

**South Downtown Local Area
Design Plan**

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1.0 Introduction

The intent of these architectural controls is to allow for creative design, while ensuring quality design for development in the Direct Control District 1 (DCD1) that contribute to a built environment that celebrates the South Saskatchewan River in the city and aligns with the South Downtown Concept Plan.

1.1 Principles of the South Downtown Concept Plan:

- (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 seasons use
- (11) Ensure a mix of land uses
- (12) Plan for safety and security

1.2 Key elements for design in the South Downtown Concept Plan:

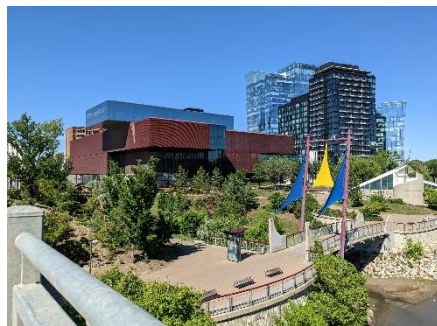
- (1) Landmarks
- (2) Strengthen connection and access
- (3) Mix of land uses
- (4) The riverfront as a stage
- (5) Ambient and special event lighting
- (6) Heritage and environmental interpretation
- (7) Streetscape and public art
- (8) Controlling development and design

1.3 Commercial Character Zone (Red)

- (1) The Commercial Character Zone (CCZ) is the largest character zone within the South Downtown Local Area Design Plan (Plan). It is located between

the Riverbank Park Character Zone (RPCZ) and the Downtown and Riversdale commercial areas. The CCZ blends into the Residential Character Zone (RCZ) on the west, the Senator Sid Buckwold Bridge, and incorporates the existing Meewasin office at its easternmost extent.

- (2) Since the incorporation of the City of Saskatoon (City), properties in this zone consisted of the Gathercole site, parking lots, and naturalized areas. In more recent years, this zone has seen significant development on the east side of the Senator Sid Buckwold Bridge, including: the Remai Modern, Remai Arts Centre - Persephone Theatre, a hotel, a condominium building, a public plaza, and office buildings equipped with ground floor retail.
- (3) As the CCZ spans both sides of 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.
- (4) The continuity of the Riversdale and Downtown Business Improvement Districts into the CCZ is considered an important requirement in ensuring a unified commercial development plan.
- (5) In areas within the DCD1 district where high-rises are permitted, sensitively design new high-rises to act as landmarks for the lower-rise developments closer to the river.
- (6) The following photos show the CCZ as of July 2022:



Looking northeast from the Sid Buckwold Bridge towards the CCZ



Looking northeast from the southern end of Avenue A South



Looking north from the pathway west of the Remail, towards Saunders Place



Looking east towards the Farmer's Market property



Transition Zone, mural on the pedestrian pathway under Sid Buckwold Bridge



Looking west towards Parcel Y

1.4 Residential Character Zone (Blue)

- (1) The RCZ generally is defined as an area bounded by the CCZ on the east, the existing low density residential area of Riversdale on the west, the RPCZ on the south, and the Business Improvement District of Riversdale on the north. Low-rise apartments, condominiums, and town homes will be the major type of development within this zone, with some opportunity for accessory ground floor commercial as a secondary use.
- (2) The built form in the RCZ acts as a transitional area. Where buildings rise in height from the low density residential area in Riversdale, to multi-unit residential throughout the RCZ, and gradually increasing to higher buildings in the CCZ.
- (3) Reflect the architectural style of the character homes of Riversdale in new multi-unit development in the RCZ to encourage a transition in architectural style between Riversdale and Downtown.

(4) The following photos show Riversdale and the RCZ as of July 2022:



Conversion of Riversdale character home into art gallery



Riversdale streetscape



Avenue C South, looking north



Multi-unit conversion of Riversdale character home



Electrical substation on Avenue C South



Little Free Library in Riversdale

1.5 Riverbank Park Character Zone (Green)

(1) The RPCZ is defined as the area between the South Saskatchewan River and Spadina Crescent, or the area 60 metres inland and parallel to the 1991 shoreline. Development within this area will be limited to certain key locations, ensuring this area has a similar character to other publicly accessible sections of the riverbank in the City. As such, the RPCZ's

character is mostly defined by the landscape – the existing City of Saskatoon Park system and the South Saskatchewan River.

