



2022

Planning & Development

# YEAR-END REPORT



# WELCOME

Welcome to the 2022 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 2023.

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 Plan for Growth, 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.

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# LONGRANGEPLANNING

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

- Long Range Planning and Policy
- Regional Planning
- Mapping and Research

Through these streams of work, the team is responsible for:

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

In addition, LRP 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, 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.



**The Long Range Planning Section (LRP) leads planning and policy development initiatives that are city-wide, long-range or regional in nature.**

To effectively plan for the long-term or across the entire city, the involvement of many civic departments, external stakeholders and the community are required, including working with First Nations, Métis and Indigenous organizations. 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, Mapping and Research functions and the staff associated them were brought in to the LRP Section. This was done to support the collaboration and integration of all of Saskatoon's long term, policy and data-based planning functions. In 2022, two new staff were hired to support the City's Natural Area Program project, focusing on policy and procedure refinement, in order to support the City's long-term goals related to natural areas. LRP operated with a staff of 17 full-time employee positions consisting of Registered Professional Planners, GIS specialists, and Planning Technologists.

## LONG RANGE PLANNING AND POLICY

### 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 Budgeting 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 2022, as part of the second phase of the OCP Redesign Project, LRP completed an internal educational initiative that included presentations to City departments, providing an overview of the OCP and how the direction within connects to their continued work. This phase has transitioned to the ongoing monitoring and maintenance of the OCP.

As outlined in Section A5 of the OCP, this approach provides a predictable and consistent way to maintain and monitor the OCP, while facilitating opportunities

to identify initiatives or amendments needed to help achieve the City's vision. The OCP is intended to be a living document. It provides a framework that can be monitored and updated to reflect new directions to meet the city's evolving needs. The OCP will need to be updated over time to incorporate new directions. As part of maintaining the OCP, amendments were brought forward in 2022 that included general housekeeping amendments to both narrative and policy to update language and improve user experience. On December 19, 2022, City Council unanimously approved these amendments through Bylaw No. 9855.

Further information is available at [saskatoon.ca/ocp](http://saskatoon.ca/ocp).

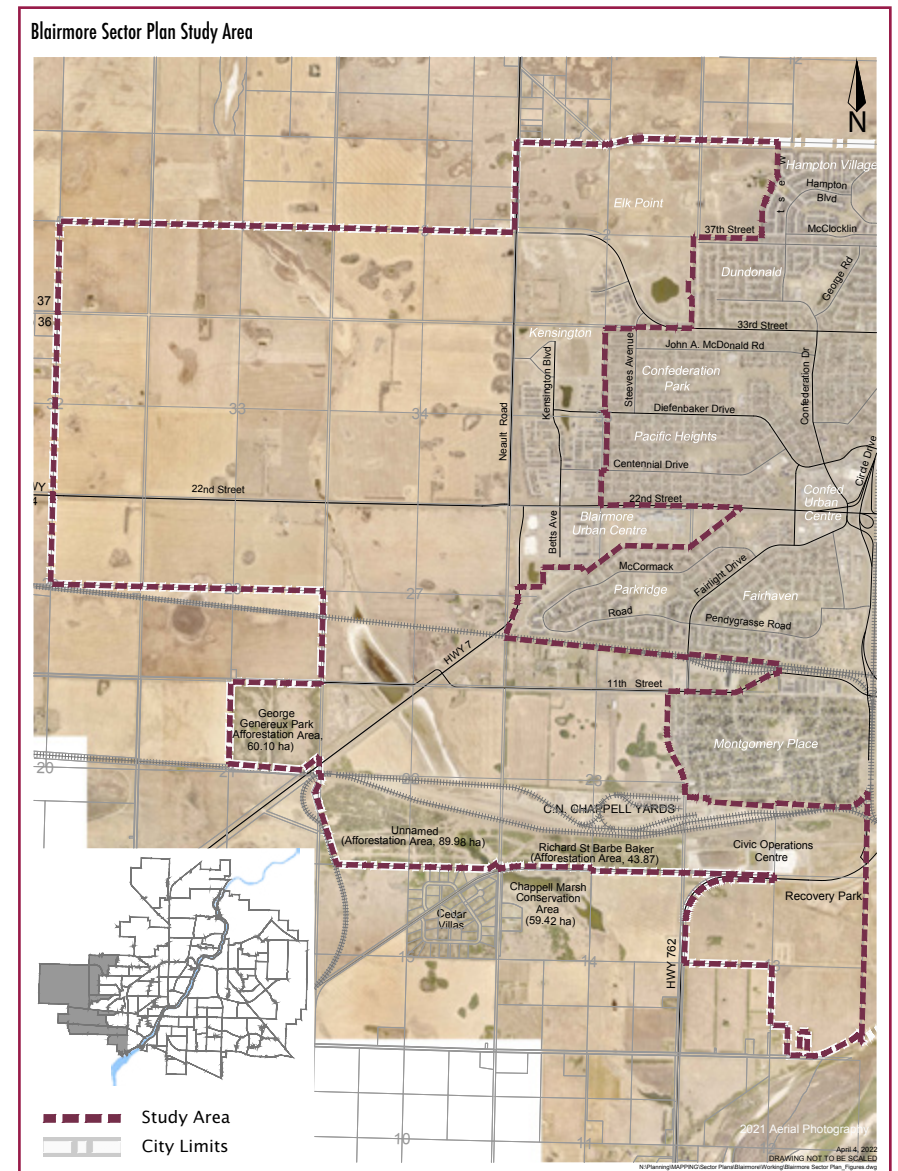
### Blairmore Sector Plan Amendment

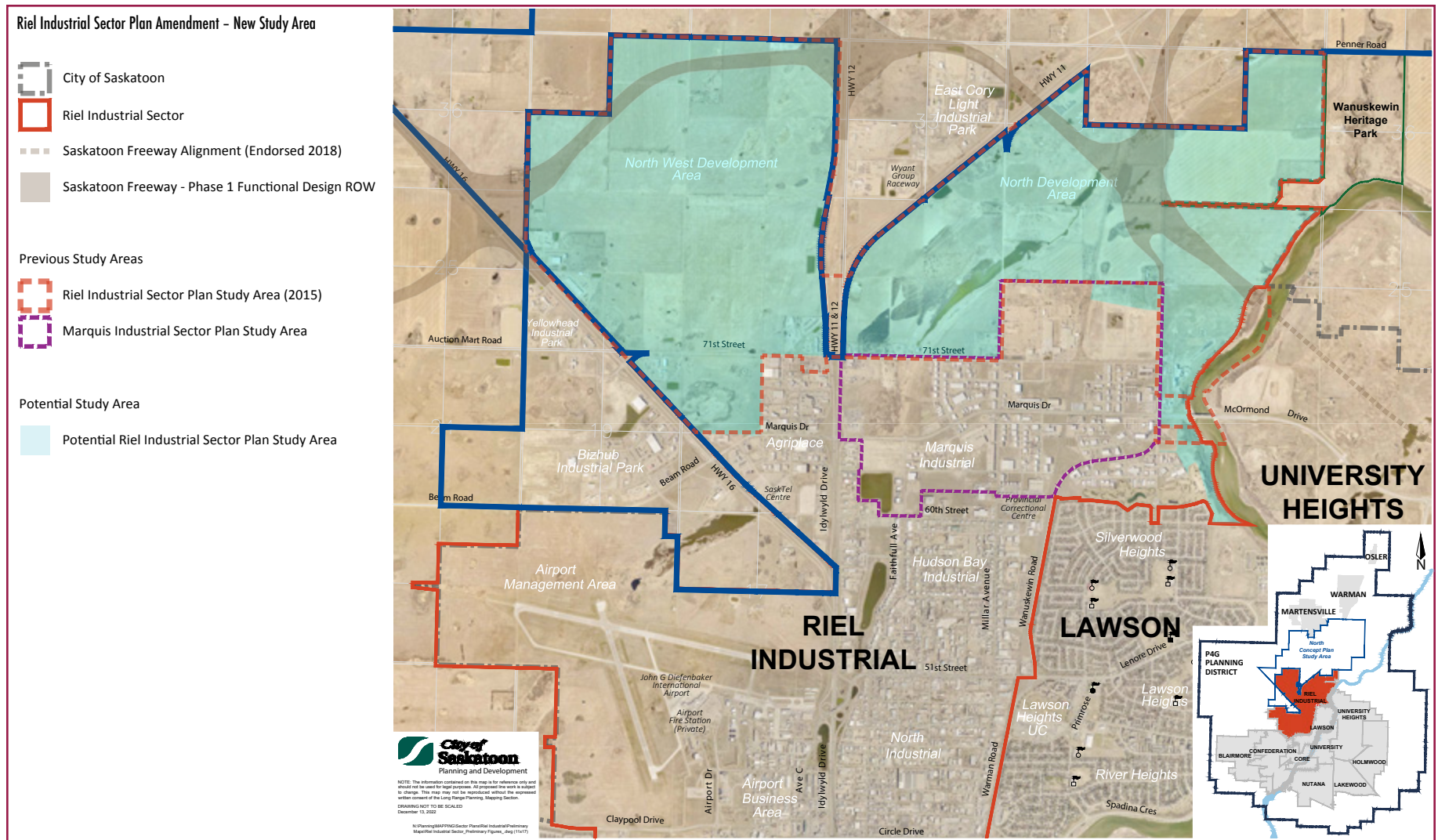
The current Blairmore Sector Plan was approved by City Council on March 7, 2011. Since that time, new development pressures have been experienced in the area, concurrent with increased interest in the conservation and management of the various natural areas in the sector. A project to amend the Sector Plan is underway to address these issues. In addition, the amendment process will ensure that the Sector Plan reflects the updated OCP and other new or amended City policies, bylaws and plans.

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.

In 2022, a Natural Area Screening for the Sector was delivered by a third-party consultant, which was comprised of a desktop study for the entire Sector and a field study for the George Genereaux and Richard St. Barbe Baker Afforestation Areas. This represented the first time a Natural Area Screening for a Sector Plan included a field study component. Stakeholder engagement took place in early summer 2022 to inform the decision-making process. Following this, the Sector Plan was reviewed by several City work groups to ensure consistency with policies and goals across the organization. A public engagement opportunity

will be provided in 2023, followed by an amendment package being brought to Committee and Council for their consideration.





### Riel Industrial Sector Plan Amendment

The current Riel Industrial Sector Plan (originally approved as the “North Sector”) was approved by City Council on November 23, 2015. Since then, several changes have occurred within the Sector and surrounding area triggering the need for a Sector Plan amendment. The amendment is being considered to:

- Accommodate the results of Saskatchewan Ministry of Highway’s Saskatoon Freeway Functional Planning Study – Phase 1.
- Align and/or support relevant initiatives from external stakeholders, rights holders, and organizations with land interests including but not limited to Red Pheasant Cree Nation future development plans; Wanuskewin

UNESCO World Heritage Site nomination; Meewasin's pursuit of National Urban Park status; and Saskatoon Airport Authority updating their Airport Master Plan 2040.

- Ensure alignment with relevant Saskatoon North Partnership for Growth (P4G) District Official Community Plan; District Zoning Bylaw; and North Concept Plan.
- Ensure alignment with the City's Official Community Plan Bylaw, 2020 and any other relevant City bylaws, policies, plans, or initiatives.

The project formally kicked off in December 2022 and has a completion target of Q4 2025. 2023 will focus on the development of baseline information through extensive research; preliminary studies including a desktop Natural Area Screening; broad internal engagement to identify internal goals and aspirations; targeted external engagement to understand community/market wants and demands; identification of knowledge gaps and planning/design challenges; and early drafting of the Sector Plan vision, design/plan, and amendment items.

### Land Development Engagement Initiative

In 2020, LRP began the Land Development Engagement Initiative which is a pro-active engagement process with land authorities and utility providers that operate within the city's limits. The purpose of this engagement is to keep the City and each stakeholder informed of short and long-term plans, and provide opportunity for better coordination of utility improvements and other land development initiatives. In 2022, LRP continued to engage with these stakeholders and has been successful at identifying opportunities for collaboration with the City, to protect the objectives and interests of all involved early in the planning process. In 2023, engagement will continue with identified stakeholders to provide opportunity for collaboration and help ensure there is internal and external awareness of processes for approval.



### Natural Areas Policy and Process

As part of the Green Infrastructure Strategy two new temporary positions were created in LRP. These positions are working on action 1.1 of the implementation plan *Pathways for an Integrated Green Network*: “Protect prioritized natural areas through policies and processes.”

