



PUBLIC AGENDA MUNICIPAL PLANNING COMMISSION

Tuesday, February 25, 2025, 12:00 p.m.
Committee Room E, Ground Floor, City Hall

Commission Members:

Kojo Anaman, Public
Carl Berglof, Public
Derek Cameron, Public
Chris Florizone, Public
Kreg Harley, Public
Mostofa Kamal, Public
Stan Laba, Saskatoon Public Schools
Ryan Lejbak, Public
Ryan Martin, Greater Saskatoon Catholic Schools
Brock Neufeldt, Public
Emmanuel Oladokun, Public
Abdullah Qureshi, Public

Submissions providing comments and/or requesting to speak will be accepted for public meetings using the online form at saskatoon.ca/writetocouncil. If your submission includes a request to speak, you will be contacted by a representative from the City Clerk's Office with further information. **Submissions will be accepted no later than 5:00 p.m. on the Monday the week of the meeting.**

Pages

1. CALL TO ORDER

The Committee Assistant will call the meeting to order on Treaty 6 Territory and the Traditional Homeland of the Métis People and confirm roll call.

1.1 Governance Orientation

Administration will provide an overview of the commission process.

Recommendation

That the information be received.

1.2 Appointment of Chair and Vice-Chair

The Commission is requested to appoint a Chair and Vice-Chair for

2025.

Kreg Harley was Chair and Derek Cameron was Vice-Chair in 2024.

Recommendation

That the Commission appoint a Chair and Vice-Chair for 2025.

1.3 2025 Membership

City Council, at its Regular Business meeting held on December 19, 2024 adopted a recommendation of its Governance and Priorities Committee that the following be (re)appointed to the Municipal Planning Commission for the terms indicated:

To the end of 2025

- Councillor Jeffries

To the end of 2027

- Ryan Martin, Board of Education, Greater Saskatoon Catholic Schools
- Chris Florizone, citizen representative
- Ryan Lejbak, citizen representative

Recommendation

That the information be received.

1.4 2025 Meeting Dates

5 - 5

A calendar of 2025 meeting dates for the Municipal Planning Commission is provided.

Recommendation

That the information be received.

2. CONFIRMATION OF AGENDA

Recommendation

That the agenda be approved as presented.

3. DECLARATION OF CONFLICT OF INTEREST

4. ADOPTION OF MINUTES

6 - 9

Recommendation

That the minutes of Regular Meeting of the Municipal Planning Commission held

on December 17, 2024, be adopted.

5. UNFINISHED BUSINESS

6. COMMUNICATIONS

7. REPORTS FROM ADMINISTRATION

- 7.1 **Official Community Plan and Zoning Bylaw Text Amendments – Permitting Secondary Suites in Semi-Detached Dwellings [MPC2025-0203]** 10 - 12

A report of the Community Services Division is provided.

Recommendation

That the February 25, 2025 report of the Community Services Division be submitted to City Council recommending that at the time of the public hearing, City Council consider Administration’s recommendation that the proposed amendments to Bylaw No. 9700 - Official Community Plan Bylaw, 2020 and Bylaw No. 9990 - Zoning Bylaw, 2024, as outlined in the report, of the Community Services Division, dated February 25, 2025, be approved.

- 7.2 **Proposed Official Community Plan and Zoning Bylaw Amendments to Repeal Direct Control District 2 [MPC2025-0201]** 13 - 38

A report of the Community Services Division is provided.

Recommendation

That the February 25, 2025 report of the Community Services Division be submitted to City Council recommending that at the time of the Public Hearing, City Council consider Administration’s recommendation that the proposed amendments to Bylaw No. 9700, Official Community Plan, 2020, and Bylaw No. 9990, Zoning Bylaw, 2024, for lands in the Kelsey-Woodlawn neighbourhood, as outlined in the report of the Community Services Division dated February 25, 2025, be approved.

- 7.3 **Official Community Plan and Zoning Bylaw Text Amendments – Zoning Bylaw Review – Amendments for Ministerial Approval [MPC2025-0202]** 39 - 54

A report of the Community Services Division is provided.

Recommendation

That the February 25, 2025 report of the Community Services Division be submitted to City Council recommending that at the time of the public hearing, City Council consider Administration’s recommendation that the proposed amendments to Bylaw No. 9700, Official Community Plan

Bylaw, 2020 and Bylaw No. 9990, Zoning Bylaw, 2024, as outlined in the report of Community Services Division, dated February 25, 2025, be approved.

8. REPORTS FROM COMMISSION

8.1 Report of the Chair [CK 175-16]

This is a standing item on the agenda to provide an opportunity for the Chair to provide a verbal update on their activities since the last meeting.

Recommendation

That the information be received.

9. ADJOURNMENT

2025 MPC Meeting Schedule

MPC Meeting Date

January						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

March						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

April						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

May						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

June						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

July						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

August						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

September						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

October						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

November						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

December						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			



PUBLIC MINUTES

MUNICIPAL PLANNING COMMISSION

December 17, 2024, 12:00 p.m.

Committee Room E, Ground Floor, City Hall

PRESENT: Kreg Harley, Public, Chair
Derek Cameron, Public, Vice-Chair, via teleconference
Kojo Anaman, Public, via teleconference
Carl Berglof, Public
Councillor Zach Jeffries, via teleconference
Mostofa Kamal, Public, via teleconference
Ryan Martin, Greater Saskatoon Catholic Schools, via teleconference
Brock Neufeldt, Public
Emmanuel Oladokun, Public at 12:15 p.m.
Abdullah Qureshi, Public, via teleconference

ABSENT: Stan Laba, Saskatoon Public Schools

ALSO PRESENT: Development Review Manager Darryl Dawson
Committee Assistant Penny Walter

1. CALL TO ORDER

The Chair called the meeting to order on Treaty 6 Territory and the Traditional Homeland of the Métis People and confirmed roll call.

2. CONFIRMATION OF AGENDA

Moved By: B. Neufeldt

1. That the letter from Devin Clarke, BDM Enterprises Ltd, dated December 12, 2024 be added to Item 7.1; and
2. That the agenda be approved as amended.

CARRIED

3. DECLARATION OF CONFLICT OF INTEREST

There were no declarations of conflict of interest.

4. ADOPTION OF MINUTES

Moved By: D. Cameron

That the minutes of Regular Meeting of the Municipal Planning Commission held on November 26, 2024 be adopted.

CARRIED

5. UNFINISHED BUSINESS

6. COMMUNICATIONS

7. REPORTS FROM ADMINISTRATION

7.1 Concept Plan Amendment Application – Brighton [MPC2024-1201]

A report of the Community Services Division was provided along with a letter from Devin Clarke, BDM Enterprises Ltd, dated December 12, 2024.

Development Review Manager Dawson presented the report with a PowerPoint and responded to questions of the Commission.

No concerns were expressed.

Moved By: D. Cameron

That a copy of the December 17, 2024 report of the Community Services Division be submitted to City Council recommending that, at the time of the Public Hearing, City Council consider Administration's recommendation that proposed amendments to the Brighton Neighbourhood Concept Plan, as outlined in the report, be approved.

CARRIED

7.2 Saskatoon's City Centre and District Plan [GPC2024-0901]

A memo from the Community Services Division, dated November 21, 2024 was provided.

Senior Project Manager Williamson presented the matter with a PowerPoint.

Member Oladokun entered the meeting at 12:15 p.m.

Moved By: B. Neufeldt

That the information be received.

CARRIED

7.3 Downtown Zoning Review – B6 District & Surface Parking Update [PDCS2023-0205]

A report of the Community Services Division was provided.

Senior Planner McAdam presented the report with a PowerPoint along with Planner Hagen. Development Review Manager Dawson, Senior Planner McAdam and Senior Project Planner Williamson responded to questions of the Commission.

The Commission reviewed and provided comments on each change to the B6 District outlined in the report including street interface, building height and form, wind mitigation, surface parking and adaptive reuse.

Member Anaman left the meeting at 1:05 p.m.

Councillor Jeffries and Member Cameron left the meeting at 1:27 p.m.

Moved By: C. Berglof

That the information be received.

CARRIED

8. REPORTS FROM COMMISSION

8.1 Report of the Chair [CK 175-16]

This is a standing item on the agenda to provide an opportunity for the Chair to provide a verbal update on their activities since the last meeting.

No update was provided.

9. ADJOURNMENT

The meeting adjourned at 1:46 p.m.

K. Harley, Chair

P. Walter, Committee Assistant

Official Community Plan and Zoning Bylaw Text Amendments – Permitting Secondary Suites in Semi-Detached Dwellings

APPLICATION SUMMARY

In 2024, City Council approved amendments to Bylaw No. 9770 - Official Community Plan, 2020 (OCP), and to Bylaw No. 9990 - Zoning Bylaw 2024 (Zoning Bylaw) to permit multiple-unit dwellings containing up to four units, allow for two units within a semi-detached dwelling and allow for up to two accessory dwelling units per site for a one-unit dwelling. The proposed amendments will allow for a secondary suite to be developed in a semi-detached dwelling.

RECOMMENDATION

That at the time of the public hearing, City Council consider Administration’s recommendation that the proposed amendments to Bylaw No. 9700 - Official Community Plan Bylaw, 2020 and Bylaw No. 9990 - Zoning Bylaw, 2024, as outlined in this report, from the Community Services Department, dated February 25, 2025, be approved.

BACKGROUND

City Council, at its Public Hearing [meeting](#) on June 27, 2024, approved amendments to the OCP and Zoning Bylaw to implement the Housing Action Plan. The amendments to the Zoning Bylaw included permitting two dwelling units in a semi-detached dwelling (SDD), multiple-unit dwellings (MUD) containing up to four units on sites with a minimum width of 15 metres and allowing for up to two accessory dwelling units per site for a one-unit dwelling. The amendments did not allow for secondary suites in SDDs.

PROPOSED AMENDMENTS

Administration is pursuing an amendment as a follow up item to align the Zoning Bylaw and National Building Code (NBC) and provide for additional options for the development of new housing units. Planning and Development has also received requests from the development industry and property owners to allow for this form of development.

An SDD is defined in the Zoning Bylaw as:

“a building containing no more than two dwelling units on its own site, attached to another building containing no more than two dwelling units on its own site, with a common wall dividing the liveable area of the two attached buildings being at least 40% of the length of the longest building containing the dwelling units, measured from the front to the rear building lines of the dwelling unit”.

The Zoning Bylaw permits a secondary suite, provided it is accessory to and located within a detached one-unit dwelling.

To enable secondary suites in SDDs, amendments to the OCP and Zoning Bylaw are required.

Proposed OCP Amendments

Section G1.3 Infill Growth (8) (f) states that:

“A secondary suite will be a permitted accessory use to a one-unit dwelling in all areas of the city where one-unit dwellings are permitted.”

In addition to being permitted accessory to a one-unit dwelling, Administration is proposing this policy be amended to allow secondary suites accessory to SDDs, allowing development of secondary suites on more sites throughout the city. This proposed amendment is aligned with the OCP policy for low-density residential land use.

