

City-led Rezoning to Corridor Station Mixed-Use 1 District

APPLICATION SUMMARY

This report includes amendments to Bylaw No. 9700, The Official Community Plan, 2020, and Bylaw No. 8770, Zoning Bylaw, 2009, to support the rezoning of select properties within the Corridor Growth Area to CS1 - Corridor Station Mixed-Use 1 District, in accordance with the long-term vision for these sites in the Corridor Land Use Plans. The proposed rezonings would facilitate mixed-use residential development, generally three to six storeys, along major transportation corridors near planned Bus Rapid Transit Stations.

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, and Bylaw No. 8770, Zoning Bylaw, 2009, as outlined in this report, be approved.

BACKGROUND

Corridor Planning Program

The Corridor Planning Program has been the City of Saskatoon's (City) 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 \(2020\) \(OCP\)](#), 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](#) 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 is to implement new corridor zoning districts by identifying and rezoning appropriate lands in proximity to future rapid transit. This initiative, within the Housing Action plan, supports new residential development within the Corridor Growth Area, in line with the City's previously identified goals, however is now on an accelerated timeline.

City Council, at its Public Hearing [meeting](#) on July 26, 2023, approved an amendment to [Bylaw No. 8770, Zoning Bylaw, 2009 \(Zoning Bylaw\)](#), 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 OCP and provide regulations for new development in those zoning districts.

City Council will be considering Corridor Growth Boundary and Land Use Amendments at its Public Hearing scheduled for June 27, 2024. That package of amendments seeks to apply the Corridor Land Uses throughout six Corridor plan areas in the city.

DISCUSSION

Corridor Rezoning to Accelerate Housing

To support future rezonings and accelerate an increase in housing supply close to the planned BRT in established neighbourhoods, Administration prepared land use plans for six Corridor plan areas, that identified the application of Corridor Land Uses in those areas. Subsequently, all landowners within the proposed Land Use designation of Corridor Station Mixed Use were invited to participate in a city-led application to rezone their property to CS1 - Corridor Station Mixed-Use 1 District (CS1 District). From this invitation, property owners from 10 sites requested to participate in the rezoning. Applying the appropriate zoning to these sites will 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 envisioned future for the identified corridor areas.

The proposed amendments will facilitate future development by permitting a new form of development. The CS1 District provides for a range of mixed-use developments containing residential, commercial and institutional uses in mid-rise buildings that promote a compact, pedestrian-oriented form. It encourages a variety of transportation options and buildings, incorporating Transit-Oriented Development principles, including street-facing buildings with active frontages and ground-oriented uses.

The ten sites addressed in this report include:

- 1232 – 1236 Idylwyld Drive North and 1 Minto Place;
- 1036 College Drive, ISC Surface Parcel 203980125, 1202-1204 College Drive and 1236 College Drive;
- 928 8th Street East; and
- 106 Avenue B South.

Proposed Amendments

1232 – 1236 Idylwyld Drive North and 1 Minto Place

These 3 sites are located in the Direct Control District 2 (DCD2). Direct Control District 2 encompasses an area of one- and two-unit dwellings on five cul-de-sacs with access to Idylwyld Drive in the Kelsey-Woodlawn neighbourhood. In place since 1988, this District is intended to facilitate a gradual and orderly transition of the area away from the current land use to a commercial or medium-density residential area. However, despite interest from developers over the years, the parcel consolidation and sequencing requirements of the DCD2 has impacted the ability for the redevelopment of this area to occur. Following this report and as part of its ongoing land use planning activities for the Corridor Growth Area, Administration intends to consult with property owners within the remaining area of the DCD2 to transition to appropriate Corridor land use and zoning designation(s).

Amendment to the OCP Land Use Map

Land Use and zoning amendments within this Direct Control District need to occur concurrently. Therefore, this report includes both OCP Land Use Map amendments and rezoning for these properties. Administration is proposing to amend the Land Use

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for properties located at 1232-1236 Idylwyld Drive and 1 Minto Place from Direct Control District 2 to Station Mixed Use (see Appendix 1).

Land designated as Station Mixed Use has the potential for medium density, generally three to six storey mixed use development that incorporates transit-oriented development principles and a broad range of residential, commercial, institutional, cultural and community uses. Depending on the site context, or as determined through the Corridor Area Plan process, there will be cases where modest differences in height will be permitted. These lands are located on the BRT routes near a BRT station.

Amendment to the Zoning Bylaw

Rezoning 1232-1236 Idylwyld Drive and 1 Minto Place from DCD2 to CS1 District requires amending the boundary of DCD2 and any text references to these sites, as well as amending the Zoning Bylaw Map (see Appendix 2).

College Drive, 8th Street East and Avenue B South Properties Corridor Land Use Designations

The remaining seven properties were included in the Corridor Land Use amendment package considered by City Council at its June 27, 2024 Public Hearing. If approved at that time, these properties will have the Station Mixed Use Land Use designation.

If the proposed Corridor Land Use amendment package is not approved by City Council at the June 27, 2024 Public Hearing, Administration will include re-designation of the specific sites identified in this report from their current Land Use to Station Mixed Use in the OCP amending bylaw to accompany this report at an upcoming Public Hearing. Amendments are proposed as follows (see Appendix 3):

- 1036 College Drive, ISC Surface Parcel 203980125, 1202 & 1204 College Drive and 1236 College Drive are proposed to be re-designated from Institutional to Station Mixed Use;
- 928 8th Street East is proposed to be re-designated from Neighbourhood Node to Station Mixed Use; and
- 106 Avenue B South is proposed to be re-designated from Arterial Commercial District to Station Mixed Use.

