



CORRIDOR

Planning

OPT-IN REZONING (CS1 & CM1)

Information Session

May 6, 2025

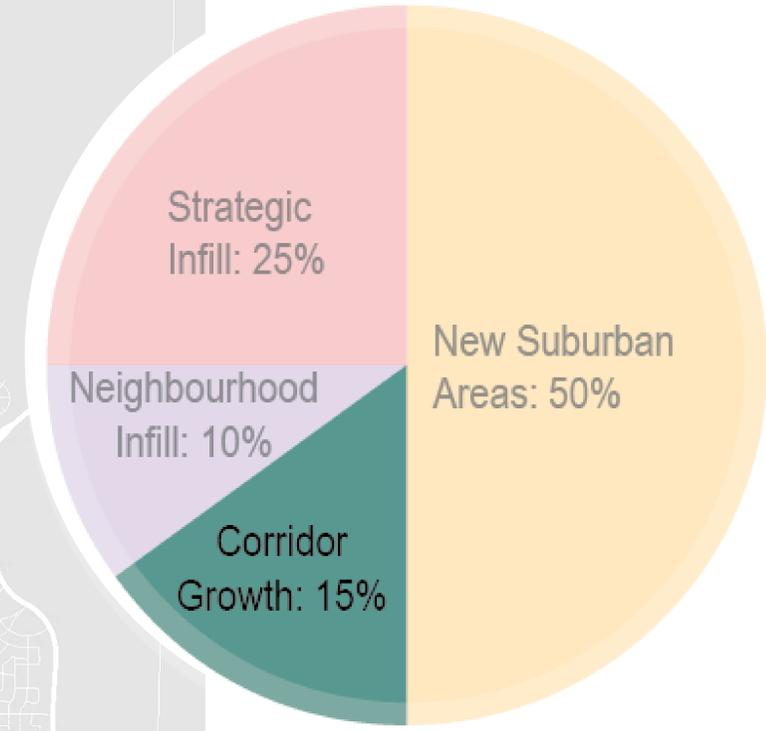
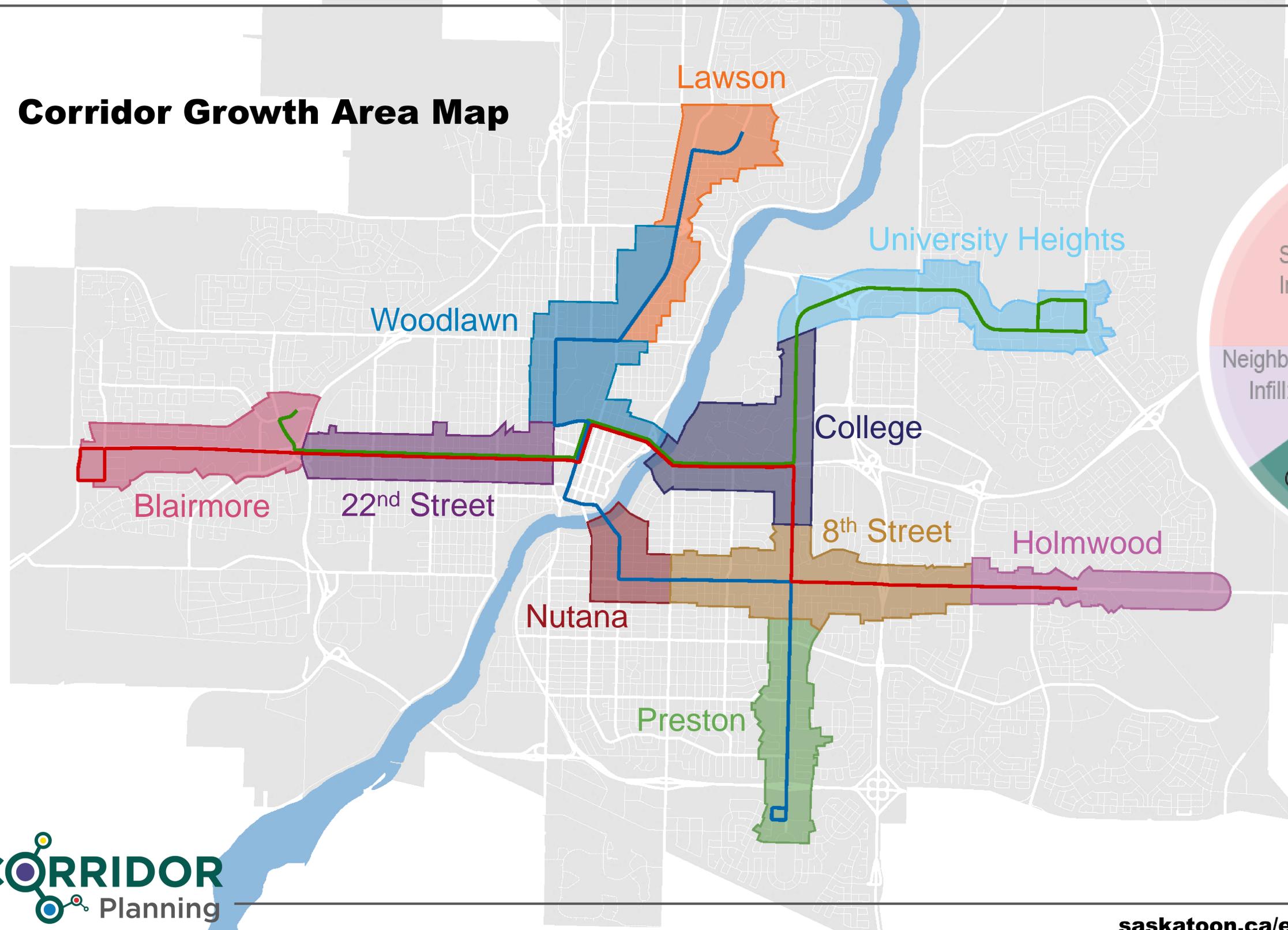


