PART 6A
DCD-D – DOWNTOWN DIRECT CONTROL DISTRICT

6A.1 INTENT

(1) The Downtown Direct Control District is intended to exercise particular control over the use and development of lands in Downtown Regina, in order to:

(a) implement the goals, policies, and development guidelines prescribed by Part B.4 of The Official Community Plan, being The Downtown Neighbourhood Plan;

(b) support the Downtown as the city’s primary business centre and employment hub;

(c) maintain and enhance the City Centre as the primary civic and cultural hub;

(e) shape buildings in terms of height, scale, and character to create a comfortable, safe, active, attractive and dynamic urban environment; and

(f) support the development of a mixed-use environment.

(2) Use and development of land or buildings in the Downtown Direct Control district shall be held to a higher standard and more strictly controlled than a similar development in other zones to achieve and ensure development consistent with the Downtown Neighbourhood Plan.

6A.2 APPLICATION

(1) The Downtown Direct Control District is hereby established and the area comprising all those lands within the boundaries of “Downtown Regina” as defined in Part B.4 of The Official Community Plan is hereby designated as the Downtown Direct Control District.

(2) The regulations, standards, and requirements prescribed in Part 6A apply to all land uses and developments in the Downtown Direct Control District.

(3) Every development permit application relating to a use or development in the Downtown Direct Control District shall be evaluated with respect to the manner in which the proposed use or development will:
(a) support the retention and enhancement of the Downtown as the primary business, office, retail, service, cultural and administrative centre of the City;

(b) support methods of transportation other than personal motor vehicle;

(c) encourage high density residential development;

(d) encourage the adaptive reuse of existing buildings, particularly historic and heritage properties;

(e) relate to, build upon, or enhance the existing context, with specific focus on historic and heritage properties;

(f) improve or maintain public amenities in and near the Downtown area;

(g) improve and maintain heritage properties and areas;

(h) relate to, build upon, or enhance the existing context;

(i) be consistent with the goals, policies and guidelines of the Regina Downtown Neighbourhood Plan; and

(j) be of high quality in form and style in keeping with the Analysis Guidelines in section 6A.9.

6A.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED AND DISCRETIONARY BUILDING TYPES

(1) Table 6A.T1 lists building types that are permitted or discretionary in the Downtown Direct Control District.

(2) Any building types other than those listed in Table 6A.T1 are prohibited in the Downtown Direct Control District.

(3) A lot can contain multiple buildings that are permitted and/or discretionary in the Downtown Direct Control District.
3.2 **Land Use Requirements**

(1) Table 6A.T2 lists land uses and land use intensities that are permitted or discretionary in the Downtown Direct Control District, subject to compliance with:

(a) the land-use-specific regulations in Table 6A.T2;

(b) the development regulations and standards in subpart 6A.4;

(c) the parking and loading requirements in subpart 6A.6;

(d) the landscaping and aesthetic screening requirements of subpart 6A.7; and

(e) the other regulations of this Bylaw.

(2) In addition to the review criteria prescribed in Subpart 6 of Chapter 1, every application for a discretionary use in the Downtown Control District shall also be evaluated for suitability based on following additional criteria:

(a) whether the proposed development fits within the existing context and provides an appropriate transition in features such as scale, mass, shape and orientation to the nearby buildings;

(b) whether privacy concerns have been sufficiently addressed;

(c) the extend to which the public realm will be negatively impacted;

(d) the pedestrian environment will be negatively impacted;

<table>
<thead>
<tr>
<th>Sec.</th>
<th>Building Type</th>
<th>Permitted</th>
<th>Discretionary</th>
<th>Building Specific Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>T1.1</td>
<td>Building, Accessory</td>
<td>Permitted</td>
<td>---</td>
<td>---</td>
</tr>
</tbody>
</table>
| T1.2 | Building, Detached     | Permitted if:  
(a) height is less than 12 metres; and  
(b) floor area ratio is less than 2.0. | Discretionary if:  
(a) height is between 12 metres and the maximum permitted height as shown on Figure 6A.F8 (based on the location of the proposed development); or  
(b) floor area ratio is between 2.0 and the maximum permitted floor area ratio shown on Figure 6A.F10 (based on the location of the proposed development). | ---                          |
| T1.3 | Building, Row          | (a) height is less than 12 metres; and  
(b) floor area ratio is less than 2.0. | ---                                               | ---                          |
| T1.4 | Building, Stacked      | ---       | ---                                               | ---                          |
(e) sufficient sunlight, sun-shadow, wind, and urban design analyses, as outlined in subpart 6A.9, have been undertaken and demonstrate no significant negative impacts; and

(f) other considerations for the approval of a discretionary use as prescribed in the Review Criteria in section 1E.3.4 of Chapter 1 are satisfied.

(3) Every application for a development permit in the Downtown Control District on a lot that contains a heritage property or abuts a lot that contains a heritage property shall be subject to an Urban Design Analysis as prescribed in subsection 6A.9.5 and the Heritage Regulations and Design Standards in Subpart 6A.10.

(4) Every application for a development permit in the Downtown Control District Development within an area of visual prominence, including those areas identified landmark frontage, view termini, primary gateways or secondary gateways in Figure 6A.F15, shall be subject to an Urban Design Analysis as prescribed in subpart 6A.9.5.

(5) The following land uses are prohibited in the Downtown Direct Control District:

(a) any land use that is not listed in Table 6A.T2;

(b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 6A.T2;

(c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw; and

(d) any land use that stores, processes or manufactures hazardous materials and/or dangerous goods.
## TABLE 6A.T2: DOWNTOWN DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY LAND USES

<table>
<thead>
<tr>
<th>Sec.</th>
<th>Land Use</th>
<th>Permitted</th>
<th>Discretionary</th>
<th>Land Use Specific Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>T2.1</td>
<td>• Food &amp; Beverage, Outdoor &lt;br&gt; • Retail Trade, Outdoor Display</td>
<td>Permitted if dedicated outdoor area is less than 100 square metres per lot.</td>
<td>Discretionary if dedicated outdoor area is 100 square metres per lot, or more.</td>
<td>---</td>
</tr>
<tr>
<td>T2.2</td>
<td>• Agriculture, Indoor &lt;br&gt; • Assembly, Community &lt;br&gt; • Assembly, Recreation &lt;br&gt; • Assembly, Religious</td>
<td>Permitted if the sum of the gross floor area plus the dedicated outdoor area is 10,000 square metres or less per lot.</td>
<td>Discretionary if the sum of the gross floor area plus the dedicated outdoor area is greater than 10,000 square metres per lot.</td>
<td>---</td>
</tr>
</tbody>
</table>
| T2.3 | • Food & Beverage, Catering <br> • Food & Beverage, Lounge <br> • Food & Beverage, Restaurant <br> • Industry, Artistic <br> • Industry, Food & Beverage <br> • Industry, Laboratory <br> • Institution, Day Care <br> • Institution, Education <br> • Institution, Health Care <br> • Institution, Humanitarian Service <br> • Institution, Training <br> • Office, Industry <br> • Office, Professional <br> • Open Space, Active <br> • Public Use, General <br> • Retail Trade, Cannabis <br> • Retail Trade, Shop <br> • Service Trade, Accommodation <br> • Service Trade, Homestay <br> • Service Trade, Clinic <br> • Service Trade, Light <br> • Service Trade, Personal <br> • Utility, General | Permitted | --- | (1) A “Retail Trade, Cannabis” land use may not be established or enlarged on a lot where it is closer than 182.88 metres from any other “Retail Trade, Cannabis”.  
(2) The measurement required by subsection (1) shall:  
(a) be a straight line, measured from the nearest point of the portion of the building used or proposed to be used as “Retail Trade, Cannabis” to the nearest portion of the lot currently developed with the other “Retail Trade, Cannabis” use; and  
(b) be assessed as of the date of receipt of a complete application as determined by the Development Officer. |
| T2.4 | • Industry, Salvaging - Light | Permitted if gross floor area is less than 500 square metres per lot. | Discretionary if gross floor area is 500 square metres per lot, or more. | --- |
### TABLE 6A.T2: DOWNTOWN DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY LAND USES

