

CORRIDOR Planning



LAND USE PLANNING

Engagement Session

CORRIDOR PLANNING PROGRAM

BACKGROUND

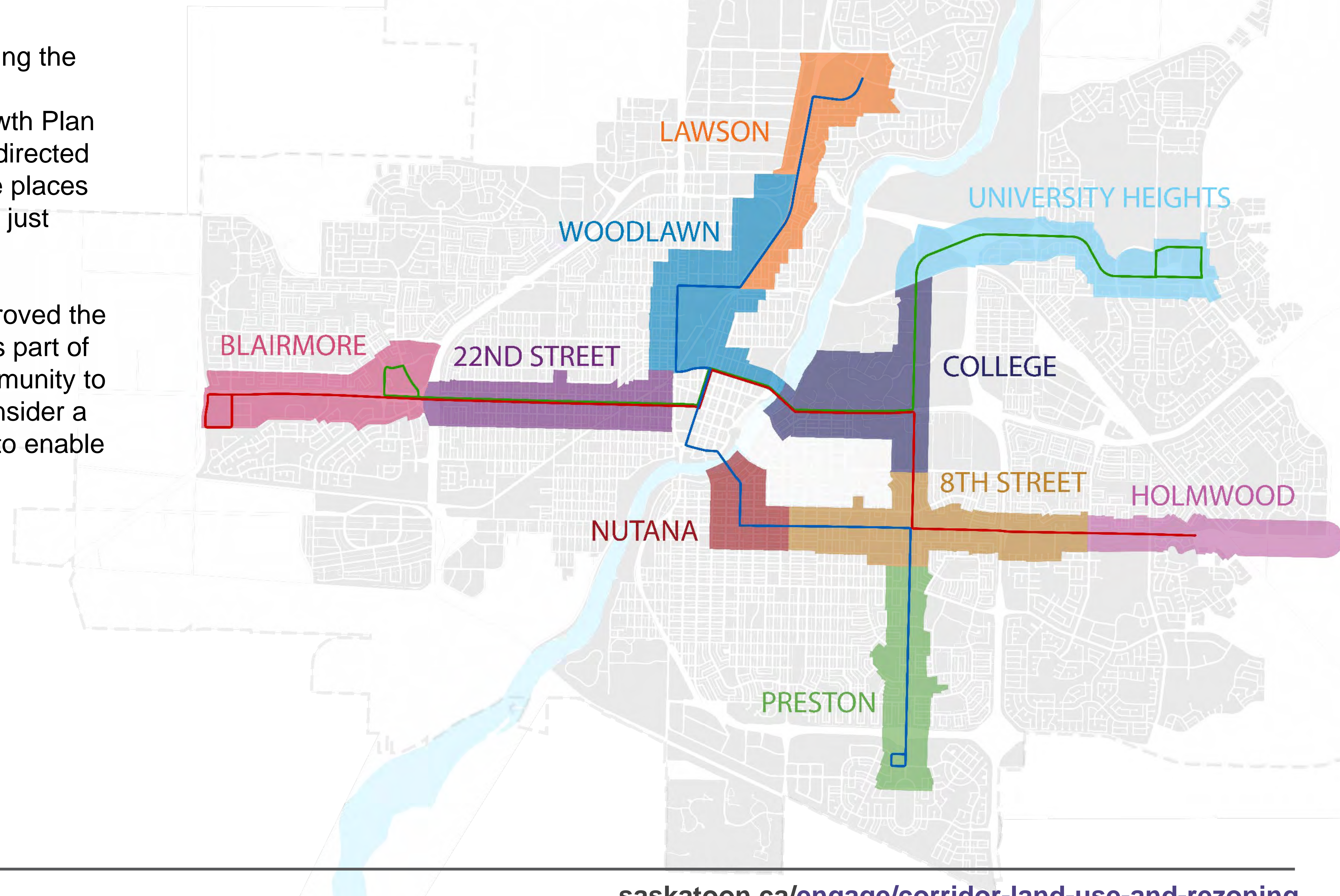
The goal of the Corridor Planning program is to transform major streets (corridors) across Saskatoon into places for people, by creating a framework for future development that is near transit, in the “**Corridor Growth Area.**”

Guided by various long-term plans including the Official Community Plan (2020), Corridor Transformation Plan (2020), and the Growth Plan to Half a Million (2016), City Council has directed that these Corridor Plan Areas need to be places where people can live, work and play, not just drive through.

In May 2023 Saskatoon City Council approved the *Housing Accelerator Fund Action Plan*. As part of this, the City will be working with the community to create land use and zoning plans that consider a broad perspective of views and opinions to enable housing development.

CORRIDOR GROWTH AREA

The Corridor Growth Area is intended to provide infill development opportunities along the city’s major corridors and future Bus Rapid Transit (BRT) routes. The plan areas shown below are high-priority locations for residential development .



CORRIDOR PLANNING PROGRAM

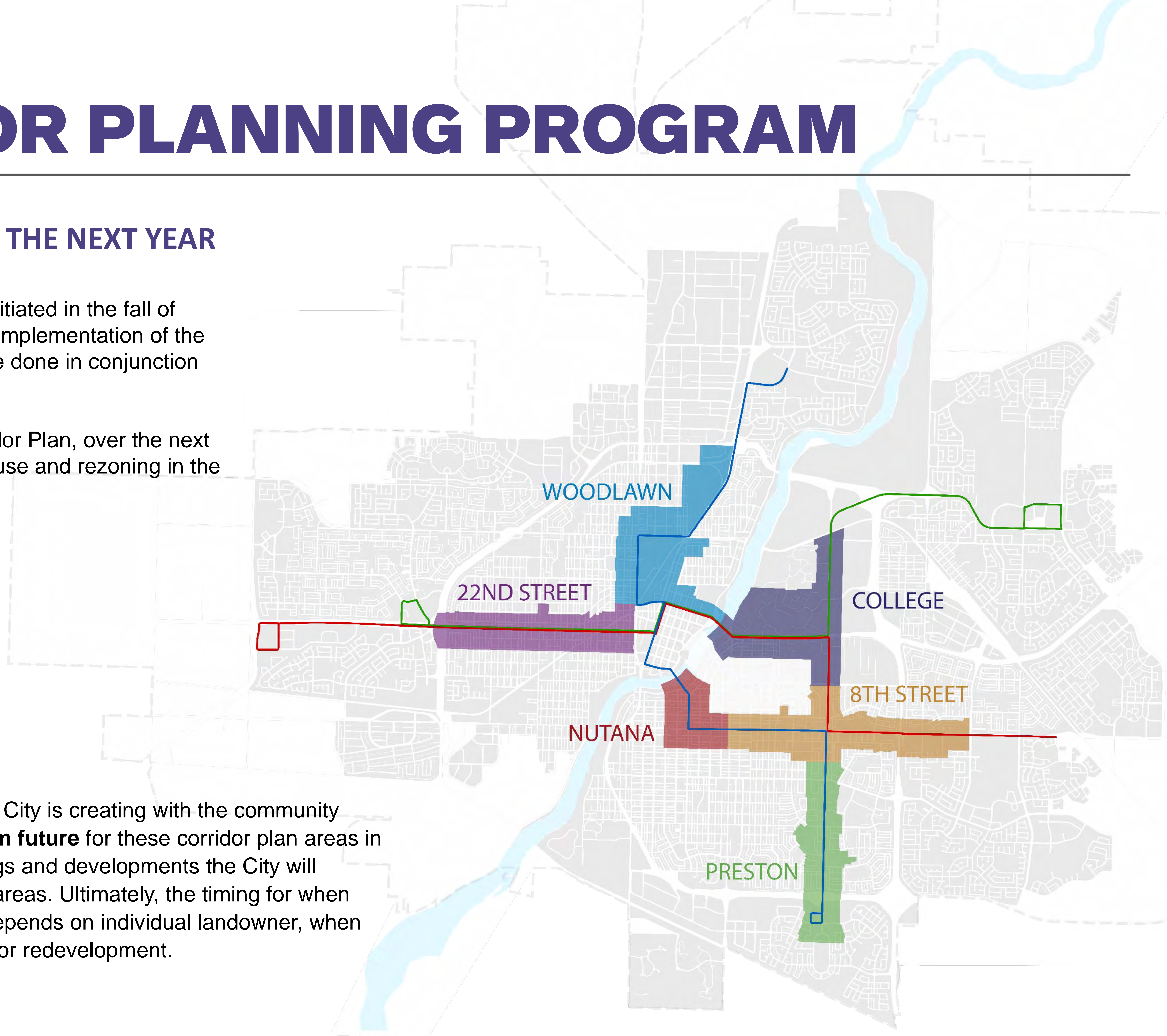
WHAT TO EXPECT OVER THE NEXT YEAR

The College Corridor Plan was initiated in the fall of 2021 and is nearing completion. Implementation of the Land Use and Zoning Plan will be done in conjunction with five additional plan areas.

