

Corridor Planning Program – New Corridor Zoning Districts

APPLICATION SUMMARY

Administration has been developing new zoning districts intended for use within the Corridor Growth Area. In consultation with industry stakeholders, four districts have been developed which align with the corridor land use designations, previously adopted in [Bylaw 9700, Official Community Plan Bylaw, 2020](#).

RECOMMENDATION

That this report be submitted to City Council recommending that at the time of the Public Hearing, City Council consider Administration's recommendation that proposed amendments to Bylaw No. 8700, The Zoning Bylaw, to provide four new zoning districts intended for use within the Corridor Growth Area as outlined in this report, be approved.

BACKGROUND

In January 2020, City Council endorsed the [Corridor Transformation Plan](#), which provides a transformative long-term vision for Saskatoon's major corridors and high-level direction for deliverables of the Corridor Planning Program. The Corridor Transformation Plan includes objectives and descriptions of Corridor Growth Area land use designations and direction to prepare the designations for the Official Community Plan. The land use designations were approved by City Council in June of 2020, through the adoption of Bylaw No. 9700, Official Community Plan Bylaw, 2020 (OCP).

The Corridor Growth Area land use designations, identified in Section F 2.2 - Land Use Designations in the OCP, are Corridor Transit Village, Station Mixed Use, Corridor Mixed Use, Corridor Residential and Corridor Main Street. These land use designations set out the type of development envisioned for the future of the Corridor Growth Area. The designations define intent for future development, but do not directly regulate development which may or may not occur. To regulate and allow for development that aligns with the intention of the land use designations, new zoning districts are needed.

DISCUSSION

Four new zoning districts for the Corridor Growth Area are proposed to provide regulations and uses which align with objectives of the corridor land use designations as well as goals of the Corridor Transformation Plan (see Appendix 1 for an outline of the proposed zoning bylaw amendments, including the four proposed districts, and Appendix 2 for a high-level, visual summary of each new zoning district). The process for developing the new districts began with internal partners and stakeholders, followed by in-depth technical consultation with industry experts and a high-level review by other stakeholder groups. A combination of existing zoning standards and best practices have been applied in drafting the proposed districts.

The four proposed districts and their purpose statements are as follows:

- 1. CR1 – Corridor Residential 1 District:** to provide for intensification opportunities and support infill development within the Corridor Growth Area in a range of ground-oriented, low-rise residential building forms and related community uses. The CR1 District is intended to accommodate a transition between one- and two-unit dwellings and multi-unit development. The CR1 District provides for density increases by allowing incremental intensification of neighbourhoods.

- 2. CR2 – Corridor Residential 2 District:** to provide for intensification opportunities and support infill development within the Corridor Growth Area in a range of ground-oriented residential building forms, limited neighbourhood commercial uses and related community uses. The CR2 District is intended to accommodate a transition between one- and two-unit dwellings as well as multi-unit and mixed-use development. The CR2 District provides for density increases by allowing for incremental intensification of neighbourhoods. The CR2 District is intended for development on corner sites, on sites adjacent to arterial or collector streets and on sites adjacent to an existing commercial, institutional or mixed-use zoning district.
- 3. CM1 – Corridor Mixed-Use 1 District:** to facilitate two- to four-storey residential and mixed-use development along major transportation corridors in the Corridor Growth Area. The CM1 District provides for a range of residential and mixed-use developments containing residential, commercial and institutional uses in mid-rise buildings which promote a compact, pedestrian-oriented form. The CM1 District encourages a variety of transportation options and buildings incorporating Transit-Oriented Development principles, including street-facing buildings with active frontages and ground-oriented uses.
- 4. CS1 – Corridor Station Mixed-Use 1 District:** to facilitate three- to six-storey mixed-use development along major transportation corridors near key transit station locations in the Corridor Growth Area. The CS1 District provides for a range of mixed-use developments containing residential, commercial and institutional uses in mid-rise buildings which promote a compact, pedestrian-oriented form. The CS1 District encourages a variety of transportation options and buildings incorporating Transit-Oriented Development principles, including street-facing buildings with active frontages and ground-oriented uses.

Both the CR1 and CR2 Districts are intended for use within the Corridor Residential land use designation. The CM1 District is intended for use within the Corridor Mixed Use land use designation, and the CS1 District is intended for the Station Mixed Use land use designation. Administration is reviewing appropriate zoning districts for the Corridor Transit Village and Corridor Main Street land use designations and will bring forward any proposed Zoning Bylaw amendments for City Council's consideration at a future date.

In the future, as each Corridor Plan proceeds, area-specific zoning regulations may be identified to suit the needs of specific Corridor Plan areas. Any such regulations to emerge from Corridor Plans would require a future Zoning Bylaw amendment.

Additionally, the current amendment is to create the corridor zoning districts only. Administration is not currently proposing to apply these districts to any parcels of land. Applications to apply the new zoning districts to specific land would be made by a property owner or developer and may be considered through future Corridor Planning efforts or other relevant work plans.

COMMUNICATIONS AND ENGAGEMENT

The proposed districts have evolved through multiple drafts and rounds of input from both internal and external stakeholders. A technical focus group, made up of members of the architecture and building industries, was established. This group provided valuable technical feedback during development of draft zoning standards.

Communications were provided to a broad group, including existing Corridor Planning stakeholders, building and development industry groups as well as additional stakeholders who are familiar with zoning or have expressed interest in zoning. These communications included notice and explanation of the project, as well as an online survey to provide high-level feedback on the proposed districts. In-depth engagement on project details was not intended for this group of stakeholders.

Both the industry focus group and online survey provided valuable feedback for the project, including general support for the zoning districts as proposed (see Appendix 3 for a summary of the project’s communications and engagement).

If the new corridor zoning districts are approved, communication tactics will be used to ensure impacted stakeholders are aware of changes. Stakeholders who have previously been engaged regarding the corridor zoning districts will be contacted and informed that the new zoning districts are now available in the Zoning Bylaw. Information on the anticipated process for area-specific engagement as part of the Corridor Planning Program will also be provided.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy C01-021, Public Notice Policy and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

APPENDICES

1. Summary of Proposed Zoning Bylaw Amendment for Discussion
2. Visual Summaries of Corridor Zoning Districts
3. Engagement Summary – Corridor Planning Program – New Corridor Zoning Districts

REPORT APPROVAL

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