.

b) Open Space Between Buildings

Open space between buildings should be kept unobstructed to promote maximum circulation on site by the General Public.

c) Signage

The regulations applicable to Signage Group No. 5 of Appendix “A” – **Sign Regulations** will govern the use of signs in the DCD1 except that portable signs, billboards, superboards, electronic message centres and electronic message centres (mobile) are prohibited.

(Revised – Bylaw No. 9044 – August 15, 2012)

#### 13.1.3.5 Parking and Off Street Loading

a) Parking Standard

For every hotel and high density residential use of the land, there must be space for vehicular off-street parking and loading for the use and benefit of patrons, residents, customers, employees, visitors, tourists, or guests in connection with the intended use of the land and building.

(Revised – Bylaw No. 9363 – April 25, 2016)

b) Parking Location

All off-street parking must be enclosed, covered, underground, within, or upon permitted buildings.

c) Parking and Service Areas Access

Direct access to parking garages, waste collection areas, and service loading entrances is not permitted onto 2nd Avenue, Sonnenschein Way between Avenues A and B, or Avenue A south of Sonnenschein Way.

Direct access for parking garages, waste collection areas, and service loading entrances is encouraged to be from Avenue C, Avenue B South between Sonnenschein Way and Spadina Crescent, and 19th Street. Parking and service area access for Parcel D, Plan No. 65S12125, Extension 2, as shown on Plan No. 101977274 (422 Avenue A South) is encouraged to be from the rear of the site.

Parking entrances and service areas, where permitted, must be designed in a manner which does not detract from the adjacent pedestrian realm and shall be subject to the following conditions:

- i) the access shall have a maximum width of 9 metres;
- ii) the access must provide a continuous street edge and blend into the street façade;
- iii) the access must be integrated with the building massing and architecture;
- iv) the quality of paving material used for sidewalk around any project is to be carried across the driveway entrance where it intersects with a pedestrian crosswalk;
- v) the access must not interfere with area development plans or street closures; and
- vi) all waste bins or areas shall be screened with split faced concrete or a similar durable material.

The width and location of internal roadways necessary to service a building or site or provide access to an internal parking entrance must give due consideration to pedestrian circulation and location of amenity space on the site.

(Revised – Bylaw No. 9119 – July 19, 2013)

(Revised – Bylaw No. 9363 – April 25, 2016)

(Revised – Bylaw No. 9863 – January 25, 2023)

d) Temporary Parking

Where no buildings are located on a site, temporary or interim grade level parking may be permitted with screening.

(Revised – Bylaw No. 9044 – August 15, 2012)

**13.1.3.6 Subdivision**

All applications for subdivision shall implement and complement the guidelines for the South Downtown contained in Section 13.1, the Official Community Plan and The City of Saskatoon Subdivision Regulations Bylaw No. 6537.

**13.1.3.7 Environmental Constraints**

Development shall not cause or contribute to instability of the valley slope during or after construction.

**13.1.3.8 Approval Process**

(Revised – Bylaw No. 9363 – April 25, 2016)

- a) Pursuant to Section 66 of *The Planning and Development Act, 2007*, City Council delegates approval of all applications for DCD1 approval on Parcel YY, Plan No. 101971807 or any subsequent parcel created through subdivision of Parcel YY, Plan No. 101971807 to the Development Officer, subject to compliance with all requirements of this Bylaw.
- b) Approval for development in the South Downtown area is a two-part process:
  - i) Council of The City of Saskatoon is bound by the conditions for approval and appeal as stated in Sections 65 and 67 of *The Planning and Development Act, 2007* and must render a decision within 60 days after receipt of a complete application for approval; and
  - ii) the land area south of 19<sup>th</sup> Street lies within the Meewasin Valley Authority (M.V.A.) conservation zone and is subject to development review and approval by the M.V.A. before development proceeds. The M.V.A. must render a decision within 60 days of receipt of a complete application.



