

Annex I - DCD7 - College Quarter Zoning

13.7 Direct Control District 7

13.7.1 Purpose

The Direct Control District 7 (DCD7), as shown on the Direct Control District 7 - Map No. 1, and known as the College Quarter, is envisioned as an academic and mixed use village, providing facilities which extend and enhance the academic offerings of the University, but also accommodates a wider variety of uses that will provide for both the community and campus needs. The development of College Quarter will include features to increase pedestrian use and comfort, human-scale buildings, architectural integrity, high quality materials, and demonstrated environmental sustainability. This zoning district provides development guidelines to implement the development considerations contained in the adopted College Quarter Concept Plan.

13.7.2 Objectives

The development of the College Quarter will:

- (1) provide for a significant increase in on-campus student residence accommodation;
- (2) establish a vibrant 'Village Centre' setting that serves students and the community, including academic buildings, sports facilities, shops, restaurants, cafes, bookstores, grocery stores, offices, clinics, a hotel, recreation activities, cultural destinations, apartments, seniors facilities, community services, parks and open spaces;
- (3) produce mixed-use developments which will result in an urban environment that is integrated with academic and public activities;
- (4) ensure that, to a high degree, site design and architectural features are complementary to the setting and architecture of the University of Saskatchewan;
- (5) provide a highly desirable destination for the community because of its pedestrian culture, urban ambience and attributes as a "people place";
- (6) establish a highly visible and accessible location that will attract commercial, residential, and office development, providing

opportunities for partnerships and public and private investment; and

- (7) develop in a manner which is compatible with nearby residential areas and contributes towards the City’s goal of improving major corridors in Saskatoon.

13.7.3 Policies

13.7.3.1 Linkage and Land Use

- (1) Use of Land

The permitted uses in the DCD7 are those listed in the following table. The guidelines set out in the table establish further controls on the permitted uses.

Uses for the DCD7

Category	Intent	Uses	Guidelines
Institutional	To provide for the academic and campus support services to meet needs of the University and other educational institutions, including research and teaching space.	Educational Institutions, Research Laboratories, Community Centres, Childcare Centres / Preschools.	
Recreation	To provide for active and passive recreational uses throughout the area. To accommodate health and wellness initiatives.	Commercial Recreation uses, Public parks, Public Civic Centres, Playgrounds, Sports Fields, Arenas and Stadiums.	
Culture and Tourism	To provide cultural facilities that will support and complement the interests and needs of the University and local Community.	Art Galleries/ Museums, Theatres.	
Commercial / Retail	To provide for compatible village scale commercial, retail development to meet the day to day needs of residents. To provide small scale unique or specialized retail opportunities.	Restaurants and lounges, Retail Stores, Dry Cleaners, Photography Studios, Personal Service Trades, Health Clubs, Financial Institutions, Duplicating or Copying Centres, Parking Stations.	

Category	Intent	Uses	Guidelines
Hotels	To provide accommodation and meeting facilities in proximity to the University.	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 serving the University, the local community and others with specialized accommodation needs	Multiple Unit Dwellings, Dwelling Groups, Live/Work Units, Street Townhouses, Boarding Houses and Apartments, Residential Care Homes, Hostels and associated services.	Medium and High Density Multiple Unit Residential uses should be located above the first floor where possible.
Offices	To provide the opportunity for office development, providing services to meet the needs of the local and the University Community.	Offices and Office Buildings, Medical/Dental/Optical Clinics, Medical/dental/optical laboratories.	Offices should be located above the first floor where possible.

(2) 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.

(3) Linkage with Adjacent Developments

Development shall, insofar as possible, integrate and link development features such as walkways and amenity spaces to adjacent developments. Features such as lighting, landscaping, fencing, walkway materials and the like should complement and be consistent with adjacent developments.

Whenever possible, development should contribute towards the concept of “walkable urbanism”, both within the development and on adjacent main public roadways (such as access from the street and pedestrian friendly facades).

