

# Corridor Planning Program Moving Forward

## ISSUE

The purpose of this report is to provide information about the engagement strategy, timelines and process that will be used by the Corridor Planning Program going forward, following the changes made as a result of the Housing Accelerator Fund.

## BACKGROUND

The Corridor Planning program has been the City of Saskatoon's approach to create a framework for future development on lands near the planned Bus Rapid Transit routes, in the Corridor Growth Area. This work is guided by various long-term plans endorsed by City Council including [Bylaw No. 9700, The Official Community Plan, 2020](#) (Official Community Plan), 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 categories of development that are envisioned for the Corridor Growth Area. To implement these plans and policies, the Corridor Growth Area has been divided into ten plan areas and a Corridor Plan will be developed for each area. The Standing Policy Committee on Planning, Development and Community Services on December 8, 2020 received the [Corridor Planning Program Priority Selection Criteria](#) report, which outlined criteria and proposed sequencing to prioritize the plan areas.

City Council, at its Regular Business [meeting](#) held on May 31, 2023, approved the Housing Action Plan which 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 initiative 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 June 27-28, 2024, approved land use plans for six of the plan areas resulting in a series of map amendments to the Official Community Plan, as well as a related amendment to [Bylaw No. 8770, Zoning Bylaw, 2009](#), to permit four and six storey multiple unit dwellings on all sites with a Corridor Land Use Designation within the Corridor Growth Area. At that meeting, City Council also approved the following two motions, which are the subject of this report:

“That the Administration report back about the approach and timelines that will be used, including but not limited to the corridor planning process, to evaluate and refine the application of land uses like Corridor Mixed Use.”;  
and

“That Administration reach out to the Saskatoon Heritage Society to ensure they are aware of engagement opportunities connected to the Corridor Growth Plan.”

### **CURRENT STATUS**

The Standing Policy Committee on Planning, Development and Community Services on August 16, 2021 received the [College Corridor Plan Update report](#), which included the [Corridor Planning Engagement Strategy](#). This strategy outlined the Corridor Plan process and identified the overall approach and potential engagement opportunities that would be used. It has been the foundation for the College Corridor Plan and will continue to guide development of future corridor plans.

Between September and November 2023, six land use engagement sessions were held with property owners, notified via addressed mail, social media, posters and community associations. An online mapping tool, accessible to all Saskatoon residents, was also used to gather feedback. Land use plans were subsequently refined to reflect adjustments made to the Housing Action Plan in November 2023, input from various civic departments and insights from the fall engagement sessions.

### **DISCUSSION/ANALYSIS**

Corridor Plans are developed collaboratively with landowners, residents, local businesses and community stakeholders. This has been the practice for the College Corridor Plan and the land use plans created under the HAF initiative (see Appendix 1).

As work continues, Administration will continue to enhance communication efforts and explore new ways to engage with residents, working to ensure property owners are aware of future land use engagement opportunities and can contribute to the planning process. As was done during the College Corridor Plan, this process will include collaborating with the Heritage Society whenever possible, to develop a report on existing conditions, which will serve as a valuable resource for placemaking in parks, open spaces and streetscaping. The Heritage Society will also continue to receive stakeholder notifications throughout each plan process.

During the Corridor Plan process, there will be the opportunity to revisit the land use plans for each area. However, due to obligations under the HAF agreement this will preclude amendments that will result in reductions of density. Rather, the focus will be on refining the plans, as well as identifying the other elements such as access to parks, open spaces, connectivity and placemaking opportunities.

### **FINANCIAL IMPLICATIONS**

There are no financial implications identified.

### **OTHER IMPLICATIONS**

There are no Public Notice, privacy, legal, social or environmental implications identified.

### **NEXT STEPS**

Administration will revisit the approved land use plans through future Corridor Plans, continue collaborating with the Heritage Society, and explore new methods to ensure property owners are informed about opportunities to influence both the land use plans and the broader Corridor Planning Program.

The College Corridor Plan is expected to be completed by the end of 2024.

**APPENDICES**

1. Engagement Summary

**REPORT APPROVAL**

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