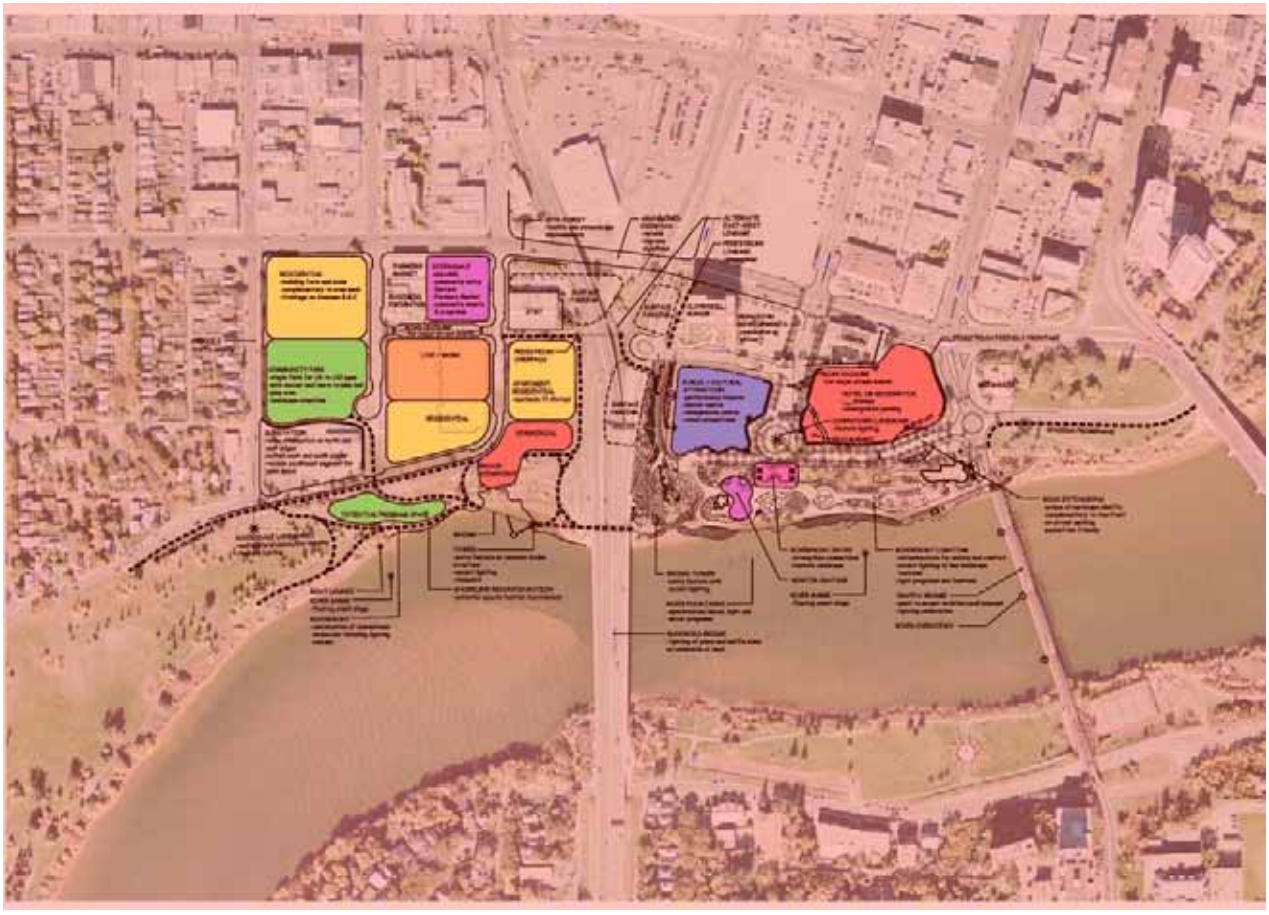
SOUTH DOWNTOWN
LOCAL AREA DESIGN PLAN



FOR AN ARCHITECTURAL CONTROL OVERLAY WITHIN THE DCD1 ZONING DISTRICT

CITY OF SASKATOON
COMMUNITY SERVICES DEPARTMENT

SAUNDERS EVANS ARCHITECTS INC.

August 31, 2004

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1.0 PREAMBLE

1.1 Introduction

Saunders Evans Architects Inc. was commissioned in Spring 2004 to prepare this Design Plan for the City of Saskatoon and to recommend specific architectural controls for the areas collectively known as South Downtown. These areas are those specifically encompassed by the DCD1 zoning district. Geographically, these lands are those south of 19th Street between Avenue C on the west and Broadway Bridge on the east. The study area includes the former A. L. Cole Power Plant site at the south end of Avenue B, the former Gathercole site at the south end of 2nd Avenue, the current Meewasin Valley Authority office, and Friendship Park.

The architectural controls within this document are intended to guide developers in creating a strong sense of identity and place, as described in the *South Downtown Concept Plan 2004* document. A copy of the concept plan found within this document is attached in Appendix A. Should this concept plan change, architectural guidelines found within this Design Plan may have to be modified to suit.

Although this Local Area Design Plan deals with controls governing, at times, very specific details of proposed developments, the overall planning principles for South Downtown - which were intended to tie individual projects into a cohesive whole - should always be reviewed and acknowledged in every proposal. These land planning principles, as found in the *South Downtown Concept Plan 2004,* are:

1. Support and Strengthen Downtown and Riversdale.
2. Plan the A.L. Cole and Gathercole sites together.
3. Create a distinct identity and sense of place.
4. Design to be a destination.
5. Design for development viability.
6. Appropriate density and building heights.
7. Remember the past.
8. Provide for special events.
9. Ensure barrier-free access.
10. Plan for all day and all season use.
11. Ensure a mix of land uses.
12. Plan for safety and security.

As well, the *South Downtown Concept Plan 2004*, highlights eight key elements for design within the DCD1 that must be acknowledged in any proposal as they assist in meeting the twelve key planning principles above. These key elements are:

1. Landmarks
2. Strengthen Connection and Access
3. Mix of Land Uses
4. The Riverfront as a Stage
5. Ambient and Special Event Lighting
6. Heritage and Environmental Interpretation
7. Streetscape and Public Art
8. Controlling Development and Design

It is recommended that developers obtain and thoroughly review the South Downtown Concept Plan 2004 prior to beginning the design process for projects within the DCD1.

The controls found within this document are intended to support a chosen architectural theme – that of "a celebration of the river in the city" - for all projects within the DCD1 while simultaneously encouraging high quality architecture which creates a safe, animated, publicly accessible destination point for both residents and visitors throughout each day of the year.

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Character Zones have been established within the DCD1 to create smaller sub-zones that will permit slight variances in the level of architectural control to recognize that project type and construction budget may vary depending on where the project is located.

While building types and occupancy may vary, there shall be no distinction, for example, in the architectural quality or standards between the east side of the Senator Sid Buckwold Bridge and southeast Riversdale. Indeed, the architectural ambience throughout the South Downtown must be harmonious and continuous so as to reinforce the adopted theme and required standards of design.

It is not the intent of this Local Area Design Plan to describe the desired urban planning principles for the DCD1. This document is specific to individual sites and/or developments. Developers are encouraged to obtain a copy of the *South Downtown Concept Plan 2004* in order to fully understand the design and planning principles encouraged over the entire DCD1.

While attempting to ensure qualitative control and the creation of a strong sense of identity and place, the design guidelines within also seek to provide a measure of freedom for the designer, recognizing that individual talents and interpretations can meet the same objectives in varying ways. It should be noted, however, that these guidelines do not supercede any national, provincial, or local codes or bylaws that may be in effect and subject to change over time.

The guidelines also assist those who are charged with the review and approval of design proposals. A Design Review Committee will be formed to review submissions for compliance with the controls within and for compatibility with the vision for South Downtown as established in the *South Downtown Concept Plan 2004.*

While full and complete compliance with each relevant guideline is the desirable objective, this may not always be completely possible. In any event, every effort should be made to fulfill the spirit and intent of these controls and of the planning principles found within the *South Downtown Concept Plan 2004* document.

1.2 Theme

The site is known as one important to the development of Saskatoon but one of disparate uses – the DCD1 Zone includes the site of the home of Saskatoon's first mayor, a former technical school, a former power plant – and it sits on the riverfront on the main north-south vehicular axis through downtown. At present it is a site of underutilized potential characterized by a blend of commercial, residential, and public amenity uses and bisected by a busy freeway bridge.