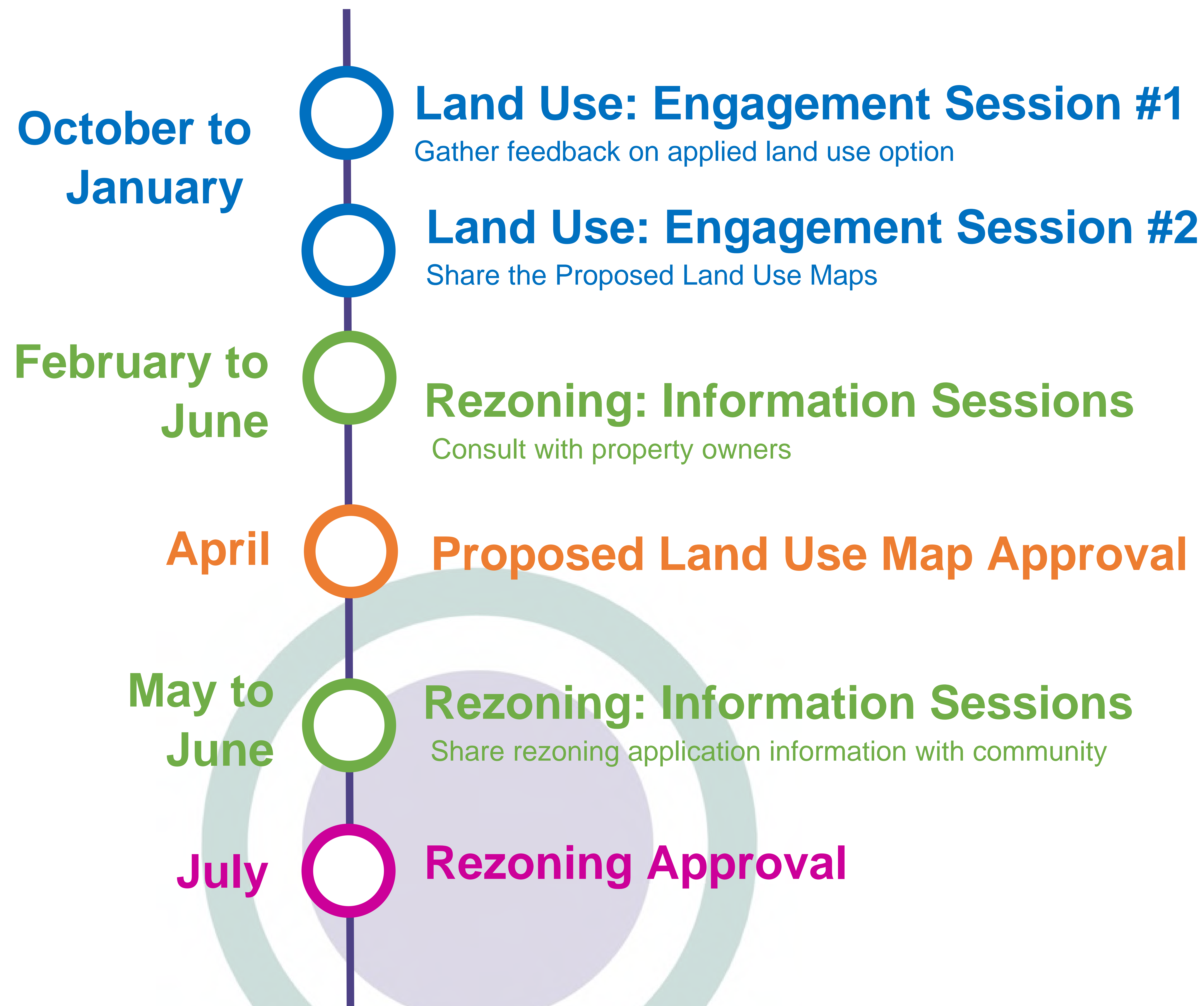
Rather than begin the next Corridor Plan, over the next year we will be focusing on land use and rezoning in the following five plan areas:

- Woodlawn
- 22nd Street
- Nutana
- 8th Street
- Preston

The proposed land use plans the City is creating with the community represent the **intended long-term future** for these corridor plan areas in terms of the types of new buildings and developments the City will encourage and support in these areas. Ultimately, the timing for when redevelopment actually occurs depends on individual landowner, when they wish to redevelop or to sell for redevelopment.



LAND USE & ZONING: PROJECT TIMELINE



LAND USE & ZONING

We will be talking a lot about Land Use and Zoning. Do you know what these terms mean?

The Official Community Plan includes descriptions of **LAND USES** and a map to show where the **LAND USES** are applied.

