

Project Timeline

Fall 2017

- Corridor research and analysis
- Preparation of a 3 dimensional digital model of the buildings along the BRT Red and Green Lines
- Preparation of a 'corridor experience' questionnaire and photo project
- Analysis of existing land uses and building densities

Winter 2017 / 18

- Transit-oriented development case studies
- Place-making principles and project examples
- Corridor analysis and opportunities
- March 7, 2018 Plan for Growth public engagement event

Spring / Summer 2018

- Corridor experience questionnaire - Community Associations guided tours
- Corridor densities and land use mix opportunities and options
- Density transitions into existing neighbourhoods
- Potential zoning options - stakeholder discussions
- Transit Oriented Development case studies report

Fall 2018

- Corridor options and opportunities - public engagement
 - Land use and building density options
 - OCP and Zoning frameworks
 - Public realm improvement opportunities and ideas

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CORRIDOR PLANNING PROGRAM

Information Package

Project Background

Saskatoon will welcome 250,000 people in the next few decades. Adopted in 2016, our plan for growth will create a stronger social, environmental, economic and financial future for all residents based on the following key components:

- *Corridor Growth* – encouraging growth and redevelopment near existing major corridors and at major development nodes
- *Transit and BRT* – making transit more attractive to more people as the City grows
- *Strategic Infill* – supporting development of the Downtown, North Downtown and University of Saskatchewan “endowment lands” to accommodate more people and jobs within Circle Drive
- *Core Area Bridges* – making the best use of the existing road capacity and planning for the future

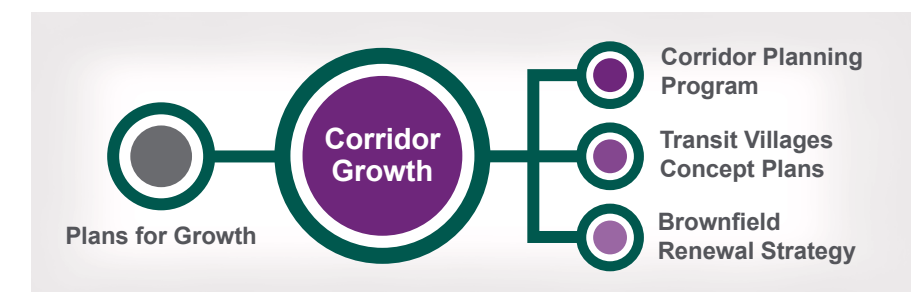
These projects will address the goals and objectives of the Growth Plan and align with the goals for the BRT system by taking a new approach for future development along the City's major transportation corridors.

- *Employment Areas* – ensuring the right amount of employment in the right areas
- *Active Transportation Plan* – provide infrastructure and support for greater use of walking and cycling for work and personal use

- *Financing Growth* – planning ahead for the costs of growth

Corridor Growth Portfolio

The Corridor Growth portfolio is comprised of the Corridor Planning Program, Transit Villages Concept Plans and Brownfield Renewal Strategy. These projects will address the goals and objectives of the Growth Plan and align with the goals for the BRT system by taking a new approach for future development along the City's major transportation corridors.



Corridor Planning Program – Project Overview

The Corridor Planning Program was established through an Official Community Plan (OCP) bylaw amendment, adopted in June 2017, which included a set of objectives and policies to direct growth and development along major corridors. Corridor growth areas are intended to accommodate a mixture of land uses in buildings that are oriented towards the street at a pedestrian scale, with active building frontages.

Implementation of the Corridor Planning Program will be undertaken on a system-wide approach along the proposed Bus Rapid Transit (BRT) Red and Green Line corridors, as outlined on the map below.

The Corridor Planning Program policy provides focus for the long-term objectives, in order to achieve the key aspects of the Corridor Growth Core Initiative.

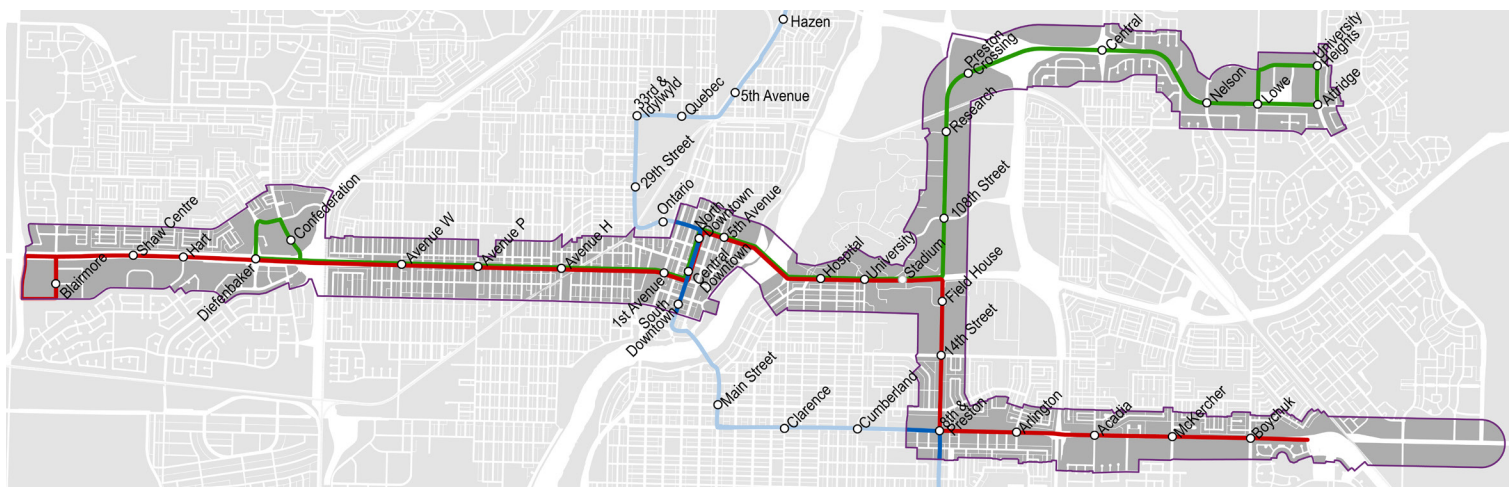
The four objectives are comprised of components that support a variety of growth-related aspects, including:

1. To provide a mix of land uses that provide a balance of employment opportunities along major corridors to address city-wide and adjacent residential neighbourhood employment needs;
2. To provide a mix of land uses and densities that support and encourage the use of the Bus Rapid Transit service and multi-modal transportation options;

3. To guide the development and evolution of the corridor in a way that incorporates transit oriented development principles for streetscape, pedestrian, and building design components to create a built form and pedestrian environment that is visually appealing, physically comfortable, safe, universally accessible, and livable on a year-round basis; and

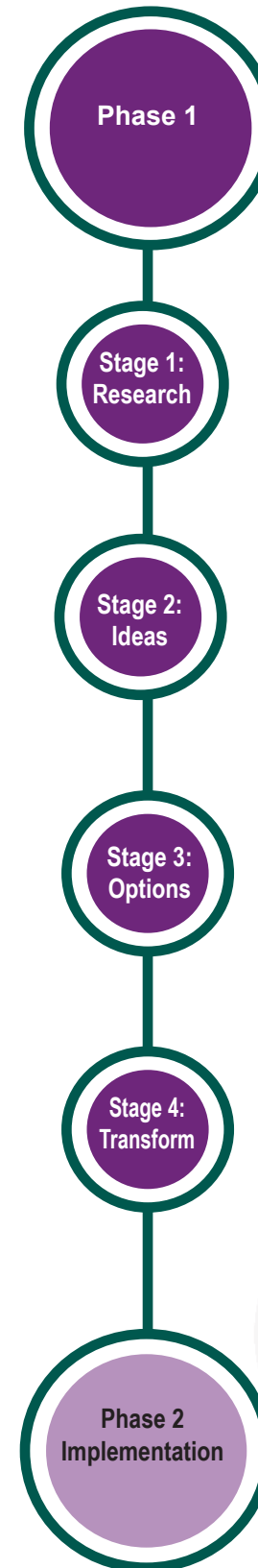
4. To maximize the use of existing infrastructure and to provide new infrastructure and servicing needs in a cost-effective, sustainable, and efficient manner.

Building on these objectives, the policy framework provides a greater level of detail on the actions and issues that will be incorporated into the Corridor Planning Program, including a commitment to engage with local residents, business owners, and other stakeholders.



The Corridor Planning Program study area along the BRT Red and Green Line Corridors

The Corridor Planning Program phases:



Phase 1 will involve the analysis of current land uses, built form transit-oriented development design principles/guidelines, zoning and development permit options, and the identification of potential OCP policy amendments.

Intent: Research and analysis of the components and influences on the corridors along the BRT Red and Green Lines.

Timeline: Mid-September 2017 to January 2018

- Deliverables:**
- 3D digital model with information layers and analysis
 - Transit Oriented Development project examples and precedents
 - Streetscape and public realm characteristics
 - Opportunities and challenges

Intent: Transit Oriented Development project examples and precedents, built form ideas and public realm options for discussion with residents and stakeholders.

Timeline: March 2018 engagement; Spring/Summer Stakeholder engagement

- Deliverables:**
- Place-making principles
 - Transformational ideas and examples
 - 3D model corridor analysis and opportunities

Intent: Develop concepts and options for components of the corridors based on feedback from public engagement in stage two.

Timeline: Fall 2018 engagement

- Deliverables:**
- "What would it take?" questions
 - Place-making strategies
 - Development opportunity locations
 - Growth financing and incentive options

Intent: Prepare transformational corridors plan and implementation strategy.

Timeline: Project completion January/February 2019. Engagement event in March 2019

- Deliverables:**
- Place-making strategies
 - Public realm opportunities and options
 - Growth financing strategies and incentives
 - Development opportunity locations

Phase 2 will focus on preparing implementation tools, such as zoning, development permit guidelines, and funding mechanisms to carry out the goals and objectives of the program policies. This phase will be organized into corridor segments, so that the detailed zoning and development permit guidelines and stakeholder consultation can focus at the site/lot level and progress with more than one segment at a time.