- (2) Understanding that the riverfront in Saskatoon is a stage for events year-round, is key to the development of any sites within the RPCZ. Boat tours, dragon and power boat races, concerts, cultural and environmental interpretation, firework displays, skating, curling, and a variety of festivals take advantage of the Meewasin Valley Park system. It is anticipated and desired that these types of public events will be enhanced by any development within the RPCZ.
- (3) Protect the natural and heritage resources and/or enhance the leisure and educational use of the Meewasin Valley through improvements to the RPCZ.
- (4) The following photos show the RPCZ as of July 2022:



Looking south over the South Saskatchewan River from pedestrian pathway



Looking west under the Sid Buckwold Bridge on the pedestrian pathway



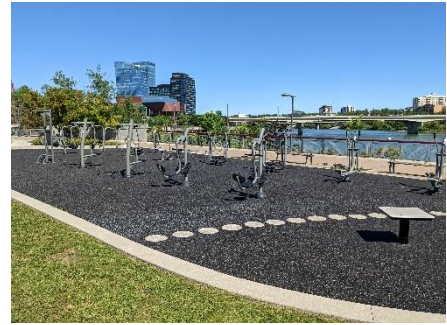
Looking east towards the River Landing Pavilion Building



Looking west towards the A.L. Cole Pump House, a Heritage Register Property



*Looking south towards the River
Landing Amphitheater*



Adult fitness circuit in Victoria Park

2.0 Proportion, Scale and Massing

2.1 Intent and Regulations for all Character Zones

- (1) New developments should be proportionate and integrate with neighbouring buildings. Within the height and floor area regulations described in the DCD1 district, development should incorporate sensitive design elements that break down perceived scale and mass to create comfortable, sunlit, human-scaled pedestrian environments and streetscapes.

2.2 Commercial Character Zone

- (1) Consider the impact of development on access to sunlight for adjacent sites.
- (2) Consider the impact of development on the acceleration or alteration of wind patterns.
- (3) Incorporate variable elevations in development to reduce massing.
- (4) Use articulation on the facades of taller buildings to create architectural interest.

2.3 Residential Character Zone

- (1) Ensure individual units in residential buildings have access to adequate light and privacy.
- (2) Complement the proportion, scale, and massing of the existing one-unit dwellings on the west side of Avenue C South.
- (3) There is no limit to the number of attached townhouse units.

2.4 Riverbank Park Character Zone

- (1) Use building massing to complement the parks, enhance the public realm, and celebrate the river.

3.0 Walls

3.1 Intent and Regulations for all Character Zones

- (1) Design walls to contribute to an interesting streetscape. Use materials similar to those found in both Riversdale and Downtown to create a relationship between new and existing developments.
- (2) A variety of exterior cladding materials, excluding fenestration are encouraged.
- (3) Bare concrete, other than split-faced concrete block, will not be permitted as a wall finish.
- (4) Incorporate the rainscreen principle into building wall design where necessary.
- (5) Blank walls are not permitted at grade level.

3.2 Commercial Character Zone

- (1) Use durable, high-quality materials for cladding on all building faces.
- (2) Prefinished metal siding other than what is noted above is permitted only for mechanical and electrical penthouses at roof level above 27 metres.

3.3 Residential Character Zone

- (1) Provide variety in building facades.
- (2) Use architectural features to relate multi-unit buildings to the low density residential context of Riversdale.
- (3) Use durable, high-quality materials for cladding on all building faces. This includes natural stone, cultured stone, brick, split-faced concrete block masonry, EIFS/acrylic stucco, aluminum composite panels, prefinished metal, aluminum shingles, clay tile facade system, porcelain enameled steel panels, ceramic tile, glazing, wood siding, cement-board siding, and limited use of vinyl siding.

3.4 Riverbank Park Character Zone

- (1) Durable and graffiti-resistant materials are preferred for walls built in the public realm.