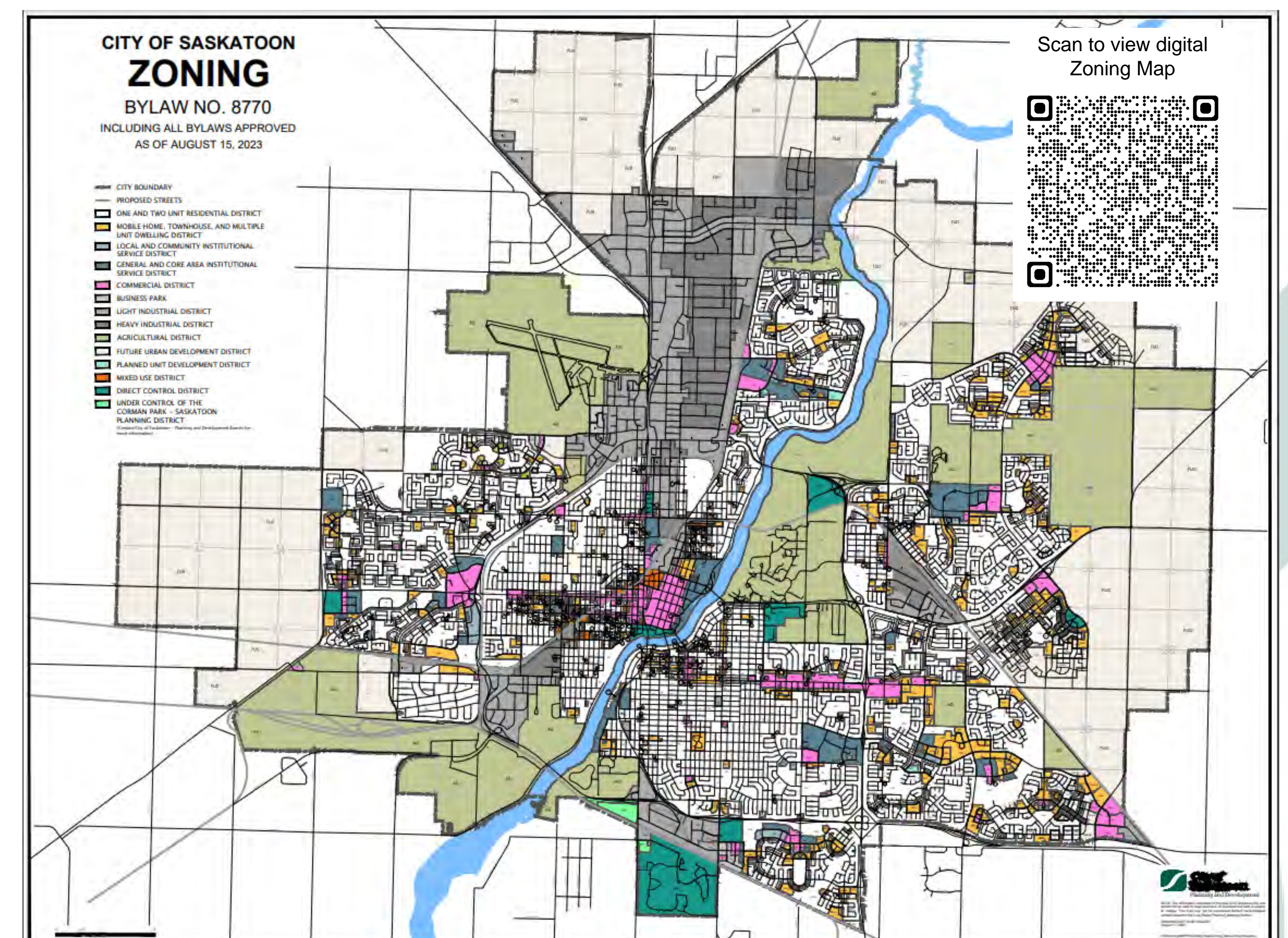
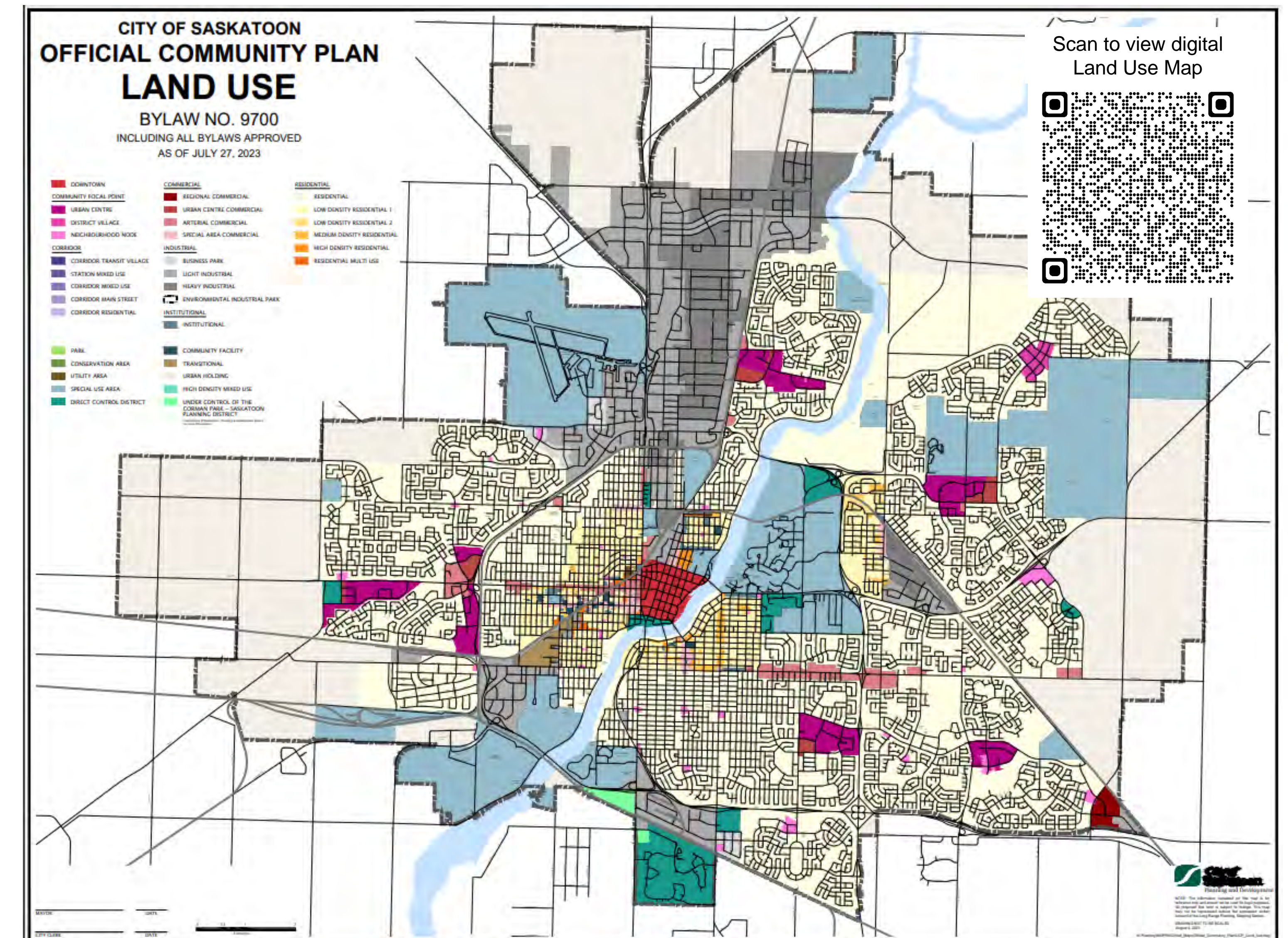
The descriptions and the map tell us where certain buildings and activities should go, making sure that our communities are organized, functional, and pleasant to live in.

Changing the descriptions or the map means changing future development opportunities. Cities use this to show the vision for an area and how future development should occur.

The **ZONING BYLAW** is like a rulebook for building and using land in Saskatoon.

Every piece of land in the city has a specific "**ZONE**" or label that says what can be built there and how it can be used.

This includes where to park cars, what types of buildings are allowed, and how far they should be from the street.



CORRIDOR LAND USES

Station Mixed Use

For medium density, generally 3 to 6 storey, mixed-use developments with residential and non-residential uses, that create an attractive environment for people walking and rolling along the street.

Sites would be eligible to rezone to **CS1 Corridor Station Mixed-Use 1 District**.

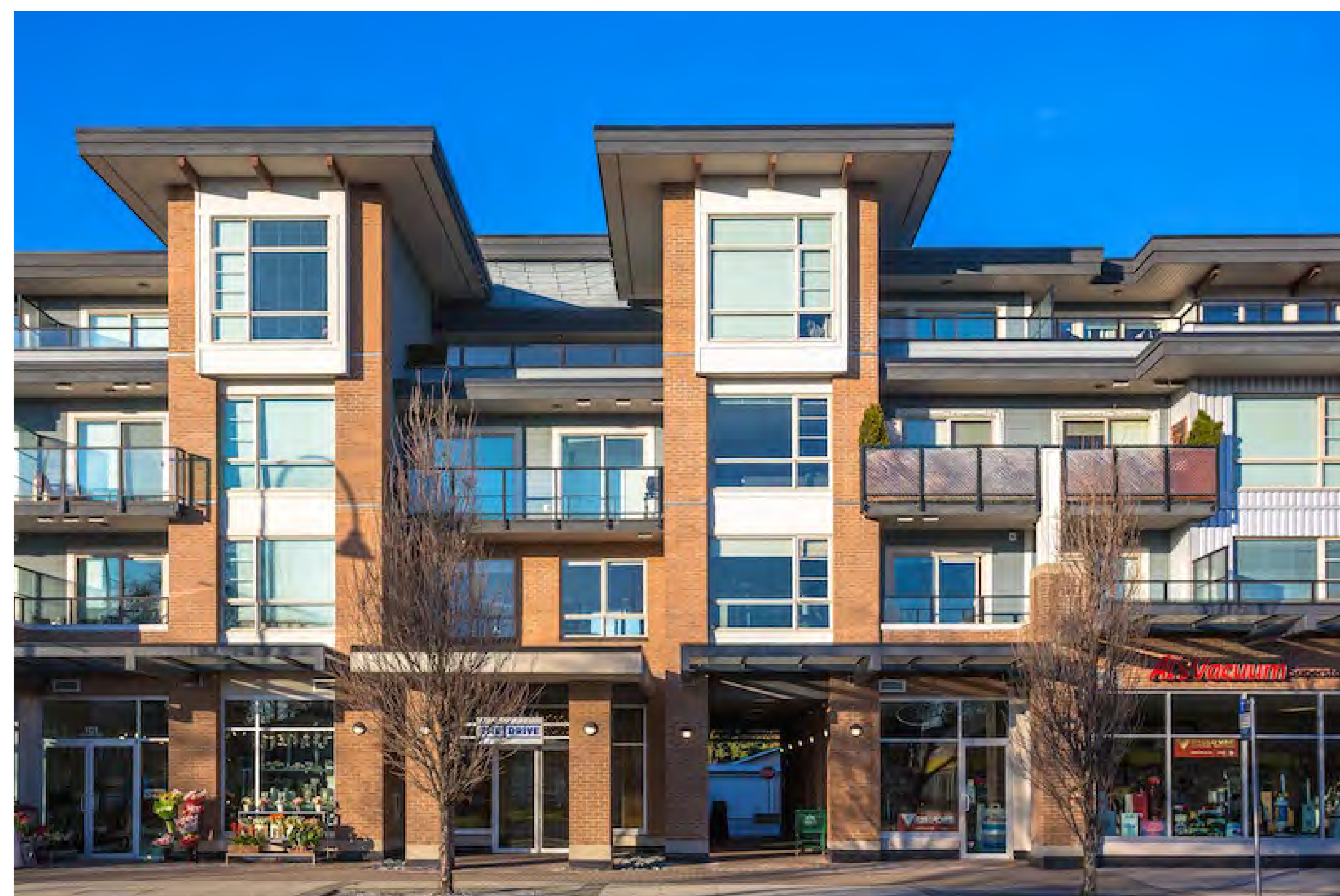


CORRIDOR LAND USES

Corridor Mixed Use

For medium density, generally 2 to 4 storey, either fully residential or residential mixed-use developments, that create an attractive environment for people walking and rolling along the street.

