

Proposed OCP Amendment, Rezoning by Agreement and Rezoning – South Caswell Redevelopment Project

APPLICATION SUMMARY

Saskatoon Land applied to amend Bylaw No. 9700, The Official Community Plan Bylaw, 2020, Land Use Map, and Bylaw No. 8770, Zoning Bylaw, 2009, for lands within the South Caswell Redevelopment Project area in the southern portion of the Caswell Hill neighbourhood and within the 22nd Street West Corridor Growth Area. The proposed amendments to the land use designation and zoning districts will accommodate a specific proposal for the redevelopment of 321 Avenue C North, the former Saskatoon Transit maintenance site, and facilitate the future sale and redevelopment of 301 24th Street West; 230, 232 and 240 Avenue C North, as well as the existing right-of-way south of 24th Street West.

RECOMMENDATION

That a copy of this report be submitted to City Council recommending that, at the time of Public Hearing, City Council consider Administration's recommendations that the proposed amendments to Bylaw No. 9700, The Official Community Plan Bylaw, 2020, Land Use Map, and Bylaw No. 8770, Zoning Bylaw, 2009, to rezone subject sites associated with the South Caswell Redevelopment Project, as outlined in the report, be approved.

BACKGROUND

The South Caswell Redevelopment Project (Project) is a partnership between Saskatoon Land and the Planning and Development Department. The Project involves the sale and redevelopment of the former Saskatoon Transit maintenance sites in accordance with community goals and objectives outlined in the [Caswell Hill Local Area Plan](#) and the [South Caswell Concept Plan](#). The sites include the former Saskatoon Transit maintenance building, bus barns, administration building and former staff parking lot. Since 2001, work has been undertaken to support investment in the Caswell Hill neighbourhood, and the redevelopment of the Project area, as described in the South Caswell Redevelopment Project Background Report (Background Report) prepared by the Neighbourhood Planning Section (see Appendix 1).

DISCUSSION

Saskatoon Land has applied to amend [Bylaw No. 9700, The Official Community Plan Bylaw, 2020 \(OCP\)](#), – Land Use Map and [Bylaw No. 8770, Zoning Bylaw, 2009](#), to facilitate the future sale and redevelopment of sites within the Project area. The proposed amendments include:

1. Amendment to the OCP Land Use Map to amend the land use designation of the subject sites from Utility Area to Corridor Mixed-Use land use designation;

Proposed Official Community Plan Amendment, Rezoning by Agreement, and Rezoning – South Caswell Redevelopment Project

2. Rezoning of 301 24th Street West and 230, 232 and 240 Avenue C North, as well as the existing right-of-way south of 24th Street West from 1L1 – General Light Industrial District to CM1 – Corridor Mixed Use 1 District; and
3. Rezoning 321 Ave C North from 1L1 – General Light Industrial District to MX1 – Mixed Use 1 District subject to a Zoning Agreement to accommodate the specific redevelopment proposal.

See Appendix 2 for the land use amendment application location maps.

Proposed Amendments

1. **Amendment to the OCP Land Use Map**

The subject lands are currently designated as Utility Area land use which is defined in the OCP as having the potential for parcels or corridors of land to be reserved for above or below ground utility installations and infrastructure and may form part of the green network. The Utility Area land use facilitated the previous uses associated with Saskatoon Transit operations on the sites. Redevelopment of the sites would be facilitated through redesignation to Corridor Mixed Use land use, which has the potential for medium density, two- to four or six-storey* mixed use developments that are pedestrian-oriented and incorporate transit-oriented development principles.

Note: This amendment to the OCP Land Use Map does not need to proceed if the amendments to the OCP Land Use Map to implement Corridor land use designations are approved by City Council at the Public Hearing scheduled for June 27, 2024.

*An amendment to the Corridor Mixed Use Land Designation to increase the maximum height from “two to four storeys” to “two to six storeys” is also being considered by City Council at a Public Hearing scheduled for June 27, 2024.

2. **Rezoning of 301 24th Street West, and 230, 232, and 240 Avenue C North, and the existing right-of-way south of 24th Street West**

To accommodate the future sale and redevelopment of the subject sites, the applicant is proposing to rezone the following lands from 1L1 – General Light Industrial District to CM1 – Corridor Mixed Use 1 District:

- 301 24th Street West;
- 230, 232, and 240 Avenue C North; and
- Existing right-of-way south of 24th Street West (located directly south of 301 24th Street West, west of Avenue C).

The purpose of the CM1 District is to facilitate approximately two- to four-storey residential and mixed-use development along major transportation corridors in the Corridor Growth Area. This will provide for a range of residential and mixed-use developments containing residential, commercial and institutional uses in mid-rise buildings that promote a compact, pedestrian-oriented form. The CM1

Proposed Official Community Plan Amendment, Rezoning by Agreement, and Rezoning – South Caswell Redevelopment Project

District also encourages a variety of transportation options and buildings incorporating transit-oriented development principles, including street-facing buildings with active frontage and ground-oriented uses.