The Natural Areas Policy and Process team has reviewed the current state of natural area related policy and process in the City of Saskatoon and begun research on best practices across Canada. A current state report on the City's processes for natural areas is currently in development. A report on legal land dedications and easements permitted through the *Planning & Development Act* is being drafted and will include an analysis on how the City can use these tools to support and integrate natural areas in the urban environment.

### Northeast and Small Swale Boundaries

Starting in 2017, LRP was tasked with leading a review and consideration of a series of questions regarding conservation of the Northeast and Small Swales, in the City's University Heights Sector. This initiative was largely completed in 2019, but with key discussions regarding Swale boundaries remaining. In 2021, a Natural Area Screening for University Heights Neighbourhood #3 (UH3) area, which included both Swales occurred. This provided the opportunity for thorough study, analysis and engagement regarding these natural areas and their expected boundaries. This culminated with the development of recommendations for new Swale boundaries which were presented to stakeholders in late 2022 and will be brought forward for Council endorsement in early 2023.



## City-Meewasin Project Reviews

LRP coordinates the review of Meewasin trail and park upgrade projects. As part of this, LRP leads a City-Meewasin review group for the purposes of keeping the City up to date on the status of Meewasin-initiated projects and sharing City-led projects in or near Meewasin jurisdiction. The City-Meewasin review group meets quarterly and on an ad hoc basis with LRP acting as the central point-of-contact.

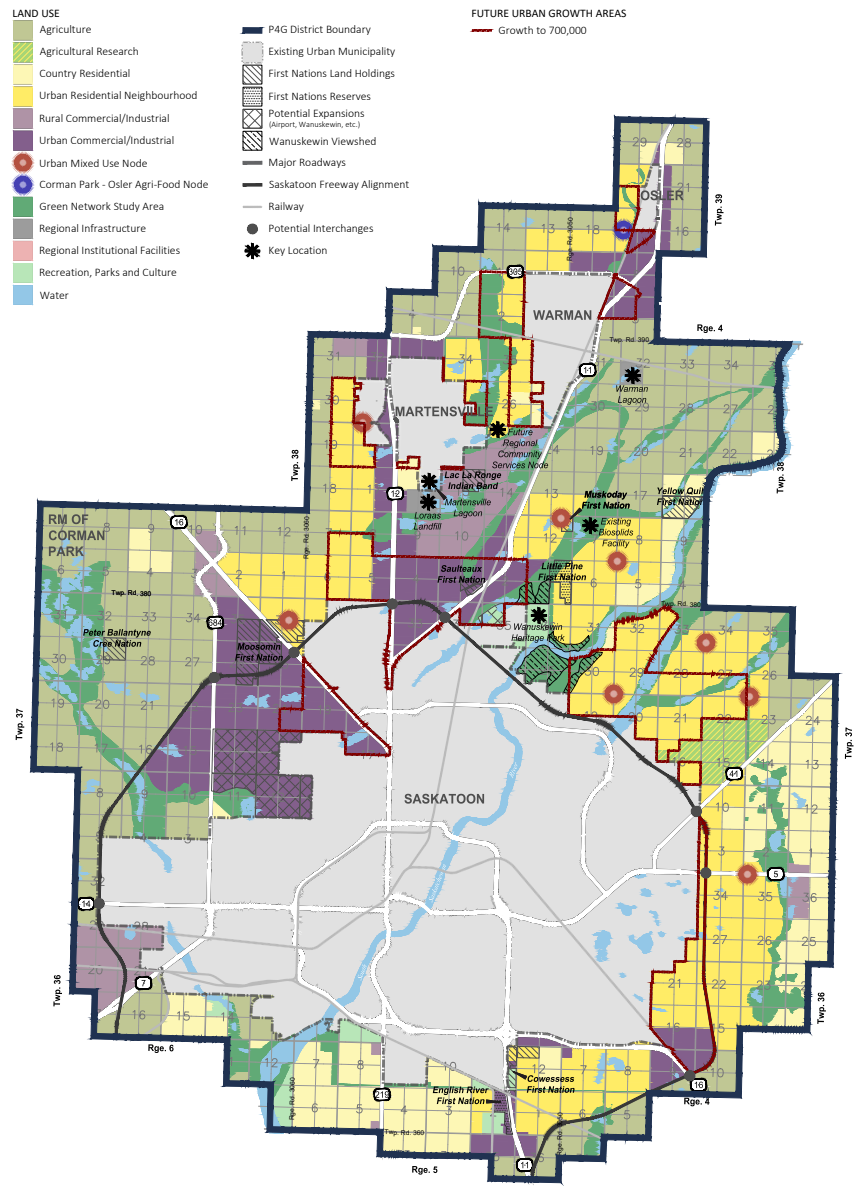
In 2022, several major Meewasin Trail enhancements were completed, including River Heights, southwest trail, and Shakespeare on the Saskatchewan/Kinsmen Park area. Bridge repair work in Beaver Creek is also concluded and trails reopened. Meewasin recorded approximately 2.35 million visits to their trail network with 616,000 visits recorded at River Landing.

## LOOKING AHEAD TO 2023

- 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.
- The Blairmore Sector Plan amendment will be completed and brought forward for City Council's consideration in 2023.
- The Riel Sector Plan amendment project will include internal and external engagement, research and undertake preliminary studies such as a desktop Natural Area Screening.
- In conjunction with the Riel Sector Plan amendment, a review of the existing chemical plant buffers will be completed.
- New Concept Plan Guidelines will be completed in the first half of 2023.
- LRP will complete updates to the City's active Concept Plans to ensure all amendments are identified, relevant documents are digitized, and accessible for public viewing.
- Work will continue on the analysis and refinement of the Planning Levy to ensure it continues to support Saskatoon's planning needs.
- The Natural Areas team will complete a detailed review of the best practices and policy tools in the context of Saskatoon and how various tools for natural areas protection could be used in our city. Engagement on these will occur over spring and summer before report is brought forward to City Council outlining some of the tools the City could use to consider natural areas more proactively in our planning processes.
- In collaboration with Meewasin and Sustainability, analysis will be undertaken to support the proposal for the Urban National Park in Saskatoon.
- Meewasin-led projects planned for 2023 include Kiwanis Memorial Park South trail enhancements, park amenities, and lift station construction, as well as planting programs, Kiwanis Memorial Park North detailed design, and other initiatives. Several projects are approved/shovel-ready for 2023 pending project funding, and other new projects and continuations of existing projects will be brought forward. The City-Meewasin review group will continue collaborations to move forward with these projects.

## SASKATOON NORTH PARTNERSHIP FOR GROWTH

### P4G District Land Use Map



## REGIONAL PLANNING

### P4G Planning District

The Saskatoon North Partnership for Growth (P4G) Planning District officially came into effect as of January 1, 2022. The P4G Planning District replaces and enlarges the previous Corman Park-Saskatoon Planning District, with the expansion of the membership to include the Rural Municipality (RM) of Corman Park, the Cities of Saskatoon, Martensville, and Warman and the Town of Osler. The P4G Planning District is a jointly managed area of the RM of Corman Park that surrounds each of the partnering municipalities. The P4G District Planning Commission (DPC) includes appointment of 2 elected representatives from each municipality as well as three representatives from the public. The role of the P4G DPC is to provide recommendations to the Councils of the partnering municipalities on land use and planning matters in the P4G Planning District.

In 2022, Long Range Planning completed or partially completed processing 22 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.

### North Concept Plan

P4G engaged the Planning Project Services Section to complete the North Concept Plan. The North Concept Plan is the first detailed planning project to be completed by the P4G partners since the establishment of the P4G Planning District in January of 2022.

The North Concept Plan was completed in 2022, providing a more detailed framework to guide the land use, development and servicing of a key area of the P4G Planning District located north and north west of Saskatoon. The North Concept Plan was developed in partnership with the RM of Corman Park and the Cities of Martensville and Warman. The North Concept Plan received municipal



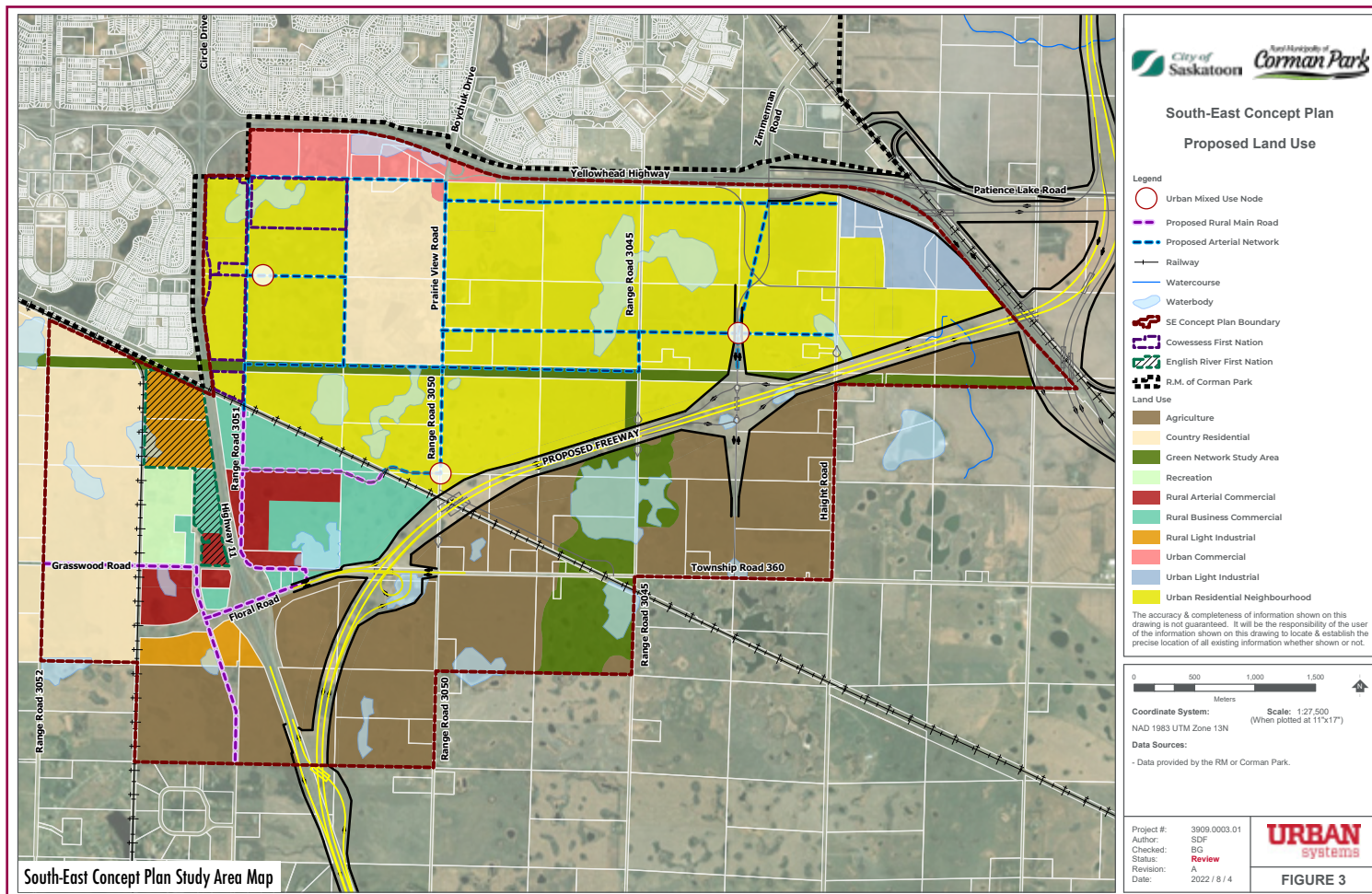
approval by the P4G partners in the fall of 2022 and has been submitted to the Ministry of Government Relations for review and approval. It is anticipated approval will occur early in 2023.

### South East Concept Plan

The RM and the City, are working with a consultant to complete the South East Concept Plan for 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 in the development and finalization of the plan. Public engagement occurred during the fall of 2021, and work is now underway to finalize the plan. The final plan is expected to be completed by mid-2023.

Further information is available on the P4G website at [partnershipforgrowth.ca](http://partnershipforgrowth.ca).



## LOOKING AHEAD TO 2023

- The P4G Planning District will begin its second 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 and approval in 2023.
- A Regional Commercial and Industrial Market Study will be started in order to better understand market in the region, and work is expected to begin on a regional fees and levies study.
- Development applications in the P4G Planning District will continue to ramp up with the approval of the North Concept Plan and the expected completion of the South East Concept Plan, which will set the stage to enable short and long term development in key areas of the Planning District, particularly areas identified as Future Urban Growth Areas for Saskatoon.
- 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

LRP 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.