4.0 Roofs

4.1 Intent and Regulations for all Character Zones

- (1) Design roofs to be functional and to be viewed from the street, from above, and from a distance.
- (2) Design roofs to include snow and ice stops.
- (3) Incorporate green roofing systems into building design.
- (4) Consider incorporating architectural features such as patterning and colour in ballasts or membranes.
- (5) Screen rooftop equipment where feasible and reasonable to do so.
- (6) Design low-slope roofs to slope into internal drains.
- (7) Rooftop occupancies may be incorporated into building design.

4.2 Commercial Character Zone

- (1) Refer to section 4.1 for roof regulations for the CCZ.

4.3 Residential Character Zone

- (1) Refer to section 4.1 for roof regulations for the RCZ.

4.4 Riverbank Park Character Zone

- (1) Roof forms that extend into the parks, such as pergolas, porches, verandas, or conservatories, are encouraged.
- (2) Design roofs to prevent access by non-authorized personnel.

5.0 Windows, Glazing, and Fenestration

5.1 Intent and Regulations for all Character Zones

- (1) Encourage high quality, functional, energy-efficient materials and patterns that relate to those of the adjacent developments and existing buildings to encourage a degree of consistency across the South Downtown.
- (2) Transparent and translucent windows are encouraged.

- (3) Use windows and other architectural features to encourage “eyes on the street” at grade level.
- (4) Use window systems that are appropriate for the climate.
- (5) The use of awning, casement, and fixed window types are encouraged.
- (6) Reflective coatings should not result in mirrored surfaces.

5.2 Commercial Character Zone

- (1) Use fenestration patterns that are complementary to patterns within adjacent developments.
- (2) Orient upper-level fenestration towards the street and any adjacent public amenity spaces.
- (3) Include fenestration on upper walls where possible.

5.3 Residential Character Zone

- (1) Use fenestration patterns that are complementary to patterns within adjacent developments.
- (2) Orient upper-level fenestration towards the street and any adjacent public amenity spaces.

5.4 Riverbank Park Character Zone

- (1) Orient fenestration towards the pedestrian pathways, amenity spaces and any adjacent streets.

6.0 Colour

6.1 Intent and Regulations for all Character Zones

- (1) To create a built environment that invites in residents and visitors through colourful building and features design.
- (2) Use a variety of colours in building design that will be visible from the street.

6.2 Commercial Character Zone Specific Regulations

- (1) Refer to section 6.1 for colour regulations for the CCZ.

6.3 Residential Character Zone Specific Regulations

- (1) Use colour to differentiate between dwelling units.

6.4 Riverbank Park Character Zone Specific Regulations

- (1) Refer to section 6.1 for colour regulations for the RPCZ.

7.0 Relationship to Parks

7.1 Intent and Regulations for all Character Zones

- (1) Provide pedestrian access to the riverbank and park amenities from new developments.
- (2) Provide connections to the surrounding parks, streets, bridges, pathways, and riverbank where possible.
- (3) Public amenities such as decks, boardwalks, or patios are encouraged.
- (4) Incorporate river views into publicly accessible areas of a development where possible.
- (5) Provide outdoor seating for food services.

7.2 Commercial Character Zone Specific Regulations

- (1) Refer to section 7.1 for relationship to parks regulations for the CCZ.

7.3 Residential Character Zone Specific Regulations

- (1) Refer to section 7.1 for relationship to parks regulations for the RCZ.

7.4 Riverbank Park Character Zone Specific Regulations

- (1) Refer to section 7.1 for relationship to parks regulations for the RPCZ.

8.0 Relationship to Streetscape

8.1 Intent and Regulations for all Character Zones

- (1) To create a built environment with connections between the public and private realm.
- (2) Locate main entrances adjacent to the sidewalk the building is facing at grade level. Design entrances to be easily identifiable and architecturally distinct.
- (3) Incorporate all-season street-side or rooftop outdoor patios where feasible.

8.2 Commercial Character Zone Specific Regulations

- (1) Screen parking areas.
- (2) Design street facing walls to include windows.
- (3) Connect building entrances to public sidewalks with barrier-free pathways.
- (4) Include weather protection along public sidewalks such as awnings or canopies.

