

Meewasin Valley Authority

**THE SOUTH DOWNTOWN
DISTRICT DEVELOPMENT
POLICY**

October 1, 2004

The South Downtown District

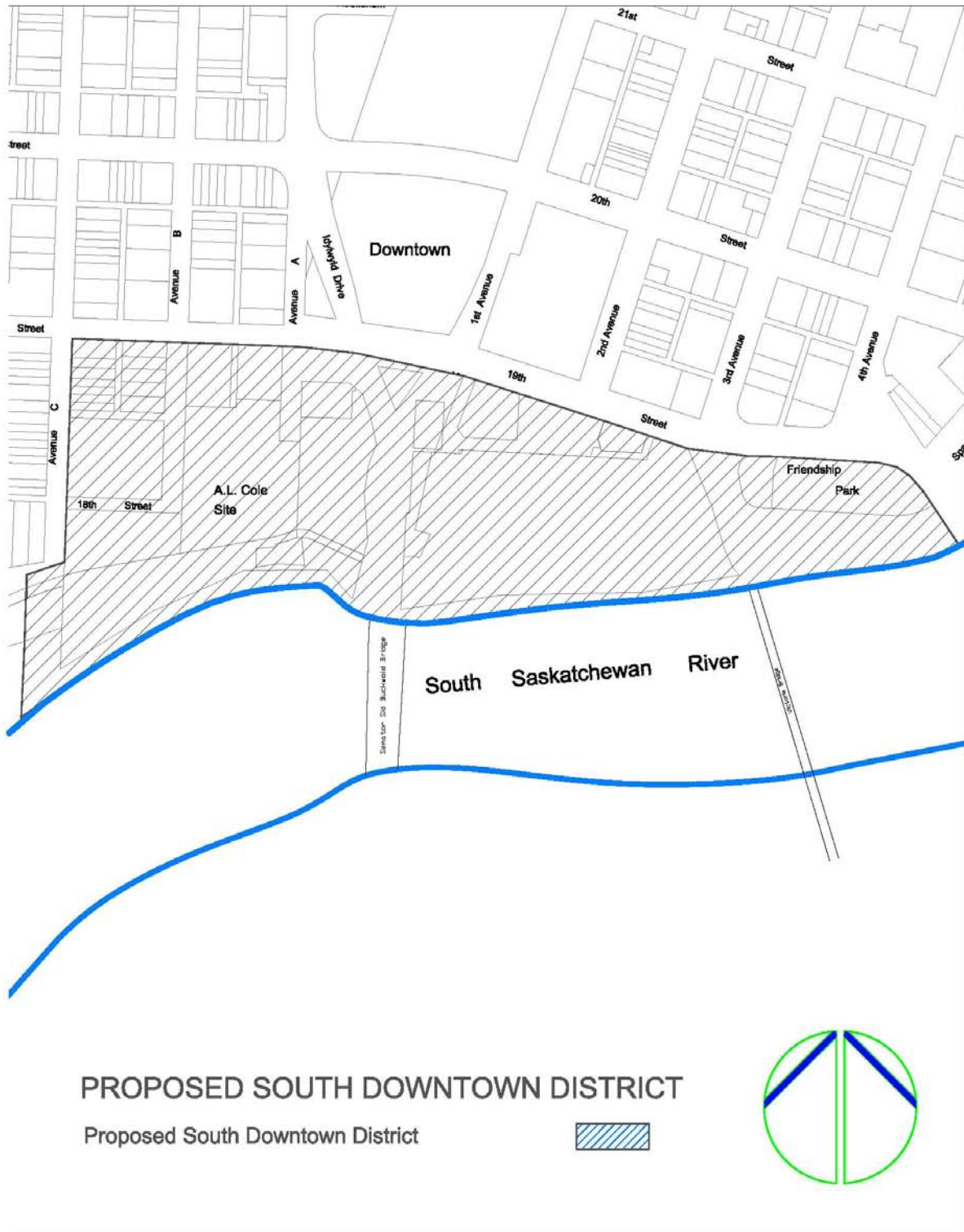
Purpose

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

Objectives

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

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



Linkage and Land Use

Use of Land

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

Table 1 – Uses and Facilities for The South Downtown District

Category	Intent	Example Uses	Guidelines
Recreation	To provide the opportunity to use the riverfront via public and commercial activity that focus on the water and riverbank.	Equipment rentals, marinas, pavilions, cafes, tour boats, street vendors, docks, sports fields	
Culture and Tourism	To build on the downtown's role as the cultural heart of the city by the development of cultural facilities which can improve economic prospects and encourage tourism.	Interpretive centres, theatres, heritage facilities, museums, art galleries, amphitheatres, display space, events programming, tour offices, box office, public institutional offices	
Retail	To provide for unique retail opportunities and encourage people to visit the South Downtown	Arts/crafts, book stores, shops, specialty retail, boutiques, farmers market, street vendors, restaurants, pubs, nightclubs, concessions	Retail uses are to be at grade level.
Hotels	To provide accommodation and meeting facilities in the heart of the city. To encourage tourists to visit the South Downtown.	Hotels, convention centre, meeting rooms, restaurants, gift shops, exhibition space, long stay suites	Public uses associated with hotels should be at grade level.
Residential	To provide the opportunity for residential development in this unique part of the downtown.	Multiple unit dwellings, condominiums, live/work units and associated services	Medium and high density multiple unit residential uses are to be located above the first floor. Medium density – 15 to 50 d.u./acre High density - > 50 d.u./acre
Offices	To provide the opportunity for limited office development in the South Downtown.	General office space, administration, business incubators, meeting space, private clubs, public utilities and communication facilities	Offices will be limited to 50,000 square feet in gross floor area and located above the first floor where possible.

Provision for People with Disabilities

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

Linkage with Adjacent Developments

- i) Development shall, in so far as possible, integrate and link development features such as walkways and amenity spaces to adjacent developments and the riverbank. Features such as lighting, landscaping, fencing, walkway materials and the like should complement and be consistent with adjacent developments in the South Downtown.*
- ii) Overhead walkways spanning the extension of 2nd Avenue are prohibited. Overhead walkways over other public rights of way require an approved encroachment agreement from City of Saskatoon Council.*

Safety and Security

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

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

Building Form and Massing

Maximum Building Height

- i) The maximum height of any building or portion thereof must conform to **Appendix A** of The South Downtown District Development Policy.*
- ii) Landmarks are exempt from the height restrictions.*

