



CORRIDOR

Planning

CORRIDOR STATION MIXED USE REZONING

Information Session



AGENDA

- Presentation
- Question and Answer



CORRIDOR PLANNING PROGRAM

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**.

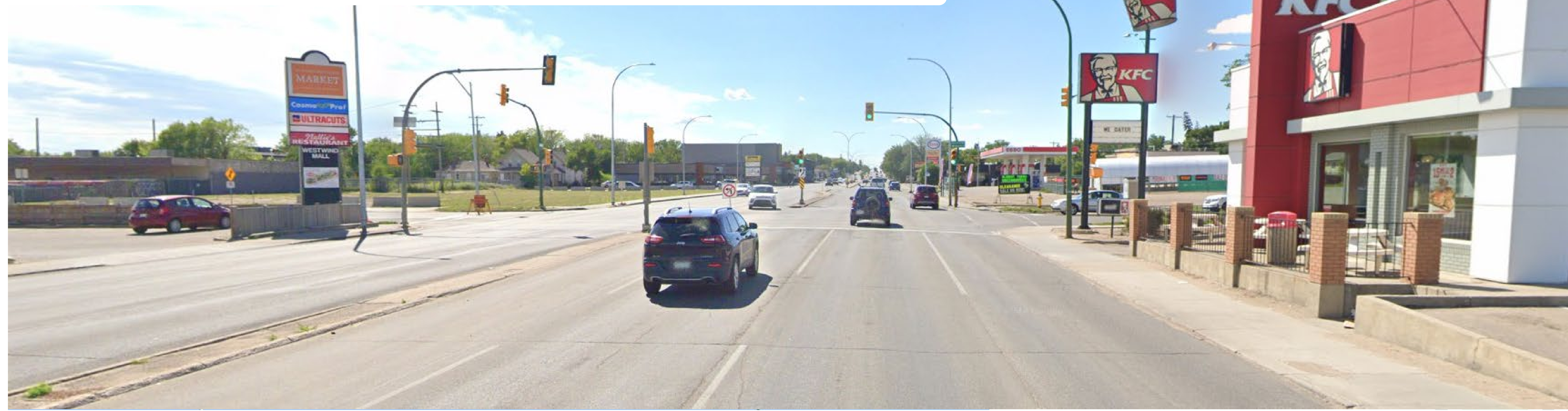


CORRIDOR PLANNING PROGRAM

Why should I rezone to CORRIDOR STATION MIXED-USE 1?

- Interested in redeveloping your property to a mixed-use residential building.
- Already have a mixed-use residential building, but you want to increase the types of uses on the main floor.







CORRIDOR PLANNING PROGRAM



CS1 - Corridor Station Mixed-Use 1 District

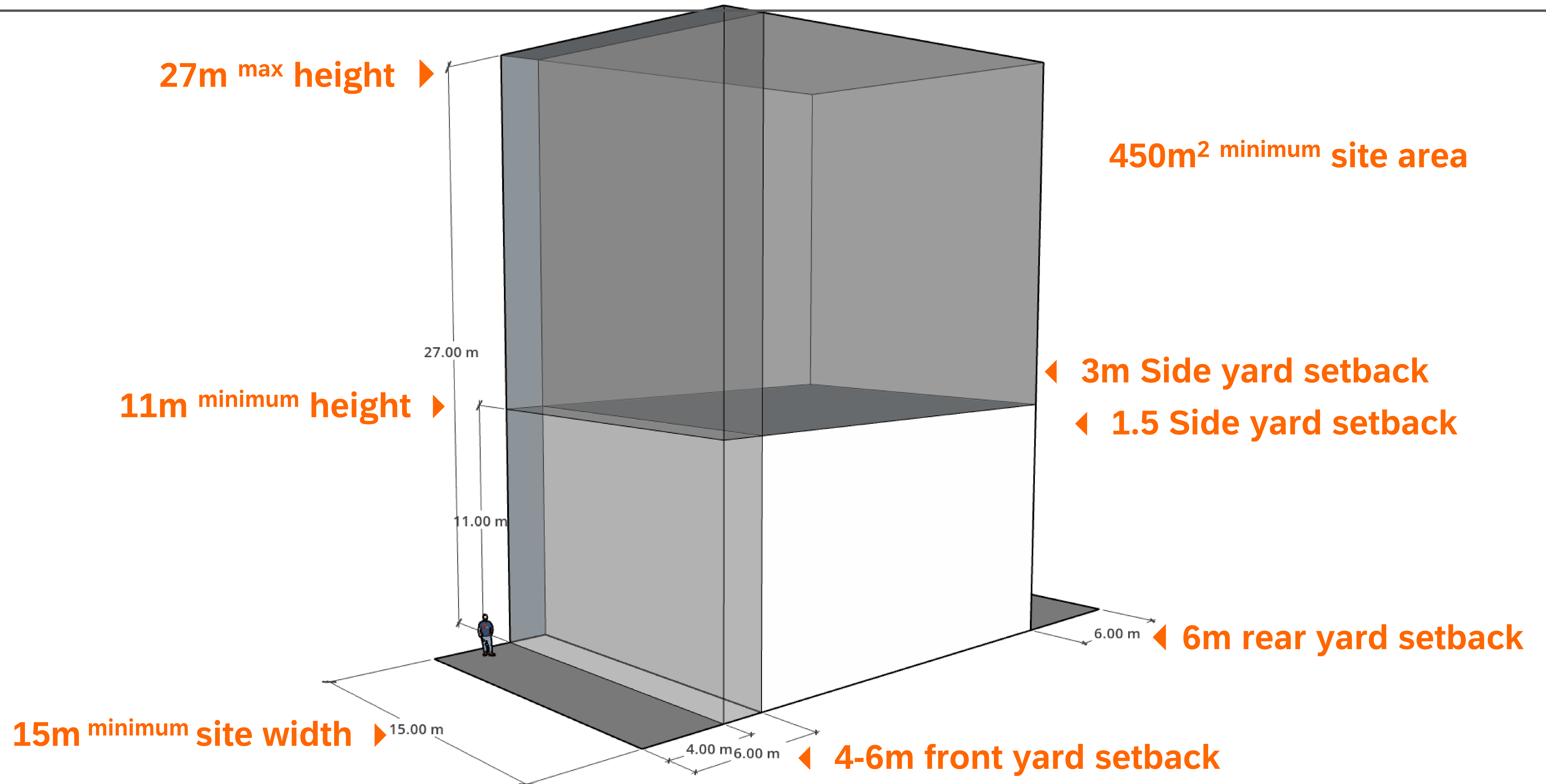
- Single use only permitted for **Special Care Home, Hostels, and Hotels**
- For all other permitted uses **residential required** (multiple unit dwelling, residential care home, boarding apartment, Special Care Home, or Special Needs Housing)
- Dwelling units are **not permitted on the ground floor**

