

COMMUNITY SERVICES DIVISION



2021

Planning & Development

YEAR-END REPORT



Photo credit: Tammy Zdunich



WELCOME

Welcome to the 2021 Annual Report of the Planning and Development Department which highlights some of the important initiatives and projects from the past year and provides a look ahead to 2022.

Planning and Development plays a lead role in guiding growth and development of Saskatoon, through its programs and policies. From broad, city-wide initiatives, such as the Official Community Plan and the Growth Plan to Half a Million, to local projects such as rezoning and discretionary use applications, the work of this Department has a significant impact on the city and its residents.

As this report shows, the work program of the Planning and Development Department is wide-ranging as we work to proactively address emerging trends that will affect how the City grows and changes over time.

WHAT'S INSIDE

Long Range Planning	3-11
Project Planning Services	12-14
Neighbourhood Planning	15-31
Development Review	32-37

LONG RANGE PLANNING

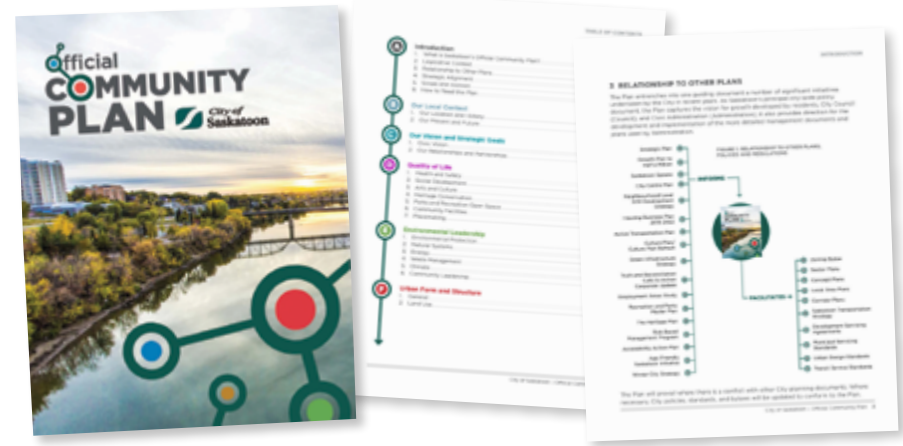
The Long Range Planning Section leads planning and policy development initiatives that are city-wide, long-range or regional in nature. This includes six major streams of activities:

- Stewardship of the City's Official Community Plan;
- Enhancements of partnerships with municipalities, rights-holders and stakeholders in the region, including the Saskatoon North Partnership for Growth (P4G) and regional planning;
- Development of Sector Plans for growth areas;
- Liaison with the Meewasin Valley Authority with respect to planning and development, including the review of development or facility upgrades, and developments occurring as part of the Northeast Swale Master Plan;
- Development and maintenance of the Growth Monitoring Report; and
- Provision of geographic information systems (GIS), mapping, and research services and products.

In addition, Long Range Planning provides support and leadership for a variety of city-wide or long-term strategies or initiatives related to the implementation of the Official Community Plan. This has included contributing to the development of the Green Infrastructure Strategy, the development of Natural Area Standards, Concept Plan Guidelines, an engagement initiative for utilities and land authorities involved in land development, as well as support for the implementation of various City policies.

To effectively plan for the long-term or across the entire city, the involvement of many civic departments, external stakeholders and the community as required. This integrated planning approach is vital to the successful development of policy, plans and initiatives that have substantial and positive impacts.

In 2021, the regional planning and mapping and research functions and the staff associated them were combined under the Long Range Planning Section. This was done to support the collaboration and integration of all of Saskatoon's long term, policy and data-based planning functions. Long Range Planning operated with a staff of 14.5 full-time employee positions consisting of Registered Professional Planners, GIS specialists, and Planning Technologists. One staff person is shared with the Planning Project Services Section.



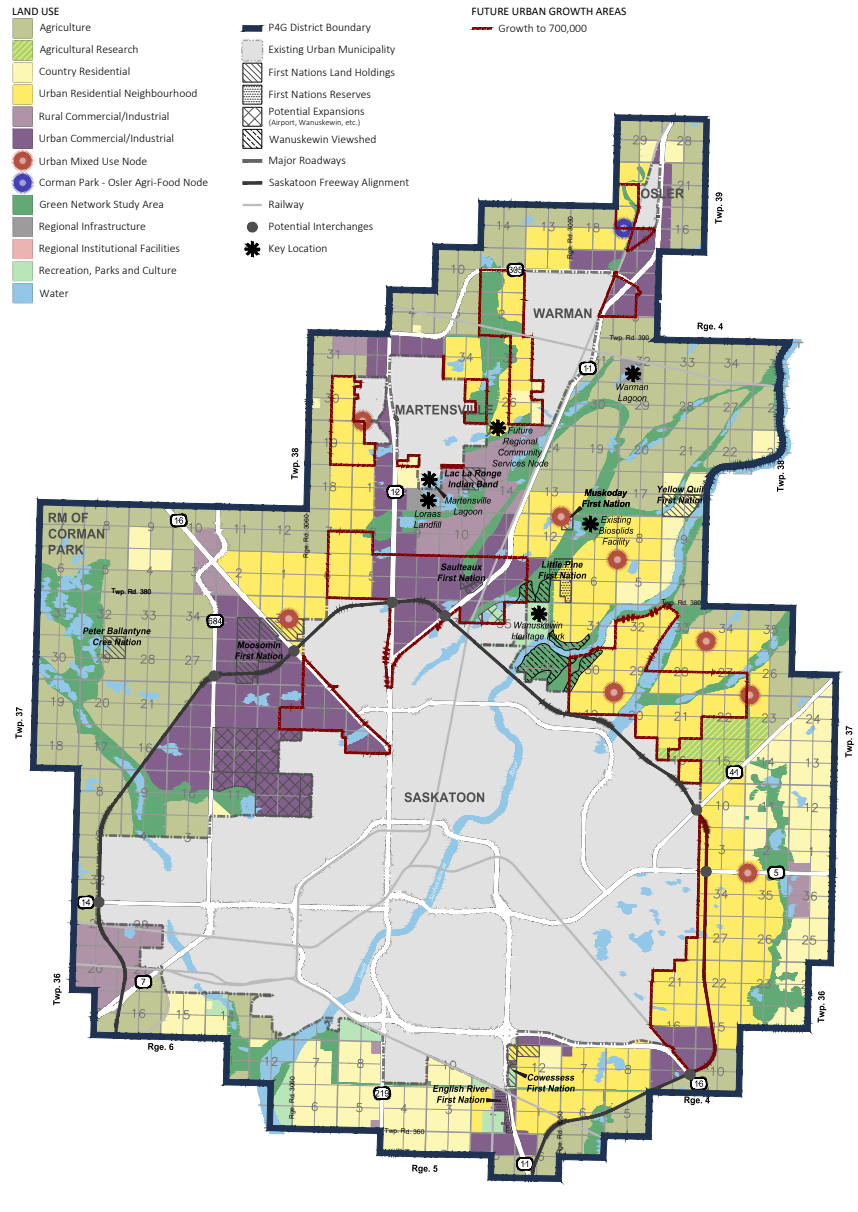
OFFICIAL COMMUNITY PLAN STEWARDSHIP

The Official Community Plan (OCP) provides the policy framework to define, direct and evaluate development in the City of Saskatoon. The OCP ensures that development takes place in an orderly and rational manner, balancing the environmental, social and economic needs of the community. All other plans related to land use and development are secondary to the OCP. The OCP works in conjunction with the City's Strategic Plan and Business Plan and Budget process to create a strategic framework for how priorities are set and how the City achieves its goals.

Building on the adoption of the renewed OCP in 2020, in 2021 as the second phase of the OCP Redesign Project, Long Range Planning presented to the majority of Departments within the organization, providing an overview of the OCP and how the direction within connects to their continued work.

The OCP ensures that development takes place in an orderly and rational manner, balancing the environmental, social and economic needs of the community.

P4G District Land Use Map



P4G PLANNING DISTRICT

The Saskatoon North Partnership for Growth (P4G) is a partnership established in 2014 between the Cities of Saskatoon, Martensville, and Warman, the Town of Osler, and the Rural Municipality (RM) of Corman Park. The P4G partners endorsed a Regional Plan in 2017, setting the stage for a coordinated approach to planning, development and servicing as the P4G region grows to one million people.

A new P4G Planning District has been created to implement the Regional Plan; it replaces and enlarges the current Corman Park-Saskatoon Planning District. The P4G partners jointly approved a P4G District Planning Agreement and a P4G Official Community Plan in 2020. In 2021, the RM of Corman Park approved a P4G Zoning Bylaw to implement the P4G Official Community Plan. The Province then approved these bylaws in December 2021, with the P4G Planning District officially being created in January 2022.

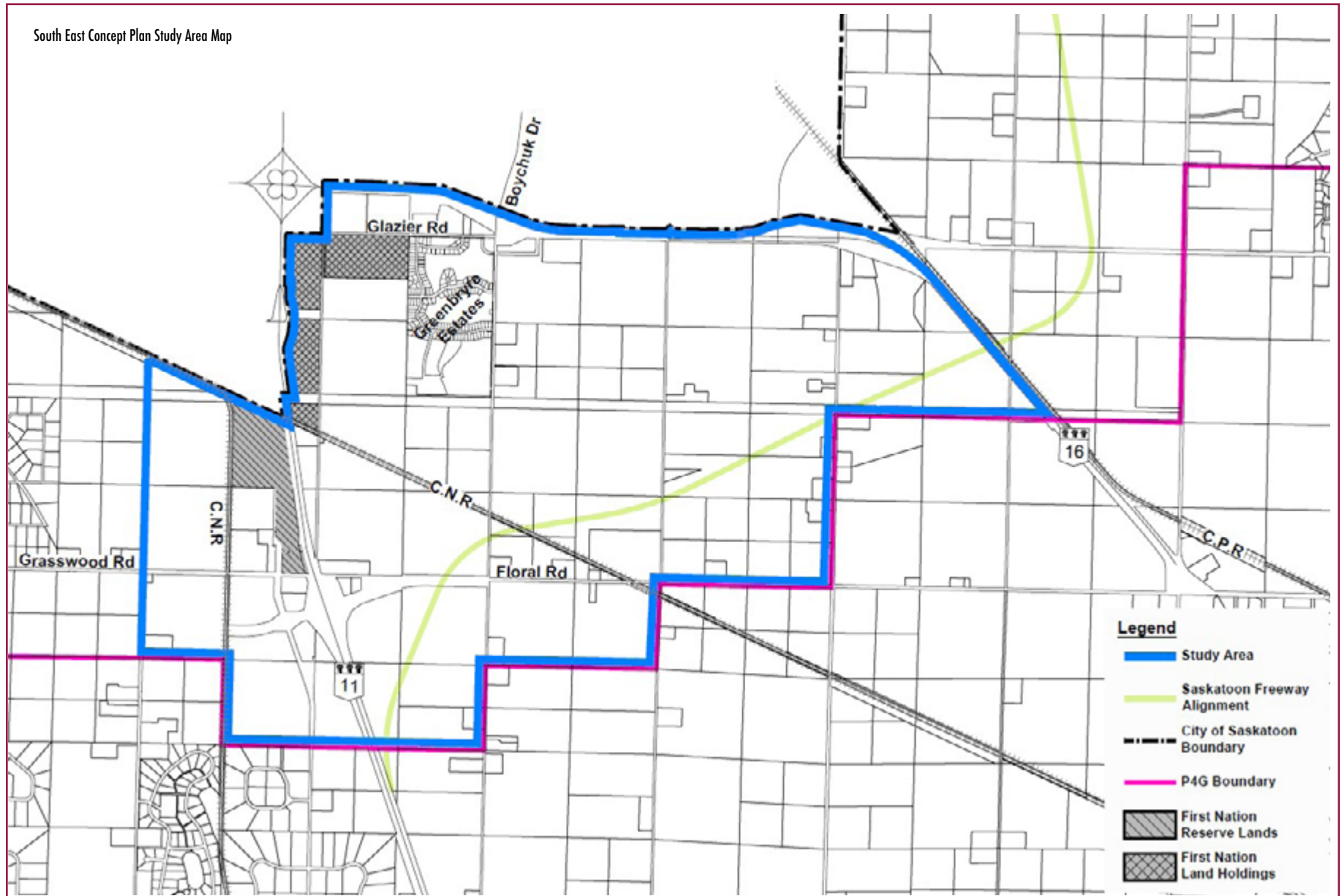
P4G engaged the Department's Planning Project Services Section to complete the North Concept Plan, the first of a number of Concept Plans for the P4G region. The North Concept Plan will further define land use and servicing potential in a priority regional growth area north of Saskatoon. The plan is expected to be brought forward for approval in the first half of 2022.