Proposed Zoning Bylaw Amendments

The regulations for secondary suites are contained in Section 5.3.23 (1), which currently only allows for secondary suites to be located within a detached building where the principal use is a one-unit dwelling. Amendments to Section 5.3.23 (1) are proposed to also permit a secondary suite as an accessory use to the principal dwelling in one side of an SDD. There will be no change in permitted dwelling unit density as a result of the proposed amendment. With this amendment, one side of an SDD may consist of one dwelling unit, one dwelling unit with a secondary suite (new) or two dwelling units.

It is also proposed to repeal Section 5.3.23 (3), which requires that the principal dwelling have access to the mechanical room. This regulation is in place to ensure the principal dwelling has unobstructed access to the mechanical room. This regulation can be removed as *The Residential Tenancies Act, 2006* provides for landlord access to a suite in an emergency or with proper notice, which would provide access to a mechanical room located in a secondary suite if needed.

Comments from other Divisions

In cases where two dwelling units are constructed on one side of an SDD, the development must be developed as a multi-unit dwelling. Building Standards has provided a comparison of NBC requirements for secondary suites in SDDs and multiple-unit dwellings. In general terms, that comparison shows the development of a secondary suite is less onerous than requiring dwelling units to be developed to the standard of a multiple unit dwelling.

Municipal Scan

A municipal scan was conducted of other municipalities in Saskatchewan. Municipalities identified that allow for a secondary suite in an SDD (either permitted or discretionary) include Regina, Warman, Prince Albert, Weyburn, Pilot Butte and Lloydminster.

COMMUNICATIONS AND ENGAGEMENT

Information was shared with the public on the [Engage Page](#). Feedback can be provided on the Engage Page or by contacting Administration. Information about the Engage Page was shared by email to the subscribers of the HAF e-newsletter, through social media and information-sharing with the Community Associations.

At the time of preparing this report, ten emails had been received. Two emails were not supportive of more multiple-unit development. Six emails were supportive of the proposed change and/or were requesting further information about potential secondary suite development.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Council Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Council Policy No. C01-021, Public Notice, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

REPORT APPROVAL

Written by: Paula Kotasek-Toth, Senior Planner
Reviewed by: Chris Schulz, Planning Project Services Manager
Darryl Dawson, Development Review Manager
Tyson McShane, Acting Director of Planning and Development
Approved by: Kara Fagnou, Acting General Manager, Community Services

Proposed Official Community Plan and Zoning Bylaw Amendments to Repeal Direct Control District 2

APPLICATION SUMMARY

This report includes proposed amendments to [Bylaw No. 9700, Official Community Plan, 2020](#), and [Bylaw No. 9990, Zoning Bylaw, 2024](#), to repeal the Direct Control District 2 zoning district by redesignating and rezoning affected lands in the Kelsey-Woodlawn neighbourhood near the planned Link (bus rapid transit) system in alignment with the City of Saskatoon's Corridor Growth objectives.

RECOMMENDATION

That at the time of the Public Hearing, City Council consider Administration's recommendation that the proposed amendments to Bylaw No. 9700, Official Community Plan, 2020, and Bylaw No. 9990, Zoning Bylaw, 2024, for lands in the Kelsey-Woodlawn neighbourhood, as outlined in this report from the Community Services Division dated February 25, 2025, be approved.

BACKGROUND

Corridor Planning is the City of Saskatoon's (City) framework for future development on lands near the planned Link (bus rapid transit) routes. The City's goal, as outlined in the [Official Community Plan \(2020\) \(OCP\)](#), the [Corridor Transformation Plan \(2020\)](#) and the [Growth Plan to Half a Million \(2016\)](#), is for 15 percent of all growth in Saskatoon, to be located within the Corridor Growth Area. The Corridor Planning Program includes creating Corridor Plans for various plan areas along the Link routes and implementing Corridor zoning districts that regulate development near rapid transit.

City Council, at its Public Hearing [meeting](#) on June 28, 2024, amended the OCP as part of the City's Housing Action Plan to apply Corridor land use designations to the Woodlawn Corridor Plan Area, which covers portions of the Kelsey-Woodlawn neighbourhood between 33rd and 36th Streets East. Those amendments excluded the lands within the Direct Control District 2 (DCD2) zoning district. The uniqueness of DCD2 necessitated additional time for further analysis and targeted engagement with affected residents and property owners on the area's future.

City Council, at its Public Hearing [meeting](#) on July 31, 2024, approved amendments to the OCP and Zoning Bylaw to redesignate 1232 & 1236 Idylwyld Drive North and 1 Minto Place from Direct Control District to Station Mixed Use and to rezone from DCD2 to CS1 - Corridor Station Mixed-Use 1. This was done at the request of the owner in a City-led opt-in rezoning for eligible Station Mixed Use sites city wide.

DISCUSSION

Direct Control District 2

A direct control district is a planning tool that provides for control over the use and development of land and buildings within a specified area, including the individual project design, land use, phasing, and related servicing.

The five cul-de-sac streets of Stanley Place, Minto Place, Aberdeen Place, Grey Place and Connaught Place, including sites in the 1200 to 1400 blocks of the east side of Idylwyld Drive North, were originally constructed for wartime housing in 1947 to 1948. As Saskatoon grew, the culs-de-sac became surrounded by an increasingly busier Idylwyld Drive and adjacent industrial and commercial developments. This area was seen as inappropriate for one-unit dwellings in the long term.

City Council established DCD2 on August 22, 1988, by adopting amendments to the City's former Development Plan (precursor to the OCP) and Zoning Bylaw. A direct control district was chosen to implement unique regulations that stemmed from a multi-year community engagement which heard contrasting redevelopment interest among homeowners on different streets. The provisions of the DCD2 require redevelopment to strictly occur in phases, cul-de-sac by cul-de-sac from south to north, commencing with Stanley Place and only upon consolidation of all lots on a cul-de-sac into a development 'sub-unit' with limited access to Idylwyld Drive. The DCD2 regulations are provided in Bylaw No. 9990, Zoning Bylaw, 2024 (see Appendix 1).

The original intent for DCD2 was to permit redevelopment for light industrial uses. In an effort to expand opportunities for redevelopment, DCD2 was amended in 2000 to permit medium density multiple unit dwelling and arterial commercial uses instead of light industrial uses. Regardless, no redevelopment has occurred and many of the original wartime houses still exist. Sites within DCD2 are currently either used for one-unit dwellings or are vacant after previous dwellings were demolished.

Proposed Amendments to the Official Community Plan and Zoning Bylaw

The proposed amendments affect all 75 sites currently within the DCD2. To repeal the DCD2, it is necessary to concurrently amend their designation on the OCP Land Use Map and their zoning district in the Zoning Bylaw (see Appendix 2 and 3).

Corridor Residential and CR2 - Corridor Residential 2 District

All sites within the interior of the five cul-de-sac streets are proposed to be redesignated from Direct Control District to Corridor Residential in the OCP and rezoned from DCD2 to CR2 in the Zoning Bylaw.

This includes correcting the split land use designation and zoning at 1 Stanley Place, where a minor portion of the site, next to a commercial site but occupied by a one-unit dwelling, is designated Corridor Main Street with B5 - Inner-City Commercial Corridor zoning.

The Corridor Residential OCP designation is intended to be applied to lands envisioned for ground-oriented, low to medium density residential development, and which are located near the Link routes and provide a transition from higher density Corridor Mixed Use and Station Mixed Use lands. Corridor Residential is appropriate for sites on the interior of the culs-de-sac, away from busy Idylwyld Drive.

The purpose of the CR2 district is to provide for intensification opportunities and support infill development within the Corridor Growth Area in a range of ground-oriented residential building forms, limited neighbourhood commercial uses and related community uses. The CR2 district is intended to accommodate a transition between one- and two-unit dwellings and multi-unit and mixed-use development. The CR2 district provides for density increases by allowing for incremental intensification of neighbourhoods.

Rezoning to CR2 was chosen to align with the proposed Corridor Residential designation and provide flexibility for owners while also encouraging incremental densification on these streets. It will permit these sites to continue to be used for one-unit dwellings if owners desire, or to redevelop to two-unit dwellings, multiple-unit dwellings and other uses if sufficient width is available on existing or consolidated sites.

Corridor Mixed Use and CM1 - Corridor Mixed-Use 1 District

Sites within the 1300 and 1400 blocks of the east side of Idylwyld Drive North, between the north side of Minto Place and 36th Street East, are proposed to be redesignated from Direct Control District to Corridor Mixed Use in the OCP and rezoned from DCD2 to CM1 in the Zoning Bylaw.

The Corridor Mixed Use OCP designation is intended to be applied to lands envisioned for medium density and two- to six-storey mixed-use development, which are located either on the Link routes between station locations or on other major transportation corridors in proximity to the Link routes. Corridor Mixed Use is appropriate for these sites fronting onto Idylwyld Drive since they can be easily accessed from the planned Link station at 33rd Street and Idylwyld Drive by walking directly along Idylwyld Drive. Corridor Mixed Use is also currently applied to the west side of the 1300 and 1400 blocks of Idylwyld Drive North.

The purpose of the CM1 district is to facilitate residential and mixed-use development along major transportation corridors in the Corridor Growth Area. The CM1 district provides for a range of residential and mixed-use developments containing residential, commercial and institutional uses in mid-rise buildings that promote a compact, pedestrian-oriented form. The CM1 district encourages a variety of transportation options and buildings incorporating transit-oriented development principles, including street-facing buildings with active frontages and ground-oriented uses.

Rezoning to CM1 was chosen to align with the proposed Corridor Mixed Use designation and to support reinvestment on this major street. It would permit redevelopment of these sites for street townhouses, multiple-unit dwellings, mixed-use buildings and other uses with a building height between 8 and 22 metres.

Upon approval of the rezoning to CM1, existing legally built one-unit dwellings on these sites would become non-conforming uses. These dwellings may continue to be used, maintained, transferred or sold, but only in an as-is condition with no increase in intensity, area or volume. If any of these dwellings becomes vacant for 12 consecutive months or if it becomes damaged beyond 75 percent of its reconstruction cost above

the foundation, the site must be redeveloped in conformity with the new zoning. The resulting non-conforming status would be similar to the status of existing one-unit dwellings on the west side of Idylwyld Drive, immediately across from the DCD2 area, where arterial commercial zoning has been in place since 1988.

Station Mixed Use and CS1 - Corridor Station Mixed Use 1 District

The sites at 1224 and 1228 Idylwyld Drive North, at the intersection of Idylwyld Drive and Stanley Place, are proposed to be redesignated from Direct Control District to Station Mixed Use in the OCP and rezoned from DCD2 to CS1 in the Zoning Bylaw.