Currently, there is no specific proposal for the redevelopment of the subject sites. A rezoning to the CM1 District would facilitate the redevelopment of the subject sites subject to the permitted and discretionary uses and development standards of the CM1 District.

3. **Rezoning of 321 Ave C North from IL1 – General Light Industrial District to MX1 District Subject to a Zoning Agreement**

The development proponent (CBB Group) is proposing an adaptive reuse development of the former Saskatoon Transit maintenance building and new residential and office development in the parking lot and bus storage area at 321 Avenue C North, which includes:

- Adaptive reuse and redevelopment of the former Saskatoon Transit maintenance building into a mixed-use development including a variety of commercial, restaurant and community uses;
- A three-storey office condominium development in the northeast corner of the site; and
- A 30-unit residential development in the northwest portion of the site, including a minimum of 32 parking stalls.

Renderings of the proposed development are included in Appendix 3.

To facilitate the proposed development, the application includes a rezoning of 321 Avenue C North from IL1 – General Light Industrial District to MX1 - Mixed-Use 1 District subject to a Zoning Agreement. A Zoning Agreement is a regulatory tool used to address a specific development proposal and may address the use of land, buildings, form of development, site layout and general external design. The proposed Zoning Agreement includes terms which address permitted land uses, setbacks, building height and elevations, on-site parking and landscaping (see Appendix 4).

Policy Review

There are multiple guiding plans and City of Saskatoon projects relevant to the consideration of these applications. A review of relevant plans and projects has been provided in the Background Report.

The Project area is within the 22nd Street West Corridor Growth Area. The proposed land use applications and redevelopment proposal have been found to be in alignment with the proposed 22nd Street West Corridor Land Use Plan (see Appendix 5) and relevant OCP and Corridor Transformation Plan policies (see Appendix 6).

Proposed Official Community Plan Amendment, Rezoning by Agreement, and Rezoning – South Caswell Redevelopment Project

Technical Review of Amendments

A technical review of the proposed amendments identified the following considerations:

- Water Main Upgrades – Future water main upgrades are required along 24th Street between Avenue C and D and will require a funding and timing strategy to be developed by the City of Saskatoon. Certain technical requirements will apply at a building permit stage.
- Traffic Impacts – A Traffic Impact Assessment for the proposed redevelopment of 321 Avenue C North was provided and evaluated to ensure additional traffic generation can be safely and efficiently accommodated by the transportation system. The analysis confirmed additional traffic movement generated as a result of the applications can be accommodated within existing infrastructure; however, the proposed on-site parking of 321 Avenue C North would result in a parking deficiency and spill-over onto adjacent streets.

Adaptive reuse and redevelopment of a site in an established neighbourhood may require a relaxation of on-site parking requirements due to the unique nature and existing constraints of a site. Policy review of the proposed redevelopment of 321 Avenue C North supports a reduction in required on-site parking. The site is also in proximity to the Active Transportation Corridor, the West-Central Multi-Use Corridor and two Bus Rapid Transit Routes providing additional transportation options. Technical requirements regarding associated infrastructure improvements will apply at a building permit stage.

Future redevelopment of Project sites proposed to be rezoned to the CM1 District would be required to meet Zoning Bylaw regulations, development standards and technical requirements at a building permit stage.

- Further technical considerations were identified and addressed prior to the land use applications and have been summarized in the Background Report, including:
 - Environmental Impacts;
 - Structural Analysis of Transit Buildings;
 - Infrastructure and Servicing Capacity;
 - Neighbourhood Safety; and
 - Neighbourhood Traffic Review.

COMMUNICATIONS AND ENGAGEMENT

In October 2023, a public notification inviting comment was mailed out to 660 property owners within a radius of 500 metres of the subject sites. The Ward Councillor and Caswell Hill Community Association were also notified of the proposal. The application Engagement Page was published online in February 2023. The Planning and Development Department held a Public Information Meeting on November 9, 2023. A total of 53 individuals attended. Comments received in response to the Public

Proposed Official Community Plan Amendment, Rezoning by Agreement, and Rezoning – South Caswell Redevelopment Project

Information meeting have been summarized in the Engagement Summary Report (see Appendix 7). Administration received a variety of responses, with the majority of responses showing support for the applications. General comment themes include:

- Support for reuse and redevelopment of the existing sites;
- Support for the Corridor Planning Program and Bus Rapid Transit; and
- Parking and Traffic impact considerations.

It is also acknowledged that CBB Group undertook its own engagement activities, prior to the Public Information Meeting, including meetings with the Caswell Hill Community Association and community members.

PUBLIC NOTICE

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

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Council Policy No. 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. South Caswell Redevelopment Project Background Report
2. South Caswell Redevelopment Project Location Maps
3. Renderings of Proposed Development of 321 Avenue C North
4. Draft Terms of Agreement for 321 Avenue C North
5. Proposed Corridor Land Use Map – 22nd Street Corridor Growth Area
6. Policy Review
7. Engagement Summary Report

REPORT APPROVAL

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