In the future, it is intended that South Downtown become a people place and a major destination for residents and visitors. This intention applies to each season of the year, thereby recognizing the challenges provided by winters in Saskatoon. The architecture and materials are therefore required to be warm in colour, welcoming in character, encompassed within a South Downtown of remarkable first and lasting impressions.

Notwithstanding the intent of this document to control aspects of architectural development on these lands, the most important element of these controls is that of the desire for the implementation of a consistent architectural theme. All projects must support the chosen theme of ***"a celebration of the river in the city"*** even though sites may be owned, developed, and operated by different groups or individuals.

The range of proposed projects and budgets anticipated for these sites will create design challenges. To assist with this three (3) main Character Zones have been developed, each with its own set of guidelines:

1. Commercial Character Zone (CCZ)
2. Residential Character Zone (RCZ)
3. Riverbank Park Character Zone (RPCZ)

Zones of interface, an area which exists at the boundary between Character Zones, has also been shown in Figure 1, highlighting the need for special design consideration where one Character Zone blends into another.

Building off the site's history as a hub of transportation, its central location near the base of three bridges, its adjacency to the Idylwyld Freeway and new dock, future developments within the CCZ and RPCZ should have a waterfront or nautical flavor, while developments within the RCZ should be characterized by architecture which blends the flavor of the two other zones with that of the historic homes of Riversdale.

Although each zone enforces development that is somewhat distinct from the other, any development in the DCD1 must relate to the "celebration of the river in the city" theme and will be evaluated by the Design Review Committee (DRC) for compatibility with this theme and with the vision for the overall DCD1 as proposed in the *South Downtown Concept Plan 2004*. Designers are encouraged to experiment with this theme and to make design interpretations to ensure varied development types and styles.

Replication of historical architectural styles would lend the area a false front – an architectural theme park of sorts - out of character with the existing context. It is the intent of the guidelines within the DCD1 Zoning District, that quality architecture is generated with a character that is moderately controlled but contemporary in design. The intent is not to re-create a historical waterfront, but to suggest a contemporary, urban, publicly accessible waterfront serving as the heart of Saskatoon. Elements of historical significance to Saskatoon should be addressed, but the goal would be to do so in a way in which it is designed and which forms a base for future heritage.

The South Downtown has a long and varied history with a succession of interesting buildings and uses. This rich history is to be incorporated within the public domain; for instance, in infrastructure such as sidewalks, landscape features, landscape furniture, etc.

It is intended that a comprehensive list of heritage elements will be compiled in a Heritage Plan due to be undertaken in 2004/2005.

1.3 Character Zone Map

Figure 1 following, shows the Concept Plan developed for the area within the *South Downtown Concept Plan 2004* by CitySpaces. Character zones have been superimposed for clarity. The (yellow) shaded area indicates zones of interface. Projects in this zone must receive special design attention to ensure a visual blend between two Character Zones.

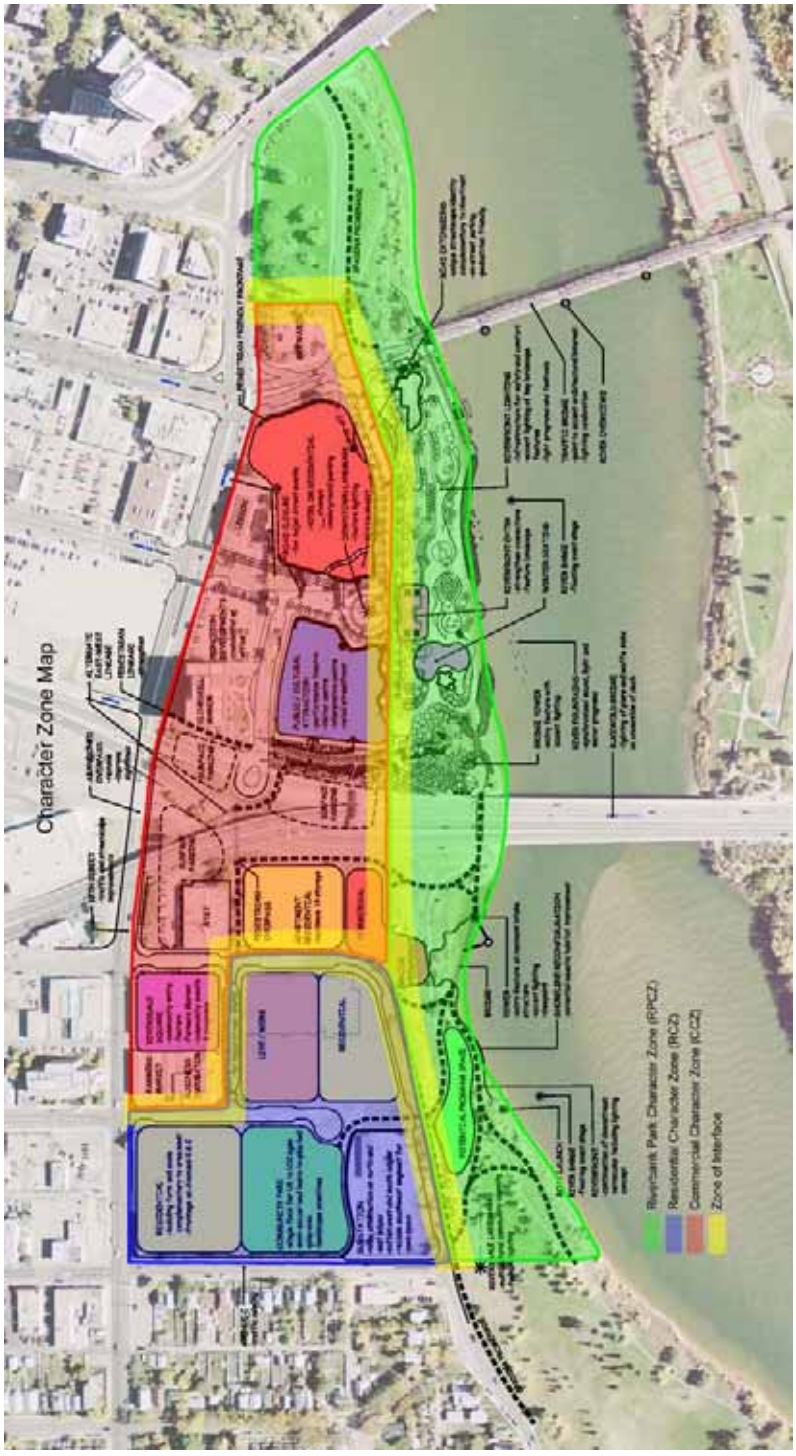

Figure 1: South Downtown Concept Plan with Superimposed Character Zones

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1.4 Character Zones

1.4.1 Commercial Character Zone (CCZ)

The Commercial Character Zone (CCZ), as outlined in Figure 1 previous, is the largest character zone within the DCD1. It is located between the Riverbank Park Character Zone (RPCZ) and the commercial areas of downtown and the Riversdale business district. The CCZ blends into the Residential Character Zone (RCZ) on the west, includes areas over and under the Senator Sid Buckwold Bridge and incorporates the existing Meewasin Valley Authority office at its easternmost extent.

Existing properties adjacent this zone consist of parking lots, low and high-rise commercial and residential developments of varying qualities and styles with no discernable overall theme or character. Development adjacent this zone has been sporadic leaving many empty sites for future development, but simultaneously lending the Commercial Character Zone little architectural context. It is, in effect, a blank canvas for development.

As noted in the South Downtown Concept Plan 2004, developments within the CCZ on the east side of the Senator Sid Buckwold Bridge are anticipated to be of those of a public or cultural nature in conjunction with a hotel or similar development. Landmark architecture is encouraged in this area.

The CCZ spans the Senator Sid Buckwold Bridge. Appropriate visual and physical linkages between the east and west side of the bridge are required so that the South Downtown appears as a coherent whole.

It is assumed that development in the CCZ would spawn developments of similar quality outside of the DCD1 to the north of 19th Street, and that the character of developments suggested within the CCZ would influence the character of developments at its periphery. Further, the continuity of the Downtown Business District into the CCZ is considered an important requirement in ensuring a unified commercial development plan.

