



CORRIDOR

Planning



These slides are provided for convenience only and intended to be viewed alongside the video recording.

LAND USE PLANNING

Information Session



AGENDA

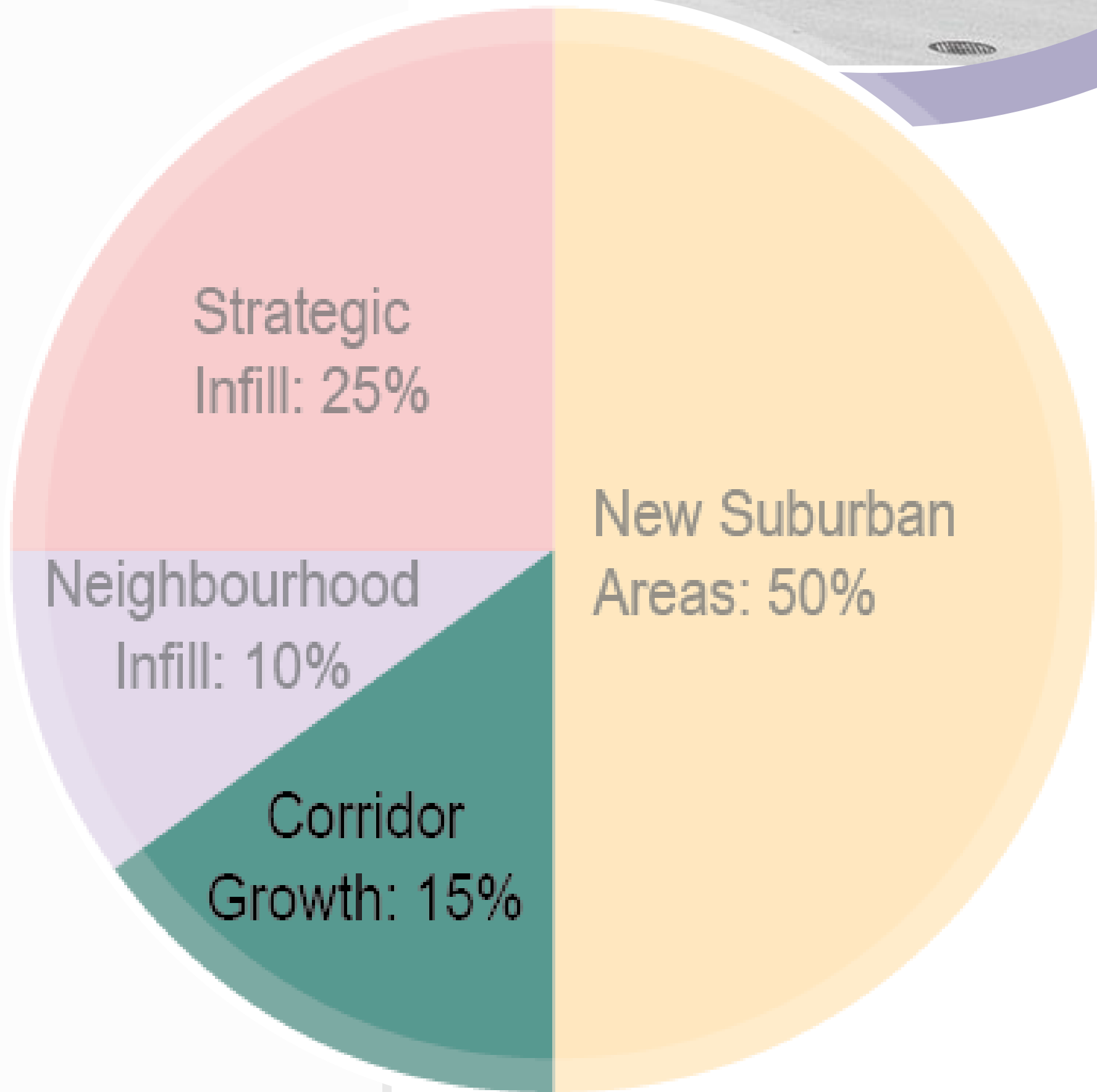
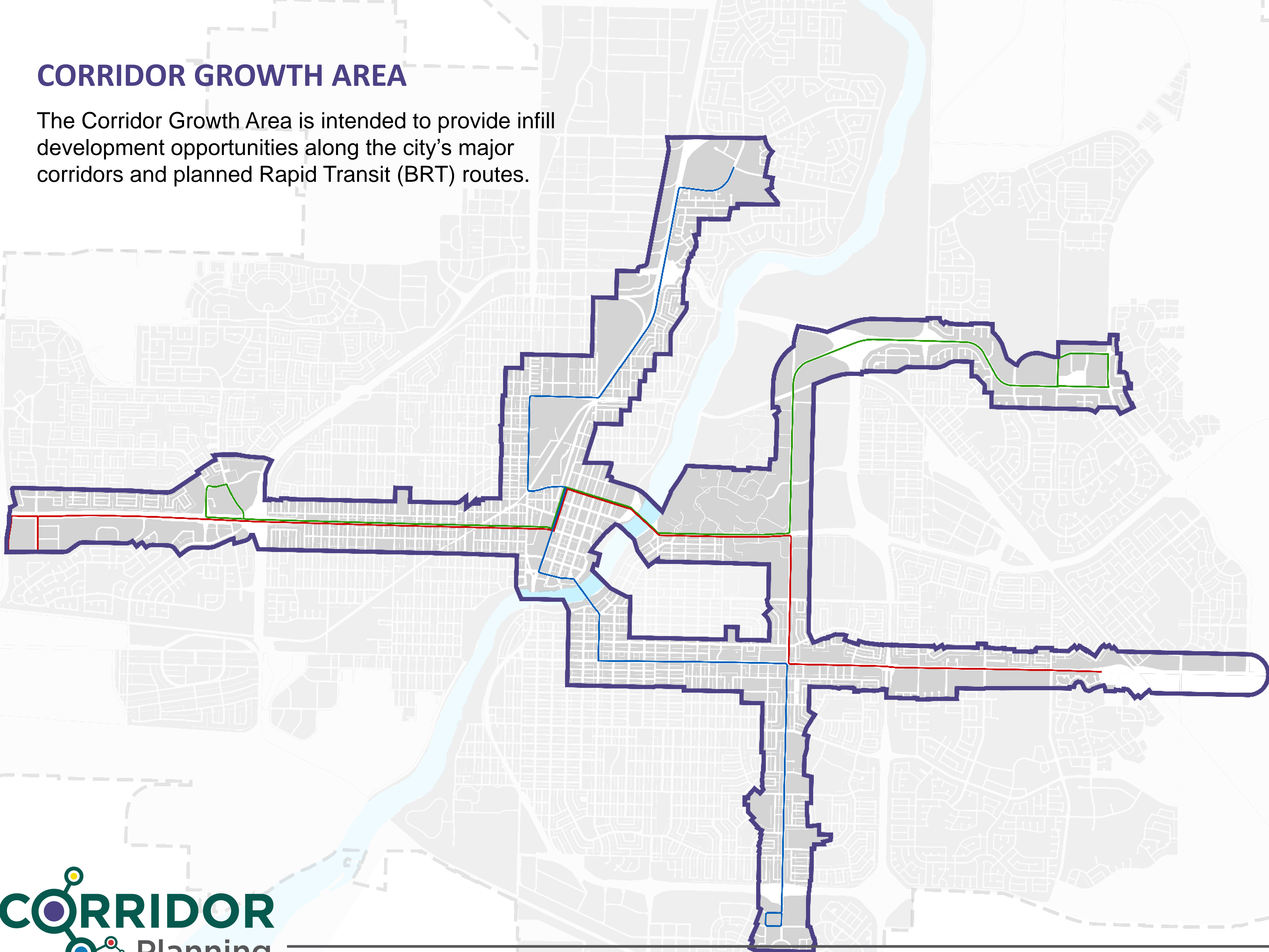
- Introductions
- Project Background (for anyone new)
- Project updates
- Land Use changes
- Q&A



CORRIDOR PLANNING PROGRAM

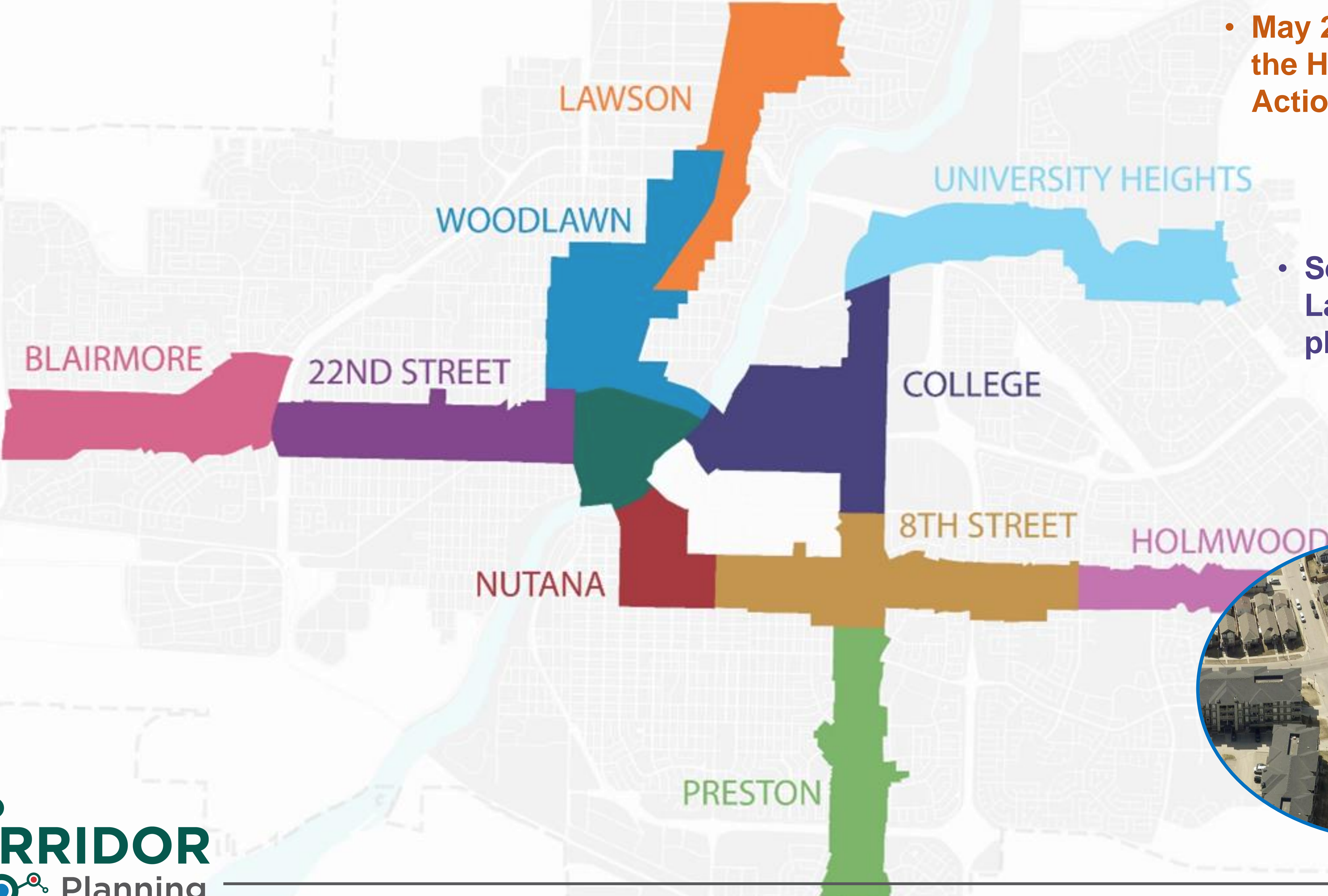
CORRIDOR GROWTH AREA

The Corridor Growth Area is intended to provide infill development opportunities along the city's major corridors and planned Rapid Transit (BRT) routes.