AGENDA

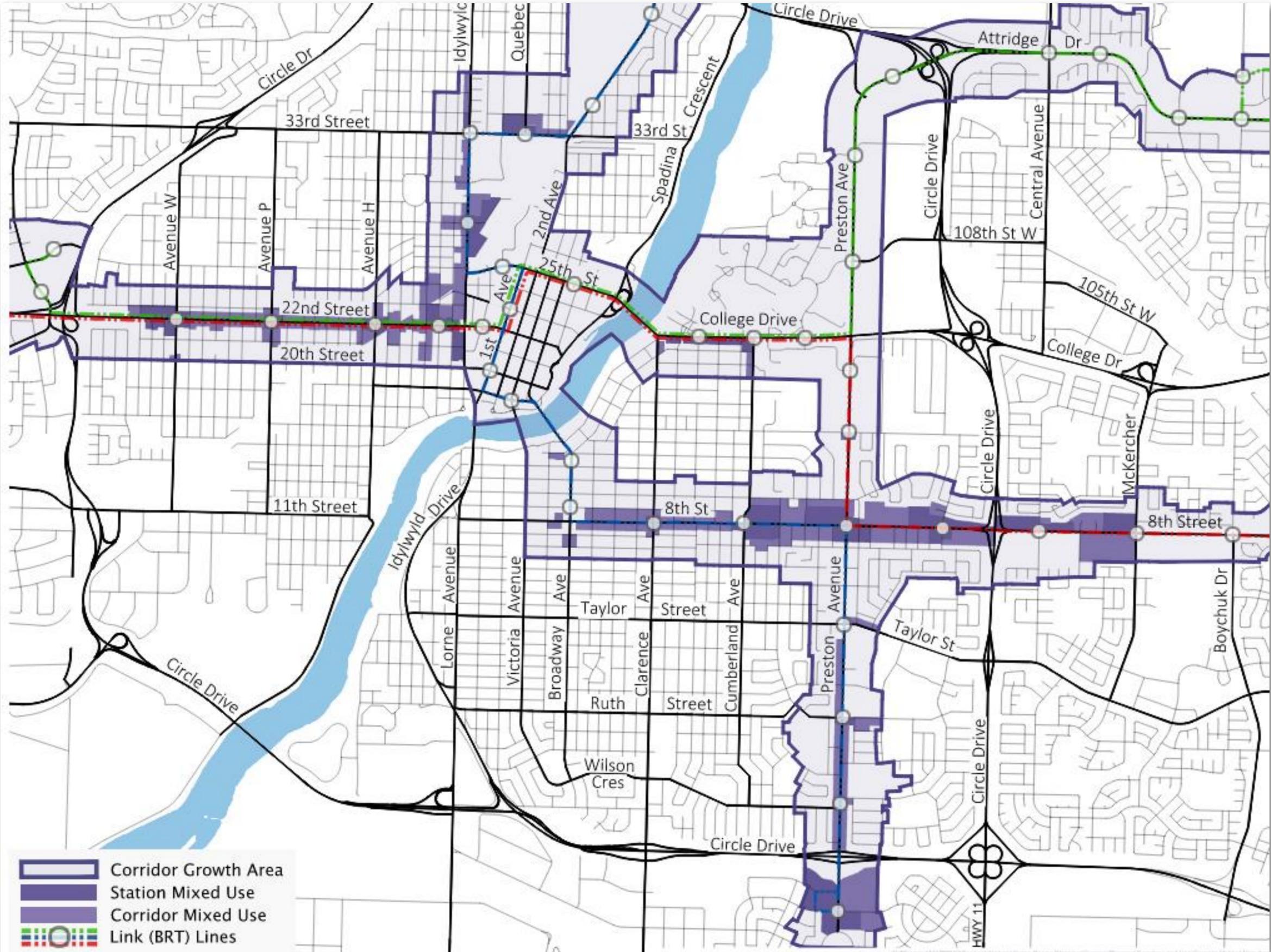
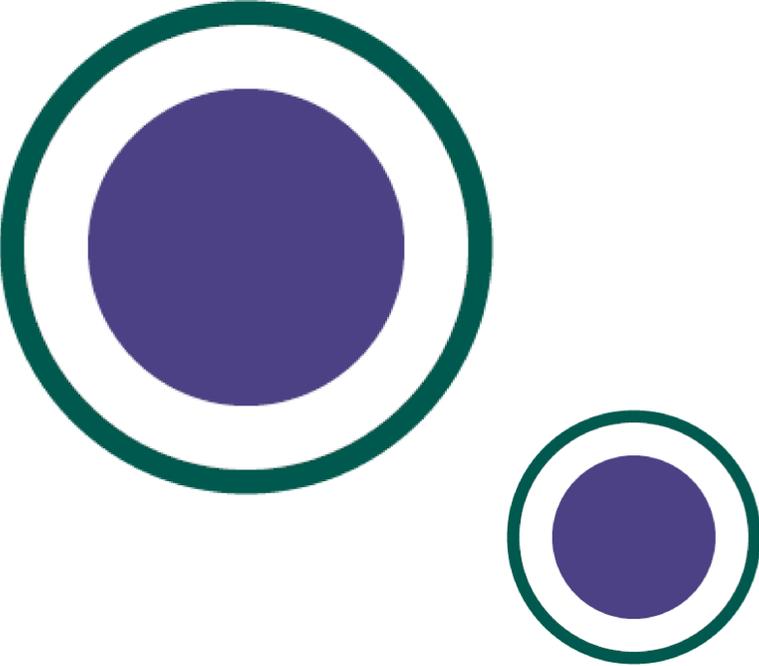
- **Presentation**
 - Explanation & comparison of each zone
 - Non-conformity and how this could affect your property
 - Project timeline
- **Question and Answer**