<table>
<thead>
<tr>
<th>Sec.</th>
<th>Land Use</th>
<th>Permitted</th>
<th>Discretionary</th>
<th>Land Use Specific Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>T2.5</strong></td>
<td></td>
<td>Discretionary</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Service Trade, Motor Vehicle – Light</td>
<td></td>
<td></td>
<td>(1) “Service Trade, Motor Vehicle – Light” land uses shall only be considered when fronting Albert Street or Broad Street.</td>
</tr>
<tr>
<td></td>
<td>• Storage, Personal</td>
<td></td>
<td></td>
<td>(2) The following additional regulations apply to any proposed land use that includes any fuel pumps, fuel tanks and liquefied petroleum storage tanks:</td>
</tr>
<tr>
<td></td>
<td>• Transportation, Parking Stand</td>
<td></td>
<td></td>
<td>(a) all fuel pumps, fuel tanks and liquefied petroleum storage tanks, including associated dispensing equipment, shall be located at least:</td>
</tr>
<tr>
<td></td>
<td>• Transportation, Parking Structure</td>
<td></td>
<td></td>
<td>(i) 610 metres from a public water supply well; and</td>
</tr>
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<td></td>
<td></td>
<td></td>
<td>(ii) 100 metres away from a public water supply reservoir; and</td>
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<td></td>
<td>(b) every underground storage tank shall meet the Saskatchewan Ministry of Environment’s design and operational requirements.</td>
</tr>
<tr>
<td></td>
<td><strong>T2.6</strong></td>
<td>Permitted</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Dwelling, Assisted-Living</td>
<td></td>
<td></td>
<td>(1) Where:</td>
</tr>
<tr>
<td></td>
<td>• Dwelling, Group Care</td>
<td></td>
<td></td>
<td>(a) a lot fronts Angus Street or Osler Street in the Downtown Direct Control District, the maximum number of Dwelling Units per lot shall not exceed 4; and</td>
</tr>
<tr>
<td></td>
<td>• Dwelling, Unit</td>
<td></td>
<td></td>
<td>(b) a lot does not front Angus Street or Osler Street in the Downtown Direct Control District, Dwelling Units are only permitted in a Building, Stacked with five or more units.</td>
</tr>
<tr>
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<td>(2) Developments containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to a communal amenity, which may be included as part of the minimum landscape requirements prescribed in Subpart 6A.7.</td>
</tr>
<tr>
<td>Sec.</td>
<td>Land Use</td>
<td>Permitted</td>
<td>Discretionary</td>
<td>Land Use Specific Regulations</td>
</tr>
<tr>
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<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>T2.7</td>
<td>Dwelling, Secondary Suite</td>
<td>Permitted</td>
<td>---</td>
<td>(1) “Dwelling, Secondary Suite” land use is restricted as follows:</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>(a) a “Dwelling, Secondary Suite” shall be located only within the exterior walls of the following building types:</td>
</tr>
<tr>
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<td>(i) “Building, Detached”; and</td>
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<td></td>
<td></td>
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<td>(ii) “Building, Row”.</td>
</tr>
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<td>(b) a “Dwelling, Secondary Suite” shall not occupy more than the lesser of:</td>
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<tr>
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<td>(i) 40 per cent of the gross floor area of the building; or,</td>
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<td>(ii) 80 square metres,</td>
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<td>where the calculation of the gross floor area for the purpose of subclause (i) shall include the area of the basement;</td>
</tr>
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<td></td>
<td>(c) a “Dwelling, Secondary Suite” is not permitted in an accessory building or structure, unless otherwise specified;</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>(d) no more than one “Dwelling, Secondary Suite” per principal Dwelling Unit shall be located in a building; and</td>
</tr>
<tr>
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<td></td>
<td>(e) the floor area occupied by a Secondary Suite shall be considered as part of the principal building.</td>
</tr>
</tbody>
</table>
TABLE 6A.T2: DOWNTOWN DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY LAND USES

<table>
<thead>
<tr>
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<th>Land Use Specific Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>T2.8</td>
<td>Residential Business</td>
<td>Permitted if:</td>
<td>Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling Unit.</td>
<td>(1) For the purpose of this section, the gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(a) the Residential Business does not occupy more than 25 per cent of the gross floor area of the Dwelling; or</td>
<td></td>
<td>(2) Where more than one “Residential Business” is approved within a Dwelling Unit, all Residential Businesses together shall not exceed the gross floor area requirements for a permitted or discretionary use, as the case may be, pursuant to this section.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(b) the Residential Business is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by The Child Care Act.</td>
<td></td>
<td>(3) A “Residential Business” shall be a land use defined in Chapter 2, except those listed in subsection (5).</td>
</tr>
<tr>
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<td></td>
<td>(4) Notwithstanding the thresholds prescribed for the gross floor area of a permitted or discretionary use in this section, a Residential Business shall not be approved if, in the discretion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard to the overall compatibility of the use with the residential character of the area.</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>(5) Notwithstanding any other provision of this Bylaw, for the purposes of this section, the following land uses or land use classes are prohibited as a “Residential Business” in the Downtown Direct Control District:</td>
</tr>
</tbody>
</table>
|      |          |          | | (a) any land use in the “Agriculture” land use class, except “Agriculture, Indoor”;
|      |          |          | | (b) any land use in the “Assembly” land use class;
|      |          |          | | (c) any land use in the “Drive-Through” land use class;
|      |          |          | | (d) any land use in the “Dwelling” land use class;
|      |          |          | | (e) any land use in the “Food & Beverage” land use class, except “Food and Beverage, Catering”; |
TABLE 6A.T2: DOWNTOWN DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY LAND USES

<table>
<thead>
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<th>Discretionary</th>
<th>Land Use Specific Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>T2.8</td>
<td>Residential Business</td>
<td></td>
<td></td>
<td>(f) any land use in the “Industry” land use class, except “Industry, Artistic”; (g) any land use in the “Institution” land use class, except “Institution, Training” and “Institution, Day Care”; (h) any land use in the “Open Space” land use class; (i) any land use in the “Retail Trade” land use class; (j) any land use in the “Service Trade” land use class except “Service Trade, Personal,” “Service Trade, Light” and “Service Trade, Homestay” (k) any land use in the “Transportation” land use class; (l) any land use in the “Wholesale Trade” land use class; (m) any land use in the “Public Use” land use class; and, (n) any land use in the “Utility” land use class. (6) No exterior storage or exterior operation of the “Residential Business” shall be permitted. (7) No window display of merchandise shall be permitted. (8) Notwithstanding clause T2.8(5)(f), Only merchandise created, assembled or designed on-site may be stored, displayed and sold from the “Residential Business”.</td>
</tr>
</tbody>
</table>

6A.4 DEVELOPMENT REGULATIONS AND STANDARDS IN DOWNTOWN DIRECT CONTROL DISTRICT

4.1 LOT AREA

No minimum or maximum lot area is established.

