

Corridor Growth Boundary and Land Use Amendments

APPLICATION SUMMARY

This report includes amendments to [Bylaw No. 9700, The Official Community Plan, 2020](#), to implement proposed land use designations which will provide a mix of land uses and densities in the City of Saskatoon's (City) Corridor Growth Area. Applying the Corridor land use designations on these sites provides for the intended long-term direction in these areas. Supporting amendments to the OCP are also included in this report.

RECOMMENDATION

That a copy of this report be submitted to City Council recommending that, at the time of the public hearing, City Council consider Administration's recommendation that the proposed amendments to Bylaw No. 9700, The Official Community Plan, 2020, as outlined in this report, be approved.

BACKGROUND

Corridor Planning Program

The Corridor Planning program has been the City's approach to create a framework for future development on lands near the planned Bus Rapid Transit (BRT) routes, in the "Corridor Growth Area". This work is guided by various long-term plans endorsed by City Council including the [Official Community Plan \(2020\)](#), the [Corridor Transformation Plan \(2020\)](#), and the [Growth Plan to Half a Million \(2016\)](#). The Official Community Plan contains corridor land use designations which set out the categories of development that are envisioned for the Corridor Growth Area.

City Council, at its Regular Business [meeting](#) held on May 31, 2023, approved the Housing Action Plan that outlined 13 initiatives the City will undertake in exploring solutions for removing barriers to new housing in Saskatoon as part of the Housing Accelerator Fund (HAF). One of the initiatives identified by Administration was to implement new corridor zoning districts by identifying and rezoning appropriate lands in proximity to future rapid transit. This initiative supports new residential development within the Corridor Growth Area, in line with the City's identified goals but on an accelerated timeline.

City Council, at its Public Hearing [meeting](#) held on July 26, 2023, approved an amendment to the [Bylaw No. 8770, Zoning Bylaw, 2009](#), to add four new zoning districts intended for use within the Corridor Growth Area. These new corridor zoning districts correspond to the corridor land use designations in the Official Community Plan and provide the specifications for new development.

DISCUSSION

Corridor Land Use Plans to Accelerate Housing

The goal of this initiative is to incentivize infill housing development by simplifying the process of creating new housing within the Corridor Growth Area, while also providing more certainty for community members about the future envisioned for the identified corridor areas.

Ultimately, the timing for when redevelopment occurs depends on if and when individual landowners wish to redevelop.

To support future rezonings and accelerate an increase in housing supply close to our planned BRT in established neighbourhoods, Administration prepared land use plans in advance of the typical Corridor Plan process for six plan areas, including:

- **22nd Street** – between Idylwyld Drive and Circle Drive West;
- **8th Street** – between Clarence Avenue and McKercher Drive;
- **Nutana** – along Broadway Avenue and along 8th Street between Broadway and Clarence Avenues;
- **Preston** – from south of 8th Street to Stonebridge;
- **Woodlawn** – along Idylwyld Drive north of Downtown and along 33rd Street between Idylwyld Drive and Warman Road; and
- **College** – along College from Clarence to Preston and along Preston from Street to 12th Street. While the College Corridor Plan process involved a land use plan component, this plan was revisited as a result of the HAF initiatives.

As an integral component of the Corridor Planning Program, a land use plan will be developed for each plan area (see Appendix 1). Following implementation of the corridor-related HAF initiatives, Administration will return to the six areas included in this initiative to create a detailed corridor plan for each area over time. A corridor plan involves an extensive process to create strategies to address future land use, public realm improvements (for streetscapes, parks and open spaces) and infrastructure upgrades. Work on the first corridor plan – the College Corridor Plan– began in fall 2021. Though impacted by delays due to BRT design considerations and now on hold pending corridor-related HAF initiatives, the plan is nearing completion.

Proposed Amendments

Administration proposes to amend Bylaw No. 9700, the Official Community Plan, 2020 (OCP). This includes an amendment to the Corridor Growth boundary on Map 3: Planned Growth, amendments to Map 4: Land Use, to reflect the proposed land use plans shown (see Appendix 2) and an amendment to Section F2.1 Land Use Map.

Corridor Growth Boundary

With the changes prompted by the HAF initiatives, there is a need to refine the Corridor Growth boundary. The Corridor Growth boundary was identified early in the Corridor Planning Program and was intended primarily as a study area encompassing approximately 250 to 860 metres, on either side of the planned BRT System. The proposed amendments provide more specific policy direction for land uses contained within the Corridor Growth Area than has existed previously.

- To ensure a consistent transition between the Corridor Growth Area and surrounding land uses, Administration is proposing refinements to the Corridor Growth Area boundary to ensure it follows well-defined geographical features like streets and lanes and avoids situations where it results in partial lots and split block faces;

- The proposed boundary amendments were determined through a review of the boundary to identify areas where it did not align with streets, back lanes, walkways or other spatial buffers;
- The proposed boundary adjustments ensure properties within the Corridor Growth boundary are in proximity to the BRT but minimize the instances of dividing a block face; and
- This change also ensures that standards within the Corridor Growth Area are consistent for neighbouring properties.