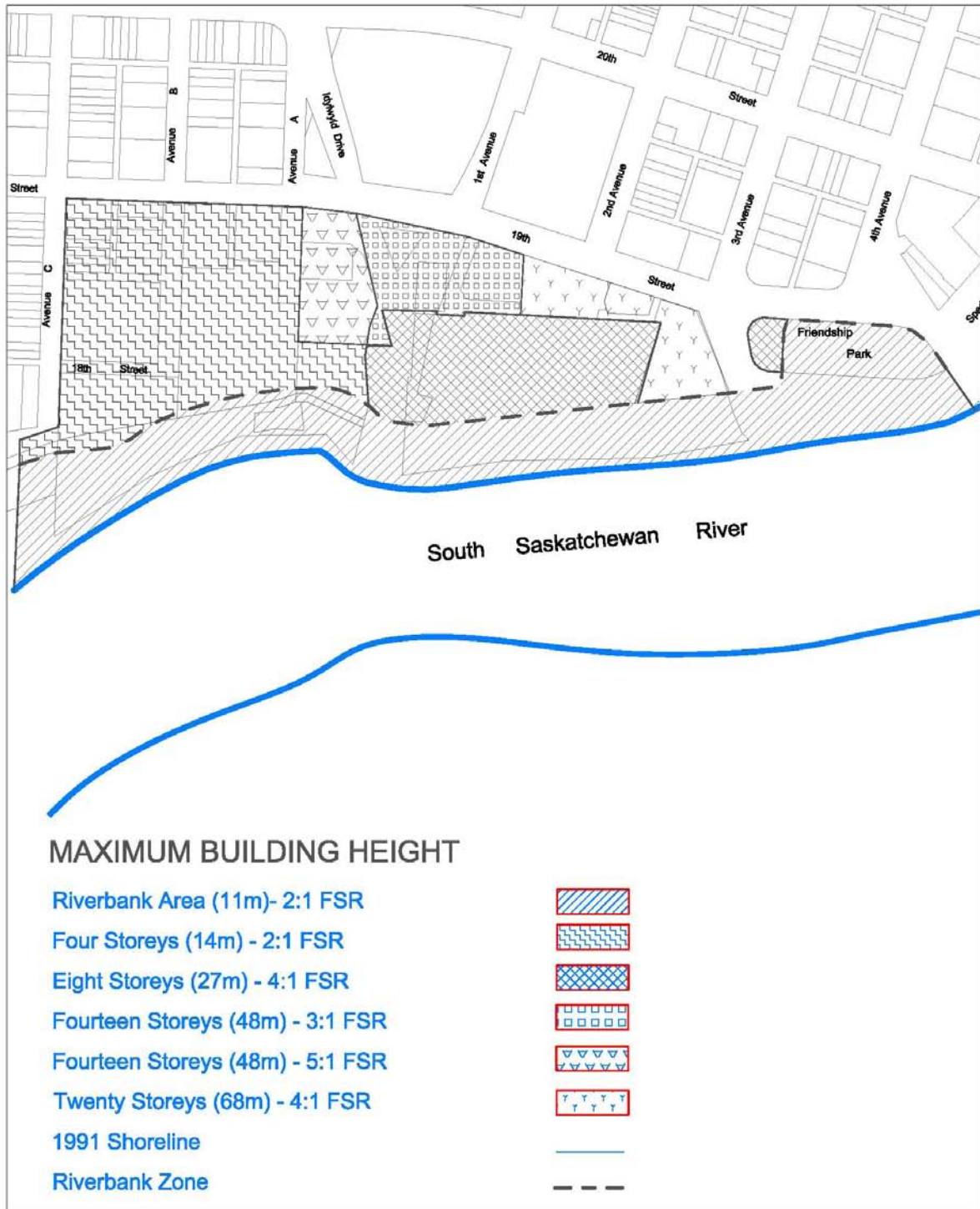
For the purpose of this policy, “Landmark” is defined as a prominent historical, architectural, cultural or artistic structure erected on a site which is not occupied or used and which serves primarily an aesthetic purpose.

Building Setbacks

- i) All building elevations must provide a five (5) metre minimum setback above four (4) storeys*
- ii) All building elevations along 3rd Avenue must be set back at least three (3) metres at grade.*

- iii) *All buildings constructed along Spadina Crescent and which are greater than 8 storeys in height must provide the building setback requirement outlined in i) above, and a further five (5) metre minimum setback above 8 storeys.*

APPENDIX A



Maximum Floor Space Ratio

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

Landscaping and Signage

Landscaping

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

Open Space Between Buildings

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

Signage

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

Parking and Off Street Loading

Parking Standard

For every hotel and high density residential use of land, there must be space for vehicular off-street parking and loading for the use and benefit of patrons, residents, customers, employees, visitors, tourists, or guests in connection with the intended use of land and building. The number of spaces provided must approximate to the level of parking required by the City of Saskatoon Zoning Bylaw.

Proposed Parking Location

The major portion of required off-street parking spaces for hotels and high density residential developments must be enclosed, covered, underground, within or upon permitted buildings. Notwithstanding the above, some off-street parking spaces at grade level may be permitted and must be screened from adjacent street level view.

Parking Access

Parking garage entrances will not be permitted directly onto 2nd Avenue or along the Riverfront (Spadina extension).

Service Areas

- i) *Garbage collection areas and service loading entrances will not be permitted along 2nd Avenue or along the Riverfront (Spadina extension).*
- ii) *All garbage bins/areas must be screened with split-faced concrete block or similar durable material.*

Temporary Parking

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

Subdivision

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

Environmental Constraints

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

Approval Process

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

City of Saskatoon

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

Meewasin Valley Authority

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