

South Downtown District Development Policy Amendments

The City of Saskatoon and Meewasin administration have collaborated on a set of complementary amendments to the DCD1 guidelines and South Downtown District Development Policy respectively. These documents establish regulations for development within the south downtown and are identical. The amendments will accommodate the proposed development of Parcel YY.

Parcel YY

Victory Majors Investments Corporation has requested amendments to the regulations to accommodate their planned condo, office, and hotel complex on Parcel YY. The amendments have been endorsed by City Council and the city's Municipal Planning Commission. The amendments to maximum building height and floor space ratio apply to Parcel YY only. The amendments to the office space and setback regulations apply to all lands within River Landing.

There are three elements to the proposed amendments:

- Increasing maximum building height to 95 metres.
 - The site currently has two different height restrictions: 42 metres and 68 metres. The requested amendment proposes a single maximum height for the entire site.
- Increasing maximum allowable office space to 250,000 square feet.
 - The current regulation for office space is 30% of gross floor area, up to a maximum 100,000 square feet. The developer has requested a change to 40% gross floor area up to a maximum of 250,000 square feet.
 - Office space is also controlled by the "floor space ratio" (FSR). The FSR on Parcel YY is currently 4:1. The amendment proposes a ratio of 6:1.
 - The guidelines currently suggest "limited" office development. The amendment proposes the wording be changed to "balanced" office development.
- Encroachments on setbacks.
 - Current regulations require a 5 metre setback above 14 metres. Buildings along Spadina Crescent greater than 27 metres in height must also provide an additional 5 metre setback above 27 metres.
 - Current setback regulations are to remain but can be reduced or eliminated where design criteria have been met.

Public Plaza

Parcel YY is privately owned and there is no requirement for the developer to dedicate any portion of the parcel to the public. The city included a clause in its development agreement for the original Lake Placid proposal requiring that the central plaza be open to the public, at minimum, from 8 am to 11 pm. This agreement is registered as an interest on the title to Parcel YY and is still in effect.

Process for Amending the Meewasin Development Plan

The Meewasin Development Plan may be amended by Special Resolution of the Board of Directors. Special Resolutions carry special public notification and hearing requirements (MVA Act Section 11).

The requirements include newspaper advertisement inserted at least once a week for three (3) consecutive weeks before the date of the public hearing scheduled to consider the amendment. Newspaper notices were inserted in the November 10th, 19th, and 26th editions. Notice has also been posted on site.

Board decision on the amendments is expected within a public meeting. A Special Resolution is considered passed if accepted by at least two (2) representatives from each of the three (3) Participating Parties plus one (1) additional vote in favour of the resolution.

Amendments

The text amendments regarding maximum office space and building setbacks are below (amended text is shown in bold italics). The amended zoning map indicating building heights and floor space ratio is below.

Maximum Office Space

Current regulations are as follows:

Category	Intent	Uses	Guidelines
Offices	To provide the opportunity for <i>limited</i> office development in the south Downtown.	General Office Space, Administration, Business Incubators, Meeting Space, Private Clubs, Public Utilities, and Communication Facilities.	Office development will be limited to <i>30 percent</i> of permitted gross floor area per site. The <i>30 percent</i> limit may be exceeded, up to a maximum of <i>100,000</i> square feet per site, where it can be demonstrated that the development contains an appropriate mix of uses, in the context of the site itself and the mix of uses on nearby sites. Offices should be located above the first floor where possible.

It is proposed that this clause be amended as follows:

Category	Intent	Uses	Guidelines
Offices	To provide the opportunity for <i>balanced</i> office development in the south Downtown.	General Office Space, Administration, Business Incubators, Meeting Space, Private Clubs, Public Utilities, and Communication Facilities.	Office development will be limited to <i>40 percent</i> of permitted gross floor area per site. The <i>40 percent</i> limit may be exceeded, up to a maximum of <i>250,000</i> square feet per site, where it can be demonstrated that the development contains an appropriate mix of uses, in the context of the site itself and the mix of uses on nearby sites. Offices should be located above the first floor where possible.

Building Setbacks

The current zoning requirements respecting building setbacks read as follows:

- i) All building elevations adjacent to a public street must provide a setback between the fourth and sixth storey which is appropriate to the scale of the building and the nature of the adjacent street and which provides appropriate sunlight penetration and wind effect protection.
- ii) All building elevations along 3rd Avenue must be set back a minimum three (3) metres at grade.
- iii) All buildings constructed along Spadina Crescent and which are greater than 27 metres in height must provide the building setback requirement outlined in i) above, and a further five (5) metre minimum setback above 27 metres.

It is proposed that this clause be amended as follows:

- i) All building elevations adjacent to a public street are encouraged to provide a setback between the fourth and sixth storey which is appropriate to the scale of the building and the nature of the adjacent street and which provides appropriate sunlight penetration and wind effect protection.
- ii) All building elevations along 3rd Avenue must be setback a minimum three (3) metres at grade.
- iii) All buildings constructed along Spadina Crescent and which are greater than 27 metres in height are encouraged to provide the building setback requirement outlined in i) above, and a further five (5) metre minimum setback above 27 metres.

iv) The building setbacks in i) and ii) may be reduced or eliminated, where appropriate, to the scale and design of the building and the nature or the adjacent street, where appropriate sunlight penetration and wind protection are provided, and where significant public benefit in the form of additional enhanced at-grade public open space is provided including amenities such as gathering areas, landscape features, and public art.