CORRIDOR PLANNING PROGRAM

CORRIDOR GROWTH AREA



BACKGROUND

- May 2023 City Council approved the Housing Accelerator Fund Action Plan

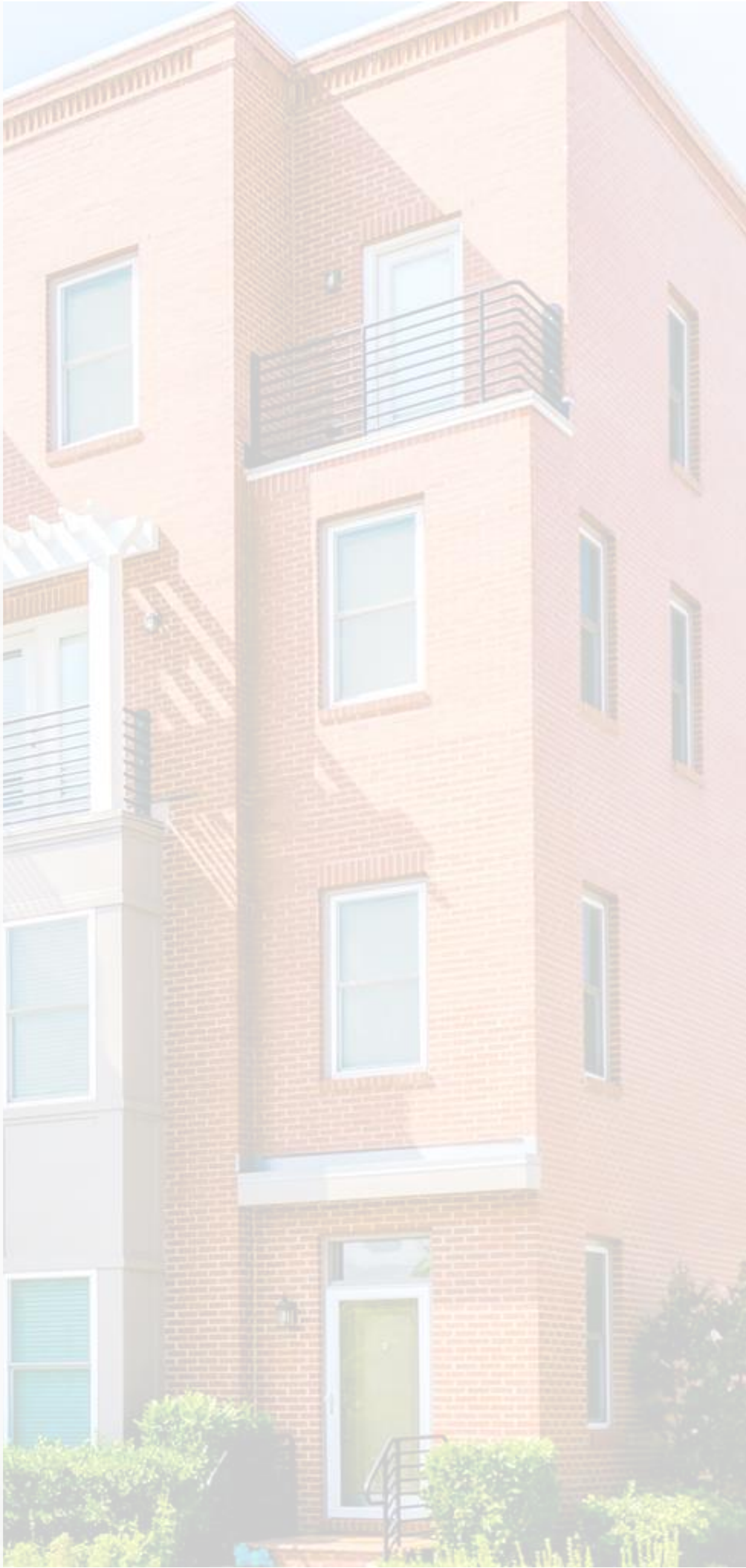
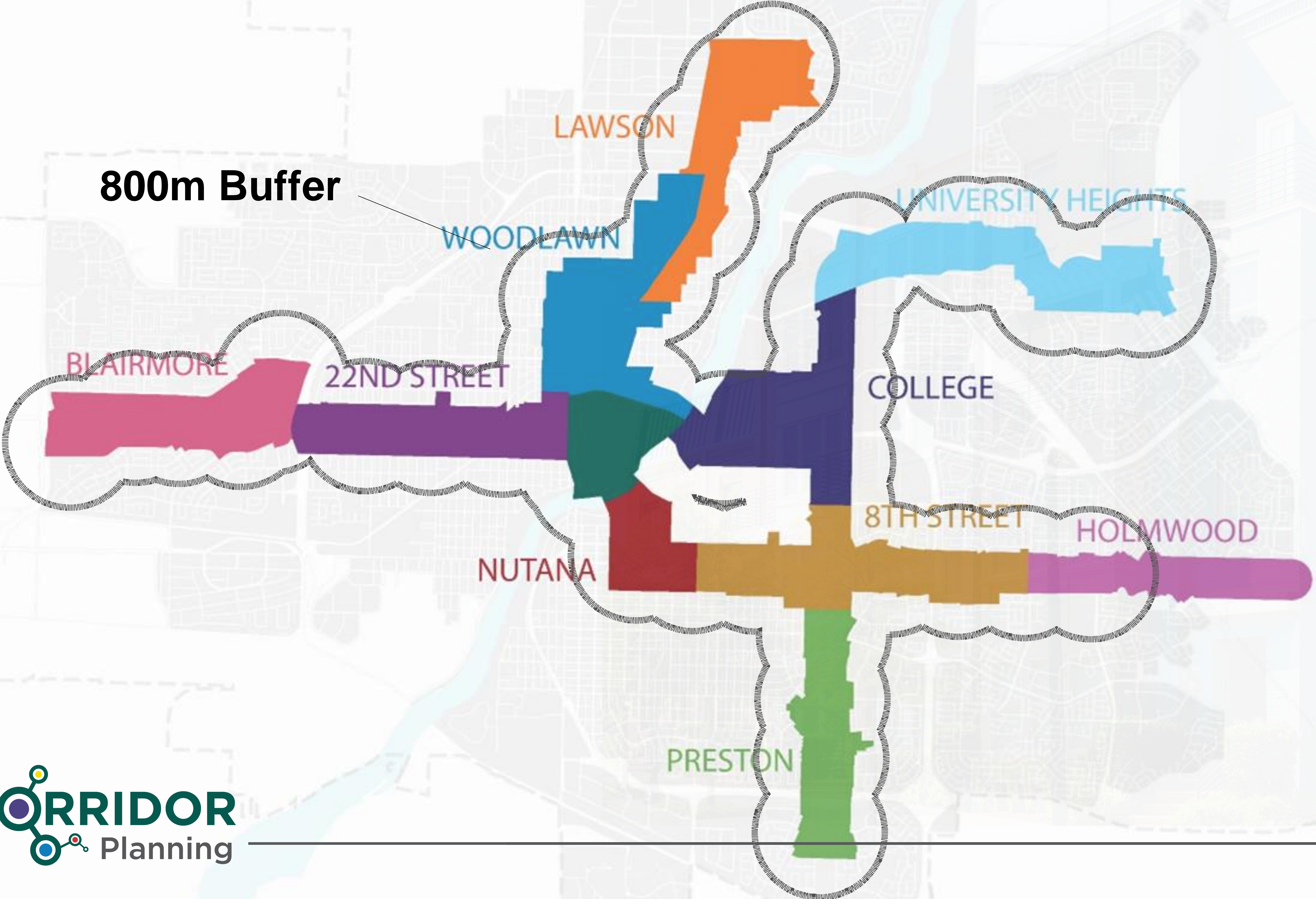


- September to November Land Use engagement for 6 plan areas.



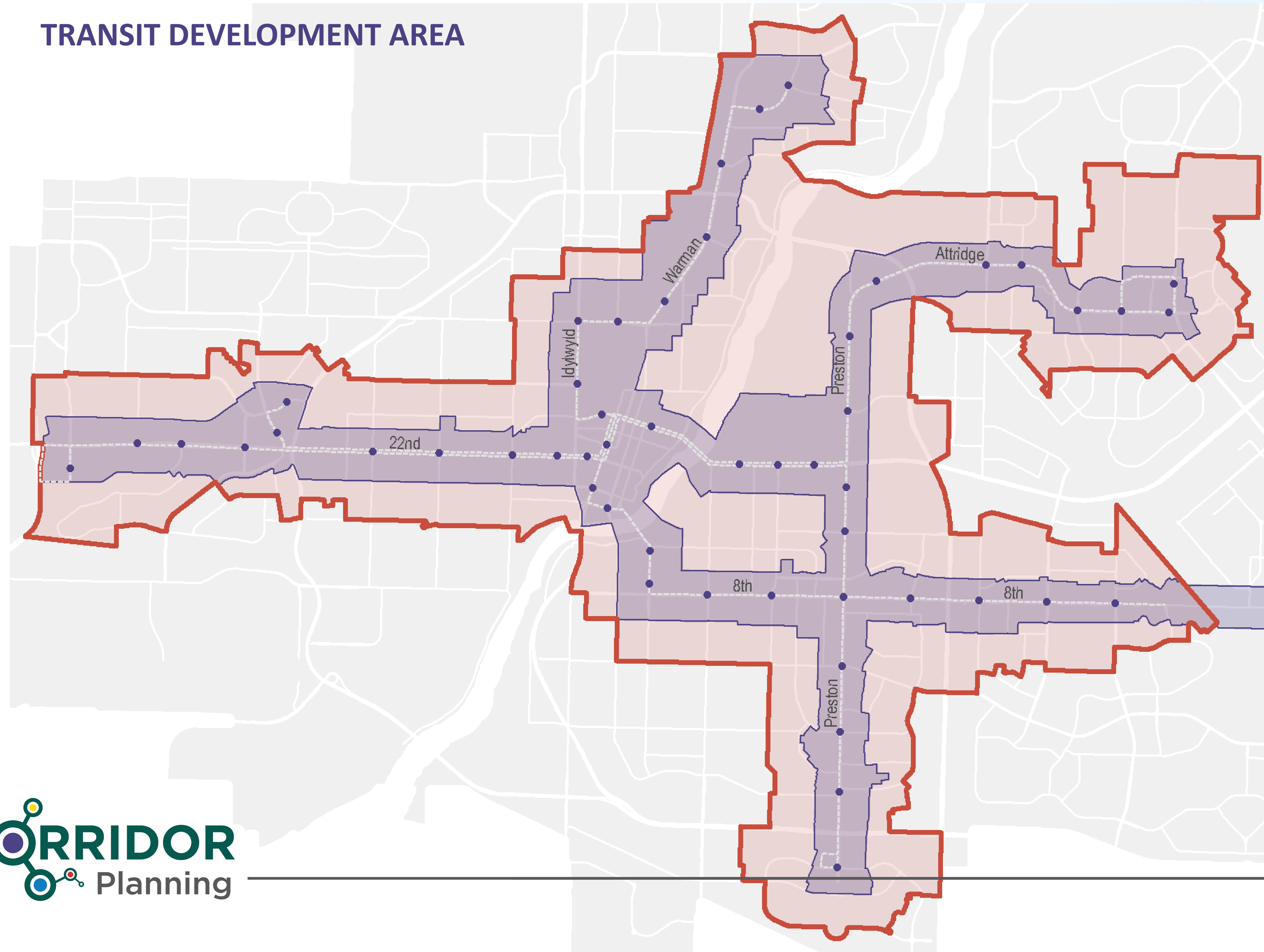
- November 2023 changes: Allow 4 stories within 800 M of planned rapid Transit.