The DCD1 zoning bylaw allows building heights of commercial or residential developments to be between one and twenty stories, with proposed locations of permitted heights potentially creating a stepped effect, from low to high, from the river north to downtown. New developments in areas permitted by the DCD1 to be high-rises should be sensitively designed to act as landmarks for the lower-rise developments closer to the river. Refer to the DCD1 for permitted building heights.

Figure 2: Looking northwest across 19th Street east of Senator Buckwold Bridge.

Figure 3: Looking northeast across 19th Street east of Senator Buckwold Bridge.

Figure 4: The Royal Canadian Legion Building within CCZ at end of 2nd Avenue.

Figure 5: CCZ at west side of Senator Buckwold Bridge.

Figure 6: Side view of Clinkskill Manor on northwest corner of CCZ adjacent east side of Buckwold Bridge.

1.4.2 Residential Character Zone (RCZ)

The Residential Character Zone (RCZ) generally is defined as an area bounded by the Commercial Character Zone (CCZ) on the east, the existing single-family residential development of Riversdale on the west, the Riverbank Park Character Zone (RPCZ) on the south, and the business district of Riversdale on the north. It is anticipated that multi-family apartments, condominiums, and town homes would be the major type of development within this zone. Development here will be typically low-rise residential in nature, with heights to a maximum of 14 metres. Commercial occupancies, although permitted, are anticipated to be subsidiary to residential major occupancies.

As such, development across the DCD1 from west to east should rise in height from the single-family houses in Riversdale, which would typically have a height no more than two-and-one-half storeys, up to a maximum of four storeys across the street in the RCZ, and then gradually up to twenty storeys at the far northeastern corner of the CCZ.

The RCZ is located adjacent to the character homes of Riversdale, most constructed within the first quarter of the 20th century. Lots are typically narrow, with access to the rear of the lot through the use of lanes. Exterior materials are typically wood siding, simulated wood siding, stucco, and brick. Roofs are typically sloped with steep pitches allowing attic use in many instances. Many roofs incorporate dormers or gabled ends with windows into attic spaces. Front porches and low fences are a typical feature of the architectural site vocabulary. Front setbacks appear to be smaller than what is typically required today, as houses in the area were placed closer to the street. The condition of these homes varies considerably.

While it is considered important that new residential development reflect the architectural vocabulary of the immediate Riversdale area, it is expected that the new and emerging architectural styles and quality, as a harmonizing feature of South Downtown, will likely influence future residential development in the immediate Riversdale area.

Figure 7: Conversion of Riversdale character home into art gallery.

Figure 8: Streetscape across Avenue C from RCZ.

Figure 9: Tree-lined streets of Riversdale.

Figure 10: Restoration of some character homes in Riversdale.

Figure 11: Multi-family conversion of Riversdale character home.

Figure 12: Riversdale homes showing examples of rooflines, porches, low fences around shallow front yards.

Figure 13: Commercial site directly north of RCZ on 19th Street.

Figure 14: Commercial site directly north of RCZ on 19th Street.

Figure 15: Existing electrical substation to remain at end of Avenue C.

1.4.3 Riverbank Park Character Zone (RPCZ)

The Riverbank Park Character Zone (RPCZ) is defined as the area between the river and Spadina Crescent, or the area defined by an imaginary line drawn 60 meters inland and parallel to the 1991 shoreline. Development within this area will be limited to certain key locations with a building height not more than 11 meters. This type of control would permit the zone to have very much the same character as other publicly accessible portions of the local riverbank. As such, the RPCZ's character is mostly defined by the landscape – the existing City of Saskatoon Park system and the South Saskatchewan River.

Understanding that the riverfront in Saskatoon is very much a stage for summer and winter events is key to the development of any sites within the RPCZ. Boat tours, dragon and power boat races, concerts, heritage and environmental interpretation, fireworks displays, skating, curling, and festivals of all sorts currently take advantage of the Meewasin Valley Park system. It is anticipated and desired that these types of public events not be compromised, but that they are in fact enhanced, by any development within this zone.

Figure 16: Riverbank Park – west side of Senator Buckwold Bridge looking southeast.

Figure 17: A. L. Cole Pump House at west side of Senator Buckwold Bridge.

Figure 18: West side of Senator Buckwold Bridge looking south.

Figure 19: RPCZ at west side of Senator Buckwold Bridge looking west.

Figure 20: West side of Senator Buckwold Bridge looking east under bridge.

Figure 21: Riverbank Park at east side of Senator Buckwold Bridge looking northeast. Victoria Bridge in distance.

Figure 22: RPCZ at east side of Senator Buckwold Bridge looking north. Clinkskill Manor in background (CCZ).

1.5 Design Challenges

It is the intent of this section to highlight some of the specific design challenges for projects within the character zones described above. For instance, of major importance is the creation of strong and attractive streetscapes with the CCZ and RCZ. Resolution of these challenges will be reviewed by the Design Review Committee upon submission of proposals.

1.5.1 Commercial Character Zone (CCZ)

Specific design challenges for projects within the CCZ would include but not be limited to:

- the integration of any locations/elements important to the history of Saskatoon
- the maintenance of publicly accessible open space throughout individual sites
- the creation of animated streetscapes through proper placement of occupancies that stimulate activity
- sound attenuation for projects immediately adjacent Senator Buckwold Bridge

- the creation and/or enhancement of entry features to the DCD1 zone from Idylwyld Drive/Freeway in both the north and south directions
- the creation and/or enhancement of pedestrian linkages between the eastern and western portions of the DCD1 bisected by the Senator Buckwold Bridge (see Figures 18 and 23)
- Riversdale Square public amenity space
- The continuity of the Downtown Business District into the CCZ, ensuring a unified, commercial development plan
- the aesthetic treatment and quantity of parking

Figure 23: Existing pedestrian underpass below Senator Buckwold Bridge looking west.

1.5.2 Residential Character Zone (RCZ)

Specific design challenges for projects within the RCZ would include but not be limited to:

- assimilating the existing electrical substation (see Figures 24 and 25)
- the creation of secure and defensible public, semi-public, and private spaces
- the implementation of an overall aesthetic theme for projects in the context of the neighborhood of Riversdale
- the juxtaposition of residential and commercial functions within the neighbourhood and perhaps within an individual project
- the aesthetic treatment and quantity of parking

Figure 24: Existing electrical substation at south end of Avenue C looking east from Spadina Crescent West.

Figure 25: Existing electrical substation at south end of Avenue C looking north from future Spadina Crescent extension.

1.5.3 Riverbank Park Character Zone (RPCZ)

Specific design challenges for projects within the RPCZ would include but not be limited to:

- the scale of proposed projects
- views to the river from sites north of the RPCZ
- access to parking, loading, and garbage disposal
- addressing the existing A. L. Cole Pump House and odours associated with the sewage lift station (Figure 26 below)
- roof lines and treatment of roofs as building sites within the RPCZ will be overlooked from above
- pedestrian linkages between east and west sections of park

Figure 26: Existing A. L. Cole Pump House

Figure 27: Park west of Senator Buckwold Bridge looking southwest.

2.0 ARCHITECTURAL GUIDELINES

2.1 Commercial Character Zone (CCZ)

2.1.1 Proportion, Scale, and Massing

Intent: Within the height and area limits described within the DCD1, projects must incorporate sensitive design elements that break down perceived scale and mass to create comfortable, sunlit, human-scaled pedestrian environments and streetscapes. The tall, box-like design of certain downtown high-rises would not be permitted.

The impact of a development on the ability of adjacent sites, streets or public amenity spaces to access sunlight must be considered.

Alteration or acceleration of wind patterns must be evaluated.

Building volumes must incorporate intermittent variances in plan and elevation to encourage shadow lines on the building and to assist in breaking down the apparent mass.

Notwithstanding the requirement above, creating an identifiable “base”, “body” and “cap” in the design of buildings 27 meters in height and over is encouraged.

Figure 28: Variances in plan and elevation break down apparent mass.

THIS

Figure 29: Sample of hotel tower.

or THIS

Figure 30: Variance in wall plane contributes to breakdown of apparent mass.

or THIS

Figure 31: An assemblage of independent volumes into one building assists in breaking down the apparent mass.

or THIS

Figure 32: Regular rectilinear volumes masonry cladding and small punched openings give the buildings an appearance of greater mass.