The Station Mixed Use OCP designation is intended to be applied to lands envisioned for medium density, mixed-use development that incorporate a broad range of residential, commercial, and other uses, and which are located near to a Link station. Station Mixed Use is appropriate for these sites since these two sites are the closest sites within the DCD2 area to the planned Link station at 33rd Street and Idylwyld Drive. Station Mixed Use is also currently applied to the west side of the 1200 block of Idylwyld Drive North.

The purpose of the CS1 district is to facilitate mixed-use development along major transportation corridors near key transit station locations in the Corridor Growth Area. The CS1 district provides for a range of mixed-use developments containing residential, commercial and institutional uses in mid-rise buildings that promote a compact, pedestrian-oriented form. The CS1 district encourages a variety of transportation options and buildings incorporating transit-oriented development principles, including street-facing buildings with active frontages and ground-oriented uses.

Sites immediately north of these subject sites (1232 to 1236 Idylwyld Drive North, along with 1 Minto Place) were redesignated and rezoned in July 2024 to Station Mixed Use and CS1 at the owner's request consistent with the intended plan for the area.

Rezoning to CS1 would generally require future development to be mixed-use, with a building height between 11 and 27 metres. One of the subject sites has been vacant for at least 10 years and the other has an existing one-unit dwelling. The existing one-unit dwelling would become a non-conforming use upon rezoning approval.

Policy Review

Official Community Plan policies on Corridor Growth and infill development support the repeal of DCD2 and redesignation to Corridor land use designations in the manner being recommended. Additionally, the proposed amendments align with recommendations in the [Mayfair & Kelsey-Woodlawn Local Area Plan](#) adopted by City Council in 2015 by adding significant flexibility for redevelopment on any street in the DCD2 area for medium density residential and mixed-use development. Policy details are provided in Policies Supporting DCD2 Repeal (see Appendix 4).

Technical Review

This application was circulated to civic departments to evaluate compliance with applicable policies and bylaws. There were no issues identified which preclude this application from proceeding to a Public Hearing. From the internal review the following items were noted:

- Light Industrial Interface – Sites at the ends of the culs-de-sac near Alberta Avenue could be redeveloped in a manner that re-orient the frontage onto Alberta Avenue or adds access to/from Alberta Avenue. Properties on the east side of Alberta Avenue are zoned IL1 – Light Industrial. Administration notes that proximity between residential land uses and light industrial land uses may cause concern for residents and business owners. However, the proposed rezoning does not alter the existing condition which is an interface between residential and industrial land uses. Further, the regulations of the IL1 district stipulate that established uses are not permitted to be noxious or generate nuisance beyond their property boundaries.
- Site and Access Constraints for Idylwyld Drive-Fronting Properties – Sites fronting Idylwyld Drive (proposed for CM1 or CS1) are relatively shallow and lack access to a rear lane. It may be challenging for development proposals to incorporate parking and loading areas as the CM1 and CS1 districts prohibit parking between buildings and fronting or flanking streets. Additionally, Administration will not permit direct vehicular access (driveway crossings) to these sites from Idylwyld Drive or new median openings on Idylwyld Drive for full-turn access.
- Hydrant Flow Test – A hydrant flow test will be required to confirm that 220 l/s fire flow is available at a nearby fire hydrant. If fire flow is insufficient, a fire flow sufficiency engineering report must be prepared and provided for the City's review and approval.

The above considerations do not preclude development in line with the proposed amendments and are provided for consideration as part of future development applications. Specific issues may be addressed through site consolidation, site design and/or through the development application process. For Idylwyld-fronting sites, the OCP Corridor land use policies would support future land use map amendments and rezoning to incorporate cul-de-sac-fronting properties adjacent to Corridor Mixed Use and Station Mixed Use properties, should owners of those sites pursue consolidation with neighbouring parcels to address site constraints.

- Local Area Plan – The Mayfair & Kelsey-Woodlawn Local Area Plan speaks to a transition plan to support potentially displaced rental residents upon cul-de-sac consolidation. The proposed amendments will effectively remove this requirement.

The existing DCD2 designation requires large-scale redevelopment (i.e. cul-de-sac by cul-de-sac) to occur, resulting in the potential for large-scale displacement of residents. If the proposed amendments are approved, consolidation of each cul-de-sac will no longer be required. Future redevelopment is expected to occur on a site-by-site basis

and would be unlikely to impact many households simultaneously as previously envisioned. As with redevelopment throughout the city, providing appropriate notice and supports for relocating residents is the responsibility of property owners.

COMMUNICATIONS AND ENGAGEMENT

Communication on this project began in mid-September 2024 with the launch of the project on the [Engage Page](#), along with a 'save the date' postcard mailed to all 65 property owners within the DCD2 area to let owners know of a public engagement session scheduled after the civic election. In early November, a formal invitation letter was mailed to the same property owners.

An in-person public engagement session was held on November 21, 2024, at St. Michael School and was attended by approximately 30 individuals. The team presented the history of the DCD2, types of housing and development permitted by the Corridor land use designations and zoning districts and four potential scenarios for different portions of the DCD2 area. A survey was distributed at the meeting and via email to interested individuals, with 17 responses received. Between attendance at the meeting and responses to the survey, every street within the DCD2 area was well-represented.

Property owners from DCD2 were invited in January via email to a report-back public information meeting. This second meeting was held virtually using Microsoft Teams on January 16, 2025, with attendance by approximately 20 individuals, including the Ward 1 Councillor. The purpose was to discuss feedback received, the recommended land use and zoning proposal and the development implications for area owners.

The recommended proposal is based on one of the two scenarios which were more favoured by the community. It also takes into consideration concerns heard about the potential legal restrictions on owners' use of their property if their existing one-unit dwelling property were rezoned in a manner that creates non-conformities with new zoning. Feedback from owners has been largely positive for the repeal and rezoning of DCD2. Details are provided in the Corridor Planning DCD2 Engagement and Survey Feedback report (see Appendix 5).

Property owners of sites proposed to be rezoned to CM1 and CS1 have been made aware of the site and access constraints and non-conforming land use implications these amendments will have on their properties.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Council Policy C01-021, Public Notice. Once the Municipal Planning Commission considers this application, it will be advertised in accordance with the Public Notice Policy via a notice in [The StarPhoenix](#) two weeks prior to the public hearing.

Additionally, a notice letter was sent in January 2025 to 195 property owners within a radius of 150 metres of the DCD2 area and to the Hudson Bay Park / Mayfair / Kelsey-Woodlawn Community Association.

APPENDICES

1. Direct Control District 2 in Zoning Bylaw No. 9990
2. Proposed Official Community Plan Amendment Map
3. Proposed Zoning Amendment Map
4. Policies Supporting DCD2 Repeal
5. Corridor Planning DCD2 Engagement and Survey Feedback Report

REPORT APPROVAL

Written by: Patrick Lo, Planner
Pamela Brotzel, Senior Planner

Reviewed by: Chris Schulz, Planning Project Services Manager
Darryl Dawson, Development Review Manager
Tyson McShane, Acting Director of Planning and Development

Approved by: Andrew Roberts, Acting General Manager, Community Services

SP/2025/PD/MPC/Proposed Official Community Plan and Zoning Bylaw Amendments to Repeal Direct Control District 2/mt

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.

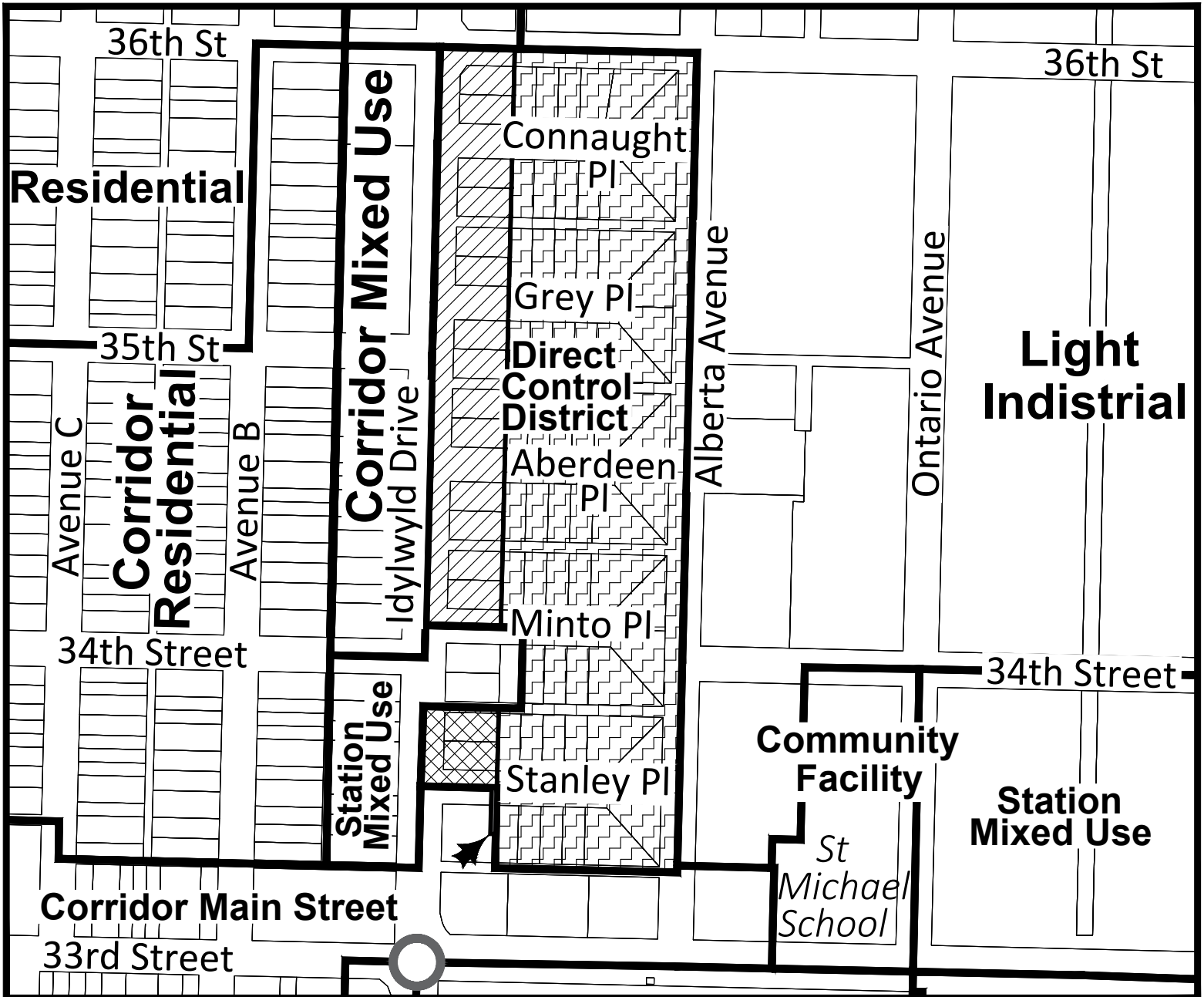
- (5) When a plan of subdivision which complies with paragraph (c), the sub-unit covered by the plan of subdivision may be used and developed, in the sequence stipulated in paragraph (b), in any manner which meets the requirements of the B3 district or RM3 district.
- (6) On existing lots any use or development is permitted which complies with the provisions of the R2 district.