CORRIDOR PLANNING PROGRAM







CORRIDOR PLANNING PROGRAM

TRANSIT DEVELOPMENT AREA

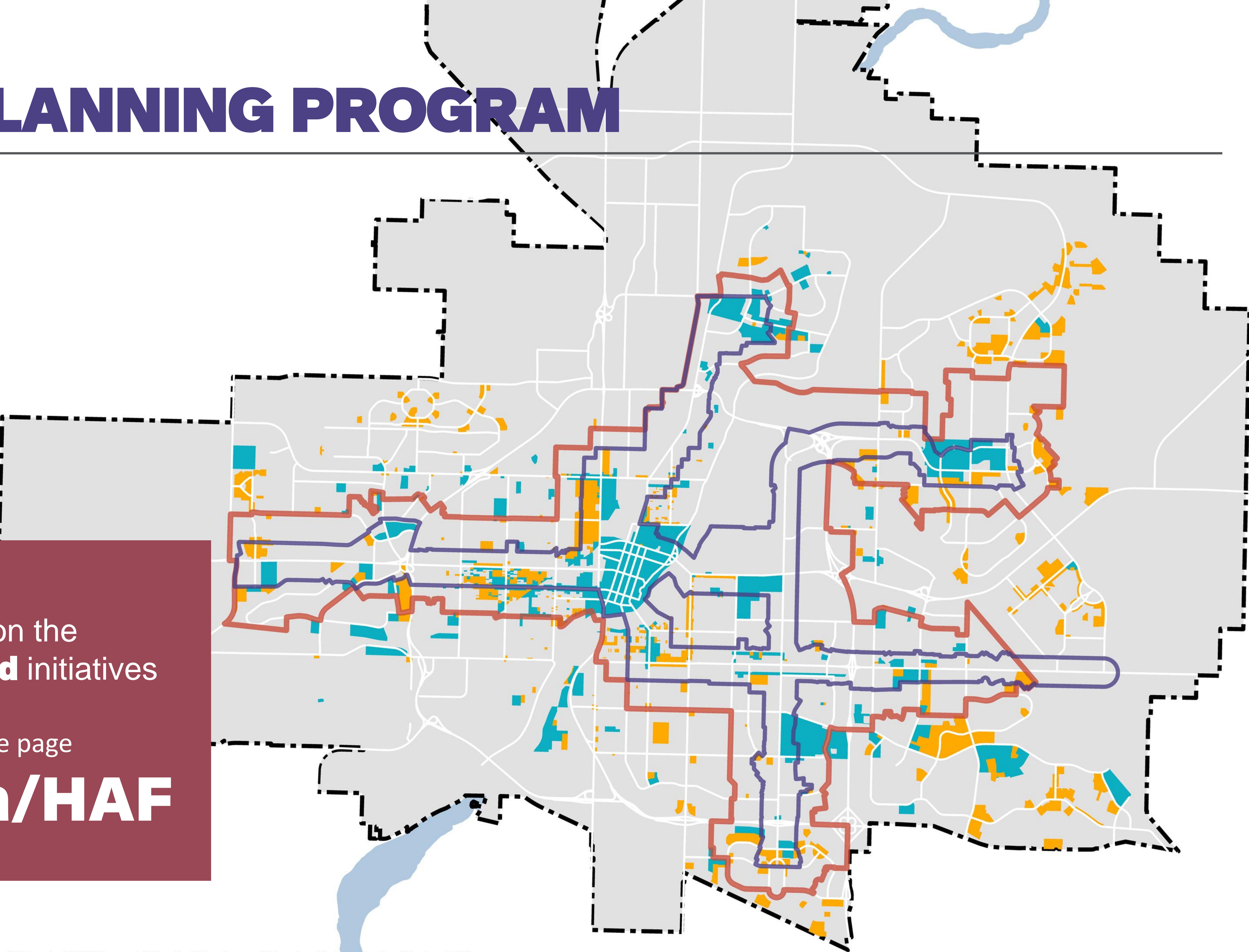


- Area increased
- Building height generally increased by one storey.
- Corridor Plans will continue within the Corridor Growth Area.

CORRIDOR PLANNING PROGRAM

-  Corridor Boundary
-  Transit Development Area
-  Multiple-unit dwellings permitted 15m or above
-  Multiple-unit dwellings permitted less than 15m

Multiple-unit dwellings are buildings that contain 3 or more dwelling units.



For more information on the **Housing Accelerator Fund** initiatives

Check out the City's engage page

Saskatoon.ca/HAF



N:\Planning\ESRI\Requests\Planning&Development\Planning_Project_Services\Zoning_MUD.aprx

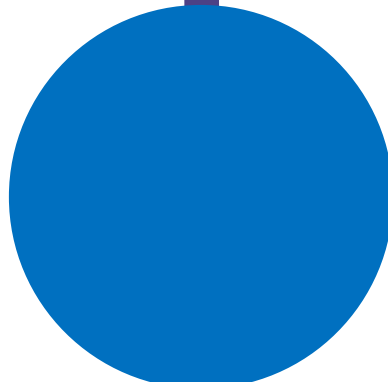
CORRIDOR PLANNING PROGRAM



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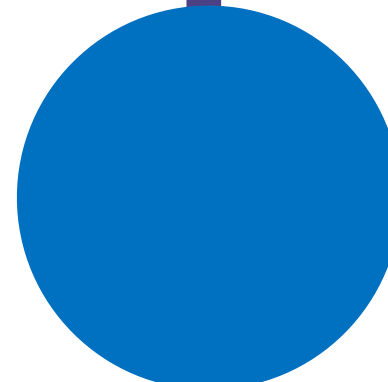
Updated

**October to
January**



Land Use: Engagement Session #1

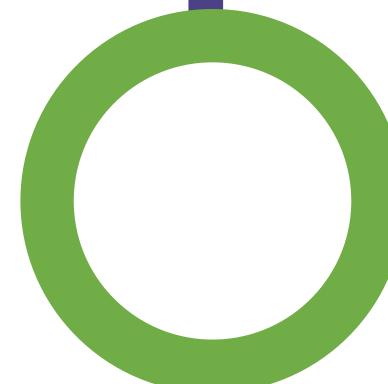
Gather feedback on applied land use option



Land Use: Engagement Session #2

Share the Proposed Land Use Maps

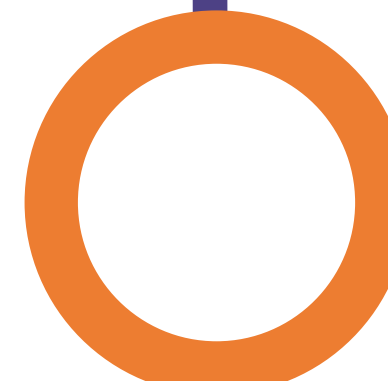
March/April



Rezoning: Information Sessions

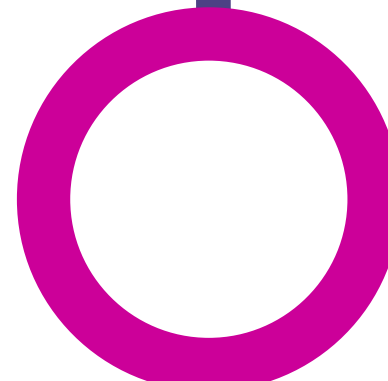
Consult with property owners

June



**Official Community Plan Amendments
Zoning Bylaw Amendments**

July



Station Mixed Use Rezoning Approval



JUNE

Land Use Amendments for the 6 plan areas

Amendments to the Official Community Plan to support the change

Amending the Zoning Bylaw to allow up to 4 storey multi-units

JULY

Opt-in Rezoning for Station Mixed-Use





LAND USE UPDATES

Maps available online:

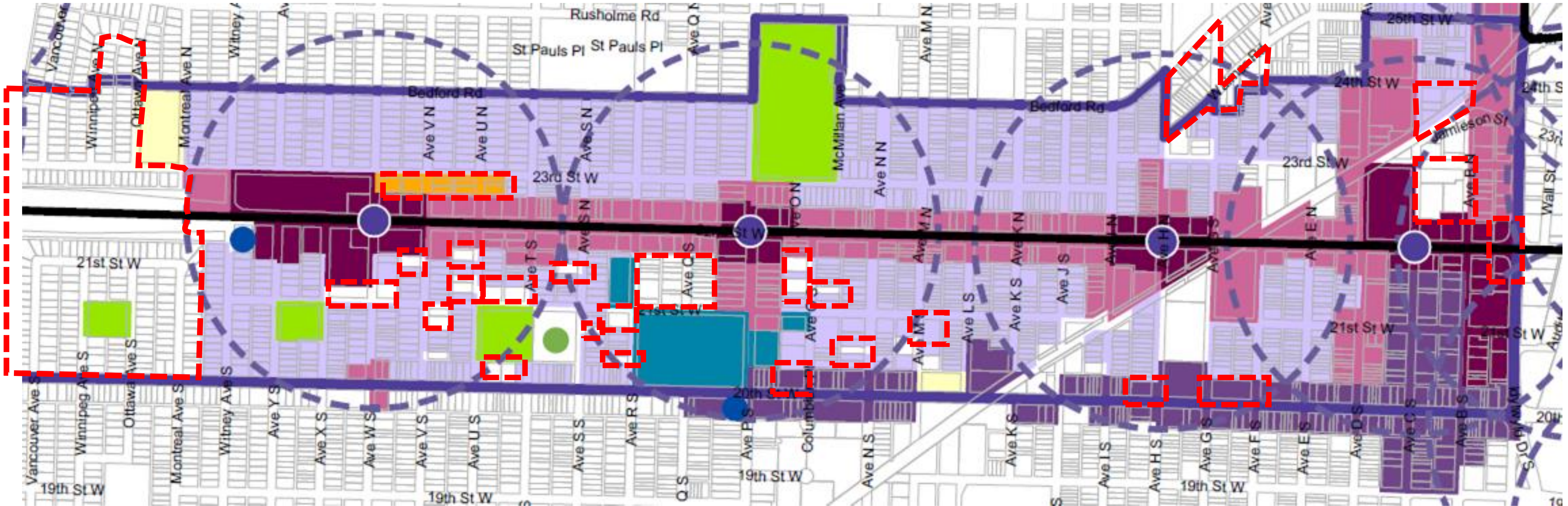
saskatoon.ca/engage/corridor-land-use-and-rezoning



22nd Street Plan Area

Previous (Fall 2023) – red areas show changes

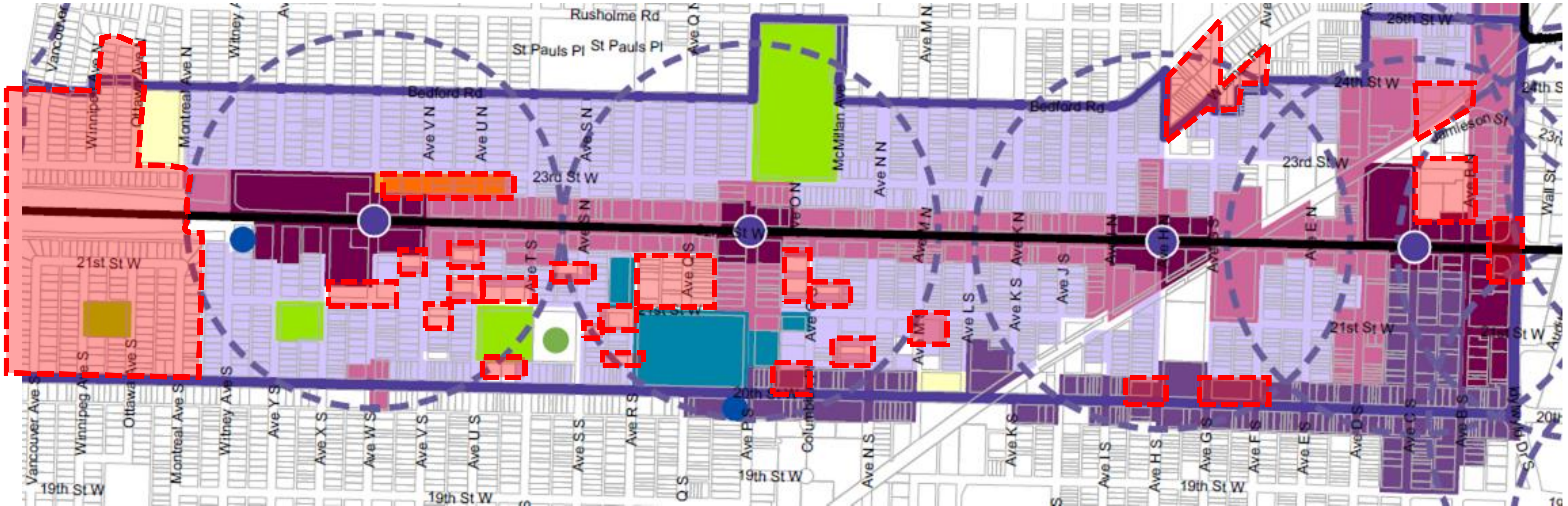
- Station
- BRT Lines
- 400m Station Buffer
- River
- Reserve Land**
 - Urban Holding
 - Urban Reserve
- Proposed Land Use**
 - Medium Density Residential (RMD)
 - Institutional (INST)
 - Station Mixed Use (CSMU)
 - Corridor Mixed Use (CMU)
 - Corridor Main Street (CMS)
 - Corridor Residential (CRES)
 - Park (PRK)
 - Community Facility (CF)



