

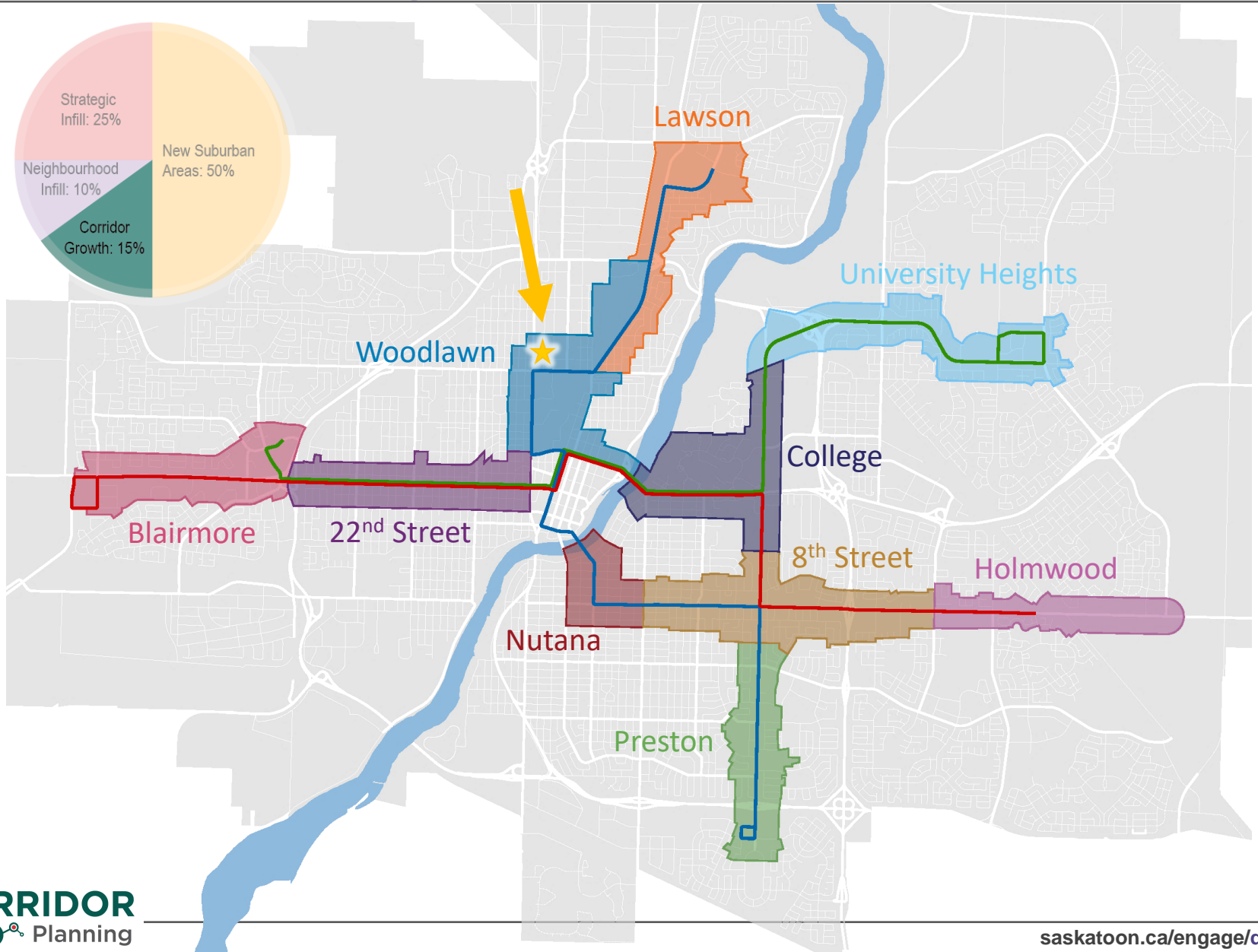
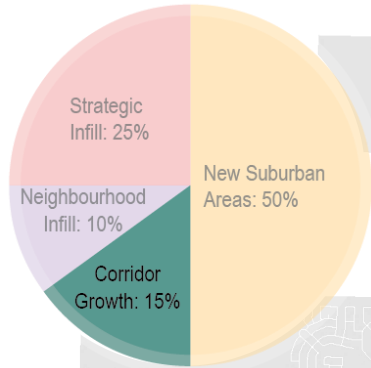
CORRIDOR Planning



Direct Control District 2 (DCD2)

Public Information Session – Microsoft Teams
January 16, 2025

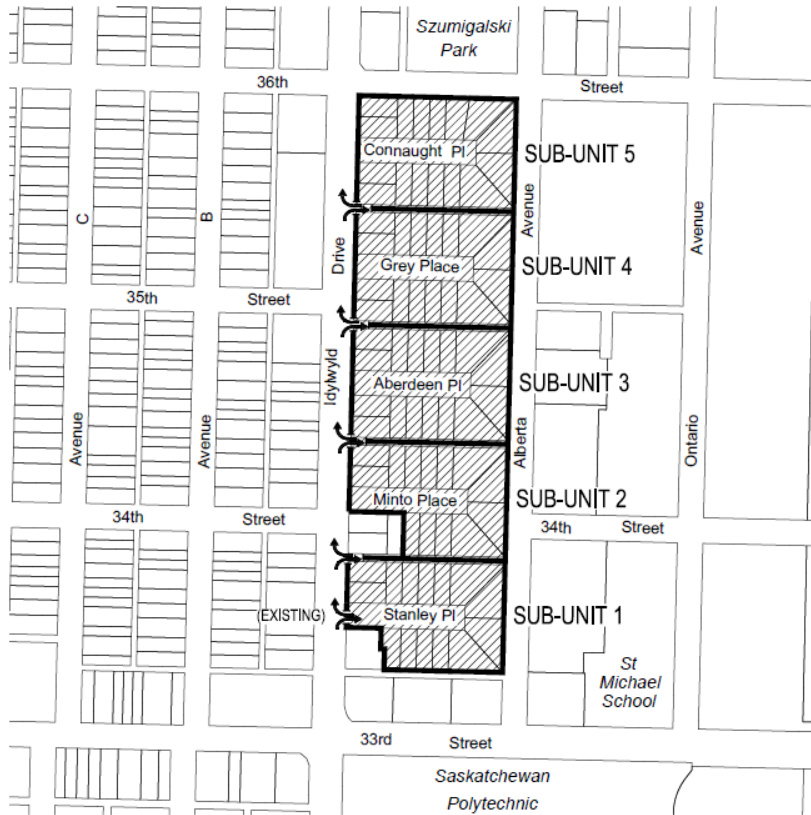
Corridor Planning





Effects of Repealing Direct Control District 2

DCD2 Area

Map No. 1



 Direct Control District
 Total Area: 5.45 ha (100%)
 Street R.O.W. Area: 0.91 ha (16.7%)
 Lane Area: 0.30 ha (5.5%)

 Access to Idylwyld Drive

Redevelopment can start on any street.

No need to wait for all lots on a cul-de-sac “sub-unit” to be consolidated.