The development may incorporate a pedestrian link to the main campus.

(4) Pedestrian Routes

The College Quarter is designed to be pedestrian focused providing access throughout and connecting to the main campus and adjacent neighbourhoods. A key element is the provision of a north/south running GreenWay – a tree-lined walkway lined with active business uses that creates a sheltered path system that is well lit, active, safe and attractive.

Buildings adjacent to the GreenWay shall have their principal entrances fronting onto the GreenWay. In addition, buildings adjacent to College Drive and Cumberland Avenue shall be street-oriented, and designed and located in a manner that will serve to enhance the pedestrian scale of development along these streets.

In addition to the GreenWay wide, tree-lined sidewalks and corridors shall be provided to shelter pedestrians.

Internal roadways bisecting the College Quarter shall include bike lanes, and wide, tree-lined sidewalks.

13.7.3.2 Safety and Security

The College Quarter should be designed to be safe and secure for all people. The following measures are encouraged to achieve this objective:

- (1) ensure good open sight lines for all public pathways, rear lanes, and building access points; and
- (2) ensure good street and building lighting including building access, service areas, garbage disposal, parking areas and lanes.
- (3) All development proposals shall include a CPTED (Crime Prevention Through Environmental Design) review.

13.7.3.3 Building Form and Massing

- (1) Maximum Building Height
 - a) The maximum height of any building, or portion thereof, shall conform to the DCD7 Maximum Building Height Map No. 2.

b) Height limits shall be regulated so that no shadow will be cast on existing non-University dwellings between 9:00 am and 4:00 pm on the equinox (September 21st and March 21st.)

c) Building Setbacks

No setbacks are required along College Drive, but buildings shall be located in a manner that facilitates street and transit-oriented development.

No setbacks are required along Preston Avenue, but buildings shall be located in a manner that facilitates street and transit-oriented development.

Building setbacks along Cumberland Avenue shall be as shown in Map No. 3 DCD7 Permitted Building Envelope.

All building elevations along 14th Street East shall be set back a minimum of 15 metres.

d) Maximum Build Out

I. The maximum build out for each of the blocks identified within the College Quarter Master Plan (as shown on Map 2) shall not exceed the following gross floor space ratios:

Block A - 3.0:1

Block B - 2.5:1

Block C - 1.5:1

Block D - 0.8:1

Block E - 1.5:1

II. Notwithstanding Section 13.7.3.3 (1) d) I. the gross floor space ratio for any individual block may be increased by a maximum of 10%; however, the development density of Blocks A, B, C, and E, in total, shall not exceed an average gross floor space ratio of 2.2:1.

13.7.3.4 Landscaping and Signage

(1) Landscaping

Landscaping treatment shall be used to improve the appearance of the area, unify the development sites in the

College Quarter with consistent landscaping, screen facilities such as utilities or outdoor storage areas, buffer or separate different uses, and beautify open spaces.

(2) Signage

Signage Group No. 5 of Appendix A - **Sign Regulations** will govern the use of signs in the DCD7, with the following exceptions:

- a) no portable signs will be permitted;
- b) no billboards or superboards will be permitted; and
- c) no electronic message centres, or electronic message centres (mobile) will be permitted.

13.7.3.5 Parking and Off Street Loading

(1) Parking Standards

The following parking requirements shall apply:

- a) Multi unit residential developments – 1 space per dwelling unit plus 0.125 visitor spaces per dwelling unit.
- b) Hotels – 1 space per 2 guest rooms.
- c) Cultural and recreational facilities - a report from a qualified Engineer shall be required to verify number of spaces required.
- d) All other institutional, commercial and office uses - 1 space per 50m² of gross floor area.

Reduced parking requirements may be considered on a project by project basis, where a parking study has been prepared by a qualified Engineer, for a specific use, indicating that a lesser rate may be appropriate.