NOT THIS

2.1.2 Walls

Intent: The nature and materiality of walls must consider the overall architectural theme. Walls should be designed to contribute, as much as possible, to a perception of being light-weight and visually accessible, especially along streets, while simultaneously responding to climate and function. Walls clad in a single material are not preferred in order to avoid monotony.

Durable, high quality materials should be utilized for cladding on all building faces.

Permitted claddings include natural stone, brick, split-faced concrete block masonry, Exterior Insulation and Finish Systems (EIFS)/acrylic stucco, aluminum composite panels, aluminum shingles, clay tile façade system, porcelain enameled steel panels, ceramic tile, glazing, cement-board siding.

A minimum of two major exterior cladding materials, excluding fenestration, are required, the proportions of which must be sensitively designed.

Prefinished metal siding other than what is noted above is permitted only for mechanical/electrical penthouses at roof level above 27 meters.

Bare concrete, other than split-faced concrete block, will not be permitted as a wall finish.

The rain screen principle must be incorporated into EIFS, clay tile or masonry exterior wall assemblies.

Figure 33: Different materials create interest at street level.

THIS

Figure 34: A minimum of two major exterior cladding materials must be utilized.

THIS

Figure 35: Colour and material sensitively used to break down apparent mass while animating the streetscape.

or THIS

2.1.3 Roofs

Intent: Roofs should be designed to form an integral part of any project, not as a repository for mechanical equipment. Roofs must be designed to be viewed from the street, from above, and from a distance.

Permitted claddings include prefinished steel standing seam roofs complete with snow and ice stops, low-slope roof membranes, architectural fabrics, glazing, and 'green' roofing systems.

There is no minimum roof slope requirement however low-slope roofs must slope to internal drains.

Low-slope, commonly referred to as "flat" roofs must be designed to be viewed from above. Incorporation of patterning and colour in ballast or membrane, the screening of any rooftop equipment, etc. is important.

Paving systems allowing rooftop occupancies are permitted.

Figure 36: Example of glazed roofing system.

THIS

Figure 37: Example of roofing system.

THIS

Figure 38: Example of architectural fabrics being used as a roofing system.

THIS

Figure 39: Sloped metal roofing system.

or THIS

2.1.4 Fenestration

Intent: Patterns of openings, i.e.) doors and windows, should relate to those of the adjacent developments to encourage a degree of consistency between projects along a particular street. Large areas of glazing are recommended for grade-level occupancies in all projects to encourage "eyes on the street" and to enhance street lighting at night.

Fenestration patterns shall be complementary to patterns within adjacent developments, notwithstanding the requirement that main floors of all developments must incorporate an appropriate amount of glazing facing any street.

Upper level fenestration must be oriented to streets and/or public amenity spaces.

Blank walls will not be permitted at street level. Blank walls at upper levels are not permitted unless it can be proven that this requirement would create undue hardship for the function of a particular development, i.e. theatre.

2.1.5 Windows and Glazing

Intent: Windows must be selected to complement theme and to satisfy functional and climatic issues.

Permitted types include awning, casement, fixed, and combinations thereof. Curtain wall assemblies, structural glazing and glass or acrylic block are also permitted.

If glazing tints are used, they should reflect the warmth of the colours required in South Downtown.

Translucent glazing is permitted but in limited quantities at street-level to ensure “eyes on the street”.

Reflective coatings are not permitted.

Window systems must be appropriate for the local climate.

2.1.6 Exterior Doors/Storefronts

Intent: Doors and storefronts must be selected to complement theme and to satisfy functional and climatic issues.

Door materials are not restricted.

If glazing tints are used, they should reflect the warmth of the colours required in South Downtown.

Translucent glazing is permitted but in limited quantities at street-level to ensure “eyes on the street”.

Reflective coatings on glazing within doors or storefronts are not permitted.

2.1.7 Style

Intent: The architectural style of proposed projects must relate to “a celebration of the river in the city”. Landmark architecture within the CCZ east of the Senator Sid Buckwold Bridge is encouraged, but not to the extent that comfortable, lively, street-level pedestrian environments are sacrificed. Projects west of Senator Sid Buckwold Bridge must provide a visual link between those on the east and projects within the RCZ and Riversdale. Varying architectural interpretations of this guideline are encouraged.

Figure 40: Nautically inspired structural system.

THIS

Figure 42: Nautically inspired roof and wall systems.

THIS

Figure 44: Nautically inspired mass, form, and colour.

or THIS

Figure 41: Nautically inspired canopy.

THIS

Figure 43: Landmark art gallery on the waterfront.

THIS

2.1.8 Solid/Void

Refer to DCD1 for open space requirements.

2.1.9 Colour

Intent: The aim of this guideline is to ensure that warm colour schemes are utilized to create a welcoming atmosphere, especially in winter. However, all proposed colour schemes must simultaneously support the waterfront-based theme and be complementary to adjacent developments and any existing context without contributing to the creation of monotonous streetscapes. White and silver are permitted but should be utilized sensitively. Monochromatic colour schemes are discouraged. A minimum number of colours is prescribed to ensure more than one colour is used on each façade.

Warm colours, white, and silver are permitted for major building components. Other colours for major building components may be approved subject to DRC review. Accent colours in small quantities are permitted.

A minimum of two colours (excluding roof colour visible from the street and colours utilized for minor components such as glazing, flashings, casings, trims, windows, doors, decorative accessories, etc.) should be utilized at each facade.

A minimum of four colours should be utilized on any one building (includes roof colour visible from street and colours of minor components).

Colours cannot be counted as part of this guideline if they are not visible from the street.

2.1.10 Variety

Intent: A variety of architectural styles, spaces, colours, materials and uses is not discouraged, however consistency with the overall theme must be demonstrated. The images below do not necessarily reflect compliance with the intended theme – they are examples of desired variety in colour, material, fenestration, and style.

Designers are encouraged to incorporate variety within each project.

Figure 45: Landmark waterfront architecture draws visitors at night.

THIS

Figure 46: A blend of historical and contemporary waterfront architecture.

OR THIS

2.1.11 Relationship to Streetscape

Intent: Building massing and architectural elements must reinforce the concepts shown in the South Downtown Concept Plan 2004. Projects must incorporate a blend of uses that will create destinations for the public – galleries, cafes, and retail frontages for example.

Parking areas shall be screened.

Developments shall have glazing facing the street.

Recessed entries from the sidewalk are required.

All buildings must incorporate barrier free accessibility from the public sidewalk.

Awnings/canopies over public sidewalks are encouraged.

Notwithstanding any required setbacks, food service uses are encouraged to incorporate street-side or accessible rooftop outdoor patios. Refer to the DCD1 for required setbacks.

Figure 47: Lively, animated, streetscapes are encouraged.

THIS

Figure 48: Sample of sidewalk café.

or THIS

2.1.12 Signage

Intent: Although the DCD1 permits the design of signage meeting Signage Group No. 5 in the Zoning Bylaw No. 7800 of the City of Saskatoon, it is the intent of this guideline to set further limits on the aesthetics of signage in this zone. Signage should be smaller scaled and more subdued and, in the case of national or international retail stores, custom designed to contribute to the sense of identity for South Downtown.

Signage on awnings and canopies as well as wall hung signs perpendicular to building faces are encouraged.

No internally lit signs, other than for internally lit awnings, will be permitted.

Refer to the DCD1 for further requirements.

Figure 49: Potential design of acceptable signage.

THIS

Figure 50: Potential design of acceptable signage.

THIS

Figure 51: Potential design of acceptable signage.

THIS

Figure 52: Unacceptable signage.

NOT THIS

2.1.13 Roadways

Intent: In certain instances, roadways developed for internal circulation within individual development sites must complement the design of roads created by the City of Saskatoon.

East of the Senator Sid Buckwold Bridge, privately developed internal roadways shall be provided with an all-weather, adequately drained, hard surface of concrete pavers that must complement the design and appearance of the material utilized for surfacing the 2nd Avenue extension through the DCD1 zone. Pavers must be installed to adequately prevent upheaval during freeze/thaw cycle.

2.1.14 Parking, Loading, and Service Areas

Intent: The South Downtown is not intended for surface parking lot development. If surface parking and loading facilities are permitted, the development of these areas must, in certain instances, complement the design of roads created by the City of Saskatoon. Other surfacing materials are permitted elsewhere in recognition of budgetary/maintenance issues. Parking and loading areas must be screened. All screening must be designed to reduce the potential for unlawful activity to occur. Surface parking and loading areas should be overlooked by building fenestration or have other means of ensuring the safety of users.