LRP provides support to First Nations seeking to purchase and develop land in Saskatoon and in the surrounding region, including efforts to create urban reserves. 2022 saw a new land selection by Pelican Lake First Nation, with their purchase of the Adam's Lumber site located in the Exhibition Neighbourhood. Pelican Lake have also proceeded with initiating urban reserve designation. Municipal Services Agreements were successfully negotiated between Chief and Council and Mayor and Council and culminated with a special signing



ceremony hosted in Council Chambers on December 14th, 2022. This signing ceremony was unique offering some special 'firsts' in the process: students from Pelican Lake First Nation were in attendance, the event was live streamed allowing community, City staff and the public to watch the proceedings, and a special 'relighting' of the recently refurbished, iconic Adam's Lumber sign was included in the event. Once the land has been formally designated as urban reserve by the federal government, the jurisdiction transfers to the First Nation, becoming the 9th urban reserve in Saskatoon.

In November, Kahkewistahâw First Nation celebrated the grand opening of Kahkewistahâw Gas and Convenience Store, the first business to open on the urban reserve known as Kahkewistahâw Landing, located in the Hampton Village Business Park. The Federation of Saskatchewan Indigenous Nations also opened their new office space in Kahkewistahâw Landing.

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 2022 to create new [Community Profiles](#).

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

## LOOKING AHEAD TO 2023

- A Developers' Handbook is scheduled for release in 2023. 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.
- An existing position in LRP has been transitioned to support Indigenous groups aiming to develop in Saskatoon. In 2022 a new job description was developed to appropriately describe this new role. The position will be filled in 2023.

## 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.



### 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 2023 through 2025.

The report is updated annually and the 2022 report was presented to the Standing Policy Committee on Planning, Development and Community Services in November 2022.



## The Mapping and Research group undertakes key land use planning, strategic planning, and demographic and quality of life research for the City.

### 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. In 2022, the City participated in two research projects with CUISR including the point-in-time count for homelessness and oral health for low-income individuals. Mapping and Research is currently involved in several projects with CUISR, including key planning research projects in hidden homelessness, affordable housing, and downtown safety.

### Mapping

Mapping and GIS products in 2022 included:

- Neighbourhood Planning – Montgomery Place Walking Tour Story Map, Crime/CPTED mapping, Vacant Land
- Planning & Development – Development Opportunities map
- Long Range Planning – Concept Plan Consolidation Project, mapping related to the Saskatoon Freeway functional design, mapping support for UH3 Natural Area Screening recommendations and Swale boundary recommendations, updated OCP bylaw maps and figures, preliminary mapping for Riel Industrial Sector Plan amendment, Growth Monitoring Report, and Point in Time Count for Homelessness maps
- Regional Planning – South East Concept Plan mapping support, First Nations mapping, and assistance with amendments to the P4G District Zoning Bylaw
- Assessors – Commercial Assessment map

- Planning Project Services – initial mapping for Downtown Entertainment and Event District study area, and administering the Digital Zoning Bylaw
- Water & Waste Operations – Waste Route Maps
- Finance – Green Bin Route Maps
- Business License – Cannabis and Adult Services location analysis
- Saskatoon Transit – Route Maps, Route Schedule Posters, Special Projects
- Development Review – Rezoning, heat maps, Subdivisions and Discretionary Uses, Development Appeals, proposed street/park names, Concept Plan amendments, and Development Permit maps
- Special Projects – First Nations and Indigenous Organizations along the BRT
- Saskatoon Fire Department – Primary Response Maps, District Maps, Inspection Districts
- Community Standards – Residential Parking Permit maps
- External – School Board Maps and Postal Code mapping

### LOOKING AHEAD TO 2023

- 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.
- Further research projects in partnership with CUISR in affordable housing and hidden homelessness will continue in 2023.
- The team will also be working with the Riel Sector team in establishing economic metrics for industrial land uses in the sector.
- Further investigation will also occur on an online dashboard to centralize key planning data the team collects annually.
- Mapping and Research will draft the 2023 Growth Monitoring Report, including additional metrics related to the City's overall development goals.

# 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 |
|   | Winter City Strategy (WintercityYXE)                              | Lead |
|  | Downtown Event & Entertainment District Plan                      | Lead |

## COMPREHENSIVE REVIEW OF THE ZONING BYLAW

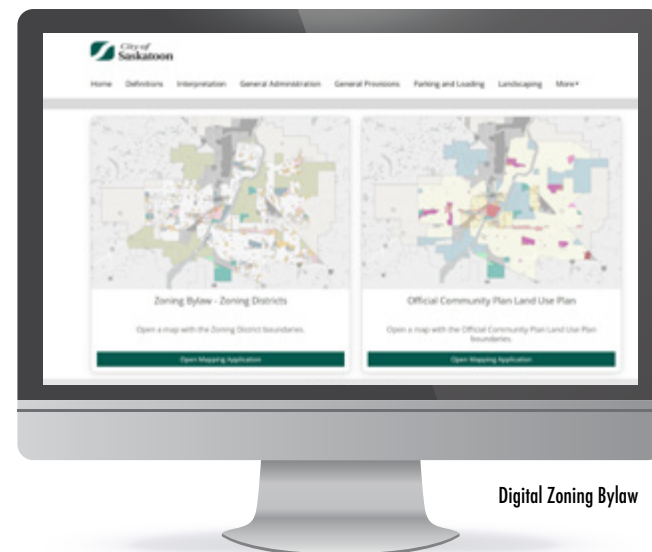
The City of Saskatoon is currently undertaking a comprehensive review of the Zoning Bylaw. The Project began in 2019 and is anticipated to be completed in 2023. The Project will bring the Zoning Bylaw into alignment with the relevant strategies and plans, reflect community values, ensure industry needs 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 2022 are:

- On April 22, 2022, City Council approved amendments to the provisions for day cares and pre-schools.
- On May 5, 2022, the Digital Zoning Bylaw went live. Previously, the Zoning Bylaw was only available in a print/pdf format that was 525 pages long. Now builders, homeowners, and anyone else can easily find the zoning information they need. Future versions of the Digital Zoning Bylaw will include a search function and other improved functionalities.



Digital Zoning Bylaw

- On May 24, 2022, City Council considered amendments for primary dwellings in established neighbourhoods. City Council approved amendments for attached covered entries and a reduced front yard setback, while other amendments proposed were not approved, pending further analysis.

- On July 25, 2022, the fourth round of amendments was approved by City Council. Amendments included a comprehensive update to Definitions, General Administration, General Provisions, Landscaping and Residential and Institutional Zoning Districts.

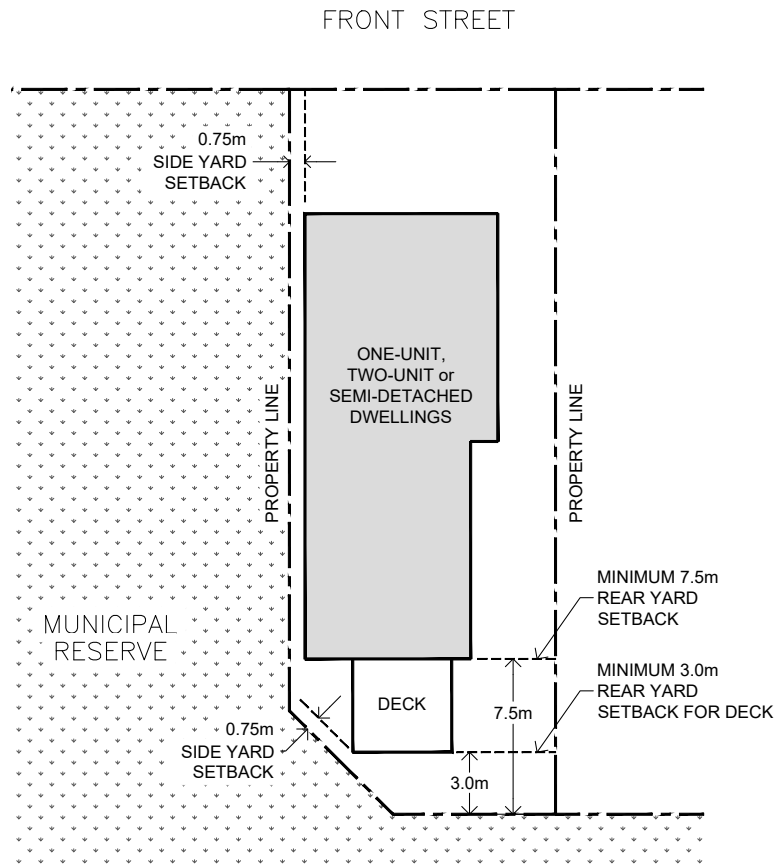
- In quarter 4, the fifth round of amendments were prepared and considered by Municipal Planning Commission on December 20, 2022 with the public hearing scheduled for January 25, 2023. Amendments were to the Definitions, Interpretation of Zoning Districts and Zoning Maps, General Administration and General Provisions sections of the Bylaw. Specific amendments included the provision of on-site waste spaces, the provisions for parking for people with a disability, the MX1 – Mixed Use 1 District and industrial zoning districts.

**Rear Yard Corner Cut-off**

**Illustration of**

Rear Yard Corner Cut-Off in R1A, R1B and R2 Zoning Districts  
Rear Yard Setback Requirements for One-Unit, Two-Unit, or Semi-Detached Dwellings

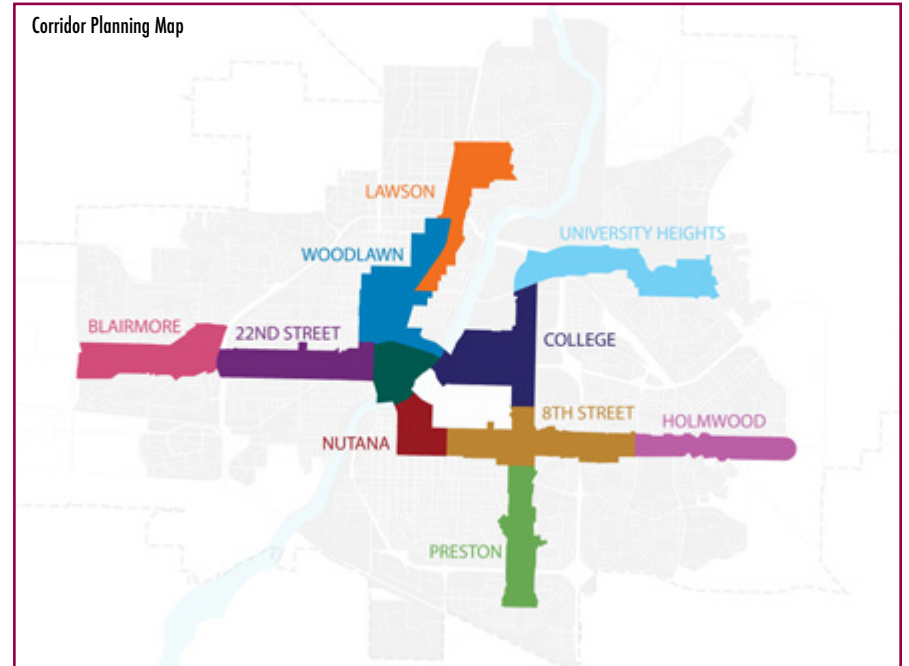
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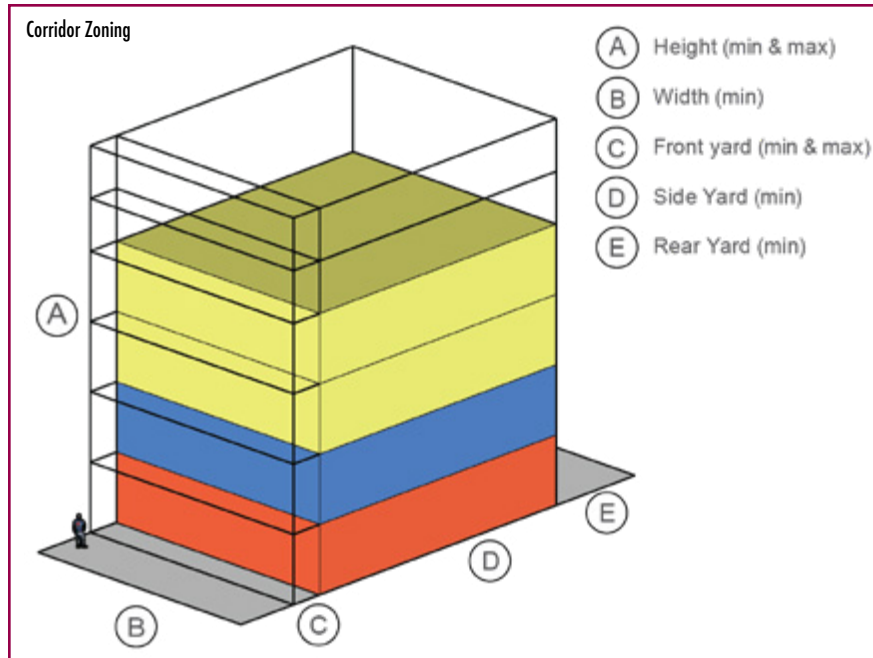


**CORRIDOR GROWTH**

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 and since incorporated into the Official Community Plan, which function as the long-term visionary plans that identify opportunities and methods for implementing the Corridor Growth Objectives.

