

HIGHLIGHTS OF THE MEEWASIN BOARD MEETING FRIDAY, DECEMBER 2, 2011

1. Meewasin approved amendments to the South Downtown District Development Policy.

Background: Victory Majors Investments Corporation requested amendments to the regulations of Parcel YY at River Landing to accommodate their planned condo, office and hotel complex. The amendments to maximum building height and floor space ratio (FSR) apply to Parcel YY. The amendments to office space and setback regulations apply to all lands within River Landing.

There are three elements to the amendments:

- a. Increase maximum building height to 95 metres from the previous two height restrictions of 42 metres and 68 metres, and increase FSR from 4:1 to 6:1;
- b. increase maximum allowable office space from 30% gross floor area with a maximum of 100,000 square feet to 40% gross floor area with a maximum of 250,000 square feet
- c. Modify current setback regulations such that they may be reduced or eliminated where design criteria have been met having to do with the nature of the existing street, sunlight penetration, wind protection, and enhanced at-grade public open space including such amenities as gathering areas, landscape features and public art.

The changes are the result of the fact that the developer will provide about 50% of the site as “public land” with hours similar to that of a public park.

2. Meewasin approved the application from the City of Saskatoon to construct a new art gallery at River Landing. The proposed improvement
 - a. Is in accordance with the Meewasin Development Plan;
 - b. Takes into account the natural and heritage resources and other special characteristics of the site;

The site is currently a gravel parking lot and was originally home to a bottling plant. It will provide for safe pedestrian circulation and access to and along the river. The linear design of the building will complement historic buildings and the linear prairie landscape. It will attract people to the South Downtown providing year round indoor and outdoor public activity, connecting with the riverfront through a generous public deck with a cantilevered roof allowing views of the river and Nutana. The gallery will highlight the riverfront as a special feature providing strong linkages to surrounding parks, the downtown area, the river edge and the Meewasin Trail. It will enhance Saskatoon’s distinct identity and sense of place within the Saskatchewan River Basin

For more information contact Susan Lamb or Doug Porteous at Meewasin 665-6887