

Policy Review

This document provides an overview of existing planning policies that are relevant to this rezoning proposal. Applicable excerpts are included from the following:

- A. Bylaw No. 9700, Official Community Plan Bylaw, 2020;
- B. City Centre Plan (2013); and
- C. City Park Local Area Plan (2010).

Comments by Administration respecting specific excerpts are provided below.

- A. [Bylaw No. 9700, Official Community Plan Bylaw, 2020](#)

Section D – Quality of Life

4.0 Heritage Conservation

- (1) Objectives:
 - (a) To identify and conserve Saskatoon's heritage resources and recognize their importance in telling the story of Saskatoon pre- and post-settlement.
 - (b) To honour the unique history and identity of Saskatoon.

Comment: Great Western Brewery is recognized by the [Saskatoon Register of Historic Places](#) for its significant heritage value. The 1927 structure will be retained as part of the development plans for the site.

Section F – Urban Form and Structure

1.0 General

- (2) Policies:
 - (b) City Centre: The City Centre consists of the Downtown and portions of Nutana, Riversdale, City Park, and the portion of College Drive that interfaces with the University of Saskatchewan. It provides the highest concentration of office, commercial and cultural facilities and is supported by a multi-modal transportation network. The City Centre will also contain the highest densities of development, a strong diversity of activity, and a growing resident population. It will include high-quality public spaces and prioritize the pedestrian experience. Whenever possible, commercial, cultural and entertainment facilities that are significant to the City or region will be located in or near the City Centre.

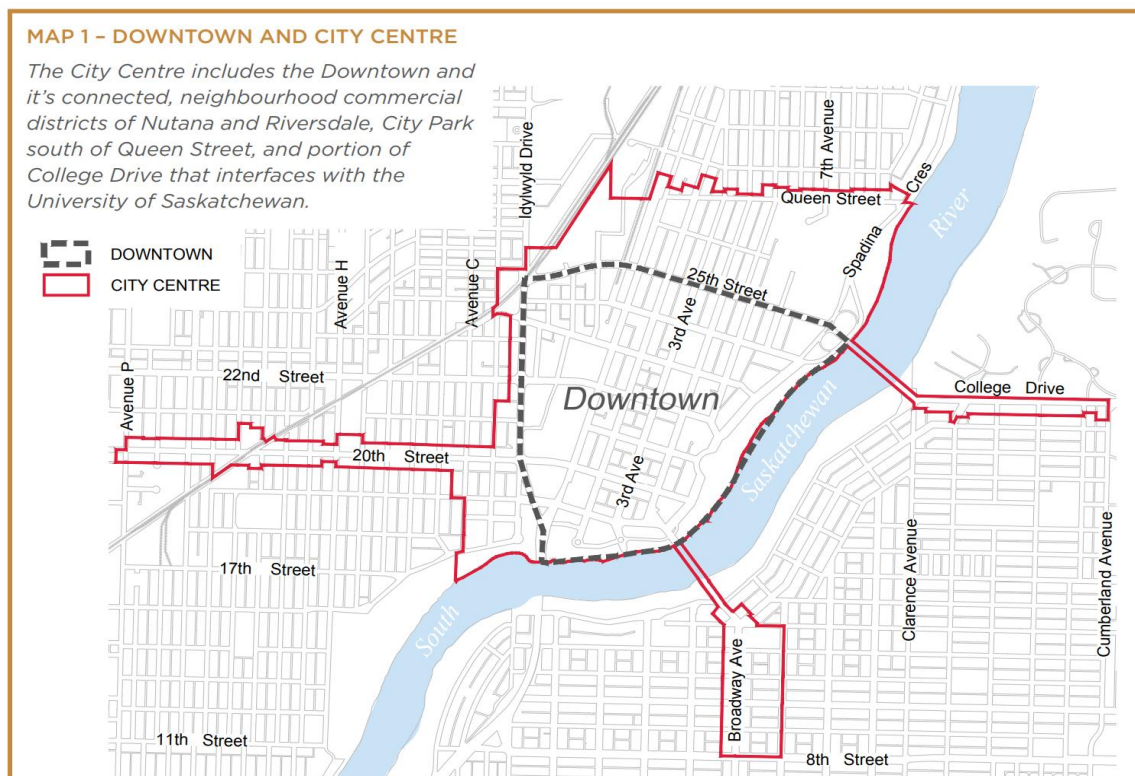
Comment: Great Western's continued presence at this significant location contributes to a strong diversity of activity in the City Centre. Design elements of the new addition and repurposing of space for commercial use support the pedestrian experience on 2nd Avenue.