The proposed amendments to the Corridor Growth boundary on OCP Map 3 Planned Growth are detailed in the report (see Appendix 3).

Land Use

Administration has developed proposed land use plans for the six identified plan areas to align with the Corridor Planning policies and objectives in the OCP and to support intended Zoning Bylaw amendments to implement this approach (see Appendix 2). The proposed land use amendments support the goals of the Corridor Planning program by providing a mix of land uses and densities that support and encourage the use of the planned BRT and multi-modal transportation options. Applying the Corridor land use designations on these sites provides for the intended long-term direction in these corridor areas. An amendment is being proposed to section F2.1 Land Use Map to enable future oriented land uses that may not be consistent with current zoning. With the land use in place, the sites are ready to be rezoned to a suitable zoning district to further support corridor development at a future date.

All sites within the six plan areas were assessed for alignment with the OCP's corridor land use designations. Administration has generally recommended application of corridor-specific land use throughout the plan areas, although there are some circumstances where alternate land uses or an existing land use are identified due to site-specific characteristics. Additionally, the Park and Conservation Area land uses have been applied throughout the plan areas, based on suitability (i.e., on parks, riverbank lands, etc.). The proposed land use plans were developed through a collaborative and consultative process with landowners, neighbourhood residents, local business owners and community and stakeholder groups and shared with appropriate City departments for input. A detailed list of sites and proposed land uses is provided (see Appendix 4).

Policy Review

The proposed Corridor Growth boundary amendments and the proposed land use amendments align with the Corridor Growth Area objectives, policies and description in the OCP. These amendments are a first step in a process to enable significant future development near BRT, supporting the goal of 15% of the City's growth within the Corridor Growth Area, as first identified in the Growth Plan in 2016.

The proposed land use amendments support the vision of the Corridor Growth Area in the OCP:

“located along rapid transit corridors as high-priority locations for redevelopment/development into low, medium and high density residential, mixed use and transit-oriented areas which support an attractive, high-frequency transit service. These areas are intended to accommodate a mix of residential, commercial and institutional uses oriented toward the street at a pedestrian scale with active building frontages. The density and intensity of corridor development should gradually transition to the lower density and intensity of surrounding residential neighbourhoods. Where appropriate, proposals for mixed use, transit-oriented development along the entire length of rapid transit corridors is encouraged.”

Comments from other Departments

This amendment package was reviewed by Saskatoon Water, Transportation, Technical Services, Saskatoon Transit, Community Standards and Parks Departments.

A high-level analysis of utility infrastructure, such as water and sewer services, has been completed. Because development may occur throughout much of the city, further detailed monitoring and analysis will continue as development occurs to ensure the City considers any potential upgrades that may be necessary to support the future growth intended through the proposed land use plans.

No concerns were identified through the administrative review process which would preclude this application from proceeding to a public hearing.

Next Steps

If Council approves the proposed land use amendments, Administration will lead a rezoning application on behalf of individual landowners who expressed interest in rezoning their property to Corridor Station Mixed Use-1, targeting the July Public Hearing. This process is tied to the City's HAF initiatives.

IMPLICATIONS

City Council may choose not to approve the proposed amendments. This will impact the advancement of the Action Plan and may impact funding available to the City that is contingent on the implementation of HAF initiatives. This will also increase uncertainties and maintain known barriers for housing development in the Corridor Growth Area where the City has been planning to accommodate increased infill development.

COMMUNICATIONS AND ENGAGEMENT

The Corridor Planning team worked closely with the Communications and Public Engagement Department to develop and deliver a communication and engagement plan and appropriate materials to communicate to the community the effects the proposed land use changes may have on their interests. Communications to date have included email newsletters, posters and social media, as well as direct communications to area homeowners, property owners, Community Associations, Business Improvement Districts, First Nations with land interests in the identified corridor areas and various interested community groups.

Six land use engagement sessions took place from September to November 2023. Property owners were notified by addressed mail. In conjunction with these events, an online mapping tool, open to all residents of Saskatoon was used to capture feedback. A summary of the engagement was posted on the Corridor Planning engage page (see Appendix 5).

The land use plans were refined to incorporate adjustments resulting from revisions made to the HAF Action Plan application in November 2023, feedback from various departments, and insights gathered during fall engagement sessions. These revisions were presented during an online information session in February, where updated land use maps and project modifications resulting from changes to the HAF application were also discussed. A recording of the session and the accompanying presentation were subsequently made available on the engage page.

Current information and updates can be found at the project engagement page at saskatoon.ca/corridorlanduse.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Council Policy No. C01-021, Public Notice.

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, 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. Plan Area Map
2. Proposed Land Use Plans
3. Corridor Growth Boundary Amendments
4. Proposed Land Use Amendments
5. Engagement Summary

REPORT APPROVAL

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