4.2 FRONTAGE CONDITIONS

(1) No minimum or maximum lot frontage is established.

(2) Except where a sight triangle is required by The Traffic Bylaw, No. 9900, 100 per cent of the frontage along public road rights-of-way shall be composed of:
(a) a street wall that is part of a principal building; or

(b) an active outdoor space, such as landscaped “Open Space” land uses open to the public, a “Retail Trade, Outdoor Display” land use or a “Food & Beverage, Outdoor” land use.

(3) The City may approve a reduction to the requirements of subsection 6A.4.2(2) where satisfied that the vertical rhythm and horizontal rhythm of the street will not be negatively impacted.

(4) Where Figure 6A.F1 indicates “Store-Front Required at Grade,” the following regulations apply:

(a) at least 80 per cent of a building’s at-grade street wall façade must be made up of land uses within the following land use classes:

(i) Assembly;

(ii) Food & Beverage;

(iii) Retail Trade; and

(iv) Service Trade;

(b) the remaining 20 per cent of the building’s at-grade street wall façade may contain any land uses listed in Table 6A.T2 as well as entrances, exits, common building lobbies and reception/information desks to land uses that are above- or below-grade or that are not bound by a street wall; and

(c) every unit shall have at least one direct entrance to a public sidewalk, public park, plaza (private or public, provided it is publicly-accessible), “Food & Beverage, Outdoor” land use or “Retail Trade, Outdoor Display” land use if they are:

(i) bounded by a street wall; and

(ii) at grade.

(5) Where Figure 6A.F1 indicates “Pedestrian Priority Required at Grade,” the following regulations apply:

(a) at least 80 per cent of a building’s at-grade street wall façade must be made up of the following land uses or land use classes:

(i) Assembly;
(ii) Food & Beverage;
(iii) Industry;
(iv) Institution, Day Care;
(v) Open Space, Active;
(vi) Industry, Laboratory;
(vii) Public Use;
(viii) Retail Trade, Shop;
(ix) Retail Trade, Outdoor Display; and
(x) Service Trade.

(b) the remaining 20 per cent of the building’s at-grade street wall façade may contain land uses not listed in clause 6A.4.2(5)(a) as well as entrances, exits, common building lobbies and reception/information desks to land uses that are above- or below-grade or that are not bound by a street wall; and

(c) every unit shall have at least one direct entrance to a public sidewalk, public park, plaza (private or public, provided it is publicly-accessible), “Food & Beverage, Outdoor” land use or “Retail Trade, Outdoor Display” land use if they are:

(i) bounded by a street wall; and
(ii) at grade.

(6) Where Figure 6A.F1 indicates “Convertible Frontage Required at Grade,” the following regulations apply:

(a) except as provided in clause 6A.4.2(6)(b), the requirements prescribed in subsection 6A.4.2(5) for a street indicated in Figure 6A.F1 as “Pedestrian Priority Required at Grade”;

(b) notwithstanding the requirements prescribed in clause 6A.4.2(6)(a) and “Motor Vehicle Parking Frontage Standards” prescribed in subsection 6A.4.2(7), City Council or the Development Officer may permit motor vehicle parking to be located adjacent to a public road right-of-way subject to the following requirements:
(i) all principal buildings shall be designed to provide a minimum 4.25 metre height (measured from grade to first-storey ceiling) that can accommodate potential conversion to Store-Front or Pedestrian Priority land uses;

(ii) any motor vehicle parking shall be located entirely within a “Transportation, Parking Structure” land use;

(iii) the frontage of the parking structure’s façade shall be 20 metres or less, measured parallel to any public road;

(iv) the applicant shall satisfactorily demonstrate that the parking structure is designed to allow areas dedicated to motor vehicle parking to be converted into commercial use;

(v) the applicant shall satisfactorily demonstrate that the exterior of the parking structure adjacent to a public street contributes to the public realm through:

(A) landscaping;
(B) public art;
(C) glazing / fenestration;
(D) Retail Trade, Outdoor Display land uses; and/or
(E) Food & Beverage, Outdoor land uses.
Where Figure 6A.F2 identifies “Streets with No Visible Motor Vehicle Parking”, the following regulations apply:

(a) motor vehicle parking is prohibited within 10 metres of the street wall as illustrated in Figure 6A.F3 (a);

(b) all motor vehicle parking must be screened from a public street (excluding a public alley) by active uses; and

(c) motor vehicle parking shall not be located between any street wall and the street.
Where Figure 6A.F2 identifies “Streets with High Motor Vehicle Parking Standards” the following regulations apply:

(a) motor vehicle parking is prohibited at grade within 10 metres of the street wall as illustrated in Figure 6A.F3 (b);

(b) at grade, all motor vehicle parking must be screened from a public street (excluding a public alley) by active uses; and

c) motor vehicle parking shall not be located between any street wall and the street.

Figure 6A.F2: Active Use Frontage Standards
4.3 STREET WALL HEIGHT

(1) For the purposes of this section, a street wall is illustrated in Figure 6A.F6.

(2) Figure 6A.F4 prescribes the minimum street wall height that is required for every building, based on the location of the building and the street the wall faces.

(3) The first storey of every new building in the Downtown Control District shall have a height of at least 4.25 metres, measured from grade to the ceiling of the first storey.
### 4.4 Step-Backs for Portions of the Building above the Podium

1. As illustrated in Figure 6A.F5, all portions of the building above the podium, shall be stepped-back at least 2.5 metres from the nearest podium wall.

2. The step-back required in subsection 6A.4.4(1) is only required for podium walls nearest the rear lot line if the rear lot line adjoins a public road right-of-way. A podium is illustrated in Figure 6A.F6.

3. As illustrated in Figure 6A.F5, portions of buildings exceeding 16.25 metres in height shall be separated by a minimum distance of 20 metres from other buildings exceeding 16.25 metres in height.
(4) The Development Officer may approve a reduction to the requirements of subsections 6A.4.4(1), (2) and (3) if he or she is satisfied that doing so will not negatively impact:

(a) neighbouring properties;

(b) the public realm; or

(c) the vertical rhythm and horizontal rhythm of the street.

Figure 6A.F5: Illustration of Above Street Wall and Podium Development Standards
4.5 **BUILD-TO LINES, SETBACK RANGES AND PERMITTED ENCROACHMENTS**

(1) Figure 6A.F7 identifies the requirements for a building’s build-to lines and setback ranges along particular streets. These are measured from the property line to the nearest portion of the street wall or podium at grade.
Figure 6A.F7: Build-To Lines and Setback Ranges for Street Wall and Podium
(2) The minimum front yard, side yards and rear yard specified in Figure 6A.F7 shall remain free from any encroachment, except as permitted by Table 6A.T3.

(3) Notwithstanding subsection (2), permitted yard encroachments are subject to the requirement of section 1E.1.8 in Chapter 1.

(4) Minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards for the Downtown Direct Control District.