The RM of Corman Park and the City, with Provincial support, have hired a consultant to complete a South East Concept Plan for their growth areas south of Saskatoon between Highways 11 and 16, including the Grasswood commercial area. English River First Nation and Cowessess First Nation, who have lands in the study area, are participating on the project Steering Committee. This plan is expected to be completed by late 2022.

P4G engaged Saskatoon Water to complete a Drainage Study for the eastern part of the region's Green Network to identify important drainage areas and flood-prone lands. This work will guide future land use and servicing plans and development decisions.

Further information is available on the P4G website at partnershipforgrowth.ca.

South East Concept Plan Study Area Map



CORMAN PARK–SASKATOON PLANNING DISTRICT

The Corman Park-Saskatoon Planning District is a long-standing partnership between the City and the RM of Corman Park. Since 1956, the RM and the City have jointly managed land use and development in the area surrounding City limits. With the P4G Planning District coming into affect, the Corman Park-Saskatoon Planning District has been formally dissolved by the Province, with the P4G Planning District taking its place.

In 2021, Long Range Planning completed or partially completed processing 24 development applications from the RM and the Province in the Planning District. The application submissions consisted of proposed residential, commercial and industrial rezonings, subdivisions, and discretionary uses, including several multi-lot proposals. Given the ongoing work on the North and South East Concept Plans, many applications have been received, partially processed and put on hold pending their completion.

LOOKING AHEAD TO 2022

The next year will be particularly important for the P4G partners: the P4G Planning District will begin its first year of operations, and P4G will undertake a Strategic Plan to create a framework for regional collaboration, guide decision-making, and set priorities. The North Concept Plan and the South East Concept Plan are scheduled for completion in 2022, and a Regional Commercial and Industrial Market Study is being contemplated once the post-pandemic effects on the sectors are better known.

Development applications in the P4G Planning District will ramp up as the P4G Planning District becomes operational. Warman, Martensville and Osler elected officials will begin to participate on the P4G District Planning Commission and staff will contribute to the District development review process. The P4G Planning District will include 13 members, 2 from each partnering municipality and three joint representatives.

P4G will continue to work with First Nations to better understand how they would like to be represented in P4G District Planning.

INDIGENOUS PARTNERSHIPS AND INCLUSION

Long Range Planning works to enhance relationships with First Nations and Indigenous organizations, through a variety of initiatives intended to broaden the understanding and knowledge of Indigenous history and the role culture plays in building successful relationships.

Long Range Planning provides support to First Nations seeking to purchase and develop land in Saskatoon and in the surrounding region, including efforts to create urban reserves. 2021 saw the development of one urban reserve in Saskatoon. A development by Kahkewistahaw First Nation, Kahkewistahaw Landing located in the Hampton Village Business Park, became the 8th urban reserve in Saskatoon. Once land has been formally designated as urban reserve by the federal government, the jurisdiction transfers to the First Nation.



Kahkewistahaw First Nation Groundbreaking Ceremony

In addition, the City partners with First Nations who have purchased land in Saskatoon to publish Community Profiles. The Community Profiles are intended to encourage new relationships with First Nations and promote economic opportunity. The City worked with First Nations who purchased land in 2021 to create new Community Profiles. Long Range Planning also provides support

internally for incorporating diversity, equity and inclusion into planning policy and practice, as well as other corporate initiatives.

LOOKING AHEAD TO 2022

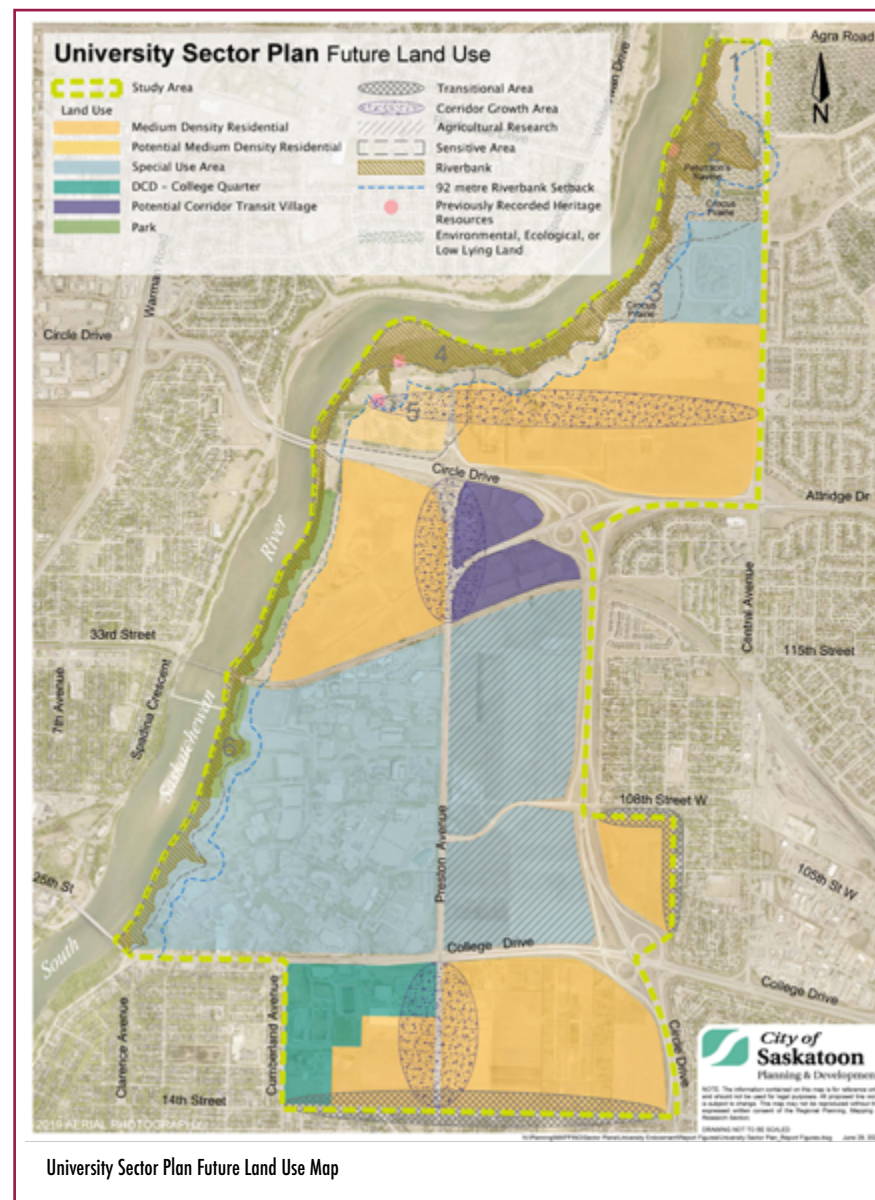
A Developers' Handbook is scheduled for release in 2022. The Developers' Handbook is intended to assist prospective developers, including First Nations, in navigating the urban land development process. The Developers' Handbook will be promoted to those interested in land development in Saskatoon or considering purchasing land in Saskatoon.

UNIVERSITY SECTOR PLAN

The University of Saskatchewan land holdings, known as the 'endowment lands', encompass nearly 1,000 acres of land in the heart of the city, situated along the South Saskatchewan riverbank and less than 5 kilometres from Downtown Saskatoon. The University's Vision 2057 plan, completed in 2009, outlines their land needs for future academic and research purposes that will remain centrally located within the city, as well as identifying the endowment lands available for potential development.

The City's Official Community Plan, Plan for Growth, and Strategic Plan all identify a long-term strategy to increase and encourage development in existing areas of the city. The University's endowment lands are amongst the most significant locations for Saskatoon's growth over the next few decades.

Since 2018, the City and the University have worked together, in partnership, developing the University Sector Plan. The intent of the University Sector Plan is to provide sufficient direction on high-level strategies such that the subject lands are development ready, which will allow the development of further detailed Concept Plans led by the landowner to proceed. The University Sector Plan was endorsed by the University of Saskatchewan Board of Governors and approved by City Council on April 26, 2021.

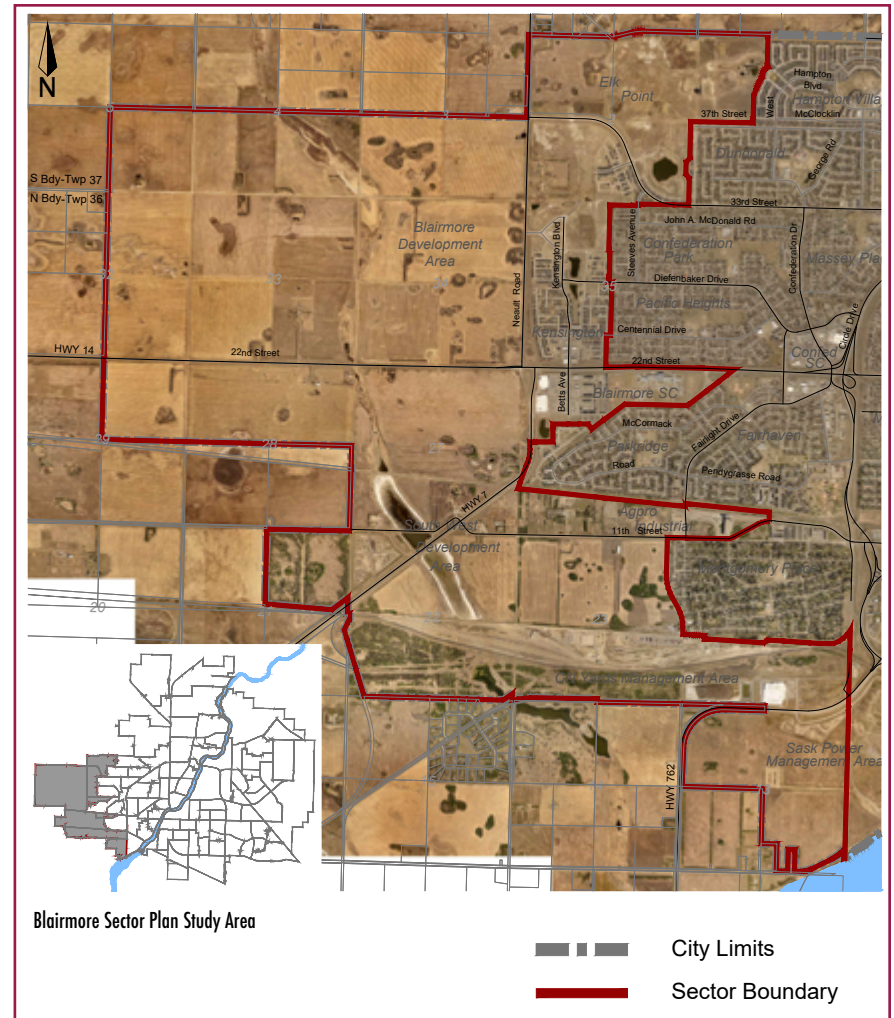


BLAIRMORE SECTOR PLAN AMENDMENT

The current Blairmore Sector Plan was approved by City Council on March 7, 2011. Since that time, new development and new development pressures have been experienced in the area. A project to amend the Sector Plan began, in order to address these issues. In addition, the amendment process would ensure that the Sector Plan reflects the updated OCP and other new or amended City policies, bylaws and plans, as well initial work to identify updates needed to bring the Sector Plan into alignment with them.

The amendment is intended to address three main themes: adjusting boundaries of the Plan area to provide a comprehensive framework for the entire area; addressing future use and management of the various natural areas included in the Sector; and responding to market changes and other factors to appropriately plan for future land use in the area.