# DIRECT CONTROL DISTRICT No. 1

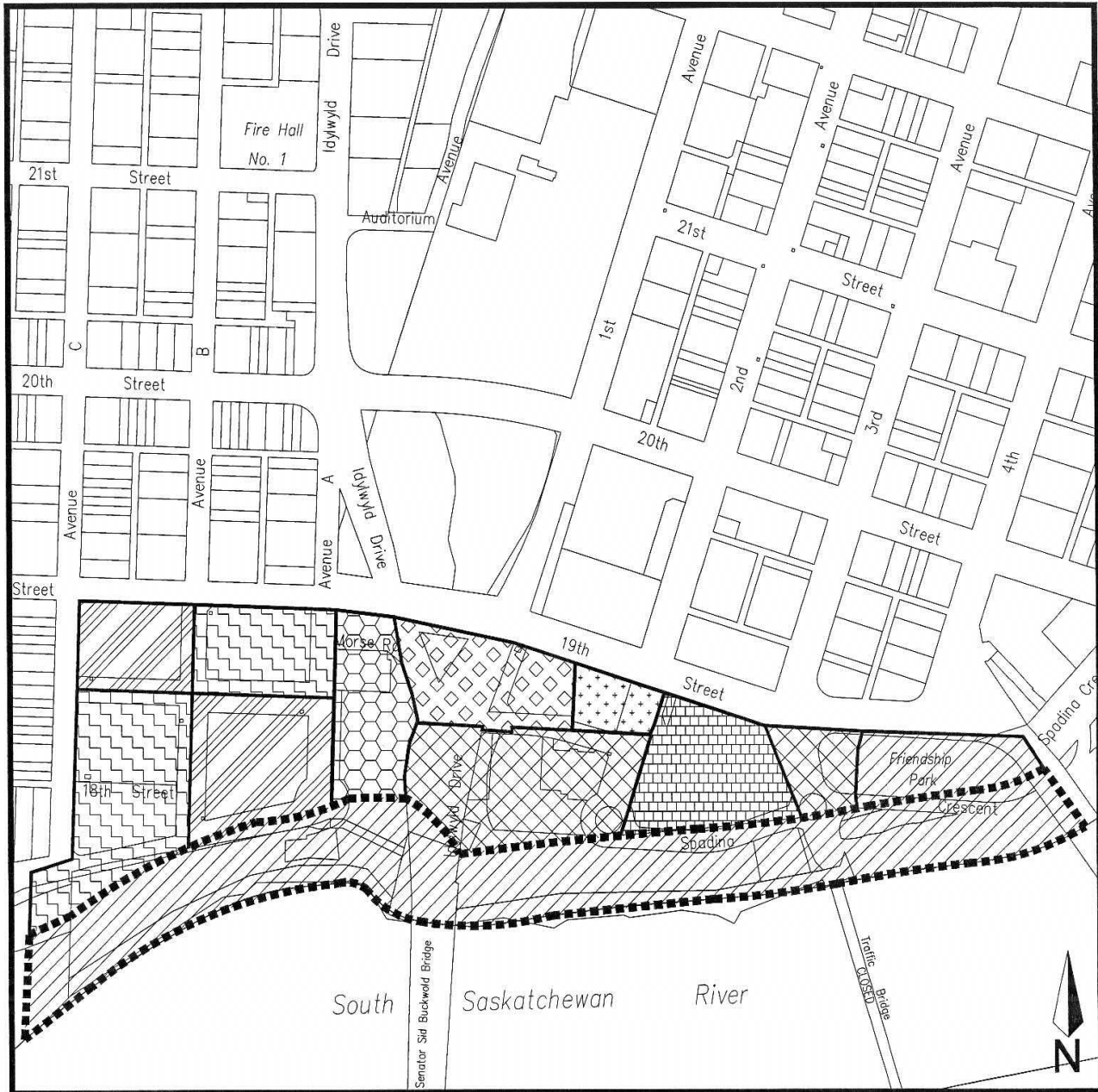
MAP No. 1

Direct Control District



N:\PLANNING\MAPPING\Bylaws\Zoning Bylaw\DCD1\_Map 1.dwg





### DCD1 MAXIMUM BUILDING HEIGHT

MAP No. 2

Fourteen Metres - 2:1 FSR		Ninety-five Metres - 6:1 FSR	
Twenty-Four Metres - 4:1 FSR		Riverbank Area (11m) - 2:1 FSR	
Twenty-Seven Metres - 4:1 FSR		60m from 1991 Shoreline	
Forty-Eight Metres - 3:1 FSR			
Ninety-Five Metres - 5:1 FSR			
Sixty-Eight Metres - 4:1 FSR			

N:\Planning\MAPPING\Wall\_Maps\Zoning\_Map\Zoning Bylaw\DCD1\_Map 2\_Proposed.dwg



(Revised – Bylaw No. 9044 – August 15, 2012)

## Applicant Information

Date of Application: \_\_\_\_\_

### Name of Applicant:

Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
Telephone 1: \_\_\_\_\_ Telephone 2: \_\_\_\_\_ E-mail: \_\_\_\_\_

### Property Owner:

Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
Telephone 1: \_\_\_\_\_ Telephone 2: \_\_\_\_\_ E-mail: \_\_\_\_\_

### Other: (i.e. General Contractor, Architect ect)

Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
Telephone 1: \_\_\_\_\_ Telephone 2: \_\_\_\_\_ E-mail: \_\_\_\_\_

Legal Description: Lot (s)

Block

Plan

Civic Address: \_\_\_\_\_

Zoning District \_\_\_\_\_

Proposed Use: \_\_\_\_\_

## Attachments

Please ensure the following has been completed:

1. Application Fee: I have enclosed the required non-refundable application fee \*: Fee Attached   
 \$2,500 for development in a Direct Control District
2. Supporting Documents  
 Site Plan to scale showing intended building layouts, parking and landscaped areas.  
 Response to the provisions of the applicable Direct Control District

## Declaration of Applicant

I hereby certify that all the above statements contained within this application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of *The Canada Evidence Act*.

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

### For Office Use Only:

Comments: _____	File No: _____
Cash Receipt No: _____ Amount Paid: _____	Cheque No: _____

## Direct Control Approval Process

---

To begin the process, submit a completed application form together with the applicable application fee and any supporting materials to the Planning and Development Branch, City Hall, Saskatoon. Your application will then be processed in accordance with the following procedure.

### Process

---