Amendments to the Zoning Bylaw

Map amendments to the Zoning Bylaw for these seven properties include (see Appendix 2):

- 1036 College Drive, ISC Surface Parcel 203980125, 1202 & 1204 College Drive and 1236 College Drive are proposed to be rezoned from M2 - Community Institutional Service District to CS1 District;
- 928 8th Street East is proposed to be rezoned from B4 - Arterial and Suburban Commercial District to CS1 District; and
- 106 Avenue B South is proposed to be rezoned from B3 - Medium Density Arterial Commercial District to CS1 District.

Nonconformity

Rezoning properties from DCD2, M2, B4, and B3 Districts to CS1 District will allow for a mixed-use residential building with a maximum building height of 27 metres, increasing residential development potential and allowing diverse commercial uses on the ground floor.

Except for 1202 and 1204 College Drive, which need to be consolidated and developed as one site, all properties meet the minimum site area and width requirements of the CS1 District. However, the existing buildings and uses do not conform to regulations of the CS1 District. Buildings must be a minimum of 11 metres high, with a front yard setback between 4-6 metres and residential mixed use is required. Until these sites are redeveloped in accordance with the development standards of the CS1 District, the existing use and buildings would be considered legal non-conforming and can continue to operate as they do today with restrictions on use and renovations as per Sections 88 to 93 of [The Planning and Development Act, 2007](#).

Property owners were informed that their sites would become non-conforming if rezoning to CS1 District is approved. They received relevant sections from the Planning & Development Act and signed waivers indicating their understanding of the implications.

Policy Review

The OCP includes policies for Corridor Growth Areas, Infill Growth and implementation of the Corridor Planning Program. The key policy sections from the OCP, which support the proposed amendments, include:

1. Section F1(2)(d) Corridor Growth Areas

“The Corridor Growth Area is intended to provide infill development opportunities along the city’s major corridors and Bus Rapid Transit (BRT) routes in order to achieve infill development targets outlined in the Growth Plan to Half a Million. The Corridor Growth Area is a high-priority location for a mix of medium density residential, commercial, and institutional uses and activities designed to support an attractive, high-frequency transit service...”

2. Section F2.2(6) Station Mixed Use

“Land designated as “Station Mixed Use” has the potential for medium density, generally three to six storey mixed use developments that incorporate transit-oriented development principles and a broad range of residential, commercial, institutional, cultural, and community uses. Depending on the site context or as determined through the Corridor Area Plan process, there will be cases where modest differences in height will be permitted. These lands are located on the BRT routes near to a BRT station as illustrated in the BRT map, (refer to [Appendix D, Map 6](#) – High-Frequency Transit Corridor and Transit Villages) or as determined through a Corridor Area Plan”.

3. Section G1.3(1) Objectives
 - “(a) Support the City’s goal of accommodating 50% of long-term growth as infill.
 - (b) Support and encourage a variety of building types and sizes in existing areas, while improving access to employment opportunities, commercial businesses, and services.”
4. Section G1.3(2) Policies
 - “(e) Promote the intensification of developed urban areas to minimize the urban footprint and accommodate long-term regional growth.”
5. Section G1.3(3) Objectives – Corridor Growth Areas
 - “(a) Support the City’s goal of accommodating 15% of total growth within Corridor Growth Area.
 - (b) Enable the development of Corridor Growth Areas to support high-frequency transit and active modes of travel.”
6. Section G1.3(4) Policies – Corridor Growth Area
 - ”(a) Support the development or redevelopment of lands along identified corridors to incorporate:
 - (i) an appropriate mix of low to medium density residential, commercial, and institutional development;
 - (ii) transit-oriented development; and
 - (iii) community amenities, facilities, and open space.”

Comments from other Divisions

As part of the application process, this application was circulated to civic departments to evaluate compliance with applicable policies and bylaws.

Saskatoon Water indicated there is sanitary capacity for all proposed sites and fire flow capacity for 928 8th Street East. The sites on College Drive and Avenue B will have available fire flow capacity following the completion of water main lining projects in 2024 and 2025. Fire flow capacity is not available for the sites identified in the Direct Control District 2. A fire flow test and engineering report is needed upon building permit application. These are requested for various land use applications and permits, can be readily completed by a qualified engineer, and are not cost prohibitive.

There were no issues identified which preclude this application from proceeding to a Public Hearing.

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. 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 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.

All property owners with the proposed land use of Station Mixed Use were sent information regarding the opportunity to opt-in to a City-led rezoning application to rezone their property to CS1 District, along with an invitation to an online information session to ensure property owners understood the rezoning process, the development standards under CS1 District and the issues related to a non-conforming site, building and use.

A public notice was issued to all property owners residing within a 150 metre radius of the proposed sites. Additionally, properties situated within the DCD2 were informed of the City's intention to pursue future rezonings, pending further consultation with all DCD2 property owners.

Current information and updates can be found at the [project engagement](#) page.

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 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. Proposed Land Use Amendments
2. Proposed Zoning Bylaw Map Amendments
3. Provisional Proposed Land Use Amendments

REPORT APPROVAL

Written by: Pamela Brotzel, Senior Planner
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Approved by: Lynne Lacroix, General Manager, Community Services

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