8.3 Residential Character Zone Specific Regulations

- (1) Incorporate design elements from development in the adjacent Riversdale neighbourhood.
- (2) 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.
- (3) Provide safe and easily accessible pedestrian links to destinations within the neighbourhood.
- (4) Avoid gated communities and dead-end roads.
- (5) Landscape and fence residential front setbacks to create visual consistency with Riversdale.
- (6) Incorporate usable private open spaces, including porches, balconies, patios, or roof terraces.
- (7) Orient windows towards the street(s).
- (8) Locate the main facade parallel to the street and set in line with adjacent buildings.
- (9) Construct buildings to face and define the edges of any adjacent public park or accessible open spaces.
- (10) Design main entrances to face a public street.
- (11) Incorporate ground-oriented units into residential buildings along public streets. Design each unit with an individual front door accessible from the street.

9.0 Signage

9.1 Intent and Regulations for all Character Zones

- (1) To guide the design of signage to contribute to the sense of identity for South Downtown and the pedestrian environment.
- (2) Locate signage on awnings and canopies, or hang signage perpendicular to building faces.
- (3) Design signage to be pedestrian-oriented and scaled.
- (4) Limit the use of lit signage.

9.2 Commercial Character Zone Specific Regulations

- (1) Refer to section 9.1 for signage regulations for the CCZ.

9.3 Residential Character Zone Specific Regulations

- (1) Refer to section 9.1 for signage regulations for the RCZ.

9.4 Riverbank Park Character Zone Specific Regulations

- (1) Refer to section 9.1 for signage regulations for the RPCZ.

10.0 Roadways

10.1 Intent and Regulations for all Character Zones

- (1) To guide the design of vehicular roadways to create a cohesive South Downtown.
- (2) Incorporate pavers to road design where possible to complement the design of the 2nd Avenue South and Avenue A South extensions.
- (3) Design roadways intended for internal circulation similarly to the design of public roads.
- (4) Design internal roads to provide access for all-weather conditions.
- (5) Design internal roads to have adequate drainage.
- (6) Where pavers are used, consider how to prevent upheaval caused by temperature fluctuations.

10.2 Commercial Character Zone Specific Regulations

- (1) Refer to section 10.1 for roadway regulations for the CCZ.

10.3 Residential Character Zone Specific Regulations

- (1) Refer to section 10.1 for roadway regulations for the RCZ.

10.4 Riverbank Park Character Zone Specific Regulations

- (1) Refer to section 10.1 for roadway regulations for the RPCZ.

11.0 Parking, Loading, and Service Areas

11.1 Intent and Regulations for all Character Zones

- (1) To facilitate parking, loading, and service areas that enhance the experience of residents and visitors.

- (2) Where surface parking is provided, provide an all-weather, adequately drained hard surface.
- (3) Incorporate pavers into parking area design where possible to complement the design of the 2nd Avenue South and Avenue A South extensions.
- (4) Maintain temporary or interim parking facilities so that surfacing material cannot be dislodged or carried by other means onto adjoining public or private streets or lanes.
- (5) Screen surface parking, loading, and service areas from adjacent streets and properties using materials that provide a connection between the proposed development and the parking area.
- (6) Design surface parking screening adjacent to hotel or residential uses to be vehicle headlight-proof.
- (7) Design parking structures using architectural features and claddings similar to those of the development to which they are accessory.

11.2 Commercial Character Zone Specific Regulations

- (1) Meet parking demand through the use of underground or screened parking. Surface parking is discouraged.
- (2) Parking should not dominate the streetscape or individual sites.

11.3 Residential Character Zone Specific Regulations

- (1) Organize residential buildings to minimize impact of servicing functions on streets, accessible open spaces and adjacent properties.
- (2) Design surface parking and loading areas to be overlooked by building fenestration.
- (3) Locate parking within or under a development, or in a rear yard screened from the street.
- (4) Provide parking areas that are accessible only from internal roadways or lanes.

11.4 Riverbank Park Character Zone Specific Regulations

- (1) Meet parking demand using underground or screened parking. Surface parking is discouraged.
- (2) Design all parking to be accessible to the public.
- (3) Loading and service areas, other than those prescribed by City bylaws for emergency vehicle access and/or loading are not permitted.