Consideration may be given to shared use of parking facilities where the usage requirements vary throughout the day.

Provision of parking for University and non-University uses may be accommodated through satellite and off-site parking facilities. Appropriate locations for off-site parking facilities shall be evaluated in the review of specific development proposals.

Adequate accommodation of parking for the student residences shall be provided.

(2) Loading Requirements

Each non-residential principal building with a building floor area greater than 2,000 square metres shall provide one loading space.

(3) Bicycle Parking

A minimum of one short term bicycle parking space shall be provided for every 150 square metres of gross floor area devoted to commercial use. These bicycle parking spaces shall be provided in locations on the site which are readily visible, well lit and in close proximity to building entrances.

In addition, all office, commercial or institutional buildings, over 1,000 square metres in size, must provide bicycle parking in an enclosed, secure area, with convenient changing and shower facilities, within 200 metres of the building. Bicycle parking spaces shall be provided at a rate of 10% of the number of vehicular parking spaces required under Section 13.7.3.5 (1).

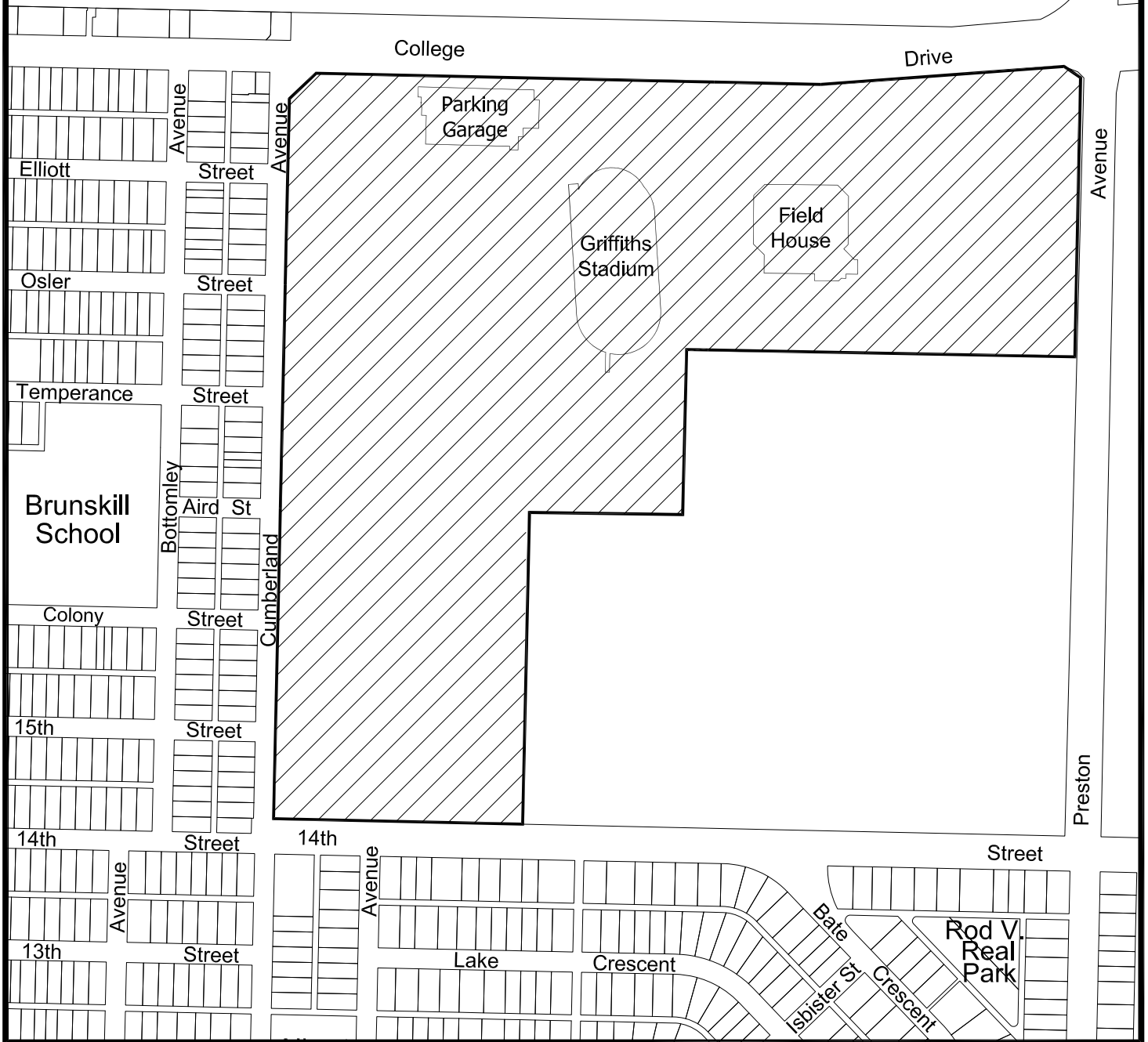
All residential buildings shall provide secure, covered bicycle storage facilities for 15% or more of building occupants. Reduced requirements for secure, covered bicycle parking may be considered, based on the needs of the occupants of the building.