CORRIDOR PLANNING PROGRAM

Corridor Growth Area Map



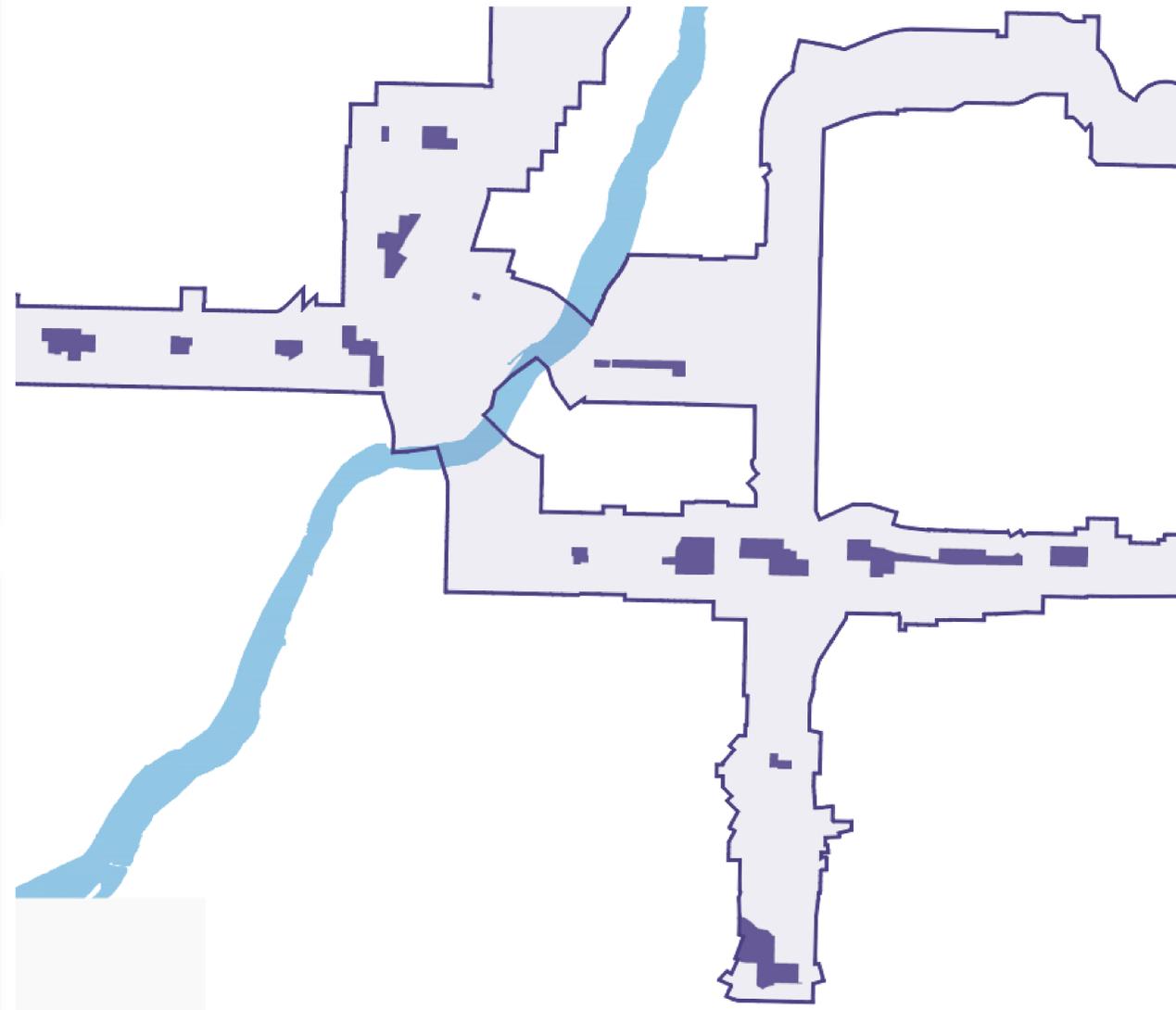
PROPERTIES ELIGIBLE FOR OPT-IN REZONING



Zoning District Regulations

Corridor Station Mixed Use 1 (CS1)

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.