- (4) Temporary loading to buildings will occur from Spadina Avenue at locations designated on the street.
- (5) Exterior on-site waste spaces are not permitted. Subject to City bylaws, all waste must be collected and stored within buildings for pick-up.

12.0 Pedestrian Walkways and Hard Surface Amenity Spaces

12.1 Intent and Regulations for all Character Zones

- (1) To guide the design of pedestrian walkways and hard surface amenity spaces.
- (2) Design pedestrian walkways to complement the design of the extension of 2nd Avenue South and Avenue A South.
- (3) Use weather-resilient materials for all decks, docks, bridges, and walkways that complement the existing paver walkways.
- (4) Design pedestrian walkways to be accessible in all weather conditions.
- (5) Include drainage when building pedestrian walkways.

12.2 Commercial Character Zone Specific Regulations

- (1) Refer to section 12.1 for pedestrian walkways and hard surface amenity spaces regulations for the CCZ.

12.3 Residential Character Zone Specific Regulations

- (1) Refer to section 12.1 for pedestrian walkways and hard surface amenity spaces regulations for the RCZ.

12.4 Riverbank Park Character Zone Specific Regulations

- (1) Refer to section 12.1 for pedestrian walkways and hard surface amenity spaces regulations for the RPCZ.

13.0 Site and Building Exterior Lighting

13.1 Intent and Regulations for all Character Zones

- (1) To guide the design of lighting to prevent light pollution in the riverbank, and to improve site security.
- (2) Avoid light pollution by directing lighting downwards and using full cut off fixtures with horizontally aligned flush mounted (non-protruding) lens.
- (3) Lighting should not compromise the function of adjacent properties.

- (4) Mitigate the impacts of lighting on the riverbank and adjacent ecosystem.
- (5) Use lighting to enhance the safety and security of pedestrians at night.
- (6) Focus lighting on and adjacent to pathways that provide key connections between destinations that people use at night.
- (7) Design site and building lighting to complement the street lighting provided by the City.
- (8) Illuminate landmark buildings where feasible.
- (9) Provide vandal-resistant lighting.

13.2 Commercial Character Zone Specific Regulations

- (1) Refer to section 13.1 for site and exterior lighting regulations for the CCZ.

13.3 Residential Character Zone Specific Regulations

- (1) Refer to section 13.1 for site and exterior lighting regulations for the RCZ.

13.4 Riverbank Park Character Zone Specific Regulations

- (1) Refer to section 13.1 for site and exterior lighting regulations for the RPCZ.

14.0 Mechanical and Electrical Equipment

14.1 Intent and Regulations for all Character Zones

- (1) Screen mechanical and electrical equipment that is within view on sites and on rooftops. Rooftops will be viewed from above within South Downtown.
- (2) Ensure noise generated by this equipment does not compromise the function of adjacent occupancies.
- (3) Screen mechanical, electrical, and communications equipment from adjacent streets, pathways and from above.

14.2 Commercial Character Zone Specific Regulations

- (1) Refer to section 14.1 for mechanical and electrical equipment regulations for the CCZ.

14.3 Residential Character Zone Specific Regulations

- (1) Refer to section 14.1 for mechanical and electrical equipment regulations for the RCZ.

14.4 Riverbank Park Character Zone Specific Regulations

- (1) Refer to section 14.1 for mechanical and electrical equipment regulations for the RPCZ.

15.0 Landscape

15.1 Intent and Regulations for all Character Zones

- (1) To encourage professionally designed, innovative landscape design solutions to link the Downtown with riverbank parks.
- (2) Use design to encourage year-round activity.
- (3) Landscape all open spaces.
- (4) Include landscape designs and planting plans developed by a registered member of the Saskatchewan Association of Landscape Architects with all development submissions.
- (5) Use a variety of landscaping techniques, including soft and hard landscaping to create a unique sensory experience to be enjoyed by a diversity of residents and visitors.
- (6) All trees shall be a minimum 45 millimetres caliper for deciduous trees and 1800 millimetres in height for coniferous trees.
- (7) Plant material, including trees, is to be hardy and durable for the region. Plants should be guaranteed to survive at least two years from the time of planting, and should be replaced if necessary at the developer's cost.
- (8) Design landscaped areas to be self-sustaining in the local climate or provide an adequate irrigation system.