Throughout 2021, work to identify the most efficient servicing strategy and transportation network was completed and proposed land uses were identified. A desktop Natural Area Screening was completed and a Field Study Natural Area Screening began at the George Genereux and Richard St. Barbe Baker Afforestation Areas. Stakeholder and public engagement will take place early in 2022 to inform the decision-making process. Work on the amendment package, including community engagement, will continue through 2022.



GROWTH MONITORING REPORT

The Growth Monitoring Report includes general demographic changes and statistical information on how the city is growing, information on planned servicing of residential, commercial, and industrial lands, as well as information on existing and potential infill development projects in the city. The report provides data that

will help monitor progress towards policy goals, plan servicing needs, and inform policy and program reviews.

The report includes the following:

- Summary of City of Saskatoon Guiding Documents and Targets
- Listing of Key Indicators
- Review of Market Demand Profiles
- Builder and Developer Inventory Levels and Housing Market Assessment
- Market Absorption and New Neighbourhood Build-out Time Frames
- Inventory of Infill Opportunities on Lands owned by the City
- Planned servicing schedules for 2022 through 2024.



The 2021 report was presented to the Standing Policy Committee on Planning, Development and Community Services in November 2021.

POLICY REVIEW AND RESEARCH

A number of research and policy review items were addressed in 2021:

- Progress was made on the development of guidelines outlining the preparation of submissions and requirements for Concept Plans.
- As part of the Green Infrastructure Strategy, a draft Natural Area Standards and Guidelines document was created to help guide development around natural areas.
- The Neighbourhood Boundary Study was completed and an Administrative Procedure (CY-001 – Neighbourhood Boundaries) has been created that provides guidance for setting, reviewing, and altering neighbourhood boundaries within the city.

LOOKING AHEAD TO 2022

- In the second phase of the OCP Redesign Project, a process is being refined to track work and decisions that may require future amendments to the OCP. This will ensure the OCP keeps pace with policy directions adopted by City Council.
- Long Range Planning will draft the 2022 Growth Monitoring Report, including additional metrics related to the City's overall development goals.
- The new Concept Plan Guidelines will be completed in the first half of 2022.
- The Blairmore Sector Plan Amendment will be completed and brought forward for City Council's consideration in 2022.
- Work will continue on the analysis and refinement of the Planning Levy to ensure it continues to support Saskatoon's planning needs.
- Work will continue to refine the Sector Plan Guidelines with further internal and external review.
- Work will begin on an amendment to the Riel Sector Plan.
- In conjunction with the Riel Sector Plan amendment, a review of the existing chemical plant buffers will be completed.
- Further reporting will be completed with respect to the boundaries of the North East and Small Swales, following acceptance of a Natural Areas Screening for the area.
- Long Range Planning is working with other sections to update the City's active Concept Plans to ensure all amendments are identified, and accessible for public viewing.
- Work will begin on development of a framework to assess commercial and industrial land demand in Saskatoon.
- In collaboration with Meewasin and Sustainability, analysis will be undertaken to support the proposal for the Urban National Park in Saskatoon.



MAPPING AND RESEARCH

The Mapping and Research group undertakes key land use planning, strategic planning, and demographic and quality of life research for the City. It produces the Growth Monitoring Report, Population Projections, Neighbourhood Profiles, Saskatoon Strategic Trends, and the Saskatchewan Health Population by Neighbourhood reports. The group provides population estimates and regular population projections, assists with developing and measuring the Corporate Performance Targets, assists with creating and maintaining the central Data Directory for monitoring purposes, and develops customized information to support policy and programming. It also collaborates with partners in other agencies such as the Saskatchewan Health Authority and the University of Saskatchewan, in the development of key strategic information sources and analyses.

The Mapping and Research group also provides mapping and specialized geographic information system (GIS) services and plays a key role in developing and maintaining civic information through the City's Site Database. Mapping services are provided to the Department and include neighbourhood planning, sector and concept planning, subdivisions, and civic addressing. Mapping services are also provided on a fee-for-service basis to other organizational units such as Saskatoon Fire, Saskatoon Transit, Water & Waste Operations, and external customers.

RESEARCH PARTNERSHIPS

The City is a partner in the Community University Institute for Social Research (CUISR), which facilitates partnerships between the University of Saskatchewan and the community to conduct relevant social research. Currently, Mapping and Research is involved in a number of projects with CUISR, including key planning research projects in homelessness, affordable housing, and downtown safety. The City is also a partner in the CommunityView Collaboration (CVC) along with the Saskatchewan Health Authority, Saskatoon Public Schools, Greater Saskatoon Catholic Schools, the Saskatoon Police Service and the University of Saskatchewan. The CVC website shares community data and provides tools for use of the data by the community. City staff coordinate the CVC by organizing data acquisition,

training and support for the community. Work will begin in 2022, with the various partners, to re-establish and add additional partners to the collaboration.

MAPPING

Mapping and GIS products in 2021 included:

- P4G: District OCP (Plan Area, Land Use, Future Urban Growth Areas), District Zoning Bylaw, North Concept Plan, South East Concept Plan
- Long Range Planning: OCP Redesign, University Sector Plan, Blairmore Sector Plan, Concept Plan Guidelines, Growth Monitoring Report, Neighbourhood Profiles
- Project Planning Services: Rail Setbacks, Corridor Planning
- Development Review: rezonings, subdivisions and discretionary uses, development appeals, proposed street/park names, City Centre Plan, Concept Plan amendments, Development Permit maps, Infill Study, Airport Zoning Regulations, Heritage Story Map
- Assessors: Commercial and Multi-family Assessment Maps; Retail, Warehouse, and Office Market Areas
- Saskatoon Fire Department: Addressing, Inspection Districts, Response Mapping, Multi-Unit Map Book
- Neighbourhood Planning: Crime Prevention Through Environmental Design (CPTED) – crime maps, Vacant Land
- Business License: Cannabis and Adult Services location analysis
- Saskatoon Transit: Route Maps, Route Schedule Posters
- Sustainability: Green Infrastructure Strategy and Wetland Inventory
- Water & Waste Operations: Waste Route Maps
- Finance: Green Bin Route Maps
- Community Standards: Residential Parking Permit maps
- External: Postal Code data, School Board Maps

LOOKING AHEAD TO 2022

The Mapping and Research group will be updating the City of Saskatoon Population Projection Report to document and forecast the population from 2018-2038. This report assists with policy development, long range planning, and forecasting future municipal servicing needs and land acquisition. In addition, population projections are a useful planning tool for community agencies.

In partnership with CUISR, the Mapping and Research group will continue work on the Public Safety in Downtown Saskatoon project. This project will look at the factors that inform public perception of safety to develop an evidence-based, collaborative response. The response will look at ways to address the public safety issue as well as the root cause(s). Further research projects in affordable housing, and oral health for low-income individuals are continuing with CUISR into 2022.

PLANNING PROJECT SERVICES

The Planning Project Services Section functions as an internal service provider to lead and support delivery of community planning and development projects on behalf of the Planning and Development Department using project management best practices. This enables flexibility in how the Department can deliver on a broad range of projects.

Planning Project Services is responsible for delivering or supporting the delivery of the following projects:

	Zoning Bylaw Review	Lead
	Corridor Planning Program	Lead
	Saskatoon North Partnership for Growth (P4G) – North Concept Plan	Lead
	Civic Conservatory Conceptual Programming and Design	Lead (2021) Support (2022 onward)
	Winter City Strategy (WintercityYXE)	Lead

COMPREHENSIVE REVIEW OF THE ZONING BYLAW

The City of Saskatoon is currently undertaking a comprehensive review of the Zoning Bylaw. The Project began in 2019 and is anticipated to be completed in 2023. The Project will bring the Zoning Bylaw into alignment with the relevant strategies and plans, reflect community values, ensure industry needs are being met and provide guidance and support to City Administration in the development of new and amended regulations to support city growth.

A number of proposed Zoning Bylaw amendments have been identified including business-friendly and economic development initiatives, environmental

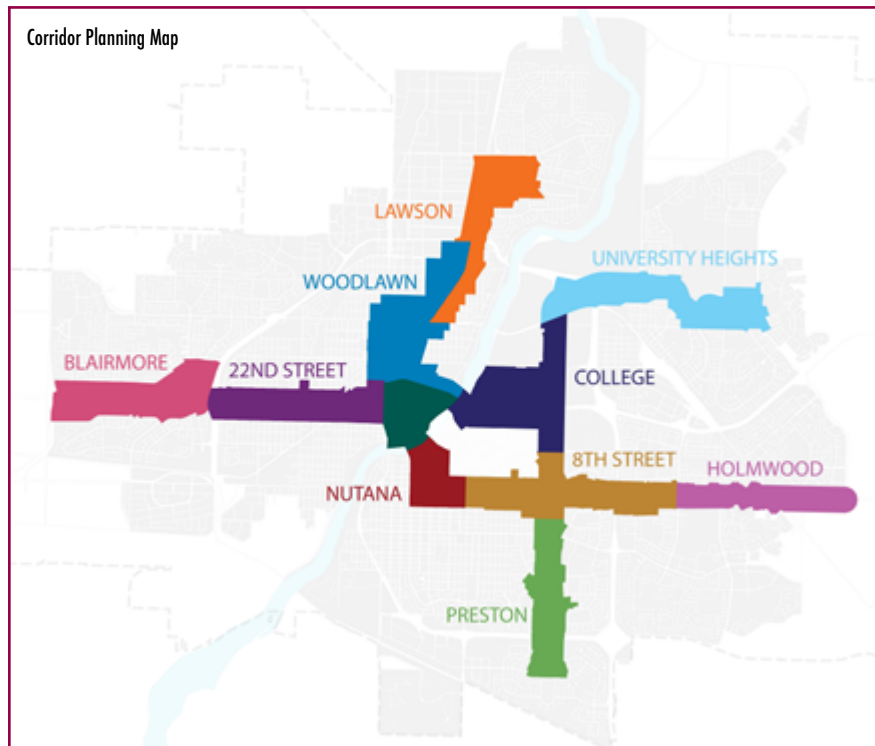
initiatives, other current trends in planning, and legislative requirements. Identified amendments will also align the Bylaw with other strategic initiatives including the Plan for Growth, the Culture Plan, the Regional Plan and the new Official Community Plan.

Project achievements for 2021 are:

- On April 26, 2021, the second round of amendments was approved by City Council. Amendments included new regulations for on-site bicycle parking; amendments to the General Administration, General Provisions and Required Parking, Loading and Vehicular Circulation Provisions Sections of the Bylaw; as well as amendments to specific Zoning Districts.
- On September 27, 2021, City Council approved amendments to the Official Community Plan and the Zoning Bylaw to enable a new structure and process for development applications in Architectural Control Districts (ACDs).
- On December 20, 2021, the third round of amendments was approved by City Council. Amendments included a comprehensive update to the Landscaping Provisions; amendments to the General Administration, General Provisions and Required Parking, Loading and Vehicular Circulation Sections of the Bylaw; as well as amendments to specific zoning districts.
- The Project team worked with the development and building industry to development amendments for the RMTN and RMTN1 Districts. Amendments were approved by City Council through amendment packages two and three.
- The Project team created a neighbourhood level infill focus group as well as working with other stakeholders to develop refinements for the neighbourhood level infill regulations.

CORRIDOR GROWTH

The Corridor Planning Program will be creating and implementing Corridor Plans for 10 segment areas within the Corridor Growth Area. These Corridor Plans will build on the Corridor Transformation Plan and Transit Villages Report, endorsed in 2020, which function as the long-term visionary plans that identify opportunities and methods for implementing the Corridor Growth Objectives.



The Official Community Plan now includes new land use designations to support growth and development within the Corridor Growth Area. Currently the project team is working with partners and stakeholders to develop new zoning districts to align with the Corridor Growth Area land use designations. The implementation of the land use designations and zoning districts will be part of each Corridor Plan.

