

Proposed Amendments to Appendix D – Density Bonus Provisions

Amendments to Existing Density Bonus Provisions

Existing Provision	Proposed Change
General Provisions <ul style="list-style-type: none"> Permitted within the B6 District beyond the 76-metre building height maximum on large sites. A combination of bonus provisions may be used. 	General Provisions <ul style="list-style-type: none"> Refined within the B6 District to permit height beyond the maximum building height on all respective sites. Expanded to the MX2 District to permit height beyond the maximum building height. The property owner may be subject to a density bonus agreement and the agreement may be registered as an interest on the title of the subject property.
1. Public Plaza Public plazas may be indoor or outdoor, must be publicly accessible during building hours, and limited to two areas per site. Indoor plazas above ground must be street-visible and accessible. All Plazas require approved amenities.	1. Public Space and/or Contribution to Public Realm Reframing the definition of Public Space to require that it be publicly accessible and strategically located. All Public Space must include approved amenities. Alternatively, a contribution of equal or greater value toward public realm improvements may be accepted in lieu of on-site Public Space.
2. Public Art Public art may include display space for paintings, sculptures, fountains or any related artistic feature, including a gallery within the principal building. The art piece(s) must represent a minimum of 1% of the value of construction for the overall development.	2. Public Art <ul style="list-style-type: none"> Update the definition Include the review and approval by the City of Saskatoon Public Art Advisory Committee.
3. Green Roof A green roof is an engineered roofing system that permits the planting and growth of permanent vegetation on a rooftop. A green roof covering a minimum of 50% of the building footprint at grade level will permit development beyond 76 metres in height. All or part of the green roof may be developed along building step back areas.	3. Green Roof <ul style="list-style-type: none"> Removal of Green Roof provision and incorporated within Sustainable Building Practices provision.
4. Structured Parking A minimum of 5 publicly available parking spaces within a structured parking facility will provide an additional one-storey of building height.	4 Structured Parking <ul style="list-style-type: none"> Refining that a minimum of 10% of the total number of structured parking spaces, and in no case fewer than 10 spaces, must be publicly available.
5. Sustainable Building Practices The building must be eligible for certification by a recognized rating system, including but not limited to, Leadership in Energy and Environmental Design (LEED) or Building Research Establishment Environmental Assessment Methodology (BREEAM).	5. Sustainable Building Practices <ul style="list-style-type: none"> Updating the definition with current building practices and standards for meeting higher tiers of the energy code and sustainability certifications.
6. Conservation and Incorporation of Significant Existing Heritage or Historical Feature This may include the incorporation of original facades, significant artifacts, building features, or site characteristics, which serve to commemorate, celebrate, educate, or promote the site location as a key part of Saskatoon's history or heritage.	6. Heritage Conservation <ul style="list-style-type: none"> Refining the definition to include the retention and preservation of historic site characteristics that align with the Standards and Guidelines for the Conservation of Historic Places in Canada.

Proposed New Density Bonus Provisions

Proposed Provision
Grade Level Public Walkway <ul style="list-style-type: none">An indoor or outdoor grade level public walkway that enhances connectivity of the public sidewalk system by providing a direct route between streets or key destinations.
Bicycle Parking <ul style="list-style-type: none">A facility that provides bicycle parking for use by either the tenants of the development or the public. A minimum of 0.5 bicycle parking spaces per residential unit and 1 bicycle parking space per 500 square metres of floor area for all other uses, with a minimum of 10 bicycle parking spaces. Bicycle parking spaces already required by the Zoning Bylaw provisions do not count towards the density bonus provision.
Affordable Housing <ul style="list-style-type: none">Residential units that are affordable to low-income households with incomes below the Saskatchewan Household Income Maximums while spending no more than 30% of their income on housing. The residential units must be owned and operated by recognized housing provider and remain affordable for a minimum of 20 years.