

MEMORANDUM

February 19, 2009

TO: Development Review

FROM: Brenda Wallace

RE: **Development Plan Amendment Request - South Downtown District
Development Policy**

BACKGROUND

Two amendments to the Meewasin Development Plan – South Downtown District Development Policy (2008) are proposed.

The first amendment is as a result of a request by the City of Saskatoon asking Meewasin to amend its Development Plan to remain in sync with changes currently under consideration with respect to office uses.

As projects for the available parcels within River Landing have been brought forward by various private proponents, it has become apparent to the City both the flat amount (50,000 ft²) and the ratio (30 percent) approaches to restricting office use have proven to be problematic. The primary objective of office space restriction is to promote mixed use and daily and evening activity.

The second amendment is the introduction of a map to replace Appendix A such that development controls may be better understood within the context of the underlying land uses identified in the Meewasin Development Plan – South Downtown Concept Plan (2004).

PROPOSED AMENDMENTS

Amendment #1 – New Wording For Office Space Restrictions

Amend the wording in *Table 1 – Uses and Facilities for The South Downtown District* to clarify the restrictions on office use within the context of mixed use.

Amended policy will state:

Office development will be limited to 30 percent of permitted gross floor area per site. The 30 percent limit may be exceeded, up to a total maximum of 100,000 ft² per site, when 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 sites nearby. Office uses are to be located above the first floor where possible.

Amendment #2 – Replace Appendix A

The planning objectives and tools for the South Downtown are identified in three documents within the Meewasin Development Plan:

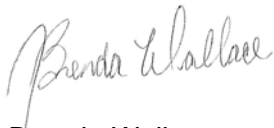
- South Downtown Concept Plan (2004)
- South Downtown Local Area Design Plan (2004)
- South Downtown District Development Policy (2008)

To clarify the relationship between land use designation and development controls, a new map is proposed for inclusion in the South Downtown District Development Policy.

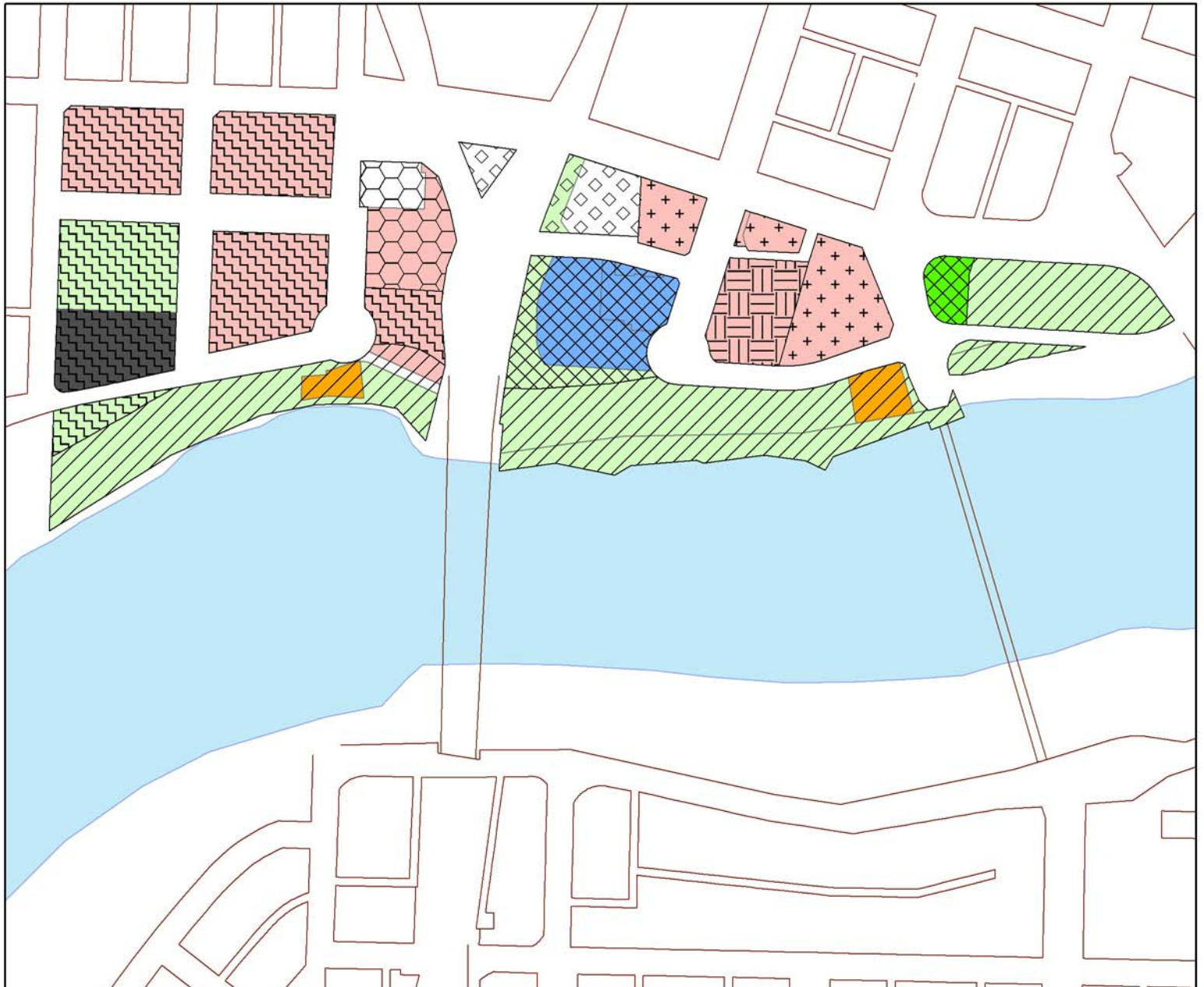
Amended map is attached.

ADMINISTRATIVE RECOMMENDATION

Meewasin Administration recommends ***the proposed amendments to the South Downtown District Development Policy be adopted into the development plan.***



Brenda Wallace
Resource Planning Manager



LEGEND

Development Control

-  Riverbank Area (11m) - 2:1 FSR
-  Fourteen Meters (14m) - 2:1 FSR
-  Twenty-Seven (27m) - 4:1 FSR
-  Forty-Two Meters (42m) - 4:1 FSR
-  Forty-Eight Meters (48m) - 3:1 FSR
-  Forty-Eight Meters (48m) - 5:1 FSR
-  Sixty-Eight Meters (68) - 4:1 FSR

Landuse

-  Cultural
-  Feature
-  Meewasin
-  Mixed
-  Park
-  Utility