

**Direct Control District No. 1
(DCD1) for
The South Downtown**



Amended to September 13, 2010

13.1.3 Policies:

13.1.3.1 Linkage and Land Use

a) Use of Land

The only permitted uses in the DCD1 are those listed in the following table: Uses for the DCD1. The guidelines set out in the table establish further controls on the permitted uses.

Uses for the DCD1

Category	Intent	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, Sportsfields.	
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 > 50d.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.	Office development will be limited to 30% of permitted gross floor area per site. The 30% limit may be exceeded, up to a maximum of 100,000 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.
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b) **Provision for People with Disabilities**

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

c) **Linkage with Adjacent Developments**

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. However, overhead walkways spanning the extension of Second Avenue are prohibited. Overhead walkways over other public rights of way require an approved encroachment agreement from Council.

13.1.3.2 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 site lines for all public pathways, rear lanes, and building access points; and
- ii) ensure good street and building lighting including building access, service areas, garbage disposal, parking areas and lanes.

13.1.3.3 Building Form and Massing

a) Maximum Building Height

The maximum height of any building, or portion thereof, must conform to the DCD1 Maximum Building Height Map No. 2.

b) Building Setbacks

- 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 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.

(Revised – Bylaw No. 8871 – September 13, 2010)

c) Maximum Floor Space Ratio

The floor space ratio of any site shall conform to the ratios set out in the DCD1 Maximum Building Height Map No. 2.

d) Landmark Exemption

Any Landmark constructed within the DCD1 need not conform to the maximum building heights imposed by the DCD1 Guidelines.

13.1.3.4 Landscaping and Signage

a) Landscaping

Landscaping 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.

b) Open Space Between Buildings

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

c) Signage

Signage Group No. 5 of Appendix A - **Sign Regulations** will govern the use of signs in the DCD1, with the following exceptions:

- i) no portable signs will be permitted; and
- ii) no third party advertising (billboards) will be permitted.

13.1.3.5 Parking and Off Street Loading

a) Parking Standard

For every hotel and high density residential use of the 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 the land and building. The number of spaces provided must approximate to the level of parking required by the Zoning Bylaw.

b) 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.

c) Parking Access

Parking garage entrances will not be permitted directly onto 2nd Avenue but will be permitted along the riverfront - Spadina Extension subject to the following conditions:

- i) The access must have a maximum width of 9 metres.
- ii) The access must provide a continuous street edge and blend into the street façade.
- iii) The access must be integrated with the building massing and architecture.
- iv) The quality of paving material used for sidewalk around any project is to be carried across the driveway entrance where it intersects with a pedestrian crosswalk.
- v) The access must not interfere with area development plans or street closures.

d) 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.

e) Temporary Parking

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

13.1.3.6 Subdivision

All applications for subdivision shall implement and complement the guidelines for the South Downtown contained in Section 13.1, the Official Community Plan and The City of Saskatoon Subdivision Regulations Bylaw No. 6537.

13.1.3.7 Environmental Constraints

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

13.1.3.8 Approval Process

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

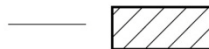
- i) Council of The City of Saskatoon is bound by the conditions for approval and appeal as stated in Section 65 and 67 of *The Planning and Development Act, 2007*, and must render a decision 60 days after receipt of a complete application for approval.
- ii) The land area south of 19th Street lies within the Meewasin Valley Authority (M.V.A.) conservation zone and is subject to development review and approval by the M.V.A. before development proceeds. The M.V.A. must render a decision with 60 days of receipt of a complete application.