15.2 Commercial Character Zone Specific Regulations

- (1) 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.

15.3 Residential Character Zone Specific Regulations

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

15.4 Riverbank Park Character Zone Specific Regulations

- (1) Landscape open space to complement the landscaping of the riverbank parks.
- (2) Incorporate irrigation systems into landscaped areas.
- (3) Grass may only be used for 50% of soft landscaping provided on any site.

16.0 Accessibility

16.1 Intent and Regulations for all Character Zones

- (1) To design sites that can be navigated in all seasons, by all people.
- (2) Create an environment that is accessible in all seasons.
- (3) Design sites to be in alignment with the accessibility requirements of the City and the National Building Code.

16.2 Commercial Character Zone Specific Regulations

- (1) Refer to section 16.1 for accessibility regulations for the CCZ.

16.3 Residential Character Zone Specific Regulations

- (1) Refer to section 16.1 for accessibility regulations for the RCZ.

16.4 Riverbank Park Character Zone Specific Regulations

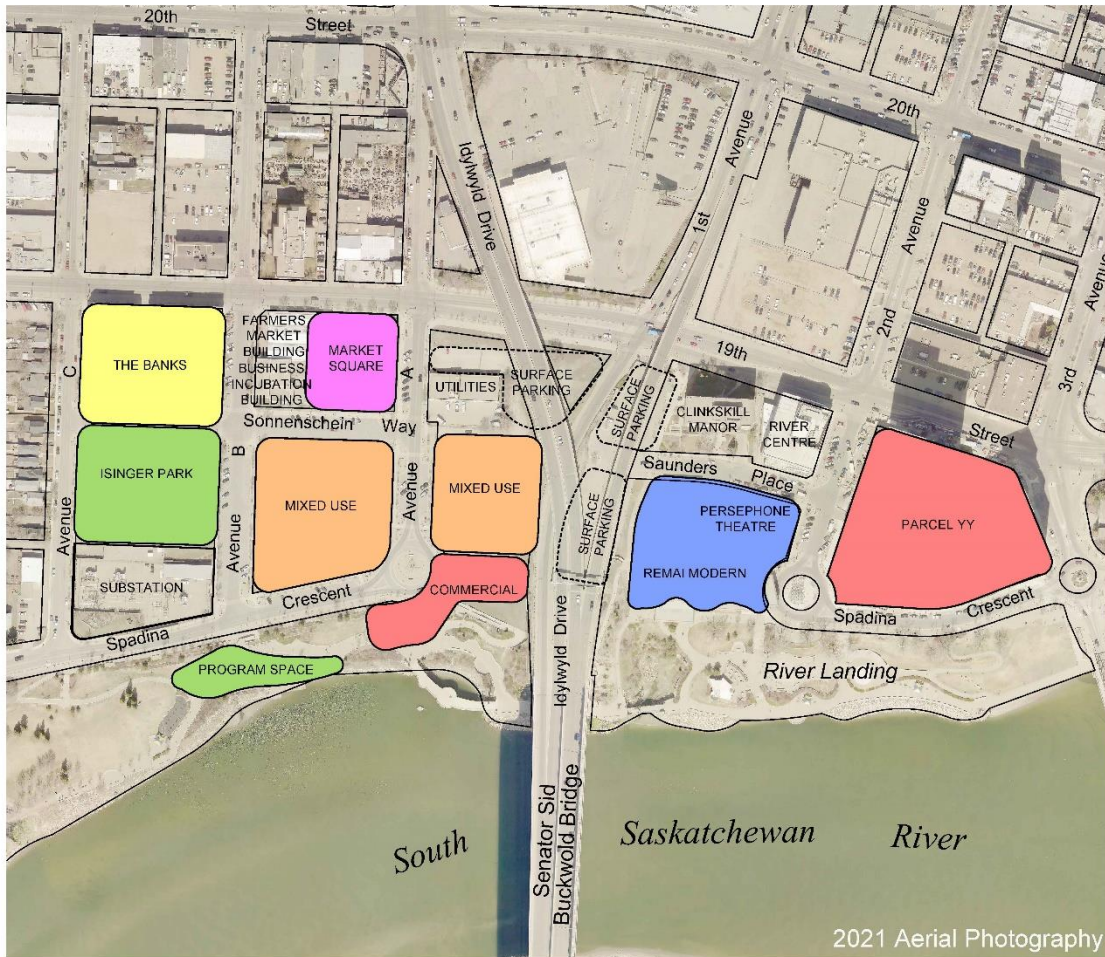
- (1) Refer to section 16.1 for accessibility regulations for the RPCZ.