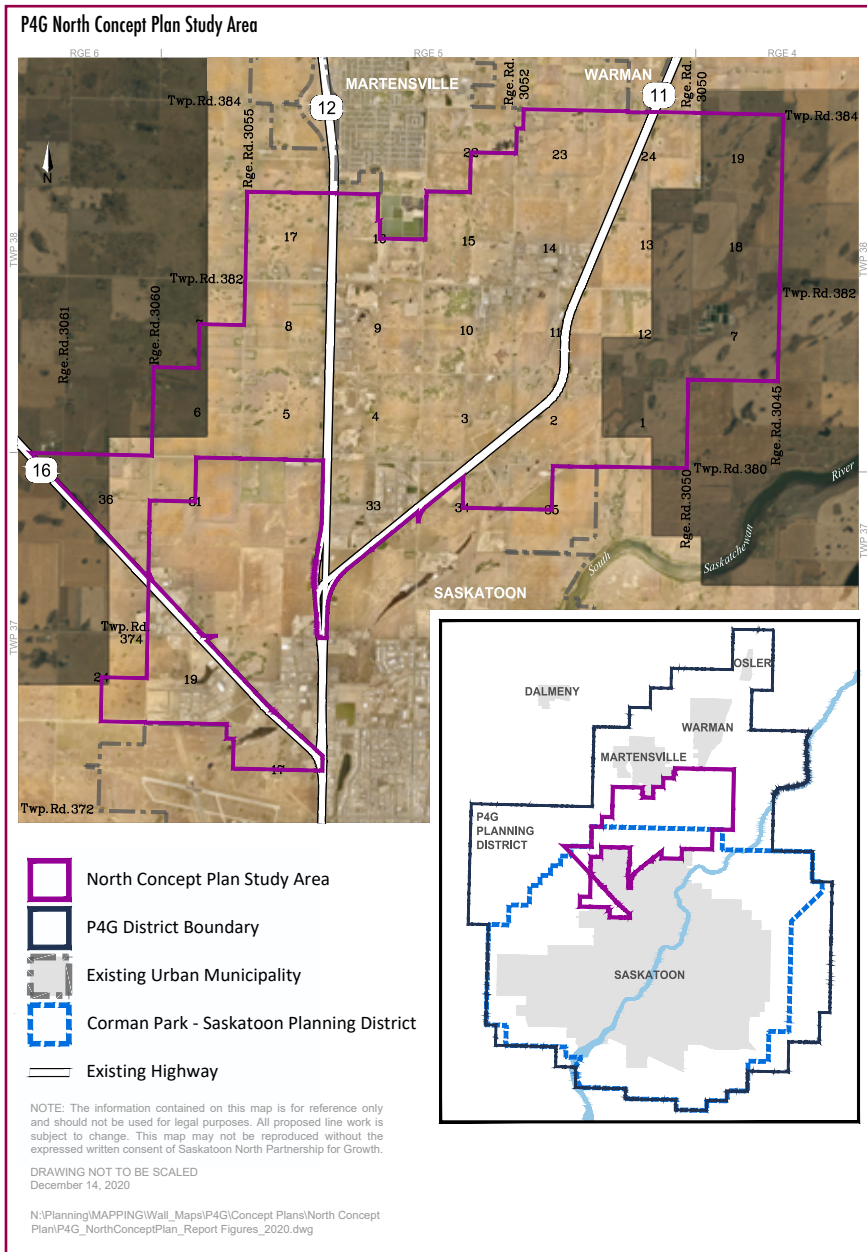
The College Corridor Plan launched in early 2021, with extensive targeted engagement, to better understand preferences and interests for participating in Corridor Planning. Throughout the year, a baseline conditions report was developed, which outlines the statistical and unique characteristics of the area, including a heritage inventory developed by volunteers of the Saskatoon Heritage Society, and land use scenarios developed through a collaborative approach to densify the corridor area. Engagement will continue in 2022 to develop a Public Realm Master Plan, Infrastructure Plan, and a phasing and implementation plan.

The College Corridor Plan is the first Corridor Plan to be undertaken, to be followed by the Nutana segment.



P4G NORTH CONCEPT PLAN

In June 2019, Planning Project Services was engaged by P4G to act as lead consultant on the P4G North Concept Plan (NCP). The NCP provides a land use, transportation, and servicing plan to guide the development of nearly



7,000 hectares of land situated within the Rural Municipality of Corman Park No. 344 along the northern boundary of the city of Saskatoon and the southern boundaries of the cities of Martensville and Warman. Given the strategic location of the Plan Area with connections to three major highways (#11, #12, #16), it has experienced significant development pressures, which are expected to continue. Therefore, the need for more detailed planning was identified through the P4G Regional Plan to proactively guide development in the study area.

The NCP will refine the land uses in the area and develop long-term servicing and transportation strategies to enable rural growth and help facilitate cost-effective future urban growth. It will provide a roadmap for how this area will take shape as the regional population approaches 700,000 people and beyond.

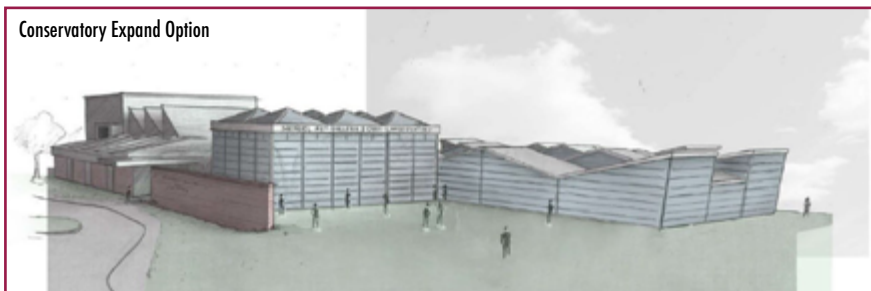
The final NCP report draft was delivered in December 2021 to the P4G members for final administrative review in advance of the anticipated approvals process in 2022.

Further information is available on the RM of Corman Park website at rmcormanpark.ca/294/North-Concept-Plan.

CIVIC CONSERVATORY RENEWAL – CONCEPTUAL PROGRAMMING AND DESIGN

The intent of the Civic Conservatory Renewal project is to determine the programming needs and desires to develop conceptual programming options for the potential renewal and/or expansion of the facility. The future of the Civic Conservatory is an important component of the 2011 Kinsmen Park Master Plan and is aligned with other projects in the precinct including the Nutrien Wonderhub, Shakespeare on the Saskatchewan and Meewasin Valley Trail improvements.

This project reached a milestone in June 2021, when City Council approved an approach to conceptual programming and eventually restoring and reopening the facility. Council endorsed a “Restoration Plus” option with modest expansion to enable accessibility improvements to the Civic Conservatory, while minimizing impacts to the programmable space. Council also authorized Administration to seek potential grant and partnership opportunities from senior levels of



government and other organizations. Lastly, subject to appropriate funding, Council also provided long term direction to consider a more significant expansion of the Civic Conservatory, consistent with the so-called “Expand” option. Next steps in the design and construction process are dependent on funding being identified and approved.

WINTERCITYYXE

The concept of designing a “Winter City” is about capitalizing on opportunities to alleviate the real and perceived negative effects of the winter season and reinforce positive ones. The outcome can be a more accessible, inclusive, active, prosperous and livable community during the coldest months of the year. Since its consideration in September 2020, the [WintercityYXE Strategy](#) is now in the implementation phase, with activities determined as funding and collaboration opportunities arise.



Achievements for 2021 included:

- The WintercityYXE Strategy Implementation Plan was presented to the Standing Policy Committee on Planning, Development and Community Services on May 10, 2021. The Plan is intended to provide guidance on applying the Strategy and is built on existing strengths and feedback from engagement activities.
- During the 2021 budget deliberations, City Council approved \$250,000

to be allocated toward the Take It Outside Animation Fund. This Fund provided financial support to community organizations including Community Associations, Business Improvement Districts, sports and arts non-profit organizations, ethno- cultural community groups, service clubs, businesses and other appropriate organizations to hold COVID-19 safe events or other winter related items.

- An additional \$50,000 was also provided for a public washroom support pilot project. This funding was to support the successful operation of the Kiwanis Park public washrooms during the 2020/2021 winter through added capacity and community partnership. This support was in recognition that COVID-19 had made these operations more challenging, but also more essential. The pilot project was aimed at finding opportunities to better support vulnerable patrons while supporting overall safe and reliable use and access by all.

LOOKING AHEAD TO 2022

- Comprehensive Review of the Zoning Bylaw
 - Proposed Zoning Bylaw amendments will be brought forward through a series of amendment packages staged over the course of the Project. The Project Team will undertake engagement throughout the Project with stakeholders and the community. The next set of amendments is anticipated in the first half of 2022. The Project Team is also continuing to focus on larger, more complex topics including infill residential development and landscaping.
- Plan for Growth
 - The Corridor Planning Program will continue work focusing on policy, development financing and incentives, and pre-planning for the preparation of the next Corridor Plan.
- The P4G North Concept Plan will be finalized in the first quarter of 2022 with the project partners.
- The WintercityYXE Project Team will work with stakeholders to implement the actions identified in the Strategy.

NEIGHBOURHOOD PLANNING

The Neighbourhood Planning Section includes a diverse range of programs:

- Attainable Housing;
- Neighbourhood Revitalization;
- Local Area Planning;
- Neighbourhood Safety and Safe Growth;
- Urban Design; and
- River Landing Project Management.

The Neighbourhood Planning Section also provides planning assistance to the Business Improvement Districts (BIDs) and collaborates on major projects with other agencies and civic departments.

In 2021, Neighbourhood Planning operated with a staff complement of 15 full-time employee positions, including Registered Professional Planners, Landscape Architects, Architects, a Housing Analyst and a Design Assistant.

ATTAINABLE HOUSING

The City of Saskatoon plays an important role in encouraging and facilitating the creation of attainable housing. The tools to increase the range and supply of attainable housing include policy, incentives, research, partnerships and education.

Attainable housing ranges from transitional units for those at risk of homelessness to entry-level ownership units. The City supports four broad categories of attainable housing:

- Affordable Rental – subsidized units for low-income households
- Purpose-Built Rental – market priced units protected from condominium conversions
- Affordable Ownership – modest units with down payment grants
- Entry-Level Ownership – modest units for first time buyers



The City of Saskatoon plays an important role in encouraging and facilitating the creation of attainable housing.

2013 – 2022 HOUSING BUSINESS PLAN

In 2021, the City supported the creation of 120 units, which fell short of the target of 200 units. The shortfall was primarily the result of decreased demand for affordable ownership and entry level projects during the COVID-19 pandemic. There was no target for purpose built rental units due to an elevated vacancy rate of 4.8%, slightly down from the 5.9% experienced in 2020.

The 2021 attainable housing units are shown below, along with the nine-year averages achieved under the current Housing Business Plan.

Housing Type	2021 Target	2021 Results	2013-21 Total Results	Nine Year Average
Purpose Built Rental	0	0	1,143	127
Affordable Ownership	50	8	359	40
Affordable Rental (including renovation)	30	49	459	51
Secondary Suites (purpose-built rental)	60	17	377	42
Entry Level Ownership	50	14	765	85
In-Kind Support - Affordable Rental	10	32	90	10
Total Units	200	120	3,193	355

Demand for the City's 10% Capital Grant program remains strong. In 2021, funding approval was provided for 49 affordable rental units. The following funding was committed for affordable rental projects in 2021:

Developer	Total Cost	Percentage of Grant	Number of Units	Dollars Committed
National Affordable Housing Corporation	\$1,610,000	10%	8	\$160,000
NewRock Developments	\$6,610,000	4%	30	\$250,000
Presidio Holdings Inc.	\$1,110,000	10%	6	\$111,421
Oxford House	\$ 345,000	10%	5	\$34,500
Total	\$9,675,000		49	\$555,921

CMHC'S RAPID HOUSING INITIATIVE – ROUND 2

The Government of Canada, through CMHC, launched the Rapid Housing Initiative (RHI) in October 2020. In the initial round, with funding of \$1 billion, the RHI exceeded its original target of 3,000 permanent affordable housing units and achieved 4,700 units nationally. Due to this success, an additional \$1.5 billion for the RHI was announced in June 2021, to create a minimum of 4,500 new units of permanent affordable housing across the country.