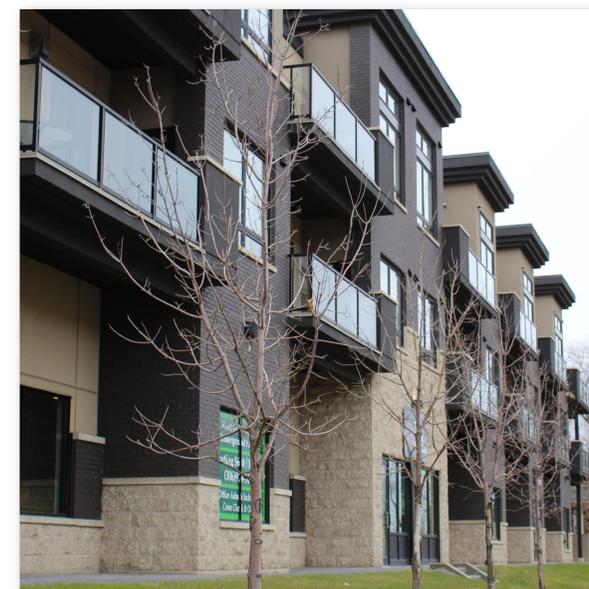
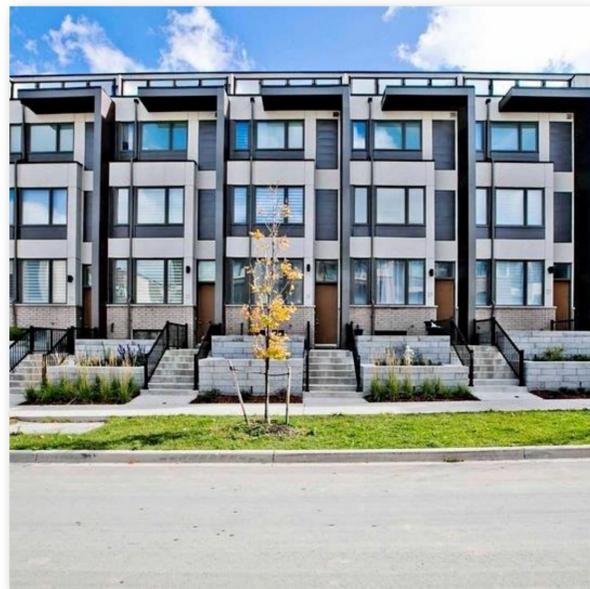
