

Meewasin Valley Authority

**THE SOUTH DOWNTOWN
DISTRICT DEVELOPMENT
POLICY**

2016 (revised)

The South Downtown District

Purpose

The South Downtown District offers an unprecedented and unique waterfront development opportunity to strengthen the image of the downtown by providing a consistent set of development guidelines for a unified riverfront development. These development guidelines will ensure that a strong, functional link is developed between the Downtown, Southeast Riversdale site, Gathercole site, Friendship Park and the South Saskatchewan River.

Objectives

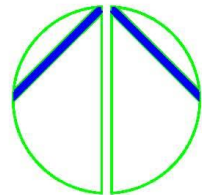
Meewasin is committed to the redevelopment of the South Downtown area in a manner that will:

- 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, Southeast Riversdale site 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.*



PROPOSED SOUTH DOWNTOWN DISTRICT

Proposed South Downtown District



Linkage and Land Use

Use of Land

Acceptable land uses in The South Downtown District will be guided by the following table: Uses and Facilities for the South Downtown District. These guidelines will allow the South Downtown area to accommodate an appropriate mix of uses.

Table 1 – Uses and Facilities for The South Downtown District

Category	Intent	Example Uses	Guidelines
Recreation	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, sports fields	
Culture and Tourism	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	
Retail	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.
Hotels	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.
Residential	To provide the opportunity for residential development in this unique part of the downtown.	Multiple Unit Dwellings, Condominiums, 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,	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 - > 50 d.u./acre

		Sonnenschein Way between Avenue A South and Avenue B South and on Avenue A South.	
Offices	To provide the opportunity for limited office development in the South Downtown.	General office space, administration, business incubators, meeting space, private clubs, public utilities and communication facilities	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.

Provision for People with Disabilities

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

Linkage with Adjacent Developments

- i) 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.*
- ii) Overhead walkways spanning the extension of 2nd Avenue are prohibited. Overhead walkways over other public rights of way require an approved encroachment agreement from City of Saskatoon Council.*

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 sight lines for all public pathways, rear lanes, and building access; and*
- ii) ensure good street and building lighting including building access, service areas, garbage disposal, parking areas, and lanes.*

Building Form and Massing

Maximum Building Height

- i) The maximum height of any building or portion thereof must conform to **Appendix A** of The South Downtown District Development Policy.*

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.

- ii) Landmarks are exempt from the height restrictions.*

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 3rd 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.*

Maximum Floor Space Ratio

The floor space ratio of any site shall conform to Appendix A.

Landscaping and Signage

Landscaping

Landscape 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.

Open Space Between Buildings

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

Signage

- i) *No portable signs*
- ii) *No third party advertising (e.g. billboards)*

Parking and Off Street Loading

Parking Standard

For every hotel and high density residential use of 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 land and building.

Proposed Parking Location

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

Parking and Service Areas Access

Direct access to parking garages, garbage 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, garbage 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 garbage 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.

Temporary Parking

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

Subdivision

All applications for subdivision shall implement and complement the guidelines contained in the Meewasin Valley Authority Development Plan and the City of Saskatoon Subdivision Regulations Bylaw 6537.

Environmental Constraints

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

Approval Process

Approval for development in the South Downtown area is a two part process.

