

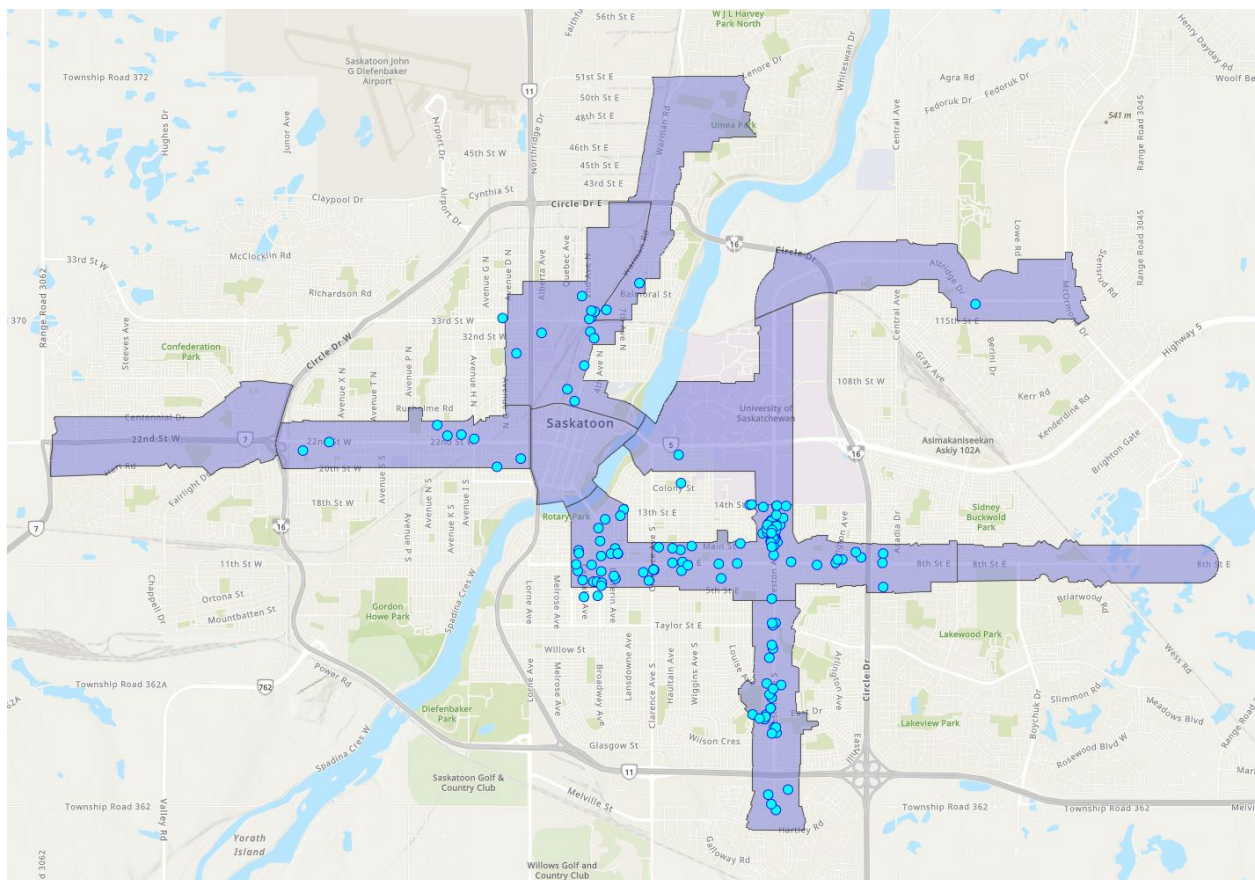
Corridor Land Use & Rezoning: Fall 2023 Engagement Summary

Engagement Activities

The City of Saskatoon Corridor Planning team hosted a series of come-and-go public engagement sessions in Fall 2023 on proposed land use plans for various corridor plan areas across Saskatoon.

Corridor Plan Area	Date	Venue	Attendees (approx.)
College	September 20	Saskatoon Field House	60
22 nd Street	October 11	Station 20 West	50
Nutana	October 18	Cosmopolitan Seniors Centre	100
Preston	October 26	Round Prairie Library	70
Woodlawn	November 1	St. Michael School	35
8 th Street	November 9	The Centre Mall	80

On the project's engagement webpage, interested members of the public could view a presentation on the proposed land use plans and submit feedback through an interactive survey. Approximately 140 submissions were received from October 4th until November 30th, with the Nutana, 8th Street, and Preston corridor plan areas seeing more interest than the 22nd Street and Woodlawn areas. The below map shows the locations where participants commented on using the online map-based survey.