**Corridor Planning Map**





To support the Corridor Growth Area land uses the project team has been working with partners and stakeholders to develop four new zoning districts and will be bringing forward a Zoning Bylaw amendment package in 2023.

Consultation with the community during each Corridor Plan will help determine modifications to these base districts that might be needed for that particular Corridor Area. These are expected to take the form of overlay districts, which will provide for the unique characteristics of each plan area.

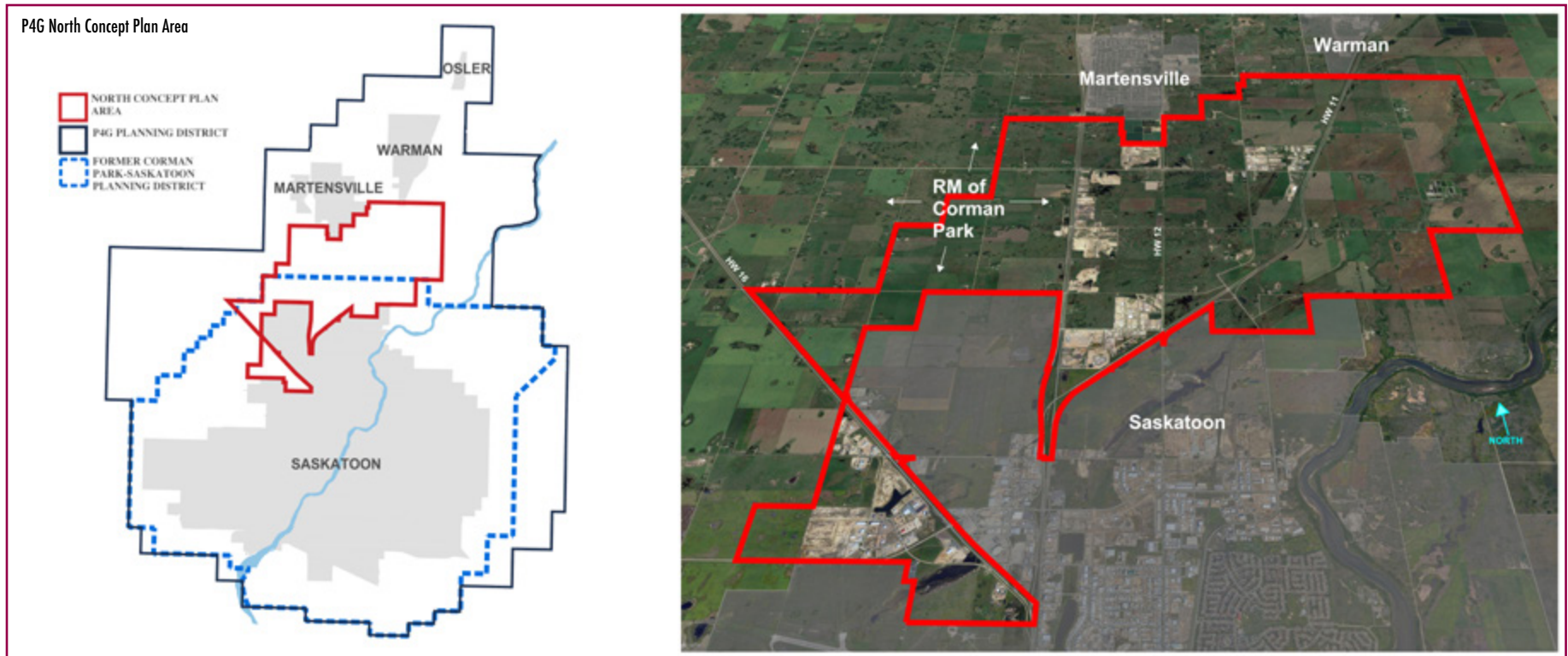
The Corridor Planning team continues to work on developing tools for incentivizing development and financing infrastructure improvements to support infill development within the Corridor Growth Area.

The College Corridor Plan, the first of 10 planned corridor plans, was initiated in the fall of 2021 and is midway through, with the land use options substantially complete. Work in 2022 focussed on extensive targeted engagement with the aim of identifying

and prioritizing potential streetscaping and open space options, while coordinating with other City teams on the design of the College Drive BRT. The feedback will be used as the basis for the Public Realm Master Plan. Next steps in 2023 will include a zoning strategy, infrastructure plan, and a phasing and implementation plan.



Above: College Corridor - Existing Public Realm



## P4G NORTH CONCEPT PLAN

In June 2019, Planning Project Services was engaged by the Saskatoon North Partnership for Growth (P4G) to act as lead consultant on the P4G North Concept Plan (NCP). The NCP covers over 17,000 acres (6,920 ha) of land, entirely in the Rural Municipality of Corman Park, includes portions of three major provincial highways and is adjacent to the boundaries of three cities (Martensville, Saskatoon, Warman).

The final plan reflects the diverse interests of each P4G member municipality, while balancing those interests with the long-term aim of strong regional growth and maintaining the population and job targets established in the P4G Regional Plan. Based on the ambitious scale of the NCP, the plan was able to achieve its core deliverables and will be the first Concept Plan to be approved in the P4G Region.

Ministry approval of this plan will mark a significant milestone for this project which PPS had a major role in developing.

## WINTERCITYYXE

The WintercityYXE Strategy envisions Saskatoon as a vibrant, prosperous and dynamic community that thrives during winter months and works together to support an active winter lifestyle that is inclusive and accessible for all.



Since September 2020, the WintercityYXE Strategy has continued implementation,



with several activities being undertaken as new funding and collaboration opportunities have arisen. Some key achievements from 2022 are outlined below.

Achievements for 2022:

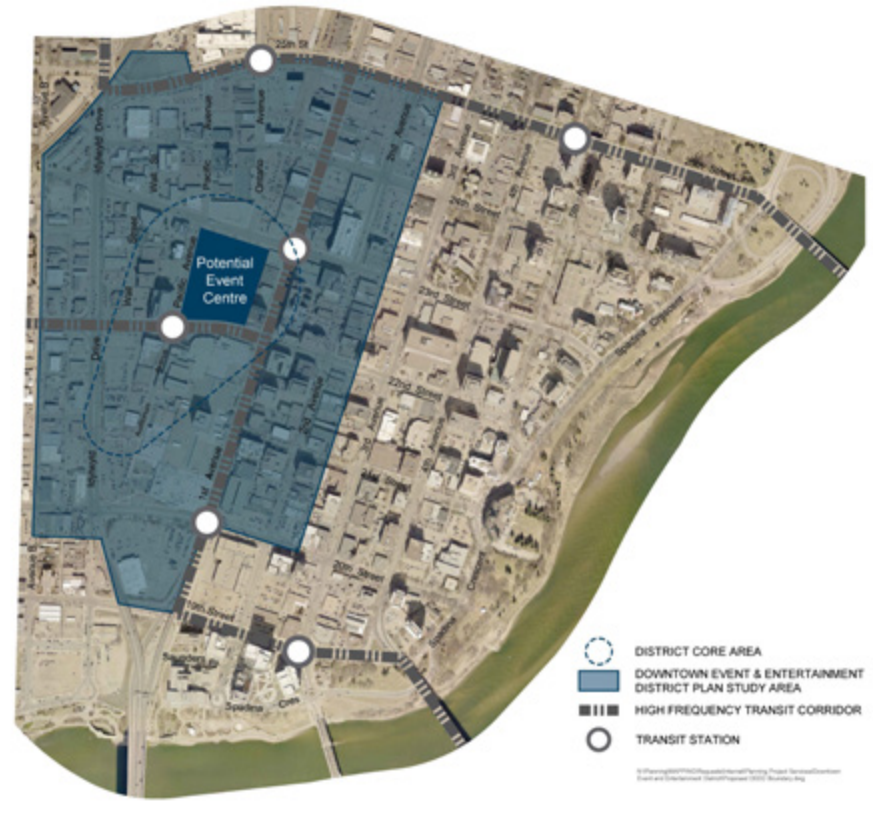
- One action identified in the WintercityYXE Strategy was to research best practices to improve winter economic opportunities. In 2022 the City partnered with a graduate student from the Edwards School of Business to undertake a 12-month research project to evaluate the policies and programs in place to support economic activity in the winter in Saskatoon. The project is funded with matching support from the Mitacs Accelerate program. In addition to informing the WintercityYXE Strategy, it is intended that this research will contribute toward a better overall understanding of the winter economy and to the literature on urbanism in winter cities (specifically winter economy, in Saskatoon's context). The final research report is scheduled to be delivered in May 2023.
- A high-priority action in the WintercityYXE Strategy was to explore how outdoor spaces can be better used during winter months. The WintercityYXE project allocated \$50,000 to support the creation of a skating rink in Pleasant Hill Park. Those funds were subsequently bolstered with additional community support from a local business and a community organization for a total project budget of \$150,000. Other capital projects supported through the Strategy for the 2022/2023 winter season included funding support to other improvements and upgrades to existing neighbourhood rinks throughout the city (i.e., Avalon, Mount Royal).

**The WintercityYXE Strategy envisions Saskatoon as a vibrant, prosperous and dynamic community that thrives during winter months and works together to support an active winter lifestyle that is inclusive and accessible for all.**



- The Strategy also supported a variety of new and existing winter activities and events through the WintercityYXE Micro-Grants, which are up to \$2,000 and available for Saskatoon businesses, non-profit organizations, or ad hoc groups implementing initiatives that support the WintercityYXE goals and objectives. The 2022-2023 Micro-Grant received 41 applications of which 27 were chosen from a random draw.

### District Plan Boundary



## DOWNTOWN EVENT & ENTERTAINMENT DISTRICT PLAN

Developing and re-envisioning Downtown Saskatoon has been identified as a City Council Priority in the City's 2022-2025 Strategic Plan. A potential Downtown Event & Entertainment District will create a place for people and businesses to come together for the economic, cultural and social success of the city and the surrounding area.

The Downtown Event & Entertainment District (District) Plan will provide guidance for public realm design for the streets, plazas and other public spaces. It will develop a complementary land use plan for surrounding properties, a plan for transportation

network components and facilities, required underground and surface utilities/upgrades, as well as any recommendations related to components which may impact or be impacted by funding, legislation or policy.

Project achievements for 2022 are:

- Initiation of the Downtown Event & Entertainment District Plan process.
- Preliminary scope and timeline for the project.
- Draft of the overarching Vision and Guiding Principles of the District Plan.
- Establishment of relationships with rights holders, stakeholders and community partners.

### LOOKING AHEAD TO 2023

- Comprehensive Review of the Zoning Bylaw
  - The sixth and final amendment package will be presented to City Council in Q2 2023. Topics include amendments for environmental issues, alcohol related businesses and updates to the B4MX – Integrated Commercial Mixed Use District.
  - Upon completion of the final amendment package, the whole zoning bylaw will be updated through a 'repeal and replace' process in Q2-3 2023, as there are extensive changes, including new figures, updated definitions, an updated parking section and numerous grammatical and formatting edits. Preparation of the new Zoning Bylaw for this stage was ongoing throughout 2022.
  - Additional standalone components will be undertaken, including a review of parking regulations and supportive housing. These initiatives may extend past the target repeal and replace timeframe.
- Corridor Planning Program
  - The College Corridor Plan project team will finalize a land use and public realm plan and develop an implementation plan for an overall corridor plan approval target by the end of the year.