In this second round of RHI funding, Saskatoon received \$7.6 million under the designated Cities Stream to create 32 new affordable housing units for individuals and families. In December 2021, the City and CMHC announced support of two affordable rental projects: 1520 19th Street West (Central Urban Métis Federation Inc.) and 115 Columbian Place (Cress Housing Corporation). The two projects are outlined below:

115 Columbian Place (Parcel A) - Cress Housing Corporation

Cress's project includes 18 bachelor suites, a family/cultural room, a boardroom, meeting/office rooms, laundry services, and space for on-site security. Cress is working with 3twenty Modular to complete the project.

1520 19th Street West (Parcel C) - Central Urban Métis Federation Inc. (CUMFI)

CUMFI's project includes two-five bedroom units, four-four bedroom units, and



eight-three bedroom units. CUMFI is working with Big Block Construction to complete the project.

Both projects are expected to be completed and ready for occupancy in the fall of 2022. These two projects will also complete construction on the remaining parcels of the Pleasant Hill Village revitalization project.

LOOKING AHEAD TO 2022

- Work will begin on developing a new Housing Business Plan to replace the existing Plan that expires at the end of 2022.
- A new Housing Handbook will be drafted following the completion of the new Housing Business Plan.
- A new service contract with Saskatoon Housing Initiatives Partnership (SHIP) will be brought forward to the Standing Policy Committee on Planning, Development and Community Services and City Council in early 2022, as the current contract expires at the end of April 2022.
- Demand for Capital Grant funding moving into 2022 remains very strong with many applications and letters of intent already received by the end of 2021 for the 2022 calendar year.
- New partnership and funding opportunities will be explored to help examine housing issues in order to develop potential solutions to the housing challenges Saskatoon is currently facing.
- Research and analysis related to temporary emergency residential shelters will be conducted, to support future reporting related to the provisions included in the Zoning Bylaw in fall 2021.
- Continued monitoring of the two approved RHI Cities Stream projects in Pleasant Hill Village will continue until the projects are complete and fully occupied.

NEIGHBOURHOOD REVITALIZATION

The Neighbourhood Revitalization program supports growth and development in established neighbourhoods by providing development incentives and participating in projects intended to enhance the quality of life in these neighbourhoods.

Vacant Lot and Adaptive Reuse Incentive Program

The VLAR Program is designed to encourage infill development on chronically vacant sites and adaptive reuse of vacant buildings within Saskatoon's established

neighbourhoods, as well as to support projects proposed to be built within the City Centre. Successful program applicants have the option to receive either a 5-year tax abatement or one-time cash grant upon completion of an approved project.

In 2021, an incentive application was approved for the adaptive reuse of a former cabinet manufacturing facility at 1102 17th Street West in the West Industrial Area. The building had been vacant since 2015 and the new property owner proposed to renovate and construct units within the existing building. Construction was completed in 2021 with upgraded electrical, plumbing and windows. The building now contains commercial units and office space.

In 2021, construction was completed on a new building at 802 Queen Street in the City Park neighbourhood on a site that had been vacant since 2011. The application



for this project was approved in 2018 to receive a grant upon completion. The project includes office space, secured bicycle parking, underground parking and metered surface public parking.

Since 2011, the VLAR Program has approved 76 applications, with four new applications approved in 2021. The amount committed to these incentives to date totals about \$9,260,000 (includes cash grants and foregone revenue from five-year incremental tax abatements), and the approved projects represent investments of more than \$428,000,000 within the Program's neighbourhoods.

NEIGHBOURHOOD	APPLICATIONS (Approved)	TOTAL INVESTMENT
Avalon	2	\$700,000
Buena Vista	1	\$375,000
Caswell Hill	1	\$450,000
Central Business District	7	\$158,050,000
City Park	6	\$24,350,000
Eastview	1	\$6,900,000
Haultain	1	\$600,000
Holiday Park	1	\$375,000
Hudson Bay Park	1	\$425,000
Kelsey-Woodlawn	1	\$430,000
King George	6	\$1,615,000
Montgomery Place	1	\$400,000
Mount Royal	3	\$12,750,000
North Park	3	\$2,163,000
Nutana	7	\$81,302,246
Pleasant Hill	3	\$1,122,000
Riversdale	17	\$19,990,316
Sutherland/Forest Grove	3	\$1,500,000
Varsity View	2	\$2,400,000
Westmount	5	\$1,290,300
West Industrial	4	\$11,390,000
Total	76	\$428,577,862

Pleasant Hill Village Project

Since its inception in 2006, the Pleasant Hill Village revitalization project has been led by the City, in partnership with the community, other levels of government, non-profit and institutional organizations, and members of the development community.

In December 2021, CUMFI held its grand opening for Round Prairie Elders Lodge, located at 412 Avenue P South in Pleasant Hill Village. The development consists of a three storey building with 26 rental units for Indigenous and Métis Elders and will be operated by CUMFI. It provides safe, accessible, culturally relevant affordable housing.

On December 3, 2021, CHMC and the City announced support for two affordable rental housing projects within the Pleasant Hill neighbourhood under the [Rapid Housing Initiative](#). The projects will be developed on the two remaining vacant parcels (A and C) in Pleasant Hill Village. Further details were provided above in the Attainable Housing section.



South Caswell Redevelopment Project

The South Caswell Redevelopment Project involves the redevelopment of the former Saskatoon Transit facility in the Caswell Hill neighbourhood. Since Saskatoon Transit vacated the site in 2017, environmental testing and remediation efforts have been underway to prepare for redevelopment.

In early 2021, the proponent selected through a previous public Request for Proposal process for the sale and redevelopment of 321 Avenue C North withdrew their proposal. Following this withdrawal, Saskatoon Land posted the site for sale and by the end of the year, a number of other groups had indicated interest and began discussions on the sites. Several redevelopment proposals were received by the end of 2021 as a result of these discussions.

LOCAL AREA PLANNING

Local Area Planning is a community-based approach to developing comprehensive neighbourhood plans. It provides residents, business owners, property owners and other stakeholders direct input into the future of their community. Local Area Plan (LAP) participants work to develop a vision, discuss issues, identify goals, and outline strategies to ensure the long-term success of their neighbourhood. Once completed, a LAP sets out objectives and recommendations to guide the growth and development of the neighbourhood.

Local Area Plan Implementation

Implementation of LAP recommendations is divided into neighbourhood safety-related and non-safety-related, with the safety-related recommendations assigned to the Neighbourhood Safety Team. There were 10 non-safety-related LAP recommendations successfully completed in 2021, in addition to 9 safety-related LAP recommendations.

// **Local Area Planning is a community-based approach to developing comprehensive neighbourhood plans.**



Above: McAskill Manor Bus Shelter



Above: Cypress Gardens Bus Shelter

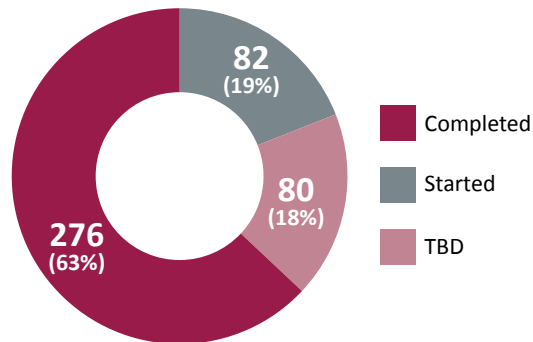
Implementation Highlights:

- Improved transit infrastructure by installing bus shelters at locations in Meadowgreen and Montgomery Place through a partnership with Saskatoon Transit and the “Bus Stop Blues” campaign.
- The [Good Neighbour Guide](#), created by the City’s Community Standards Department, was shared with the Hudson Bay Park, Mayfair, and Kelsey-Woodlawn neighbourhoods. The guide was created to give residents a handy overview of Saskatoon’s bylaws, standards and regulations to help everyone do their part to keep neighbourhoods safe, clean and beautiful.
- To address a recommendation in the West Industrial LAP, the LAP Program proposed a project to investigate ways to manage and/or mitigate nuisance issues where existing heavy industrial uses are located near residential neighbourhoods.



Local Area Planning Complete Implementation Summary

(Non-Safety Related)



LOCAL AREA PLANNING BY THE NUMBERS

439 non-safety-related LAP recommendations have been created since the program began in the 1990's



— LAP recommendations successfully completed in 2021: —



LOOKING AHEAD TO 2022

- A review and update to the Vacant Lot and Adaptive Reuse Incentive Program will be undertaken to refine the Program.
- As part of the redevelopment process for South Caswell, the sites need to be rezoned, and land use and concept plan amendments are needed to align with future goals for the area. Discussions with the community and other stakeholders will continue once a redevelopment proposal is selected through an evaluation process.
- Implementation of various LAP recommendations will continue, including activities such as:
 - Working with Urban Forestry to investigate potential forestry management improvements.
 - Developing park signage for installation in Mayfair and Kelsey-Woodlawn to provide information about each park name.
 - Working with Montgomery Place on recommendations related to local history, the neighbourhood as a National Historic Site, and the 75th Anniversary Celebration of the neighbourhood.
 - Distributing information about recycling and waste reduction opportunities to Meadowgreen residents.
 - Creating signage in partnership with the 33rd Street Business Improvement District to help promote and identify the commercial area.
 - Working with the Long Range Planning Section and the Sustainability Department on the Blairmore Sector Plan; including a strategy for protecting the Richard St. Barbe Baker Afforestation Area as it relates to a Montgomery Place LAP recommendation.
- The Industrial-Residential Interface Study will begin in 2022 which is intended to identify opportunities to mitigate nuisance issues occurring in various areas in the city where heavy industrial land uses are impacting nearby residential neighbourhoods.

NEIGHBOURHOOD SAFETY

The Safe Growth and the principles of Crime Prevention Through Environmental Design (CPTED) philosophy was adopted by City Council in 2008. The application of CPTED principles have evolved to become a standard part of Community Safety Reviews and the review process for all municipal developments, facilities, and structures, as well as Area Concept Plans. The purpose of the Neighbourhood Safety program is to add value to existing civic programs through the application of the principles of CPTED, with the goal of improving real and perceived safety in our City.

The Neighbourhood Safety program includes five primary responsibilities:

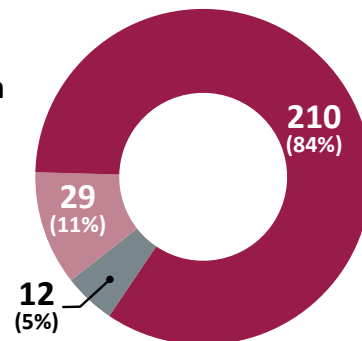
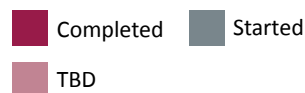
1. Creation of neighbourhood safety plans in conjunction with Local Area Plans;
2. Neighbourhood Safety recommendation implementation;
3. Safe Growth and CPTED Review Committee to review municipal developments, facilities, structures and Area Concept Plans;
4. Ad hoc requests for assistance from affected neighbourhoods, Administration and referrals from City Council; and
5. Program support.

Neighbourhood Safety Recommendation Implementation

There has been a total of 251 safety specific recommendations identified through the LAP program since its beginning. By the end of 2021, 210 safety-related recommendations have been implemented, representing 84% of all Neighbourhood Safety recommendations.

Local Area Planning Complete Implementation Summary

(Safety Related)



2021 BY THE NUMBERS

9 Safety-related LAP Recommendations were completed

Safety Audits conducted **3** | **21** CPTED Reviews completed

6 Ad Hoc Requests for Task Force and Steering Committee input, Councillor requests, and internal staff support

As a result of restrictions and limitations associated with COVID-19, Neighbourhood Safety spent time in 2021 planning and preparing for implementation actions in 2022, including several more difficult, resource intensive recommendations.

Implementation Highlight:

- The north back lane along 21st Street West, specifically the 2700, 2800 and 2900 blocks, was identified as a significant safety concern during the Meadowgreen LAP process. Neighbourhood Safety met with adjacent community members and completed research to identify solutions to improve safety in the area. The Meadowgreen Recycling Depot was identified as an area that negatively impacts both real and perceived safety. Consultations with the adjacent residents, as well as wider consultations by the Utilities and Environment Division, who manages the facility, confirmed local support for the closure of the recycling depot. The Meadowgreen Recycling Depot was permanently closed and the site fencing and bins removed in May 2021. The closure of the depot concluded a multi-year improvement effort in the immediate area.