-  Direct Control District
-  Access to Idylwyld Drive

N:\Planning\MAPPING\Wall_Maps\Zoning_Map\Zoning Bylaw\DCD2_Map 1.dwg

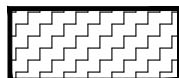
Proposed Official Community Plan Amendment Map - DCD2 Repeal



OFFICIAL COMMUNITY PLAN AMENDMENT



From Direct Control District to Corridor Mixed Use



From Direct Control District to Corridor Residential



From Direct Control District to Station Mixed Use



From Corridor Main Street to Corridor Residential



Link (BRT) Station

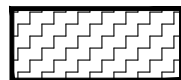
Proposed Zoning Amendment Map - DCD2 Repeal



ZONING AMENDMENT



From DCD2 to CM1



From DCD2 to CR2



From DCD2 to CS1



From B5 to CR2



Policies Supporting DCD2 Repeal

Bylaw No. 9700, Official Community Plan, 2020

- G1.3 Infill Growth
 - (1)(a) Support the City’s goal of accommodating 50% of long-term growth as infill.
 - (3)(a) Support the City’s goal of accommodating 15% of total growth within the Corridor Growth Area.
- F1 General
 - (2)(d) Corridor Growth Area: The Corridor Growth Area is intended to provide infill development opportunities along the city’s major corridors and Bus Rapid Transit (BRT) routes in order to achieve infill development targets [...]. The Corridor Growth Area is a high-priority location for a mix of medium density residential, commercial, and institutional uses and activities designed to support an attractive, high-frequency transit service. [...] All local contexts are not the same, and varying scales of development opportunity, mix of uses and levels of transit service will be needed to achieve city-wide objectives in a manner sensitive to the surrounding local neighbourhood(s).
- F2.2 Land Use Designations
 - (6) Station Mixed Use: Land designated as “Station Mixed Use” has the potential for medium density, generally three to six storey mixed use developments that incorporate transit-oriented development principles and a broad range of residential, commercial, institutional, cultural, and community uses. Depending on the site context or as determined through the Corridor Area Plan process, there will be cases where modest differences in height will be permitted. These lands are located on the BRT routes near to a BRT station [...] or as determined through a Corridor Area Plan.
 - (7) Corridor Mixed Use: Land designated as “Corridor Mixed Use” has the potential for medium density, two to six storey mixed use developments that are pedestrian-oriented and incorporate transit oriented development principles. These lands are located on the BRT routes between station locations, or on other major transportation corridors in proximity to the BRT routes or as determined through the Corridor Area Plan process.
 - (9) Corridor Residential: Land designated as “Corridor Residential” has the potential for ground-oriented, low to medium density residential development. These lands are located near to the BRT routes and are intended to provide a transition of densities from Station Mixed Use, Corridor Mixed Use and/or Corridor Main Street lands into the surrounding neighbourhoods.
 - (29) Direct Control District: Land designated as “Direct Control District” has the potential for varied land uses, densities, and intensities of development, as established by a Direct Control District within the Zoning Bylaw.

- J5.2 Direct Control Districts
 - (1) [...] where it is considered desirable to exercise particular control over the use and development of land and buildings within a specific area, Council may, in the Official Community Plan and Zoning Bylaw, designate an area as a Direct Control District.
 - (2) The use and development of land and buildings within a Direct Control District will be regulated and controlled according to specific guidelines contained within the Official Community Plan and the Zoning Bylaw.

Mayfair & Kelsey-Woodlawn Local Area Plan

- 1.3 – Amendments to the DCD2 Guidelines: That Planning & Development address the following related to the current DCD2 Guidelines in the Zoning Bylaw:
 - In addition to the current B3 [Medium Density Arterial Commercial] and RM3 [Medium Density Multiple-Unit Dwelling], that B4MX [Integrated Commercial Mixed-Use] zoning be added to the list of approved zoning uses once consolidation has been achieved.
 - Amend guidelines to remove the requirement for development to begin in a south to north manner, and permit any consolidated culs-de-sac to become redeveloped.
 - Require a developer who has achieved consolidation to submit a transition plan to ensure displaced residents are supported in the transition to new housing.
- 1.4 – Stanley Place Split Zoning: That Planning & Development amend the Zoning Map to correct the split zoning on the west portion of 1 Stanley Place, to ensure the DCD2 District zoning applies to the entire parcel.
- 3.4 – Growth Plan to Half a Million – Idylwyld Drive Priority: Due to current condition of some properties, that the Community Services Division, Planning & Development Department consider Idylwyld Drive, between 33rd and 39th Streets, a priority for higher densities and a greater mix of uses during implementation of the long-term phase of the Growth Plan to Half a Million.

Corridor Planning

DCD2 Engagement and Survey Feedback Report

January 2025



Contents

1	Background.....	3
1.1	City Project Team	3
2	Engagement Activities.....	3
2.1	DCD2 Public Engagement - Open House and Survey	3
2.1.1	Open House	3
2.1.2	Survey	4
2.1.2.1	Marketing Techniques.....	4
2.1.2.2	Data Limitations	5
2.1.2.3	Survey Structure	5
3	Survey Results.....	8
4	Evaluation of Engagement – Open House	10
5	Report-Back Virtual Information Event	10

1 Background

The City of Saskatoon's [Corridor Planning Program](#) is aimed at managing growth in a viable way as the City grows and evolves; to set the template for future growth. There are ten different corridor plan areas across the city. The intent of Corridor Planning is to incorporate the goals and principles of the [Official Community Plan](#) and the [Corridor Transformation Plan](#) and provide a framework within which detailed land use planning activities will occur.

The Direct Control District 2 (DCD2) is a part of the [Woodlawn Corridor Plan Area](#). The DCD2 includes the culs-de-sac on Idylwyld Drive, north of 33rd Street, in the Kelsey-Woodlawn neighbourhood. The City of Saskatoon's Corridor Planning team has engaged with the interested and affected parties in this area to gain insight and feedback on possible zoning and land use changes. From initial conversations with interested and affected parties, the project team developed a survey to help assess preferred options for zoning and land use and held an open house public engagement session. The team wanted to hear from residents and property owners in the area their opinions for the future of their neighbourhood. The team considered this feedback when making the recommended proposal for land use and zoning amendments in the area. This report offers a summary of the feedback heard and learned through this process.

1.1 City Project Team

- Chris Schulz, Planning Project Services Manager
- Pamela Brotzel, Senior Planner & Corridor Planning Project Manager
- Ty Czerniak, Senior Planner
- Patrick Lo, Planner
- Sheri Watkins, Public Engagement Consultant
- Susan Echlin, Marketing Consultant
- Robyn Rechenmacher, Senior Planner (Development Review)

2 Engagement Activities

2.1 DCD2 Public Engagement - Open House and Survey

2.1.1 Open House

The project team organized and held an Open House Public Engagement Session on November 21, 2024 from 7:00pm to 8:00pm at St. Michael Community School. Event invitations went out to all property owners in the DCD2 culs-de-sac area and was posted to the public on the City's [Engage Page](#). An overview of Corridor Planning and the DCD2, along with ideas being considered by the City, was presented for feedback. After the presentation, a Q&A was held, followed by a hard-copy survey with an online option (survey open November 21 to December 6) for those unable to attend the session or unable to complete the paper copy.

During the presentation, team members defined the DCD2 area, and presented on different housing types and the opportunities for development that the zoning and land use changes could permit.

Housing types included:

- Single family (one-unit dwelling)
- Two-unit dwelling
- Street townhouse
- Multi-unit residential up to 4 storeys
- Multi-unit residential or mixed-use up to 6 storeys
- Mixed-use residential around 3-7 storey

The survey asked respondents to rate which housing types would fit best in different portions of the DCD2 culs-de-sac area.

Overall, respondents showed support for zoning and land use changes and potential development in the area. They liked the idea of the culs-de-sac remaining primarily residential and recognized that improvements are necessary.

During the information session two distinct groups emerged:

- People who both own property and live in the DCD2 culs-de-sac area.
- People who own property but do not reside in the DCD2 culs-de-sac area.

People who both own property and live in the DCD2 culs-de-sac area raised concerns that parking in the area is already a problem and the introduction of multi-unit residential housing types will limit parking even more. They also voiced concern that their single family dwelling could, potentially, be surrounded on either side by multi-unit residential apartment buildings. This same group were in support of the area being improved, esthetically.

For people who own property but do not reside in the DCD2 culs-de-sac area, concerns around real estate market values arose as well as questions regarding the timing of the proposed zoning and land-use changes, development opportunities and zoning application processes.

2.1.2 Survey

The project team conducted a survey from November 21st, 2024 to December 6th, 2024. The survey was provided both in-person during the open house and a self-administered online survey option that was open for two weeks on the project Engage Page.

Intended Audience

Those who would be most affected by rezoning and land use amendments in this area were the intended audience of the survey. These interested and affected parties included those who own property in the DCD2 culs-de-sac area. Interested members of the general public would also have had access to the survey through the project Engage Page.

2.1.2.1 Marketing Techniques

Property owners and residents who signed up for project emails were emailed a link to the Engage Page along with the presentation slides and survey after the Open House. The survey was printed and available in hard copy at the Open House Event while also available online.

2.1.2.2 Data Limitations

The sample size limits the validity of the results in terms of providing a full representation of the population under consideration; however, the results provide an indication of how interested and affected parties may perceive and prefer rezoning and land use proposals. Although numbers were fairly low (17) for the survey, the responses were quite representative of each cul-de-sac.