Sites would be eligible to rezone to **CM1 Corridor Mixed-Use 1 District**.



CORRIDOR LAND USES

Corridor Residential

For low to medium density residential developments that allow incremental densification and potential limited small scale commercial uses. One- and two-unit dwellings are still permitted.

Sites would be eligible to rezone to either **CR1 Corridor Residential 1 District** if a mid-block site or **CR2 Corridor Residential 2 District** if a corner site.



CORRIDOR LAND USES

Corridor Main Street

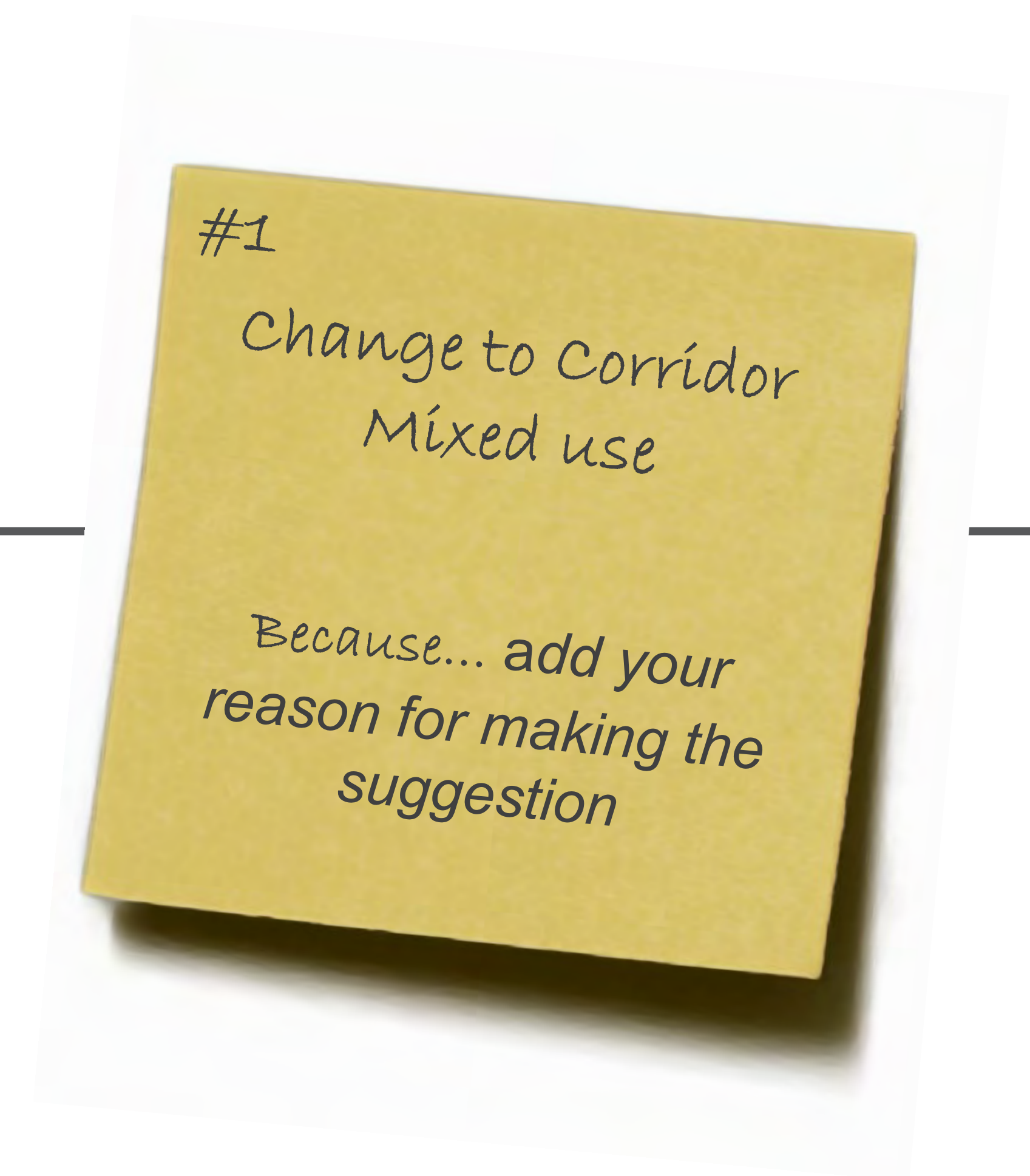
Has the potential for medium density mixed use developments that are pedestrian-oriented and incorporate transit-oriented development principles. These areas are typically existing commercial streets located on the public transit system. Corridor Main Street areas are intended to enhance the existing character, function, and built form in historic or significant commercial districts located within the Corridor Growth Area.

No zoning changes are expected for now as current zones already fit well for this land use.