Meadowgreen Recycling Depot before cleanup



Meadowgreen Recycling Depot cleanup

Safe Growth and CPTED Review Committee

Safe Growth and CPTED Reviews are an important part of the Neighbourhood Safety program. The core CPTED Review Committee consists of trained staff from various civic divisions, as well as Saskatoon Fire and the Saskatoon Police Service. The Review Committee reviews all applications for new construction or major renovations affecting City of Saskatoon structures, facilities, and developments with any public access. The Neighbourhood Safety Coordinator is the Chair of the CPTED Review Committee and oversees the review process and final reporting.

There were 21 CPTED reviews completed in 2021. Projects included:

- 9 civic projects,
- 5 parks or park upgrades,
- 2 Meewasin projects,
- 3 public art installations, and
- 2 Sector/Concept Plan Reviews.

There was a total of 80 unique safety recommendations developed in 2021 for the above noted projects. There were several projects that required additional time for review due to size, significance or complexity. One of the larger projects included the review of the plans for the Permanent Outdoor Festival Site. The CPTED Review Committee was tasked with reviewing the conceptual plans for the project in addition to plans for the first phases of detailed design.

Several public art proposals were reviewed by the CPTED Review Committee as well. The public art pieces were all installed in 2021 and were welcome additions to the City's growing public art portfolio.

Another unique project that was reviewed by the CPTED Review Committee in 2021 was the proposed Electric Vehicle Charging Stations. These charging stations are part of a City-led pilot project to bring electric vehicle charging capacity to public municipal facilities.

Ad Hoc Requests of the Neighbourhood Safety Program

The Neighbourhood Safety program managed multiple ad hoc requests for assistance in 2021. Neighbourhood Safety was asked to coordinate project specific safety audits, site reviews, and reviews of Sidewalk Patio applications from the perspective of CPTED. Requests were also received from City Councillors and other internal groups.



Ad Hoc Requests Highlights:

- A Public Washroom Advisory Committee was formed in 2020 and Neighbourhood Safety has co-lead the committee, in partnership with community, since its inception. The City had closed all public washrooms in the early part of the pandemic to ensure public safety and determine appropriate cleaning protocols. By the end of 2020, all public washroom facilities were open under modified hours. In 2021, increased attention was directed towards the ongoing issues associated with individuals experiencing homelessness in Saskatoon. The Committee tasked itself with identifying and coordinating possible, temporary, emergency public washroom facilities.
- Leveraging existing capacities and experience, Neighbourhood Safety supported the Urban Design team on the conceptual design of the future Sutherland Entry Feature. The coordination between internal groups is anticipated to result in a final design that aligns with and supports the principles of CPTED.
- In March 2021, the playground structure located in Meadowlark Park was significantly damaged by fire. In advance of the installation of new playground equipment, Neighbourhood Safety was engaged by the Neighbourhood's Community Consultant and asked to conduct a safety audit of the park. The goal of a Safety Audit was to identify users' perceptions and concerns and to improve the park by reducing the opportunity for crime to occur while improving users' perceptions of their personal safety. The safety audit provided an opportunity for community members to engage with trained professionals regarding their immediate safety concerns. Based on the results of the audit, several recommendations were identified to ensure the development of the new playground aligned with the established principles of CPTED.



Program Support

Safe Growth/CPTED Training

Neighbourhood Safety conducts an annual Safe Growth/CPTED Training course for staff and interested external professionals, which is accredited by the International CPTED Association as a Class A course. Due to the COVID-19 pandemic, the training course is now being offered virtually.

Canadian Municipal Network on Crime Prevention

The Neighbourhood Safety Coordinator is the City's representative on the Canadian Municipal Network on Crime Prevention. Saskatoon was one of the first 14 members of the network from across Canada. The network now has 40 member communities that represent 50% of the country's population.

This group is helping municipalities across the country to battle the harm caused by crime and the rising costs of enforcement by investing in social development through evidence-based programs as the most cost-effective way to prevent crime. The Network engages in several activities to foster its community of practice among its members. Through the pandemic, webinars were offered, and research started on the issues of policing costs, municipal impacts, and other topics. The Neighbourhood Safety Coordinator conducted a webinar on CPTED and Safe Growth for the Network, in partnership with one of the leading Safe Growth/CPTED experts in the world.

Street Activity Steering Committee

The Neighbourhood Safety Coordinator participates on the Street Activity Subcommittee. This Subcommittee was established by City Council in 2012 and oversees the management and operations of the Community Support Program (CSP). The CSP became permanent in 2015 and has become a welcome sight in the Business Improvement Districts they serve. The Subcommittee reports directly to the Standing Policy Committee on Planning, Development and Community Services.

This marks the 10th year the program has been in existence, and it is growing and becoming more efficient. These past 2 years have reinforced the need for an on the ground group that can help connect people to needed services, advise businesses on issues, and support the general public.



Community Support Program

LOOKING AHEAD TO 2022

- A Request for Proposals is under development to gather information on methods to address incivilities associated with liquor-related establishments in a variety of established neighbourhoods. This relates to a number of Local Area Plan recommendations.
- The Public Washroom Advisory Committee is working to establish a policy and/or procedure for the opening, design, and operation of existing and new public washrooms in the city.
- A hybrid virtual and/or in-person Safe Growth/CPTED training course will be held for both City staff and interested external individuals.
- Neighbourhood Safety is partnering with the Community University Institute for Social Research (CUISR) on the *Public Safety in Downtown Saskatoon* project, which will look at the factors that inform public perception of safety to develop an evidence-based, collaborative response. The response will look at ways to address public safety issues as well as the root cause(s).

URBAN DESIGN

Urban Design works closely with groups across the organization and in the community to find opportunities for improving the physical, psychological, social, and cultural experience of Saskatoon's public realm. The long-term vision is to create a safe, comfortable, and attractive network of pedestrian streets that encourage active transportation, celebrate Saskatoon's diverse identity, and support the policy goals of the Official Community Plan. The team also designs and prepares construction documents and manages the delivery of projects working toward these goals.

New Vision for the Urban Design Program

In October, the Urban Design Program presented a report to City Council outlining a renewed vision for the Program. The Urban Design Program was originally established to design and manage the construction of large streetscape projects in the core business districts. Over the years, the Program has expanded its scope by introducing several successful programs, including the flowerpot program, and the installation of animation features which provide color, interest and excitement in these key commercial areas. Urban Design has also become more involved in strategic planning projects and participates in larger projects including the Growth Plan, and the Active Transportation Plan.

The new vision builds on Urban Design's current mandate by focusing on providing expertise on design and policy work, the development and maintenance of its assets, and dedicating the appropriate financial and staff resources required to achieve these goals. The key changes approved by City Council include:

1. The addition of a Project Manager position to the team: the new staff member will implement formal project management systems to efficiently deliver the numerous and wide-ranging projects within Urban Design, as well as lead the larger team projects.
2. Budget Adjustments: some funding will be shifted from the Capital Budget to the Operating Budget to provide additional funding for animation projects, grants and the new staff member.

3. Move the Sutherland Business Improvement District (BID) into the Urban Design Program. The major streetscape improvements are now completed on Central Avenue, so the timing is appropriate for moving the Sutherland BID into the Urban Design – BID Program. This move takes effect in 2022 and provides a sustainable funding source for urban design work in the Sutherland BID going forward.

Urban Design Programs and Annual Maintenance

Banner Program

Along with the ongoing banner placement requests, in 2021 Urban Design installed new banners for the Riversdale BID and along Central Avenue.

Urban Design continues its successful use of the online banner request program that allows banner location selection to be more efficient and intuitive and prevents overlapping requests for locations.



Flower Pot Program

2021 was another very successful year for the Flower Pot Program. Urban Design worked closely with the Parks Department and the BIDs to deliver and to maintain the flower pots, despite the pandemic restrictions and the extreme heat experienced in the summer.

Annual Maintenance

In addition to emergency repairs, Urban Design undertook several larger maintenance projects this year:

- Coordinating the painting of 78 furniture pieces;
- Ten garbage receptacles along 25th Street were refurbished and reinstalled further from the curb to reduce the damage from salt and winter conditions, thereby reducing future maintenance costs.
- Eleven concrete garbage bins were replaced with new Urban Design standard bins.
- Tree well maintenance included the cutting and cleaning of 67 steel grates to prevent damage to street trees, the general cleaning of 110 tree wells, and crusher dust was added to 120 tree locations.
- There were 47 locations where paving stones were repaired within the BIDs and River Landing this year. Paving stones were also added at two locations on 20th Street, at 4th Avenue and at Avenue H. This work improved the look of the streetscape and mitigated a safety issue.

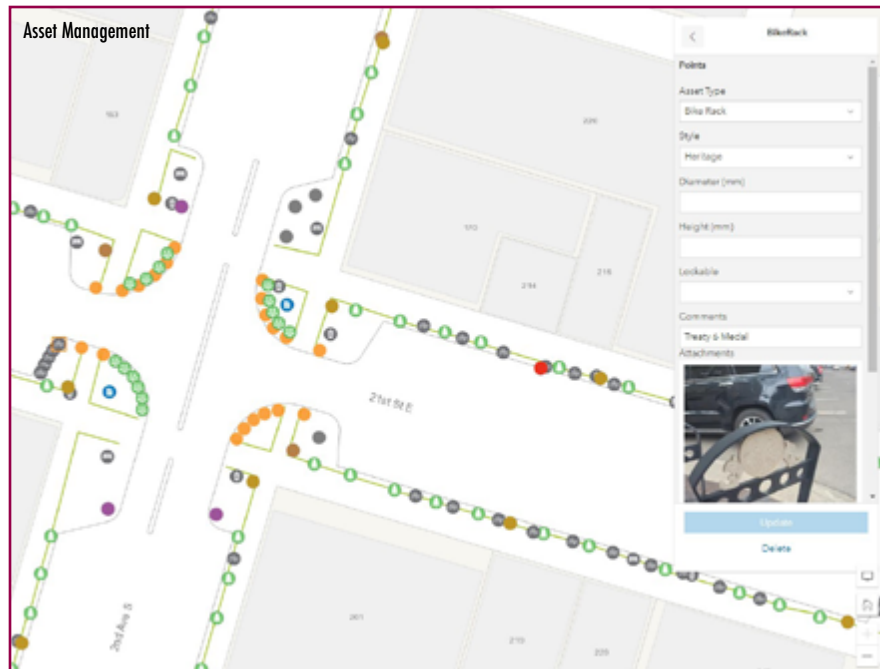


Urban Design piloted a new maintenance inspection and management process in 2021. The maintenance walks were conducted in the fall, allowing maintenance contracts to be prepared over winter to be ready for tender in the spring. Urban Design also worked closely with the City's Carpentry Shop to organize small maintenance projects into groups to allow for better planning and efficiency.

Asset Management

A key goal of the City's Fusion project is to establish a corporate database for City-owned assets and provide a platform for the effective management of these assets. The system will provide processes to plan and track preventative maintenance, performance, operating costs, and asset life, helping to improve our efficiency and service levels. With the Fusion Asset Management & Operations (AM&O) system going live in early 2022, Urban Design needed to identify and assemble the data

to include our assets in this program. After developing a strategy in the spring of 2021 with the help of Technical Services, Urban Design spent a significant amount of the summer logging the Program's 6,493 deployed assets, including furniture, tree wells, paving areas, and directories in the Business Improvement Districts and River Landing.



Façade Conservation and Enhancement Grant Program

The Façade Conservation and Enhancement Grant Program, which launched in 2014, assists commercial property owners within the Program's eligibility area to conserve the built heritage and maintain attractive buildings in our city.

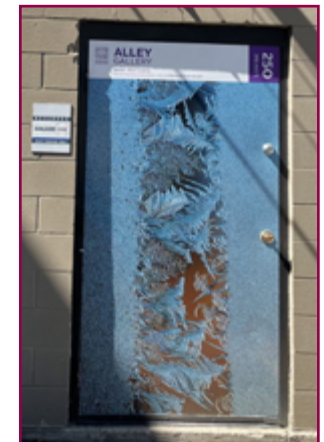
In 2021, two applications were approved, and the Adjudication Committee committed \$36,000 in grants to applicants to improve and enhance their building façades.