CS1 - Corridor Station Mixed-Use 1 District

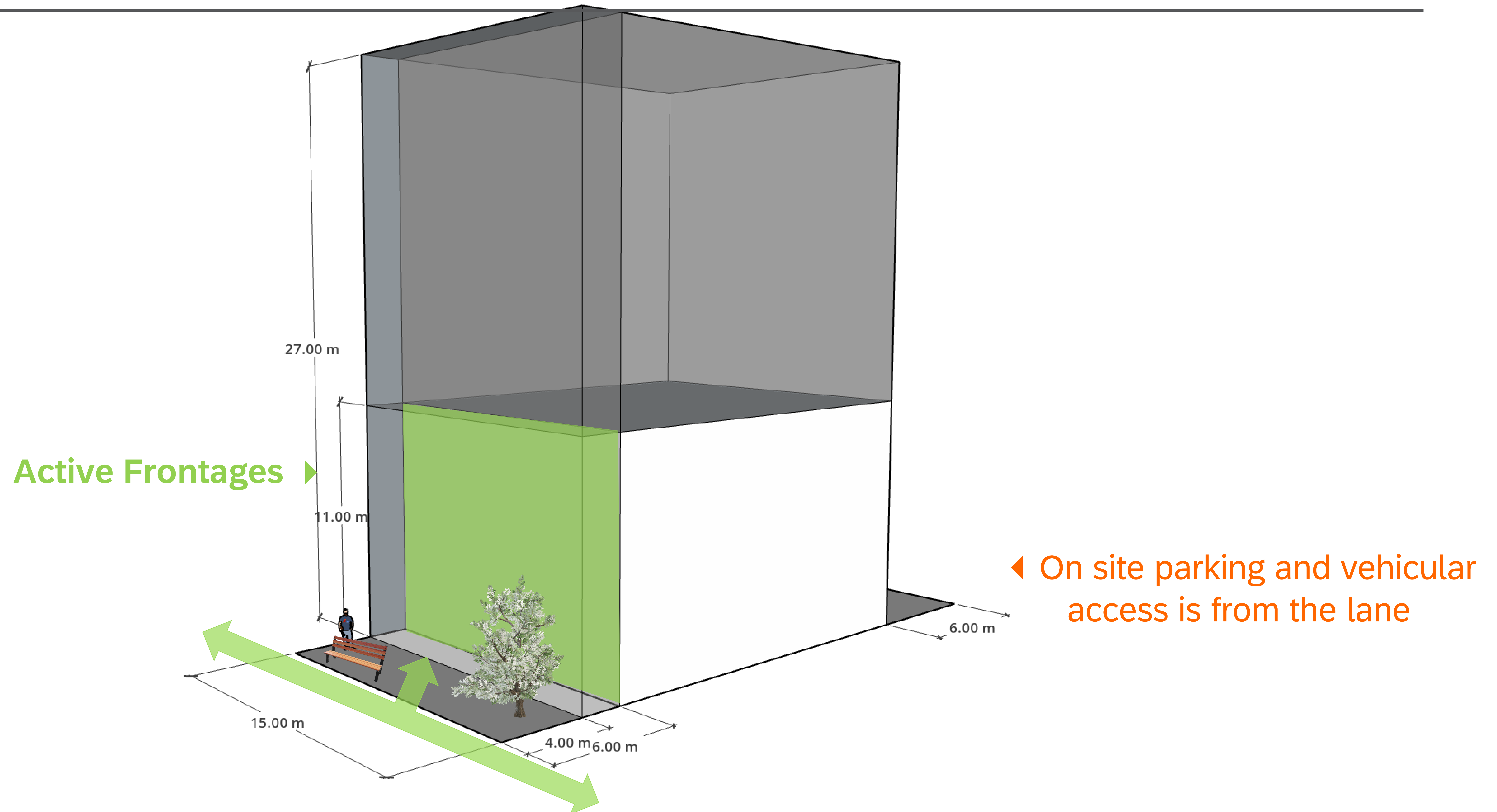


- Alcohol establishments – type II
- Art galleries
- Bakeries
- Cannabis retail stores
- Catering halls, banquet halls and community kitchens
- Commercial recreation uses
- Community centres
- Day cares and pre-schools
- Educational institutions
- Financial institutions
- Homestays
- Medical clinics
- Medical, dental and optical laboratories
- Microbreweries
- Motion picture or recording studios
- Offices
- Personal service trades and health clubs
- Photography studios
- Private clubs
- Private schools
- Public libraries
- Restaurants and lounges
- Retail stores
- Shopping centres
- Short-term rental properties
- Small animal grooming
- Veterinary Clinics

CS1 - Corridor Station Mixed-Use 1 District



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CS1 - Corridor Station Mixed-Use 1 District

Non-conforming Site/Building

Existing non-conforming uses, buildings, and sites

88 Subject to the other provisions of this Act, the enactment of a zoning bylaw or any amendment to a zoning bylaw does not affect any non-conforming building, non-conforming use or non-conforming site.

Continuation of non-conforming use or intensity of use

89(1) A non-conforming use or intensity of use may be continued if:

- (a) the use, either permitted or discretionary, conformed to the bylaw that was in effect at the time of development; and
- (b) the use has not been discontinued for a period of more than 12 consecutive months on that site.

(2) Any future use of the land or building must conform with any current zoning bylaw.

Source: <https://www.saskatchewan.ca/government/municipal-administration/community-planning-land-use-and-development/planning-and-development-act>

CS1 - Corridor Station Mixed-Use 1 District

Non-conforming Site/Building

Changes to a non-conforming use

90(1) A non-conforming use must not be increased in intensity, area or volume within a building, or on the parcel it occupies.

(2) A non-conforming use must not be:

(a) relocated within a building;

(b) moved to any other location in a building; or