More options for lot configuration (subdivision and consolidation).

More options for access on Idylwyld Drive.

Can build beyond one-unit (single family), two-unit (duplex) and semi-detached dwellings.

Single family one-unit dwellings continue to be permitted on sites within the cul-de-sacs – based on recommended proposal.

Permitted Housing Types



15m (50ft) minimum site width required for two-unit dwelling, multiple-unit residential, or mixed-use development.

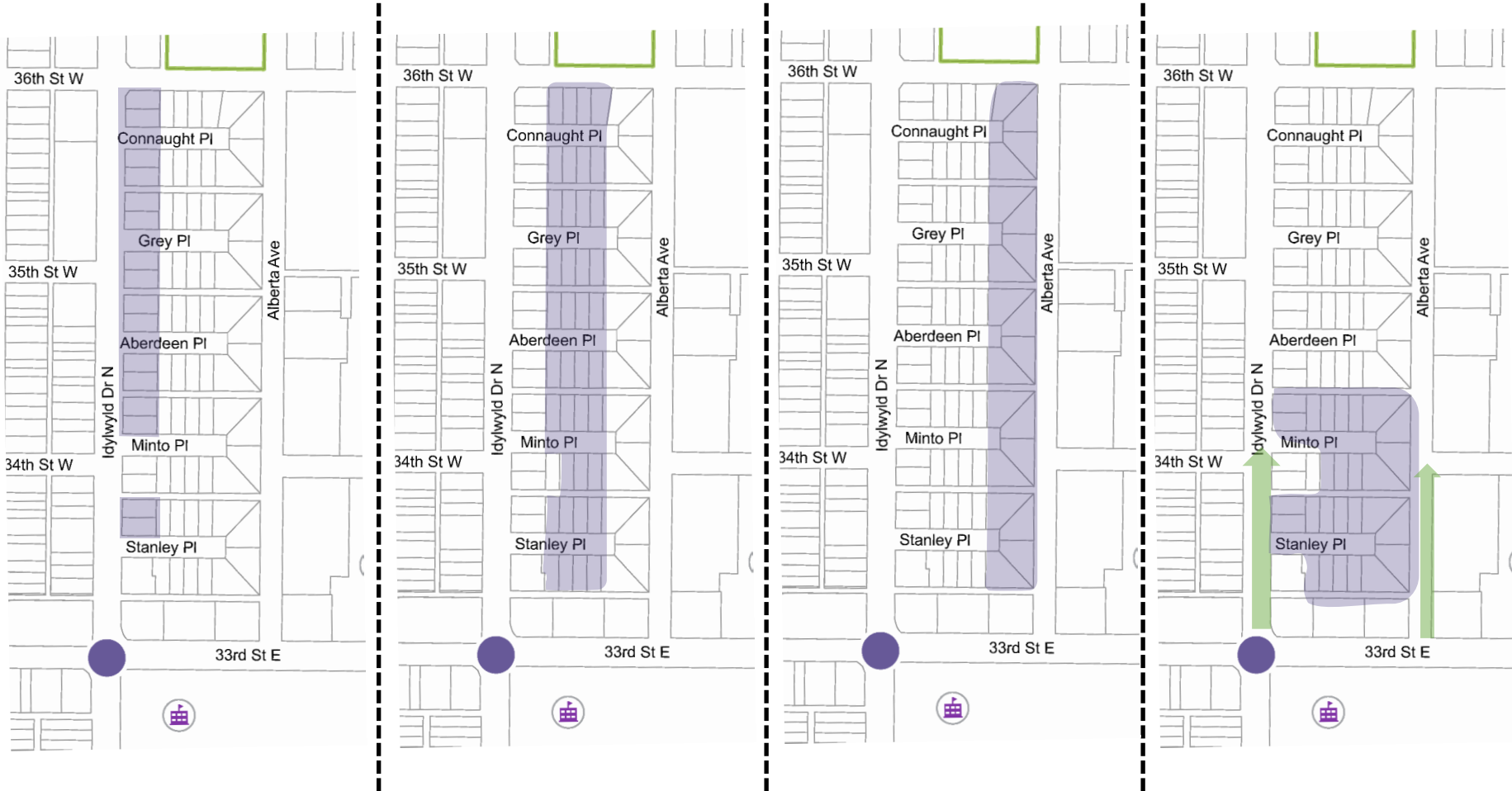
Corridor Residential examples



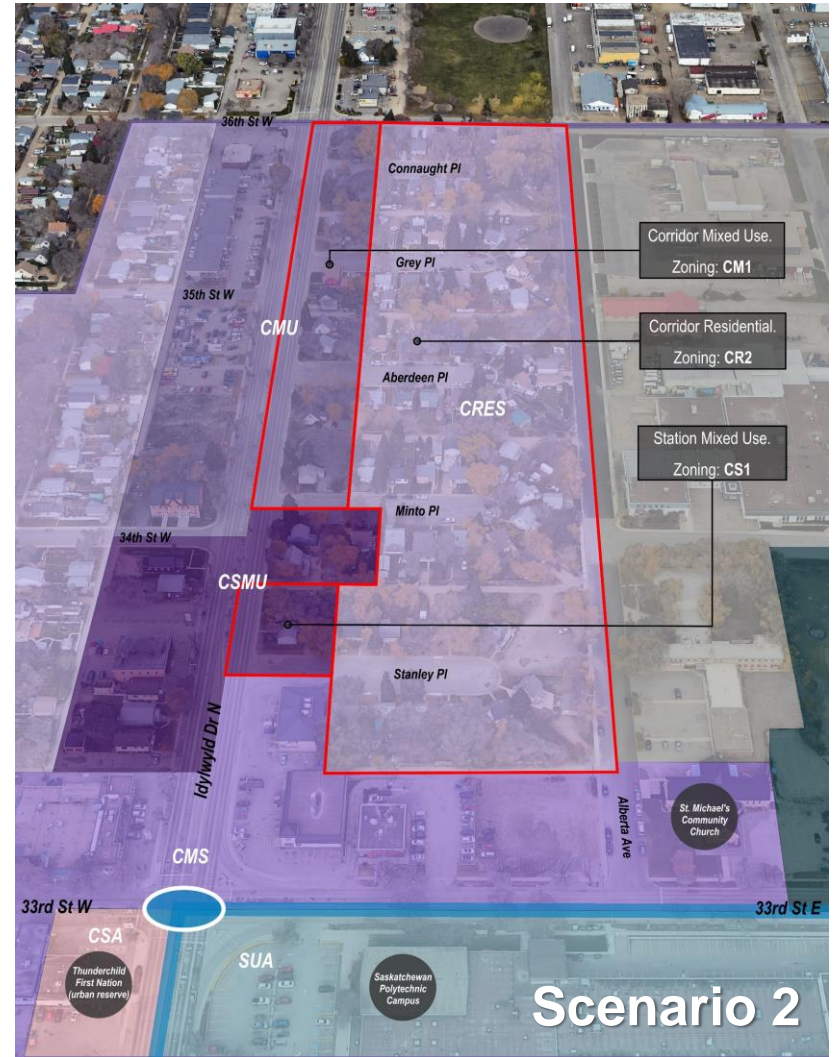
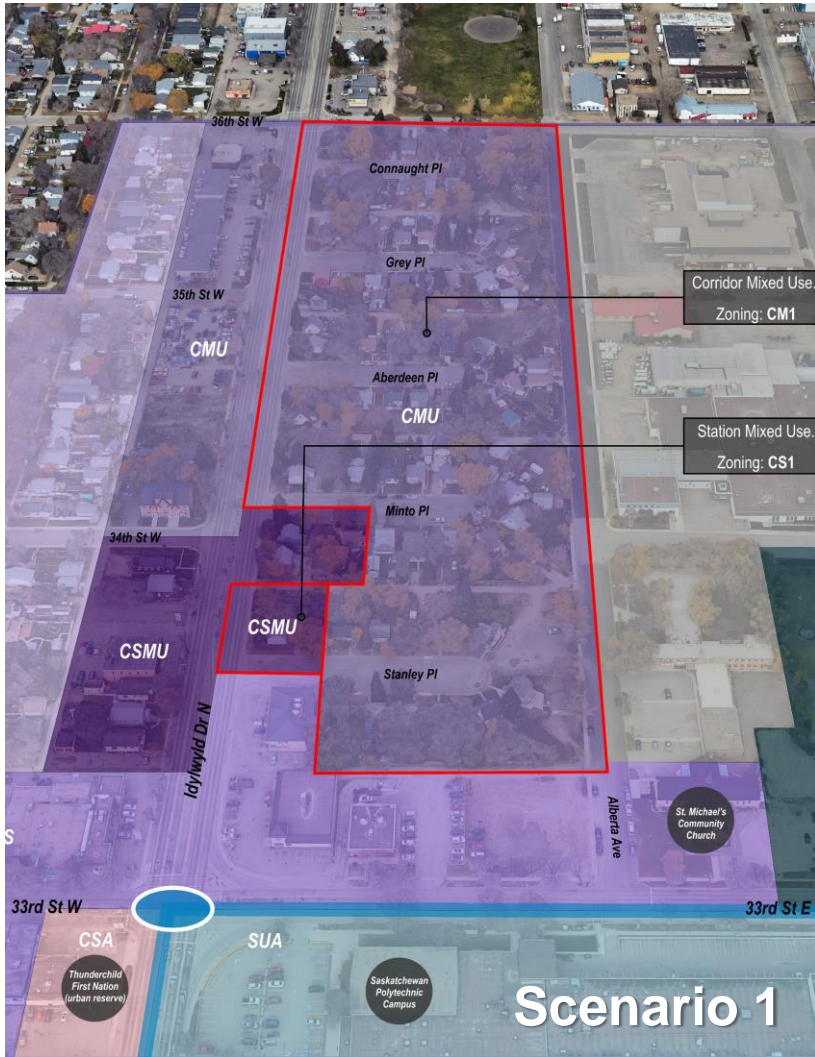
Corridor Mixed Use & Station Mixed Use examples



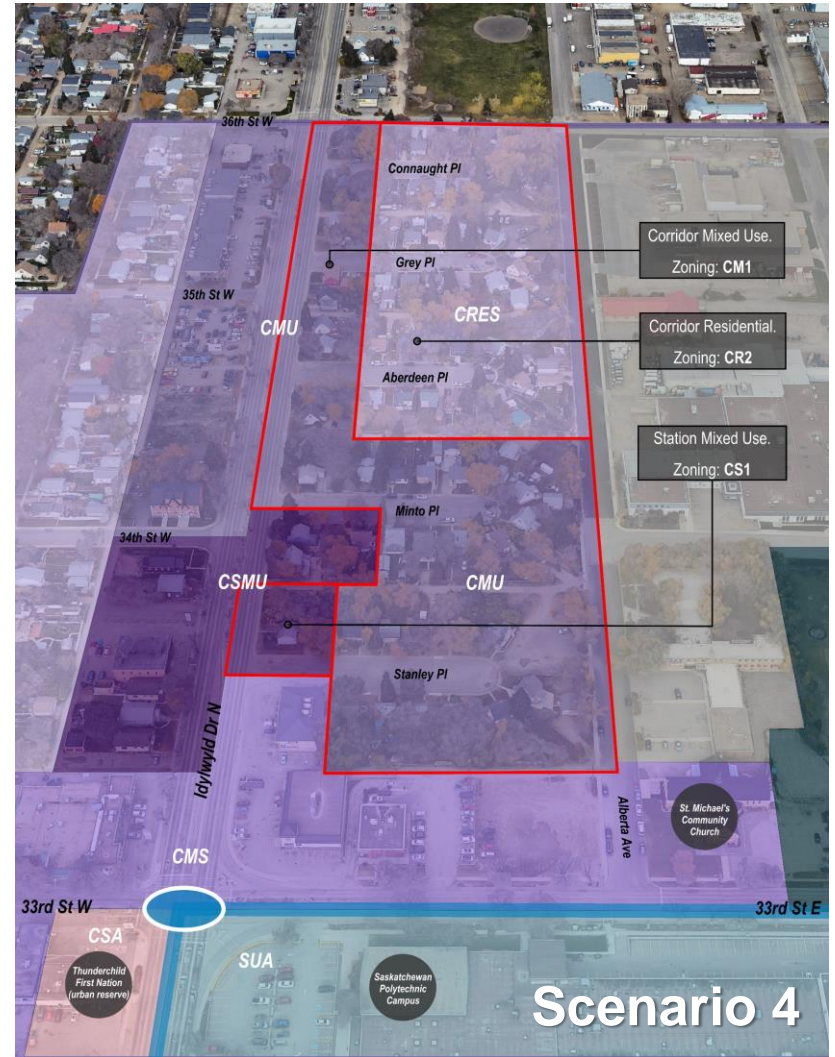
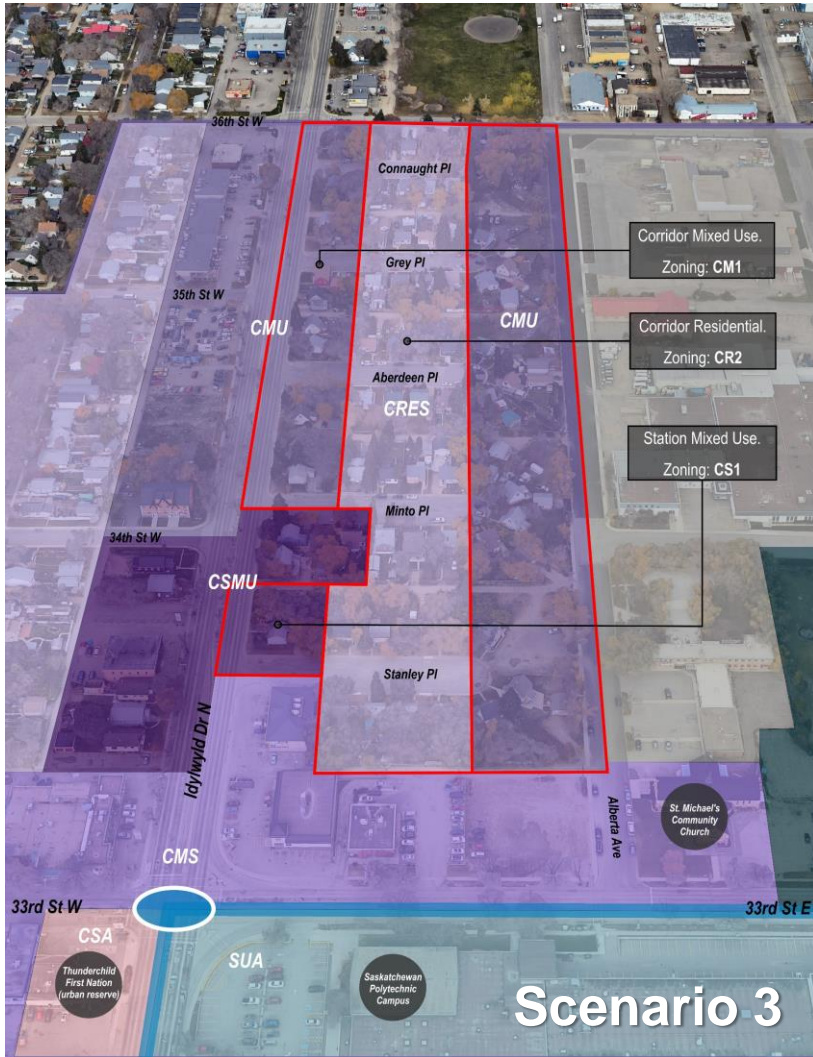
Recap – Different Sites within DCD2 Area