Surfacing: All surface parking, loading and service areas shall be provided with an all-weather, adequately drained, hard surface. East of the Senator Sid Buckwold Bridge, parking and loading areas shall be provided with an all-weather, adequately drained, hard surface of concrete pavers that must complement the design and appearance of the material utilized for surfacing the 2nd Avenue extension through the DCD1 zone. Pavers must be installed to adequately prevent upheaval during freeze/thaw cycle.

Throughout the CCZ, where temporary or interim parking facilities are permitted they may be surfaced with crushed stone but they must be maintained so that surfacing material is not dislodged or carried by other means onto adjoining public or private streets or lanes.

Screening and Fencing: Surface parking, loading and service areas must be adequately screened from adjacent streets and properties. Permitted screening will be fencing of environmentally-conscious pressure treated wood, steel/wrought iron fencing and/or walls clad with split-faced concrete block, natural stone or brick masonry. Other types of screening may be approved by the Design Review Committee (DRC) if they are found to be in harmony with the proposed development to which the parking area is accessory.

Screening between surface parking and residential and hotel uses must be automobile headlight-proof. Survival guarantee and irrigation requirements under section 2.1.18 Landscape apply. Screening could be rejected if found to be detrimental to pedestrian security.

Parking Structures: Above grade parking structures are governed by the guidelines for any other development and must utilize architectural features and claddings similar to those of the development to which they are accessory.

2.1.15 Pedestrian Grade Level Walkways/Hard Surface Amenity Spaces

Intent: The design of pedestrian walkways in certain areas should complement the design of the extension of 2nd Avenue. Other materials are permitted elsewhere in recognition of budgetary/maintenance issues.

All pedestrian grade level walkways and hard surface amenity spaces shall be provided with an all-weather hard surface of adequately drained material. Pedestrian grade level walkways and hard surface amenity spaces east of the Senator Sid Buckwold Bridge and those which are defined as the "Market Walk" within the *South Downtown Concept Plan 2004*, shall be provided with an all-weather surface of adequately drained concrete pavers which must complement the paving design and appearance of the material utilized to surface the 2nd Avenue extension through the DCD1 zone. Pavers must be installed to adequately prevent upheaval during freeze/thaw cycle.

2.1.16 Site and Building Exterior Lighting

Intent: Buildings and sites should be illuminated for security and ambience. Areas including but not limited to pedestrian walkways, parking/loading areas, building entrances, internal roadways and any public or semi-public amenity spaces must have sufficient lighting to deter criminal activity. It is desired, especially for landmarks and any landmark architecture, that projects have the potential to be illuminated. Night lighting encourages activity, however, it is a balance and any potential for "light pollution" is to be avoided.

Lighting on any site and on/in any portion of a building shall be arranged and shielded such that it does not become a hazard or annoyance to motorists, aviators and/or short- or long-term residents.

Figure 53: Acceptable site and building illumination.

THIS

Lighting should not in any way compromise the appropriate function of adjacent properties but should be placed to appropriately ensure the safety and security of pedestrians.

Site and building lighting design should be complementary to street lighting provided by the City of Saskatoon for the South Downtown.

Figure 54: Dramatic lighting lures visitors to an art gallery.

THIS

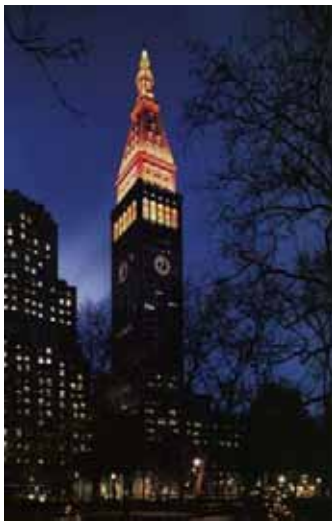

Figure 55: Acceptable building illumination.

or THIS

2.1.17 Mechanical/Electrical

Intent: Screen mechanical and electrical equipment that is normally left within view on sites and on rooftops. Rooftops will be viewed from above within South Downtown. Developers must recognize that improper mechanical/electrical placement is detrimental to the aesthetic of South Downtown and also that the noise generated by this equipment must be considered such that adjacent occupancies are not impacted.

Excluding any existing utility and/or communications uses, mechanical and electrical equipment on a site or on a building must be adequately screened from adjacent street level and from above.

Excluding any existing utility and/or communications uses, satellite dishes and other communications equipment must not be visible from the ground.

Noise generated by this equipment must not compromise the function of adjacent occupancies.

2.1.18 Landscape

Intent: To encourage professionally designed, innovative landscape design solutions to link the Meewasin Valley Park System with downtown. Designs should encourage year-round activity.

Open space must be landscaped.

All development submissions must be accompanied by landscape designs and planting plans developed by a registered member of the Saskatchewan Association of Landscape Architects.

Submissions with only hard landscaping will not be permitted.

Except for the landscaping requirements for surface parking lots where no grass is permitted, grass may only be used for 25% of the soft landscaping provided on any site.

Landscapes must be designed to be self-sustaining in the local climate or an adequate irrigation system is to be provided.

Trees must be a minimum of 1800mm height and a minimum caliper of 50mm at the time of installation.

Plant material, including trees, is required to be hardy and durable, fitting to the region. In all instances, any such material shall be guaranteed by the developer to survive at least two years from the time of planting and, if necessary, replaced at the developer's cost.

Refer to the DCD1 for other requirements.

2.1.19 Accessibility

Intent: Recognition that projects within the CCZ must be able to be navigated, in all seasons, by persons with physical disabilities is important.

All sites must be made accessible and comply with barrier free requirements found within National Building Code. All barrier free requirements of the National Building Code must be met for any building.

2.2 Residential Character Zone (RCZ)

2.2.1 Proportion, Scale and Massing

Intent: New developments should be well proportioned and integrate with neighbouring buildings. The proportion, scale and massing of building elements within this zone should complement similar elements found within the single-family residential and small-scale commercial context of the Riversdale neighbourhood. The proportion and scale of properties located within the "interface zone" must also be sensitively considered. Developments should utilize existing or "natural" grade, or ground level, to assist them in blending with the context of the existing neighbourhood. Grade alterations can create negative impacts on adjacent properties.

Locate the main façade parallel to the street and set in line with adjacent buildings.

Construct buildings to define the edges of, and to face onto, any public park and/or accessible open spaces.

For residential occupancies, building masses should be arranged to ensure adequate light, view and privacy for each unit.

Special consideration shall be given to the massing of all developments on the east side of Avenue C in order to complement the existing single family residential homes on the west side of the street.

In the case of townhouse developments, there is no limit to the number of consecutively conjoined units.

Provide variety in wall and roof planes and add architectural features to relate conjoined units to the single-family residential context of Riversdale.

Figure 56: Historically proportioned row housing would blend with Riversdale but would have to meet the theme.

THIS

Figure 57: Multi-family housing with interesting massing.

or THIS

2.2.2 Walls

Intent: Materials similar to those found within the built context of Riversdale are desired to be utilized to create a relationship between new and existing developments, however, additional claddings are permitted to allow developments within the RCZ to tie aesthetically with developments in the CCZ at the eastern periphery of this Character Zone and to the Riversdale business district. Metal claddings must be utilized sensitively. Walls clad in a single material are not preferred in order to avoid monotony.

Durable, high quality materials should be utilized for cladding on all building faces.

Permitted claddings include natural stone, cultured stone, brick, split-faced concrete block masonry, EIFS/acrylic stucco, aluminum composite panels, prefinished metal, aluminum shingles, clay tile façade system, porcelain enameled steel panels, ceramic tile, glazing, wood siding, cement-board siding, and limited use of vinyl siding.

The rain screen principle must be incorporated into EIFS, clay tile or masonry exterior wall assemblies.

Architectural detailing must be similar on all elevations.

A minimum of two major exterior cladding materials, excluding fenestration, are required, the proportions of which must be sensitively designed.

Figure 58: A variety of claddings add interest.