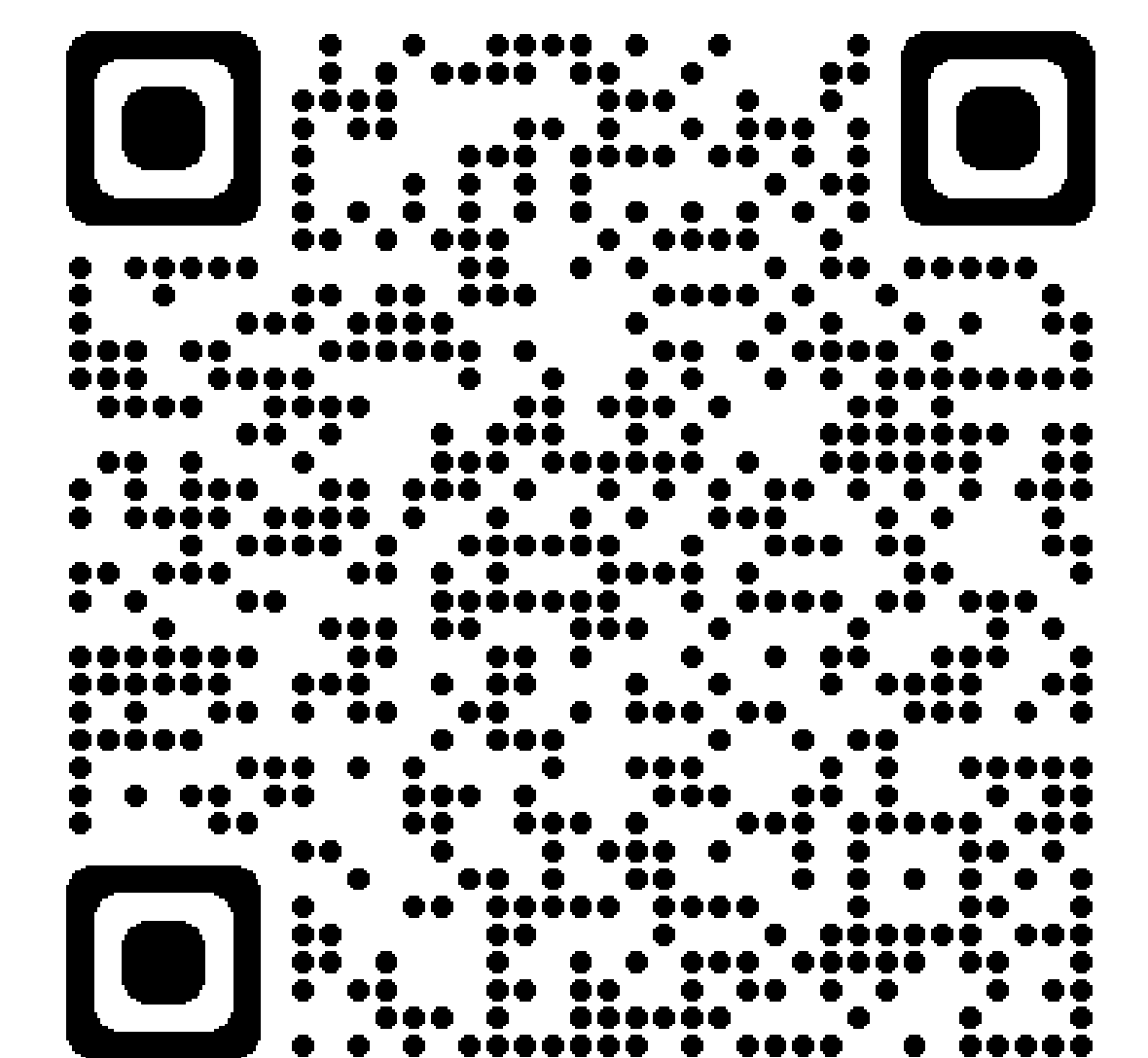


LAND USE SUGGESTIONS

Check out the proposed land use map on the table and then add your numbered suggestions below:



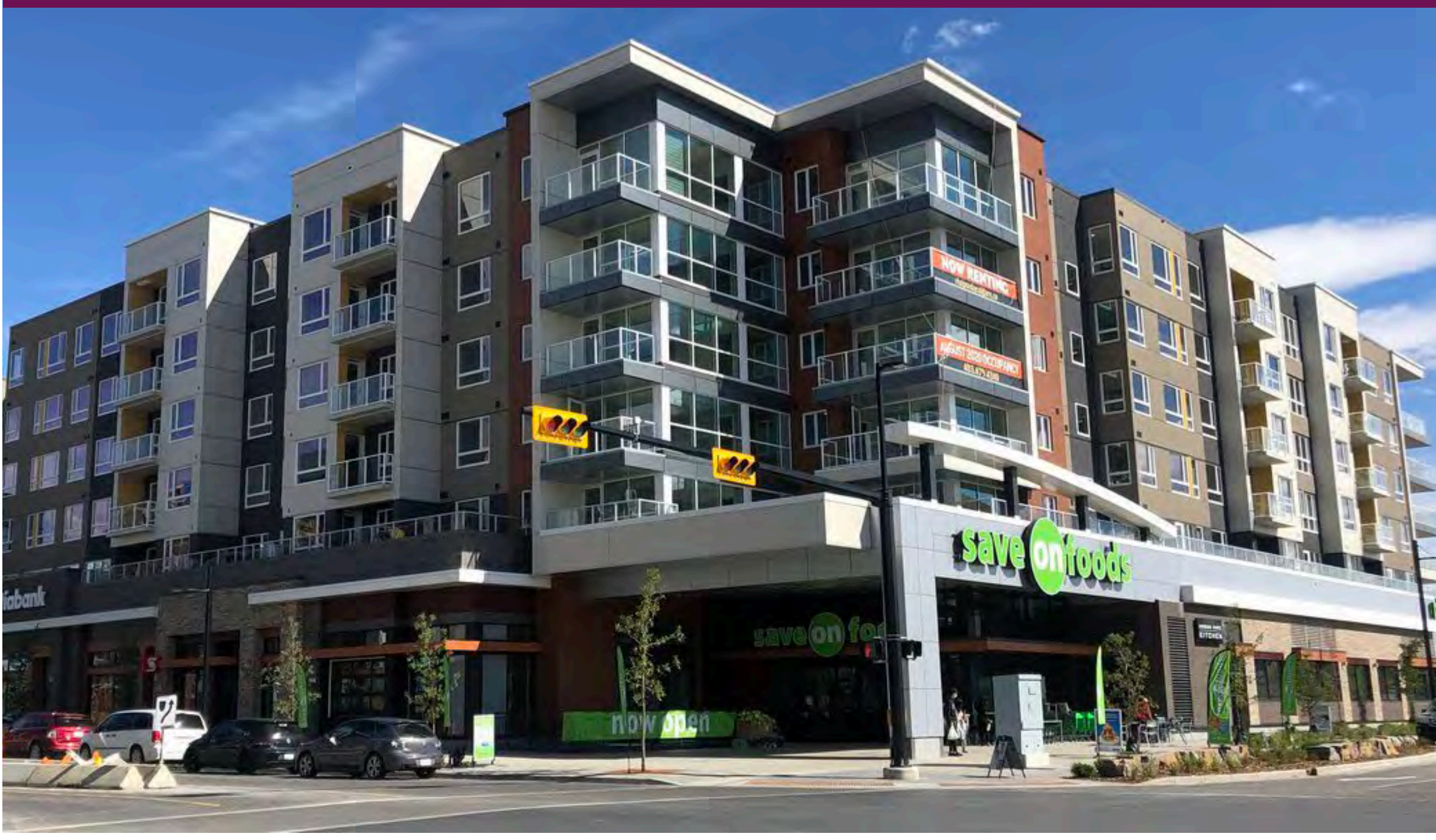
Digital Option:
Proposed Land Use Survey



CORRIDOR ZONING DISTRICTS

The Corridor Growth Area zoning districts provide a range of development types along the Corridors, including low-rise residential building forms, multi-unit development and mixed-use development.

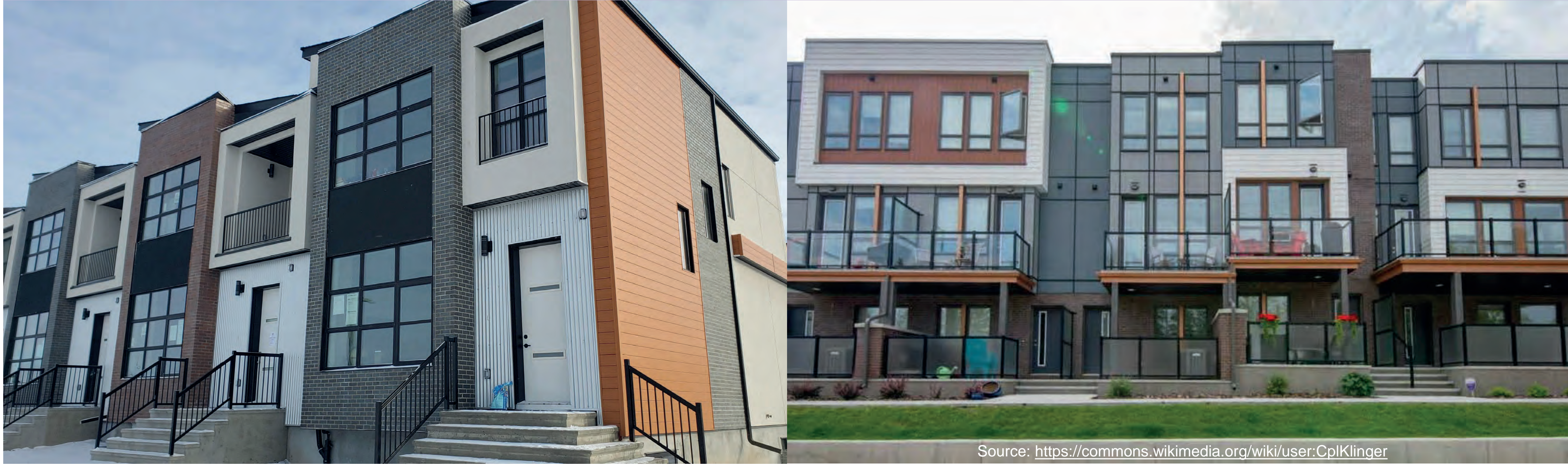
**STATION MIXED USE LAND USE /
CORRIDOR STATION MIXED-USE 1 DISTRICT**



**CORRIDOR MIXED USE LAND USE /
CORRIDOR MIXED-USE 1 DISTRICT**



**CORRIDOR RESIDENTIAL LAND USE
CORRIDOR RESIDENTIAL 1 DISTRICT CORRIDOR RESIDENTIAL 2 DISTRICT**



ZONING DISTRICT REGULATIONS

CS1 – Corridor Station Mixed-Use 1 District

- Accommodates a mix of uses intended for mid-rise development located at rapid transit stations and other key locations along the corridors.
- Residential not permitted on the ground floor of buildings.
- Non-residential uses permitted only as part of mixed-use developments containing residential.
- Includes both a minimum and maximum for the building height and the front yard setback – allowing for a range in building massing but discouraging low-density development.
- Significantly reduced minimum parking requirements.