The Urban Design team has also been working with internal and external

stakeholders to revise the Façade Conservation and Enhancement Grant Program and Policy. The purpose of the review is to consider updates that improve the efficiency and clarity in the administration of the Program and examine options to better meet the needs of applicants. The new Policy will be presented to City Council in early 2022.

Urban Design Public Realm Projects *Downtown Grant*

Urban Design partnered with the Downtown Business Improvement District to create and administer an activation grant that provides matching funding to organizations, businesses, and individuals undertaking projects that activate Downtown. This year the grant supported an Alley Gallery project which showcases local artists on service doors in back alleys, a 16,000 square ft mural on the Obasa building, and an installation of furniture in the front yard of the YMCA building on 22nd Street.



Riversdale BID Clock Installation

Urban Design provided design and construction services for the installation of a decorative clock in the plaza in front of the Little Chief Station on 20th Street West. The project included the structural base and installation of the 16ft tall clock and the renewal of the flower beds.

Active Transportation Wayfinding Guidelines

Wayfinding that encourages both visitors and citizens to explore and experience Saskatoon has been a priority for the Business Improvement Districts for many years. This year Urban Design worked with Transportation to manage the development of a set



of wayfinding guidelines for pedestrians and active transportation users that will be consistent throughout the city. The completed guidelines include guidance on the structure, design, and deployment of an active transportation wayfinding system. The guidelines should be completed in January 2022.

Fill the Plinths Project and Placemaker Program

In collaboration with Community Development and the Business Improvement Districts, Urban Design assisted in the procurement and installation of five new sculptural pieces in the Business Improvement Districts.

The following sculptures were installed as part of the Placemaker Program:

- “Carousal” by Karen Ho Fatt Lee. Two aluminum carousel-type horses coated in brightly coloured paints (orange, yellow and blue) and attached with a centre pole. “Carousal” is a play on words, a merry-go-round of fun and boisterous (carousing) merrymaking. Located in the

Broadway BID at the corner of Broadway Avenue and 10th Street.

- “Saadat Qalbi/Miyawâtam 1” by Ruth Cuthand and Suada Jailan, curated by Dr. Jen Budney. Hand-painted aluminum sculpture composed of floral motives inspired by both Cree/Michif beadwork and traditional East African henna design. Located in the Broadway BID at the corner of Broadway Avenue and Main Street.
- “Out from Out Where X,” by Bryan Faubert. Figure-based metal sculpture that constructs a cultural and ethnic, gender-fluid hybrid. The root systems, which extend from the figure’s head, suggest our need to create a greater bond with our natural environment. Located Downtown on the north side of City Hall grounds.

The following sculptures were installed as part of Urban Design’s capital project aimed at filling the existing plinths:

- “Make a Wish” by Kyle Thornley. Steel sculpture that captures the



essence of resilience, growth and optimism expressed through a mature dandelion stalk and seeds, held by vibrant, colourful fingers.

Located Downtown at the corner of 2nd Avenue N and 23rd Street E.

- “Resurgence” by Ruth Cuthand and Henry Lau, painted by Steven Paul. 3D aluminum sculpture of a buffalo cow and calf, representing the relationship between Indigenous people and the buffalo. Located in the Riversdale BID at the corner of 20th Street W and Avenue B S.

City-Wide Urban Design Projects

Central Avenue

Urban Design’s major construction project in 2021 was the final phase of the streetscape on Central Avenue in the Sutherland BID. Phase 3 continued the existing streetscape improvements along the west side of the street from 108th Street W to 109th Street W and concluded the bus stop upgrades south of 108th Street W. This phase involved the continuation of new concrete sidewalks and unit pavers, trees with irrigation and soil cell systems, street furniture, lighting, and driveway realignment. This design also initiated the discussion of a gateway feature along Central Avenue. Installation of the gateway feature is expected in 2022.



LOOKING AHEAD TO 2022

- The continued renewal of Downtown’s older streetscapes, including an alley conversion and a review of the directories.
- Streetscaping planning for 20th Street E from 2nd Avenue to Idylwyld Drive.
- Continued work on planning and design with the Corridor Planning Program and the BRT project.
- Completion of the Central Avenue gateway feature.
- Collaborating with the Transportation Department on the consultation and design for the Downtown Active Transportation network.
- Designing and constructing a new parklet at the intersection of Temperance Street and 14th Street.
- Maintenance of streetscape amenities will continue to be a high priority in 2022.

RIVER LANDING PROJECT MANAGEMENT

The \$81.5M, 36-acre River Landing development (stretching from 19th Street to the river, and from 3rd Avenue to Avenue C) is a mixed-use space of parks, riverfront trails, art gallery, live performance theatre, farmers’ market, business incubator, seasonal concession, restaurants, as well as commercial, retail, hotel, and residential developments. These and other amenities draw thousands of visitors and residents each year to River Landing. On average over 360,000 pedestrians and cyclists visit or pass through the area annually. In addition, there are numerous festivals, races, special events, weddings, and dance classes in the vicinity each year. Similar to 2020, 2021 saw many events cancelled or held virtually due to COVID. There were 32 events held in 2021, in comparison to the 12 events held in 2020, and 266 events held in 2019.

Parcel YY

In partnership with the interdivisional team and private developer of Parcel YY, streetscaping work was completed in 2021. Construction and project management

included the completion of the exterior work of the north tower, streetlights and controls updated at the corner of 19th Street E and 3rd Avenue S, and the finalization of work on 2nd Avenue S. The show piece of the development, the KW Nasser Plaza, was completed and officially opened in August 2021. The plaza hosted its first public event, the Fireworks Festival, in September 2021.

Farmers' Market Building

The roof replacement project was completed in the first quarter of 2021. With that completion, the next steps for the Farmers' Market Building began to move forward.

In September 2021, Ideas Inc. was announced as the successful proponent for the lease and animation of the Farmers' Market Building. Since the announcement, negotiations to finalize the lease and operating agreements continued. At the same time, a Request for Proposals was issued to provide an architectural vision and design plan for the interior fittings of the Farmers' Market Building. The design plan will be completed in the first quarter of 2022 with construction commencing shortly after that. A fall 2022 opening of the Farmers' Market Building is anticipated.

Outdoor Market on Market Square

Market Square is located adjacent to the Farmers' Market Building at the corner of 19th Street W and Avenue A S. The outdoor space can be booked by any user group, although the tenant of the Farmers' Market Building has first right of refusal to ensure weekend/weekday markets can take place.

An interim initiative for Market Square continued in 2021, ensuring an outdoor market during the transition of Farmers' Market Building tenants. Ideas Inc. expanded their annual Street Stall Saturdays onto Market Square, in partnership with the Community Farmers Market and other businesses. 83 vendors participated in 2021, compared to 30 in 2020. The total number of residents and visitors ranged from 900 to 1200 per day over 24 operating days. All City and Provincial COVID-19 regulations were followed even as those restrictions changed throughout the season.





Senator Sid Buckwold Bridge Rehabilitation Project

The Senator Sid Buckwold bridge rehabilitation project was completed in Fall 2020. With this completion, the City did an invitation-only artist call for a mural project for the abutment wall in River Landing. The artist proposal needed to refer or achieve one or more of the following goals: a) a river or River Landing connection; b) a broader community connection; c) tie into Truth and Reconciliation Calls to Action; d) represent the historical significance of the area; and/or e) represent a vulnerable community. Artist Josh Jacobson's "Inner City" was chosen from the three submissions.

LOOKING AHEAD TO 2022

- In response to a request by the Riversdale BID, the City will work with Riversdale to complete the necessary steps to reincorporate the western portion of River Landing into the Riversdale Business Improvement District. This will include a report to Council requesting an amendment to the Bylaw, identifying affected properties, and preparing joint communication packages from the City and Riversdale BID regarding the boundary change and BID levy. Similar work was completed with the Downtown in 2021.
- The remaining vacant development sites in River Landing Phase II require updates to their Corrective Action Plans to reflect the new Environmental Code criteria from the Ministry of Environment. In partnership with Saskatoon Land and the Sustainability Department, work will continue to address the requirements.
- Final negotiations with Ideas Inc. will continue for the operation and animation of the Farmers' Market Building, with anticipated building opening in Fall 2022.

DEVELOPMENT REVIEW

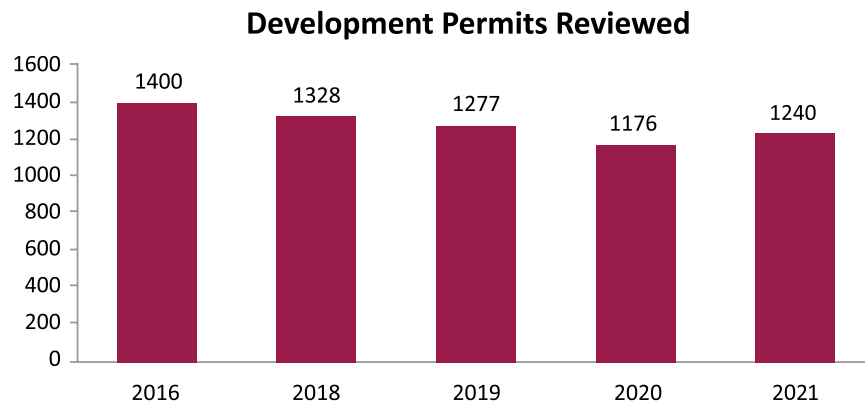
The Development Review Section is responsible for facilitating the orderly use and development of land and property in Saskatoon, as outlined in the Official Community Plan, Zoning Bylaw and Subdivision Bylaw, as well as Council and Administrative Policies. Development Review is responsible for the review of Concept Plan, Direct Control District, Official Community Plan Amendment, Architectural Review, Subdivision, Condominium, Rezoning, Discretionary Use and Development Permit applications. The Section also administers the Civic Heritage Program and the Naming of Civic Property and Development Areas.

The Section serves as a resource to individuals, businesses, government agencies, and community groups seeking to pursue development proposals, interpretations of bylaws and policies, and information on land use processes and timelines.

In 2021, Development Review operated with a staff complement of 13 full-time employees, including 9 Registered Professional Planners and 4 Development Officers.

DEVELOPMENT PERMITS

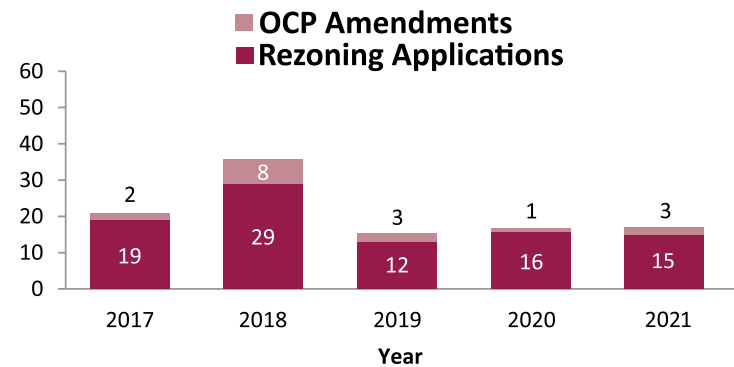
The Section reviews all Development Permit applications, except for one- and two-unit dwellings in new neighbourhoods, to ensure compliance with the Zoning Bylaw. In 2021, 1240 Development Permits were reviewed, as compared to 1176 in 2020, and a five-year average of 1284 Development Permits per year.



OFFICIAL COMMUNITY PLAN AND ZONING BYLAW AMENDMENT APPLICATIONS

Development Review is responsible for review, consultation, and recommendations on applications to amend provisions of the Official Community Plan and Zoning Bylaw. These applications are ultimately considered by City Council to make the final decision on bylaw amendments.

In 2021, the Section received 3 Official Community Plan amendment applications and 15 Zoning Bylaw amendment applications, for a total of 18 applications. This compares with 17 total Official Community Plan and Zoning Bylaw amendments made in 2020. The five-year average for combined applications is 22 per year.



