

## Appendix 3

### Village Centre Architectural Design Controls





# OBJECTIVES

## Village Centre Architectural Controls

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Saskatoon Land's Village Centre Architectural Controls are intended to provide a guiding document to facilitate an enhanced level of commercial and mixed-use development in the Village Centre in Saskatoon Land neighbourhoods. These guidelines shall be used to assist in forming the basis of detailed site planning and building design for the Village Centre area. Saskatoon Land's objectives for the Village Centre area are outlined below.



- Creating a high-quality, commercial or mixed-use pedestrian-oriented amenity for residents of the neighbourhood and other nearby neighbourhoods.
- Facilitating the development of a vibrant commercial or mixed-use focal point within the Village Centre area.

These guidelines are intended to supplement the City of Saskatoon's (City) Zoning Bylaw. All developments will be governed by the City's zoning regulations.

In the event there are contradictions between these two documents, the Zoning Bylaw shall take precedence.

## EXTERIOR BUILDING MATERIALS & COLOUR

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The use of a variety of different exterior building materials and colour are encouraged along street-facing building elevations to facilitate a vibrant pedestrian-oriented streetscape.

For developments that include multiple CRUs (commercial retail units), the use of varied material types and colour schemes for each unit is encouraged to give the appearance that each unit was developed separately.

Developments that include multiple CRUs which utilize consistent colour and material detailing for all units will also be permitted at the discretion of Saskatoon Land.



This example uses a combination of exterior building materials and colour schemes giving the appearance that each CRU was developed separately.



This example utilizes three different exterior building materials and three primary colours.



This example utilizes stucco with cedar trim accents and a three tone colour scheme.

# BUILDING MASSING

Building massing must avoid long, continuous blank wall surfaces along street-facing building elevations. Building massing must create visual interest by using varied roof lines, heights, pitches and intermittent variances in plan and elevation to encourage shadow lines and to assist in breaking down the apparent mass and scale into well proportioned volumes.



This example demonstrates the use of varied roof lines and dormers which helps to break down the massing of the building.



This example utilizes several canopies and awnings which helps to break down the massing of the building.



## BUILDING SETBACKS & ORIENTATION

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Buildings must be street-oriented and shall generally be setback no more than 3 metres from the front property line.

Buildings may be setback further than 3 metres from the front property line where pedestrian amenity areas have been included, such as front patios, plazas or seating areas.



Pedestrian amenity areas are encouraged to facilitate a vibrant pedestrian environment.



Buildings should be positioned close to the front property line to help define the street edge, creating a comfortable pedestrian environment.



The use of patio areas are encouraged along street edges to help animate the public realm.



## FENESTRATION, WINDOWS & DOORS

Buildings should incorporate frequent door and transparent window openings.

Blank walls without fenestration at street level or upper levels will not be permitted on building elevations that are visible from public space.

Primary building entrances must face primary fronting streets or flanking streets between the mixed-use sites or Village Centre parks. Secondary entrances may be provided off of the rear of the building.



This example utilizes frequent upper and grade level window openings, which provides a high degree of visual interest.



Building entrances are all oriented to the street edge, complementing the park spaces, which is the neighbourhood's pedestrian focal point.



## SITE LANDSCAPING

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Boulevard landscaping and construction of the sidewalk adjacent to the site along all streets will be the responsibility of the successful purchaser.

Landscaping and sidewalk work must be completed to City standards and generally be consistent with the Village Square park.



Village Square Park

## PARKING AREAS

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All off-street parking is encouraged to be provided at the rear of the building(s).

Off-street parking located along the side wall of a building may be permitted, provided that the parking area is appropriately buffered from the street.

In general, the use of curbed landscaped islands at the mid-points of each parking aisle or the end of each aisle are encouraged.



Curbed landscaped islands help buffer the presence of off-street parking spaces, while creating a more comfortable pedestrian environment.