22nd Street Plan Area

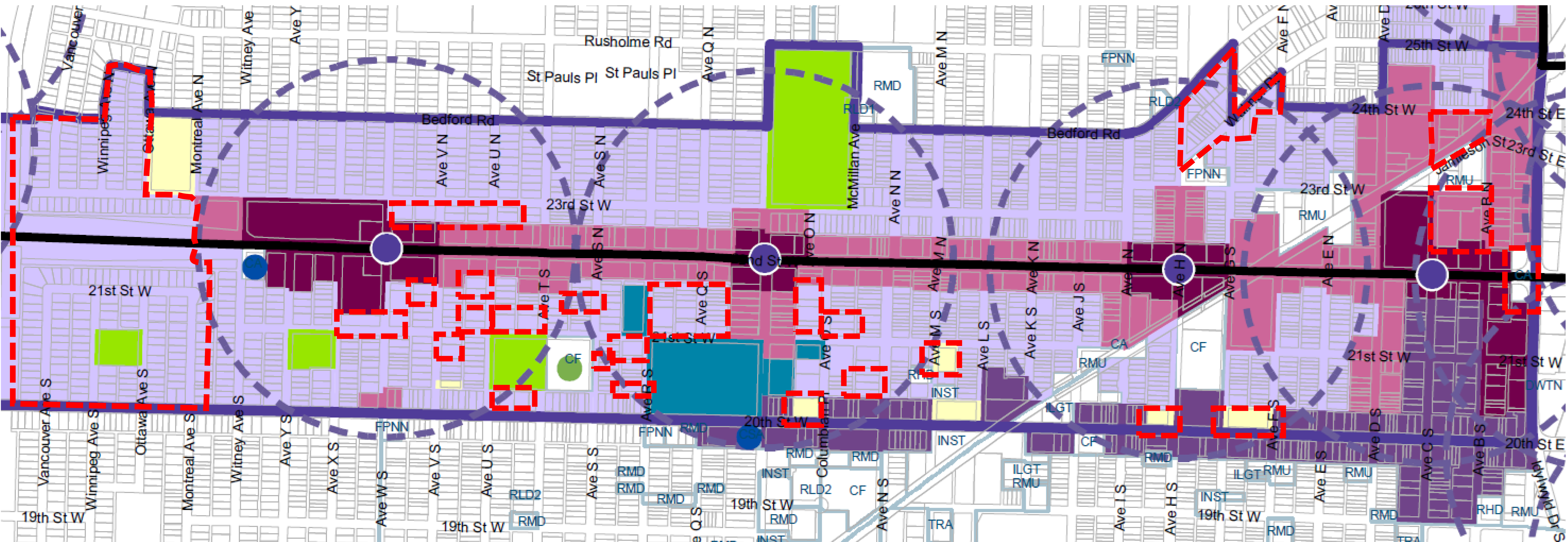
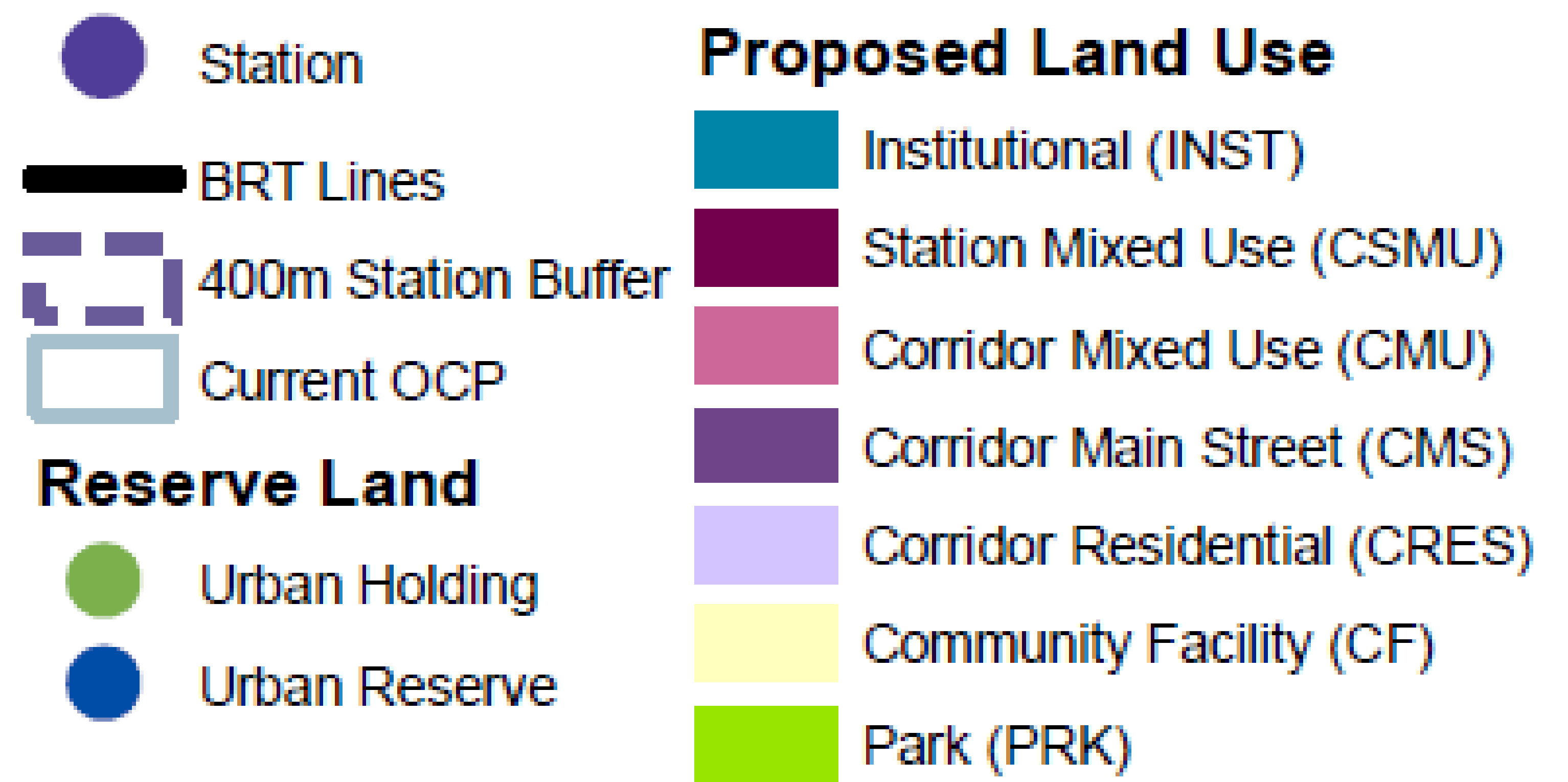
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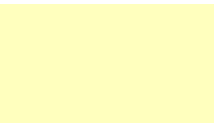


22nd Street Plan Area

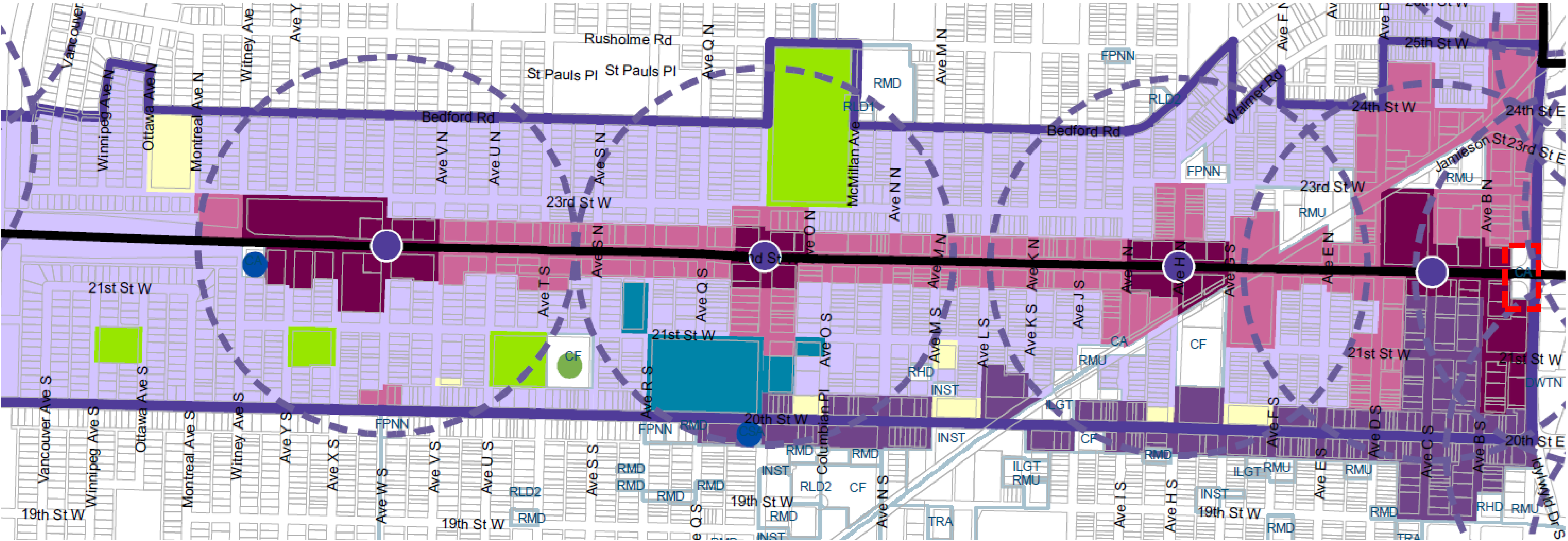
UPDATED (Feb 2024)



