

Frequently Asked Questions

- **How will this new zoning district change what can be built in the Broadway District?**

The new B5B Zoning District includes changes to both the permitted uses and development standards. Land uses such as service stations, car washes, and public garages would no longer be permitted to be built under the B5B. New development standards under the B5B include changes to minimum setback and stepback requirements, floor area ratio, and base building heights.

The proposed Architectural Control District (ACD) would correspond to the B5B-zoned properties and include enforceable design guidelines for new development.

- **Will there be a cap to the height for new development?**

There will not be a maximum building height for new development, though height will be constrained in various ways as detailed below.

- **What are the changes that will impact the height of new development?**

- Gross Floor Area Ratio (7:1) which means that the maximum building volume can be 7 times the site area
- Site size (bigger, taller buildings can be built on larger sites)
- Height of base building (must be a minimum 7.5 metres to a maximum of 12 metres)
- Setback and stepbacks (must meet minimum requirements, setbacks affect the overall building form and height)
- Parking
 - Amount of required parking
 - Location of parking (at grade at rear of site, below grade in parking structure, or above grade in parking structure)

- **How does this benefit residents, merchants, or landowners?**

This proposal is intended to retain the existing character along Broadway Avenue, protect heritage, and improve the design quality of new development. It is intended to ensure that Broadway remains a vibrant and distinct place that is attractive to residents and businesses alike.

- **How will the architectural controls be applied?**

New buildings must also apply for ACD approval to the City of Saskatoon. Their application will be reviewed for compliance by a design review committee. The design review committee is typically comprised of design professionals including architects, community planners and landscape architects. The committee can place conditions.

Once implemented, the ACD guidelines will be part of the zoning bylaw and, therefore, a legal requirement for new buildings.

- **Do architectural controls mean that every building will look the same?**

The guidelines are intended to be descriptive rather than prescriptive to ensure that new buildings are of a high design quality and appropriate for the area. A key objective of Broadway 360° is to achieve a balance between consistencies in design quality and street interface, while still enabling individual expression.

- **Do the architectural guidelines apply for renovations?**

The architectural guidelines will apply to new buildings only. However, the City of Saskatoon funds renovations of heritage buildings and facade improvements and, in cases where the City is providing funding, conformance with the guidelines will be a requirement for such work. Anyone renovating a building will be encouraged to follow the guidelines.

- **How will this affect parking?**

Parking wasn't identified as a significant problem in the Broadway 360° plan and, instead, the consultants recommended the better utilization of the on-street parking supply in the area. Some minor amendments to the residential parking requirements have been made by the City of Saskatoon.

- **What about the residential properties behind Broadway?**

This proposal only concerns the commercial properties currently zoned B5. Adjacent residential properties are not proposed to be rezoned and would not be subject to the ACD.

The City of Saskatoon will be initiating a project to create residential infill guidelines. This project is a priority for 2012.

- **Has this been done before in Saskatoon?**

The Broadway 360° Development Plan involved a unique, equal partnership approach among the Broadway Business Improvement District, Nutana Community Association, and City of Saskatoon. The City of Saskatoon has applied zoning treatments to existing commercial areas before, but the B5B Zoning District will be unique to Broadway Avenue. There is another Architectural Control District currently in place at River Landing.

- **What are the next steps?**

A report will go forward to the Municipal Planning Commission and to City Council for approval. The report package will include:

- Text amendment to add the B5B Zoning District
- Map amendment to apply B5B Zoning District
- Text amendment to add the Architectural Control District (B5B – ACD2)

- **What remains to be addressed in the Broadway 360 plan?**

The Broadway 360 report includes recommendations related to three key themes: Land Use, Atmosphere & Character Retention, and Transportation & Parking. The zoning amendments currently proposed address only the Land Use-related implementation strategies.