### TABLE 6A.T3: DOWNTOWN DIRECT CONTROL DISTRICT PERMITTED ENCROACHMENT STANDARDS

<table>
<thead>
<tr>
<th>Sec.</th>
<th>Structure</th>
<th>Permitted Yard(s)</th>
<th>Maximum Projection into Permitted Yard</th>
<th>Minimum Setback from Lot Line</th>
</tr>
</thead>
<tbody>
<tr>
<td>T3.1</td>
<td>Fire escape</td>
<td>• Front Yard • Interior Side Yard • Flankage Yard • Rear Yard</td>
<td>1.5 metres</td>
<td>150 millimetres</td>
</tr>
<tr>
<td>T3.2</td>
<td>Uncovered Balcony, Deck or Platform</td>
<td>(1) Portion that is 600 millimetres or more in height above grade. • Front Yard • Interior Side Yard • Flankage Yard • Rear Yard</td>
<td>5.0 metres</td>
<td>1.5 metres from any adjoining lot zoned Residential or Mixed-Use, otherwise unrestricted.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(2) Portion that is less than 600 millimetres in height above grade. • Front Yard • Interior Side Yard • Flankage Yard • Rear Yard</td>
<td>Unrestricted</td>
<td>Unrestricted</td>
</tr>
<tr>
<td>T3.3</td>
<td>Porch</td>
<td>• Front Yard • Rear Yard</td>
<td>3.0 metres</td>
<td>1.5 metres from any adjoining lot zoned Residential or Mixed-Use, otherwise unrestricted.</td>
</tr>
<tr>
<td>T3.4</td>
<td>Steps above or below grade, landings and wheelchair ramps</td>
<td>• Front Yard • Interior Side Yard • Flankage Yard • Rear Yard</td>
<td>Unrestricted</td>
<td>Unrestricted</td>
</tr>
</tbody>
</table>

### 4.6 COVERAGE REQUIREMENTS

(1) A building’s slab length, as illustrated in Figure 6A.F5, shall not exceed 55.0 metres in length for those portions of buildings taller than 16.25 metres.

(2) The Development Officer may approve a reduction to the requirements of subsection 6A.4.6(1) if he or she is satisfied that it will not negatively impact neighbouring properties or the public realm.

### 4.7 HEIGHT REGULATIONS

(1) Figure 6A.F8 outlines the minimum and maximum height for buildings in the Downtown Direct Control District.
(2) All proposed developments which will result in any part of the building being in excess of 20.0 metres in height shall be subject to a wind analysis.

(3) A height limitation shown in Figure 6A.F8 shall not apply to the following:

(a) a spire;
(b) a belfry;
(c) a cupola;
(d) a dome;
(e) a chimney;
(f) a ventilator;
(g) a skylight;
(h) a water tank;
(i) a bulkhead;
(j) a communication antenna; or
(k) a feature or mechanical appurtenances, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.

(4) The features mentioned in subsection 6A.4.6(3):

(a) may not include an elevator or staircase enclosure, or a mechanical penthouse;
(b) may not be used for human habitation; and
(c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.
Figure 6A.F8: Building Height Ranges

(5) Developments within the Central Business District (CBD) as identified in Figure 6A.F9 are eligible for unlimited height bonusing as permitted by the provisions of subpart 6A.8.

(6) All developments outside of the CBD but within the Downtown Direct Control District are eligible for height bonusing as permitted by the provisions of subpart 6A.8.
Figure 6A.F9: Central Business District
4.8 **Floor Area Ratio Regulations**

(1) Any building or expansion proposed in Downtown Direct Control District that will result in an floor area ratio (FAR) above 2.0 is discretionary and shall be subject to the Analysis Guidelines prescribed in subpart 6A.9.

(2) Figure 6A.F10 indicates:

(a) the maximum permitted and discretionary FAR for new and expanding buildings in Downtown Direct Control District; and

(b) where applicable, the maximum FAR of Dwellings components and Dwelling/non-Dwelling components for developments of new and expanding buildings in Downtown Direct Control District.

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**Figure 6A.F10: Maximum Allowed Floor Area Ratio (FAR)**

Permitted:  
- Up to 2.0  
- Discretionary: Above 2.0 to 2.5

Discretionary:  
- Above 2.0 to 2.5
  
- Above 2.0 to 4.0
  
- Above 2.0 to 5.5

City of Regina  
Zoning Bylaw No. 2019-19
(3) Notwithstanding any other provision in the Bylaw, the rules for calculating floor area ratio in Downtown Direct Control District shall be as follows:

(a) the portion of a building that is dedicated to “Service Trade, Personal” or to any land use that is in the “Retail Trade” or “Food & Beverage” land use classes shall not be counted toward FAR provided:

(i) the unit is on the ground floor of a building;

(ii) the unit borders an active wall as described in subsection 6A.4.7(4); and

(iii) has an entry from a public street, public sidewalk or public plaza either directly or via an “Open Space, Active,” “Food & Beverage, Outdoor” or “Retail Trade, Outdoor Display” land use that is directly accessible from a public street, public sidewalk or public plaza;

(b) portions of a building dedicated to the bicycle parking or bicycle facilities required in section 6A.6.7 shall not be counted toward FAR; and

(c) heritage buildings that are subject to section 6A.9.4 shall not be counted toward FAR.

(4) In Downtown Direct Control District, an active wall is considered a street wall that meets the following requirements:

(a) includes at least one entrance for customer or residents;

(b) every unit bounded by the active wall and within 1.4 metres from grade shall have at least one direct entrance for clients or residents;

(c) the building entrance(s) required by clause (a) and (b) are oriented to allow pedestrian passage to or from a public sidewalk, public plaza, public walkway or public park, which may include access via a private “Outdoor Space, Active,” “Food & Beverage, Outdoor” or “Retail Trade, Outdoor Display” land use provided this land use is directly accessible from a public sidewalk, public plaza, public walkway or public park by members of the general public;

(e) at least 80 per cent of the active wall is bound by active uses.

(f) none of the following are developed between the active wall and a public sidewalk, public plaza, public walkway or public park:
(i) a building;
(ii) a portion of a building;
(iii) a motor vehicle parking stall;
(iv) a motor vehicle loading stall / area, drop-off stall / area, maneuvering area; or
(v) a loading bay; and

(g) includes a minimum glazed area of the lesser of:

(i) 40 per cent of the active wall’s area; or
(ii) the maximum allowed for a non-sprinklered unprotected opening under the National Building Code.

(5) All developments in the Downtown Direct Control District are eligible for exception to the floor area ratio development standard as permitted by the provisions of subpart 6A.8.

6A.5 ACCESSORY USES, BUILDINGS AND STRUCTURES

(1) Unless specified otherwise, the minimum setback requirements and the maximum height of an accessory structure or building shall be the same as those of the principal building, as prescribed in subpart 6A.4.

(2) Notwithstanding subsection 6A.5(1), an accessory structure or building may be located within a rear or side yard setback where it is:

(a) 10 square metres or less in area; and
(b) 4 metres in height or less.

(3) Where a lot adjoins Angus Street or Osler Street, no accessory building or structure shall be permitted to have a larger gross floor area or a taller height relative to the principal building on the lot.

(4) All accessory buildings shall be included in the calculation of the total site coverage.

6A.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.
6.2 ACCESSIBLE PARKING STALLS

(1) Notwithstanding any other provision in this Bylaw, a minimum of two per cent of the motor vehicle parking stalls that are developed on a lot, whether to meet the parking requirement in Table 6A.T4 or not, shall be provided in the form of accessible parking stalls in the Downtown Direct Control District.

(2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.

(3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:

   (a) the accessible building entrance, if it exists; or

   (b) the building entrance with the shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

(1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area in subpart 1F.6 of Chapter 1.

(2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in:

   (a) an area provided to meet the total site landscaping area; or

   (b) the front yard.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

The minimum motor vehicle parking requirements prescribed in Table 6A.T4 apply to development in the Downtown Direct Control District.