Section G – Sustainable Growth

1.1 Downtown and City Centre

- (1) Objectives:
 - (a) Ensure the Downtown is an attractive, functional, vibrant place that is the centre of financial, administrative, cultural and commercial activities of the city and region.
- (2) Policies:
 - (h) Parking:
 - (ii) Situate entry and exit points of parking facilities to reduce vehicular congestion and avoid conflicts with pedestrians and cyclists
 - (iii) Suitably screen surface parking lots with landscaping and/or fencing.
 - (j) City Centre Design and Image:
 - (iv) Encourage the qualities of activity, variety and visual enjoyment in the City Centre.
 - (vi) Encourage the most productive use of land in the City Centre.

Comment: Vehicle entry and exit points are situated away from 2nd Avenue, and surface parking will be screened with fencing. The rezoning will provide for a more productive and varied use of an existing site in the City Centre.



1.3 Infill Growth

- (1) Objectives:
 - (a) Support the City's goal of accommodating 50% of long-term growth as infill.
 - (b) Support and encourage a variety of building types and sizes in existing areas, while improving access to employment opportunities, commercial businesses, and services.
 - (d) Create and enhance complete communities with a variety of housing choices, a high-quality public realm and overall vibrancy.
- (2) Policies:
 - (e) Promote the intensification of developed urban areas to minimize the urban footprint and accommodate long-term regional growth.
- (3) Objectives – Corridor Growth Areas:
 - (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.
 - (c) Enhance connectivity between and within neighbourhoods.

Comment: Redevelopment of an existing site in a developed urban area minimizes the urban footprint, preventing the relocation of operations to a greenfield site. The site is located within the Corridor Growth Area, with the Red and Green Lines of the proposed Bus Rapid Transit system running one block south along 25th Street East.

4.1 Employment Areas Design and Development

- (1) Objectives:
 - (b) Achieve a balanced distribution of Employment Areas throughout Saskatoon, supporting the efficient use of transportation infrastructure and providing employment options closer to where people live.
 - (c) Retain Downtown and the City Centre as the primary destination for office, retail, entertainment and cultural amenities for the city and region.
- (2) Policies:
 - (f) Support the strategic redevelopment of Employment Areas where land-use conflict can be reduced or eliminated and existing infrastructure can be optimized.

Comment: Redevelopment within an existing Employment Area keeps existing jobs within the City Centre. The Zoning Agreement will contain provisions to prevent land use conflict.

Section J – Implementation

2.3 Corridor Area Plans and the Corridor Planning Program

- (1) Objectives:
 - (a) To provide a mix of land uses that provide a balance of employment opportunities along major corridors to address city-wide and adjacent residential neighbourhood employment needs;
 - (b) To provide a mix of land uses and densities that support and encourage the use of BRT and multi-modal transportation options;
 - (c) To guide the development and evolution of the corridor in a way that incorporates transit-oriented development principles for streetscape, pedestrian and building design components to create a built form and pedestrian environment that is visually appealing, physically comfortable, safe, universally accessible and livable on a year-round basis;
 - (d) To maximize the use of existing infrastructure and to provide new infrastructure and servicing needs in a cost-effective, sustainable and efficient manner.
- (2) Policies:
 - (a) The City will encourage a mix of land uses and densities along its major transportation corridors to provide employment opportunities, commercial services, housing options, amenities and other uses that support surrounding neighbourhoods and help to create year-round vibrant and accessible urban corridors.