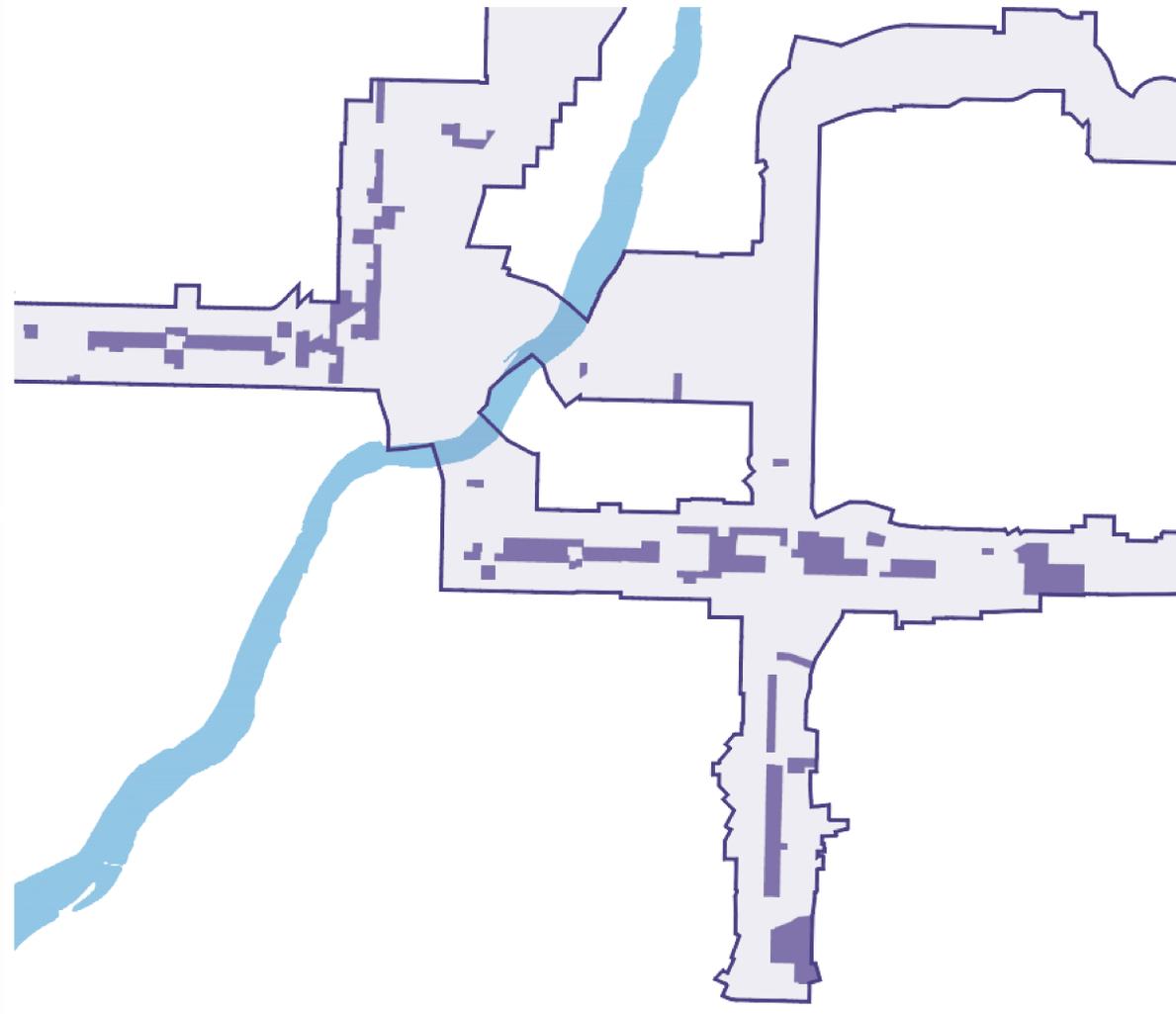




