

# Corridor Planning

*DCD2 Engagement and Survey Feedback Report*

January 2025



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## 1 Background

The City of Saskatoon's [Corridor Planning Program](#) is aimed at managing growth in a viable way as the City grows and evolves; to set the template for future growth. There are ten different corridor plan areas across the city. The intent of Corridor Planning is to incorporate the goals and principles of the [Official Community Plan](#) and the [Corridor Transformation Plan](#) and provide a framework within which detailed land use planning activities will occur.

The Direct Control District 2 (DCD2) is a part of the [Woodlawn Corridor Plan Area](#). The DCD2 includes the culs-de-sac on Idylwyld Drive, north of 33rd Street, in the Kelsey-Woodlawn neighbourhood. The City of Saskatoon's Corridor Planning team has engaged with the interested and affected parties in this area to gain insight and feedback on possible zoning and land use changes. From initial conversations with interested and affected parties, the project team developed a survey to help assess preferred options for zoning and land use and held an open house public engagement session. The team wanted to hear from residents and property owners in the area their opinions for the future of their neighbourhood. The team considered this feedback when making the recommended proposal for land use and zoning amendments in the area. This report offers a summary of the feedback heard and learned through this process.

### 1.1 City Project Team

- Chris Schulz, Planning Project Services Manager
- Pamela Brotzel, Senior Planner & Corridor Planning Project Manager
- Ty Czerniak, Senior Planner
- Patrick Lo, Planner
- Sheri Watkins, Public Engagement Consultant
- Susan Echlin, Marketing Consultant
- Robyn Rechenmacher, Senior Planner (Development Review)

## 2 Engagement Activities

### 2.1 DCD2 Public Engagement - Open House and Survey

#### 2.1.1 Open House

The project team organized and held an Open House Public Engagement Session on November 21, 2024 from 7:00pm to 8:00pm at St. Michael Community School. Event invitations went out to all property owners in the DCD2 culs-de-sac area and was posted to the public on the City's [Engage Page](#). An overview of Corridor Planning and the DCD2, along with ideas being considered by the City, was presented for feedback. After the presentation, a Q&A was held, followed by a hard-copy survey with an online option (survey open November 21 to December 6) for those unable to attend the session or unable to complete the paper copy.

During the presentation, team members defined the DCD2 area, and presented on different housing types and the opportunities for development that the zoning and land use changes could permit.

Housing types included:

- Single family (one-unit dwelling)
- Two-unit dwelling
- Street townhouse
- Multi-unit residential up to 4 storeys
- Multi-unit residential or mixed-use up to 6 storeys
- Mixed-use residential around 3-7 storey

The survey asked respondents to rate which housing types would fit best in different portions of the DCD2 culs-de-sac area.

Overall, respondents showed support for zoning and land use changes and potential development in the area. They liked the idea of the culs-de-sac remaining primarily residential and recognized that improvements are necessary.

During the information session two distinct groups emerged:

- People who both own property and live in the DCD2 culs-de-sac area.
- People who own property but do not reside in the DCD2 culs-de-sac area.

People who both own property and live in the DCD2 culs-de-sac area raised concerns that parking in the area is already a problem and the introduction of multi-unit residential housing types will limit parking even more. They also voiced concern that their single family dwelling could, potentially, be surrounded on either side by multi-unit residential apartment buildings. This same group were in support of the area being improved, esthetically.

For people who own property but do not reside in the DCD2 culs-de-sac area, concerns around real estate market values arose as well as questions regarding the timing of the proposed zoning and land-use changes, development opportunities and zoning application processes.

### 2.1.2 Survey

The project team conducted a survey from November 21<sup>st</sup>, 2024 to December 6<sup>th</sup>, 2024. The survey was provided both in-person during the open house and a self-administered online survey option that was open for two weeks on the project Engage Page.

Intended Audience

Those who would be most affected by rezoning and land use amendments in this area were the intended audience of the survey. These interested and affected parties included those who own property in the DCD2 culs-de-sac area. Interested members of the general public would also have had access to the survey through the project Engage Page.

#### 2.1.2.1 Marketing Techniques

Property owners and residents who signed up for project emails were emailed a link to the Engage Page along with the presentation slides and survey after the Open House. The survey was printed and available in hard copy at the Open House Event while also available online.