THIS

Figure 59: Example of varying wall claddings at a single wall plane.

or THIS

2.2.3 Roofs

Intent: Roofs should be designed to form an integral part of any project. Roofs must be designed to be viewed from the street, from above, and from a distance.

There is no roof slope requirement however low-slope roofs must slope to internal drains.

Low-slope, commonly referred to as “flat” roofs must be designed to be viewed from above. Incorporation of patterning and colour in ballast or membrane, the screening of any rooftop equipment, etc. is important.

Permitted claddings include prefinished steel standing seam roofs with snow and ice stops, low-slope roof membranes, asphalt shingles, cedar shingles/shakes, glazing, ‘green’ roofing systems.

Paving systems allowing rooftop occupancies are permitted.

2.2.4 Fenestration

Intent: Patterns of openings (i.e. doors and windows) should relate to more residential and small-scale commercial patterns found throughout Riversdale to encourage a degree of consistency between projects along a particular street. Blending fenestration patterns in the interface zone with the CCZ will be important. Abundant glazing at street level is encouraged to maintain "eyes on the street" and to enhance street lighting at night.

Fenestration patterns shall complement patterns within adjacent developments, notwithstanding the requirement that main floors of mixed-use or fully commercial occupancies incorporate appropriate amounts of glazing facing any street. Upper level fenestration should be oriented to streets, public and semi-public amenity spaces.

Blank walls will not be permitted unless it can be proven that this requirement would create undue hardship for the function of a particular development.

Figure 60: Fenestration is complementary to adjacent developments and of a more residential scale. It is sensibly oriented to the street to enhance the feeling of security for pedestrians.

2.2.5 Windows

Intent: Windows must be selected to complement theme and to satisfy functional and climatic issues.

Permitted types include awning, casement, fixed, and combinations thereof. Curtain wall assemblies, structural glazing and glass or acrylic block are permitted.

If glazing tints are used, they should reflect the warmth of the colours required in South Downtown.

Translucent glazing is permitted but in limited quantities at street-level to ensure pedestrian security is maintained.

Reflective coatings are not permitted.

Window systems must be appropriate for the local climate.

2.2.6 Exterior Doors/Storefronts

Intent: Doors and storefronts must be selected to complement theme and to satisfy functional and climatic issues.

Door materials are not restricted.

Developments shall have main entrances facing a street.

In the case of townhouses, each unit should have a main entrance facing a street.

If glazing tints are used, they should reflect the warmth of the colours required in South Downtown.

Translucent glazing is permitted but in limited quantities at street-level to ensure pedestrian security is maintained.

Reflective coatings on glazing within doors and storefronts are not permitted.

2.2.7 Style

Intent: Due to the anticipated construction of live/work residences and small-scale commercial developments it is desired that projects satisfy the overall architectural theme of "celebrating the river in the city" while simultaneously being compatible with architectural elements found within the Riversdale neighbourhood. Blending this style with that suggested for the CCZ within the "interface zone" will be important. Varying architectural interpretations of this blended aesthetic are encouraged.

Projects must blend thematic elements related to "celebrating the river in the city" with architectural elements found within the existing context of Riversdale.

Figure 61: Sample live/work project illustrating a blend between residential forms of Riversdale and materials more commonly associated with riverfront/commercial.

2.2.8 Solid/Void

Refer to the DCD1 for open space requirements.

2.2.9 Colour

Intent: The single-family context of Riversdale utilizes a myriad of different colour schemes, adding interest and variety to the street. Contrary to the CCZ, colour palette is not limited in this Character Zone. Variety of colour is encouraged for projects within the RCZ as long as the colour schemes support the waterfront-based theme and as long as they are complementary to adjacent developments and the existing context and do not contribute to the creation of monotonous streetscapes. A minimum number of colours is prescribed to ensure more than one colour is used on each façade.

A variety of colour schemes are preferred to encourage a lively streetscape.

Different shades of one colour could be considered two separate colours for purposes of this section.

Figure 62: A variety of colour schemes are encouraged.

THIS

Townhouses: Colour should be varied within developments. For developments consisting of more than one dwelling group of conjoined units, a minimum of two exterior colour schemes must be implemented.

A minimum of two colours (excluding roof colour visible from the street and colours used for minor components such as glazing, flashings, casings, trims, windows, decorative accessories, etc.) should be utilized at each façade.

A minimum of four colours should be utilized on any one group of conjoined dwellings (includes roof colour visible from the street and colours of minor components).

Colours cannot be counted as part of this guideline if they are not visible from the street.

Other Developments: A minimum of two colours should be utilized at each building face (excluding roof colour visible from the street and colours used for minor components such as glazing, flashings, casings, trims, windows, decorative accessories, etc.).

A minimum of four colours should be utilized on any one building (includes roof colour visible from the street and colours of minor components).

Colours cannot be counted as part of this guideline if they are not visible from the street.

2.2.10 Variety

Intent: A variety of architectural styles, spaces, colours, materials and uses is not discouraged, however consistency with the overall theme must be demonstrated. The images below do not necessarily reflect compliance with the intended theme – they are examples of desired variety in colour, material, fenestration, and style.

A variety of interpretations of these guidelines are encouraged to create a varied and interesting streetscape.

Figure 63: A variety of colour schemes are encouraged.

THIS

Figure 64: A variety of architectural interpretations are encouraged.

THIS

Figure 65: Variety in fenestration and style is achieved through infill construction.

THIS

Figure 66: Variety in material and colour is achieved through renovation.

or THIS

2.2.11 Relationship to Streetscape

Intent: Riversdale is characterized by character homes on narrow lots, with small front setbacks bounded by low fences, front porches/stoops and parking off rear lanes. Designers should take cues from this context when planning developments for the RCZ.

All developments should have main, accessible entrances facing a street.

Use existing public streets where possible. Enhance and extend the local street network into the new development to create strong visual and physical links with the adjacent neighbourhood.

Provide safe and easily accessible pedestrian links to destinations within the neighbourhood.

Avoid gated communities and dead ends.

Create a street-wall with building placement that is consistent with or complementary to that found within the Riversdale neighbourhood. It is preferred that the main façade be located parallel to the street and set it in line with adjacent buildings.

If a front setback is provided, this setback must be fully fenced and landscaped (see 2.2.18 Landscape) with a painted wood, steel /wrought iron fence not more than 750mm in height. Glazed panels are permitted. Natural stone, brick or split-faced concrete block masonry walls, and/or piers, are also permitted.

Food service uses are encouraged to incorporate street-side or accessible rooftop outdoor patios.

Private exterior open space in the form of porches, balconies, patios and/or roof terraces must be provided for as many residential units as feasible.

Windows must be oriented to the street(s).

Figure 67: Brownstone development would be acceptable.

THIS

Figure 68: Sample of modern town home arrangement that could be acceptable if it met the thematic requirements.

THIS

Figure 69: Historic brownstone arrangement would be permitted.

THIS

Figure 70: Example of commercial development at main floor with residential units over.

or THIS

2.2.12 Signage

See 2.1.12.

Figure 71: Sample of acceptable signage for live/work residence.

2.2.13 Roadways

Intent: It is preferred that materials utilized for internal roadways be similar to those utilized for the 2nd Avenue extension, however, less costly paving options are permitted. Privately developed roadways must incorporate emergency vehicle access as required by governing codes.

Privately developed internal roadways shall be provided with an all-weather, adequately drained, hard surface. Pavers must be installed to adequately prevent upheaval during freeze/thaw cycle.

2.2.14 Parking, Loading and Service Areas

Intent: Balance the need to re-create the character of Riversdale and to improve the pedestrian environment with the demand for parking. Parking for developments within the RCZ should not dominate the streetscape or individual sites. Similarly to what is found within the existing context of Riversdale, access to parking will be from the rear or side and not by direct access from a public street. Organize buildings so that the impact of servicing functions on streets, accessible open spaces and adjacent properties is minimal. All screening must be designed to reduce the potential for unlawful activity to occur. Surface parking and loading areas should be overlooked by building fenestration or have other means of ensuring the safety of users.

Parking is not permitted in front yards. Parking, if provided, must be located within or under the development or in a rear yard and suitably screened from street level and from above. Parking areas must not be accessed directly from the public street – roadways internal to the site or lanes must be provided.

Surfacing: Surface parking, loading and service areas shall be provided with an all-weather, adequately drained, hard surface. Pavers must be installed to adequately prevent upheaval during the freeze/thaw cycle.