Item	Standard	Note
Height (max)	27m	Intended to accommodate commercial uses on ground floor
Height (min)	11m	
Site width (min)	15m	
Site area (min)	450m ²	
Front yard (max)	6m	
Front yard (min)	4m	
Rear yard (min)	6m	
Side yard (min)	0m	2m for side yard facing the street on corner sites



Note: Regulations displayed here are not comprehensive. Please speak with a City team member for details.

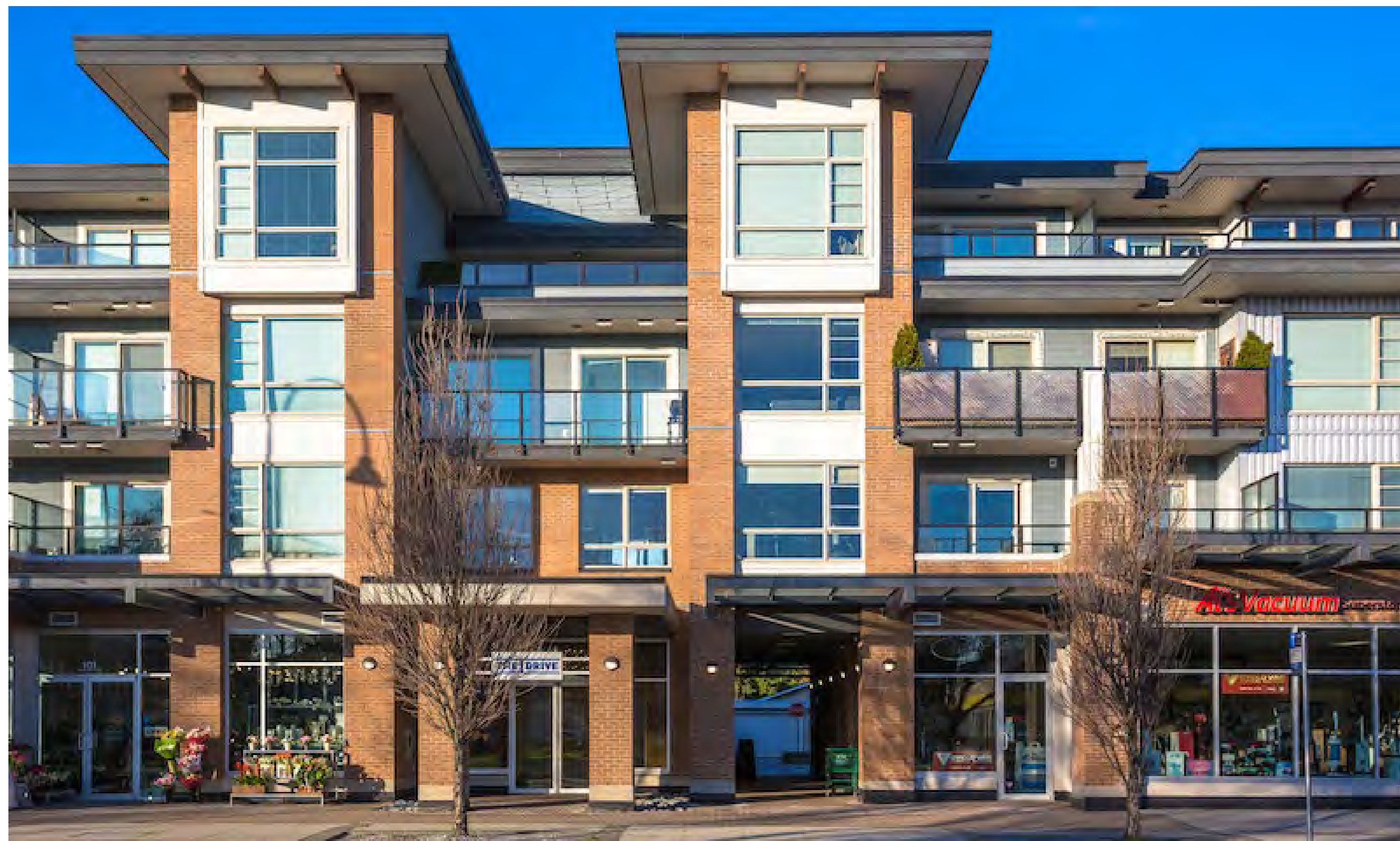


ZONING DISTRICT REGULATIONS

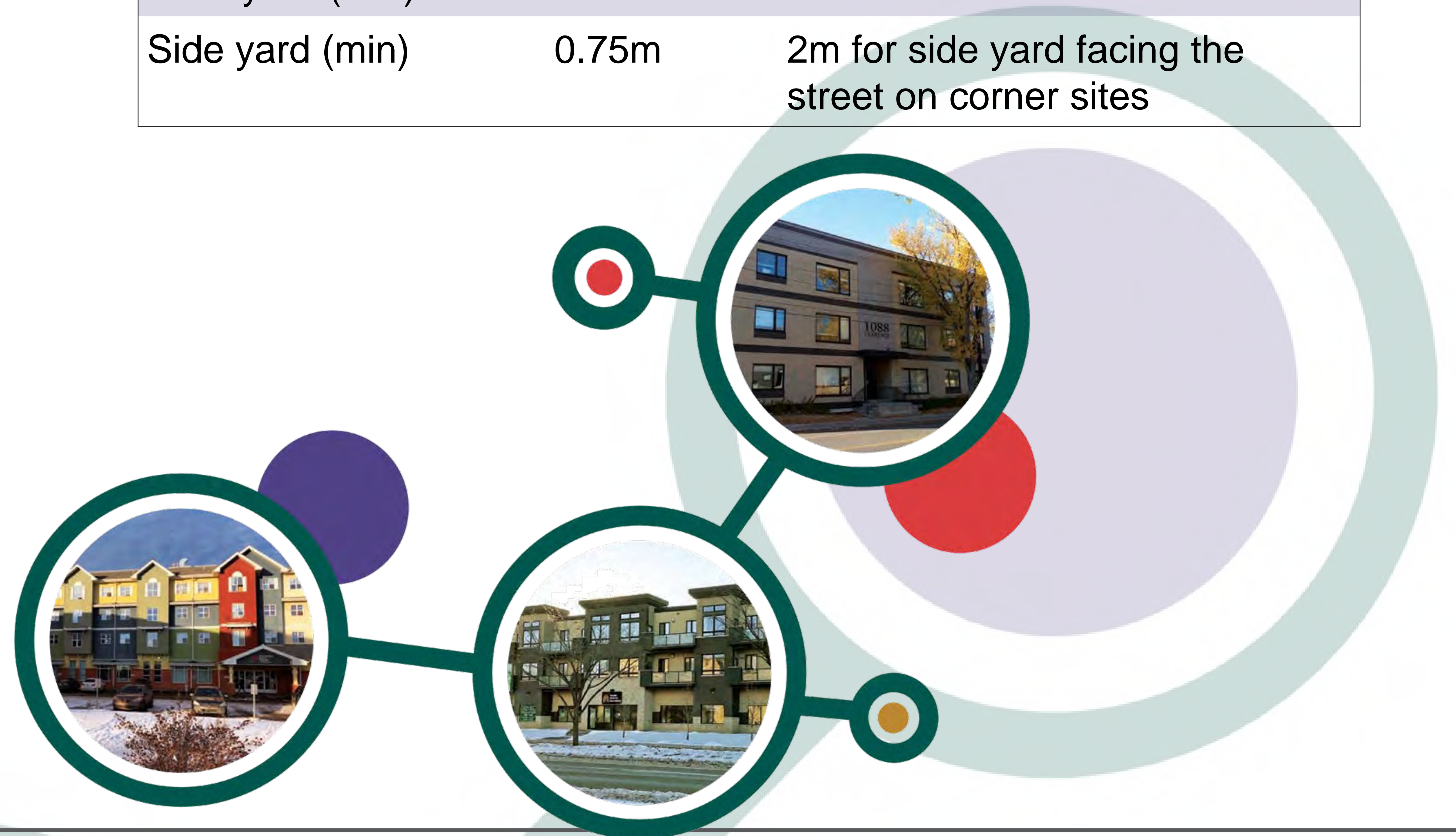
CM1 – Corridor Mixed-Use 1 District

- Accommodates a mix of uses intended for mid-rise development along corridors.
- Fully residential buildings permitted.
- Non-residential uses permitted only as part of mixed-use developments containing residential.
- Includes both a minimum and maximum for the building height and the front yard setback – allowing for a range in building massing but discouraging low-density development.
- Reduced minimum parking requirements.

