
Corridor Transformation Plan

SPC on Planning, Development and Community Services

January 14, 2020

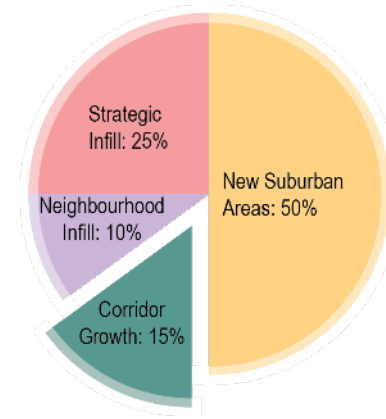


saskatoon.ca/growth

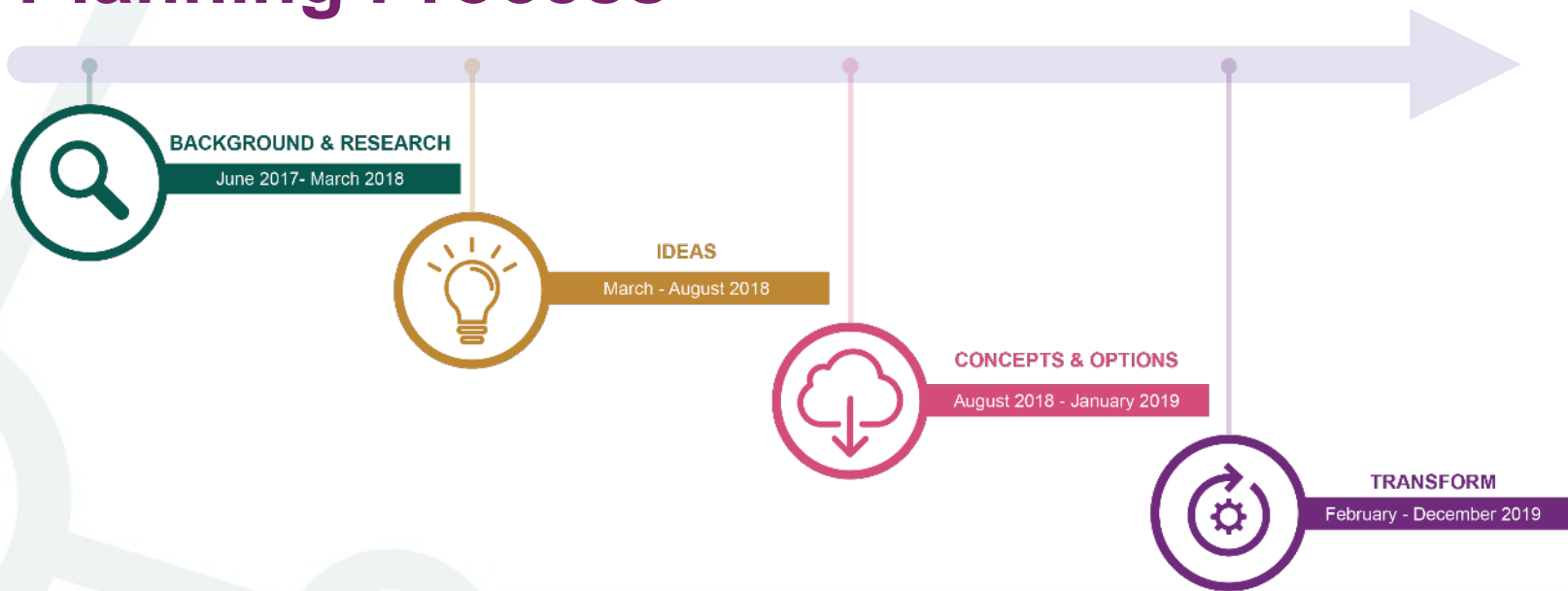


Intent

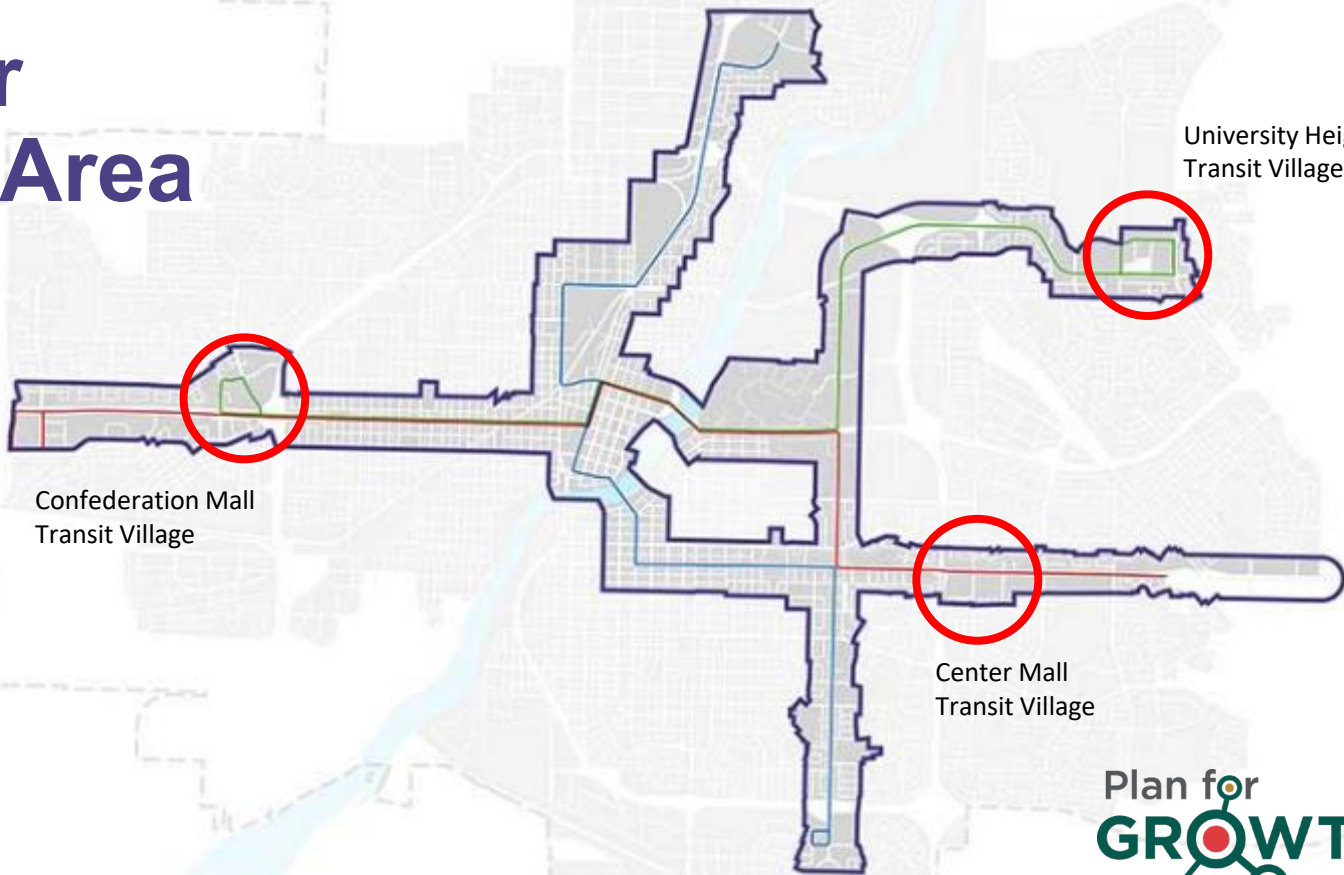
- To implement the Corridor Growth goals of the Growth Plan to Half a Million
- To enable infill development opportunities to achieve the 15% infill target in the Growth Plan
- The Corridor Transformation Plan responds to the objectives of the Growth Plan by outlining the long-term principles and guidelines to be incorporated into the Corridor Planning Program.



Planning Process



Corridor Growth Area



The map shows the Corridor Growth Area in Saskatoon, outlined in blue. It features three transit villages highlighted with red circles and green boxes: Confederation Mall Transit Village on the west side, University Heights Transit Village on the east side, and Center Mall Transit Village in the south. A network of transit routes is shown in various colors: a brown line runs east-west through the center, a blue line runs north-south through the center, a green line runs north-south on the east side, and a red line runs east-west through the south. The background is a light gray map of the city grid.