Where temporary or interim parking facilities are permitted they may be surfaced with crushed stone but they must be maintained so that surfacing material is not dislodged or carried by other means onto adjoining public or private streets or lanes.

Screening: Surface parking, loading and service areas must be adequately screened from adjacent streets and properties. Permitted screening will be fencing of environmentally-conscious pressure treated wood, steel/wrought iron and/or with walls clad with split-faced concrete block, natural stone or brick masonry. Other types of screening may be approved by the Design Review Committee (DRC) if it is found to be in harmony with the proposed development to which the parking area is accessory.

Screening between surface parking and residential or hotel uses must be automobile headlight-proof. Screening could be rejected if found to be detrimental to pedestrian security.

Parking Structures**:** Above grade parking structures are governed by the guidelines for any other development and must utilize architectural features and claddings similar to those of the development to which they are accessory.

2.2.15 Pedestrian Grade Level Walkways/Hard Surface Amenity Spaces

Intent: It is preferred that materials utilized for internal roadways be similar to those utilized for the 2nd Avenue extension, however, less costly paving options are permitted.

Pedestrian grade level walkways and hard surface amenity spaces shall be provided with an all-weather surface, adequately drained, hard surface. Pavers must be installed to adequately prevent upheaval during freeze/thaw cycle.

2.2.16 Site and Building Exterior Lighting

Intent: Buildings and sites should be illuminated for security and ambience. Areas including but not limited to pedestrian walkways, parking/loading areas, building entrances, internal roadways and any public or semi-public amenity spaces must have sufficient lighting to deter unlawful activity. Night lighting encourages activity, however, it is a balance and any potential for "light pollution" is to be avoided.

Figure 72: Night lighting of a retail store adds drama, interest and security to the streetscape.

THIS

Lighting on any site and on/in any portion of a building shall be arranged and shielded such that it does not become a hazard or annoyance to motorists, aviators and/or short- or long-term residents.

Lighting should not in any way compromise the appropriate function of adjacent properties but should be placed to appropriately ensure the safety and security of pedestrians.

Site and building lighting design should be complementary to street lighting provided by the City of Saskatoon for the South Downtown.

Figure 73: Lighting of a public library.

THIS

Figure 74: An example of building lighting integrated into a public walkway.

or THIS

2.2.17 Mechanical/Electrical

Intent: Screen mechanical and electrical equipment that is normally left within view on sites and on rooftops. Rooftops will be viewed from above within South Downtown. Developers must recognize that improper mechanical/electrical placement is detrimental to the aesthetic of South Downtown and also that the noise generated by this equipment must be considered such that adjacent occupancies are not impacted.

Excluding any existing utility and/or communications uses, mechanical and electrical equipment on a site or on a building must be adequately screened from adjacent street level and from above.

Excluding any existing utility and/or communications uses, satellite dishes and other communications equipment must not be visible from the ground.

Noise generated by this equipment must not compromise the function of adjacent occupancies.

2.2.18 Landscape

Intent: To encourage professional design solutions to link the City of Saskatoon Park System and Riverbank Park Character Zone with the Riversdale Neighbourhood. Designs should encourage year-round activity.

Open space must be landscaped.

All development submissions must be accompanied by landscape designs and planting plans developed by a registered member of the Saskatchewan Association of Landscape Architects.

Submissions with only hard landscaping will not be permitted.

Except for landscaping requirements for surface parking lots where no grass is permitted, grass may only be used for 50% of soft landscaping provided on any site.

Landscapes must be designed to be self-sustaining in the local climate or an adequate irrigation system is to be provided.

Trees must be a minimum of 1800 mm height and a minimum caliper of 50mm at time of installation.

Plant material, including trees, is required to be hardy and durable, fitting to the region. In all instances, any such material shall be guaranteed by the developer to survive at least two years from the time of planting and, if necessary, replaced at the developer's cost.

Refer to the DCD1 for further requirements.

2.2.19 Accessibility

Intent: Recognition that projects within the RCZ must be able to be navigated, in all seasons, by persons with physical disabilities is important.

All sites must be made accessible and comply with barrier free requirements found within National Building Code. All barrier free requirements of the National Building Code must be met for any building.

2.3 Riverbank Park Character Zone (RPCZ)

2.3.1 Proportion, Scale and Massing

Intent: Buildings within the Riverbank Park Character Zone are limited in height and are intended to be construed as pavilions in the park.

Buildings/structures must be sensitively scaled.

Building massing must complement the park and reflect the theme.

Figure 75: Contemporary pavilion for poetry readings.

THIS

Figure 76: Modern interpretation of band stands.

THIS

Figure 77: Historically proportioned gazebo.

or THIS

2.3.2 Walls

Intent: Materials similar to those found within both the RCZ and the CCZ are desired to create a relationship between the zones; however, claddings are to withstand the demands of such a publicly accessible zone. The selection of vandal/graffiti-resistant materials, and the sensitive use of some of the following materials like wood siding, which is not very vandal-proof, must be considered. Acrylic stucco on a foam substrate should not be used for this reason.

Permitted claddings include stone, brick, concrete block masonry, acrylic stucco, aluminum composite panels, aluminum shingles., clay tile façade system, porcelain enameled steel panels, ceramic tile, curtain wall glazing, wood siding, cement-board siding.

The rain screen principle must be incorporated into clay tile or masonry exterior wall assemblies.

Architectural detailing must be similar on all elevations.

2.3.3 Roofs

Intent: Roofs should be designed to form an integral part of any project. Roofs must be designed to be viewed from the street, from above, and from a distance. Because the roof within the RPCZ will be closer to street level, using roof forms suggestive of the theme will be important.

There is no roof slope requirement however low-slope roofs must slope to internal drains.

Low-slope, commonly referred to as “flat” roofs must be designed to be viewed from above. Incorporation of patterning and colour in ballast or membrane, the screening of any rooftop equipment, etc. is important.

Permitted claddings include prefinished steel standing seam roofs with snow and ice stops, low-slope roof membranes, asphalt shingles, cedar shingles/shakes, glazing, ‘green’ roofing systems.

Roof forms/structures that extend into the park i.e. pergolas, porches, verandas, conservatories, are encouraged.

Paving systems allowing rooftop occupancies are permitted.

Roofs must be designed to prevent access by non-authorized personnel.

2.3.4 Fenestration

Intent: Buildings within the RPCZ will typically stand alone in a landscaped setting, with very little, if any, built context. However, similar to the other zones, abundant glazing at street level is encouraged to assist with street-level security and lighting. Vandal resistance should be considered.

Design of fenestration is unlimited.

Appropriate amounts of glazing must be incorporated at the main floor.

Fenestration should be oriented to pedestrian pathways, amenity spaces and streets.

Blank walls will not be permitted unless it can be proven that this requirement would create undue hardship for the function of a particular development.

2.3.5 Windows

Intent: Windows must be selected to complement theme and to satisfy functional and climatic issues.

Permitted types include awning, casement, fixed, and combinations thereof. Curtain wall assemblies, structural glazing and glass or acrylic block are permitted.

If glazing tints are used, they should reflect the warmth of the colours required in South Downtown.

Translucent glazing is permitted but in limited quantities at street-level.

Reflective coatings are not permitted.

Window systems must be appropriate for the local climate.

2.3.6 Exterior Doors/Storefronts

Intent: Doors and storefronts must be selected to complement theme and to satisfy functional and climatic issues.

Door and frame materials are not restricted.

If glazing tints are used, they should reflect the warmth of the colours required in South Downtown.

Translucent glazing is permitted but in limited quantities at street-level.

Reflective coatings on glazing within doors and storefronts are not permitted.

2.3.7 Style

Intent: All projects must satisfy the theme of "celebrating the river in the city." Varying architectural interpretations are encouraged.

Unique architecture within the theme.

2.3.8 Solid/Void

See the DCD1 for open space requirements.

2.3.9 Colour

Intent: Warm colour schemes are utilized to create a welcoming atmosphere, especially in winter. White and silver are permitted but should be utilized sensitively.

Warm colour schemes shall be utilized. White and silver are also permitted.

2.3.10 Variety

Intent: Buildings within the RPCZ will typically stand alone in a landscaped setting, however pavilions of different aesthetics are encouraged.

A variety of interpretations of the RPCZ guidelines are encouraged to create a varied and interesting parkscape.