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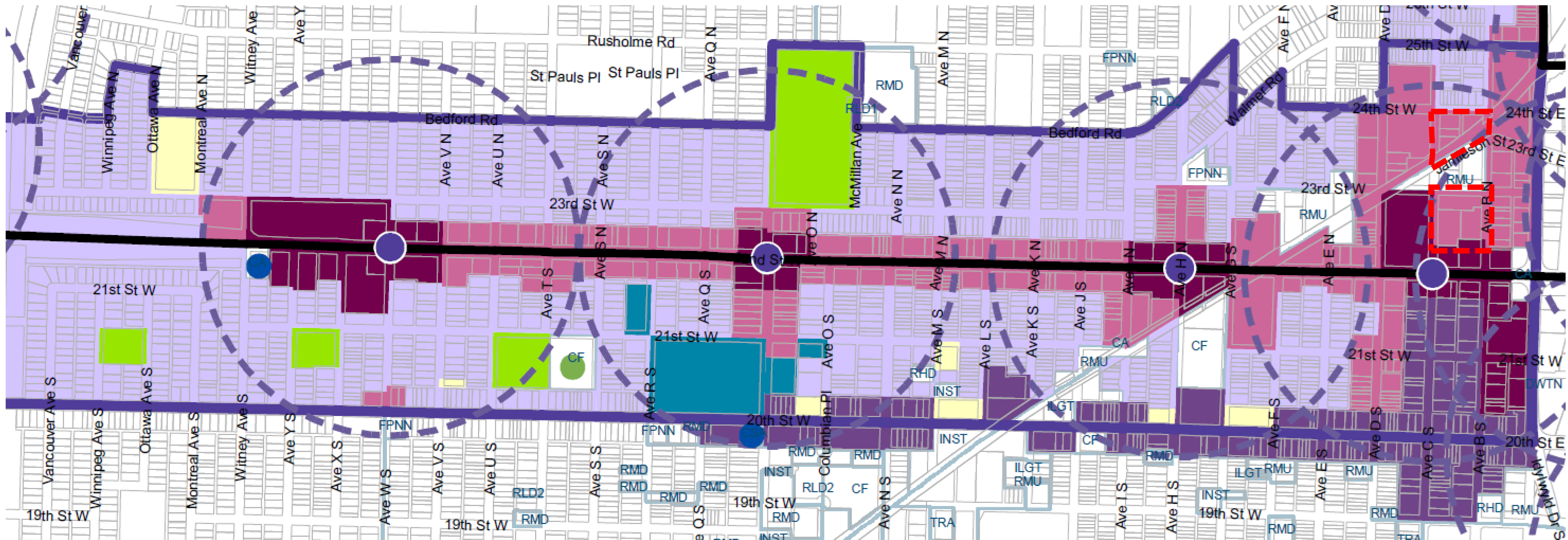
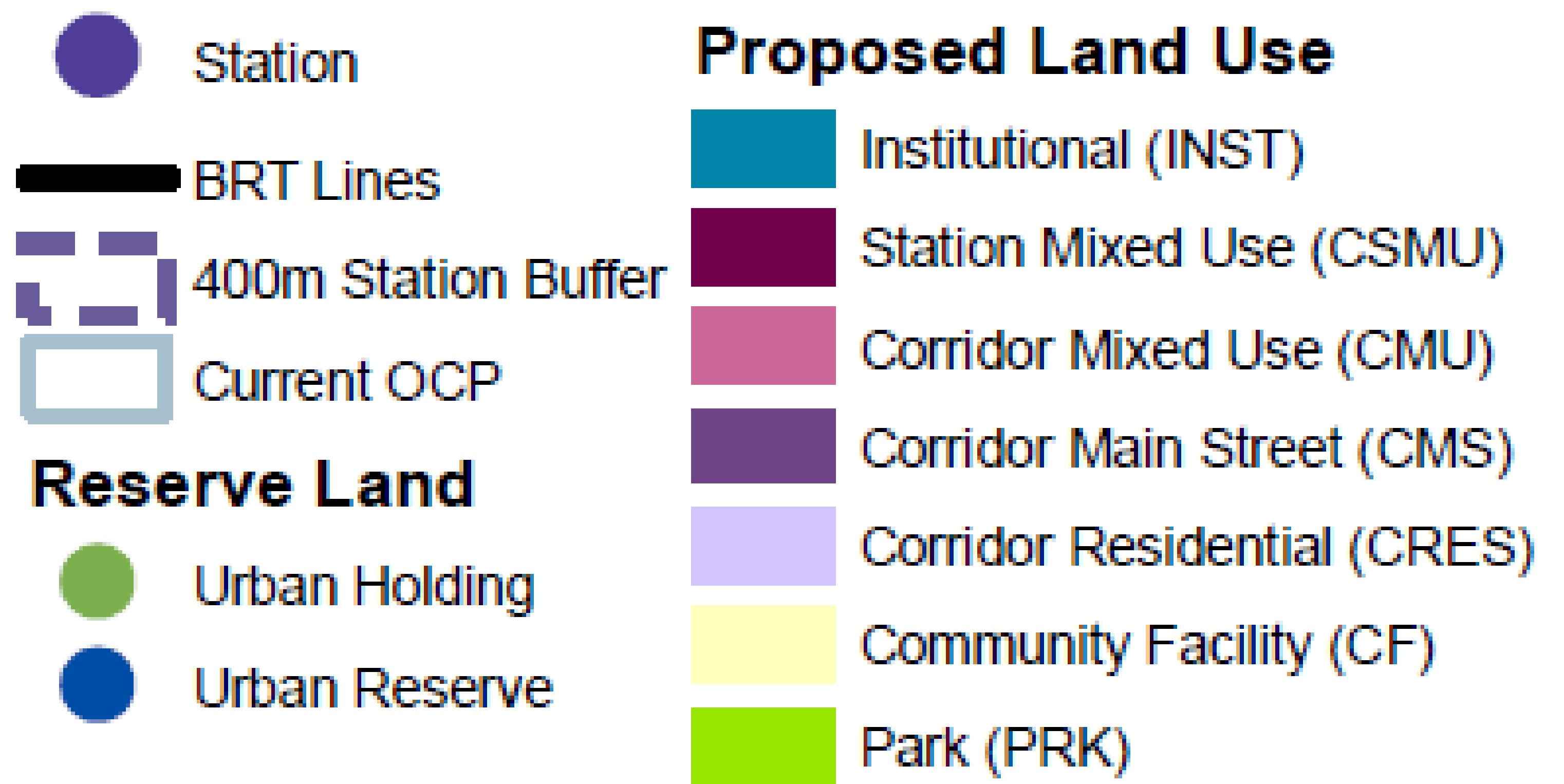
UPDATED – Downtown (Removed)

 Station	 Institutional (INST)
 BRT Lines	 Station Mixed Use (CSMU)
 400m Station Buffer	 Corridor Mixed Use (CMU)
 Current OCP	 Corridor Main Street (CMS)
Reserve Land	 Corridor Residential (CRES)
 Urban Holding	 Community Facility (CF)
 Urban Reserve	 Park (PRK)



22nd Street Plan Area

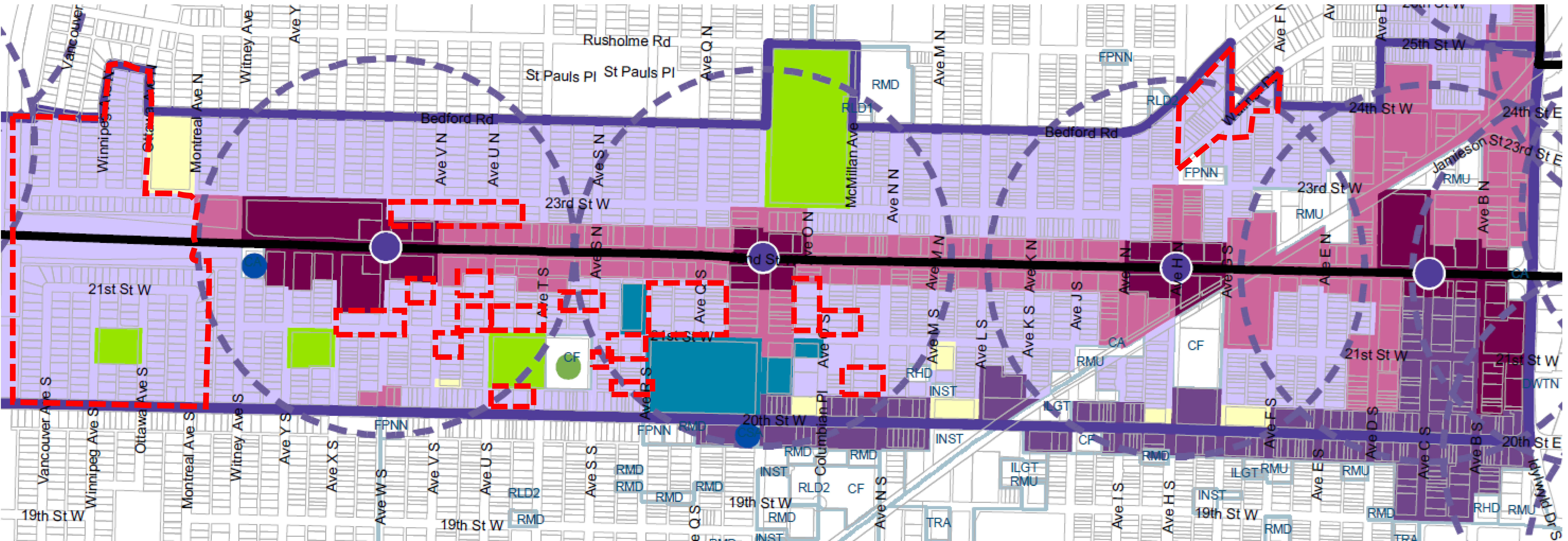
UPDATED – Corridor Mixed Use



22nd Street Plan Area

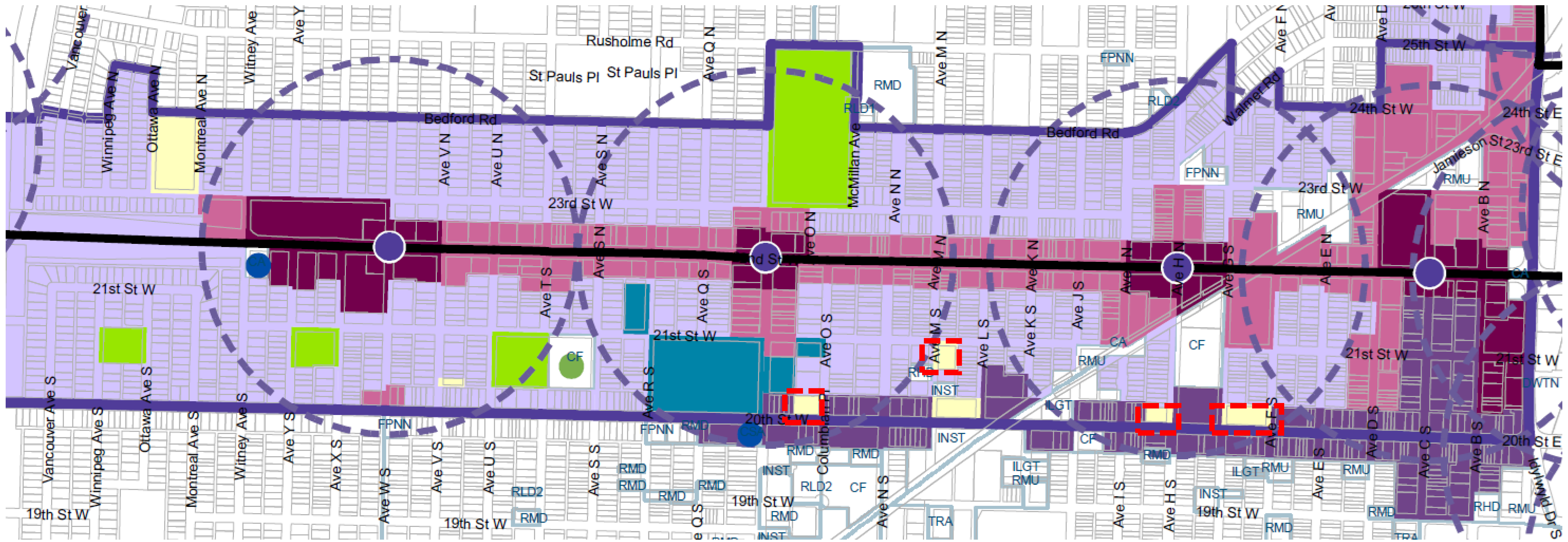
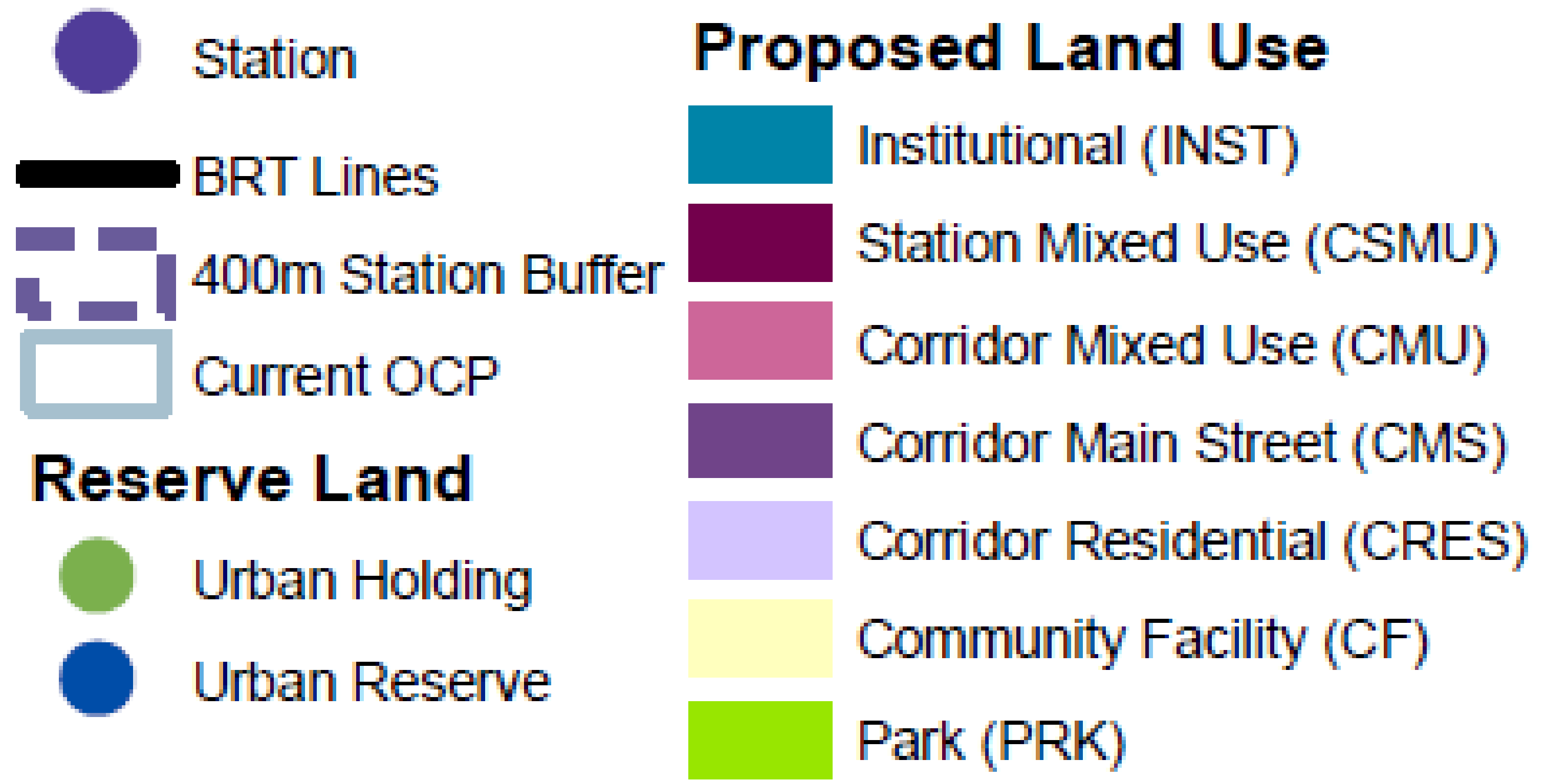
*UPDATED – Corridor Residential
(and Boundary Extensions)*