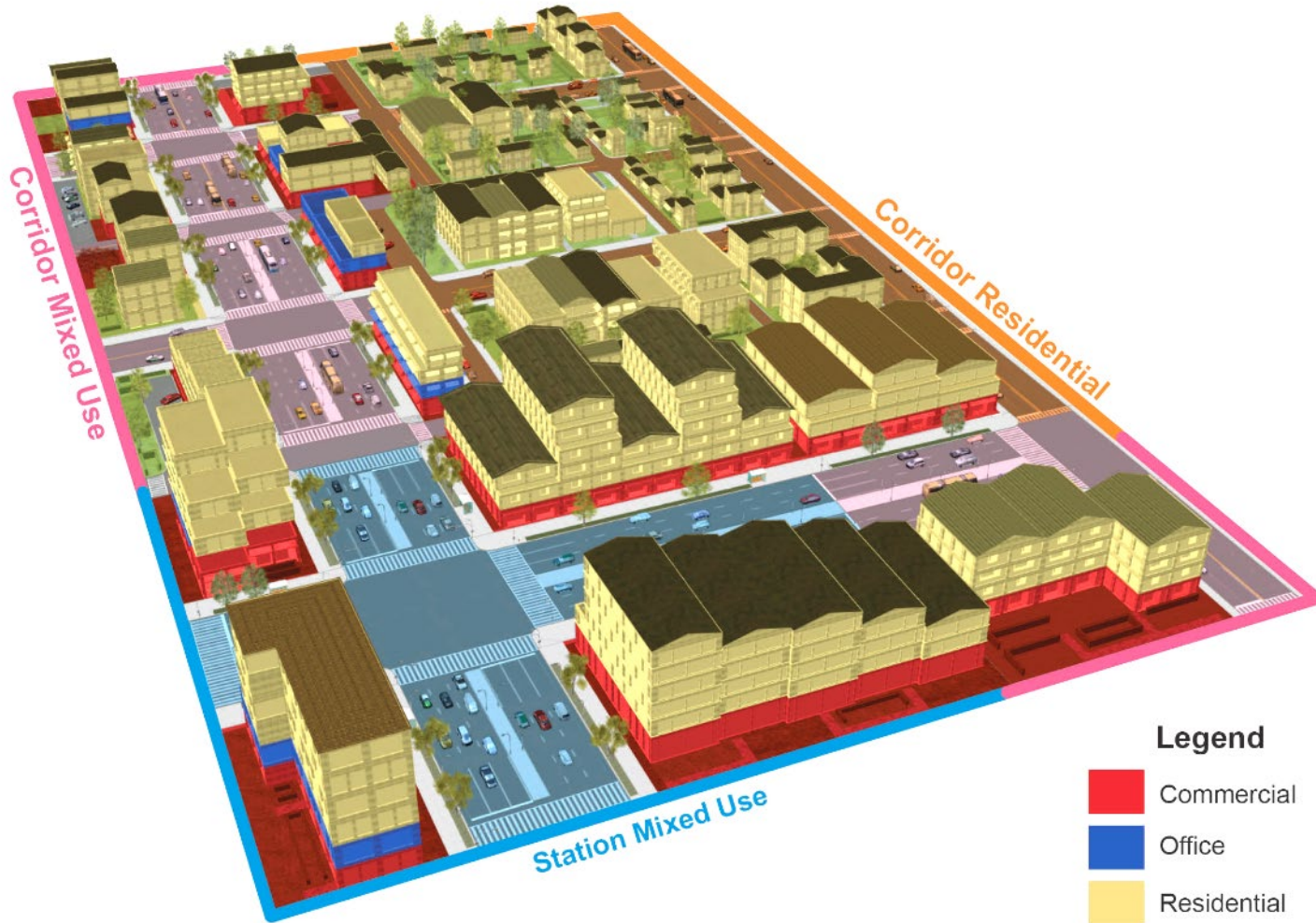
Confederation Mall
Transit Village

University Heights
Transit Village

Center Mall
Transit Village

Land Uses

- **Corridor Transit Village** – located in strategic locations along the BRT network with the potential for a mix of medium to high density residential, commercial, institutional and recreation uses.
- **Station Mixed Use** – typically located within 50m of a BRT station, providing a broad mix of uses within medium-density buildings and incorporating TOD principles.
- **Corridor Mixed Use** – located along the CGA corridors between SMU locations, providing a mix of land uses at a medium density and incorporating TOD principles.
- **Corridor Main Street** – Sections of the CGA that have evolved in conjunction with transit services and have a mix of land uses, building forms and densities.
- **Corridor Residential** – areas that provide a transition of densities from the CGA into adjacent neighbourhoods, in ways that are generally compatible with surrounding neighbourhood characteristics and building forms.



Legend

-  Commercial
-  Office
-  Residential

Guiding Principles

- **Transit Oriented Development** – focused on buildings and streetscapes that support the relationship between land use and transit.
- **Land Use** – focused on the types and mix of uses, building sizes and relationships with adjacent neighbourhoods.
- **Transit Villages** – focused on locations that have the opportunity to be re-imagined into mixed-use destinations combining housing, employment and open spaces.
- **Public Realm** – focused on creating public streets and spaces that are visually appealing, safe, inviting, universally accessible and livable on a year-round basis.

Engagement

- Total of 34 engagement events and opportunities held between March 2017 and October 2019.
- Events included approximately 2000 participants and we received approximately 1300 individual points of feedback through online or in-person feedback forms.
- Stakeholders included development & real estate industry, businesses, land owners and residents within the study area, Developers Liaison Committee, Community Associations, CAP, BIDs, U of S and government partners.

Infill Round Table

Sept. 4, 2018 direction from SPC PDCS:

“That Administration report future on how the Corridor Planning Process can...provide more predictability for both residents and the development industry regarding where to expect future density...”

- CTP outlines:
 - New Corridor land use designations and the need for associated new zoning districts
 - Corridor parking standards review
 - Supporting development regulations & guidelines
 - Development incentives and financing framework

Next Steps

- Future Corridor Growth reports:
 - Corridor land use designations
 - Parking Standards review
 - Corridor development incentives options
 - Corridor zoning districts and supporting development regulations
- Corridor Planning Program project tools

Recommendations

1. That the Corridor Transformation Plan be endorsed to guide future corridor land use planning activities as the basis for implementing the Corridor Growth Portfolio of the Growth Plan to Half a Million; and
2. That the Corridor Transformation Plan be forwarded to the Municipal Planning Commission for information.