2.3.11 Relationship to Park

Intent: Buildings within the RPCZ will have to relate to Spadina Crescent and the bridges, as well as to parking/loading areas, pedestrian pathways and the river.

Structures must relate to the surrounding park, streets, bridges, pathways and river depending on their location.

Decks, docks, boardwalks, patios and other such public amenity spaces are encouraged.

River views from publicly accessible portions of the development must be incorporated if available.

If food services occupancy is proposed then adequate outdoor seating areas must be provided.

Figure 78: Contemporary rest area.

THIS

Figure 79: Outdoors seating/dining in the park.

THIS

Figure 80: Decks that extend the pavilions into the park are encouraged.

or THIS

2.3.12 Signage

Intent: Although the DCD1 permits the design of signage meeting Signage Group No. 5 in the Zoning Bylaw No. 7800 of the City of Saskatoon, it is the intent of this guideline to set further limits on the aesthetics of signage in this zone.

Signage must be small-scaled, non-internally lit (with the exception of awnings), pole or wall mounted.

2.3.13 Roadways

Intent: Any privately developed roads/access routes must be sensitively designed to complement the 2nd Avenue extension.

Privately developed internal roadways shall be provided with an all-weather, adequately drained, hard surface of concrete pavers that must complement the design and appearance of the material utilized for surfacing the 2nd Avenue extension through the DCD1 zone. Pavers must be installed to adequately prevent upheaval during freeze/thaw cycle.

2.3.14 Parking, Loading, and Service Areas

Intent: The South Downtown, and especially the RPCZ, is not intended for surface parking lot development. The City of Saskatoon will make special arrangements for loading/garbage pick-up for buildings located within the RPCZ.

Parking in privately owned sites, either temporary or permanent, is not permitted.

Loading and service areas, other than those prescribed by governing codes for emergency vehicle access/loading, are not permitted. Temporary loading to buildings will occur from Spadina Avenue at locations designated on the street.

Exterior dumpsters and enclosures are not permitted. Subject to governing codes, all garbage must remain within a building for pick-up by City of Saskatoon.

2.3.15 Pedestrian Grade Level Walkways/Hard Surface Amenity Spaces

Intent: The design of pedestrian walkways in certain areas should complement the design of park walkways. Riverfront development may be possible, in which instance materials must be selected that are functionally and thematically appropriate.

Pedestrian grade level walkways and hard surface amenity spaces shall be provided with an all-weather, adequately drained, hard surface to complement the surrounding pedestrian pathways.

Functionally suitable, long lasting materials that meet the theme are required at all decks, docks and/or bridges.

2.3.16 Site and Building Exterior Lighting

Intent: Buildings and sites should be illuminated for security and ambience. Areas including but not limited to pedestrian walkways, parking/loading areas, building entrances, internal roadways and any public or semi-public amenity spaces must have sufficient lighting to deter criminal activity. It is desired, especially for landmarks and any landmark architecture, that projects have the potential to be illuminated. Night lighting encourages activity, however, it is a balance and any potential for "light pollution" is to be avoided.

Lighting on any site and on/in any portion of a building shall be arranged and shielded such that it does not become a hazard or annoyance to motorists, aviators and/or short- or long-term residents.

Lighting should not in any way compromise the appropriate function of adjacent properties but should be placed to appropriately ensure the safety and security of pedestrians.

Site and building lighting design should be complementary to street lighting provided by the City of Saskatoon for the South Downtown.

Vandal resistant lighting must be provided.

2.3.17 Mechanical/Electrical

Intent: Screen mechanical and electrical equipment that is normally left within view on sites and on rooftops. Rooftops will be viewed from above within this zone. Developers must recognize that improper mechanical/electrical placement is detrimental to the aesthetic of South Downtown and also that the noise generated by this equipment must be considered such that adjacent occupancies are not impacted.

Mechanical and electrical equipment on a site or on a building must be adequately screened from adjacent streets, pathways and from above.

Noise generated by this equipment must not compromise the function of adjacent occupancies.

Satellite dishes and other communications equipment must not be visible from the ground.

2.3.18 Landscape

Intent: To encourage professionally designed landscaping on private sites that complements the landscaping of the park. Designs should encourage year-round activity.

Open space must be landscaped to complement that of the waterfront park.

All development submissions must be accompanied by landscape designs and planting plans developed by a registered member of the Saskatchewan Association of Landscape Architects.

Submissions with only hard landscaping will not be permitted.

Grass may only be used for 50% of soft landscaping provided on any site.

Landscapes must incorporate an adequate irrigation system.

Trees must be a minimum of 1800 mm height and a minimum caliper of 50mm at time of installation.

Plant material, including trees, is required to be hardy and durable, fitting to the region. In all instances, any such material shall be guaranteed by the developer to survive at least two years from the time of planting and, if necessary, replaced at the developer's cost.

Refer to the DCD1 for other requirements.

2.3.19 Accessibility

Intent: Recognition that projects within the RPCZ must be able to be navigated, in all seasons, by persons with physical disabilities is important.

All sites must be made accessible and comply with barrier free requirements found within National Building Code. All barrier free requirements of the National Building Code must be met for any building.

3.0 OVERHEAD PEDESTRIAN WALKWAYS

Overhead pedestrian walkways between buildings or sites must be designed to become an architectural feature either by complementing the development within which it exists, or to become an independent, sculptural, architectural feature of its own. Overhead pedestrian walkways over 2nd Avenue will not be permitted. All building codes and regulations of authorities having jurisdiction must be implemented. Chain link components or enclosures will not be permitted.

4.0 DESIGN REVIEW COMMITTEE (DRC)

A Design Review Committee (DRC) consisting of three (3) to five (5) advisors from a list of pre-qualified professionals will be selected by City Council to review proposals upon submission.

The list of pre-qualified advisors could, but not necessarily would, include city planners, architects, landscape architects, academics in design-related fields or any other professional deemed appropriate by the City of Saskatoon. The selected advisors will vary according to availability and the type of proposal being reviewed. Advisors will be excused from serving on the DRC should there be a conflict of interest with any project being reviewed.

It would be the mandate of the DRC to convene to review submissions from developers to ascertain compliance with the intent of the architectural controls within. The DRC must convene, review and report to City administration within three (3) weeks of application.

Submissions for DRC review must include, at a minimum, two (2) copies of the following information:

1. The names, addresses and telephone numbers of the applicant, property owner, and person or consultant who prepared the plans being submitted, including a local contact person.
2. The proposed use of the site or building to be constructed or the proposed use of the existing building floor area to be altered or occupied including the area of the proposed building or renovations.
3. The complete legal description and civic address of the subject property including a location plan showing the site's placement within the DCD1.
4. A site plan to scale and with a north arrow showing intended building layouts, parking and landscaped areas, and major site grading implications.
5. Floor and roof plans to scale. Overall dimensions of floor plates are required.
6. A three-dimensional physical model or still images created from a computerized massing model showing aerial and street-level images of the proposed project from the four directions. Existing built context immediately adjacent the site must be shown.
7. Hard copy images of sun studies must be provided for the site in Saskatoon on June and December 21 at 9:00 a.m., 12:00 noon and 5:00 p.m.
8. One (1) materials sample board.
9. The exterior elevations of each facade to scale showing existing built context (if any) on either side of site. Material indications must be provided.
10. Two site sections, showing the proposed building section, approximate grading, and relationship with built or landscaped context at either side of site. Site sections must be taken in two different directions with one showing a section of an adjacent street with context on the other side.

An application fee will be required for design reviews. Contact the City of Saskatoon Community Services Department at (306) 975-2645 for current rates.

5.0 SUMMARY

The intent of the aforementioned architectural controls is to permit design freedom while attempting to ensure quality architecture for projects destined for the DCD1 zone. Designers are encouraged to creatively interpret the guidelines while maintaining the spirit of the modern waterfront theme desired. Although it is recognized that not all guidelines might be met in their entirety, every effort should be made to fulfill the spirit and intent of each guideline.

To provide a final and unbiased recommendation to the City of Saskatoon and Meewasin Valley Authority, a Design Review Committee of professionals is proposed to review each submission for its overall conformance with these guidelines and for its contribution to the built context of Saskatoon's South Downtown.

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6.0 APPENDIX

SOUTH DOWNTOWN CONCEPT PLAN