### 2.1.2.2 Data Limitations

The sample size limits the validity of the results in terms of providing a full representation of the population under consideration; however, the results provide an indication of how interested and affected parties may perceive and prefer rezoning and land use proposals. Although numbers were fairly low (17) for the survey, the responses were quite representative of each cul-de-sac.

### 2.1.2.3 Survey Structure

#### Direct Control District 2 (DCD2) – Land Use and Zoning Survey

The following survey questions asked respondents to look at options for land use and zoning for the Direct Control District 2 and provide their preferences for the options presented:

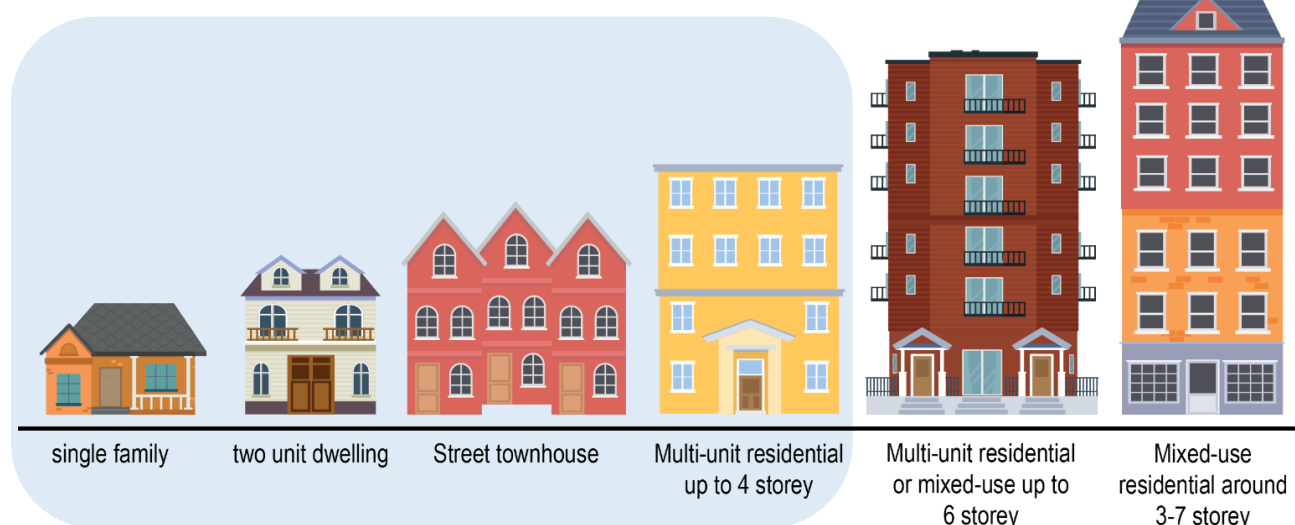
1. Please indicate the street that you live on and/or own property on:

Stanley Place  
Minto Place  
Aberdeen Place

Grey Place  
Connaught Place  
Idylwyld Drive

*The Corridor Zoning Districts allow various housing types, from single-family homes to 3-7 storey mixed-use buildings, depending on which district. Based on the descriptions and basic illustrations below, where do you envision these housing types fitting in?*