CONCEPT PLAN AMENDMENTS

Development Review is responsible for review, consultation, and recommendations on applications to adopt or amend Concept Plans, which guide the development of new neighbourhoods in Saskatoon. These applications are ultimately considered by City Council to make the final decision on policy adoption or amendments.

In 2021, the Section received 4 Concept Plan amendment applications, including one Major Amendment.



Major Concept Plan Amendment

Willows Neighbourhood Concept Plan Amendment

Dream Developments applied to amend the second phase of development in the Willows. This is a large amendment which includes design changes, increased density, and expanded commercial development.

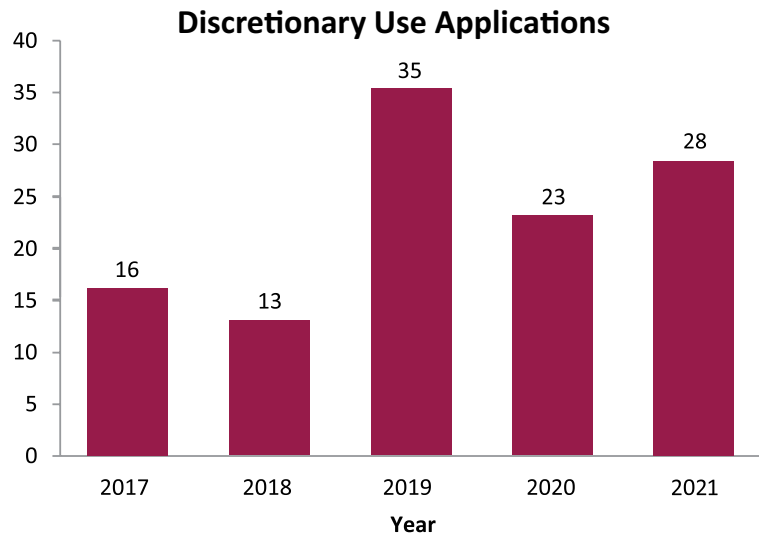
The original Willows Concept Plan, approved in 2003, currently requires all residential development to be developed within a condominium plan. The proposed amendment provided for separately titled, fee-simple lots within the amendment area. The existing residential properties already developed in the Willows would remain as a

condominium development. The proposed amendments also provide for revised street and parcel layout in the second phase of the development and the addition of commercial uses, including a hotel, to complement the golf course community.

The application was considered by the Municipal Planning Commission in October 2021 and by City Council at a Public Hearing in November 2021. At the Public Hearing, a supporting amendment to the Official Community Plan was not adopted and the Concept Plan amendment did not proceed. Dream Developments will be considering further consultation with the neighbourhood and resubmission of the application.

DISCRETIONARY USE APPLICATIONS

Land uses in the City of Saskatoon may be permitted, prohibited, or discretionary. Discretionary uses are generally appropriate for their zoning district but may require additional review to ensure they fit within their specific context. These activities are permitted at the discretion of City Council or, in some cases, are delegated to the Administration for approval.



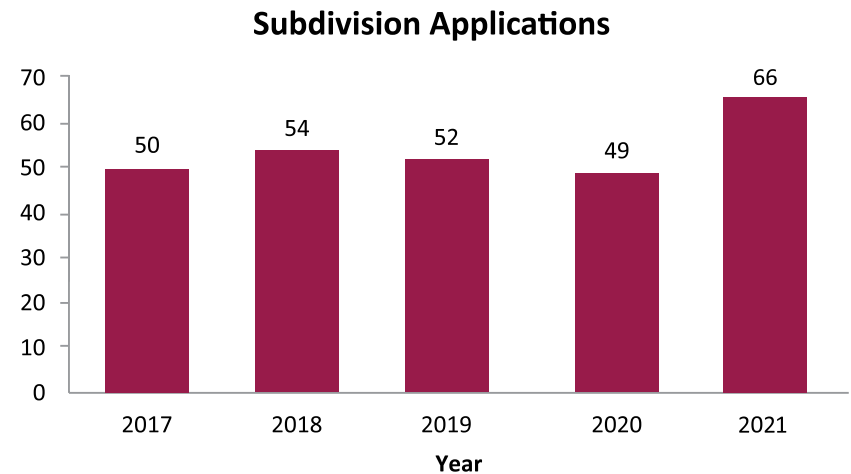
In 2021, the Section received 28 Discretionary Use applications:

- 7 Child Care Centres
- 6 Residential Care Homes - Type II
- 1 Tavern with Brewpub
- 2 Garden and Garage Suites
- 1 Car Wash
- 1 Special Needs Housing
- 1 Vehicle & Equipment Storage
- 8 Short Term Rental Properties
- 1 Private School (expansion of existing school)

Of the 28 Discretionary Use applications, 10 were delegated to Administration for review and approval.

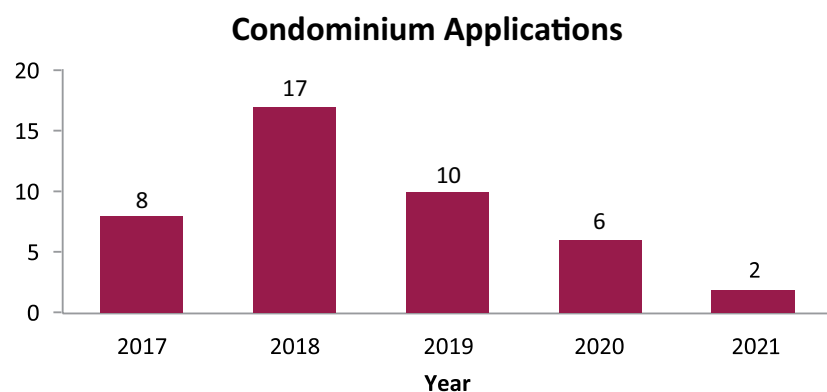
SUBDIVISION APPLICATIONS

The Section reviews all applications for subdivision of land to ensure compliance with municipal and provincial requirements and to coordinate utility requirements for newly created properties. In 2021, the Section received 66 subdivision applications, compared to 49 applications received in 2020, and the five-year average of 54 applications per year.



CONDOMINIUM APPLICATIONS

The Section reviews all applications for the creation of condominium parcels to ensure compliance with various municipal and provincial requirements. In 2021, the Section received 2 condominium applications, compared to 6 applications in 2020, and a five-year average of 9 applications per year.



DEVELOPMENT APPEALS

Individuals have the right to appeal to the Development Appeals Board over the denial of an application for a Development Permit or when an Order to Remedy Contravention is issued. Development Review represents the City for appeals pertaining to Development Permit denials while appeals associated with Order to Remedy Zoning Bylaw Contraventions are handled by the Community Standards Department. In 2021, the Development Appeals Board heard 58 appeals, compared to 35 in 2020.

Development Review also represents the City at the Planning Appeals Committee of the Saskatchewan Municipal Board. In 2021, there were four appeals filed with the Saskatchewan Municipal Board.

NAMING SASKATOON

Development Review administers the Naming of Civic Property and Development Areas Policy. Members of the public or developers can apply to have names added to the Names Master List, which is used to name civic property, streets and development areas, when requested by a land developer or needed for a new civic property. In 2021, 9 new names were added to the Names Master List. As of year-end, a total of 153 names were available to be applied to future developments.

Names Applied in 2021		
Names Applied	Type	Location
Schmeiser Avenue, Bend, Lane	Roadway	Brighton
Shakamohtaa Street	Roadway	Brighton
Tufts Manor, Way	Roadway	Brighton
āniskotāw Bend, Manor, Place, Terrace, Way	Roadway	Brighton
Taube Avenue	Roadway	Brighton
Eidem Road, Link	Roadway	Marquis Industrial Area

As a result of requests to rename McPherson Avenue and John A. Macdonald Road in 2021, a capital project request was submitted and approved by City Council to fund a Legacy Review Project as part of the 2022 and 2023 work plan. This project will develop a phased strategy to address naming and recognition, as well as other aspects which could contribute to improving the recognition of the histories and cultures of Indigenous peoples and other diverse communities throughout Saskatoon. This strategy will seek to address changes to naming and recognition processes and policy frameworks while also embedding this process in a broader approach of Indigenous Placemaking.

CIVIC HERITAGE PROGRAM

The following chart identifies the number of documented heritage properties in Saskatoon at the end of 2021.

Listing Type	Number of Properties
Built Heritage Database	1452
Saskatoon Register of Historic Places	188
Holding Bylaw	33
Municipal Designated Properties	43
Provincial Designated Properties	3
National Historic Sites	6

Heritage Conservation Program

No major conservation work or financial incentives were approved under the Heritage Conservation Program in 2021. During the 2022 and 2023 Business Plan and Budget deliberations, City Council approved additional funding for the Program which will assist in achieving the Program's goals.

Education and Awareness Events

Heritage Festival

The annual Heritage Festival of Saskatoon was held virtually on March 20th and 21st, 2021.

Doors Open

The Doors Open event celebrates the architecture and heritage of Saskatoon's built form. Due to the COVID-19 pandemic, the event was not held in 2021.

CITY CENTRE PLANNING

Development Review includes the City Centre Planning group which is dedicated to planning and development matters in the Downtown and larger City Centre area. Activities in 2021 focused primarily on supporting City Centre development projects at various stages of progress:

639 Main Street

A notable project to break ground in 2021 was a mixed-use development at 639 Main Street in the Nutana neighbourhood consisting of more than 100 residential units and commercial space which will contribute to the City Centre Plan's goal to attract 25,000 new residents to the area. The City Centre group provided assistance to this project during the design, development appeal, and permitting stages. A communication to area residents was provided to inform them of the project and anticipated construction impacts.



Rezoning of 519 2nd Ave N (Great Western Brewing)

A rezoning application was received in 2021 for the Great Western Brewing site in the City Park neighbourhood which has a history of brewing dating back nearly 100 years. The rezoning will facilitate the development of a new brewing facility on the site, and adaptive reuse of portions of the original 1927 building for general commercial use. The application is expected to be considered by the Municipal Planning Commission and City Council for a decision in early 2022.

Other Projects and Inquiries

Support for several other projects at varying stages in the development process was provided throughout 2021, including guidance on City bylaws and policies, preliminary zoning reviews, coordinating technical review and response by other City departments, and oversight of related development appeals and lane closure processes.

Ongoing support to development projects under construction in the City Centre was also provided, including Baydo Towers at 410 5th Avenue North, a significant mixed-use development that will contain more than 400 residential units.

Creating Demand for a Downtown Lifestyle in Saskatoon

The result of a research partnership with the University of Saskatchewan, this study's final report was released in late 2021. The purpose of the study was to uncover ways to make Downtown a desirable place to live by identifying local interest in and perspectives on downtown living in Saskatoon. Research activities included the preparation and administration of an online survey and focus groups that targeted current Downtown residents and residents of other neighbourhoods with demographic characteristics best matching those of households that are likely to consider living Downtown. The final report shares the results, key insights, and recommended actions. Its findings will serve as valuable to guide and include in a number of civic projects and initiatives such as the Downtown Event and Entertainment District, an updated City Centre Plan, and public realm improvements.

Review of the B6 – Downtown Commercial Zone

Progress on a comprehensive review of the B6 – Downtown Commercial Zone was made in 2021, with identification of specific regulations for review and research and study around major items of concern. Some minor amendments identified through this review were incorporated into the third amendment package led by the Comprehensive Zoning Bylaw Review Project and approved by City Council in December 2021.



Photo credit: Tourism Saskatoon/CONCEPTS Photography

LOOKING AHEAD TO 2022

The following major activities are expected to occur in 2022 regarding development, Concept Plans, Naming, Heritage and the City Centre:

- Provide support to the Comprehensive Review of the Zoning Bylaw Project.
- Begin review of the Holmwood Suburban Centre and Neighborhood 2 Concept Plan in the Holmwood Sector.
- Begin review of the Elk Point Neighbourhood Concept Plan in the Blairmore Sector.
- Support for development projects in the City Centre.
- Advancing the comprehensive review of the B6 – Downtown Commercial Zone.
- Working with the Building Standards and Community Standards Departments, Phase 2 of the epermitting program will begin, which will include many Planning related workflows into a new comprehensive online system.



Prepared by:
Planning & Development,
Community Services Division

Printed March 2022