Item	Standard	Note
Height (max)	16m	
Height (min)	8m	
Site width (min)	6m 15m	Street townhouses Multiple unit dwellings
Site area (min)	180m ² 450m ²	Street townhouses Multiple unit dwellings
Front yard (max)	6m	
Front yard (min)	4m	
Rear yard (min)	6m	
Side yard (min)	0.75m	2m for side yard facing the street on corner sites



Note: Regulations displayed here are not comprehensive. Please speak with a City team member for details.



ZONING DISTRICT REGULATIONS

CR1 – Corridor Residential 1 District

- Encourages “gentle density” such as 2- and 3-unit dwellings, townhouses and small multiple-unit dwellings.
- One-unit (single-family) dwellings are still permitted.
- No minimum parking requirements for secondary suites.
- Reduced minimum parking requirements for multiple-unit dwellings and townhouses.

Item	Standard	Note
Height (max)	10m	May be 12m for site on corner of an arterial or collector road, in certain conditions
Site width (min)	6m 15m	Street townhouses Multiple unit dwellings
Site area (min)	180m ² 450m ²	Street townhouses Multiple unit dwellings
Front yard (min)	6m	May be 3m for sites on local streets with access to a rear lane
Rear yard (min)	6m	May be 4.5m for corner sites
Side yard (min)	0.75m	



Note: Regulations displayed here are not comprehensive. Please speak with a City team member for details.

ZONING DISTRICT REGULATIONS

CR2 – Corridor Residential 2 District

- Accommodates all uses and standards from the CR1 district, with increased density permitted for some uses (such as multiple-unit dwellings).
- One-unit (single-family) dwellings are still permitted.
- Allows for some neighbourhood-appropriate commercial uses and mixed uses on a discretionary basis.
- Intended only for corner sites or sites located along arterial streets.
- Further reduced minimum parking requirements for multiple-unit dwellings.

Item	Standard	Note
Height (max)	12m	May be 15m for site on corner of an arterial or collector road, in certain conditions
Site width (min)	6m	Street townhouses
	15m	Multiple unit dwellings up to 6 units
	21m	Multiple unit dwellings 7 or more units
	15m	Neighbourhood commercial uses
Site area (min)	180m ²	Street townhouses
	450m ²	Multiple unit dwellings up to 6 units
	630m ²	Multiple unit dwellings 7 or more units
	450m ²	Neighbourhood commercial uses
Front yard (min)	6m	May be 3m for sites on local streets with access to a rear lane
Rear yard (min)	6m	May be 4.5m for corner sites
Side yard (min)	0.75m	Street townhouses
	0.75m	Multiple unit dwellings up to 6 units
	1.5m	Multiple unit dwellings 7 or more units
	0.75m	Neighbourhood commercial uses



Note: Regulations displayed here are not comprehensive. Please speak with a City team member for details.



OPT-IN CITY-LED REZONING

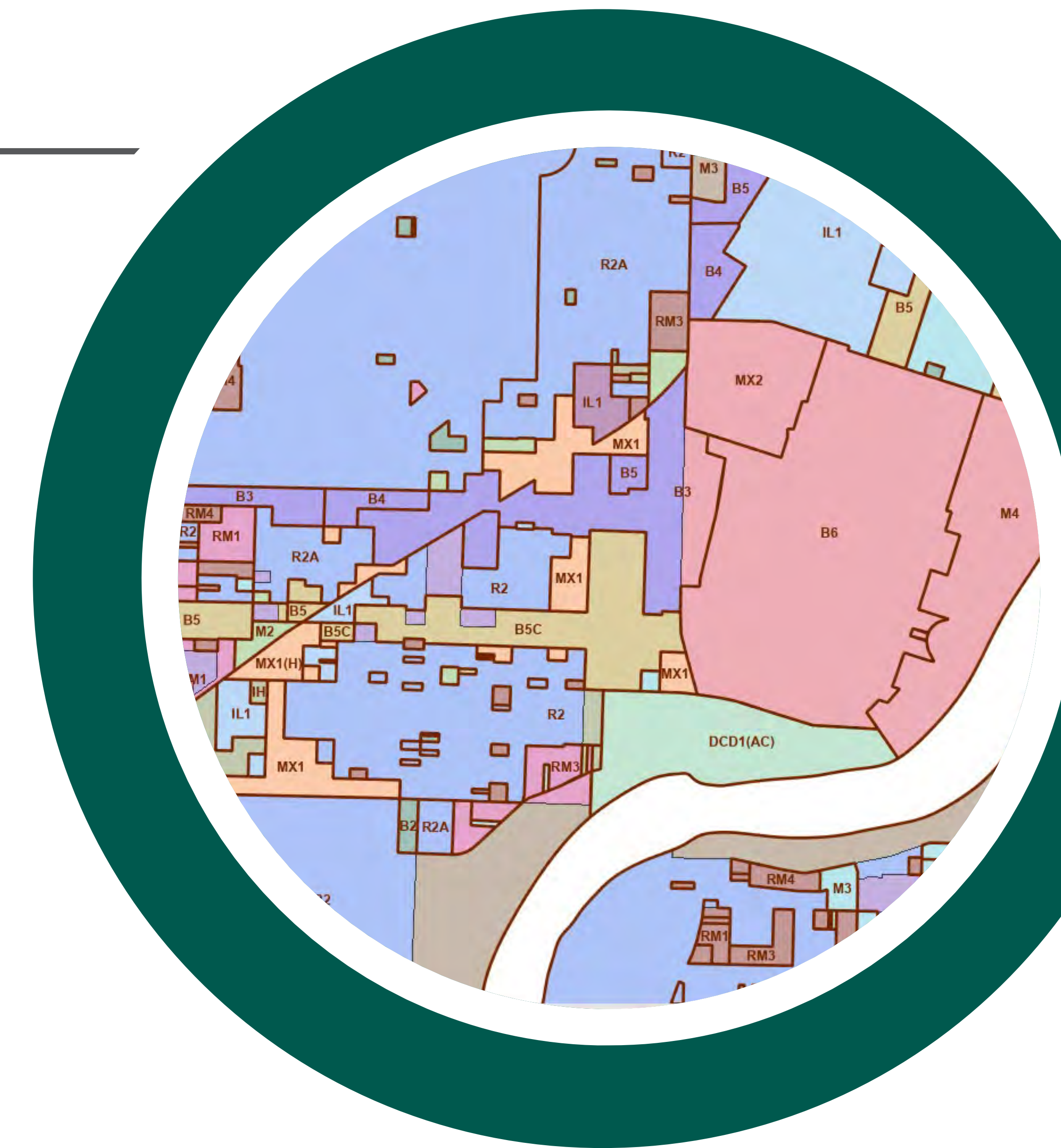
To incentivize redevelopment for increased housing opportunities, the City is offering to lead the rezoning process at no cost for any landowner within the Corridor Plan Area who may be interested.

Eligibility: Development proposals must conform to the **proposed land use plan**.

Opt-in window: **Spring 2024** – after the proposed land use plan receives City Council approval.

Please speak with a City team member if you have any questions.

