

Architectural Controls for Parcels FF & GG

1.0 Introduction

This document outlines the general architectural design requirements for the two multi-unit parcels (FF and GG) adjacent to the Aspen Ridge Village Square.

Architectural Controls are design guidelines that concern the position of buildings on sites, their proportion, scale and massing, and overall aesthetic appearance. An architectural style is not prescribed. Instead, projects should promote architectural detail, enhancing the way that people interact with their environment. Varying architectural interpretations are encouraged as these parcels should have dwelling designs that are unique to Saskatoon and the Aspen Ridge neighbourhood, defining Aspen Ridge Street as a “special” space across from the Village Square and neighbourhood commercial.

The development of parcels FF and GG will contribute to the vision of creating a high-quality, pedestrian-oriented amenity in the neighbourhood core for residents of Aspen Ridge and other nearby neighbourhoods to gather. Street townhouse units or single unit developments are permitted.

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.

2.0 Proportion, Scale and Massing

New developments should be well proportioned, integrate with neighbouring buildings, and incorporate design elements that break down perceived proportion, scale and massing of building elements to create human-scaled pedestrian-environments and enjoyable streetscaping.

Developments should utilize existing or “natural” grade, to assist them in blending with adjacent developments. Grade alterations can create negative impacts on adjacent properties.

All buildings should be positioned to enhance the streetscape by creating what may be described as a street wall or main street. Each building should be setback from the front property line an equal distance. Staggering should be avoided.

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.

Construct principal buildings to define the edges of, and to face onto, any public park, or street (i.e., Aspen Ridge Street).

Buildings shall be a minimum of two-storey and principal buildings should have verandas, porches, or balconies that look onto Aspen Ridge Street and the Village Square.



3.0 Walls and Materials

A minimum of two major exterior cladding materials, excluding fenestration, are required for any elevation of a principal or accessory building adjacent to or visible from a public street, a public park, a public lane, or adjacent development, the

proportions of which must be sensitively designed.

Required architectural detailing applies equally to all building elevations including where the side and rear of a principal building or an accessory building is adjacent to or visible from, any public street, public lane or public park.



Wall cladding in a single material is not permitted. Durable high-quality materials should be utilized for cladding on all building faces. The use of vinyl products is acceptable on all elevations that are not fronting, any public street or public park, unless it is an approved accent product by Saskatoon Land.

Wall cladding materials are required to extend to a minimum of four feet alongside building side elevations.

4.0 Colour

The use of a variety in exterior building materials and colour is required along

street-facing building elevations (i.e. Aspen Ridge Street) to facilitate a vibrant pedestrian-oriented streetscape. Colour should be incorporated into accent elements on the building, for example entry doors, window trims, or buildouts. Other options to add colour into the design would be to divide units by colour. The use of different pastel colours on buildings is not required but would be encouraged to create a unique development in Saskatoon and in the Aspen Ridge neighbourhood. Pastel colors are defined as colors that depict a softer saturation or pale appearance due to their pigment being mixed with white.

A minimum of two colours are required to be utilized in the colour scheme of each building facade adjacent to or visible from any public street, public lane, public park, or adjacent development (excluding roof colours and colours utilized for minor architectural components such as soffit and fascia, window and door casings, etc.).

For street townhouse developments that include multiple 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 utilize consistent colour and material detailing for all units

will also be reviewed and approval will be at the discretion of Saskatoon Land.



Accessory buildings should be treated in a complimentary fashion to the principal buildings on the same site. Similar materials and colours should be considered.

Readily discernible shades of one colour when viewed from any street may be considered two separate colours. Colour examples must be provided to Saskatoon Land and approval will be at their discretion.

5.0 Fenestration: Windows and Doors

Fenestration should be oriented to public streets and public spaces, compliment the architectural style of the building, and glazing at street level is encouraged for community surveillance.

Readily discernible trim must be utilized around highly visible doors and windows.



Blank walls without fenestration at street level or upper levels will not be permitted on facades adjacent to or visible from public streets, public lanes, public parks, or adjacent development. If glazing tints are used, they should reflect the choice of colours of wall and roof claddings. Reflective coatings are not permitted.

If imitation shutters are utilized, they are required to be proportioned to give the impression that they are functional and capable of covering the entire window. Primary entrances for the principal building must face Aspen Ridge Street. Secondary entrances for the principal building may be provided off of the rear of the building (or side if end unit). Entrances for secondary buildings must be off the lane.