2.1.2.3 Survey Structure

Direct Control District 2 (DCD2) – Land Use and Zoning Survey

The following survey questions asked respondents to look at options for land use and zoning for the Direct Control District 2 and provide their preferences for the options presented:

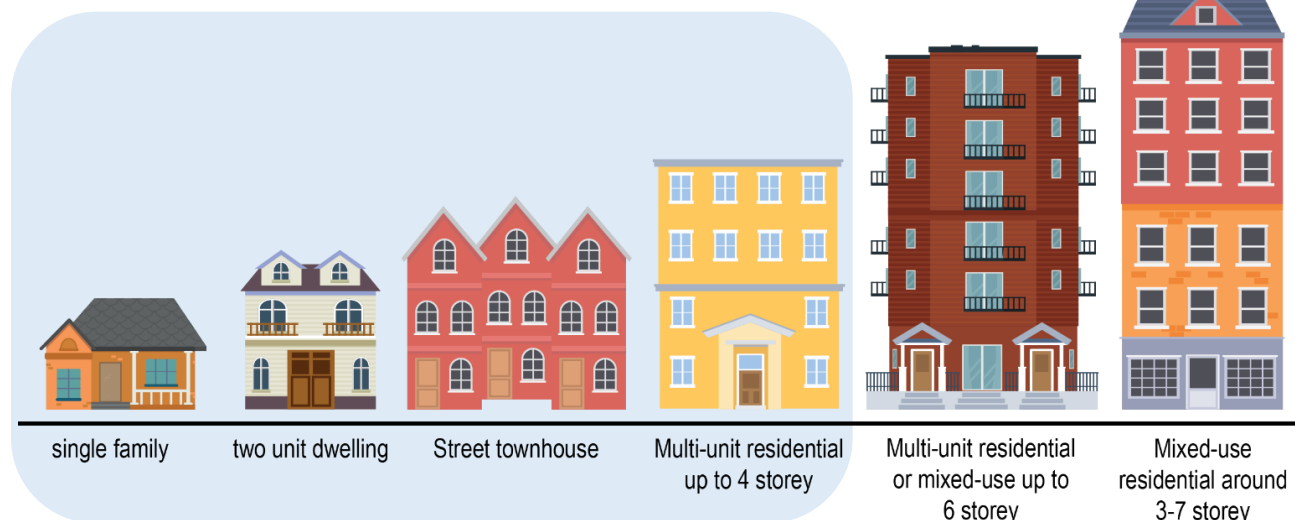
1. Please indicate the street that you live on and/or own property on:

Stanley Place
Minto Place
Aberdeen Place

Grey Place
Connaught Place
Idylwyld Drive

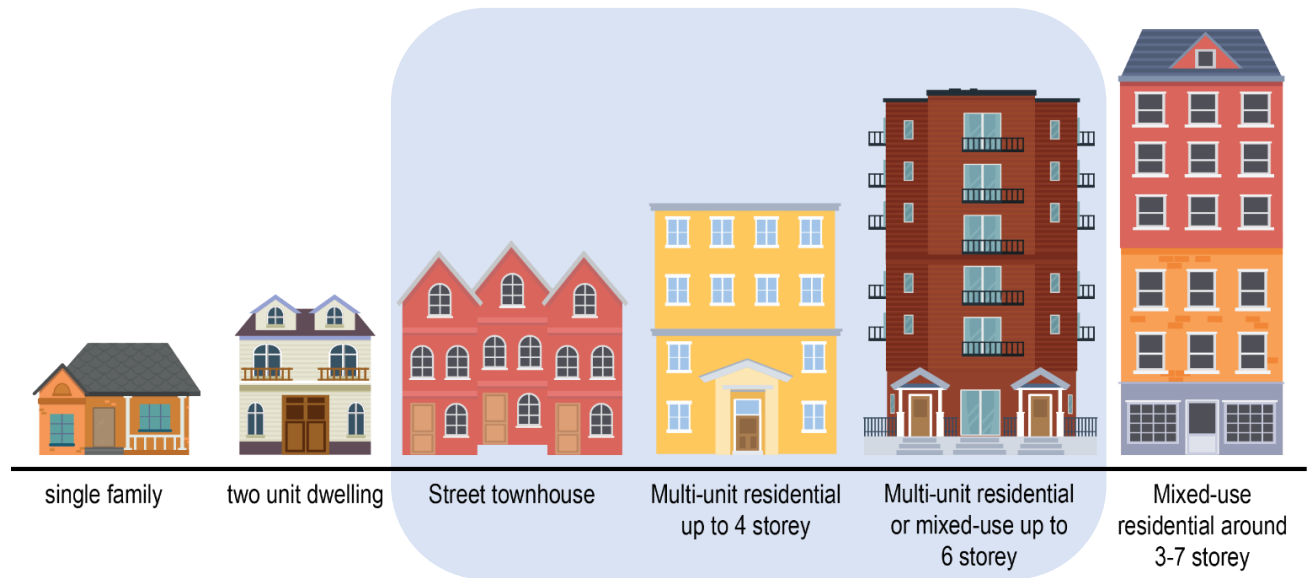
The Corridor Zoning Districts allow various housing types, from single-family homes to 3-7 storey mixed-use buildings, depending on which district. Based on the descriptions and basic illustrations below, where do you envision these housing types fitting in?

2. Where would the housing types in the blue box fit best?



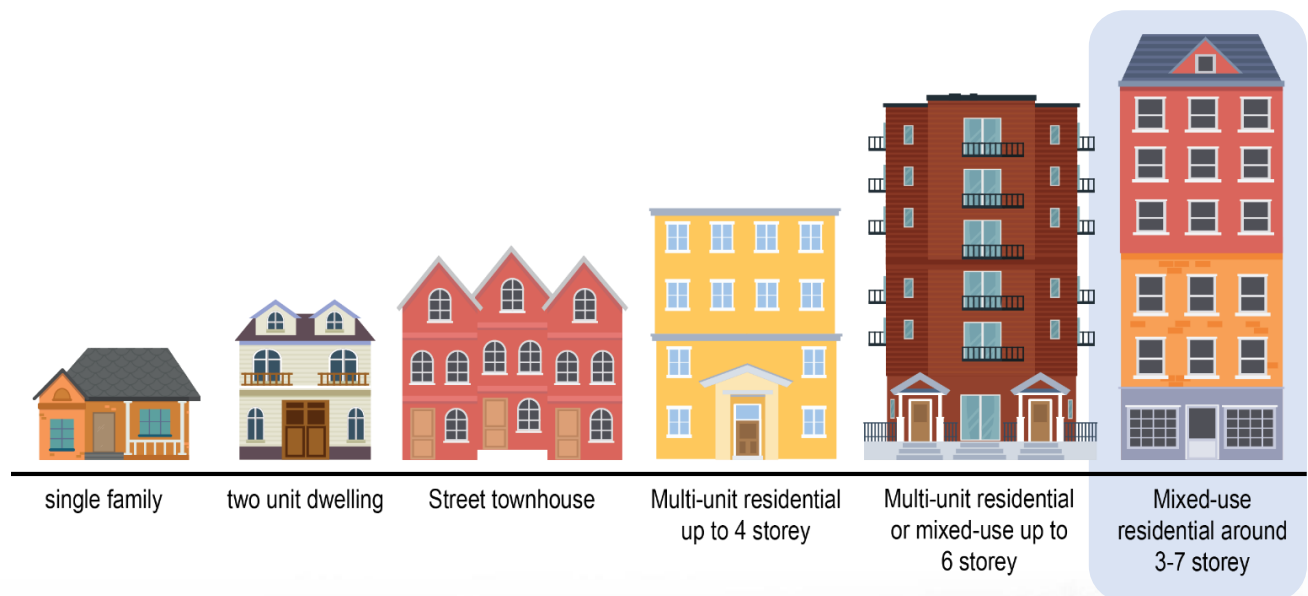
- The entire area
- Only the culs-de-sac, not sites fronting Idylwyld Drive
- The culs-de-sac, but excluding the larger sites at the ends
- For some of the culs-de-sac – further away from 33rd Street
- Other (explain)

3. Where would the housing types in the blue box fit best?



- The entire area
- Only properties fronting onto Idylwyld Drive
- Fronting Idylwyld Drive and the larger sites at the end of every cul-de-sac
- Fronting Idylwyld Drive and all of Stanley and Minto Place
- Other (explain)

4. Where would the housing type in the blue box fit best?



- All properties fronting onto Idylwyld Drive
- On Idylwyld Drive between Stanley and Minto only
- Other (explain)

5. What scenario is best suited for the future of this area? Please provide your feedback.

Scenario		Please share any comments or concerns
1	Permit multi-unit residential or mixed-use up to 6 storeys in entire area (with two sites closest to 33 rd & Idylwyld required to be mixed-use).	
2	Permit multi-unit residential or mixed-use up to 6 storeys on sites fronting Idylwyld, and a range of housing types up to 4 storeys inside the cul-de-sacs.	
3	Permit multi-unit residential or mixed-use up to 6 storeys on sites fronting Idylwyld and also on larger, pie-shaped sites at the ends of the cul-de-sacs near Alberta Ave; allow a range of housing types up to 4 storeys in the middle of the cul-de-sacs.	
4	Permit multi-unit residential or mixed-use up to 6 storeys on sites fronting Idylwyld, and on sites within Stanley and Minto; allow a range of housing types up to 4 storeys on Aberdeen, Grey, and Connaught.	

6. Any additional feedback you may have about the land use and zoning amendments.

3 Survey Results

A total of 17 surveys were received. Some respondents own property on more than one street and therefore some responses applied to more than one street location.

Question One:

In terms of respondents indicating the street that they live on and/or own property on:

Stanley Place - 2
Minto Place - 3
Aberdeen Place - 4
Grey Place - 2
Connaught Place - 3
Idylwyld Drive - 5
Blank - 1

The Corridor Zoning Districts allow for various housing types, from single-family homes to 3-7 storey mixed-use buildings, depending on which district. Based on the descriptions and basic illustrations provided in questions two to four (*see illustrated questions in section above*), respondents were asked where they envision these housing types best fitting in.

Question Two:

Where would the housing types **single family, two unit dwelling, street townhouse** and **multi-unit residential up to 4 storey** fit best?

- The entire area – 6
- Only the culs-de-sac, not sites fronting Idylwyld Drive - 2
- The culs-de-sac, but excluding the larger sites at the ends - 2
- For some of the culs-de-sac – further away from 33rd Street - 2
- Other – 3
- Blank – 3

Question Three:

Where would the housing types **street townhouse, multi-unit residential up to 4 storey** and **multi-unit residential or mixed-use up to 6 storey** fit best?

- The entire area – 5
- Only properties fronting onto Idylwyld Drive - 5
- Fronting Idylwyld Drive and the larger sites at the end of every cul-de-sac - 2
- Fronting Idylwyld Drive and all of Stanley and Minto Place - 4
- Other – 1
- Blank – 2

Question Four:

Where would the housing type **mixed-use residential around 3-7 storey** fit best?

- All properties fronting onto Idylwyld Drive - 6
- On Idylwyld Drive between Stanley and Minto only - 5
- Other – 4
- Blank - 3

Question Five:

What scenario is best suited for the future of this area? Please provide your feedback.

	Scenario	Please share any comments or concerns
1	Permit multi-unit residential or mixed-use up to 6 storeys in entire area (with two sites closest to 33rd & Idylwyld required to be mixed-use).	Blank – 14 Comments - 3 Comments can be summarized as none in support of this option but some support for Idylwyld mixed use.
2	Permit multi-unit residential or mixed-use up to 6 storeys on sites fronting Idylwyld, and a range of housing types up to 4 storeys inside the cul-de-sacs.	Blank – 10 Comments – 7 (five indicate clear support) All 7 comments are in support of this option.
3	Permit multi-unit residential or mixed-use up to 6 storeys on sites fronting Idylwyld and also on larger, pie-shaped sites at the ends of the cul-de-sacs near Alberta Ave; allow a range of housing types up to 4 storeys in the middle of the cul-de-sacs.	Blank – 14 Comments – 3 Comments for this scenario are supportive but also mention a concern for parking and city infrastructure.
4	Permit multi-unit residential or mixed-use up to 6 storeys on sites fronting Idylwyld, and on sites within Stanley and Minto; allow a range of housing types up to 4 storeys on Aberdeen, Grey, and Connaught.	Blank – 11 Comments – 6 (four indicate clear support) Comments were supportive but also mention a concern for parking. One comment noted that this option gives owners on Stanley what they want while allowing owners in the more northern culs-de-sac to maintain their home if they want to.