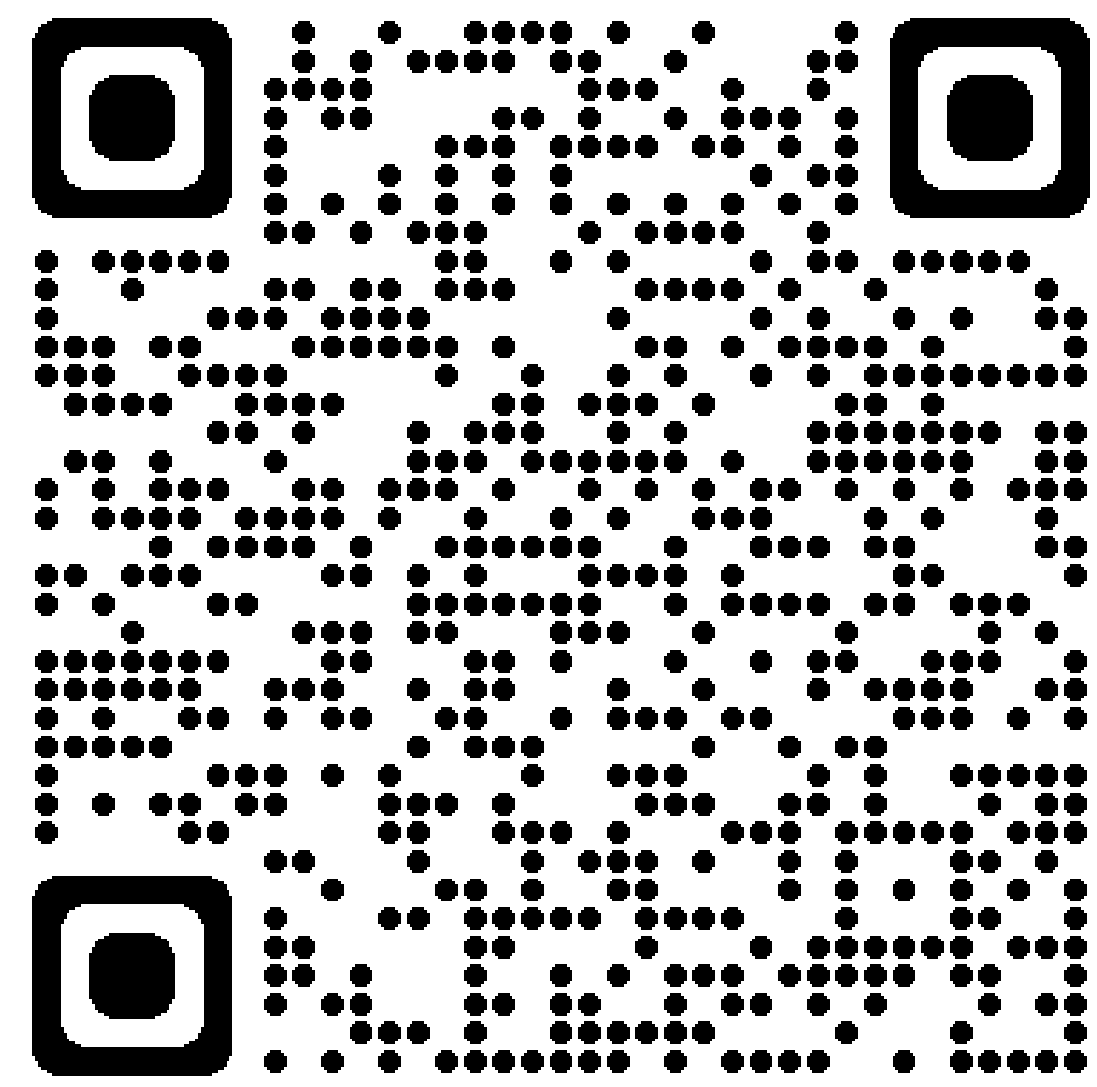
Stay Connected: Scan the QR code to join the email list to keep you informed of this rezoning opportunity and potential related incentives.



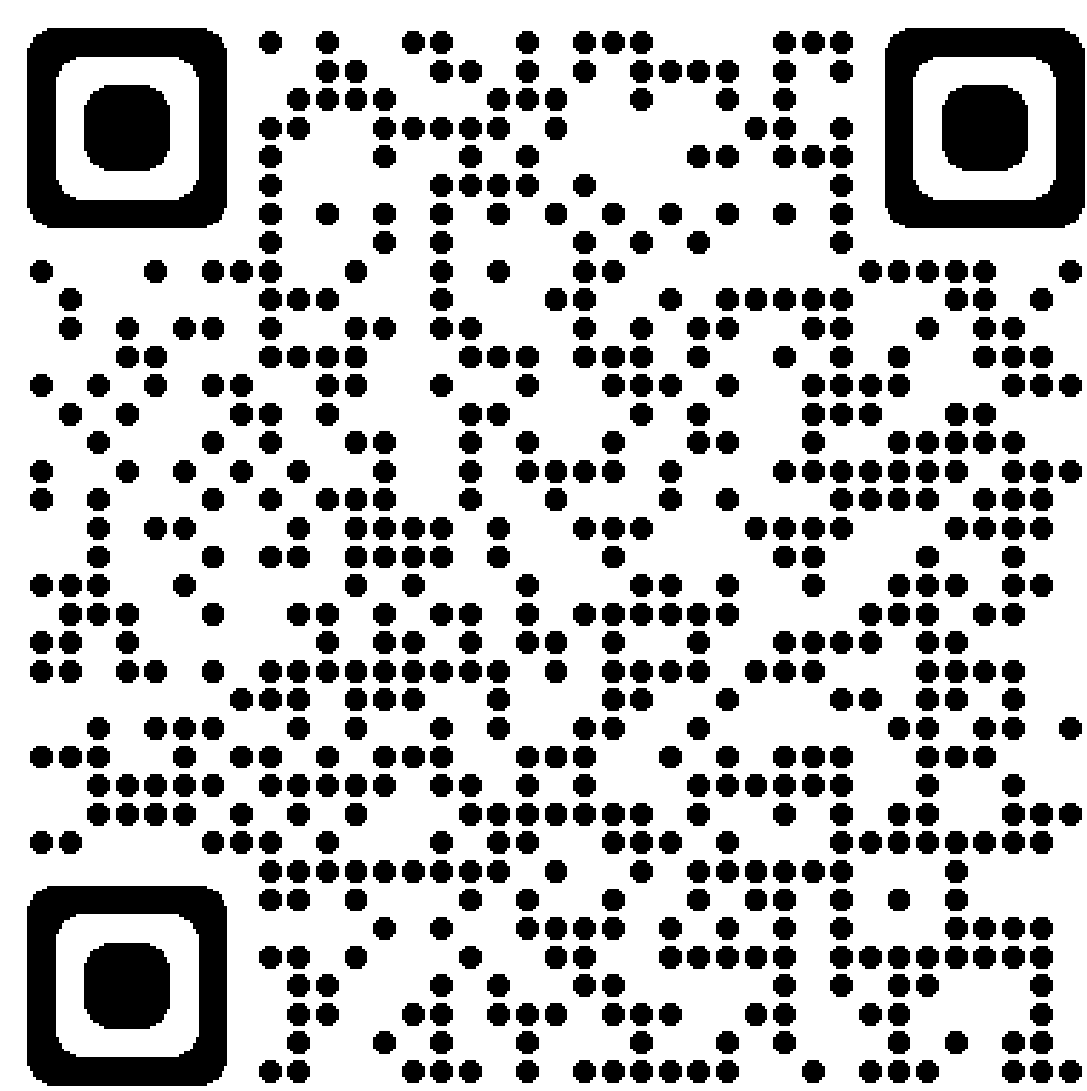
Thank you for joining us and sharing your feedback!

Proposed Land Use Survey

Share your opinion on the
proposed land use maps:



Project information and details about future
events can be found on the
[project engage page](#)



Join us at an upcoming event

22ND STREET
Wed. October 11 | 6:30 – 8:30 PM
at Station 20 West

WOODLAWN

Wed. November 1 | 6:30 - 8:30 PM.
at St. Michael Community School

8TH STREET

Thurs. November 9 | 5:30 – 7:30 PM
Centre Mall (west, use door 1)

NUTANA

Wed. October 18 | 6:00 - 8:30 PM.
at the Cosmopolitan Seniors Centre

PRESTON

Thurs. October 26 | 6:00 - 8:00 PM.
at the Round Prairie Library