

College Corridor Plan – Progress Update

ISSUE

The Corridor Planning Program (Corridor Planning) will be creating and implementing corridor plans for 10 segment areas in the Corridor Growth Area. The College segment is the first to be undertaken. This report provides information on the College Corridor Plan (College Plan), the items being considered as part of the plan process, an overview of work completed to date and next steps.

BACKGROUND

Bylaw No. 9700 – Official Community Plan Bylaw, 2020 (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:

1. Support the City's goal of accommodating 15% of total growth within Corridor Growth Areas.
2. Enable the development of Corridor Growth Areas to support high-frequency transit and active modes of travel.
3. Enhance connectivity between and within neighbourhoods.

The Corridor Transformation Plan is a long-term visionary plan that highlights opportunities and methods for implementing the corridor growth objectives. It provides direction for future deliverables for each of the 10 segment areas within the Corridor Growth Area.

The Corridor Planning priority selection criteria was presented to the Standing Policy Committee on Planning, Development and Community Services on Tuesday, December 8, 2020. The priority selection criteria ranked the highest scoring segment as the College segment (see Appendix 1). The College segment encompasses the area following College Drive, from the South Saskatchewan River on the west to Preston Avenue on the east. The segment also encompasses the area following Preston Avenue, between 14th Street East and the Canadian Pacific Rail line near Innovation Place.

CURRENT STATUS

Administration has begun initial work on the College Plan. This includes scoping the process and deliverables for the project, compiling and formatting a baseline conditions report, developing draft corridor-specific zoning districts and exploring incentive and financing options. One-on-one preliminary engagement has occurred with over 30 organizations and has directly informed the Corridor Planning Engagement Strategy.

DISCUSSION/ANALYSIS

The College Plan will be developed through collaboration and a consultation process with landowners, neighbourhood residents, local business owners and other stakeholder groups. This process includes a coordinated administrative approach by

working with internal partners to develop solutions and identify opportunities to achieve growth objectives. The College Plan is intended to provide long-term direction, while being flexible and responsive to unique neighbourhood characteristics and changing conditions. It will be developed through three phases (see Appendix 2), which are further described below.

Phase 1: Foundations

The College Plan will include a baseline conditions report outlining existing conditions, and unique characteristics of the College segment area. The baseline conditions report will include, but is not limited to local demographics, land uses, zoning districts, transportation conditions, water and sewer infrastructure and previous area plans and studies (including Local Area Plans). Feedback and input from stakeholders on known and perceived challenges will also be included in the baseline conditions report.

Administration is working closely with Elders and Knowledge Keepers to ensure the baseline conditions report reflects Indigenous history and perspectives. In addition, the Saskatoon Heritage Society has volunteered to provide an inventory of potential heritage assets, sites and potential cultural viewscapes along College Drive to inform the baseline conditions report.

Phase 2: Plan

Scope for Phase 2 of the College Plan includes land use planning, public realm design and infrastructure design. Consultation will involve external and internal stakeholders and partners to inform the application of land use designations in the College Plan study boundary.

In tandem with the proposed land use plan for the study area, a proposed plan for future zoning will be developed. Corridor-specific zoning districts are currently under development. A collaborative approach will provide the opportunity to tailor corridor zoning districts specifically to the College Plan. An implementation strategy regarding zoning will be prepared to identify the approach to rezoning land in the study area, including identifying whether particular sites or areas in the College Plan would be suitable for pre-emptive re-zoning by the City of Saskatoon (City) ahead of individual development applications.

The College Plan public realm design includes examining current conditions and developing a plan and designs for future open space and park space needs. The process for this includes working with community stakeholders and partners to identify key connection points, placemaking opportunities, public art integration, priority locations for street furniture and infrastructure, blank wall mitigation and potential solutions for other identified issues. A review of park space will evaluate whether improvements or potential park expansions may be required to ensure neighbourhood amenities correlate to anticipated population needs.

An examination of public realm design options will be presented to stakeholders and partners, along with maintenance and operations implications, a funding strategy and

phasing considerations. The public realm design process will be an iterative process which will take land use and infrastructure considerations into account.

The College Plan will outline requirements intended to ensure that the planned increases in density in the area are fully serviced by utilities, water services, sanitary services and stormwater management facilities. Additionally, requirements for mobility improvements, including pedestrian access and safety, active transportation and the street network will also be identified.

Phase 3: Implementation

The purpose of this phase is to determine how and when all deliverables for the College Plan will occur.

The information derived from Phase 1 and 2 will be consolidated to develop an implementation plan. The implementation plan will include identification of all items requiring implementation as part of the College Plan and will incorporate funding and financing strategies for identified deliverables and a general timeline for implementation.

Near term implementation items such as land use and zoning amendments may be advanced in the Implementation phase, as part of the College Plan. Other, longer term, components may require ongoing effort, oversight and specific funding plans to ensure they are implemented. Where possible, the project team will work with internal stakeholders to include applicable implementation items within existing City programs and processes.

Public and Stakeholder Involvement

Extensive targeted engagement has occurred over the course of three months from April to June 2021 to inform the process development, in addition to related engagement over prior phases of the project. Community stakeholders and partners were consulted to better understand preferences and interests for participating in Corridor Planning. During these engagement meetings the focus of topics centered around land use and density, public realm (i.e. the look and feel of a corridor) and mitigating challenges associated with corridor development (see Appendix 3).

The preliminary engagement with community stakeholders and partners informed the Corridor Planning Engagement Strategy (see Appendix 4). The Corridor Planning Engagement Strategy includes a list of stakeholders and partners involved with Corridor Planning, potential engagement challenges and the overall engagement goals. Engagement methods have been identified corresponding to decision points throughout the process of a corridor plan. Over the course of the College Plan, the engagement strategy will be regularly reviewed and updated to reflect any changes in City priorities and stakeholder and partner preferences.

NEXT STEPS

As the College Plan is the first to be developed as part of Corridor Planning, the project team expects to learn as the project progresses and may need to make refinements to

the process and engagement strategy. Phase 1 is targeted for completion in Quarter 3, 2021. Phase 2 is targeted to begin in Quarter 3, 2021, which will involve a larger public consultative process seeking input to inform decisions about College Plan deliverables.

Administration will prepare reports to the appropriate committees and City Council at major milestones throughout the College Plan process. Administration further recommends that following consideration by the Standing Policy Committee on Planning, Development and Community Services that this report also be forwarded for information to the following committees:

- Diversity Inclusion Equity Committee;
- Municipal Heritage Advisory Committee;
- Accessibility Advisory Committee; and
- Municipal Planning Commission.

APPENDICES

1. College Corridor Plan Segment Area Map
2. Corridor Planning Process Chart
3. Preliminary Engagement Summary
4. Corridor Planning Engagement Strategy

REPORT APPROVAL

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