Question Six:

Any additional feedback you may have about the land use and zoning amendments.

Blank: 8

Comments: 10

The themes arising from the comments provided in this question center on the following:

- Concerns about living in a construction zone for the foreseeable future.
- Concerns for parking are mentioned – it is noted that as it is today, parking is an issue and if multiple dwelling units are permitted then the parking will only become more problematic.
- Some comments were in support of development and property improvements as well as amended zoning, giving property owners more options.
- Some excitement around speculated property value increases and development options widening.

4 Evaluation of Engagement – Open House

A brief Engagement Survey was circulated to attendees of the in-person Open House on November 21, 2024 from 7:00pm to 8:00pm at St. Michael Community School.

1. How did you hear about this opportunity?	<input checked="" type="checkbox"/> Invitation 10 <input checked="" type="checkbox"/> City of Saskatoon Website 1 <input type="checkbox"/> A friend / colleague invited me. <input type="checkbox"/> Other:
2. What was your experience of todays Engagement Session?	<input checked="" type="checkbox"/> Good, I received the information I needed and was able to share my feedback. 8 <input checked="" type="checkbox"/> Satisfactory, I received the information presented but left without sharing my feedback. 3 <input type="checkbox"/> Poor, I did not understand the information presented and I was not able to share my feedback.
3. Please share your comments below:	Some comments of gratitude for the presentation and open house engagement event and one comment about the engagement feeling unauthentic as so many decisions seem to have been already made.

5 Report-Back Virtual Information Event

The project team organized and held an Online Public Information Event on January 16, 2025 from 7:00pm to 8:00pm to report back on engagement results. Event invitations went out to all property owners via email in the DCD2 culs-de-sac area and was posted to the public on the City's [Engage Page](#). An overview of Corridor Planning and the DCD2, along with the results of the November survey, were presented. There were 22 attendees at the virtual meeting, plus 4 City staff.

Survey results and themes were presented in summary:

- People want the best value for their properties.
- Properties are falling apart and expensive to maintain, and the current zoning is overly prohibitive.

- Folks were concerned about parking, water and sewer capacity, potential restrictions on existing houses and properties due to non-conformity with the new zoning, that they prefer denser housing to be built in newer areas instead, and that the City should consider allowing fully commercial on Idylwyld Drive.

When the survey asked where the different highlighted housing types would fit best (Questions 2, 3 and 4), the top answers were as follows:

Question 2 – respondents preferred permitting Corridor Residential housing types for **the entire area**.

Question 3 – respondents' top preferences were tied between permitting Corridor Mixed Use housing types for the **entire area** and permitting these for **only properties fronting Idylwyld**.

Question 4 – respondents preferred permitting Station Mixed Use housing types for **all properties fronting Idylwyld**.

The survey asked respondents what scenario is best suited for the future of this area and results indicated a stronger preference for scenario 2, followed by scenario 4, as compared to the other scenarios.

The team then outlined the recommendations they will make to City Council based on the community feedback and technical analysis. The City will recommend scenario 2: *Permit multi-unit residential or mixed-use up to 6 storeys on sites fronting Idylwyld, and a range of housing types up to 4 storeys inside the cul-de-sacs.*

After the presentation, a Q&A was held which lasted 40 minutes and focussed on why scenario 2 was chosen, what the advantages are for this scenario (such as flexibility of development opportunities while maintaining some cohesion as primarily residential inside the culs-de-sac), who to contact for rezoning and development requests and questions, water and sewer capacity, as well as questions about further expansion and development in the area beyond the culs-de-sac.

Official Community Plan and Zoning Bylaw Text Amendments – Zoning Bylaw Review – Amendments for Ministerial Approval

APPLICATION SUMMARY

City Council, at its Public Hearing [meeting](#) on September 25, 2024, approved [Bylaw No. 9990, Zoning Bylaw, 2024](#) (Zoning Bylaw). The Zoning Bylaw was submitted to the Provincial Ministry of Government Relations and received approval with conditions on January 3, 2025. Proposed amendments to [Bylaw No. 9700, Official Community Plan Bylaw, 2020](#) (OCP), and the Zoning Bylaw are required to satisfy the conditions of the approval.

RECOMMENDATION

That at the time of the public hearing, City Council consider Administration's recommendation that the proposed amendments to Bylaw No. 9700, Official Community Plan Bylaw, 2020 and Bylaw No. 9990, Zoning Bylaw, 2024, as outlined in this report, from the General Manager of Community Services Division, dated February 25, 2025, be approved.

BACKGROUND

City Council, at its Public Hearing meeting on September 25, 2024, approved the new Zoning Bylaw. As required under the provisions of the Planning and Development Act, 2007, the Zoning Bylaw was submitted to the Provincial Ministry of Government Relations for Ministerial approval. Ministerial approval was granted on January 3, 2025, subject to the condition that Council approve minor amendments to the Zoning Bylaw and Official Community Plan (see Appendix 1) to align with [The Planning and Development Act, 2007](#) and [The Statements of Provincial Interest Regulations](#).

The conditions require that flood mapping be incorporated to the OCP and Zoning Bylaw and that the Zoning Bylaw be amended to remove Section 4.3.6: Revocation of a Development Permit.

PROPOSED AMENDMENTS

To comply with the conditions of approval, amendments to the OCP and Zoning Bylaw are required (see Appendix 2).

Proposed Flood Mapping and Definition Amendments

The OCP and Zoning Bylaw currently contain provisions regulating development within the South Saskatchewan River flood hazard area to prevent injury, loss of life and to minimize property damage.

On November 25, 2024, the Water Security Agency finalized the City of Saskatoon Flood Mapping Study. The study provided regulatory flood hazard maps of the South Saskatchewan River for Saskatoon. Data provided by the Water Security Agency is required to prepare flood maps for the OCP and Zoning Bylaw amendments.

The following amendments to the OCP are proposed:

- Amend Section J4.4 Flood Hazard Areas and Appendix A Definitions to ensure consistency with terminology used in the Statements of Provincial Interest Regulations and the Saskatoon Flood Mapping Study; and
- A map of the Flood Plain Area to be added as an appendix.

The following amendments to the Zoning Bylaw are proposed:

- Amend Section 15.1 FP – Flood Plain Overlay District to provide definitions and amended regulations to ensure consistency with terminology used in the Statements of Provincial Interest Regulations; and
- Include flood mapping as an Appendix.

Zoning Bylaw Section 4.3.6 – Revocation of a Development Permit

Section 4.3.6 of the Zoning Bylaw contained provisions for when a Development Officer may revoke a development permit. The Ministry has advised that this Section is inconsistent with *The Planning and Development Act, 2007*. Section 242 of *The Planning and Development Act, 2007* provides a process for enforcement of a development permit and does not allow for the revocation of a development permit, only the issuance of an order pursuant to subsection 242(5). As such an amendment is proposed to repeal Section 4.3.6 Revocation of a Development Permit.

Comments from other Divisions

No concerns were identified through the administrative review process that would preclude this application from proceeding to a public hearing.

COMMUNICATIONS AND ENGAGEMENT

Information was shared with the public on the [Engage Page](#). Feedback could be provided through the Engage Page contact information or by contacting Administration. At the time of the writing of this report, no comments have been received.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of [Council Policy C01-021, Public Notice](#).

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Council Policy C01-021, Public Notice, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

APPENDICES

1. Letter from the Ministry of Government Relations
2. Proposed Amendments to the Official Community Plan and Zoning Bylaw

REPORT APPROVAL

Written by: Paula Kotasek-Toth, Senior Planner
Robyn Rechenmacher, Senior Planner
Reviewed by: Chris Schulz, Planning Project Services Manager
Darryl Dawson, Development Review Manager
Tyson McShane, Acting Director of Planning and Development
Approved by: Andrew Roberts, Acting General Manager, Community Services

SP/2025/PD/MPC/Official Community Plan and Zoning Bylaw Text Amendments – Zoning Bylaw Review – Amendments for Ministerial Approval/mt



Ministry of Government Relations
Community Planning Branch
420–1855 Victoria Avenue
Regina, Canada S4P 3T2

Phone: 306-787-2725

JAN 03 2025

Adam Tittlemore
City of Saskatoon
222 3rd Ave North
SASKATOON SK S7K 0J5

Dear Adam Tittlemore:

**RE: City of Saskatoon
Bylaw No. 9990
New Zoning Bylaw**

I am pleased to inform you Bylaw No. 9990 for the City of Saskatoon has been approved with conditions. Enclosed are your copies of the approved original and certified true bylaws for your records.

Subclauses 37(1)(d) and section 76 of *The Planning and Development Act, 2007* (PDA), permit the Minister to approve a zoning bylaw with conditions and to direct council to adopt minor amendments within any period that the minister may prescribe. Therefore, Bylaw No. 9990 is **approved on condition** council make the following amendments within 90 days of the date of this letter:

- Preparing and adopting amendments to include the flood mapping provided by the Water Security Agency, finalized on November 25, 2024, in accordance with *The Statements of Provincial Interest Regulations*; and
- Preparing and adopting amendments to remove Section 4.3.6: Revocation of a Development Permit.

Section 242 of PDA provides a process for enforcement of a development permit. The PDA does not allow for the revocation of a development permit, only the issuance of an order pursuant to subsection 242(5). This ensures due process is followed by providing the applicant the right of appeal.

The review of Bylaw No. 9990 brought to the province's attention some other matters for council's consideration:

- Adding definitions for "Flood Way" and Flood Fringe," or referring to those definitions listed in the *Statements of Provincial Interest Regulations*; and
- Define the "designated flood level" as noted in Section 15.1.2(4)(b).

I appreciate the time and effort you and your council have contributed on behalf of your municipality in developing this important document and in ensuring that the legislated procedures are adhered to.

Ministry staff is committed to providing advice on technical matters and assistance in undertaking discussions and directions to be reflected in the bylaw. I would invite you to contact Oliver Butler-Siemens, Planning Consultant at 306-933-5386, or Eric MacDougall, Director at, 306-933-6118 to discuss this further or if you have any questions.

Sincerely,



Ian Goeres
Executive Director

Enclosure

cc: Eric MacDougall, Community Planning, Government Relations
Oliver Butler-Siemens, Community Planning, Government Relations

ORIGINAL

Zoning Bylaw No. 9990 of the City of Saskatoon

To view the associated full-sized maps, please follow the links below:

ZAM Maps (Zoning Address Maps)

Zoning Map: Consolidated

To inquire about obtaining paper copies of the Consolidated Zoning Map, please call (306) 975-2645.