13.7.3.6 Approval Process

- (1) Pursuant to Section 66 of the Planning and Development Act, 2007, City Council delegates approval of all applications for DCD7 approval to the Development Officer, subject to compliance with all requirements of this bylaw.
- (2) 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.

Attachments – Map 1 – Direct Control District No. 7
Map 2 – DCD7 Maximum Building Height
Map 3 – DCD7 Permitted Building Envelope

University of Saskatchewan



DIRECT CONTROL DISTRICT No.7

MAP 1



Direct Control District

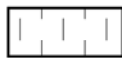




City of
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 Planning & Development Branch



DCD7 MAXIMUM BUILDING HEIGHT

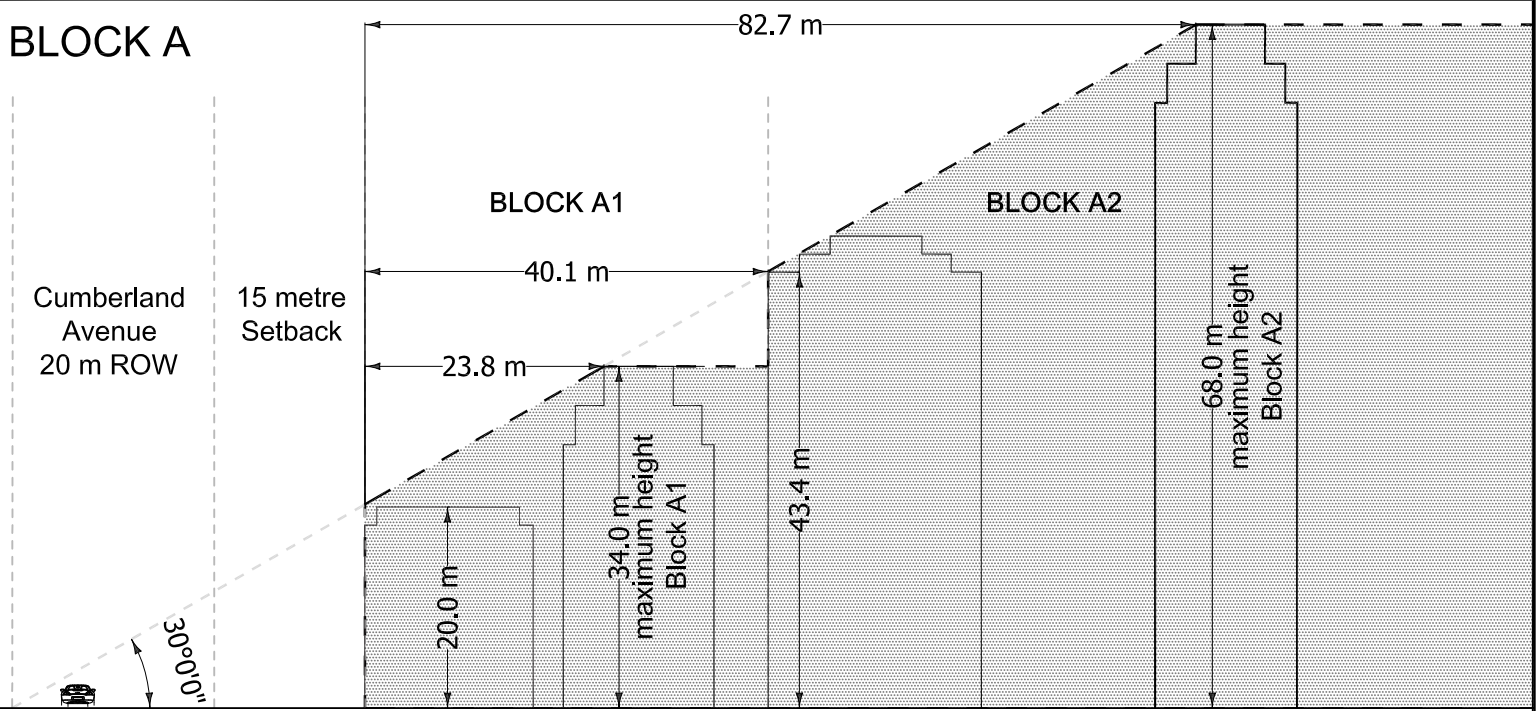
MAP 2

-  Low-Rise: maximum 12m
-  Mid-Rise: maximum 34 m *
-  High-Rise: maximum 68m *

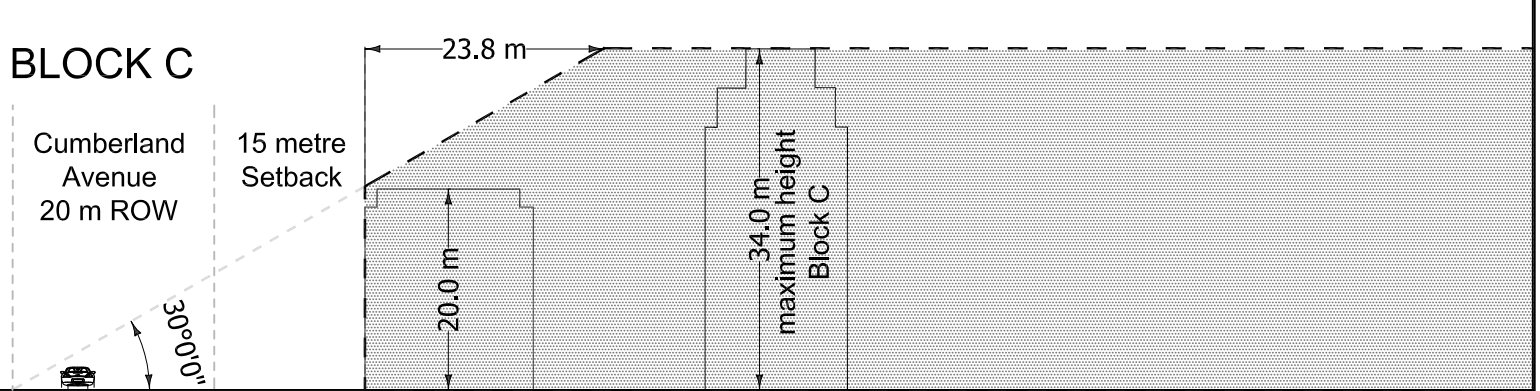


* Please refer to DCD7 Permitted Building Envelopes for building setbacks and heights

