

CORRIDOR LAND USE DESIGNATIONS (as of December 19, 2022)

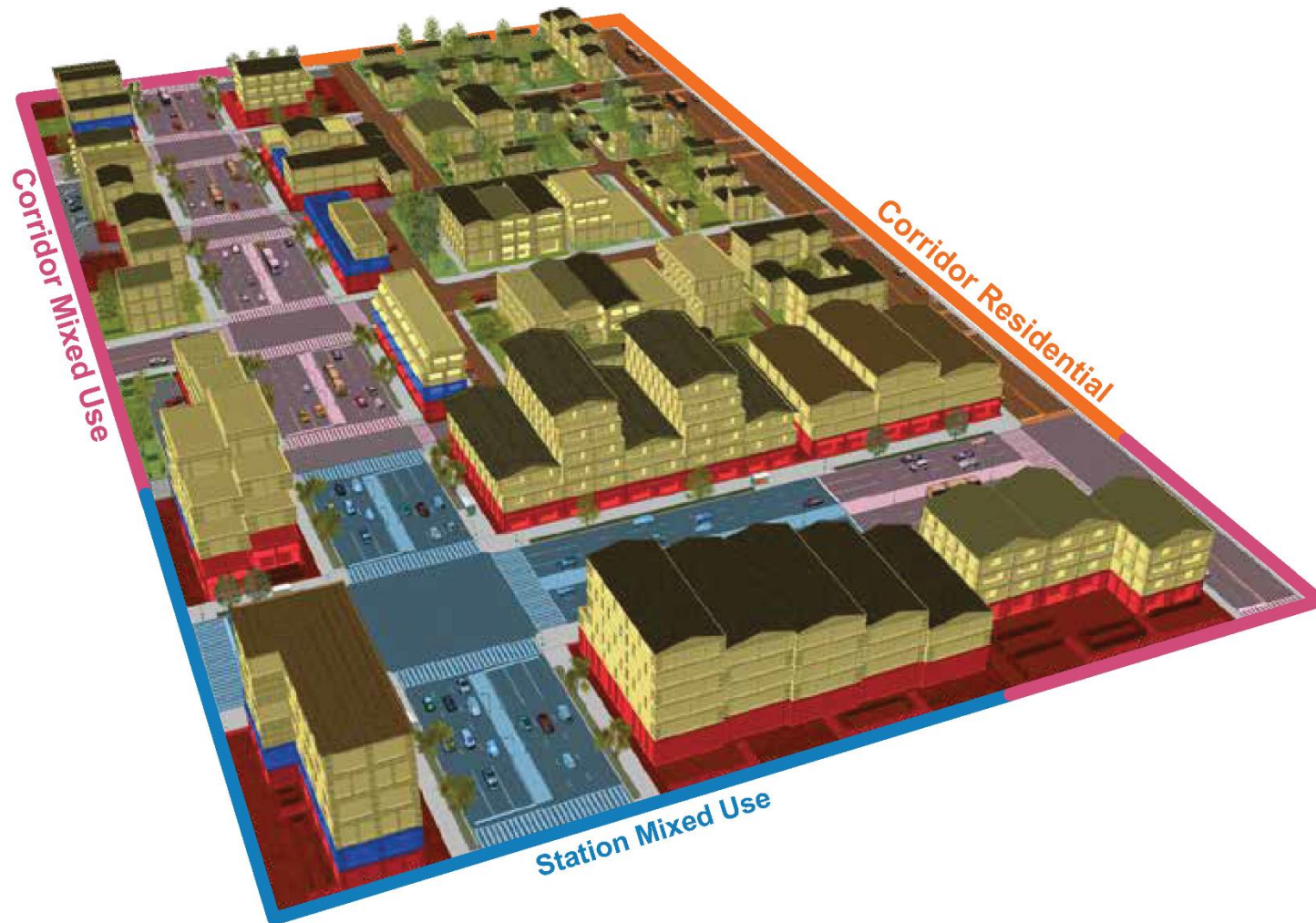
Land Use Designation	Station Mixed Use	Corridor Mixed Use	Corridor Residential
<p>General description from Official Community Plan, Section F2.2 (p.54-56)</p>	<p>Land designated as “Station Mixed Use” has the potential for medium density, generally three to six storey mixed use developments that incorporate transit-oriented development principles and a broad range of residential, commercial, institutional, cultural, and community uses. Depending on the site context or as determined through the Corridor Area Plan process, there will be cases where modest differences in height will be permitted. These lands are located on the BRT routes near to a BRT station, or as determined through a Corridor Area Plan.</p>	<p>Land designated as “Corridor Mixed Use” has the potential for medium density, two to four storey mixed use developments that are pedestrian-oriented and incorporate transit-oriented development principles. These lands are located on the BRT routes between station locations, or on other major transportation corridors in proximity to the BRT routes or as determined through the Corridor Area Plan process.</p>	<p>Land designated as “Corridor Residential” has the potential for ground-oriented, low to medium density residential development. These areas are located near to the BRT routes and are intended to provide a transition of densities from Station Mixed Use, Corridor Mixed Use and/or Corridor Main Street lands into the surrounding neighbourhoods.</p>
<p>Objectives from Corridor Transformation Plan (p.19-20)</p>	<ul style="list-style-type: none"> • To provide employment, commercial services, residential, community services, institutional services and/or other opportunities that serve the traveling public and the adjoining neighbourhoods. • To function as hubs of activity that serve as community connection points. • To provide ground-floor commercial and/or community services that support and are supported by the traveling public and residents of nearby neighbourhoods. 	<ul style="list-style-type: none"> • To provide a wide range of residential housing options, building typologies and mix of dwelling unit types, sizes and tenures that are compatible with the surrounding neighbourhood characteristics. • To provide local employment, commercial services, community services, institutional services and other opportunities oriented toward both the traveling public and adjacent neighbourhoods. 	<ul style="list-style-type: none"> • To contribute to achieving the infill residential goals of the Growth Plan. • To provide a range of residential housing types and sizes in smaller multi-unit formats. • To ensure that a broad range of compatible residential and a limited range of other neighbourhood-supportive uses are accommodated.