Recap – Land Use & Zoning Scenarios



Recap – Land Use & Zoning Scenarios





Community Feedback from Nov/Dec 2024

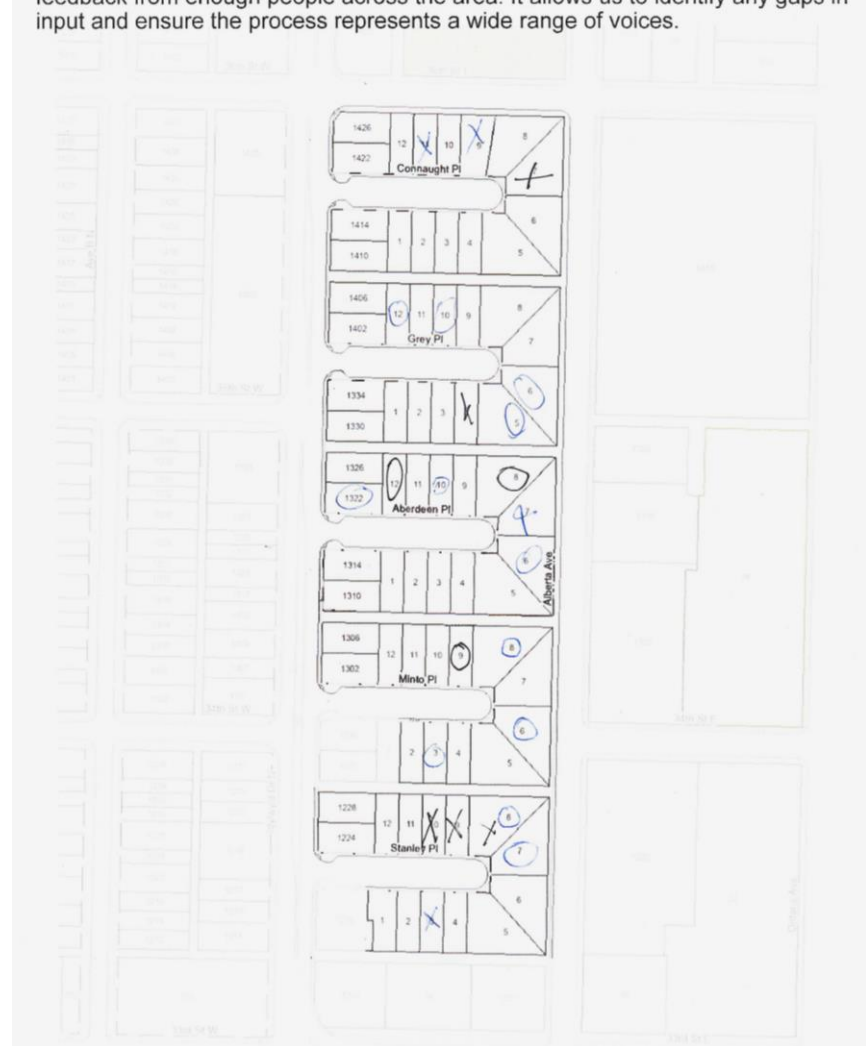


Who Participated?

- Approx. 30 people attended November 21st meeting at St. Michael School.
- 17 land use & zoning surveys submitted.
 - Stanley: 2
 - Minto: 3
 - Aberdeen: 4
 - Grey: 2
 - Connaught: 3
 - Idylwyld: 5
- Good representation from each of the cul-de-sacs.

Please mark the property or properties you are here to provide feedback about.

Why is this important? This information will help us ensure we are receiving feedback from enough people across the area. It allows us to identify any gaps in input and ensure the process represents a wide range of voices.