6.0 Roofs

While roof pitch is not prescribed, special consideration must be given to the integration of the roof with the building architecture.

Large volumes of roofs or walls need to be broken up with architectural detailing that significantly reduces large expanses of featureless plane.

Photovoltaic panels or shingles are encouraged for all units; however, panels that are designed to be visible from Aspen Ridge Street must be reviewed and approval will be at the discretion of Saskatoon Land. Panels facing south on the accessory building are strongly encouraged.



Any facade abutting and/or highly visible from a public street or public park shall receive the same architectural treatment as the “front” facade. Property lines adjacent to streets must be fully landscaped.



Street townhouse units that are visible from a public street are required to include a unique entry treatment for each unit.



Private exterior open space in the form of verandas, porches, balconies, patios, and/or roof terraces are strongly encouraged for as many residential units as possible, fronting on Aspen Ridge Street.

Connections from front entrances to existing public space and amenities from each unit is required (i.e., walkways linking to sidewalks).

8.0 Fencing

Fencing is not required. If a fence is desired, the below guidelines should be considered:

- If a front yard fence is constructed of wood, steel, aluminum, or wrought iron, the amount of solid area of the fence sections shall not exceed 50%. A front yard fence is required to have an access opening or gate to the street from each front door.
- Where a solid fence is adjacent to a public street and encloses an open space

between a principal and accessory building, fence piers or fence sections constructed of wood, natural stone, manufactured stone, brick, textured concrete panels, or some other masonry application may be 100% solid.

- Chain link fencing is not permitted along any street edges and white vinyl fencing will be reviewed, and approval will be at the discretion of Saskatoon Land subject to how this fence compliments other building materials.



9.0 Parking

Balance the need to improve the pedestrian environment with the need for parking.

For all developments, required parking is not permitted in front yard or side yards. Required parking must be located behind the development off the lane and suitably screened from adjacent public streets, or adjacent development.

10.0 Garage Suites

Accessory buildings will be detached from the primary building and access will be off the rear lane.



All accessory buildings (garages) may accommodate a second storey garage suite. Garage suites are an accessory to a primary dwelling that provide separate dwelling facilities from those of the primary dwelling. Aspen Ridge is considered a Category 3 Neighbourhood for garage suites. All garage suites must conform to the development standards for this category as per the City's Zoning Bylaw.

11.0 Site Screening and Exterior Lighting

Lighting on any site and on/in any portion of a building shall be arranged and shielded such as that it does not become a hazard or annoyance. Lighting should not in any way compromise the appropriate function of adjacent properties.

Excluding any existing utility, mechanical, electrical, waste and recycling equipment, located on a site or on a building must be adequately screened using an enclosure box, or landscaping, to be visually appealing from the street.

12.0 Landscaping

To enhance the streetscape of Aspen Ridge Street and flanking street, open space and boulevard must be landscaped. All developments submissions must be accompanied by general landscape concept plans (not Landscape Rendering) and completed by a SALA member.

In the case of soft landscaping that is visible from any public street, public lane or public park, grass may only be used for 75% of the soft landscaping provided on any site. This must be demonstrated on the plan either graphically or in text format.

Landscapes must be designed to be self-sustaining in the local climate or an adequate irrigation system is to be provided. Drought tolerant or xeriscape landscaping plans are encouraged and will be reviewed, and approval will be at the discretion of Saskatoon Land.

Coniferous trees must be a minimum of 1m height and deciduous trees must have a minimum caliper of 60mm at the time of installation.

Half of the plant selection must consider winter climates and have greenery all year round, specifically if used for site screening.

Landscaping is to be extended into the City boulevard where the site is adjacent to separate sidewalk and curb.



13.0 Compliance

All controls listed above are subject to review and interpretation from Saskatoon Land. Plans will be reviewed for adherence to the architectural controls, and Saskatoon Land may contact the applicant to discuss any required revisions. Plans which do not meet all the architectural controls will be reviewed by Saskatoon Land's Design Review Committee. The Design Review Committee's decision is final, and any revisions will be required to be made before approval. Saskatoon Land's Design Review Committee can change, delete, or modify any of the controls based on negotiations and design of the proposed building(s).

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