Direct Control District 2 in Zoning Bylaw No. 9990

14.2 DCD2 - Direct Control District 2

As of June 1988, the area designated as Direct Control District 2 (DCD2) is used for OUDs and TUDs and consists of five cul-de-sacs, namely: Stanley Place, Minto Place, Aberdeen Place, Grey Place and Connaught Place, each of which has access to Idylwyld Drive and each of which is separated from the other by a 20-foot lane.

14.2.1 Objectives

The objectives of the DCD2 are:

(a)   to provide for a change of use from OUDs and TUDs to those uses permitted in an B3 district or an RM3 district in a controlled and phased manner, cul-de-sac by cul-de-sac from south to north;

(b)   to minimize the land use conflicts during the period in which the change in use is being phased in;

(c)   to provide for the amenity of the area.

14.2.2 Development Phasing

(1)   The redevelopment of the area within DCD2 must occur in an orderly and rational manner, cul-de-sac by cul-de-sac from south to north, (commencing with Stanley Place and then proceeding northward in sequence). To facilitate that end, the DCD2 area is divided into five individual development sub-units as follows:

(a)   sub-unit 1 (Stanley Place): Lots 1 - 14, Block 5, Plan No. G679 and the street known as Stanley Place;

(b)   sub-unit 2 (Minto Place): Lots 1 - 13, Block 4, Plan No. G679 and the street known as Minto Place and the adjacent south lane abutting Lots 10 - 14 and 16, Block 4, Plan No. G679;

(c)   sub-unit 3 (Aberdeen Place): Lots 1 - 16, Block 3, Plan No. G679 and the street known as Aberdeen Place and the adjacent south lane abutting Lots 10 - 14 and 16, Block 3, Plan No. G679;

(d)   sub-unit 4 (Grey Place): Lots 1 - 16, Block 2, Plan No. G679 and the street known as Grey Place and the adjacent south lane abutting Lots 10 - 14 and 16, Block 2, Plan No. G679;

(e)   sub-unit 5 (Connaught Place): Lots 1 - 16, Block 1, Plan No. G679 and the street known as Connaught Place and the adjacent south lane abutting Lots 10 - 14 and 16, Block 1, Plan No. G679.

(2)   Development of the sub-units must take place only in the following sequences:

First	Sub-unit 1
Second	Sub-unit 2
Third	Sub-unit 3
Fourth	Sub-unit 4
Fifth	Sub-unit 5

(3)   No development shall take place on any sub-unit until a plan of subdivision which satisfies the following requirements has been registered in the Land Titles Registry – Information Services Corporation, with respect to the entire sub-unit. The plan of subdivision must:

(a)   consolidate all the lots and the street and lane comprising the sub-unit into one or more lots and the buffer strip described in paragraph (b);

(b)   create a dedicated buffer strip 6 metres wide throughout, adjacent to Idylwyld Drive and extending from the south limit of the sub-unit to the north limit access points as shown on DCD2 Area Map 1 excepted;

(c)   consolidate all the lots and streets and lanes within the sub-unit which are not required for the said buffer strip into one or more lots;

(d)   limit access to Idylwyld Drive from all the five Sub-units as shown on DCD2 Area Map 1;

(e)   provide the lot or lots created by the plan of subdivision with access to Alberta Avenue;

(f)   comply with the City of Saskatoon Subdivision Regulations contained in *The Subdivision Bylaw, 1985*;

(g)   include the entire sub-unit.

(4)   No plan of subdivision for any sub-unit, except sub-unit 1 shall be approved by the City unless a plan of subdivision which satisfies the requirements of subclause (3) has first been registered in the Land Titles Registry – Information Services Corporation, for the sub-unit immediately to the south of it.

(5)   When a plan of subdivision which complies with paragraph (c), the sub-unit covered by the plan of subdivision may be used and developed, in the sequence stipulated in paragraph (b), in any manner which meets the requirements of the B3 district or RM3 district.

(6)   On existing lots any use or development is permitted which complies with the provisions of the R2 district.

Szumigalski Park

36th

Street

Connaught Pl

SUB-UNIT 5

C

B

Drive

Grey Place

SUB-UNIT 4

Avenue

35th

Street

Idylwyld

Aberdeen Pl

SUB-UNIT 3

Avenue

Avenue

Alberta

Ontario

34th

Street

Minto Place

SUB-UNIT 2

34th

Street

(EXISTING)

Stanley Pl

SUB-UNIT 1

St Michael School

33rd

Street

Saskatchewan Polytechnic

Direct Control District

Access to Idylwyld Drive