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- Corridor Residential (CRES)
- Community Facility (CF)
- Park (PRK)





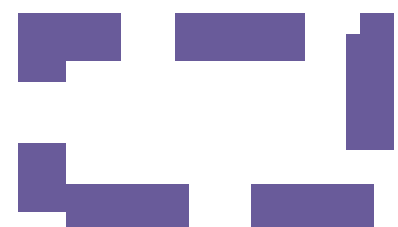






22nd Street Plan Area

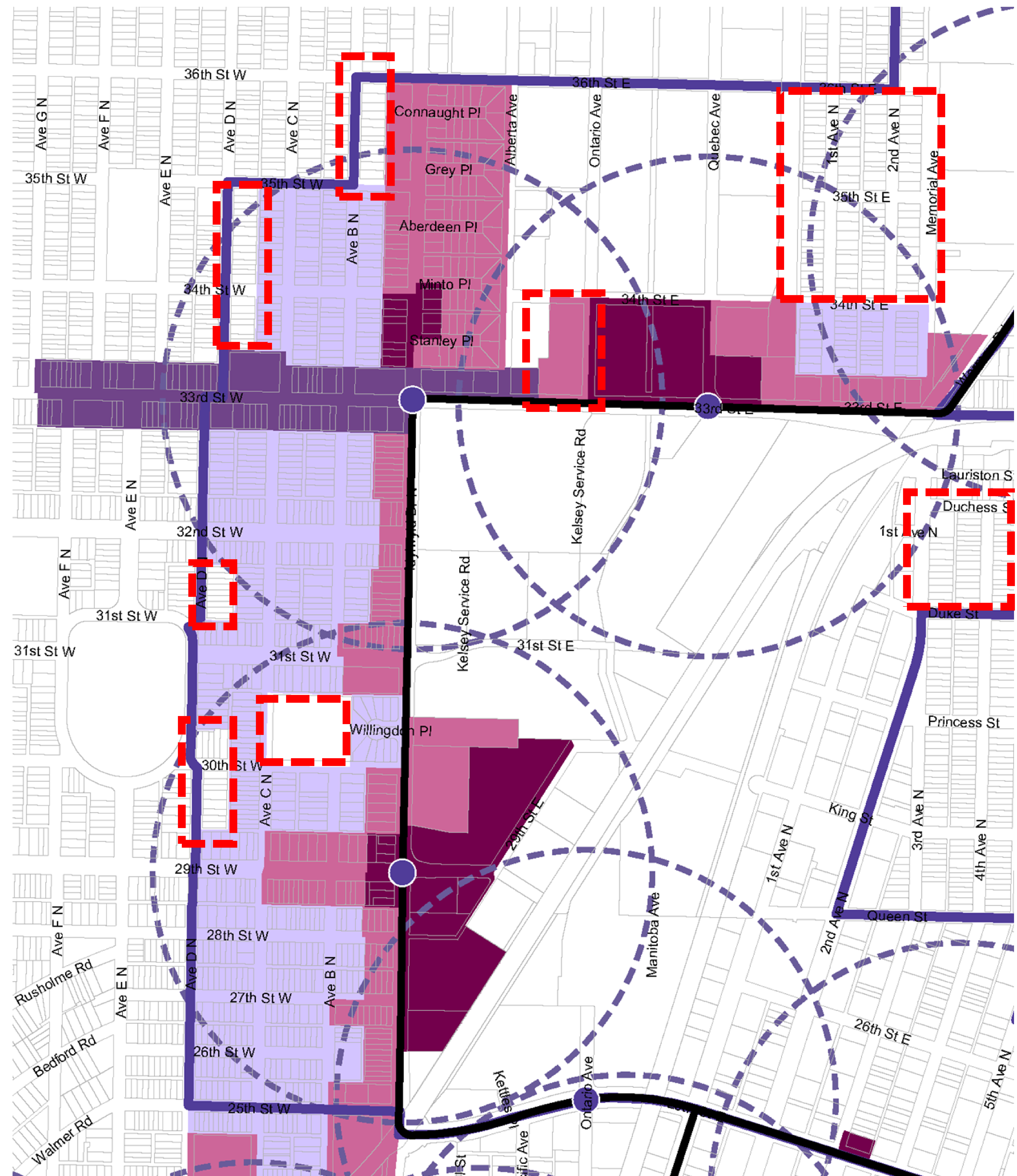
UPDATED – Community Facility



Woodlawn Plan Area

Previous (Fall 2023) –
red areas show changes

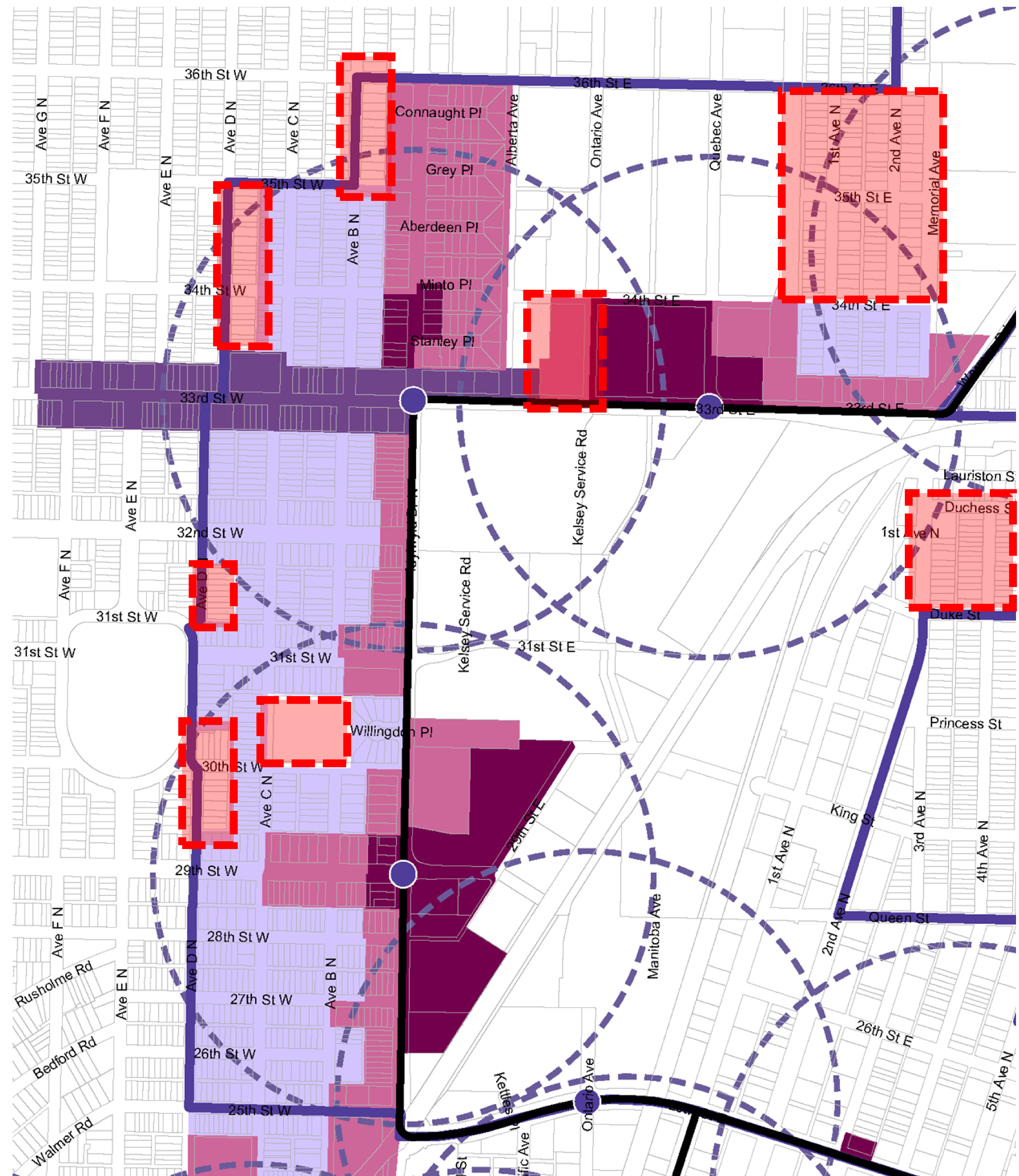
-  Station
-  BRT Lines
-  400m Station Buffer
-  Current OCP
- Proposed Land Use**
-  Station Mixed Use (CSMU)
-  Corridor Mixed Use (CMU)
-  Corridor Main Street (CMS)
-  Corridor Residential (CRES)
-  Community Facility (CF)



