

Proposed Official Community Plan and Zoning Bylaw Amendments to Repeal Direct Control District 2

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City of Saskatoon - Planning and Development Department is proposing changes to the land use and zoning regulations for all properties within the Direct Control District 2 (DCD2) zoning district, located in the cul-de-sac streets of Stanley Place, Minto Place, Aberdeen Place, Grey Place, and Connaught Place, as well as in the 1200 to 1400 blocks on the east side of Idylwyld Drive North.

Proposed Repeal of Direct Control District 2

A Direct Control District is a type of customized zoning district that regulates use and development of land and buildings within a specific geographic area.

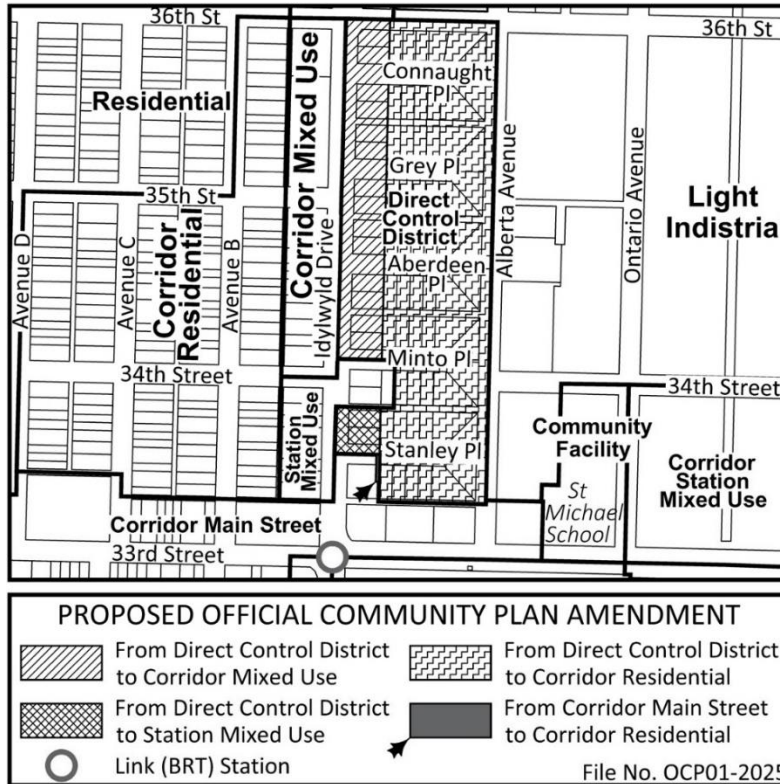
DCD2 was first approved in 1988 to transition the area away from one-unit and two-unit dwellings, with the intent of redevelopment to light industrial, arterial commercial, and medium-density residential uses. The DCD2 regulations stipulated that redevelopment was strictly to occur one consolidated cul-de-sac at a time, from south to north.

As part of striving towards the City of Saskatoon's goal of facilitating more growth and development near the Link - Bus Rapid Transit system currently under construction, DCD2 is proposed to be repealed in both the Official Community Plan and the Zoning Bylaw to enable more flexibility for development in this area.

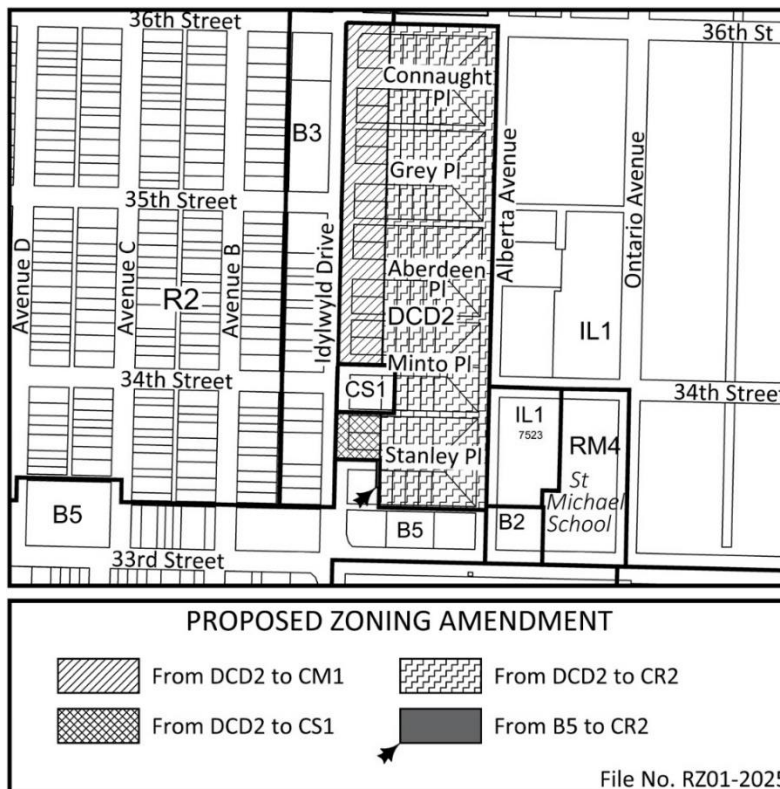
Redesignation to Corridor Land Uses and Rezoning to Corridor Zoning Districts

