

City of Saskatoon

Neighbourhood Level Infill Development Strategy

November 2013



Client

City of Saskatoon

222 3rd Avenue North
Saskatoon, Saskatchewan, S7K 0J5
www.saskatoon.ca

Advisory Committee

Community Representatives

Mark Bobyn
Crystal Bueckert
Janice Braden
Elaine Crocker
Mark Kelleher

Community Services, Planning and Development Division

Jo-Anne Richter (*Project Manager*)
Business License & Bylaw Compliance

Paul Whitenect (*Project Manager*)
Neighbourhood Planning

Lesley Anderson
Neighbourhood Planning

Mark Emmons
Neighbourhood Planning

Darryl Dawson / Tim Steuart
Development Review

Paula Kotasek-Toth
Development Review

Transportation and Utilities

Gerald Prefontaine
Saskatoon Water Division

Lead Consultant

Brook McIlroy Inc.

51 Camden Street, Suite 300
Toronto, Ontario, M5V 1V2
www.brookmcilroy.com

Calvin Brook
Principal

Rajko Jakovic
Senior Associate, Architect

Jessica Hawes
Senior Associate, Architect and Urban Designer

Blair Scorgie
Project Manager, Planner and Urban Designer

Tsugumi Kanno
Landscape Designer and Urban Designer

Zhongwei Shi
Planner and Urban Designer

Linda Dervishaj
Architectural Designer and Urban Designer

Heather Gibbons
Architectural Design Intern

Sub-Consultant

Siemens Koopman Architects

126 Second Avenue North, Suite 2
Saskatoon, Saskatchewan, S7K2B2
www.skarch.ca

Jim Siemens
Principal

Anna Ringstrom
Landscape Architect

Sarah Robertson
Architectural Technologist

Acknowledgement

The City of Saskatoon Neighbourhood Level Infill Development Strategy was funded, in part, by the Saskatchewan Housing Corporation under the Encouraging Community Housing Options Program.

Disclaimer

The opinions express in the report are those of the authors, Brook McIlroy, and are not to be construed as being the adopted policy of the City of Saskatoon.

Additional Copies

This document is available for download from the City of Saskatoon website: www.saskatoon.ca.

Table of Contents

1.0	Introduction	1
1.1	Overview	1
1.1.1	What Is Infill Development?	1
1.1.2	Purpose of the Study	1
1.1.3	Application of the Guidelines	1
1.1.4	Document Structure	1
1.1.5	Study Area	2
1.2	Vision and Guiding Principles	3
1.2.1	Vision	3
1.2.2	Guiding Principles	3
2.0	Background	4
2.1	Background Documents	4
2.1.1	Policy Documents	4
2.1.2	Precedent Studies and Reports	4
2.2	Development Patterns in Saskatoon	5
2.2.1	Category 1 - Pre-War Established Neighbourhoods	5
2.2.2	Category 2 - Post-War Established Neighbourhoods	9
2.3	Neighbourhood Character Preservation	13
2.4	Recent Development Examples	15
2.4.1	Recent Developments in Saskatoon	15
2.4.2	Best Practices Throughout North America	16

3.0	Primary Dwellings	17
3.1	Site Design Guidelines - Primary Dwellings	17
3.1.1	Lot Subdivision	17
3.1.2	Setbacks	18
3.1.3	Site Dimensions, Area, Location and Coverage	20
3.1.4	Parking and Site Access	21
3.1.5	Drainage and Lot Grading Requirements	22
3.1.6	Internal Pathways and Lighting	24
3.1.7	Amenity Space and Landscaping	25
3.1.8	Sustainable Site Design	26
3.2	Building Design Guidelines - Primary Dwellings	27
3.2.1	Height, Depth and Massing	27
3.2.2	Upper Storey Stepbacks	29
3.2.3	Entrances	30
3.2.4	Facades	31
3.2.5	Doors and Windows	32
3.2.6	Roofs and Dormers	33
3.2.7	Balconies, Porches and Decks	34
3.2.8	Materials	36
3.2.9	Utilities and Waste Storage	37
3.2.10	Sustainable Building Design	38
3.3	Recommendations for Corner Lots	40
3.3.1	Setbacks	40
3.3.2	Site Dimensions, Area, Location and Coverage	42
3.3.3	Parking and Site Access	42
3.3.4	Internal Pathways and Lighting	42

3.3.5	Amenity Space, Landscaping and Drainage	42
3.3.6	Sustainable Site Design	42
3.3.7	Orientation, Layout and Privacy	42
3.3.8	Height, Depth and Massing	43
3.3.9	Upper Storey Stepbacks	43
3.3.10	Balconies, Porches and Decks	43
3.3.11	Entrances	44
3.3.12	Facades	44
3.3.13	Doors and Windows	44
3.3.14	Roofs and Dormers	44
3.3.15	Materials	44
3.3.16	Utilities and Waste Storage	44
3.3.17	Sustainable Building Design	44
3.3.18	Corner Lots - Illustrative Examples	45

4.0	Garden and Garage Suites	48
4.1	Recommendation for Garden and Garage Suites	48
4.2	Site Design Guidelines - Garden and Garage Suites	49
4.2.1	Site Location and Coverage	49
4.2.2	Parking and Site Access	50
4.2.3	Setbacks	51
4.2.4	Drainage and Lot Grading Requirements	55
4.2.5	Internal Pathways and Lighting	57
4.2.6	Landscaping	58
4.3	Building Design Guidelines - Garden and Garage Suites	59
4.3.1	Orientation, Layout and Privacy	59
4.3.2	Uses, Height, Depth, Massing and Stepbacks	60
4.3.3	Entrances	63
4.3.4	Facades	64
4.3.5	Doors and Windows	65
4.3.6	Roofs, Dormers and Chimneys	67
4.3.7	Balconies	68
4.3.8	Materials	69
4.3.9	Utilities and Waste Storage	70
4.3.10	Sustainable Building Design	71
4.3.11	Garden and Garage Suites - Illustrative Examples of Category 1 Areas (Pre-War Established Neighbourhoods)	72
4.3.12	Garden and Garage Suites - Illustrative Examples of Category 2 Areas (Post-War Established Neighbourhoods)	81

5.0	Implementation Strategy	91
5.1	Introduction	91
5.2	Policy and Process	91
5.2.1	Planning and Development Act	91
5.2.2	Official Community Plan and Local Area Plans	92
5.2.3	Architectural Control Districts	92
5.2.4	Standard Specifications and Drawings / Streetscape Design Manual	92
5.2.5	Zoning By-Law Amendments	92
5.3	Design Submission, Review and Incentives	93
5.3.1	Lot Grading Plans	93
5.3.2	Building Information Package	95
5.3.3	Design Checklist	95
5.3.4	Incentives and Programs	95
5.4	Demonstration and Education	96
5.4.1	Demonstration Sites and Pilot Projects	96
5.4.2	Information Sessions and Design Awards Programs	96
	Appendix A: Policy Context	97
	Appendix B: Public Consultation	103
	Appendix C: Summary of Public Consultation	105
	Appendix D: Image Sources	117