Woodlawn Plan Area

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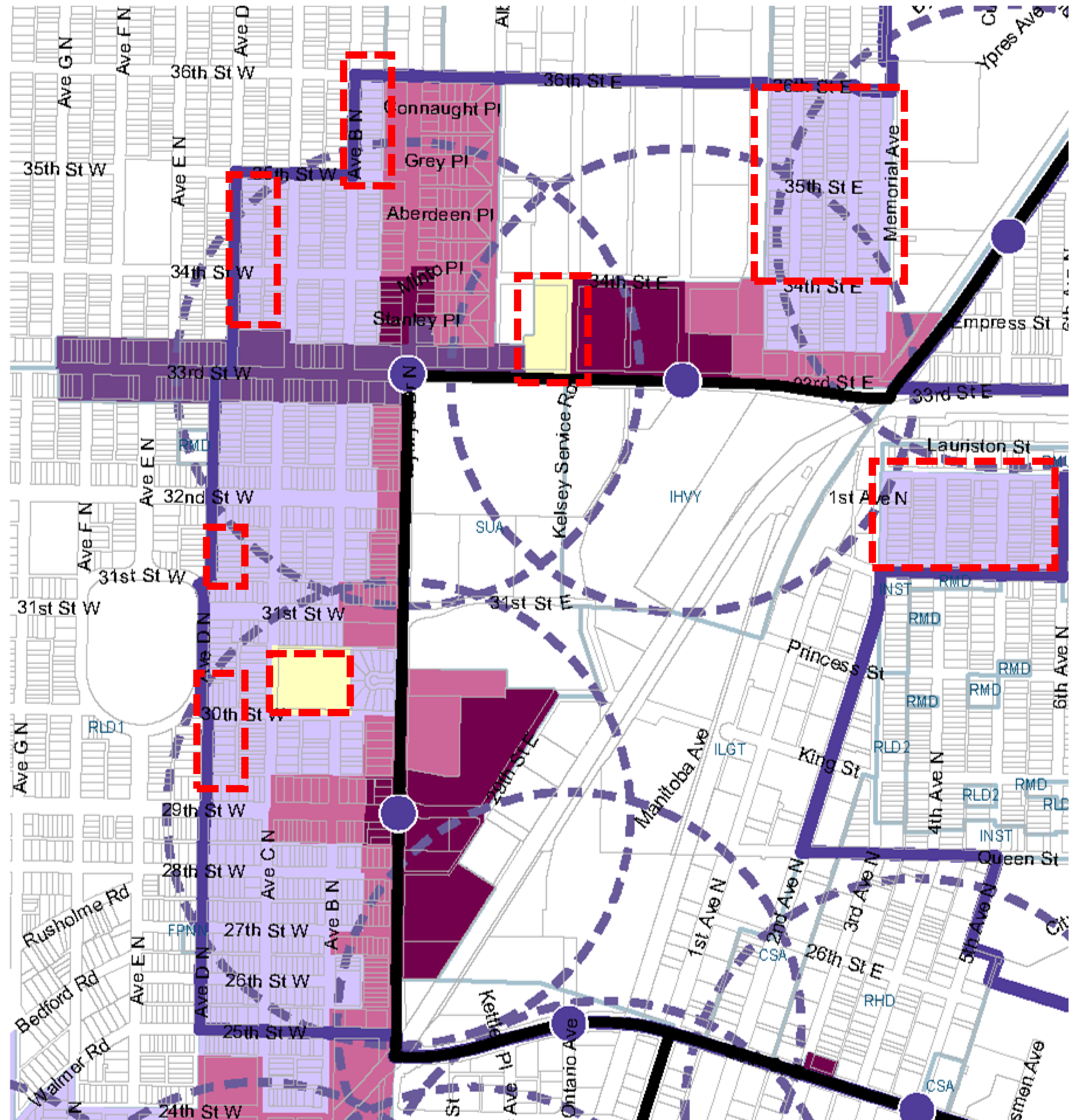
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 - Community Facility (CF)



Woodlawn Plan Area

UPDATED (Feb 2024)

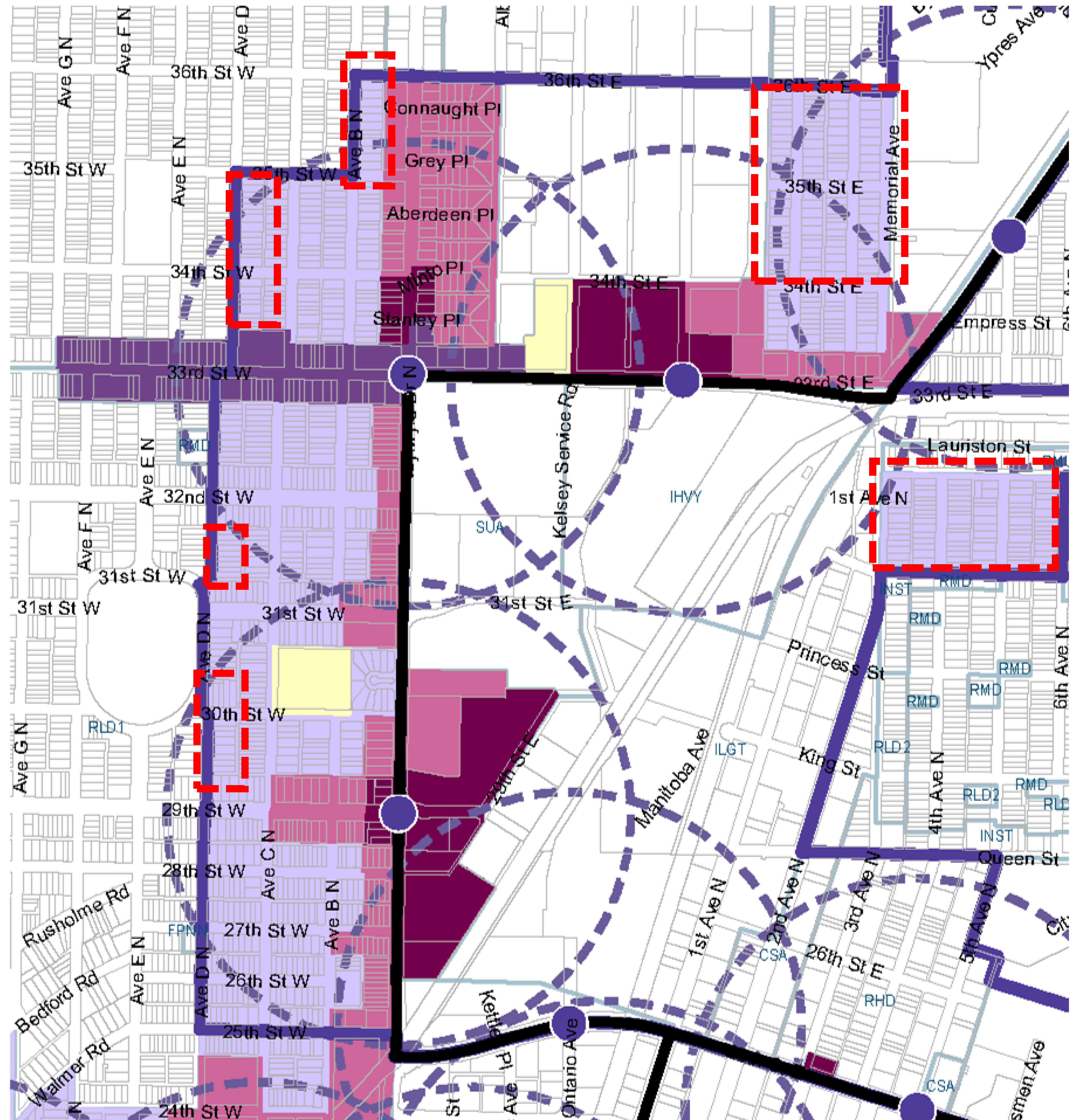
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- Community Facility (CF)



Woodlawn Plan Area










UPDATED – Corridor Residential

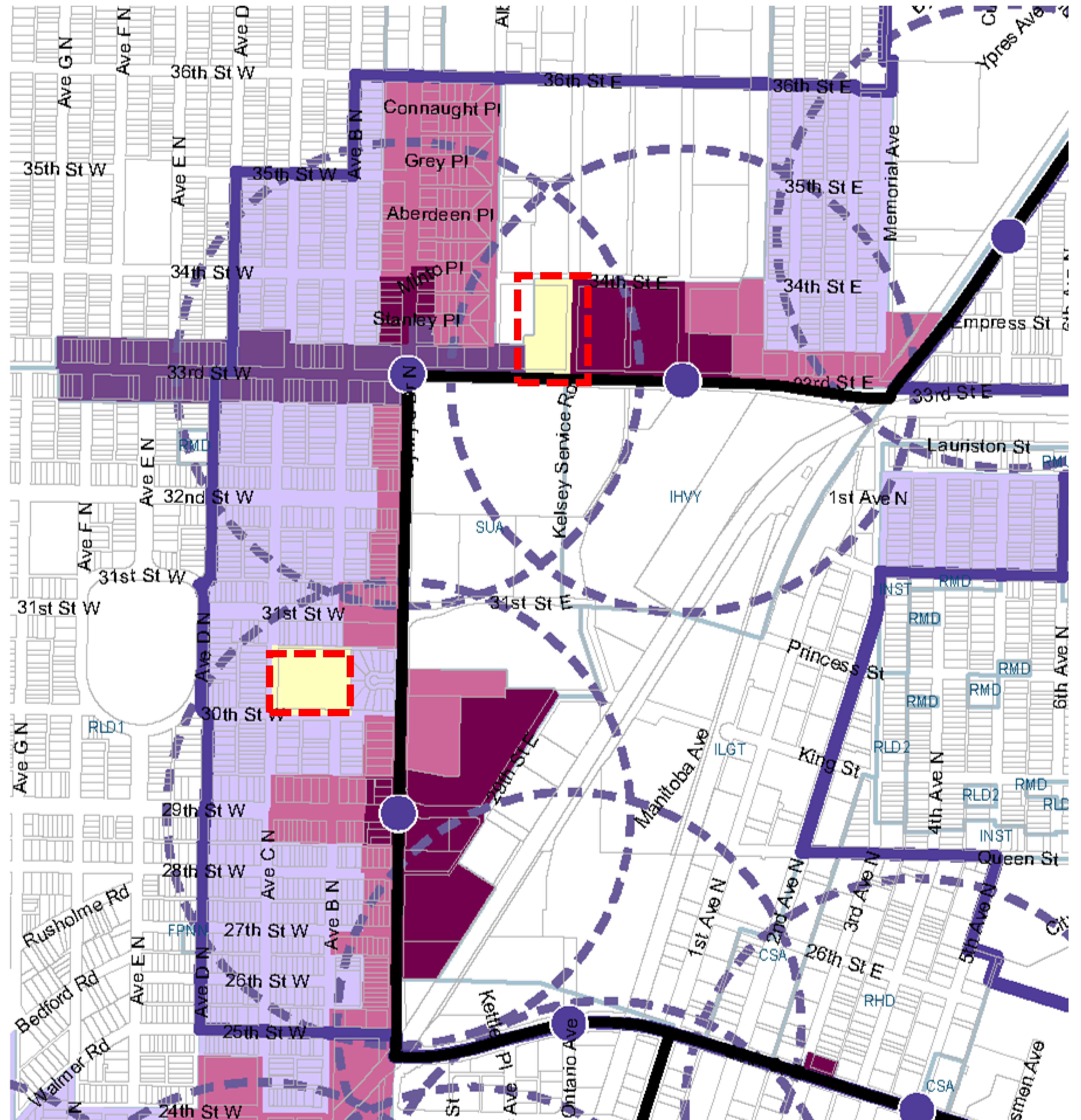
- Station
- BRT Lines
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- Current OCP
- Proposed Land Use**
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- Community Facility (CF)