Comment: The proposal contributes to the mix of land uses and employment opportunities within the Corridor Growth Area.
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5.1 Zoning Bylaw

- (2) When considering applications to amend the zoning regulations or requests for the rezoning of land, the following criteria will be relevant to the suitability of the proposed development:
 - (a) Conformance with Plan - the nature of the proposal and its conformance with all relevant sections of the Plan, as well as any established secondary plans and other guiding plans;
 - (b) Compatibility - the need to foster a rational pattern of relationships between all forms of land use and to protect all forms of land use from harmful encroachments by incompatible uses;
 - (c) Demand - the need for the form of land-use proposed and the supply of land currently available in the general area capable of meeting that need;
 - (d) On-site Amenities - the adequacy of proposed landscaping and screening, and the preservation of the urban forest;

- (e) Transportation - the capability of the existing roadway and public transit systems to service the proposed use and the adequacy of the proposed supply of off-street parking;
- (f) Services - the capability of existing community infrastructure to service the proposal, including water and sewer services, parks, schools, other utilities and community services;
- (g) Community Viability - the impact of the proposal on the continued viability of the local community and local community services; and
- (h) Compact City Form - the ongoing need to promote a compact and efficient city form.

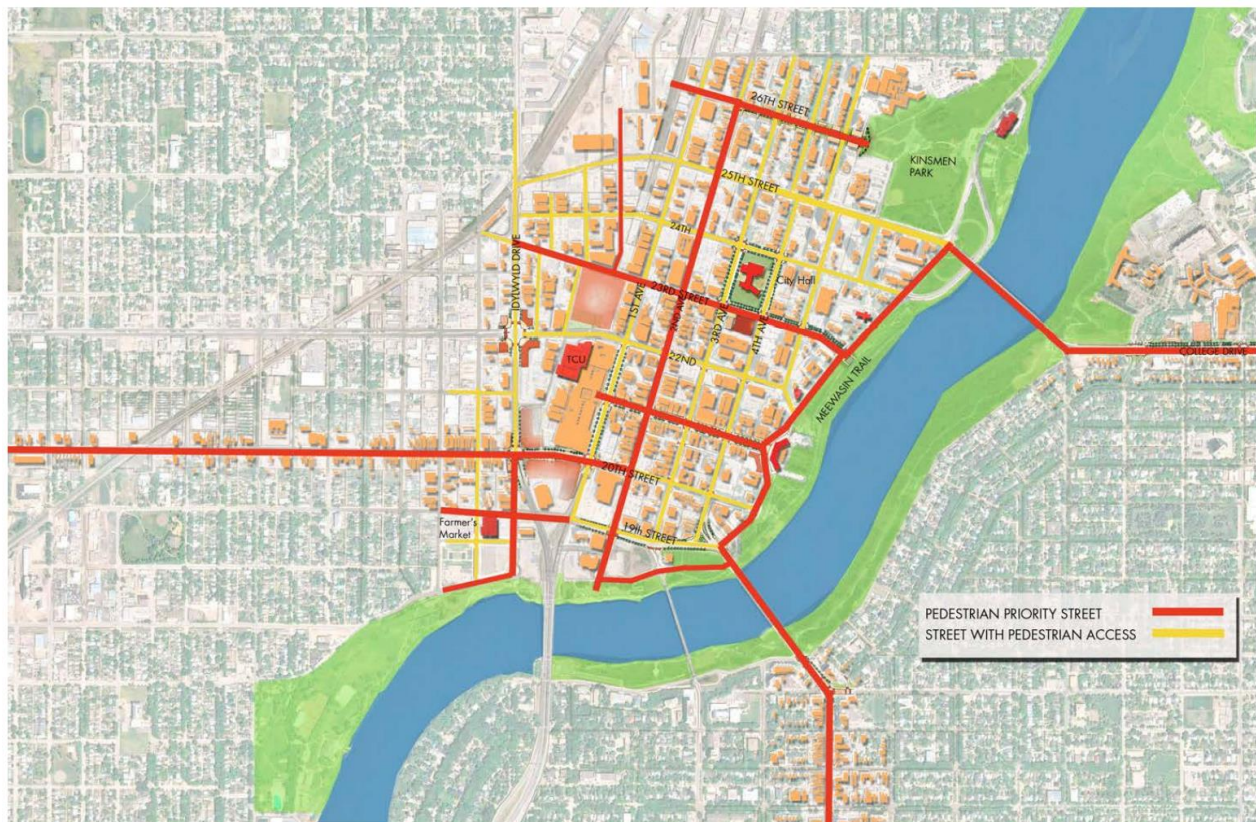
Comment: These criteria have been assessed as part of the review of this rezoning application:

- (a) The proposal is in conformance with the Official Community Plan and relevant secondary plans, as outlined in this document.
- (b) The rezoning recognizes a long-existing land use in this location, which has demonstrated its compatibility with surrounding land uses over many years. The Zoning Agreement will contain provisions to prevent land use conflict.
- (c) The proposed rezoning is to accommodate an existing land use to remain on its current site.
- (d) Proposed landscaping treatments are adequate given the character of site development and landscaping in the area. Existing trees at the northeast of the site will be retained. Fencing will provide screening of surface parking areas.
- (e) The existing transportation system can accommodate the proposal. Proposed off-street parking is adequate considering the policy context and other considerations relevant to its City Centre location.
- (f) Existing water and sewer services are capable of servicing the proposal. The new facility is expected to achieve efficiencies in several areas, including reduced water usage.
- (g) The proposed commercial space provides opportunity for new businesses and services to support the amenity and quality of life of the local community. Existing local employment is maintained.
- (h) The proposal contributes to a compact and efficient city form by making use of an existing site in a developed urban area, eliminating the need for relocation to a greenfield site.

B. City Centre Plan (2013)

A.2 Walkable Development Framework Plan

“The Walkable Development Framework Plan builds upon 2nd Avenue as one of the Downtown’s primary north-south pedestrian priority streets. It is already a successful avenue partially because it accommodates pedestrians with reduced street width crossing points, mid-block crossing areas, and landscape. The Plan recommends this pedestrian priority street be extended on both its northern and southern ends in order to fully connect the major neighbourhoods of the Downtown including City Park, the City Hall Square area, the Central Business District, and the waterfront of River Landing.”



The Walkable Development Framework Plan

Comment: 2nd Avenue is identified as the City Centre’s primary north-south pedestrian priority street. The development proposal provides improvement to the walkable environment in this area by incorporating glazing and other design elements in the building addition, as well as new commercial space with direct access from 2nd Avenue.

C. City Park Local Area Plan (2010)

1.0 Land Use

1. City Park residents want to retain and support existing local businesses.
2. The appearance of adjacent industrial areas needs to be improved.
3. The adjacent industrial area needs to develop more compatible non-industrial uses and transition to a mixed-use area in the future.

1.2.2 Commercial and Industrial Goals

1. Ensure that future commercial and industrial developments adjacent to residential areas are compatible in terms of use, scale and density.
2. Retain a mix of commercial services in the neighbourhood so that residents have convenient and walkable access to goods and services.
3. Enhance the visual appearance and beautification of commercial and industrial properties and streetscapes.
4. Reduce potentially noxious industrial land uses that are adjacent to residential areas.

Comment: The proposal supports a number of the Local Area Plan goals by retaining a longstanding local business in the area, improving the mix of commercial services, enhancing the appearance of the property and protecting from noxious industrial land uses through the Zoning Agreement.