Zoning District Regulations

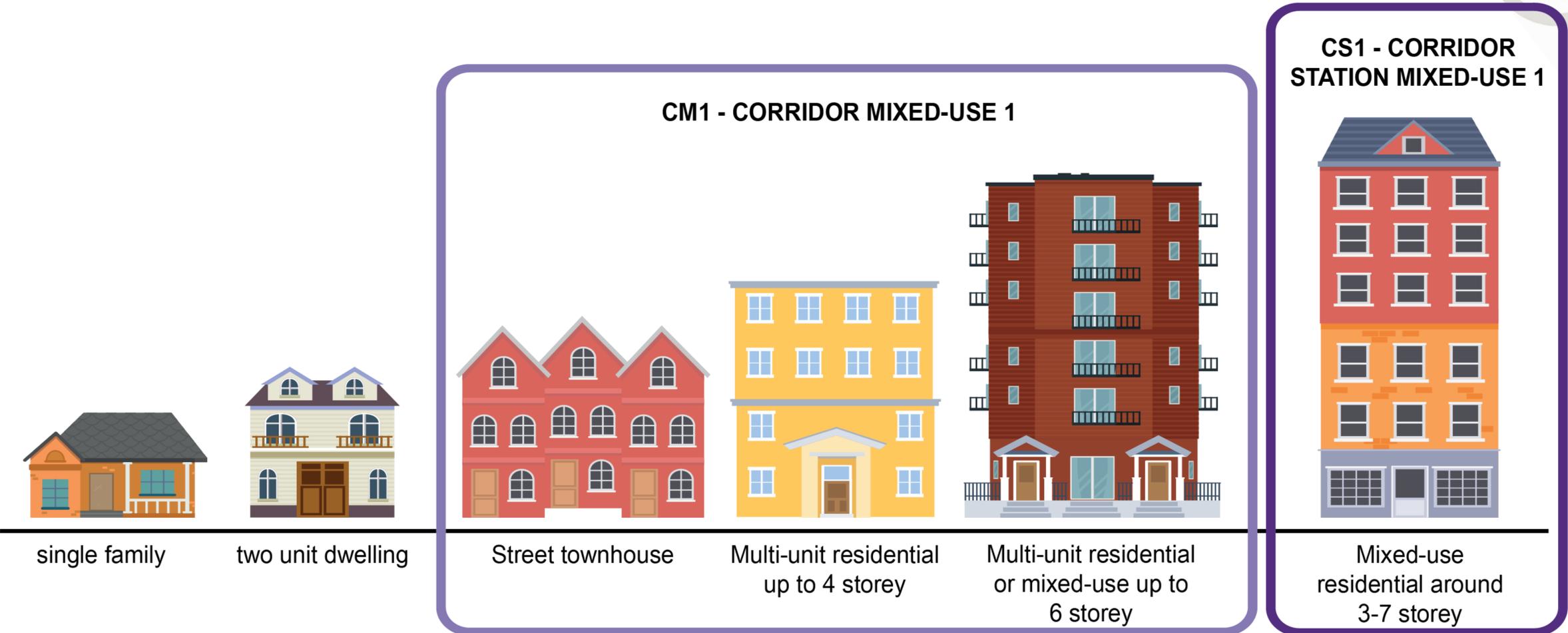
Corridor Mixed Use 1 (CM1)