Pursuant to section 37(1)(d) and 76 of *The Planning and Development Act, 2007*, the City of Saskatoon Bylaw No. 9990 is conditionally APPROVED subject to Council preparing and adopting amendments to:

- Include the flood mapping provided by the Water Security Agency, finalized on November 25, 2024; and
- Remove Section 4.3.6: Revocation of a Development Permit

Within 90 days of the date of this decision.



Executive Director, for and on behalf of the
Minister of Government Relations

Date: JAN 03 2025

Proposed Amendments to the Official Community Plan and Zoning Bylaw

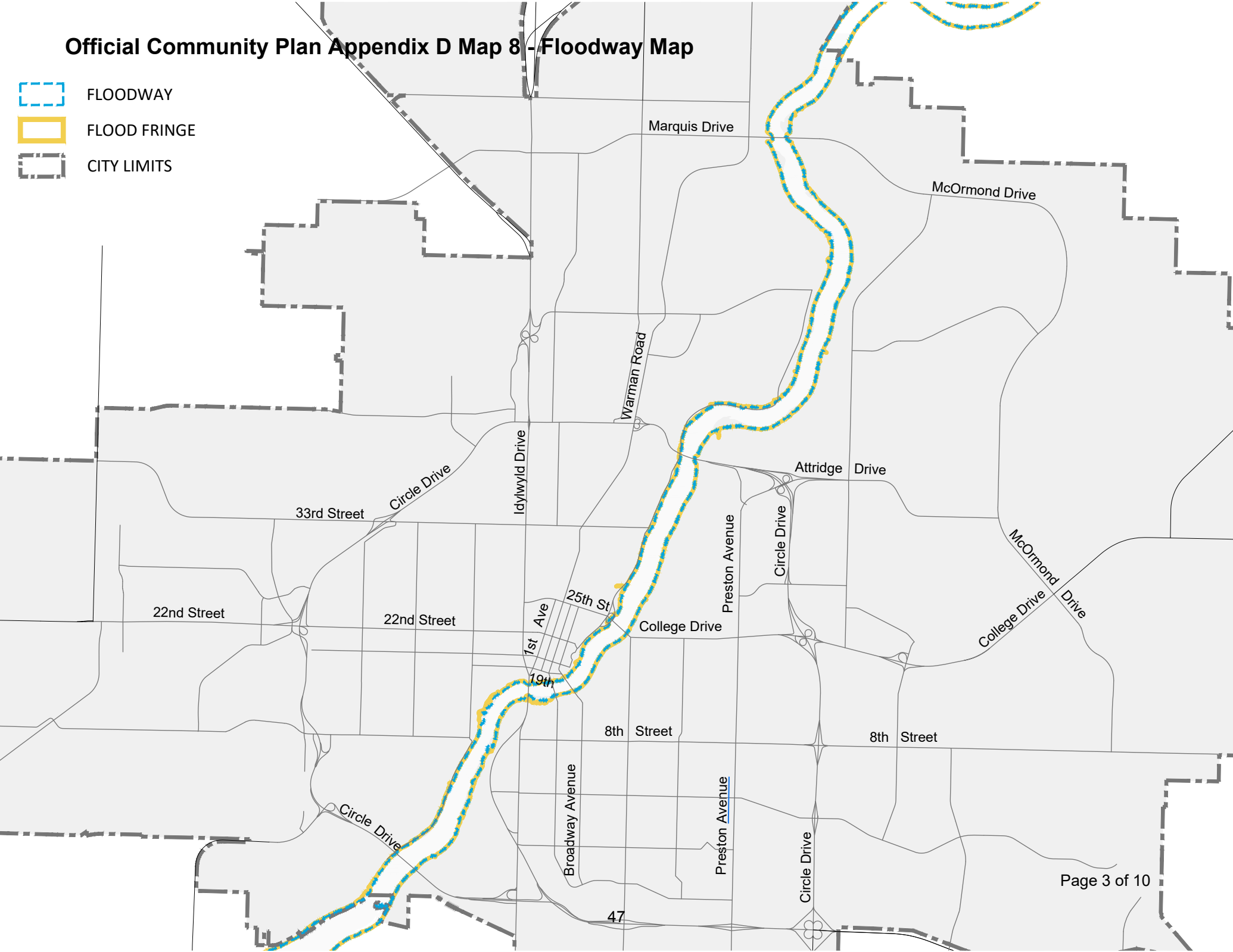
Proposed amendments to the Official Community Plan

Section J.4.4 Flood Hazard Areas		
Existing	Proposed	Rationale
<p>Development within the South Saskatchewan River flood hazard area is regulated to prevent injury and loss of life, and to minimize property damage.</p> <p>(1) Flood hazard areas will be defined and regulated in accordance with the Flood Damage Reduction Program, in cooperation with the Water Security Agency.</p> <p>(2) A two-zone flood management policy will be utilized where the flood hazard area is divided into the floodway and the flood fringe. Development is prohibited within the 1:500 year flood elevation of the South Saskatchewan River, and limited development is permitted within the flood fringe zone, provided proper flood proofing to an elevation 0.5 metres above the 1:500 year flood elevation is incorporated.</p> <p>(3) The Zoning Bylaw shall contain provisions for a flood hazard area overlay zoning district, including appropriate maps delineating the floodway and the flood fringe. The Zoning Bylaw shall also establish standards for flood proofing measures.</p> <p>(4) No alterations or additions shall be performed on existing buildings or structures contained within the floodway or flood fringe zones, without incorporating</p>	<p>Replace “flood hazard areas” to “flood plain” throughout this section.</p>	<p>To reflect the definitions provided in <i>the City of Saskatoon Flood Mapping Study</i> and the <i>Statements of Provincial Interests</i>.</p>

<p>appropriate flood proofing measures, and subject to the relevant sections of The Planning and Development Act, 2007, dealing with nonconformity.</p> <p>(5) In general, lands contained within the flood hazard area are to be used for public open space.</p> <p>(6) Development may be permitted within the flood hazard area in Direct Control District 1 (South Downtown Area), subject to the approval of the provincial government and the use of appropriate flood proofing measures</p>		
<p>Appendix A Definitions</p>		
<p>flood hazard area – The area that would be covered by flood waters in a 1:500 year flood event.</p> <p>flood fringe – The area between the floodway and the flood hazard area boundary, which would be covered by flood waters during a 1:500 year flood event, but not during a 1:100 year flood event.</p> <p>floodway – The area that would be covered by flood waters during a 1:100 year flood event, within which the majority of the flood waters will flow. The flood depths and water velocities are generally higher than those experienced in the flood fringe.</p>	<p>Rename “flood hazard area” to “flood plain”</p> <p>flood fringe - means the portion of the flood plain inundated by the 1:500 year flood that is not floodway.</p> <p>flood plain – means the area inundated by water from a watercourse or water body during a 1:500 year flood and is made up of the floodway and the flood fringe.</p> <p>floodway - means the portion of the flood plain adjoining the channel where the waters in the 1:500 year flood are projected to meet or exceed a depth of one metre, or meet or exceed a velocity of one metre per second.</p>	<p>To reflect the definitions provided in <i>the City of Saskatoon Flood Mapping Study</i> and the <i>Statements of Provincial Interests</i>.</p>
<p>Appendix D Maps</p>		
	<p>Add Floodway map The source of the linework is provided in the <i>City of Saskatoon Flood Mapping Study</i>.</p>	<p>To meet the conditions required by the Ministry of Government Relations</p>

Official Community Plan Appendix D Map 8 - Floodway Map

-  FLOODWAY
-  FLOOD FRINGE
-  CITY LIMITS



Proposed Amendments to the Zoning Bylaw

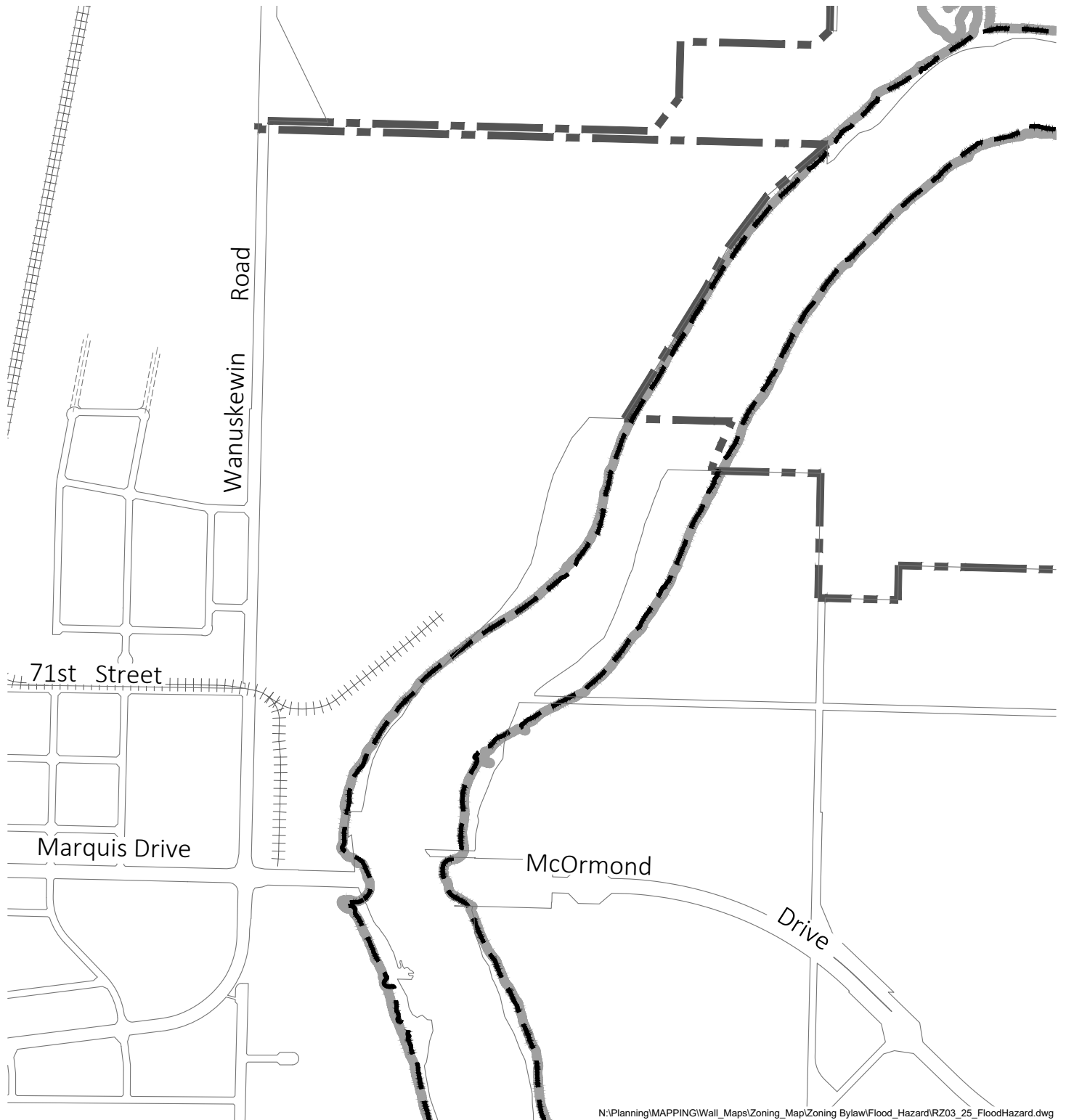
Existing	Proposed	Rationale
4.3.5 Development Permit Application Process		
(5) A decision of the Development Officer to deny or revoke a development permit shall be in writing and a copy of the decision shall be sent to the applicant.	4.3.5 (5) - Remove “or revoke”	To meet the conditions required by the Ministry of Government Relations
4.3.6 Revocation of a Development Permit		
The Development Officer may revoke a development permit where: (a) the development permit has been issued in error; (b) an approved development is not being developed or operated in compliance with this Bylaw, or in compliance with the standards and conditions specified in the development permit.	Repeal	To meet the conditions required by the Ministry of Government Relations
15.1 FP - Flood-Plain Overlay District		
	Add a section for definitions for the purpose of the Floodplain Overlay District for: flood fringe, flood plain, and floodway.	To reflect the definitions provided by Water Security Agency and the <i>Statements of Provincial Interests</i> .
(4) For the purposes of this Bylaw appropriate flood proofing measures shall mean: (a) all buildings shall be designed to prevent structural damage by floodwaters; (b) the first floor of all buildings shall be constructed above the designated flood level;	Replace “designated flood level” in (b) and (c) with “designated safe building elevation as established and provided by the Water Security Agency”.	To reference the Water Security Agency which is the agency that establishes the safe building elevations for development in the Flood Plain Overlay District.

