

Background

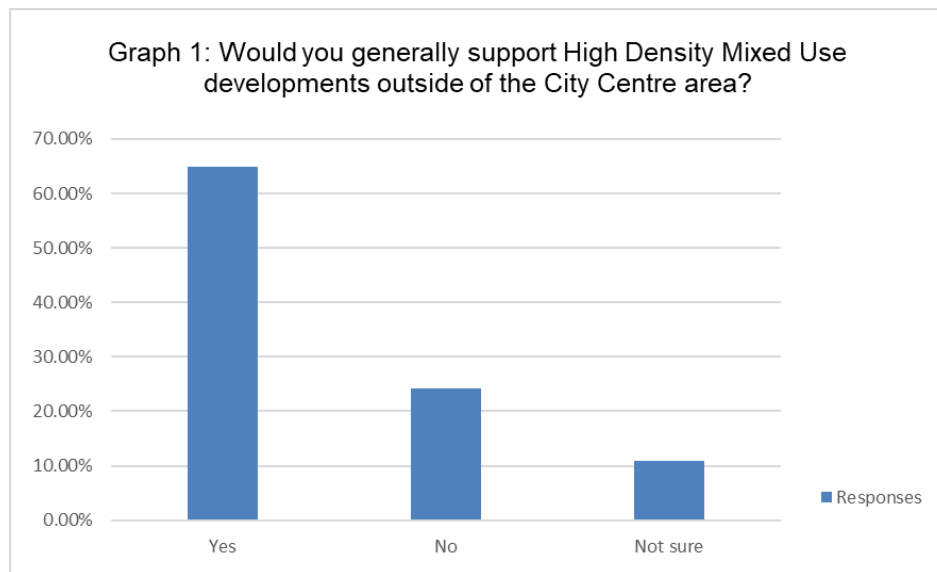
The City of Saskatoon (City) has received an application for a text amendment to [Bylaw 9700, the Official Community Plan Bylaw, 2020](#) (OCP). The application is to consider a new land use designation to accommodate high density mixed use (HDMU) developments in Saskatoon. An online survey was made available to the public on the City's [Engage Page](#) from January 6th to February 28th, 2023, and shared through social media channels as well as targeted communications, with the purpose to receive public feedback on the proposed HDMU land use designation.

What We Heard

The HDMU survey sought feedback from Saskatoon residents regarding the proposed land use designation in terms of potential development location, height, and mix of uses. The survey offered the option for respondents to provide comments in relation to each question to discuss their thoughts in further detail. We received responses from 597 members of the public.

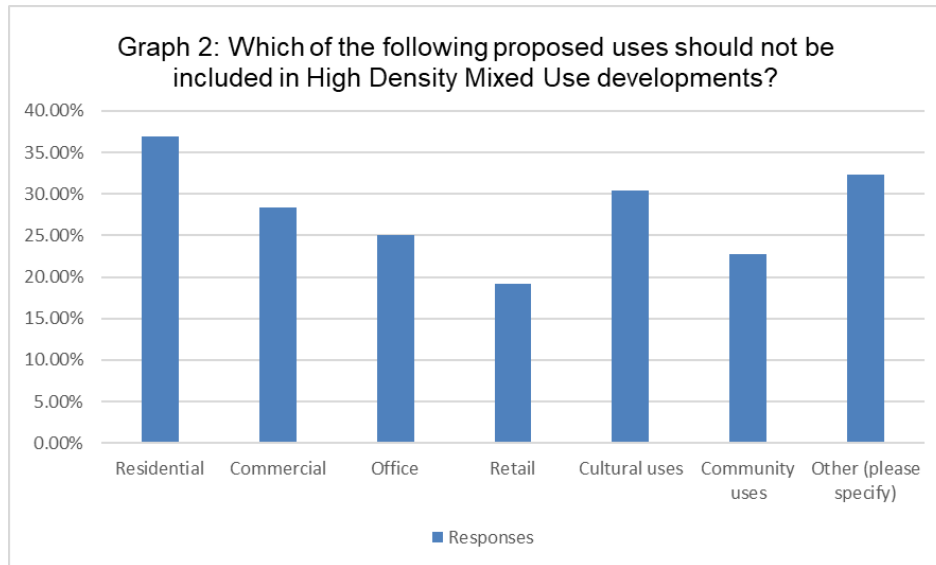
Feedback Themes

A number of common themes emerged from the online survey. These themes have helped Administration evaluate and refine the proposed HDMU land use designation description and its supporting objectives and policies within the OCP.