## LOOKING AHEAD TO 2023 (CONTINUED)

- Corridor Planning Program (*continued*)
  - Adoption of the new Corridor Zoning Districts is expected in Q2, to enable incorporation in the College Corridor Plan implementation plan.
  - Stakeholder engagement on specific incentive and financing tools is planned for mid-to-late 2023 in alignment with the College Corridor Plan and other initiatives.
  - The Corridor Planning team will initiate pre-planning for the Nutana Corridor Plan.
- WintercityYXE
  - The WintercityYXE Project Team will work with stakeholders to implement the actions identified in the Strategy.
  - The City will be partnering with the Pleasant Hill Community Association to install a new community rink and warm-up building in Pleasant Hill Park.
  - The Winter economy research project is expected to be complete in the Spring of 2023.
- Downtown Event and Entertainment District Plan
  - The District Plan will be developed through collaboration and consultation process with rights holders, stakeholder organizations and other community partners, business owners and groups, residents and the broader community.
  - The District Plan will examine conditions within the geographic study area related to land use, public realm, connectivity and infrastructure, including establishing a baseline context, observation analysis and opportunities and constraints identification. Existing plans and policies will also be reviewed and integrated into the Plan.
  - The District Plan will present new ideas and design concepts following initial work. Through technical analysis and broad stakeholder engagement, the ideas and concepts identified in earlier phases will be further refined to form the preferred strategy and design concepts.
- Downtown Action Plan
  - Administration will re-initiate the Downtown Stimulus Strategy and develop an “action plan” with initiatives aimed at stimulating growth in the Downtown, and considering additional potential initiatives the City might undertake based on stakeholder engagement conducted in early 2019.
  - Action on the Downtown Stimulus Strategy will include an in-depth analysis of the key actions recommended to determine which could be led by key stakeholders in the community and which would need to be led by the City. The analysis will include a review of resource implications, both time and funding.

# 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 2022, 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 currently 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 2022, the City supported the creation of 117 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, as well as a result of reduced funding available within the Housing Reserve associated with the close-out of the 2013-2022 Housing Business Plan and corresponding incentive programs.

The 2022 attainable housing units are shown below, along with the ten-year averages achieved under the current Housing Business Plan.

| Housing Type                             | 2022 Target | 2022 Results | 2013-22 Total Results | Ten Year Average |
|--|-------------|--------------|-----------------------|------------------|
| Purpose Built Rental                     | 0           | 0            | 1,143                 | 114              |
| Affordable Ownership                     | 50          | 2            | 361                   | 36               |
| Affordable Rental (including renovation) | 30          | 59           | 518                   | 52               |
| Secondary Suites (purpose-built rental)  | 60          | 56           | 433                   | 43               |
| Entry Level Ownership                    | 50          | 0            | 765                   | 77               |
| In-Kind Support - Affordable Rental      | 10          | 0            | 90                    | 9                |
| <b>Total Units</b>                       | <b>200</b>  | <b>117</b>   | <b>3,310</b>          | <b>331</b>       |

Demand for the City's Capital Grant program remained strong, and in 2022, funding approval was provided for 50 affordable rental units. The following funding was committed for affordable rental projects in 2022:

| Developer                               | Total Project Cost  | Percentage of Grant | Number of Units | Dollars Committed |
|---|---------------------|---------------------|-----------------|-------------------|
| John Howard Society                     | \$1,750,000         | 6.16%               | 9               | \$108,000         |
| Oxford House                            | \$411,581           | 6.07%               | 1               | \$25,000          |
| SaskNative Rentals Inc.                 | \$9,187,500         | 1.63%               | 35              | \$150,000         |
| National Affordable Housing Corporation | \$1,200,000         | 5.42%               | 5               | \$65,000          |
| <b>Total</b>                            | <b>\$12,549,081</b> |                     | <b>50</b>       | <b>\$348,000</b>  |

Additionally, one affordable rental project from Summit Developments received a five-year incremental tax abatement towards nine affordable rental units.

In 2022, Saskatoon saw a decrease in the rental vacancy rate to 3.4%, down from the reported 4.8% in 2021, and 5.9% in 2020.

### CMHC’s Rapid Housing Initiative – Round Two

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 the 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 for two affordable rental projects: 115 Columbian Place (Cress Housing Corporation) and 1520 19th Street West (Central Urban Métis Federation Inc.). The two projects are outlined below:

#### 115 Columbian Place - Cress Housing Corporation

Cress’ project includes 18 bachelor suites, a family/cultural room, a boardroom,

meeting/office rooms, and laundry services. Cress worked with 3twenty Modular to complete the project. Occupancy of this development will begin in March 2023, and will operate under the Ikweskicik iskwewak (“turning their life around” in Cree), an Indigenous-led program in partnership between the Saskatoon Tribal Council and Province of Saskatchewan to house women transitioning out of the criminal justice system, utilizing community-based reintegration.

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

CUMFI’s project includes 14 units consisting of two-three bedroom units, ten-four bedroom units, and two-six bedroom units, for a total of 58 bedrooms. CUMFI worked with Big Block Construction to complete the project. This project was fully occupied by January 2023, and houses Indigenous women and families with children.



115 Columbian Place



1520 19th Street West

These two projects also completed the redevelopment of the Pleasant Hill Village revitalization project.

### CMHC's Rapid Housing Initiative – Round Three

Under Round 3 of CMHC's Rapid Housing Initiative, Saskatoon was one of 41 Municipalities chosen to receive funding through the designated Cities Stream. Like Round 2, a required number of units are established by CMHC focusing on the hardest to house in Saskatoon. At least 25% of the units must also be designated for woman and children. Letters of Intent were submitted by interested local housing providers in December 2022. Evaluation and negotiation with selected applicants occurred in January 2023, in order for the City to submit the preferred project proposal(s) to CMHC in March. Formal approval and announcement of the new project(s) is expected in May 2023.

### New Housing Strategy

The 2013-2022 Housing Business Plan expired at the end of 2022 and an updated Housing Strategy (Strategy) is now needed. During 2023 budget deliberations, funding of \$245,000 was approved for the creation of a new Strategy. This project will include several initiatives to gather input and assess appropriate data to inform the development of a new Strategy for the City of Saskatoon. This will include a jurisdictional scan to identify best practices and innovative approaches used across Canada, preparation of a Housing Needs Assessment for Saskatoon, undertaking community engagement activities and development of a proposed new housing strategy.



**The 2013-2022 Housing Business Plan supported the creation of 3,310 housing units.**

### LOOKING AHEAD TO 2023

- Work will begin on the development of a new Housing Strategy in early 2023.
- The allocation of 2023 Capital Grant funding has been prioritized by City Council to support Round 3 Rapid Housing Initiative – Cities Stream projects.
- The RHI Round 3 project(s) will be chosen by the City in early 2023. Work will continue over the first quarter in partnership with the successful organization(s) to develop out the final submission for CMHC. The 18-month Round 3 timeframe will commence following CMHC approval of the project(s) and once agreements have been signed.
- The City will have continued involvement on both Round 2 RHI projects as they move from construction to operational monitoring for the next 20 years.

### 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 (VLAR) 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 2022, an incentive application was approved by City Council for the development of 639 Main Street in Nutana. Construction of the 15-storey mixed use development is underway and anticipated to be completed in 2023, which will include 106



Rendering of mixed use development under construction at 639 Main Street. Credit: 639 Main Street Holdings Ltd.

residential rental units, commercial space, and four levels of above grade parking. Incentive applications were also approved for two single-family homes that are under construction in the Pleasant Hill and King George neighbourhoods, with completion of both expected to occur in 2023.

In 2022, five-year tax abatements previously approved by City Council began for two completed projects. Tenants have moved into a commercial development at 2401 Preston Avenue South in Eastview that had required soil remediation prior to construction, due to contamination from a previous service station demolished in 2009. Also, an incentive began for the completed development of 880 Broadway Avenue in Nutana. This 10-storey mixed use project includes 68 residential units, commercial space, and two levels of underground parking.

Since 2011, the VLAR Program has approved 79 applications. The amount committed to these incentives to date totals about \$10,338,000 (includes cash grants and foregone revenue from five-year incremental tax abatements), and the approved projects represent investments by developers of more than \$458,000,000 within the Program's neighbourhoods.



Commercial units located at 2401 Preston Avenue South



Mixed use development at 880 Broadway Avenue.

| NEIGHBOURHOOD             | APPLICATIONS<br>(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                          | \$124,350,000        |
| 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               | 7                          | \$1,915,000          |
| Montgomery Place          | 1                          | \$400,000            |
| Mount Royal               | 3                          | \$12,750,000         |
| North Park                | 3                          | \$2,163,000          |
| Nutana                    | 8                          | \$110,302,246        |
| Pleasant Hill             | 4                          | \$1,507,000          |
| 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         |
| <b>Total</b>              | <b>79</b>                  | <b>\$458,262,862</b> |

### 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, CHMC and the City announced support for two affordable rental housing projects within the Pleasant Hill neighbourhood under the Rapid Housing Initiative. The projects were developed on the two remaining vacant parcels (A and C) in Pleasant Hill Village. Construction occurred over the course

of 2022, and residents moved into their new affordable rental units on parcel A (1520 19th Street West) in December 2022, followed shortly, by the new residents of parcel C (115 Columbian Place). With these two projects completed, all development parcels within Pleasant Hill Village are occupied.





The only remaining item to complete in Pleasant Hill Village is the installation of interpretive signage to honour the park's namesake, Grace Adam. The installation is expected in Spring 2023.

### **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.

Saskatoon Land posted 321 Avenue C North for sale on their website in 2021 and requested proposals address the criteria outlined in the sales package that aligned with the South Caswell Concept Plan goals and objectives as well as the City's infill and corridor growth policies. Two proposals were received by the closing deadline of December 31, 2021.

A procurement process was established for the sale and redevelopment of 321 Avenue C North and the evaluation of the proposals took place early 2022 and was overseen by an external Fairness Monitor. The evaluation team was made up of internal and external stakeholders relevant to the Project, including Caswell Hill Community Association members. The evaluation team selected a highest-scoring proponent through the evaluation process, and Saskatoon Land has been in negotiations with them for the site. The selected proponent will be released publicly when the framework of a sales agreement is in place and community engagement is to begin.

Throughout 2022, Administration worked with the selected proponent to understand their redevelopment plans and propose a more generalized Concept Plan land use map that reflects the community values and vision for the area, as well as propose a zoning district and land use designation that aligns with future land uses. Engagement with the Caswell Hill community regarding the concept plan amendments, as well as required zoning and land use changes will occur in 2023.

### **Industrial-Residential Interface Study**

The Industrial-Residential Interface Study was launched in 2022 primarily due to heavy industrial businesses causing nuisance conditions for residents in nearby areas within the Pleasant Hill, King George, and West Industrial neighbourhoods. However, this is a city-wide study that considers nuisance conditions for residents caused by heavy industrial businesses in all areas of Saskatoon.

The goal of this study is to determine whether there are ways to address the existing nuisance conditions in areas where heavy industrial-residential interfaces exist. It is intended to balance quality of life for residents near heavy industrial areas and economic prosperity for existing heavy industrial land uses.

In 2022, the project team:

- conducted a municipal scan to learn about the methods and tools other cities use to regulate and address nuisances created by heavy industrial businesses;
- met with numerous internal and external stakeholders to discuss shared interests and partnership opportunities;
- began surveying residents to identify nuisances impacting residents at home; and
- created a project advisory group comprised of residents and industrial representatives to assist with the project.

## **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.

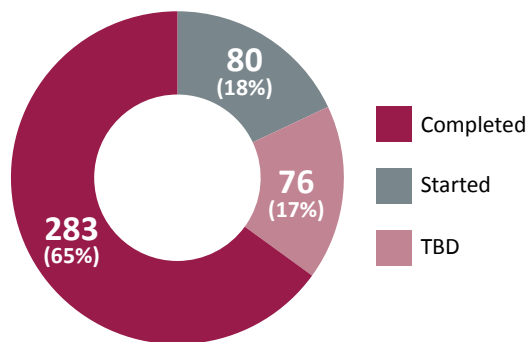
### **Local Area Plan Implementation**

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 7 non-safety-related LAP recommendations successfully completed in 2022, in addition to 2 safety-related LAP recommendations.

### Local Area Planning Complete Implementation Summary

(Non-Safety Related)



#### Implementation Highlights:

- Launched the Montgomery Place Historical Walking Tour, in partnership with the Montgomery Place Community Association. The mobile-friendly self-guided tour website includes maps, photos, and information about each location in both text and audio formats.
- Worked with the Long Range Planning Section to ensure the results of the Environmental Noise Study conducted during the Montgomery Place LAP are considered as development of amendments to the Blairmore Sector Plan continues.