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<p>Examples of building types</p>	<p>City Square (Vancouver)</p>  <p>922 Broadway Avenue, Nutana</p> 	<p>The Banks, Riversdale</p>  <p>208 19th Street West, Riversdale</p> 	<p>214 Avenue D South, Riversdale</p>  <p>128 Avenue O South, Pleasant Hill</p> 
<p>Model image from Corridor Transformation Plan – see next page for full model</p>			

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Full model showing the three corridor land use designations – from [Corridor Transformation Plan](#) (p.22). Note: Floors are colour-coded based on use: yellow for residential, red for commercial and blue for office.



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Existing Land Use Designations within the College Corridor Plan study area

Land Use Designation	Description from Official Community Plan, Section F2.2 (p.54-56)
Low Density Residential 1	Land designated as “Low Density Residential 1” has the potential for one- or two-unit dwellings or community uses that are typically served by local streets.
Medium Density Residential	Land designated as “Medium Density Residential” has the potential for a range of residential building types (such as dwelling-groups, stacked townhouses, low-rise and mid-rise multiple-unit dwellings) and community uses. These sites are typically served by collector or arterial streets and are in proximity to Community Focal Points, and/or within the Corridor Growth Area.
High Density Residential	Land designated as “High Density Residential” has the potential for a range of residential building types (such as low-rise, mid-rise, and high-rise multiple-unit dwellings) and community uses. These sites are typically served by collector or arterial streets and are in proximity to the City Centre, Community Focal Points, and/or within the Corridor Growth Area.
Residential	Land designated as “Residential” has the potential for residential development and community uses compatible within a neighbourhood setting.
Neighbourhood Node	Land designated as “Neighbourhood Node” has the potential for a mix of low density residential, commercial, institutional, and community uses that are compatible within a neighbourhood setting. Neighbourhood Nodes serve the basic needs of the surrounding one to three neighbourhoods, providing a focal point of commercial development. These are to be walkable, pedestrian-friendly sites typically located near major intersections and served by collector streets.
Institutional	Land designated as “Institutional” has the potential for institutional, health, educational, recreational, cultural facilities, and community uses. Residential development may be a secondary use within an Institutional area.
Direct Control District (DCD7)	Land designated as “Direct Control District” has the potential for varied land uses, densities, and intensities of development, as established by a Direct Control District within the Zoning Bylaw.
Special Use Area	Land designated as “Special Use Area” has the potential for post-secondary education facilities, airports, cemeteries, railyards, significant open spaces, and major utility installations.

For reference: Current **Official Community Plan Land Use Map** as approved by City Council:
https://www.saskatoon.ca/sites/default/files/documents/community-services/planning-development/mapping/wall-maps/ocp_land_use.pdf