22nd Street feedback

- Comments about underused vacant lots and their potential for redevelopment, including environmental reclamation of contaminated sites.
- Support for increased density contingent on providing a mix of commercial and retail development nearby.
- Support for improving the overall aesthetic of the public realm along the corridor, including adding trees, landscaping, improved lighting, and shorter crossing intervals.
- Comments suggesting expanding the Corridor Residential boundaries (specifically west of Witney Ave), under the rationale that pedestrian pathways/linkages would accommodate shorter trips to reach station locations.
- Opt-in rezoning interest was received from landowners on streets such as 23rd St, Ave D, Ave I, Ave M, Ave V, and Ottawa Ave.

Woodlawn feedback

- Suggestion to expand the boundaries of Corridor Residential into the Woodlawn residential area, specifically there are some areas within the 400m station area buffer that should be Corridor Residential.
- Concern for the protection of Next of Kin Memorial Avenue within Woodlawn Cemetery, including suggestions for successional planting.
- Comments in support of more density in residential areas, specific comments about maintaining the existing character of the neighbourhood in and around Caswell Hill (architecture, mature tree canopy, park-like feel).
- Concern over the impact of the loss of SIAST campus at the corner of Idylwyld and 33rd Street; Suggestion that opportunity and great potential exists at this location to increase density, improve walkability, and provide more housing and services.
- Opt-in rezoning interest was received from landowners on streets such as Idylwyld Dr, Ave B, 2nd Ave, 27th St, and Alberta Ave.

Nutana feedback

- Support for higher density in locations just off BRT route but very close to BRT stations, specifically around Broadway & 12th Street and Clarence & 8th Street.
- Support for adding Corridor Residential on residential blocks south of 8th Street where no change was proposed.
- Comments that 8th & Broadway will become one of the busiest locations for transit and plans should support that; but also opposition to permitting commercial uses and prohibiting one-unit dwellings further south on Broadway.
- Comments about the inconsistent land use proposed on north side of 8th Street.
- Suggestions to promote development by blanket rezoning, removing parking requirements, selecting pre-approved building designs, and City-led land banking.
- Concerns about parking, height and overshadowing, loss of trees and green space, property values, and change to residential streets' vibe or heritage feel.

- Opt-in rezoning interest was received from landowners on streets such as 6th St, 8th St, 9th St, Main St, and Victoria Ave.

8th Street feedback

- Support for adding Corridor Residential on many of the local streets in the area.
- Opposition to Corridor Mixed Use along residential sections of Preston Avenue; support for change to Corridor Residential.
- Concerns about increased traffic, loss of parking, pedestrian safety, increase in crime, loss of green space, negative effects on property values, and the impacts of greater infill development.
- Support for increased residential density and housing availability in general.
- Support for investment into existing assets such as park spaces (notably Cumberland Park) in light of increased population and development.
- Concerns surrounding the surveillance implications of “smart” public transit infrastructure and other semi-related issues.
- Opt-in rezoning interest was received from landowners on streets such as Main St, Preston Ave, 7th St, 9th St, Fraser Cres, and Ramsay Court.

Preston feedback

- Support for adding Corridor Residential on many of the crescents behind Preston Avenue where no change was proposed.
- Support for denser, mixed-use development in Stonebridge on existing low-density commercial sites.
- Opposition to densification for much of Preston Avenue until closer to Circle Drive, especially around Woodward Avenue (Nutana Park area).
- Concerns about height and overshadowing, traffic and parking, whether people will take transit, and adding commercial to residential areas.
- Opt-in rezoning interest was received from landowners on streets such as Preston Ave, Argyle Ave, East Dr, Murphy Cres, and Grosvenor Cres.

College feedback

As land use discussions for College were previously completed in 2021, the recent event was primarily an information session to provide an update and propose amendments to the zoning district, Corridor Station Mixed Use 1, that were specific to an area along College Drive. Also, this event shared the development standards for the newly approved Corridor Zoning Districts. Specific questions were asked about particular changes to Station Mixed Use zoning requirements along College Drive:

- Accommodating existing narrow/small sites along College but with a lowered maximum building height (14m vs. 27m) – Feedback was mixed on this.
- Waiving the requirement for commercial uses on the ground floor of new developments – Feedback was supportive on this.