Playground Zone Signage installed at A.H. Browne Park in Mayfair.



Signage on Adelaide Street in Exhibition to reduce potential driver confusion of upcoming curve.

- The new playground speed zone was implemented by Transportation, which completed a recommendation from the Mayfair & Kelsey-Woodlawn LAP to seek a reduced speed limit around local parks. All parks in Mayfair & Kelsey-Woodlawn, as well as all parks city-wide, now have 30km/h playground zone signage that is in effect daily, year-round from 7:00 a.m. to 7:00 p.m.
- A curve sign was installed on Adelaide Street in the Exhibition neighbourhood, where the roadway can be confusing for drivers because of an L-intersection with St. Charles Avenue, where Adelaide Street terminates at a rear lane. This completed a recommendation from the Exhibition LAP.
- The Cemetery Master Plan was approved by City Council, which includes changes to Woodlawn Cemetery and a plan for the previously undeveloped areas of the cemetery. This completes a recommendation from the Mayfair & Kelsey-Woodlawn LAP.

## LOOKING AHEAD TO 2023

- A review and update to the Vacant Lot and Adaptive Reuse Incentive Program will be undertaken in early 2023.
- 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 the framework of a sales agreement is in place.
- Implementation of various LAP recommendations will continue, including activities such as working with Urban Forestry to investigate potential forestry management improvements and creating signage in partnership with the 33rd Street Business Improvement District to help promote and identify the commercial area.
- The Industrial-Residential Interface Study will utilize the results of a public survey to identify locations for targeted data collection to learn more about nuisances impacting residential areas and to confirm the source of the nuisances. There will also be additional engagement opportunities, including efforts to build productive relationships with heavy industrial businesses that are creating nuisance conditions that impact residential areas.

## 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 Saskatoon.

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.

## 2022 BY THE NUMBERS

**2** Safety-related LAP recommendations were completed

Safety Audits and/or Walkabouts conducted **3**

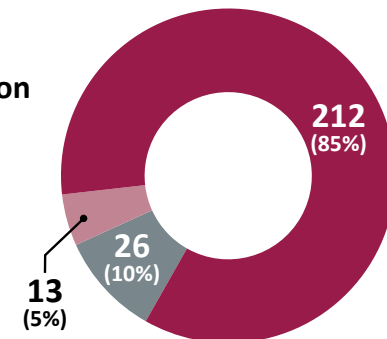
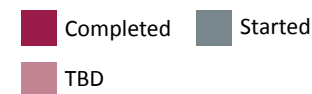
**30** CPTED Reviews completed

**10** Ad Hoc Requests for Task Force and Steering Committee input, Councillor requests, and internal staff 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 2022, 212 safety-related recommendations have been implemented, representing 84% of all Neighbourhood Safety recommendations.

### Local Area Planning Complete Implementation Summary (Safety Related)



Neighbourhood Safety continued to spend time in 2022 planning and preparing for implementation actions in 2023. This work also included researching and developing more detailed evaluation tools. Evaluation tools will be used to evaluate implemented recommendations and determine if they were successful at achieving their intended outcome.

#### Implementation Highlights:

- In 2022, Neighbourhood Safety concentrated on solidifying a process for the evaluation of Safety recommendations. The process will include evaluating the effectiveness of implemented recommendations.
- Two recommendations were completed from the Exhibition LAP that related to tree trimming. The first recommendation was to trim trees that were blocking a light on the Idylwyld Drive pedestrian overpass. The second recommendation was to clean up unwanted foliage around the Weaver Park playground.

### 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 30 CPTED reviews completed in 2022. Projects included:

- 9 civic projects,
- 8 parks or park upgrades,
- 2 dog parks,
- 2 Sector/Concept Plan Reviews; and
- 9 reviews completed by the Chair or a subgroup of the Committee.

There was a total of 140 unique safety recommendations developed in 2022 for

the noted projects. There were several projects that required additional time for review due to size, significance or complexity.

Two of the larger projects were for the Harry Bailey Aquatic Centre and the Farmers' Market Building. For the Harry Bailey Aquatic Centre, this included the review of detailed design plans for the update of the pool and change rooms. The second project was a review of the Farmer's Market Building in advance of the new operators opening in 2023.



Another unique project that Neighbourhood Safety was involved in was the Vic Rempel Yards (VRY) Technical Audit. VRY Administration asked Neighbourhood Safety to help them deal with rising incidents of crime and their staff's perceptions of safety on site. VRY is a large and active site that is used by many different departments and includes many staff and lots of equipment so it was a complex project.



Above: Technical Audits were performed at night and during the day at Vic Rempel Yards.

## Ad Hoc Requests of the Neighbourhood Safety Program

The Neighbourhood Safety program managed multiple ad hoc requests for assistance in 2022. 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:

- When the Public Washroom Advisory Committee was dissolved in 2021, Facilities and Neighbourhood Safety continued to work on an RFP for the Public Washrooms Navigator Program. The goal was to partner with a non-profit organization to operate a pilot program that would address a request from Council for more support for the public washrooms and users. The RFP was not successful in attracting interest and alternatives are being considered.
- Neighbourhood Safety was asked to work with Parks staff to identify issues and potential solutions in Cumberland Park, Greystone Park, and St. Patrick Park. A walkabout, discussions, and a written response with recommendations were completed.
- Neighbourhood Safety is part of the city-wide task force that is establishing a process for development of the City of Saskatoon's Community Safety and Wellbeing Plan.



International CPTED Association as a Class A course. The course was held over August and September of 2022, and 14 staff were successfully trained and are eligible for formal certification through the International CPTED Association (ICA).

### *Canadian Centre for Safer Communities (formerly the Canadian Municipal Network on Crime Prevention)*

The Neighbourhood Safety Coordinator is the City's representative on the Canadian Centre for Safer Communities. Saskatoon was one of the first 14 members of the network from across Canada. The network now has over 100 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 assisted in preparations for the 2022 conference. The Centre is considering opportunities to bring a future conference to Saskatchewan.

## 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

### 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.



### Community Support Program

Ten years of operation have produced a program that continues to grow and become more efficient. In 2022, a new van was acquired, and a two-officer bike team was established for quicker movement between BIDs. Additional funds were accessed through a grant from the Reaching Home: Canada's Homelessness Strategy and as a result, an additional team will be on the streets until March 2023. 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.

### LOOKING AHEAD TO 2023

- Neighbourhood Safety continues to partner with the Community University Institute for Social Research (CUISR) on the *Public Safety in Downtown Saskatoon* project, which is looking at the factors that inform public perception of safety to develop an evidence-based, collaborative response. The response is looking at ways to address public safety issues as well as the root cause(s) and will be completed in 2023
- Neighbourhood Safety is researching and will be piloting a process for evaluating the impact and effectiveness of LAP recommendations once they have been implemented.

### URBAN DESIGN

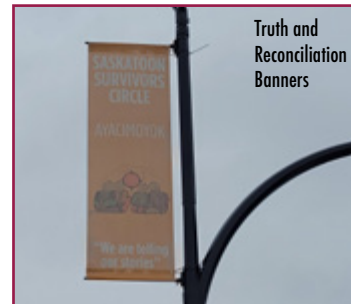
Urban Design works closely with groups across the organization and in the community to find opportunities for improving the physical, social, and cultural experience of Saskatoon's public realm, concentrating on the Business Improvement Districts. The long-term vision is to create a safe, comfortable, 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 designs and prepares construction documents and manages the delivery of a diverse range of projects working toward these goals.

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, concentrating on the Business Improvement Districts.

## Urban Design Programs and Annual Maintenance

### Banner Program

Along with the ongoing banner placement requests, in 2022 Urban Design installed Orange Banners in support of Truth and Reconciliation. 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.

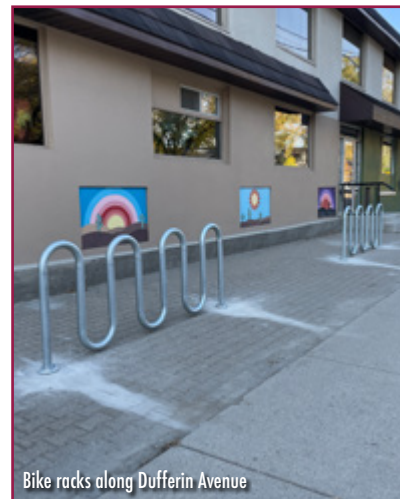


### Flower Pot Program

2022 was another very successful year for the Flower Pot Program. Urban Design worked closely with the Parks Department and the BIDs to deliver and maintain the flower pots.

### Annual Maintenance

In 2022, Urban Design focused on paving stone repairs in the maintenance program, repairing 84 locations as well as a major replacement of failed pavers adjacent to the police station. In addition, 55 tree wells were maintained in the BID areas. It was also a significant year for graffiti removals, garbage bin fires and bollard repairs. The condition of the garbage bins on 4th Avenue were assessed and concluded that replacement was more economical than repairs. 25 new garbage bins have been ordered and will be deployed in early 2023. Urban Design also installed three additional bike racks in the Broadway and Downtown Business Improvement Districts in 2022.



### 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 eligible area to conserve the built heritage and maintain attractive buildings in our city.

In 2022, a total of four Building Refresh Incentive applications were approved, and Administration committed \$6,068 in grants to applicants to improve and enhance their building façades.



In January 2022, a revised Façade Conservation and Enhancement Grant Policy was passed by City Council which aims to improve the efficiency and clarity in the administration of the Program. Later in 2022, a new Program Guide was finalized and released to the public to assist applicants with the planning, design, and application process for the Program. The guide is a new tool which aims to make the program easier to understand and more accessible.

### Urban Design Public Realm Projects

#### 20th Street East Streetscaping Design

The design work for the 20th Street East Streetscape project got underway in the summer of 2022. As identified in the City Centre Plan, this portion of 20th Street East is a Pedestrian Priority Street and a vital pedestrian link between the Downtown, Riversdale, and River Landing, making it a high priority for streetscape improvements. The design capitalizes on funding and working collaboratively with Asset Preservation to bring two projects forward. This project was included in

the Natural Infrastructure Grant submission to help fund the green infrastructure elements of this design.

The design concept extends the public realm space by adding additional amenity areas to create a tree-canopied street that is an inviting urban green space connecting these various districts. The design proposes shortened pedestrian crossings, adding a mid-block crossing, and incorporating green infrastructure elements to provide increased soil for trees and help manage stormwater between Idylwyld Drive and 1st Street.

Urban Design worked with internal and external stakeholders to take this from a conceptual idea through a functional design to a detailed design. The project is set to be under construction in the summer of 2023.

### *21st Back Alley Lighting Project*

In 2022, Urban Design had the unique opportunity to design and install a unique new light installation in Downtown that will see Saskatoon shine day and night! Made possible through a partnership with Downtown Saskatoon (the Business Improvement District) and local business and property owners, programmable



fiberglass mesh light 'orbs' were placed throughout the back alley along the south side of 21st Street East between 2nd and 3rd Avenue, illuminating this space like never before. This one-of-a-kind lighting project invites residents and tourists to visit spaces less travelled and discover a side of the city they might have never seen before.

The lighting is now installed on the back of the Hotel Senator (243 21st St E) and the side of O'Shea's Irish Pub (222 2nd Ave S) and even carries the unique design onto a light standard along 2nd Avenue. Each orb is lit with LED lighting and has an infinite number of programming options which will keep the light display fresh throughout the year.

Through the City's Downtown Where You Belong consultations in 2018, one item heard from residents and businesses that could be improved in the city's centre are the back alleys, making them safer, brighter and more inviting. This initiative is one way to support this request. The orbs also support the City's WintercityYXE Strategy by making Saskatoon an inviting, vibrant, safe and prosperous place in the winter.



Left and above: 21st Street back alley lighting project



### *21st Sparkle Lights*

In 2022, Urban Design completed the design and awarded the Sparkle Lights to a local contractor to initiate manufacturing. When completed, these pedestrian lights will be installed on 30 light standards along 21st Street E between 1st Avenue West and Spadina Crescent to provide permanent lighting along the street. As a combination of layered aluminum and star-burst lights (similar to seasonal lighting used in other locations around the city), these lighting fixtures will add both aesthetics and additional lighting along Saskatoon's premier street. Manufacturing and installation is anticipated in 2023. This is a pilot project for replacing some of Saskatoon Light and Power's seasonal decorations with permanent, year-round light displays at strategic locations, saving yearly installation and removal costs and adding more decorative lighting in the summer season.