Medium density, two to six 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.





COMPARING THE ZONING DISTRICTS



	CM1 - Corridor Mixed-Use 1 District	CS1 - Corridor Station Mixed-Use 1 District
Development Types	Multi-unit residential or mixed-use developments	Generally mixed-use developments only
Permitted Height for Multiple-Unit Dwellings	8m min.; 22m max. (~2 to 6 storeys)	11m min.; 27m max. (~3 to 6-7 storeys)

COMPARING THE ZONING DISTRICTS

	Corridor Mixed Use - 1 (CM1)	Corridor Station Mixed Use – 1 (CS1)
Development Types	Multi-unit residential or mixed-use developments	Mixed-use developments only
Max. Building Height	22 m (~6 storeys for fully residential building)	27 m (~6-7 storeys for mixed-use building)
Min. Building Height	8 m (~2 storeys)	11 m (~3 storeys)
Minimum Site Width for a Multi-Unit or Mixed-Use Building	15 m (50 ft)	15 m (50 ft)
One-Unit, Two-unit, and Semi-Detached	Not permitted for new dwellings	Not permitted for new dwellings
Commercial Uses e.g. retail, restaurant, office (in CM1 & CS1)	Permitted as part of a mixed-use building	Required on ground floor of a mixed-use building
Active Frontage e.g. entrances, seating, plazas, landscaping	Required in all street-facing yards	Required in all street-facing yards

CORRIDOR PLANNING PROGRAM

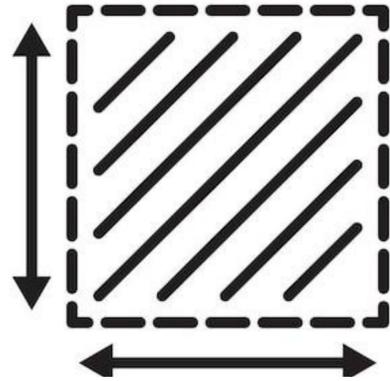
Why should I rezone to **CORRIDOR STATION MIXED-USE 1** or **CORRIDOR MIXED USE 1**?

- **Long term redevelopment goals:** Interested in redeveloping your property to a mixed-use residential building.
- **Enable more uses on the site:** Already have a mixed-use residential building, but you want to increase the types of uses on the main floor.
- **Align with the land use goals of the Official Community Plan**



Restrictions due to Legal Non-Conformity

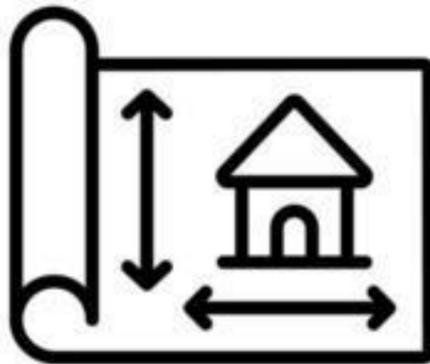
*Legal reference: Sections 88-93,
The Planning and Development Act, 2007*



- **Non-Conforming Site:** This means the lot itself (size, shape, configuration) no longer meets current zoning rules



- **Non-Conforming Use:** The use or activity on the land is no longer allowed under current zoning

