

# Corridor Planning Program Priority Selection Criteria

## ISSUE

The Corridor Planning Program will be creating and implementing Corridor Plans for 10 segment areas within the Corridor Growth Area. To prioritize the segment areas, an evaluation process was developed which ranks these segments based on a list of criteria organized into five themes.

## BACKGROUND

City Council approved Bylaw No. 9700 - Official Community Plan Bylaw, 2020 (OCP) in June 2020. The newly redesigned OCP incorporates the goals of Corridor Growth established in the Growth Plan to Half a Million. Objectives of the Corridor Growth Area outlined in the OCP include:

- a) Support the City's goal of accommodating 15% of total growth within Corridor Growth Areas;
- b) Enable the development of Corridor Growth Areas to support high-frequency transit and active modes of travel; and,
- c) Enhance connectivity between and within neighbourhoods.

The Corridor Transformation Plan (Transformation Plan) ([Corridor Transformation Plan](#)) endorsed by City Council in January 2020, is a long-term visionary plan that highlights opportunities and methods for implementing the Corridor Growth Area objectives. The Transformation Plan provides direction for future Corridor Planning Program deliverables, which includes developing Corridor Plans for each of the 10 segment areas within the Corridor Growth Area (see Appendix 1) and developing an evaluation method to prioritize the sequencing of future Corridor Plans.

## CURRENT STATUS

The Corridor Planning Project Team (Project Team) is currently working on developing the technical and engagement process for each corridor plan, corridor-specific zoning districts, incentives and financing options, as well as development tools as outlined in the Transformation Plan.

## DISCUSSION/ANALYSIS

The objective of the criteria evaluation and prioritization process is to rank corridor segments highest where there is market demand, servicing capacity and the opportunity to provide the largest positive impact to the public realm. The evaluation method assigns points to criteria and scores the segments out of a maximum of 100 points. The criteria, which align with the OCP and the Transformation Plan fall under five themes.

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The table below outlines the maximum number of points allotted to the five themes:

<b>Evaluation Themes</b>	<b>Available Points</b>
Market Demand	40
Servicing	15
Project Alignment	10
Proximity to City Centre	10
Public Realm	25

### Theme/Criteria Overview

The following themes are identified as integral to the success of the Corridor Planning Program. Within each of these themes, several technical criteria are evaluated to generate scores.

1. Market Demand is evaluated based on feedback from the development and real estate industries as well as analysis of assessment values. The Corridor Team conducted surveys specific to stakeholders in the development and real estate industries asking for feedback on location preference. Higher points are awarded to segments that are preferred by the development and real estate industries, as well as segments with higher land value.
2. Servicing is evaluated by reviewing existing water and sewer system capacity and the required upgrades to accommodate the projected growth. Areas that require large and/or costly upgrades to service the proposed growth, were rated the lowest, areas that allow partial development but need upgrades to service some of the growth were rated higher and areas that require no service upgrades to meet all or the majority of the growth needs were rated the highest.
3. Project Alignment evaluates whether there is upcoming or ongoing work by other departments or divisions in the Corridor Growth Area. By aligning Corridor Planning work with other City projects there is the potential for cost saving measures, avoiding potential rework and ensuring Corridor Plans support established Council priorities. Higher points are given to segments that align with ongoing or upcoming projects, with the highest scores for those segments and projects that best align with or that could best be leveraged to support the Corridor Growth objectives.
4. Proximity/Connection to City Centre supports the vision of the OCP and the City Centre Plan. Corridor segments that are closer to the City Centre also have increased likelihood of current active transportation and transit use and greater potential for future increases. Higher points are awarded to segments situated closest to the City Centre and/or those that have strong existing or planned transportation connections.
5. Public Realm aligns with design principles outlined in the Transformation Plan by evaluating the areas based on the lack of high-quality pedestrian friendly public spaces and the highest potential for change in the areas of safety, accessibility,

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comfort and availability of open space. The criteria evaluate the current conditions of the street network, the built form, street trees, total area of vacant lots, pedestrian safety and access to park space. Segments that are lacking in these areas and have a high potential for change are awarded the highest number of points.

### Evaluation Process and Results

The Project Team evaluated the segments and assigned scores based on the criteria. The highest scoring segment and the location for the first Corridor Plan will be the College segment, followed by the Nutana segment.

The intended approach for future corridor plans is to repeat the evaluation process at an appropriate date prior to initiating any further Corridor Plans. This will allow for future segment selection to be responsive to current conditions, projects and market demand.

### Communications and Stakeholder Engagement

Engagement with both internal and external stakeholders played an important role in the development of the themes/criteria.

- The Corridor Planning Team met with internal stakeholders and asked them to provide information on upcoming projects and servicing capacity to inform the Servicing and Project Alignment scores.
- External stakeholder engagement focused on the real estate and development industries. Feedback received through online surveys informed the Market Demand scores. The surveys were sent out September 16 to 18, 2020 on behalf of the Corridor Planning Team by the Saskatoon & Region Home Builders' Association, the Saskatchewan Realtors' Association, and the North Saskatoon Business Association. The survey closed on September 21, 2020. In total, there were 20 responses, 16 of which were from the development industry. Survey results have been shared with the applicable representatives from the real estate and development industries. Engagement will continue to be an important cornerstone of the process, as the Corridor Planning Team continues to consult with external and internal stakeholders on developing the corridor plan process. An Engagement Strategy and Communications Plan are currently being developed to support the Corridor Plan process.

### **FINANCIAL IMPLICATIONS**

There are no financial implications.

### **OTHER IMPLICATIONS**

There are no privacy, legal, social, or environmental implications identified.

### **NEXT STEPS**

Upon completion of the development of a standard Corridor Plan Process by mid-2021, the Corridor Planning Program will initiate a Corridor Plan in the highest ranked segment area – College. The second Corridor Plan, for the Nutana segment, will be initiated at an appropriate time following that plan, or potentially in parallel with the later

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stages of that plan. The Project Team will continue to evaluate subsequent segment areas, based on the above themes/criteria, as Corridor Plans are completed.

### APPENDICES

1. Corridor Growth Area Segment Map

### REPORT APPROVAL

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