17.0 Maps

Architectural Control District 1 Area

Map 1

This map is for representation only. Land uses as shown on approved South Downtown Concept Plan

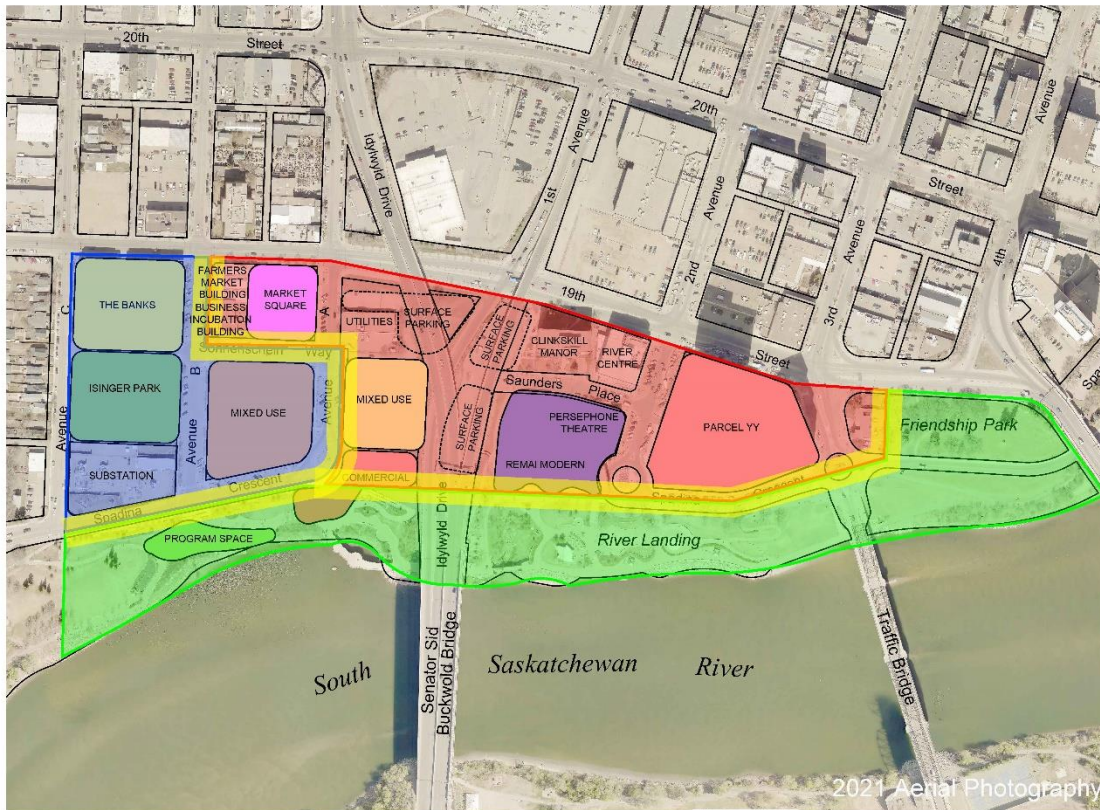


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South Downtown Local Area Design Plan with Superimposed Character Zones

Map 2

This map is for representation only. Land uses as shown on approved South Downtown Concept Plan



- Riverbank Park Character Zone (RPCZ)
- Residential Character Zone (RCZ)
- Commercial Character Zone (CCZ)
- Zone of Interface

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