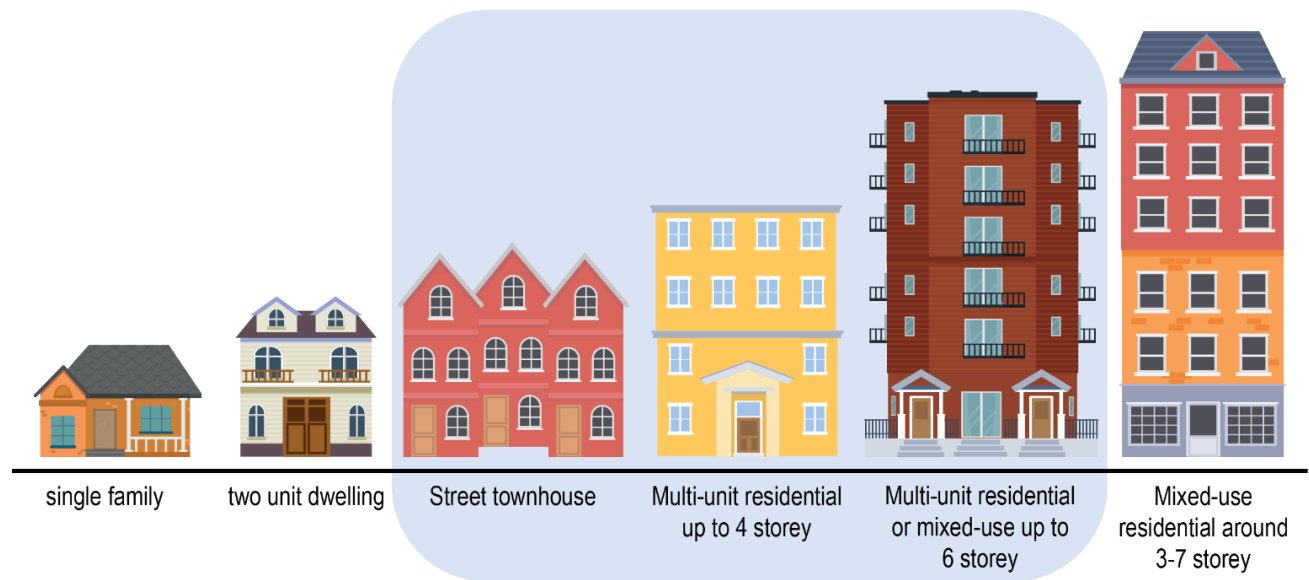
2. Where would the housing types in the blue box fit best?



- ☐ The entire area
- ☐ Only the culs-de-sac, not sites fronting Idylwyld Drive
- ☐ The culs-de-sac, but excluding the larger sites at the ends
- ☐ For some of the culs-de-sac – further away from 33<sup>rd</sup> Street
- ☐ Other (explain)

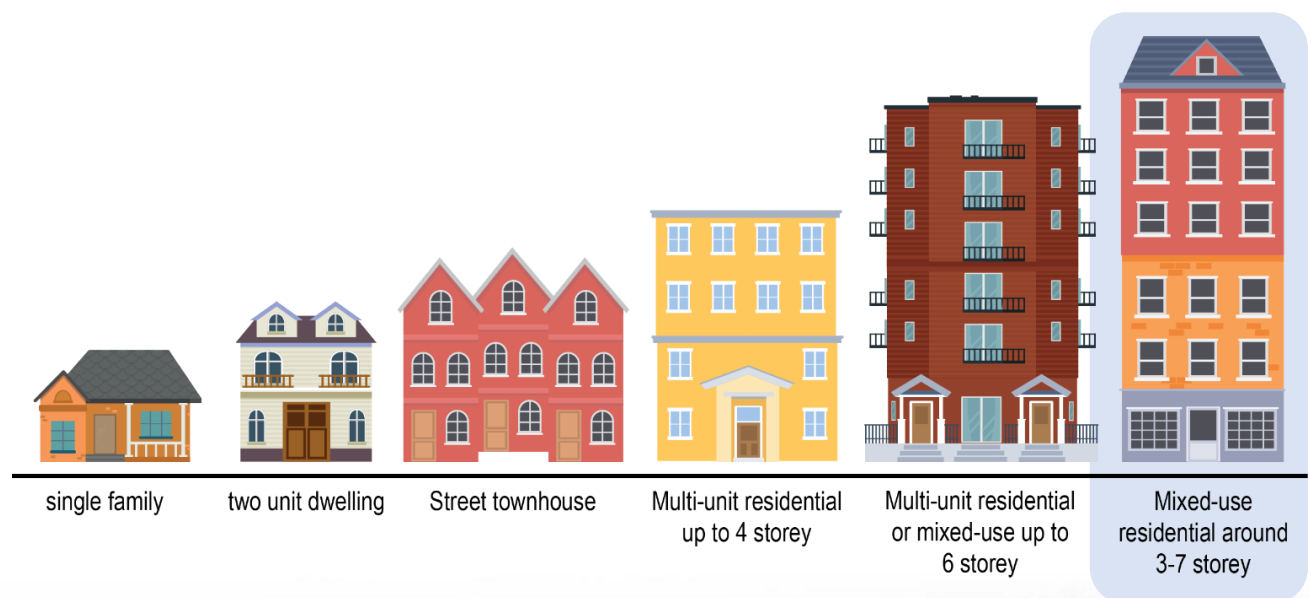


3. Where would the housing types in the blue box fit best?



- ☐ The entire area
- ☐ Only properties fronting onto Idylwyld Drive
- ☐ Fronting Idylwyld Drive and the larger sites at the end of every cul-de-sac
- ☐ Fronting Idylwyld Drive and all of Stanley and Minto Place
- ☐ Other (explain)