Comment Themes

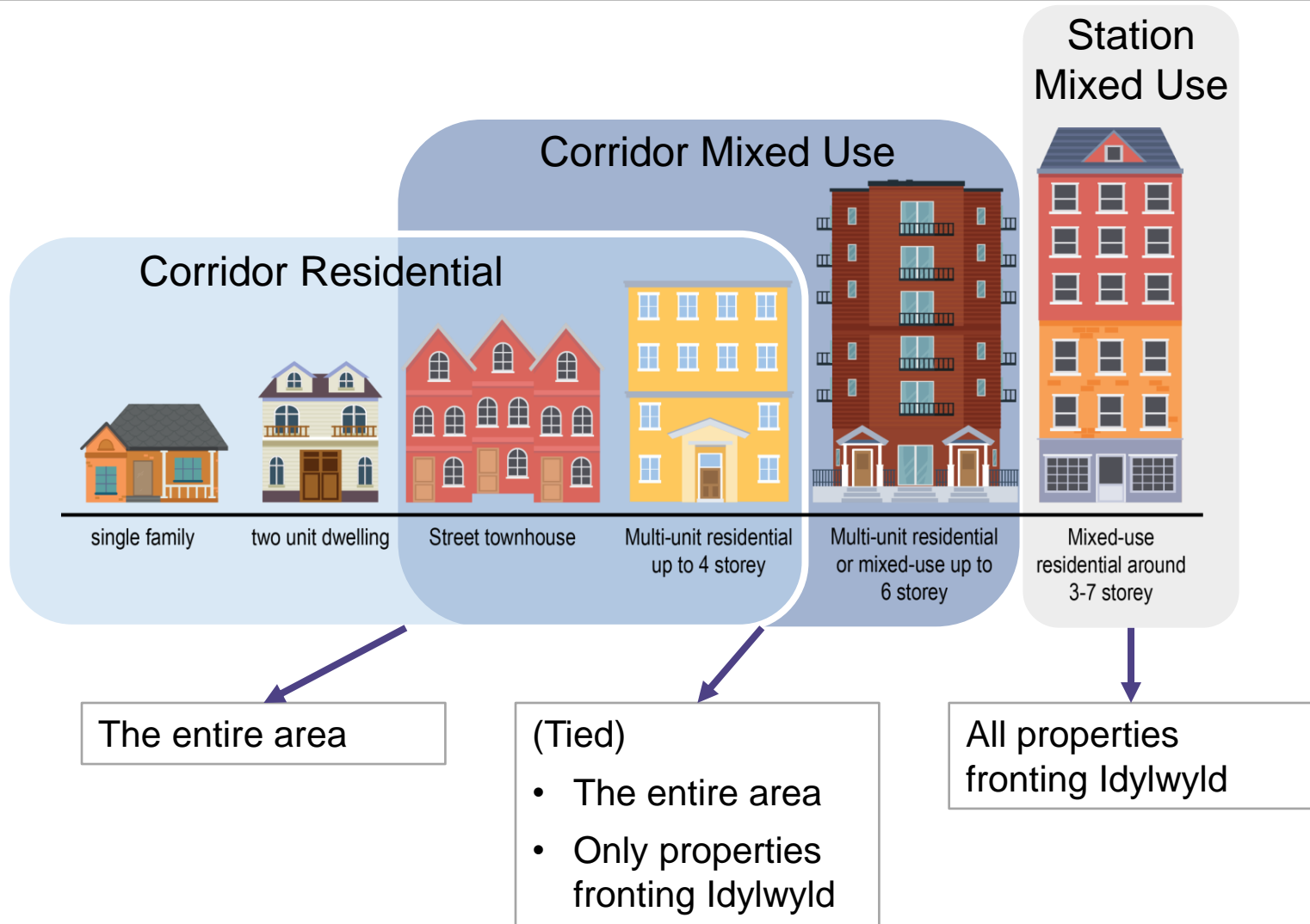
Expressing support

- Go for it
- Best value for properties
- Properties falling apart and expensive to maintain
- Current zoning overly prohibitive

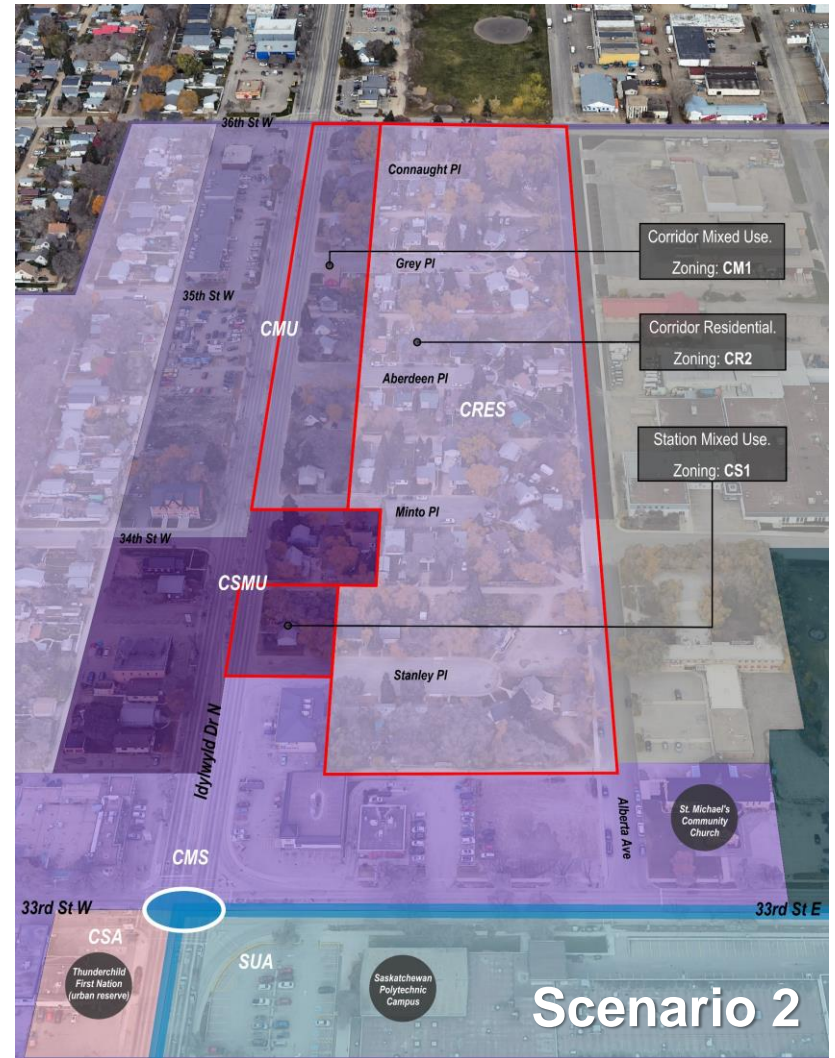
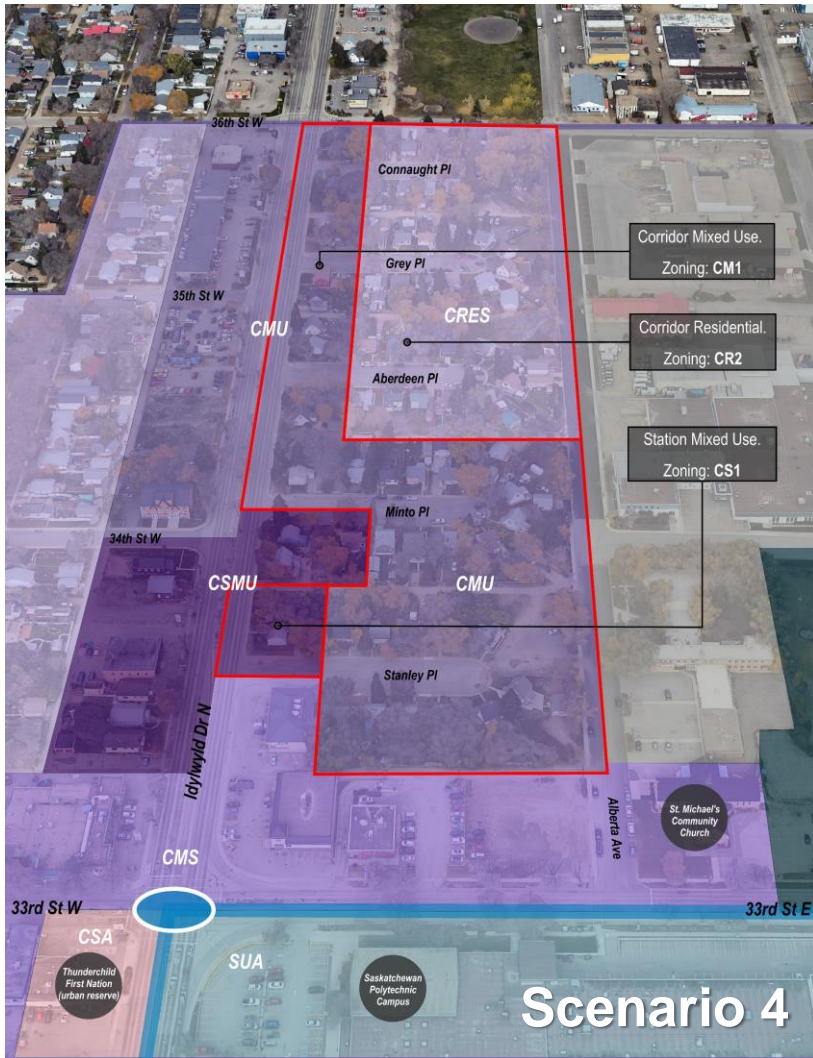
Expressing concerns