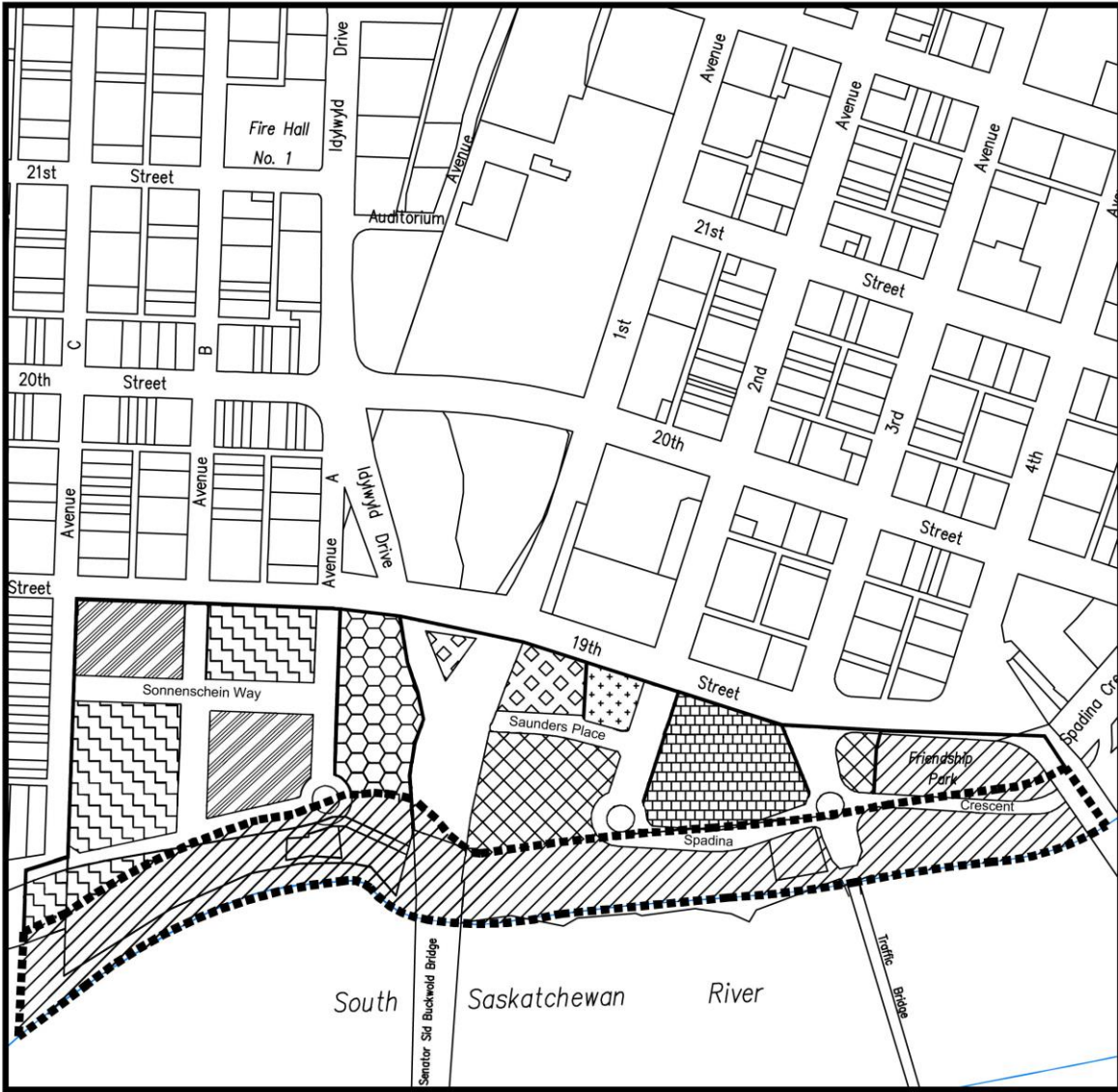
City of Saskatoon

Council is bound by the conditions for approval and appeal as stated in Sections 79 and 80 of The Planning and Development Act (1983) and must render a decision 60 days after receipt of a complete application for approval.

Meewasin Valley Authority

The land area south of 19th Street lies within the Meewasin Valley Authority (MVA) conservation zone and is subject to development review and approval by the MVA before development proceeds. Meewasin must render a decision within 60 days after receipt of a complete development application.

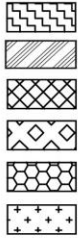
APPENDIX A



SOUTH DOWNTOWN DISTRICT

Development Control

- Fourteen Metres - 2:1 FSR
- Twenty-Four Metres - 4:1 FSR
- Twenty-Seven Metres - 4:1 FSR
- Forty-Eight Metres - 3:1 FSR
- Ninety-five Metres - 5:1 FSR
- Sixty-Eight Metres - 4:1 FSR



- Ninety-five Metres - 6:1 FSR
- Riverbank Area (11m) - 2:1 FSR
- 60m from 1991 Shoreline