4. Where would the housing type in the blue box fit best?



- ☐ All properties fronting onto Idylwyld Drive
- ☐ On Idylwyld Drive between Stanley and Minto only
- ☐ Other (explain)

5. What scenario is best suited for the future of this area? Please provide your feedback.

Scenario		Please share any comments or concerns
1	Permit multi-unit residential or mixed-use up to 6 storeys in entire area (with two sites closest to 33 <sup>rd</sup> & Idylwyld required to be mixed-use).	
2	Permit multi-unit residential or mixed-use up to 6 storeys on sites fronting Idylwyld, and a range of housing types up to 4 storeys inside the cul-de-sacs.	
3	Permit multi-unit residential or mixed-use up to 6 storeys on sites fronting Idylwyld and also on larger, pie-shaped sites at the ends of the cul-de-sacs near Alberta Ave; allow a range of housing types up to 4 storeys in the middle of the cul-de-sacs.	
4	Permit multi-unit residential or mixed-use up to 6 storeys on sites fronting Idylwyld, and on sites within Stanley and Minto; allow a range of housing types up to 4 storeys on Aberdeen, Grey, and Connaught.	

6. Any additional feedback you may have about the land use and zoning amendments.

### 3 Survey Results

A total of 17 surveys were received. Some respondents own property on more than one street and therefore some responses applied to more than one street location.

#### Question One:

In terms of respondents indicating the street that they live on and/or own property on:

Stanley Place - 2  
Minto Place - 3  
Aberdeen Place - 4  
Grey Place - 2  
Connaught Place - 3  
Idylwyld Drive - 5  
Blank - 1

The Corridor Zoning Districts allow for various housing types, from single-family homes to 3-7 storey mixed-use buildings, depending on which district. Based on the descriptions and basic illustrations provided in questions two to four (*see illustrated questions in section above*), respondents were asked where they envision these housing types best fitting in.

#### Question Two:

Where would the housing types **single family, two unit dwelling, street townhouse** and **multi-unit residential up to 4 storey** fit best?

- ☐ The entire area – 6
- ☐ Only the culs-de-sac, not sites fronting Idylwyld Drive - 2
- ☐ The culs-de-sac, but excluding the larger sites at the ends - 2
- ☐ For some of the culs-de-sac – further away from 33<sup>rd</sup> Street - 2
- ☐ Other – 3
- ☐ Blank – 3

#### Question Three:

Where would the housing types **street townhouse, multi-unit residential up to 4 storey** and **multi-unit residential or mixed-use up to 6 storey** fit best?

- ☐ The entire area – 5
- ☐ Only properties fronting onto Idylwyld Drive - 5
- ☐ Fronting Idylwyld Drive and the larger sites at the end of every cul-de-sac - 2
- ☐ Fronting Idylwyld Drive and all of Stanley and Minto Place - 4
- ☐ Other – 1
- ☐ Blank – 2



Question Four:

Where would the housing type **mixed-use residential around 3-7 storey** fit best?

- ☐ All properties fronting onto Idylwyld Drive - 6
- ☐ On Idylwyld Drive between Stanley and Minto only - 5
- ☐ Other – 4
- ☐ Blank - 3

Question Five:

What scenario is best suited for the future of this area? Please provide your feedback.

	Scenario	Please share any comments or concerns
1	Permit multi-unit residential or mixed-use up to 6 storeys in entire area (with two sites closest to 33rd & Idylwyld required to be mixed-use).	Blank – 14 Comments - 3 Comments can be summarized as none in support of this option but some support for Idylwyld mixed use.
2	Permit multi-unit residential or mixed-use up to 6 storeys on sites fronting Idylwyld, and a range of housing types up to 4 storeys inside the cul-de-sacs.	Blank – 10 Comments – 7 (five indicate clear support) All 7 comments are in support of this option.
3	Permit multi-unit residential or mixed-use up to 6 storeys on sites fronting Idylwyld and also on larger, pie-shaped sites at the ends of the cul-de-sacs near Alberta Ave; allow a range of housing types up to 4 storeys in the middle of the cul-de-sacs.	Blank – 14 Comments – 3 Comments for this scenario are supportive but also mention a concern for parking and city infrastructure.
4	Permit multi-unit residential or mixed-use up to 6 storeys on sites fronting Idylwyld, and on sites within Stanley and Minto; allow a range of housing types up to 4 storeys on Aberdeen, Grey, and Connaught.	Blank – 11 Comments – 6 (four indicate clear support) Comments were supportive but also mention a concern for parking. One comment noted that this option gives owners on Stanley what they want while allowing owners in the more northern culs-de-sac to maintain their home if they want to.