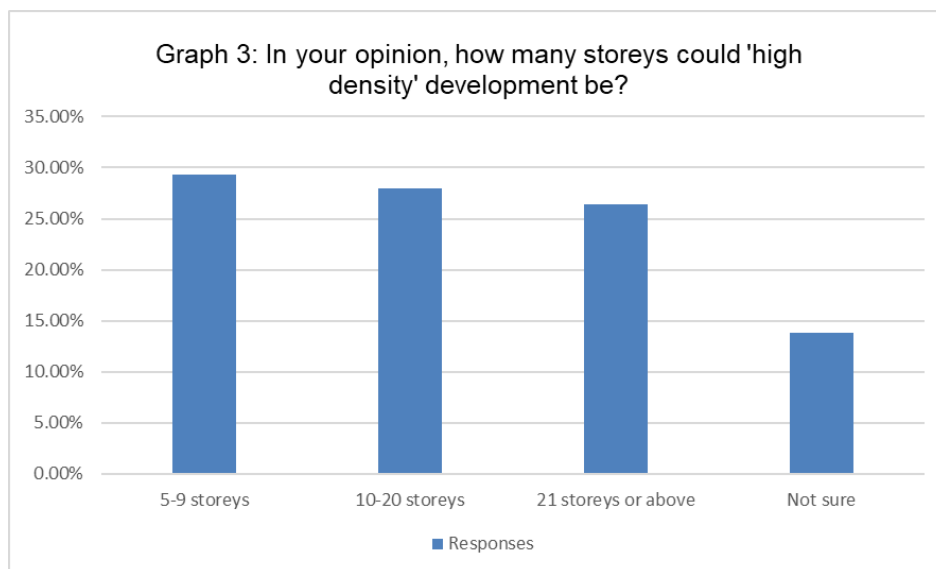


- Graph 1 shows that 65% of respondents generally support HDMU developments located outside of the City Centre area. The City Centre consists of the Downtown and portions of Nutana, Riversdale, City Park, and the portion of College Drive that interfaces with the University of Saskatchewan. See Map 1 – Downtown and City Centre on page 59 of the OCP.
- The remaining 24% and 11% would not support and were unsure, respectively.

High Density Mixed Use Engagement Summary



- Graph 2 illustrates that there is no consensus among respondents regarding potential types of uses that should not be included in HDMU developments. Interestingly, 37% of respondents indicated that it was not their preference to see residential uses in HDMU developments.
- 32% of respondents indicated “other” and provided feedback to further specify. Some of the most common responses included: that industrial uses should not be allowed; that all of the uses listed in the question should be considered; and that the mix of uses should be determined based on the needs of the area of development.



- Graph 3 illustrates no consensus among respondents regarding the potential height of HDMU developments. The results show that options of 5-9, 10-20, and 21+ storeys all range between 25% to 30%.
- For this question, respondents overwhelmingly indicated that building height is site specific and dependent on several factors such as existing lot size, nearby land uses, density, infrastructure, and servicing.

Feedback Themes Continued

- General support for proposed HDMU land use designation with the caveat that developments be responsive to context of existing site, area, and/or neighbourhood.
- Concerns regarding sunlight availability and potential shadowing resulting from tall buildings on nearby properties.
- There is a desire for infill development and increasing density both in specific areas, such as the City Centre area, and across the city.
- Concern over potential HDMU being located along the riverbank based on stability, flooding, and impact to accessing green space.
- Comments that HDMU should be developed in areas with existing high density land use patterns.
- Comments that HDMU development should not be considered in natural areas like swales or other green spaces.
- Concerns over the potential for HDMU developments occurring in established neighbourhoods and the impact on adjacent land uses and neighbourhood character.
- Comments that the potential mix of uses in HDMU developments should include affordable housing options, health services, community uses, and food grocers.
- Comments that the potential mix of uses in HDMU developments should avoid industrial uses, places of worship, adult entertainment, cannabis stores, and wellness centres.
- Concerns over possible impacts of increased density to safety of existing area/neighbourhood.
- Respondents would like to see the City make commitments to meaningful community engagement on potential HDMU developments.
- Concern that the results of this survey will not be taken into consideration.
- Desire to see improved public realm surrounding potential HDMU developments to support walkability and cycling.
- Concerns regarding impact to, and capacity of, infrastructure such as water, sewer, waste, roads/traffic, and parking.
- Mixed comments regarding parking infrastructure with some respondents wanting to see reduced parking requirements, and others wanting increased onsite parking to reduce spillover into neighbourhood.
- Desire to see sustainable design and development practices, such as dark sky compliance, solar panels, and EV charging stations.
- Concerns over impacts of construction on nearby properties such as noise, traffic, and access.
- Comments that HDMU developments should be architecturally pleasing.
- Concerns over potential costs of HDMU development being passed on to residents and long-term vacancy rates.
- Some respondents would like to see a commitment to medium density developments, citing the “missing middle.”
- Comments that density should be determined by number of people on site or number of units and not by height/number of storeys.

Engagement Evaluation

What Went Well

- The communication plan included website updates, social media posts, e-newsletters to subscribers, and City Page ads allowing the online survey to reach a wide audience of respondents in Saskatoon.
- Responses came in from 86% of neighbourhoods in Saskatoon, with a total of 597 respondents.

What We Could Have Done Better

- Some respondents indicated that the information provided in the survey was unclear and that certain questions were confusing. Should there be future engagement on this subject, it will be important to ensure the messaging is clear so that feedback and perspectives are not missed.

Next Steps

Public engagement for the proposed High Density Mixed Use OCP amendment has been completed. Administration will bring a report forward to the Municipal Planning Commission to allow for discussion and feedback from the Commission. The report will then be forwarded to City Council (Council) for a Public Hearing to allow for feedback from the public and Council debate. As per *The Planning and Development Act, 2007* if this amendment to Bylaw No. 9700, The Official Community Plan, 2020 is approved by Council it shall come into force upon receiving the approval of the Ministry of Government Relations.