All properties currently within DCD2 are proposed to be redesignated and rezoned in line with the Corridor Growth objectives of the Official Community Plan. This would permit a variety of residential and mixed-use development forms near the future Link stations at Idylwyld Drive North and 33rd Street East, and also at 33rd Street East and Quebec Avenue. Details of the amendments are in the maps and tables provided.

Proposed Official Community Plan (OCP) Amendment



Proposed Zoning Bylaw Amendment



Proposed Amendment	Purpose	Properties Affected
<p>Corridor Residential OCP Designation</p> <p>Corridor Residential 2 (CR2) Zoning District</p>	<p>Provides for intensification opportunities and supports infill development within the Corridor Growth Area in a range of ground-oriented residential building forms, limited neighbourhood commercial uses and related community uses. The CR2 district is intended to accommodate a transition between one- and two-unit dwellings, and multi-unit and mixed-use development. The CR2 district provides for density increases by allowing for incremental intensification of neighbourhoods.</p>	<p>1 to 12 Stanley Place 2 to 12 Minto Place 1 to 12 Aberdeen Place 1 to 12 Grey Place 1 to 12 Connaught Place</p>
<p>Corridor Mixed Use OCP Designation</p> <p>Corridor Mixed-Use 1 (CM1) Zoning District</p>	<p>Facilitates approximately two to six storey residential and mixed-use development along major transportation corridors in the Corridor Growth Area. The CM1 district provides for a range of residential and mixed-use developments containing residential, commercial and institutional uses in mid-rise buildings that promote a compact, pedestrian-oriented form. The CM1 district encourages a variety of transportation options and buildings incorporating Transit-Oriented Development principles, including street-facing buildings with active frontages and ground-oriented uses.</p>	<p>1302, 1306, 1310, 1314, 1322, 1326, 1330, 1334, 1402, 1406, 1410, 1414, 1422 & 1426 Idylwyld Drive North</p> <p>Note: The most significant change would likely be for properties on Idylwyld Drive.</p>
<p>Station Mixed Use OCP Designation</p> <p>Corridor Station Mixed-Use 1 (CS1) Zoning District</p>	<p>Facilitates approximately three to six-or-seven storey mixed-use development along major transportation corridors near key transit station locations in the Corridor Growth Area. 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. The CS1 district encourages a variety of transportation options and buildings incorporating Transit-Oriented Development principles, including street-facing buildings with active frontages and ground-oriented uses.</p>	<p>1224 & 1228 Idylwyld Drive North</p> <p>Note: The most significant change would likely be for properties on Idylwyld Drive.</p>

What is a Rezoning?

All property in the City of Saskatoon is assigned a zoning designation under the Zoning Bylaw No. 9990, 2024. Within each zoning designation, specific land uses are either permitted, prohibited, or discretionary.

Applications to change the zoning designation of a property may be considered through a rezoning process, which includes review by City Administration and engagement with the surrounding neighbourhood. Rezoning applications are evaluated on a case-by-case basis where both the subject site(s) and the surrounding neighbourhood are considered in the review. All rezoning applications require a decision by City Council at a Public Hearing upon the conclusion of the review process.

Next Steps

Questions and comments on this proposal are invited at this time.

Following this notice, Planning and Development will prepare a report on the proposed amendments. The report will first be considered by the Municipal Planning Commission, an advisory committee to City Council, on Tuesday, February 25 at noon.

The final decision to approve or deny a rezoning application rests with City Council, who will consider the report and recommendation at a Public Hearing on Wednesday, March 26 at 6:00 PM. Any member of the public is welcome to provide a written submission or address City Council in person regarding the proposal at the Public Hearing.

Questions and Comments

If you have any questions or wish to provide written comments to the Planning and Development Department regarding this proposal, please contact:

Pamela Brotzel by phone at 306.986.1663 or by email at corridorplans@saskatoon.ca before **12:00 PM (noon) on Monday, February 3, 2025.**

The information contained in this notice may also be found on the City of Saskatoon website at:

saskatoon.ca/engage/dcd2

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File No. Z1/25 & OCP1/25