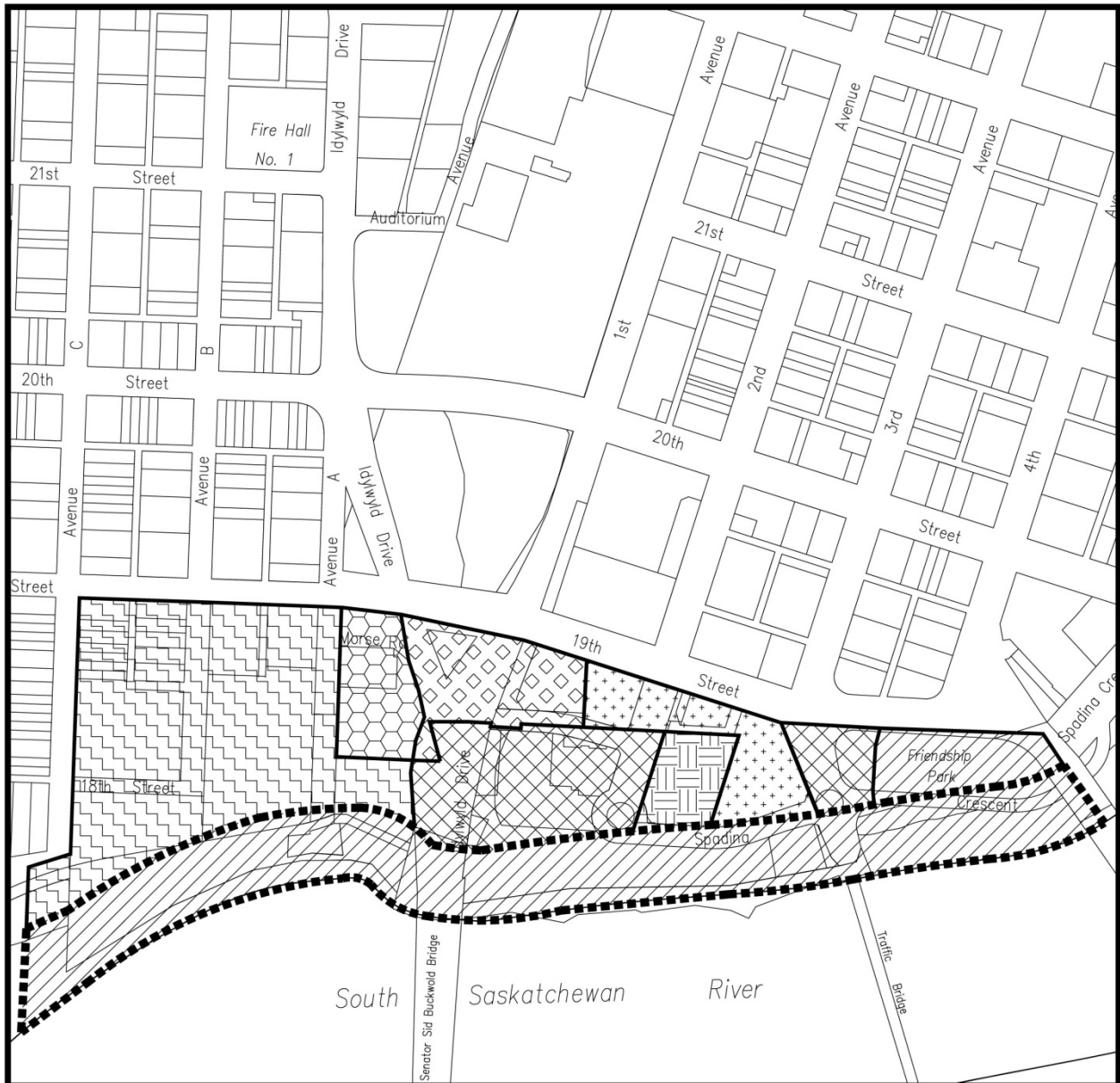


DIRECT CONTROL DISTRICT No. 1

MAP No. 1

Direct Control District





DCD1 MAXIMUM BUILDING HEIGHT MAP No. 2

Riverbank Area (11m) - 2:1 FSR



Fourteen Metres - 2:1 FSR



Twenty-Seven Metres - 4:1 FSR



Forty-Two Metres - 4:1 FSR



Forty-Eight Metres - 3:1 FSR



Forty-Eight Metres - 5:1 FSR



Sixty-Eight Metres - 4:1 FSR



60m from 1991 Shoreline



**City of
Saskatoon**
Community Services
Planning & Development Branch

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