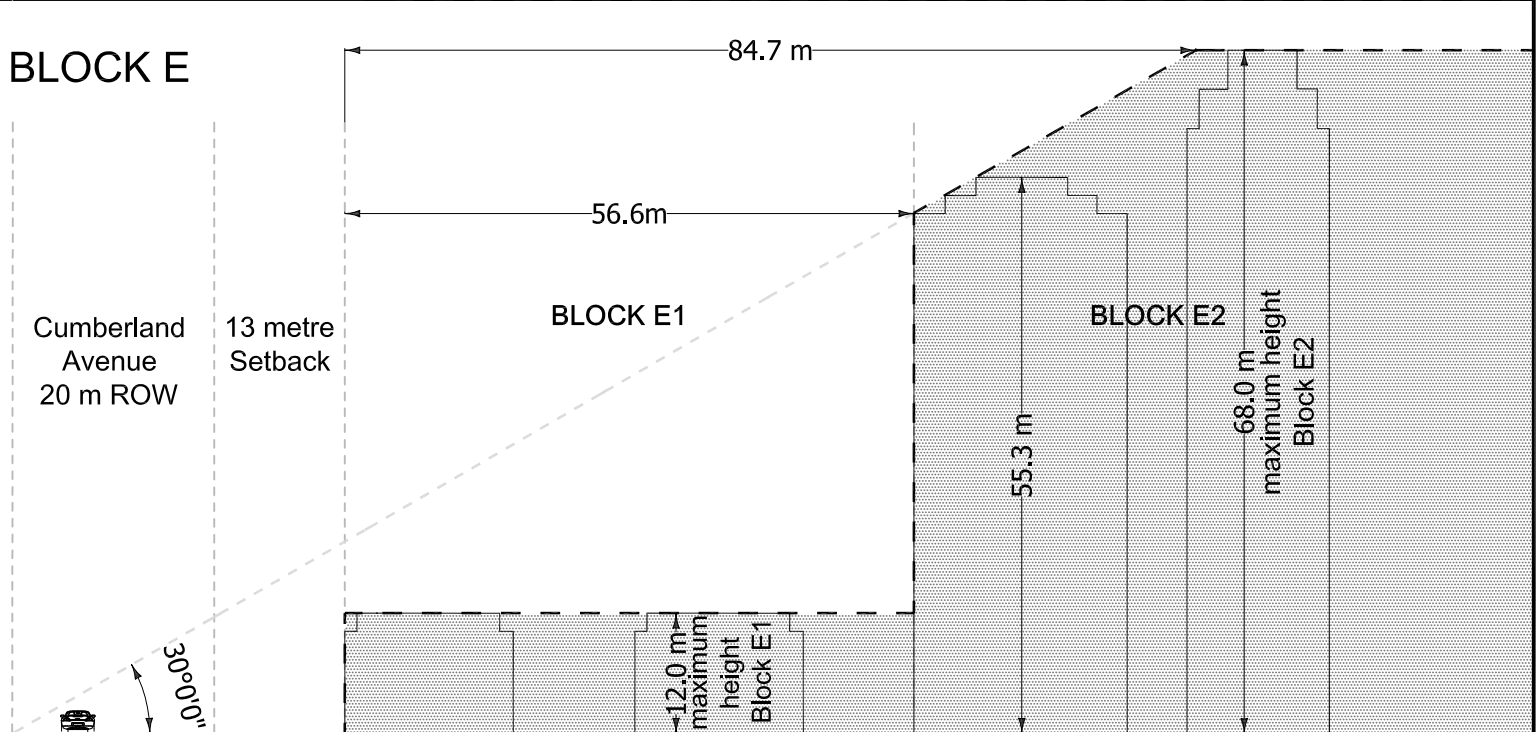
BLOCK A



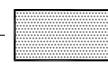
BLOCK C



BLOCK E



DCD7 Permitted Building Envelope



MAP 3

* In addition to the maximum height indicated, height shall not exceed a 30 degree angular plane, as measured from property line on west side of Cumberland Avenue, (not including mechanical penthouses) .