<p>(c) all electrical and mechanical equipment within a building shall be located above the designated flood level.</p>		
<p>Appendixes</p>		
	<p>Add Appendix F – Flood Mapping The source of the linework is provided by the Water Security Agency.</p>	<p>To meet the conditions required by the Ministry of Government Relations</p>


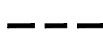

Zoning Bylaw - Appendix F Flood Hazard Maps

Flood Hazard Map 1

Appendix F





N:\Planning\MAPPING\Wall_Maps\Zoning_Map\Zoning Bylaw\Flood_Hazard\RZ03_25_FloodHazard.dwg

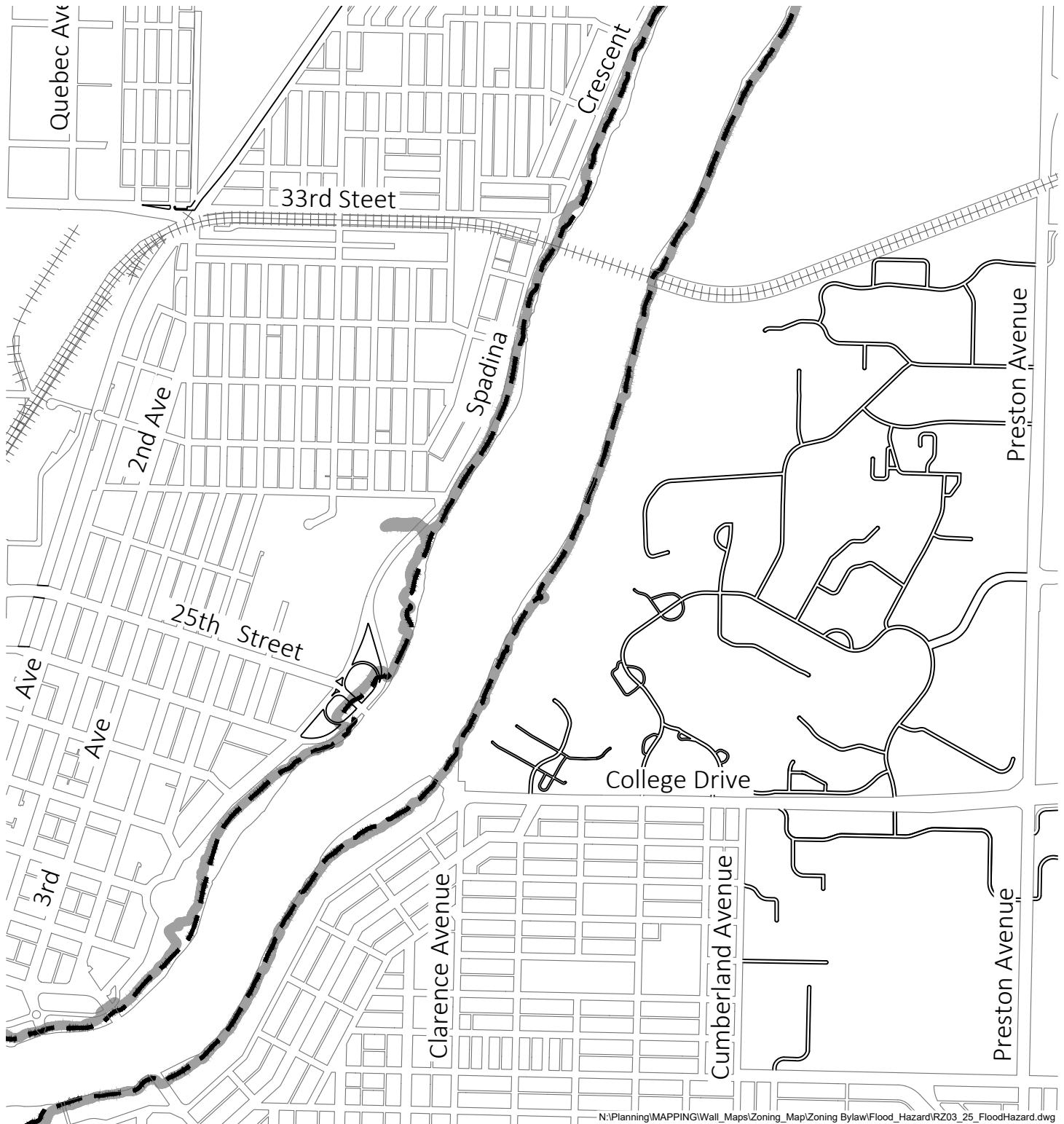
-  Flood Fringe
-  Floodway
-  City Limits

**Flood Hazard
Map 2**



-  Flood Fringe
-  Floodway

Flood Hazard Map 3






N:\Planning\MAPPING\Wall_Maps\Zoning_Map\Zoning Bylaw\Flood_Hazard\RZ03_25_FloodHazard.dwg

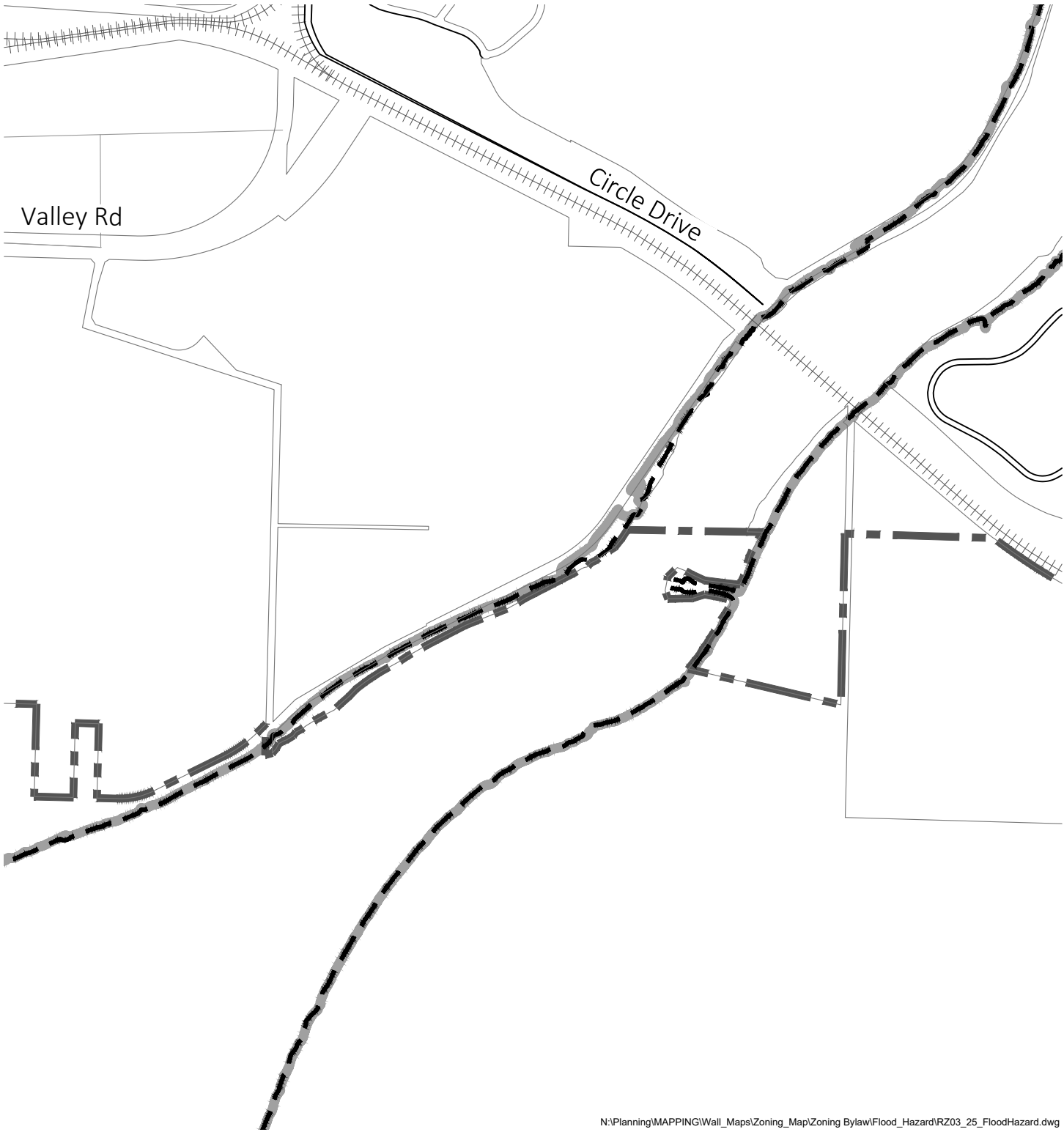
- Flood Fringe
- - - Floodway

Flood Hazard Map 4



-  Flood Fringe
-  Floodway
-  City Limits

Flood Hazard Map 5



N:\Planning\MAPPING\Wall_Maps\Zoning_Map\Zoning Bylaw\Flood_Hazard\RZ03_25_FloodHazard.dwg

- Flood Fringe
- - - Floodway
- · - City Limits