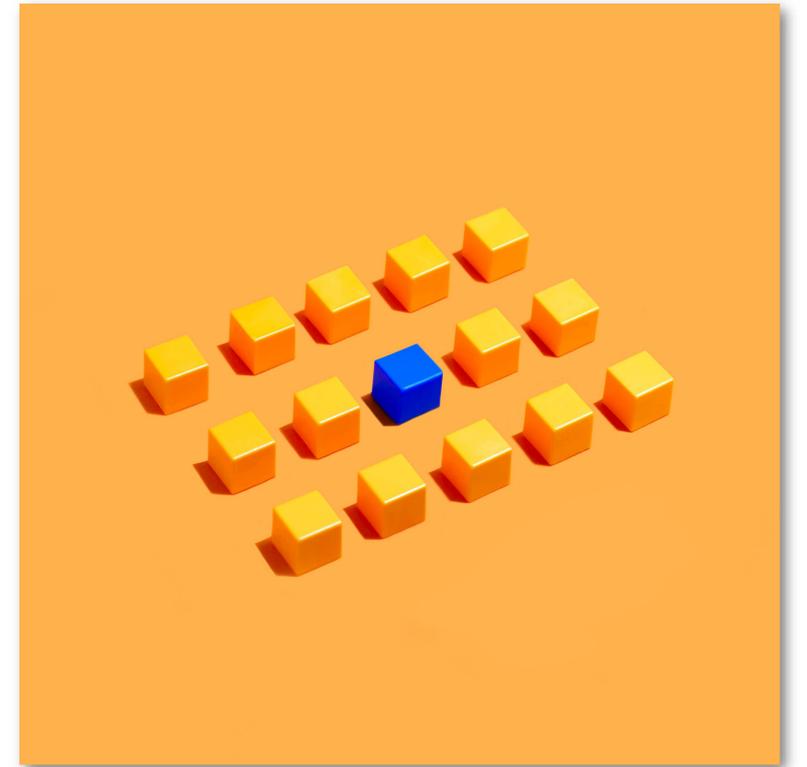


- **Non-Conforming Building:** The structure or building itself doesn't meet current development standards

Restrictions due to Legal Non-Conformity

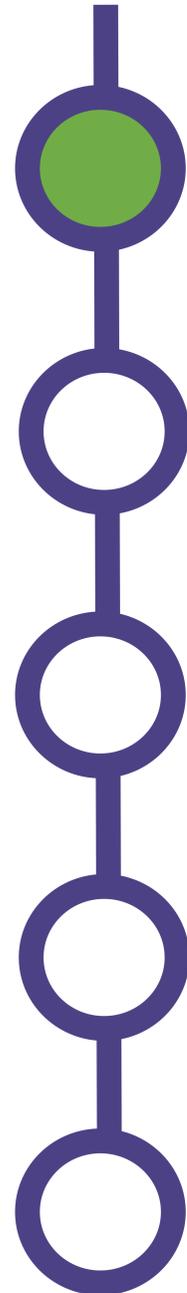
When a property is rezoned to CM1 or CS1 which do not permit one-unit (single-family) dwellings, existing legally built one-unit dwellings would become **legal non-conforming uses**.

- The property may be continued to be used, transferred, or sold in an **as-is condition**.
- The use cannot be increased in **intensity, area, or volume**. E.g. cannot expand or add rooms or create a secondary suite.
- Repairs and maintenance are permitted only if they do not alter the size and position of the building or rearrange/replace structural supporting elements.
- Any redevelopment must conform to the new zoning.
- **If the use is discontinued for 12 consecutive months** (building becomes vacant), the property must be redeveloped in conformity with the new zoning.
- **If damaged beyond 75% of its reconstruction cost above the foundation**, the property must be redeveloped in conformity with the new zoning.



*Legal reference: Sections 88-93,
The Planning and Development Act, 2007*

TIMELINE FOR OPT-IN REZONING



May 6, 2025

Rezoning Information Session

May 28, 2025

Deadline to Opt-In for rezoning

Email: corridorplans@saskatoon.ca

June – August 2025

Finalize opt-in properties and notify community member in the plan area

August 26, 2025

Municipal Planning Commission meeting

September 2025

City Council Public Hearing for rezoning



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-planning-opt-rezoning