### *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 the Punch Buggy Express, a 10-passenger child size pedal bus that provided tours for children and adults along the parks adjacent to the Downtown. The Downtown Grant program is now complete.



### *Active Transportation Wayfinding Pilot*

Wayfinding that encourages both visitors and residents 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 prepare for a pilot installation of the wayfinding system which should be installed in spring of 2023.

### *Fill the Plinths Project*

Urban Design began the final project in the Fill the Plinths Project this year, working with Oskayak School to develop a plan to create a gathering space around the plinth adjacent to their site. The project will focus on creating a space for dialogue between cultures and Urban Design is currently finalizing the procurement process and project parameters. A request for proposals is planned for 2023.

### **City-Wide Urban Design Projects**

#### *14th Street Parklet*

Based on meetings held with stakeholders in 2022, Urban Design prepared a concept plan for the triangular greenspace directly north of the D'Lish restaurant on 702 14th Street East in the Nutana neighbourhood. The approved plan consists of a hardscape seating area, pedestrian light, feature boulders, trees, and a combination of non-irrigated coniferous/deciduous shrubs, and perennials. The design incorporates streetcar rails and cobblestones reclaimed from the recent construction in the area in order to provide a heritage aspect to the project. Tendering and construction is anticipated in 2023.



## LOOKING AHEAD TO 2023

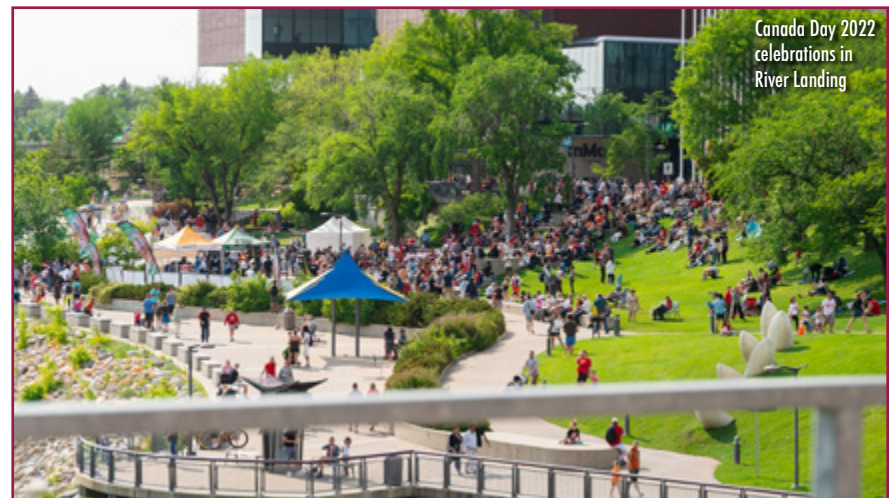
- The continued renewal of Downtown's older streetscapes, including a major streetscaping project on 20th Street East and designing new directories for 2nd Avenue.
- Design and manufacture of directories to replace failing ones on 20th Street West.
- Streetscaping planning for Avenues B and D and 21st Street in the northeast corner of the Riversdale Business Improvement District.
- 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 pilot Active Transportation wayfinding network.
- Tendering 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 2023.

## 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, an art gallery, live performance theatre, farmers' market, business incubator, concession services, 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.

### Animation of River Landing

There are numerous festivals, races, special events, weddings, and dance classes hosted in River Landing each year. Based on the Meewasin trail counter under the Senator Sid Buckwold Bridge over 616,000 pedestrians and cyclists visited or passed through the area in 2022. There was a strong showing of special events



and activities in 2022, with a conservative estimate of those events drawing 145,000 participants to River Landing.

A new event to the River Landing area was the Canada Day Event, which was planned by Riversdale BID, Downtown BID, Broadway BID, the City and led by OnPurpose. The Canada Day event was a full day event with a variety of performances at the

Amphitheater, cake at the KW Nasser Public Plaza, a free concert featuring award-winning Canadian artist Tenille Arts and finished off with a spectacular firework show. Approximately 50,000 to 70,000 people enjoyed the festivities.

In 2022, the River Landing Pavilion Building had a change in operators at the beginning of the spring season. With a new operator came a new name “The Sugar Shack” and extended operating hours. Beginning in 2022, the concession is open year-round, enhancing Saskatoon’s winter months.



As mentioned above, 2022 also saw a new feature: the operation of the Punch Buggy Express operated by Wildernook Fresh Air Learning. The Punch Buggy is Canada’s first children’s pedal bus, where children can learn about Saskatoon’s natural and cultural history along the South Saskatchewan riverbank. The Punch Buggy Express plans to operate again in 2023.



There are numerous festivals, races, special events, weddings, and dance classes hosted in River Landing each year.

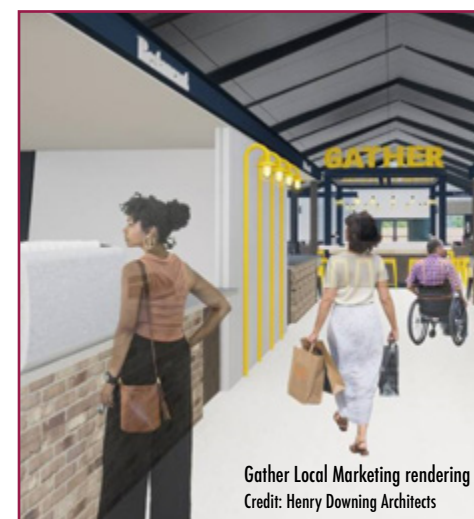


#### *KW Nasser Public Plaza*

2022 was the first full year of the KW Nasser Public Plaza being available to host special events. One of the larger ones was the Canada Day Event. The plaza hosted birthday cake and brought thousands together including many new Canadians who volunteered for the event.

#### **Farmers’ Market Building**

The City of Saskatoon continued to work with Ideas Inc. throughout 2022 on the details of the lease agreement and the interior renovations for the Farmers’ Market Building. Ideas Inc. will be the new operator of the building, and in 2022 announced that their new venture would be called Gather Local Market. The vision for Gather Local Market is a community space that incorporates local vendors and produce. Operating six days a



week year-round, Gather Local Market will feature some of the best food, drink, produce, and retail businesses in Saskatchewan.

### *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.

Street Stall Saturdays in Market Square continued in 2022, ensuring an outdoor market during the transition of Farmers' Market Building. There were 56 vendors that participated in 2022, compared to 83 in 2021. The total number of residents and visitors was an average range of 900 to 1200 per day over 20 operating days.

### LOOKING AHEAD TO 2023

- Now that the Downtown Event and Entertainment District officially has a location, the remaining vacant development sites in River Landing Phase II will be prepared and listed for sale.
- A review of the South Downtown (now known as River Landing) Concept Plan will be undertaken, and any necessary updates will be identified.
- Final negotiations with Ideas Inc. will continue for the operation and animation of the Farmers' Market Building, with anticipated building opening in Fall 2023.
- Installation of a mural on the west facing wall of the Zayo Building (the blue and white building on the east corner of 19th Street and Avenue A).



# DEVELOPMENT REVIEW

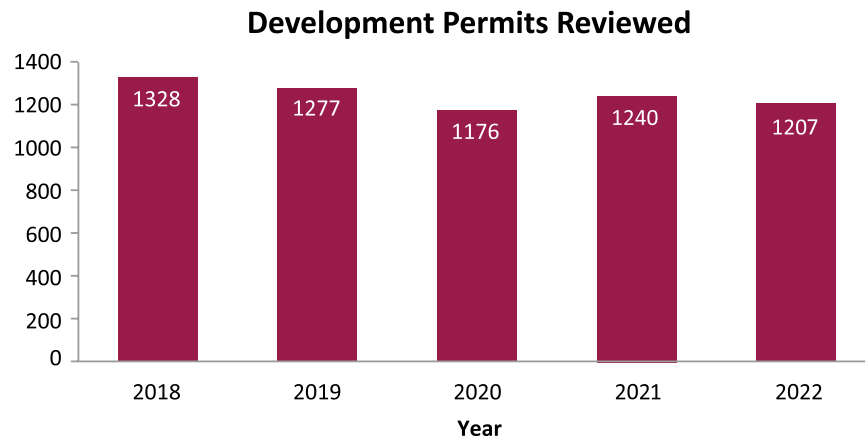
The Development Review Section is responsible for facilitating the orderly use and development of land and property in Saskatoon, as outlined in the Official Community Plan, Zoning Bylaw and Subdivision Bylaw, as well as Council and Administrative Policies. Development Review is responsible for the review 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 2022, Development Review operated with a staff complement of 14 full-time employees, including 7 Registered Professional Planners, 3 Planners, and 4 Development Officers.

## DEVELOPMENT PERMITS

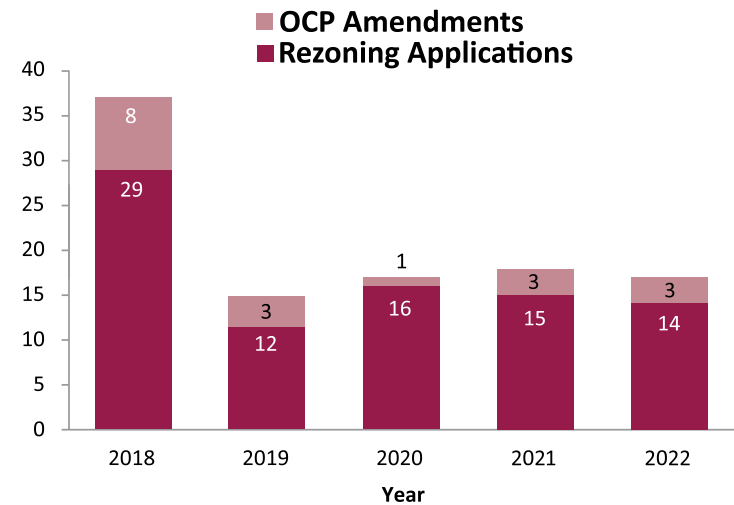
The Section reviews all development permit applications, except for one- and two-unit dwellings in new neighbourhoods, to ensure compliance with the Zoning Bylaw. In 2022, 1207 Development Permits were reviewed, as compared to 1240 in 2021, and a five-year average of 1246 Development Permits per year.



## 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 2022, the Section received 3 Official Community Plan amendment applications and 14 Zoning Bylaw amendment applications, for a total of 17 applications. This compares with 18 total Official Community Plan and Zoning Bylaw amendments made in 2021. The five-year average for combined applications is 22 per year.



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.

## 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.

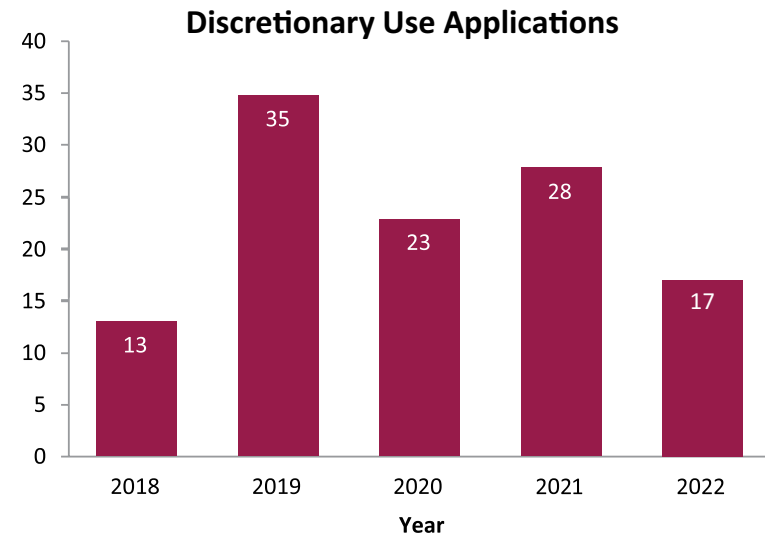
In 2022, the Section received 5 Concept Plan amendment applications, including one Major Amendment:

- Prairieland Park applied for a Concept Plan amendment to allow for the development of a proposed soccer facility, a new parking area, and the future development of additional sports fields and alterations to Sports on Tap. The soccer stadium is proposed to be located on the existing Marquis Downs site. It would include a FIFA-compliant playing area and be capable of seating approximately 5,800 people by repurposing the existing grandstand and adding two new grandstands on the east and west sides of the pitch. Parking is proposed to be located on the area currently occupied by the horse barns and would consist of approximately 1,200 parking stalls.
- Public engagement ended in January 2023 and the application will be considered by the Standing Policy Committee – Planning, Development, and Community Services before consideration by City Council at a public hearing early in 2023.