<table>
<thead>
<tr>
<th>TABLE 6A.T4: DOWNTOWN DIRECT CONTROL DISTRICT PARKING REQUIREMENTS</th>
</tr>
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<tbody>
<tr>
<td><strong>Sec.</strong></td>
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<tr>
<td>T4.1</td>
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</tbody>
</table>
6.5 **MINIMUM LOADING REQUIREMENTS**

1. On any lot where the combined gross floor area of buildings is between 1,401 and 10,000 square metres, one loading stall shall be required.

2. On any lot where the combined gross floor area of buildings exceeds 10,000 square metres, one loading stall shall be required in addition to the requirement mentioned in subsection 6A.6.5(1).

3. Dwelling Units shall not be included in the calculation of combined gross floor area mentioned in subsections 6A.6.5(1) or (2).

4. All loading stalls shall be clearly marked to indicate their purpose.

5. Notwithstanding subsections 6A.6.5(1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 **BICYCLE PARKING AND FACILITY REQUIREMENTS**

1. For every Dwelling Unit that are developed on a lot, whether to meet the parking requirement in Table 6A.T4 or not, a minimum of one long-term bicycle parking stall shall be provided within the same building(s) as the Dwellings, which may be counted towards compliance with the minimum bicycle parking requirement prescribed in subsection 6A.6.6(2).

2. For every 500 square metres of gross floor area of the building on a lot, either:

   a. one short-term bicycle parking stall;
   
   b. 0.5 long-term bicycle parking stalls; or
   
   c. an equivalent combination of subclauses 6A.6.6(2)(a) and (b) shall be provided.

3. If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.

4. For every 1,500 square metres of gross floor area of land uses in the “Agriculture,” “Industry,” “Office” or “Institutional” land use classes on a lot, the following bicycle facilities shall be provided on that lot:

   a. two showers; and
   
   b. 10 lockers.
(5) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.

(6) Required bicycle parking and bicycle facilities shall be located either:

(a) on the ground floor of the principal building(s) on the lot; or

(b) within a secure area close to the building entrance.

(7) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

6.8 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY

Notwithstanding the minimum loading requirements in sections 6A.6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide loading facilities.
6A.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 LANDSCAPING, PLANTING AND STREETSCAPE REQUIREMENTS

(1) All development in Downtown Direct Control District may be subject to additional landscaping requirements.

(2) The landscaping requirements are for a principle use only.

7.2 AESTHETIC SCREENING OF INCOMPATIBLE LAND USES

In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Downtown Direct Control District containing four or more dwelling units or a non-dwelling land use shall be aesthetically screened to a height of 1.83 metres or to the satisfaction of the Development Officer:

(a) any collection area for garbage, refuse or recycling;

(b) any storage area that is outdoors or partially outdoors; and,

(c) any industrial activity that is outdoors or partially outdoors

6A.8 EXCEPTIONS TO DEVELOPMENT STANDARDS

8.1 APPLICATION

(1) Subject to the requirements of subpart 1F.2 of Chapter 1, Council may, by development agreement with a developer, approve a relaxation of the maximum floor area ratio and/or height requirements of sections 6A.4.6 and 6A.4.7 in exchange for the provision of a public amenity prescribed in Table 6A.T5.

(2) The bonus floor area granted pursuant to subsection 6A.8.1(1) shall not exceed the rate specified in Table 6A.T5.

(3) Only the land uses in Table 6A.T2 are eligible for floor area bonuses or maximum height relaxations.

(4) The floor area of the bonusable public amenity shall not be included in the calculation of the gross floor area of the land use.

(5) Where, in the opinion of Council, a deviation from development standards, other than floor area ratio and height, is desirable to accommodate the public amenity or the development where the bonus floor area is to be used, it may approve the deviation.
(6) In approving the provision of a public amenity, Council may modify the performance standards in Table 6A.T5 where it is satisfied that it will result in a better amenity or public realm than would be possible without the modification.

<table>
<thead>
<tr>
<th>Sec.</th>
<th>Bonusable Amenity</th>
<th>Purpose</th>
<th>Applicable Incentive To Amenity Ratio</th>
<th>Amenity Performance Standard Requirements</th>
</tr>
</thead>
</table>
| T5.1 | Arcade, Sidewalk  | To provide weather protection for pedestrians along major pedestrian routes and in major activity areas, especially the Downtown. | 8.0 square metres of additional gross floor area allowed for every 1.0 square metre of Arcade, Sidewalk provided. | The Arcade, Sidewalk shall:  
(a) be accessible to pedestrians at all times;  
(b) be a minimum height of at least 2.4 metres above finished grade;  
(c) include overhead protection at least 1.83 metres wide  
(d) be located at least 0.61 metres from any curb; and  
(e) have a minimum length of 18.0 metres. |
| T5.2 | Artist Studio    | To provide living and working space for artists in the City to develop and share ideas by way of joint-living, performances, rehearsals, exhibitions, and workshops. | 8.0 square metres of additional gross floor area allowed for every 1.0 square metre of Artist Studio provided. | The performance standards shall be determined by Council at time of project consideration. |
| T5.3 | Façade upgrades to existing building | To bring existing buildings to current built form standards. | 50 per cent of the costs associated with the removal and replacement of building façade can be applied wholly or in part to offset the Office Contribution Gradient requirement. | The building façade upgrade:  
(a) must demonstrate a public benefit such as public safety or street activation of a previously inactive space; and  
(b) must conform to the built form standards of the Downtown Control District. |
<p>| T5.4 | General Amenity  | To improve pedestrian amenity in the F.W. Hill Mall or Victoria Park vicinity | Determined by Council at project consideration stage. | The development must contribute to the general amenity and public enjoyment of the F.W. Hill Mall or Victoria Park vicinity in a manner acceptable to Council. |
| T5.5 | Institution, Day Care | To increase the number of child care spaces in the City. | 8.0 square metres of additional gross floor area allowed for every 1.0 square metres of Institution, Day Care space provided. | The “Institution, Day Care” shall have an area of at least 93.0 square metres |</p>
<table>
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<tr>
<th>Sec.</th>
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<th>Applicable Incentive To Amenity Ratio</th>
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</tr>
</thead>
</table>
| T5.6 | Marquee          | To provide weather protection to pedestrians. | 4.0 square metres of additional gross floor area allowed for every 1 square metre of Marquee. | The Marquee must  
(a) be developed over a walkway or sidewalk;  
(b) be of a height adequate to protect the entrance(s);  
(c) permit daylight by appropriately limiting the area of the marquee. |
| T5.7 | Mixed-use Contribution – mixed-use buildings with unlimited height in the area identified as the Downtown Height Bonus Area” in Figure 6A.F8 or Office Contribution– office use in buildings with unlimited height and FAR in the area identified as the Central Business District in Figure 6A.F9 | To increase the amount and profile of mixed-use and office development within Regina’s Downtown by allowing mixed-use development unlimited height in exchange for public amenity payment or contribution of equal value of public amenities. | Contribution of at least $50.38 (in 2018 dollars) per square metre of the building’s gross floor area above 2.0 FAR in some combination of:  
(a) monetary payment to the City; and/or  
(b) the equivalent value dedicated to bonuses and development incentives, as outlined in subpart 6A.7. | (1) For the mixed-use contribution:  
(a) at least 30% of the building’s gross floor area is dedicated to Dwelling land uses;  
(b) at least 30% of the building’s gross floor area is dedicated to non-Dwelling land uses; and  
(c) the building conforms to step-back and maximum FAR requirements.  
(2) For the office contribution, at least 25% of the building’s gross floor area is dedicated to land uses within the “Office” land use class. |
| T5.8 | Public Art and Cultural Heritage | To increase support for the Culture community in the City, and enhance the aesthetic quality of the urban environment. | The value of the amenity is converted into floor area by dividing that value by 1076.39 square metres, provided that the calculation is applicable only to each building once. | (1) The amenity must be located or displayed permanently in accordance with the Cultural Policy of The Official Community Plan and not be inside the building.  
(2) The amenity must be work done by an artist with qualifications., and approved in advance by the Development Officer  
(3) The value of the amenity shall be authenticated by a certified bill of sale for the work, provided that such value shall not include the cost of improving the site for installation. |
| T5.9 | Public Gallery | To enliven an area with activity during the prime time hours and to add support to related shops, restaurants, and amusement activities. | 10.0 square metres of additional gross floor area allowed for every 1.0 square metre of Public Gallery provided. | The amenity shall provide seating space for at least 100 people. |
# Table 6A.T5: Downtown Direct Control District Bonusable Amenities