- Parking
- Water and sewer capacity
- Potential restrictions on existing houses & properties due to non-conformity with new zoning
- Prefer denser housing to be built in new areas instead
- Should allow fully commercial on Idylwyld Drive

Where would these housing types fit best?



What scenario is best suited for the area's future?



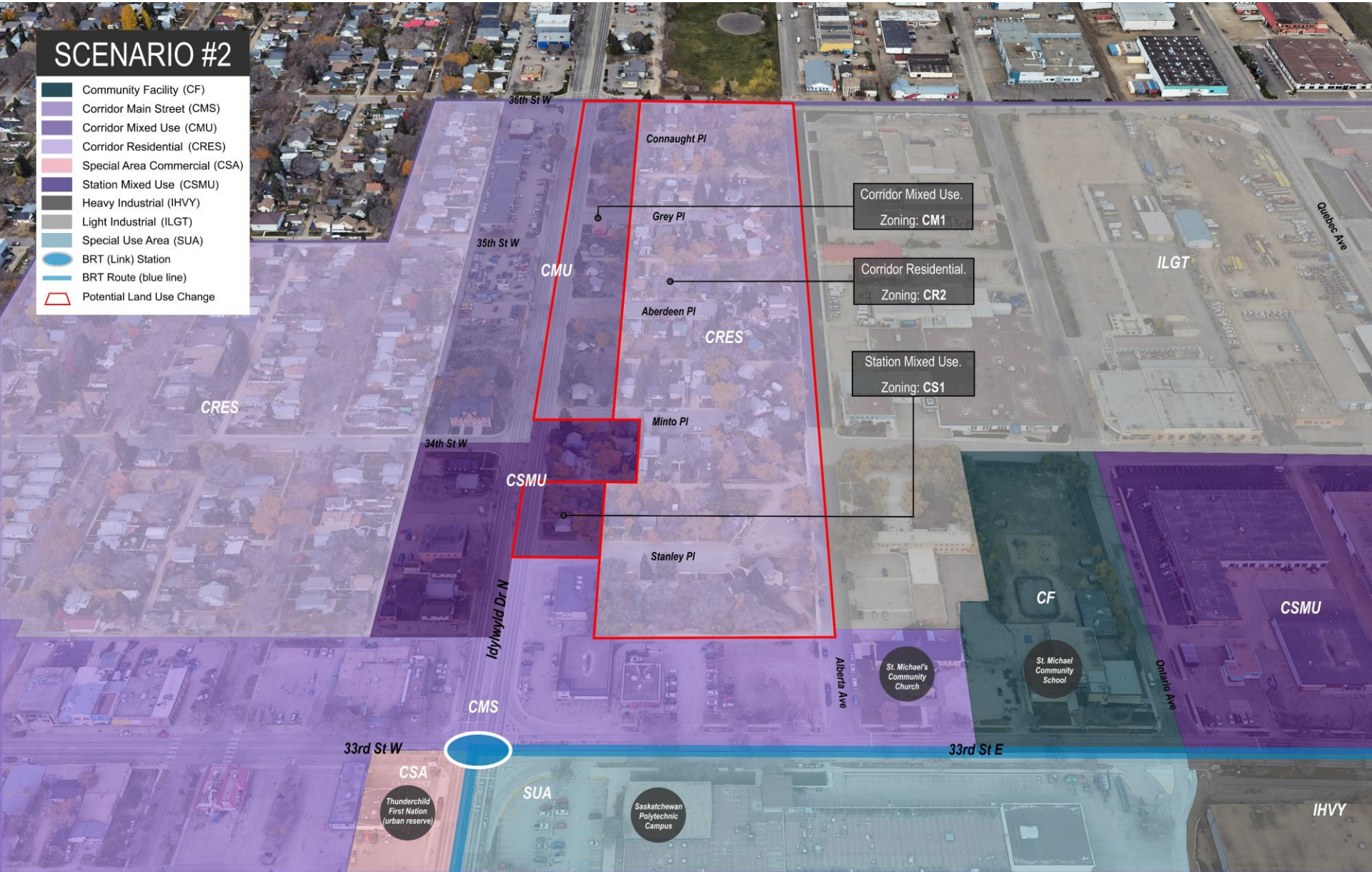


Recommended Land Use & Zoning Plan



SCENARIO #2

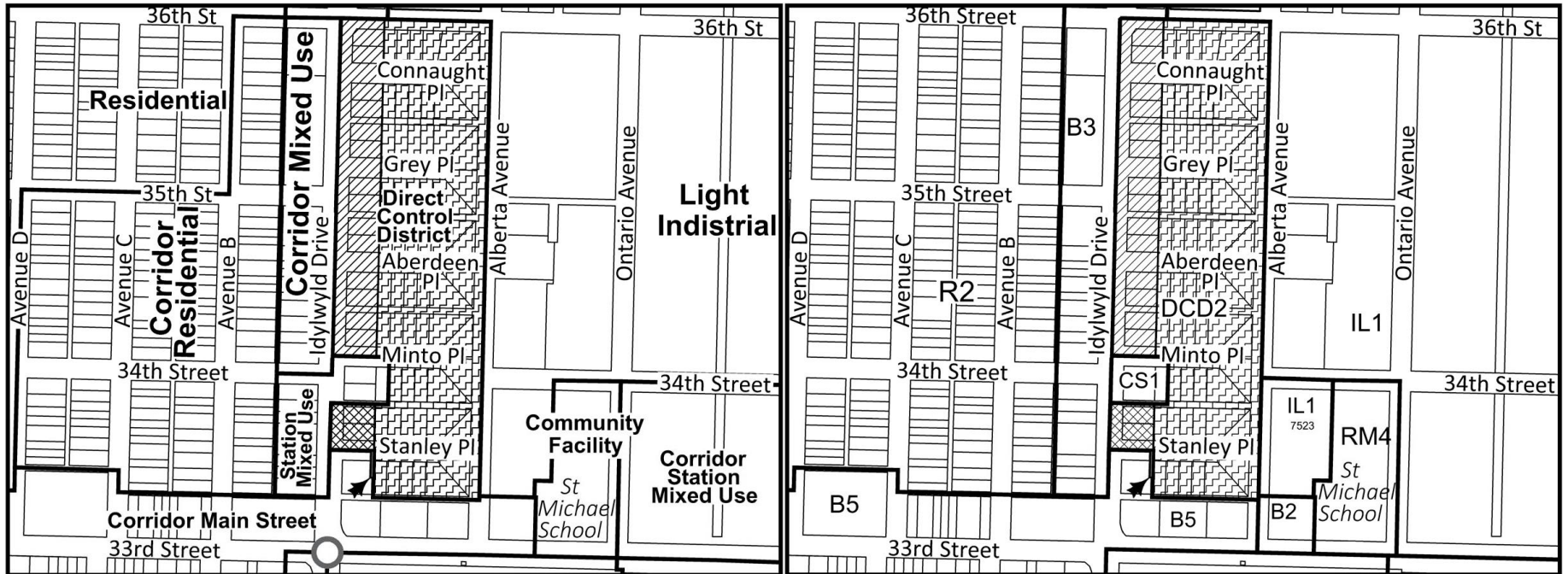
- Community Facility (CF)
- Corridor Main Street (CMS)
- Corridor Mixed Use (CMU)
- Corridor Residential (CRES)
- Special Area Commercial (CSA)
- Station Mixed Use (CSMU)
- Heavy Industrial (IHVY)
- Light Industrial (ILGT)
- Special Use Area (SUA)
- BRT (Link) Station
- BRT Route (blue line)
- Potential Land Use Change








Proposed Bylaw Amendments

Official Community Plan (OCP) Bylaw Land Use Map

