

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.

Plans for Growth



Policy Framework

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.

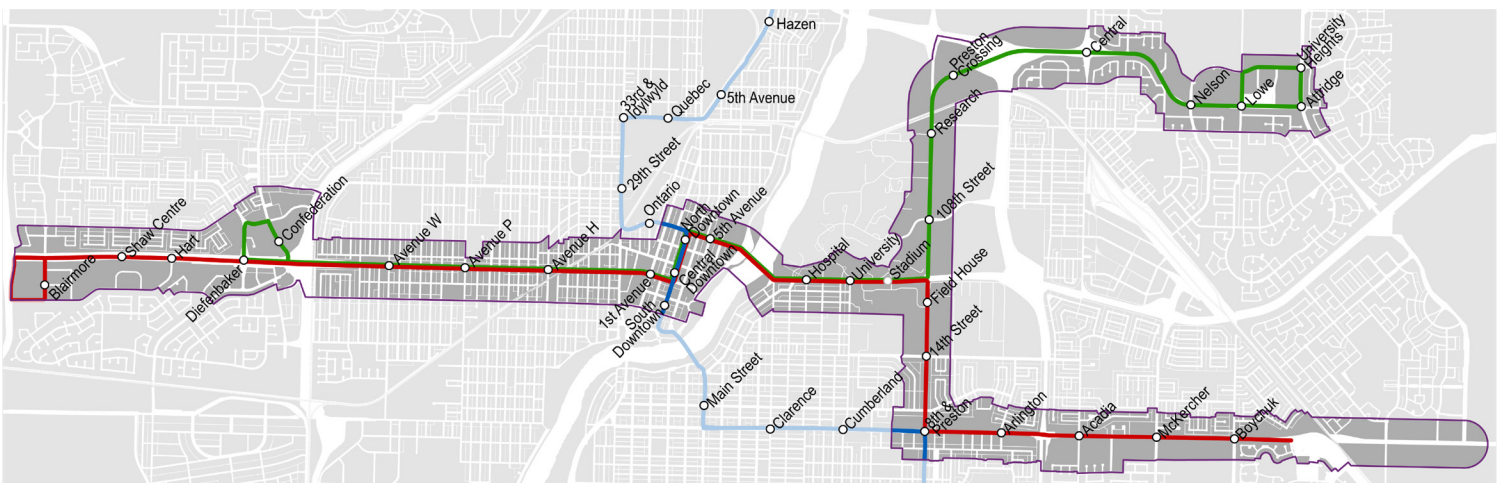
Implementation of the Corridor Planning Program will be undertaken on a system-wide approach along the proposed Bus Rapid Transit (BRT) Red and Green Line corridors, as outlined on the map below.

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

Project Overview

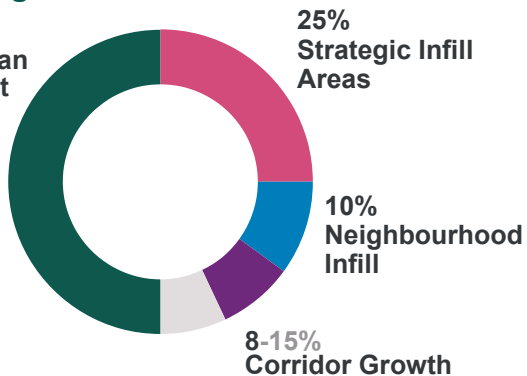


Over the past 10 years, the population of Saskatoon has increased by **63,500** residents and **23,900** new homes. **84%** of new residential

construction was greenfield development. To achieve smart, sustainable growth, the City has identified a need to balance greenfield development with infill development. The Growth Plan identified a target of **43-50%** infill development as we grow to half a million people. Infill development is divided into three areas (Strategic Infill, Neighbourhood Infill and Corridor Growth).

Growth Targets

50-57%
New Suburban
Development



The Corridor Planning Program is working on ways to encourage development along the corridors to achieve a growth target of **8-15% or 11,000-22,000** new residential units.



What are we doing to support growth on the corridors?

1. Reviewing the current zoning and identifying what needs to be changed to support density and residential development.
2. The proposed Bus Rapid Transit system will offer access to frequent, direct transit links within the corridors. The area within easy walking distance of a transit stop is where development opportunities can take advantage of and encourage transit ridership. The Corridor Planning Program supports transit oriented development, which is designed with the emphasis at the pedestrian scale – mixing residences, employment, shopping, and services.
3. Analyzing the current conditions for pedestrians along 8th Street & 22nd Street and looking at ways to enhance the pedestrian experience in the future.

What are the goals of the Corridor Planning Program?

- Encourage residential infill;
- Encourage density through a mix of land uses;
- Support public transit;
- Support pedestrian friendly streets and enhance public spaces;
- Increase employment opportunities.

Project Timeline



Stage 1: Research (October 2017—March 2018)

- Corridor research and analysis
- Preparation of a digital 3D model of existing conditions along the corridors
- Analysis of existing land uses and building densities
- Transit-oriented development case studies
- Alignment with existing City policies, guidelines, and work plans



Stage 2: Ideas (March—August 2018)

- March 7, 2018 Plan for Growth public engagement event
- Several pop-up and community events, guided walking tours, and an online survey
- Place-making principles and project examples
- Zoning analysis and needs assessment
- 3D model of projected development/density distribution along the corridors



Stage 3: Concepts and Options (August 2018—January 2019)

- Corridor densities, land use mix, and streetscaping opportunities and options
- Develop 'Character Areas' to define typologies for land use and the public realm
- Density transitions into existing neighbourhoods
- Potential zoning options - stakeholder discussions
- Public engagement and broad feedback on options



Stage 4: Transform (January—May 2019)

- Review policy framework
- Zoning/development regulation framework
- Development financing and incentive plan
- Infrastructure upgrades and phasing plan

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