<table>
<thead>
<tr>
<th>Sec.</th>
<th>Bonusable Amenity</th>
<th>Purpose</th>
<th>Applicable Incentive To Amenity Ratio</th>
<th>Amenity Performance Standard Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>T5.10</td>
<td>Public Restroom</td>
<td>To provide opportunities for cyclists to change and to increase pedestrian and cyclist convenience.</td>
<td>8.0 square metres of additional gross floor area allowed for every 1.0 square metre of Public Restroom provided.</td>
<td>The restroom shall be: &lt;br&gt; (a) located on the ground floor of the building; &lt;br&gt; (b) accessible to persons with disabilities; and &lt;br&gt; (c) open to members of the General Public while the land use is open for business.</td>
</tr>
<tr>
<td>T5.11</td>
<td>Dwelling Unit</td>
<td>To increase the population of the Downtown</td>
<td>2.0 square metres of additional gross floor area allowed for every 1.0 square metre of Dwelling Unit.</td>
<td>The building must: &lt;br&gt; (a) at the time of application, contain only commercial uses; and &lt;br&gt; (b) the maximum FAR for shall not exceed 8.5.</td>
</tr>
<tr>
<td>T5.12</td>
<td>Space for Non-Profit, Cultural and Social Services</td>
<td>To promote community development in the City and also to serve as a focal point for pedestrian activity in the Downtown</td>
<td>8.0 square metres of additional gross floor area allowed for every 1.0 square metre of Space for Non-Profit, Cultural and Social Services.</td>
<td>(1) The maximum bonusable area for this amenity will not exceed 500 square metres. &lt;br&gt; (2) The lot on which the amenity is located must be within 75 metres of a street served by the Regina Transit System.</td>
</tr>
<tr>
<td>T5.14</td>
<td>Transit Rider Shelter</td>
<td>To increase weather protection for Regina Transit riders.</td>
<td>10.0 square metres of additional gross floor area allowed for every 1.0 square metre of Transit Rider Shelter provided</td>
<td>(1) The Transit Rider Shelter shall: &lt;br&gt; (a) be approved by the Director of Transit Services as a passenger shelter and be located along a City bus route; &lt;br&gt; (b) be approved by the Director of Transit Services as a reasonable bus stop location for an existing route; &lt;br&gt; (c) in the opinion of Council, increase weather protection for public transit passengers; &lt;br&gt; (d) adjoin a public sidewalk, walkway, plaza or park which has direct transit access; &lt;br&gt; (f) provide no fewer than one seat for every 2 square metres of area sheltered from the weather and accessible to the general public; &lt;br&gt; (g) provide a line of sight from within the shelter to observe an approaching bus; &lt;br&gt; (h) be illuminated to the satisfaction of the Director of Transit Services; and</td>
</tr>
<tr>
<td>Sec.</td>
<td>Bonusable Amenity</td>
<td>Purpose</td>
<td>Applicable Incentive To Amenity Ratio</td>
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</tbody>
</table>
| T5.15 | Water Feature | To serve as a focal point for pedestrian activity, and moderate ambient air temperature in the summer. | Determined by Council at project consideration stage. | (1) A review of the services (sewer/water) must be completed to apply for the water feature.  
(2) The water feature:  
(a) must be located outside the building, and be publicly visible and accessible at the main pedestrian entrance to a building or along a pedestrian connection to the building;  
(b) water must be maintained in a clean and non-polluted condition;  
(c) must incorporate publicly accessible seating or ledges that can be used as public seating at appropriate heights; and  
(c) water must be in motion during daytime hours, except between September 21 and April 21. |
**6A.9 ANALYSIS GUIDELINES**

Where exceptions and/or requirements of Downtown Direct Control District are subject to analysis, the requirements of this Subpart shall apply.

**9.1 COSTS**

All costs associated with a study or analysis shall be borne by the applicant of a proposed development and/or the developer.

**9.2 QUALITY REQUIREMENTS**

1. All analyses shall be undertaken by a qualified professional.

2. City Council or the Development Officer may request an independent peer review of any or all analyses by a qualified professional(s).

3. All associated costs of an independent peer review shall be borne by the proponent of a proposed development and/or the developer.

**9.3 WIND ANALYSIS**

1. Sufficient analysis shall include a simulated wind study conducted by a qualified professional.

2. Where the wind analysis mentioned in subsection 6A.9.3 (1) identifies areas of the site that do not comply with the City’s evaluation criteria, the applicant shall modify the building design to mitigate the concerns. A second wind analysis shall be required to demonstrate that the revised building design meets the City’s evaluation criteria.

**9.4 SUNLIGHT AND SHADOW ANALYSES**

1. Figure 6A.F11 illustrates those areas within the Downtown (such as parks, open spaces, streets and sidewalks) where overshadowing and pedestrian traffic are of particular concern. The City shall take into account the degree to which the proposed development will reduce the amount of direct sunshine these areas, with an objective towards maximizing the availability of direct sunshine on such areas.

2. The City shall endeavour to restrict the degree to which buildings will cast shadows on the north property line of Victoria Avenue, between Cornwall and Albert Streets, between November 10 and January 30, and between 12 noon and 2:00 p.m.
(3) The City shall prohibit new development that shall prevent half, or more, of the Frederick W. Hill Mall from having direct sunshine between March 21 and September 21, and between 12 noon and 2:00 p.m.

(4) The City shall endeavour to restrict the degree to which buildings will cast shadows on the east boundary of Victoria Park in the 1900 block Scarth Street, during the months between March 21 and September 21, and after 10:00 a.m.

(5) The City shall endeavour to ensure that buildings at the east and west boundaries of the Downtown Direct Control District allow adequate direct sunlight penetration into adjacent neighbourhoods, considering that:

(a) on Angus Street, morning sunlight is of particular concern; and

(b) on Osler Street, afternoon sunlight is of particular concern.

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**Figure 6A.F11: Overshadowing and Pedestrian Consideration: Areas of Specific Concern**
9.5 **URBAN DESIGN ANALYSIS**

(1) When considering development flexibility provisions, a discretionary use or a development which is subject to the visual prominence shown in Figure 6A.F12 the City shall consider the following:

(a) development orientation, building entrances, “Open Space” land uses, active land uses and architectural features (such as awnings or canopies) should help improve the pedestrian, cycling and transit rider environments by:

(i) providing protection from the elements;

(ii) minimizing sun-shadows into pedestrian environments;

(iii) improving the interface among the public realm, “Open Space” land uses, active land uses, and building(s) or development(s) on the lot;

(iv) clearly identifying building entrances;

(v) improving pedestrian wayfinding; and

(vi) providing bicycle facilities.