Zoning Bylaw Map







PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENT

 From Direct Control District to Corridor Mixed Use	 From Direct Control District to Corridor Residential
 From Direct Control District to Station Mixed Use	 From Corridor Main Street to Corridor Residential
 Link (BRT) Station	

File No. OCP01-2025

PROPOSED ZONING AMENDMENT

 From DCD2 to CM1	 From DCD2 to CR2
 From DCD2 to CS1	 From B5 to CR2

File No. RZ01-2025

Planning Rationale

Least legal restrictions
from non-conforming
uses and sites

Achieves goal of
repealing DCD2

Lower water capacity
(hydrant fire flow)
within the cul-de-sacs
vs. along Idylwyld Dr

Flexibility,
potential quicker
redevelopment

Good community
support for this
scenario

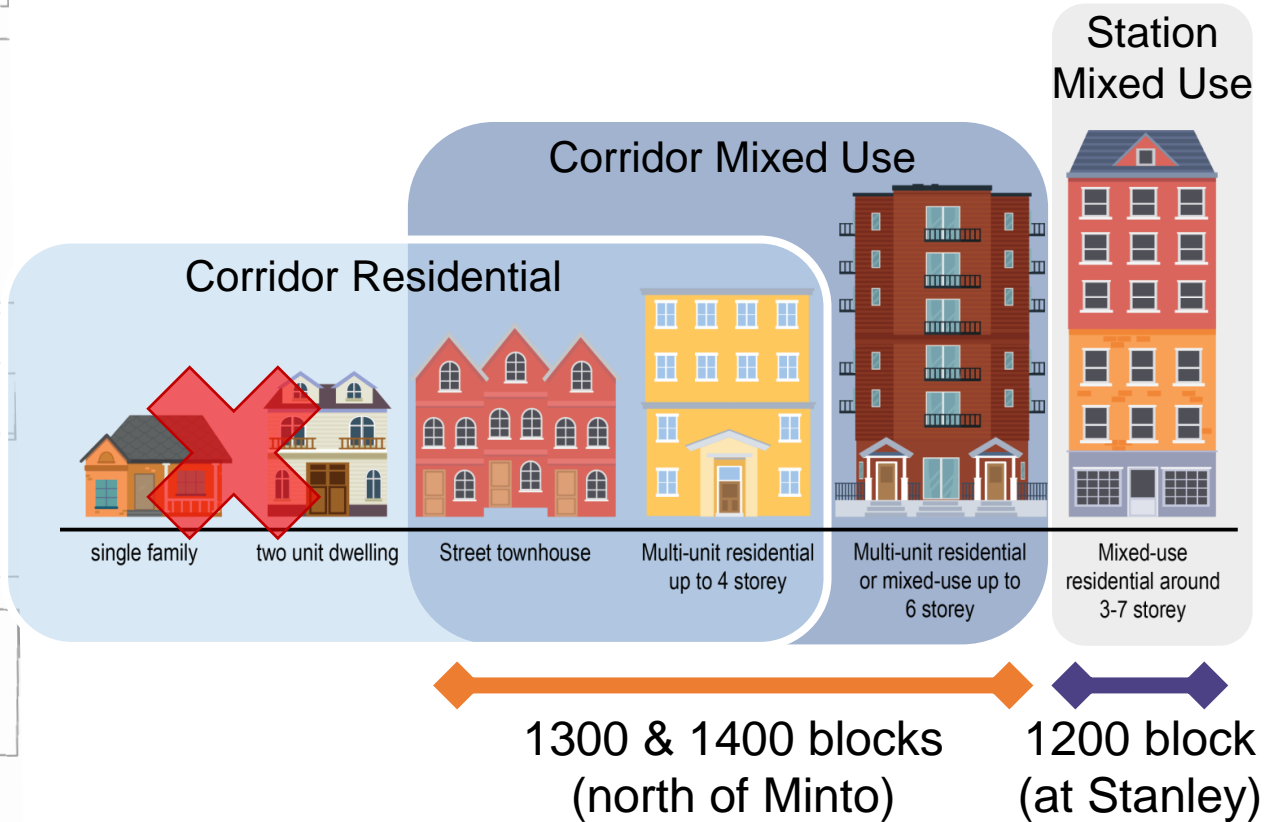
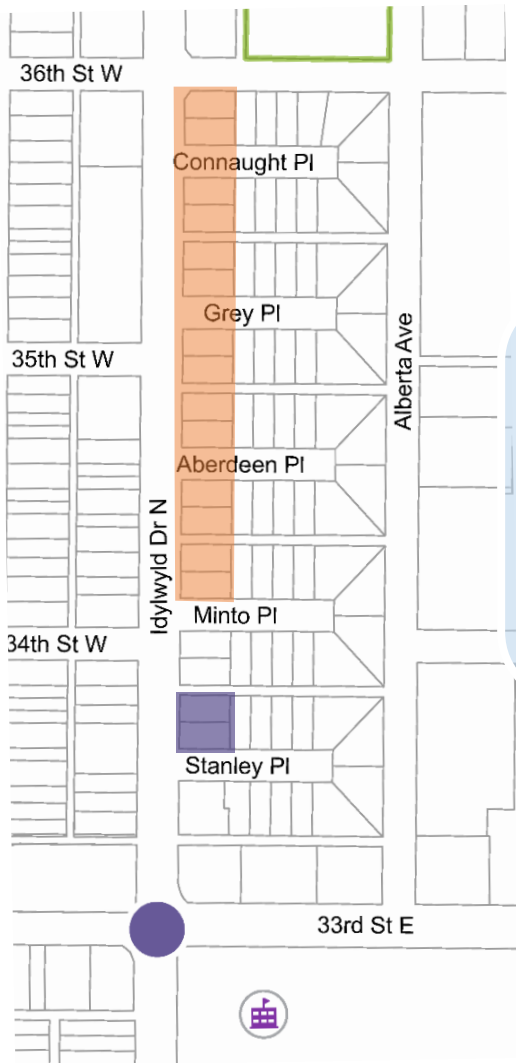
Can revisit in
future planning
processes if
owners desire