Question Six:

Any additional feedback you may have about the land use and zoning amendments.

Blank: 8

Comments: 10

The themes arising from the comments provided in this question center on the following:

- Concerns about living in a construction zone for the foreseeable future.
- Concerns for parking are mentioned – it is noted that as it is today, parking is an issue and if multiple dwelling units are permitted then the parking will only become more problematic.
- Some comments were in support of development and property improvements as well as amended zoning, giving property owners more options.
- Some excitement around speculated property value increases and development options widening.

## 4 Evaluation of Engagement – Open House

A brief Engagement Survey was circulated to attendees of the in-person Open House on November 21, 2024 from 7:00pm to 8:00pm at St. Michael Community School.

1. How did you hear about this opportunity?	<input checked="" type="checkbox"/> Invitation <a href="#">10</a> <input checked="" type="checkbox"/> City of Saskatoon Website <a href="#">1</a> <input type="checkbox"/> A friend / colleague invited me. <input type="checkbox"/> Other:
2. What was your experience of todays Engagement Session?	<input checked="" type="checkbox"/> Good, I received the information I needed and was able to share my feedback. <a href="#">8</a> <input checked="" type="checkbox"/> Satisfactory, I received the information presented but left without sharing my feedback. <a href="#">3</a> <input type="checkbox"/> Poor, I did not understand the information presented and I was not able to share my feedback.
3. Please share your comments below:	Some comments of gratitude for the presentation and open house engagement event and one comment about the engagement feeling unauthentic as so many decisions seem to have been already made.

## 5 Report-Back Virtual Information Event

The project team organized and held an Online Public Information Event on January 16, 2025 from 7:00pm to 8:00pm to report back on engagement results. Event invitations went out to all property owners via email in the DCD2 culs-de-sac area and was posted to the public on the City's [Engage Page](#). An overview of Corridor Planning and the DCD2, along with the results of the November survey, were presented. There were 22 attendees at the virtual meeting, plus 4 City staff.

Survey results and themes were presented in summary:

- People want the best value for their properties.
- Properties are falling apart and expensive to maintain, and the current zoning is overly prohibitive.

- Folks were concerned about parking, water and sewer capacity, potential restrictions on existing houses and properties due to non-conformity with the new zoning, that they prefer denser housing to be built in newer areas instead, and that the City should consider allowing fully commercial on Idylwyld Drive.

When the survey asked where the different highlighted housing types would fit best (Questions 2, 3 and 4), the top answers were as follows:

Question 2 – respondents preferred permitting Corridor Residential housing types for **the entire area**.

Question 3 – respondents' top preferences were tied between permitting Corridor Mixed Use housing types for the **entire area** and permitting these for **only properties fronting Idylwyld**.

Question 4 – respondents preferred permitting Station Mixed Use housing types for **all properties fronting Idylwyld**.

The survey asked respondents what scenario is best suited for the future of this area and results indicated a stronger preference for scenario 2, followed by scenario 4, as compared to the other scenarios.

The team then outlined the recommendations they will make to City Council based on the community feedback and technical analysis. The City will recommend scenario 2: *Permit multi-unit residential or mixed-use up to 6 storeys on sites fronting Idylwyld, and a range of housing types up to 4 storeys inside the cul-de-sacs.*

After the presentation, a Q&A was held which lasted 40 minutes and focussed on why scenario 2 was chosen, what the advantages are for this scenario (such as flexibility of development opportunities while maintaining some cohesion as primarily residential inside the culs-de-sac), who to contact for rezoning and development requests and questions, water and sewer capacity, as well as questions about further expansion and development in the area beyond the culs-de-sac.