(2) Street walls should have sufficient windows and entrances to provide “eyes on the street,” a sense of animation, and an engaging interface between the building and the public realm.

(3) The following should not be visible from or oriented toward any public right-of-way, “Open Space” land use of a neighbouring lot:

(a) blank walls;

(b) structures or areas where storage, mechanical or utility activities occur;

(c) motor vehicle parking, garage doors and loading bays; and

(d) any collection area for garbage, refuse or recycling.

(4) On corner lots:

(a) both street walls should contribute to the public realm;
(b) entrances and other building architectural treatments should be provided to define the corner;

(c) at the intersection of two sidewalks, a building’s massing should be change in relation to the building’s street walls; and

(d) consideration should be given to providing distinctive architectural treatments such as spires, turrets, belvederes, porticos, arcades, or archways.

(5) All building entrances should:

(a) be prominent, recognizable, and accessible;

(b) be emphasized through the use of architectural form such as height changes, massing, projection, shadow, punctuation, and/or change in roofline or materials;

(c) provide pedestrian weather protection; and

(d) animate the interface between building and a public sidewalk or “Open Space” land use.

(6) Main or common building entrances which allow shared access to two or more land uses within a building should include a canopy, awning, recess, or similar device to increase emphasis.

(7) Entrances to “Service Trade, Clinic” land use and land uses in the “Industry” “Retail Trade,” “Service Trade” and “Food & Beverage” land use classes should be at grade. Split level, raised, or sunken entrances for these land uses are discouraged.

(8) Building interiors should be organized so that the following activities are nearest street walls and building interfaces the public realm:

(a) land uses in the “Industry” “Retail Trade,” “Service Trade” and “Food & Beverage” land use classes;

(b) other land uses that are, in the opinion of the Development Officer, likely to animate the public realm; and

(c) animated activities and building functions (e.g. reception areas, lobbies, public gathering areas).

(9) Development within an area of visual prominence (such as a view, view termini, primary gateway or secondary gateway identified in Figure 6A.F12)
should be of the highest possible quality of aesthetic design and material quality to reinforce the locations:

(a) symbolic importance;

(b) important public function;

(c) role in shaping the image and character of Regina’s Downtown.

Figure 6A.F12: Areas of Visual Prominence
(10) In addition to the expectations outlined in subsection 6A.9.5(9), development at a view termini, identified in Figure 6A.F12, should include:

(a) distinctive architectural treatments such as spires, turrets, belvederes, porticos, arcades, or archways; and

(b) alignment of design features to the view axis which, in addition to tall elements, should include alignment of main entrances or portico openings.

(11) In addition to the expectations outlined in subsection 6A.9.5(9), development within a Gateway identified in Figure 6A.F12 shall include:

(a) both street walls should contribute to the public realm;

(b) entrances and other building architectural treatments should be provided to define the corner;

(c) a change in the building massing at the corner should be provided, in relation to the street wall;

(d) consideration should be given to providing distinctive architectural treatments such as spires, turrets, belvederes, porticos, arcades, or archways.

(e) buildings should be set back to:

(i) address the intersection;

(ii) provide a large pedestrian realm;

(iii) define and enhance the public realm. and

(f) alignment of design features to the view axis which, in addition to tall elements, should include alignment of main entrances or portico openings.

(12) Development within a landmark frontage identified in Figure 6A.F12 should include:

(a) With respect to buildings which are designed to reinforce the edges the downtowns most important streets and open spaces and the linkages between them. Development fronting a landmark frontage should create a consistent expression along the frontage by including building design elements that distinguish a block or area. These features may include:
(i) materials;

(ii) colours; and

(iii) architectural features (e.g. columns, towers, bays).

(13) The City shall consider transitions as they are articulated through a wide range of design elements, including:

(a) transition design standards that help to create a continuous and cohesive streetscape;

(b) overall building height;

(c) street wall height;

(d) building massing including projections, roof profile, and proportion;

(e) setback at street level particularly transitions from one building to another at street level. Transition should also include consideration of above-podium step backs;

(f) datum lines are those lines established from which heights or depths are established. Examples of Datum Lines in buildings include floor heights, vertical divisions in the building façade and street wall, cornice lines, building base (podium), window lines, and overall proportion;

(g) materials transition includes consideration of consistency in colours, texture, and patterns from one development to another;

(h) entrance treatment;

(i) window treatment including placement orientation and proportion that is consistent with window treatment of adjacent developments;

(j) spacing and proportion of entrance; and

(k) buildings that are 12 metres in height or higher and/or that have an FAR above 2.0 should have massing that has been broken horizontally and vertically into a hierarchy of volumes.

(14) Dwellings should demonstrate the following character:
(a) a separate entrance should be provided to every Dwelling Unit bounded by a street wall at grade level, except in the cases of Group Care or Assisted-Living Dwellings;

(b) a shared entrance with access to a vestibule or a foyer should be provided to individual Dwelling Unit above grade;

(c) a shared entrance should be prominent. Techniques to increase prominence may include increased height, overhang, shadow, punctuation, and/or change in roofline;

(d) buildings containing 20 Dwelling Units or more should provide communal amenity area(s) in the form of a courtyard, plaza, rooftop deck or patios. The City may also consider communal amenity areas inside of buildings. These should be available to all residents; and

(e) private open space for individual Dwelling Units, provided in the form of patios, decks, balconies, or roof top decks, is encouraged.

(15) The guidelines in this subsection apply to units which contain land uses in Food & Beverage land use class, Service Trade land use class and Retail Trade land use class at grade level:

(a) as illustrated in Figure 6A.F13(a), where an at-grade unit’s gross floor area is 1,400 square metres or less:

(i) the unit should have individual access at street level; and,

(ii) the unit should have a clearly defined entrance directly to a public street, public sidewalk, public walkway, public park, or public plaza.

Figure 6A.F13(a) – At-Grade Units 1,400 sq. m and under
(Food & Beverage, Service Trade and Retail Trade land use classes)
(b) as illustrated in Figure 6A.F13(b), where an at-grade unit’s gross floor area is above 1,400 square metres:

(i) the unit should have a prominent entrance at street level;

(ii) the prominent entrance should directly interface with the most likely public street, public sidewalk, public walkway, public park, or public plaza to be used by pedestrians; and

(iii) the majority of the use should be located behind units under 1,400 square metres, relative to the public street, public sidewalk, public walkway, public park, or public plaza; and

![Figure 6A.F13(b) – At-Grade Units over 1,400 sq. m](image)

(Food & Beverage, Service Trade and Retail Trade land use classes)

(c) a common entrance for street level and above grade units may be provided.

(16) The guidelines in this subsection applies to buildings 50% or more of the building’s gross floor area is dedicated to land uses in Assembly land use class, Public Use land use class, Open Space land use class and Institution land use class.

(a) one or more entrance may be provided to a lobby or foyer, served by one or more elevator/stair cores;

(b) public open space provided as a forecourt, plaza, or courtyard or integrated with the building in the form of patios, decks, balconies, or rooftop decks is encouraged;

(c) units which contain land uses in “Food & Beverage” land use class, Service Trade land use class and Retail Trade land use class are encouraged at grade level;
(d) while buildings should relate to adjacent buildings in terms of scale, height and configuration;

(f) buildings should be distinct and unique. Landmark building design that enhances civic prominence is encouraged and should consider large, well-proportioned public spaces including forecourts, entrances, and lobbies and utilize vernacular building techniques or details;

(e) public art should be incorporated into the design of the building and its lot;

(f) all façades should exhibit strong design principles and may have include variety.