Development Implications for Different Sites



Fronting onto Idylwyld Drive



Restrictions due to Legal Non-Conformity

When a property that is currently DCD2 is rezoned to CM1 Corridor Mixed-Use 1 or CS1 Corridor Station Mixed-Use 1 which do not permit one-unit (single-family) dwellings, existing legally built one-unit dwellings would become **legal non-conforming uses**.

- The property may be continued to be used, transferred, or sold in an **as-is condition**.
- The use cannot be increased in **intensity, area, or volume**. E.g. cannot expand or add rooms or create a secondary suite.
- Repairs and maintenance are permitted only if they do not alter the size and position of the building or rearrange/replace structural supporting elements.
- Any redevelopment must conform to the new zoning.
- **If the use is discontinued for 12 consecutive months** (building becomes vacant), the property must be redeveloped in conformity with the new zoning.
- **If damaged beyond 75% of its reconstruction cost above the foundation**, the property must be redeveloped in conformity with the new zoning.

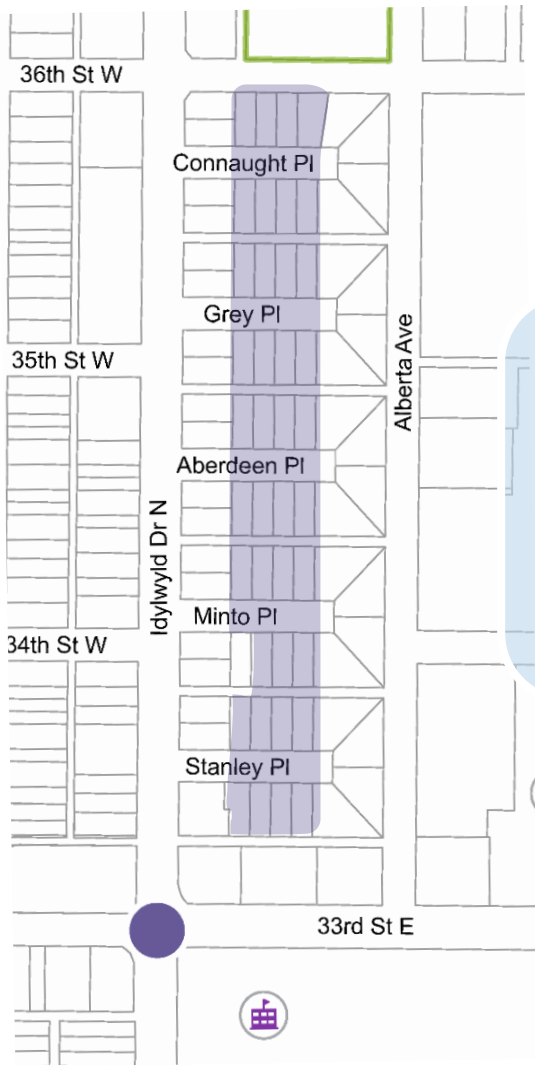
*Legal reference: Sections 88-93,
The Planning and Development Act, 2007*

Non-Conformity Example – Idylwyld Drive

- One-unit dwellings on west side of Idylwyld 1200 & 1300 blocks.
- Legal non-conforming status since 1988 when properties were rezoned to *Arterial Commercial (B3 zoning)*.
- Some properties have converted to permitted commercial uses (e.g. office).
- Some remain as actively used one-unit dwellings.



Middle of Cul-de-sac Streets

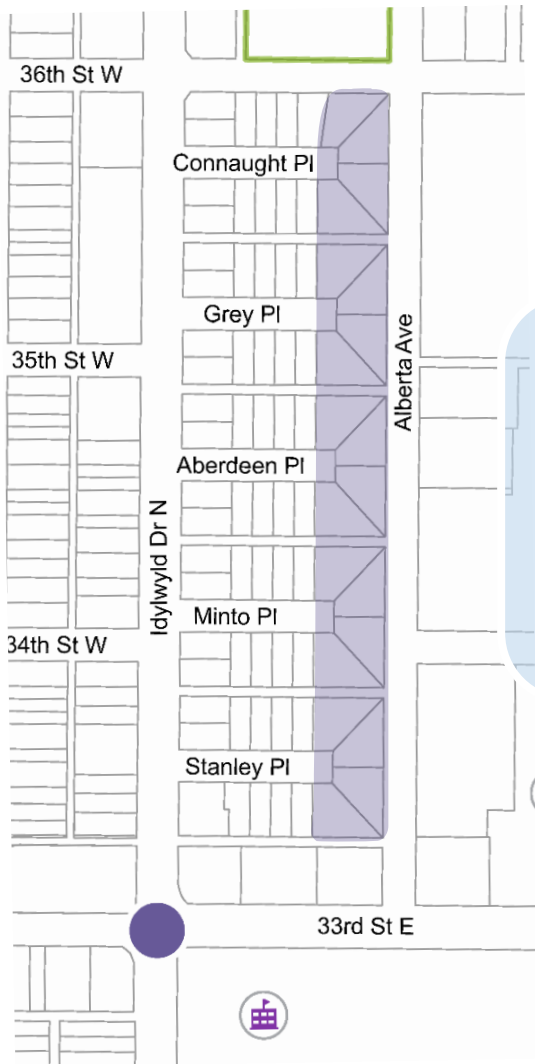


Permitted if put together two or more lots (need 15m / 50ft for two-unit or multi-unit residential)

**exception: 1 Stanley Place*

Permitted on any site (same permissions as now, including secondary suites)

Ends of Cul-de-sac Streets Near Alberta Ave



Next Steps



Thu. November 21, 2024

Engagement meeting with area owners & residents



Fri. December 6, 2024

Survey closed – thanks for your feedback



Thu. January 16, 2025

Information meeting – share proposed amendments



Tue. February 25, 2025

Municipal Planning Commission meeting



Wed. March 26, 2025

City Council Public Hearing



Approx. one month after City Council

Bylaw approval by Government of Saskatchewan



Question & Answer



CORRIDOR Planning



Thank you

Website: saskatoon.ca/engage/dcd2

Email: corridorplans@saskatoon.ca