(c) moved to another portion of the parcel on which the use is situated.

(3) Structural alterations or additions:

(a) may only be made to a building or that part of a building where the use is conforming; and

(b) must not be undertaken to any part of a building occupied by a non-conforming use.

(4) For the purposes of this section, repairs, maintenance or installations that do not alter the size of the building or involve the rearrangement or replacement of structural supporting elements are not considered to be structural alterations.

Source: <https://www.saskatchewan.ca/government/municipal-administration/community-planning-land-use-and-development/planning-and-development-act>

CS1 - Corridor Station Mixed-Use 1 District

Non-conforming Site/Building

Non-conformity of building or site

91(1) Any non-conforming building on a conforming or non-conforming site may continue to be used and any structural repairs, alterations and additions that conform to the requirements of the zoning bylaw may be made, but the element of non-conformity must not be increased by those repairs, alterations or additions.

(2) If an application for structural repairs, alterations or additions to a non-conforming building mentioned in subsection (1) is refused, an appeal may be made to the Development Appeals Board in accordance with section 219 and to the Saskatchewan Municipal Board in accordance with section 226.

Damage to buildings

92 If the extent of damage to a non-conforming building is such that the cost to repair is more than 75% of the construction cost to replace the building above its foundation, the building is not to be repaired or rebuilt except in accordance with the zoning bylaw.

Source: <https://www.saskatchewan.ca/government/municipal-administration/community-planning-land-use-and-development/planning-and-development-act>

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ANY QUESTIONS?

To ask your question

- Please raise your hand or type in the chat
- email your questions to corridorplans@saskatoon.ca

saskatoon.ca/engage/corridor-land-use-and-rezoning



LAND USE UPDATES

Maps available online:

saskatoon.ca/engage/corridor-land-use-and-rezoning