### 6A.10 HERITAGE REGULATIONS AND DESIGN STANDARDS

#### 10.1 APPLICATION

(1) The standards, regulations and guidelines of this section apply to:

(a) alterations and additions to a heritage property on a lot in the Downtown Direct Control District;

(b) property or development alterations or additions on any lot in the Downtown Direct Control District that contains a heritage property;

(c) new development on any lot in the Downtown Direct Control District that contains a heritage property;

(d) property or development alterations or additions on any lot that abuts a lot in the Downtown Direct Control District that contains a heritage property; and

(e) new development on any lot that abuts a lot in the Downtown Direct Control District that contains a heritage property.

(2) The heritage value of a building includes its three-dimensional character: width, depth, and height. The entire building envelope must be conserved and the Transition of new construction to, and from, heritage properties should respect all three dimensions.

(3) Any proposed alteration to a property listed in clauses 6A.10.1(3)(a) and (b) is subject to review and approval by the appropriate authority:
(a) where the heritage property is a municipally designated property, or a property within the Victoria Park Heritage Conservation District, proposed alterations require the approval of the Development Officer; and

(b) where the heritage property is a provincially designated property, proposed alterations require the approval of Heritage Conservation Branch and the Minister responsible for *The Heritage Property Act*.

(4) New construction may be added above an existing heritage property in the following circumstances:

(a) the building height is not part of the heritage value;

(b) no significant heritage elements are included in the top portions of the building (e.g. rooftop or roofline);

(c) new construction does not conflict with the overall heritage value or character-defining elements of the district provided; and

(d) all necessary approvals have been obtained as noted in the previous subsection.

(5) Alterations, additions and new work should:

(a) maintain historic materials, features, and spatial relationships that characterize a heritage property (i.e., character defining elements);

(b) be differentiated from the heritage property;

(c) be compatible with the materials, features, size, scale, height, proportion, and massing to protect the integrity of the heritage property and its environment; and

(d) be conducted according to the Standards and Guidelines of Historic Places in Canada.

(6) The City shall not consider style as a determinant of compatibility. Instead, urban design considerations such as massing, façade articulation, and material quality shall be given prominence. Elements of new building design should respond to specific character defining elements with new interpretations. It is not necessary, or desired, to mimic a specific historical era; new buildings and additions should vary in style and should reflect their time.
10.2 STREET WALL HEIGHTS

(1) Where proposed alterations to a heritage property will impact the building’s character-defining elements, and the entire building is retained, the building may continue to keep its street wall provided the alterations do not have a negative impact on the heritage value of the building.

(2) Proposed additions to a heritage property should be consistent with the prevailing street wall (see section 6A.4.3), as follows:

(a) additions to the street wall of a heritage property shall conform to the Street Wall height regulations in section 6A.4.3 (see Figure 6A.F14);

(b) in order to ensure visual prominence of the heritage property, a 1.5 metre step back shall be provided for all additions relative to the heritage portions of any building;

(c) above the Street Wall height, additional floors shall comply with above street wall step backs as the regulations in section 6A.4.4;

(d) step back distances above the street wall height are considered to be cumulative - including, not in addition to, the 1.5 metre step back above the heritage property (for example, a 1.5 metre heritage step back, plus a 1.0 metre step back above the Street Wall, would be considered to be a total Step Back of 2.5 metres from the street edge);

(e) where an existing heritage property exceeds the maximum permitted street wall height, the heritage property itself is the street wall. Above the Street Wall height (above the existing heritage property), additional development is subject to the provisions of section 6A.4.3.

(f) A new building adjacent to a heritage property shall comply with the required street wall height in subsection 6A.4.3, no matter what the height of the heritage property.
10.3 SETBACK

(1) Development shall ensure the heritage property has visual distinction. This may be accomplished in a variety of ways, three of which are illustrated in Figure 6A.F15. The following option may be applied:

(a) a physical separation between the buildings of 2.0 metres or more;

(b) where the buildings are to be joined, a distinct massing change allowing for a strong shadow line, 3.0 metres wide and 2.0 metres deep; and

(c) where the buildings are to be joined, a distinct material change through the use of transparent glass to provide visual separation of the new building from the heritage property.
10.4 **Rhythm**

(1) Development should be consistent with the following Rhythm features as illustrated in Figure 6A.F16:

(a) maintain the rhythm of the heritage property, typically at a Fine Grain scale and in a vertical proportion;

(b) for larger or longer buildings, clearly articulate vertical divisions or bays in the façade consistent with this rhythm;

(c) where appropriate for consistency, provide retail bays or frontages at the same Rhythm;

(d) articulation of the horizontal rhythm and visual transitions between floors; and

(e) new buildings should respect the significant design features and the horizontal Rhythm of adjacent buildings.
10.5 HERITAGE DESIGN STANDARDS – CONTEMPORARY DEVELOPMENT

(1) Contemporary development should be consistent with the following features:

(a) Contemporary Design: New development should respectfully fit its heritage context while at the same time representing current design philosophy. Quoting the past can be appropriate. When done, it should avoid blurring the line between real heritage properties and structures.

(b) Contemporary as a design statement does not simply mean current. Current designs with borrowed detailing inappropriately, inconsistently, or incorrectly used (such as pseudo-Victorian detailing) should be avoided.

(c) Material Palette: Whereas there is a very broad range of materials in today’s design palette, materials proposed for new buildings should include those drawn from ones historically in use. The use and placement of these materials in a contemporary composition and their incorporation with other modern materials are important in the success of the proposed building’s fit with its context. The proportional use of materials, drawing lines out of the surrounding context, careful consideration of colour, and texture all add to the success of a composition.

(d) Proportion of Parts: Architectural composition has always had at its root the study of proportion. In various styles, rules of proportion have varied from the complex formulas of the classical orders to a more liberal study of key proportions in buildings of the modern movement. In the design of new buildings in a heritage context, work should take
into account the proportions of buildings in the immediate context and consider a design with proportional relationships that achieve a good fit. An example of this might be windows. Without fail, 19th-century buildings employ a vertical proportion system in the design and layout of windows, including both overall windows singly or in built up groups and the layout of individual panes.

(e) Solidity vs. Transparency: Similar to proportion, a characteristic of 19th-century historic buildings is to have more solid walls with punched windows. This relationship of solid to void makes these buildings less transparent. This characteristic was based on available technology (ability to make large windows and to heat space), societal standards for privacy, and architectural tradition. In contrast, many 20th-century styles use large areas of glass and Transparency as part of the design philosophy.

(f) The relationship of solidity to transparency is a characteristic of new buildings that should be carefully considered. It is an element of fit. The level of Transparency in the new work should be determined with consideration for that of existing buildings within the street block or street face, particularly with regard to those buildings that establish a positive character.

(g) Detailing: In past styles, structure was often unseen hidden behind a veneer of other surfaces. “detailing” was largely provided by the use of coloured, shaped, patterned, or carved masonry and /or applied traditional ornament, mouldings, finials, cresting, and so on. In contemporary buildings, every element of a building can potentially add to the artistic composition, including architectural, structural, mechanical, and even electrical systems.

(h) For new buildings, detailing should refer to the character defining elements of the immediate context. Detailing can be more contemporary yet with deference to scale, repetition, lines and levels, beam and column, and solid and transparent that relates to the immediate context.

(i) Maintain other heights and proportions, including: sign band and height proportion; window height, size and proportion, including transoms; and door height, position, and recess.