## 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 2022, the Section received 17 Discretionary Use applications:

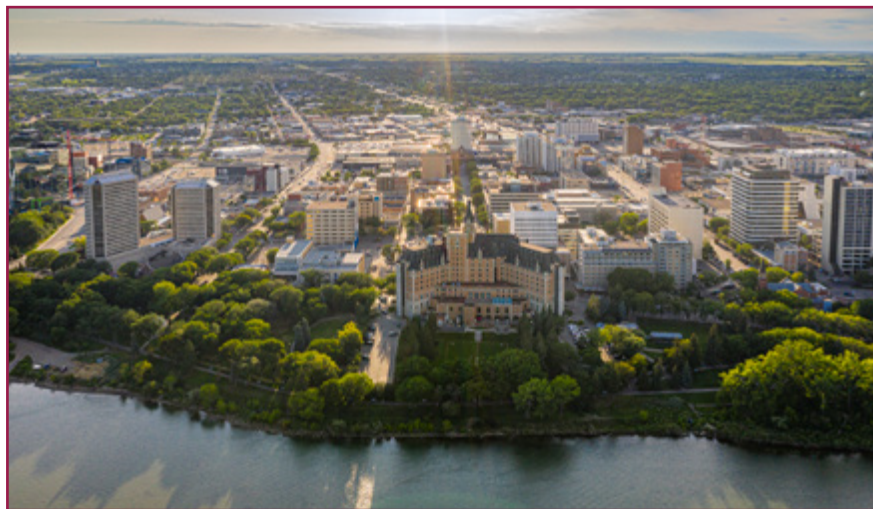
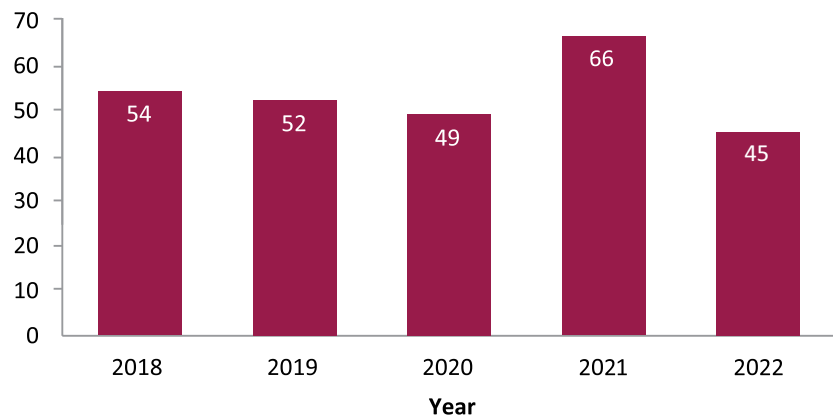
- 5 Day Cares
- 6 Residential Care Homes - Type II
- 1 Tavern
- 1 Car Wash
- 4 Short Term Rental Properties

Of the 17 Discretionary Use applications, 11 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 2022, the Section received 45 subdivision applications, compared to 66 applications received in 2021, and the five-year average of 53 applications per year.

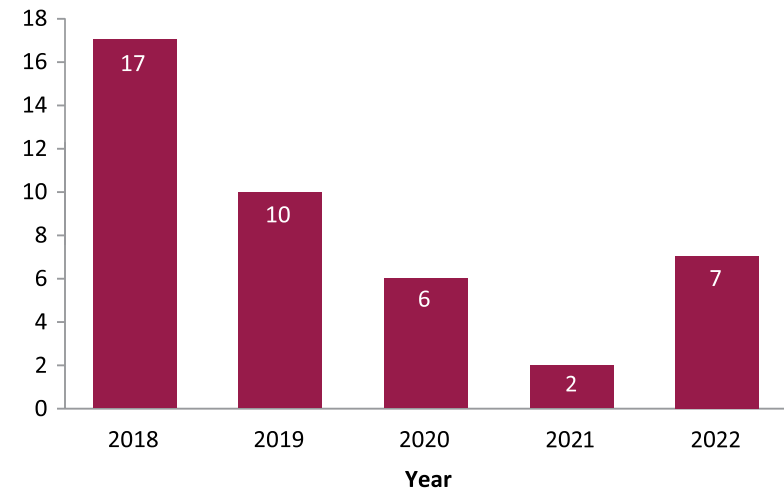
### Subdivision Applications



## CONDOMINIUM APPLICATIONS

The Section reviews all applications for the creation of condominium parcels to ensure compliance with various municipal and provincial requirements. In 2022, the Section received 7 condominium applications, compared to 2 applications in 2021, and a five-year average of 8 applications per year.

### Condominium Applications



## 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 2022, the Development Appeals Board heard 39 appeals, compared to 58 in 2021.

Development Review also represents the City at the Planning Appeals Committee of the Saskatchewan Municipal Board. In 2022, one appeal was 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 2022, 6 new names were added to the Names Master List. As of year-end, a total of 124 names were available to be applied to future developments.

| Names Applied in 2022                           |         |                       |
|---|---------|-----------------------|
| Names Applied                                   | Type    | Location              |
| Markham Avenue                                  | Roadway | Airport Business Area |
| Mazurek Crescent                                | Roadway | Rosewood              |
| kīwētīn Greenway                                | Park    | Aspen Ridge           |
| Aitken Crescent                                 | Park    | Aspen Ridge           |
| Traeger Comon, Manor, Close, Union              | Roadway | Brighton              |
| tatanka   | Park    | Aspen Ridge           |
| kisiskaciwan                                    | Park    | Aspen Ridge           |
| mikisiw ostikwān                                | Park    | Aspen Ridge           |
| niwāhkōmākanak                                  | Park    | Aspen Ridge           |
| wāwāhtēwa                                       | Park    | Aspen Ridge           |
| Lamb  | Park    | Aspen Ridge           |
| Aspen Ridge Village Square                      | Park    | Aspen Ridge           |
| asokan Avenue, Bend, Rise, Street               | Street  | Brighton              |
| Pepper Avenue, Court, Place, Street, Bend, View | Street  | Brighton              |

|                             |        |  |
|-----------------------------|--------|--|
| Katz Avenue, Court          | Street | Brighton                                 |
| Cowessess Road, Cove        | Street | Brighton                                 |
| taskamanwa Street           | Street | Brighton                                 |
| Taylor Bay                  | Street | Rosewood                                 |
| Chief Louis Taypotat Avenue | Street | Kahkewistahaw First Nation Urban Reserve |
| kihew Crescent              | Street | Kahkewistahaw First Nation Urban Reserve |
| yahkohtēwin                 | Pond   | Blairmore Urban Centre                   |
| manitōhkēwin                | Park   | Parkridge                                |
| mistasiniy                  | Park   | Parkridge                                |

### Legacy Review Project

As a result of requests to rename McPherson Avenue and John A. Macdonald Road in 2021, City Council approved the 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. The renaming of John A. Macdonald Road will be pursued as the first phase of this work.



**In 2022, 6 new names were added to the Names Master List.**

**As of year-end, a total of 124 names were available to be applied to future developments.**



## CIVIC HERITAGE PROGRAM

The following chart identifies the number of documented heritage properties in Saskatoon at the end of 2022.

| Listing Type                          | Number of Properties |
|---------------------------------------|----------------------|
| Built Heritage Database               | 1,452                |
| Saskatoon Register of Historic Places | 190                  |
| Holding Bylaw                         | 33                   |
| Municipal Designated Properties       | 45                   |
| Provincial Designated Properties      | 3                    |
| National Historic Sites               | 6                    |

### Heritage Conservation Program

In 2022, major conservation work was approved for the Old Stone Schoolhouse and the St. Vincent of Lerins Orthodox Church (Third Avenue United Church) with financial incentives approved under the Heritage Conservation Program.

During the 2023 Business Plan and Budget deliberations, City Council approved a project to consider options to enhance the Heritage Program through a phased approach. The project's focus is to strengthen the Heritage Program with the objectives of confirming the City's leadership role in this area of public policy and to increase integration of the Heritage Program into broader civic goals. This work will be ongoing in 2023.

### Education and Awareness Events

#### *Heritage Festival*

The annual Heritage Festival of Saskatoon was held virtually from February 26th to March 6th, 2022.

#### *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 2022.

## 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 2022 focused on processing land use and zoning applications, supporting other City Centre development projects at various stages of progress, and advancing work on a review of Downtown's primary zoning district, the B6.

### 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. A Zoning Agreement to 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 was approved by City Council in March 2022.



### Rezoning of 510 25th Street East (YWCA Saskatoon)

An application was received to amend the existing Zoning Agreement for YWCA Saskatoon to accommodate a building addition with new supportive housing units. This application was approved by City Council in June 2022.

### Proposed Rezoning of 509 12th Street East

Applications to amend the Official Community Plan land use designation and rezone 509 12th Street East were received in 2022. Located in Nutana, the proposal involves an 8-storey commercial office building with enclosed structured

parking and commercial retail space along 12th Street East. A public information meeting was held in September 2022, with further engagement anticipated in early 2023 prior to consideration by City Council.

### **Knox Tower (838 Spadina Crescent East)**

A development proposal for a 19-storey mixed-use building with 112 residential units is proposed on a vacant piece of land on Spadina Crescent that was formerly part of the Knox United Church property. A series of approval processes began in 2020 involving a development appeal, heritage bylaw amendment, and subdivision. This concluded in 2022 with a hearing and decision of the Planning Appeals Committee of the Saskatchewan Municipal Board that granted the development appeal, allowing the proponent to move to the next and final step of a building and development permit application.



### **Other Projects and Inquiries**

Support for several other projects at varying stages in the development process was provided throughout 2022, 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. This included support to the New Central Library project and ongoing support to development projects currently under construction in the City Centre, such as Baydo Towers at 410 5th Avenue North which is a significant mixed-use development containing more than 400 residential units.

### *Review of the B6 – Downtown Commercial Zone*

Significant progress on the comprehensive review of the B6 – Downtown Commercial Zone was made in 2022 and the project is now ready to move to the engagement phase in 2023 beginning with the formation of a focus group of Downtown and industry stakeholders. Work in 2022 focused on the “Open Volume” regulations including drafting amendment options to address issues, internal engagement, confirming other key topic areas of the review, and preparing for the launch of the focus group.



### *ePermitting System*

In 2020, Council approved Capital Project No. 2169 – Urban Planning and Development Enhancements (Phase II of ePermitting) to support the delivery of an online application system. This project will include online submissions, review and communications, application tracking for applicants, and collaborative internal reviews for the Planning and Development processes. The objective of this phase is to:

- Simplify the approval process and increase overall efficiencies;
- Improve communication between both the City and the customer, as well as interdepartmentally;
- Provide for greater transparency in City processes; and
- Address concerns identified through previous initiatives and engagement, including those identified in Phase I of ePermitting which focused on the Building and Development Permit processes.

Implementation and a full launch of Phase II is anticipated in 2023.

#### **LOOKING AHEAD TO 2023**

The following major activities are expected to occur in 2023 regarding development, Concept Plans, Naming, Heritage and the City Centre:

- Provide ongoing support to the Comprehensive Review of the Zoning Bylaw Project.
- Complete review of the Holmwood Urban Centre and Neighborhood 2 Concept Plan in the Holmwood Sector.
- Complete review of the revised Willows Concept Plan amendment.
- Engagement on the comprehensive review of the B6 – Downtown Commercial zone, beginning with the launch of a focus group in early in 2023.
- Undertake the approved Heritage review project which will provide information and options to enhance the program through a phased approach.
- Phase II of ePermitting System for Planning and Development processes will be completed and launched publicly.

### **CUSTOMER SERVICE**

As part of a project to review the communications and processes related to growth and infill development, an overall look at these activities was started in 2022, including a review of municipal best practices.

With simplified web usability being identified as an area needing improvement for the City of Saskatoon, Planning and Development is looking to advance the navigation and customer experience for their website and online tools, as well as exploring next steps in the creation of more online opportunities.

#### **LOOKING AHEAD TO 2023**

- A review and analysis of the current layout and functionality of the Planning and Development webpages, website analytics, and other relevant documentation that may be provided from the City will occur. Insights from this information will be formed to determine the best approach for usability testing. Recommendations for improvements will be developed and executed as needed.
- Further actions related to the Growth and Infill Communications and Engagement City Council Priority will also be advanced in 2023, including activities in coordination with the Communications and Public Engagement Department.
- With the public launch of Phase II of the ePermitting system, including many of the Planning and Development applications, support to customers to navigate and learn the new system will be a high priority in 2023.



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