Woodlawn Plan Area

UPDATED – Community Facility

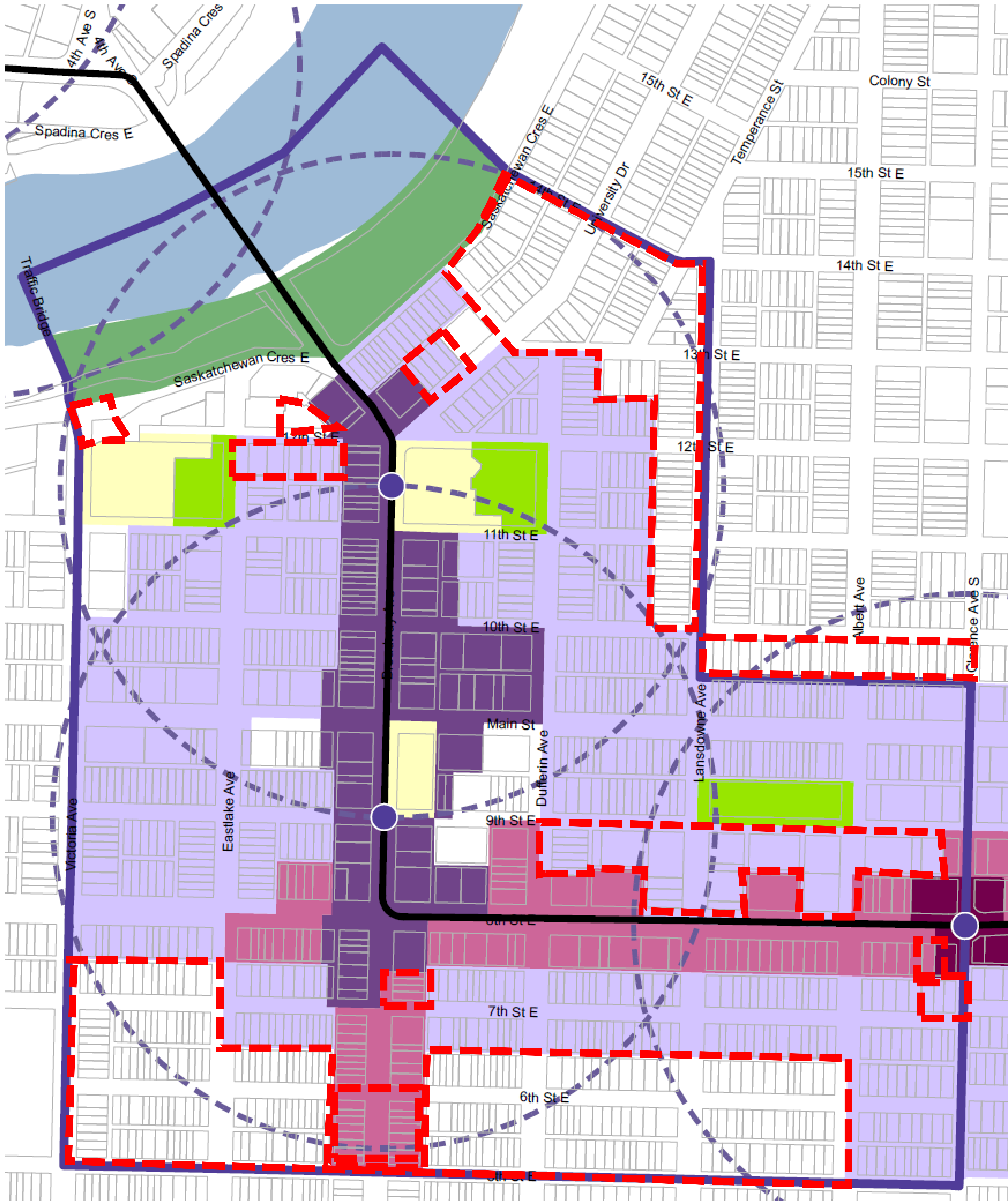
-  Station
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 -  400m Station Buffer
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- Proposed Land Use**
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Nutana Plan Area

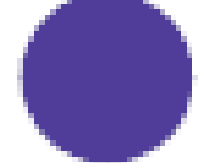











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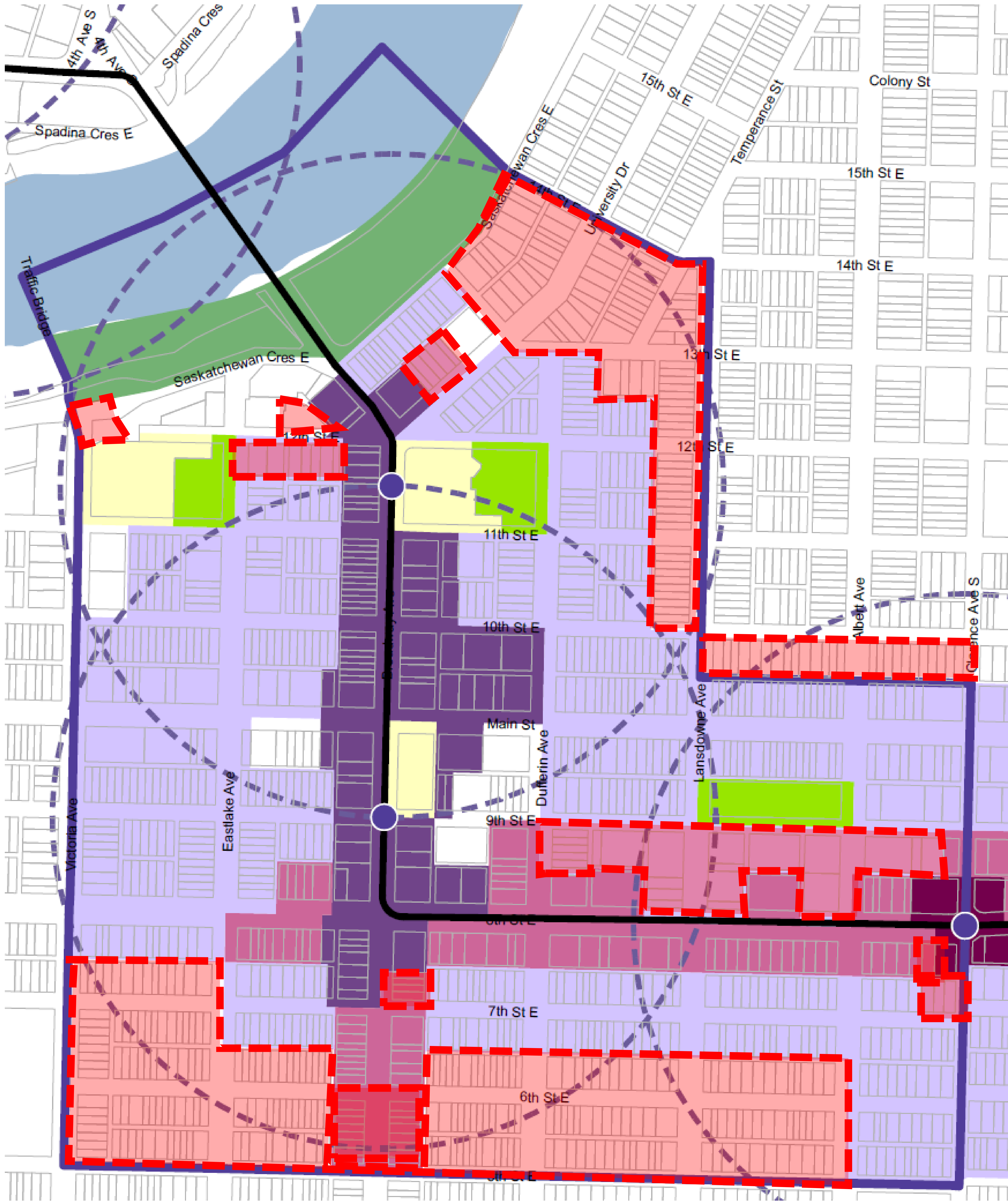
- Station
 - BRT Lines
 - 400m Station Buffer
 - River
- Proposed Land Use**
- High Density Residential (RHD)
 - Station Mixed Use (CSMU)
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 - Park (PRK)
 - Conservation Area (CONA)
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Nutana Plan Area

Previous (Fall 2023) – red areas show changes

-  Station
 -  BRT Lines
 -  400m Station Buffer
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- Proposed Land Use**
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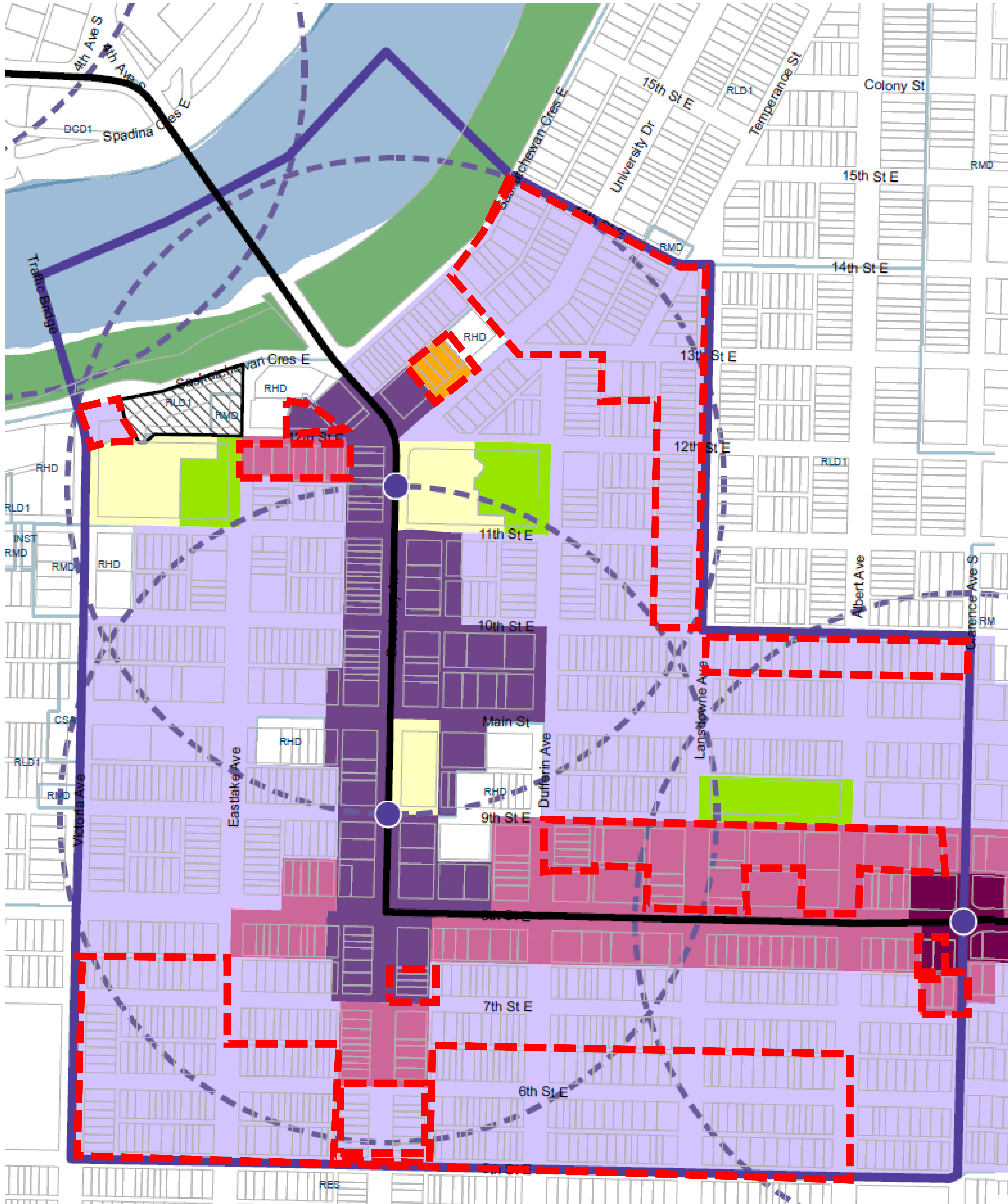
Nutana Plan Area

UPDATED (Feb 2024)

- Station
- BRT Lines
- ▨ Current Application Under Review
- - - 400m Station Buffer
- Current OCP






Proposed Land Use









- High Density Residential (RHD)
- Station Mixed Use (CSMU)
- Corridor Mixed Use (CMU)
- Corridor Main Street (CMS)
- Corridor Residential (CRES)
- Park (PRK)
- Conservation Area (CONA)
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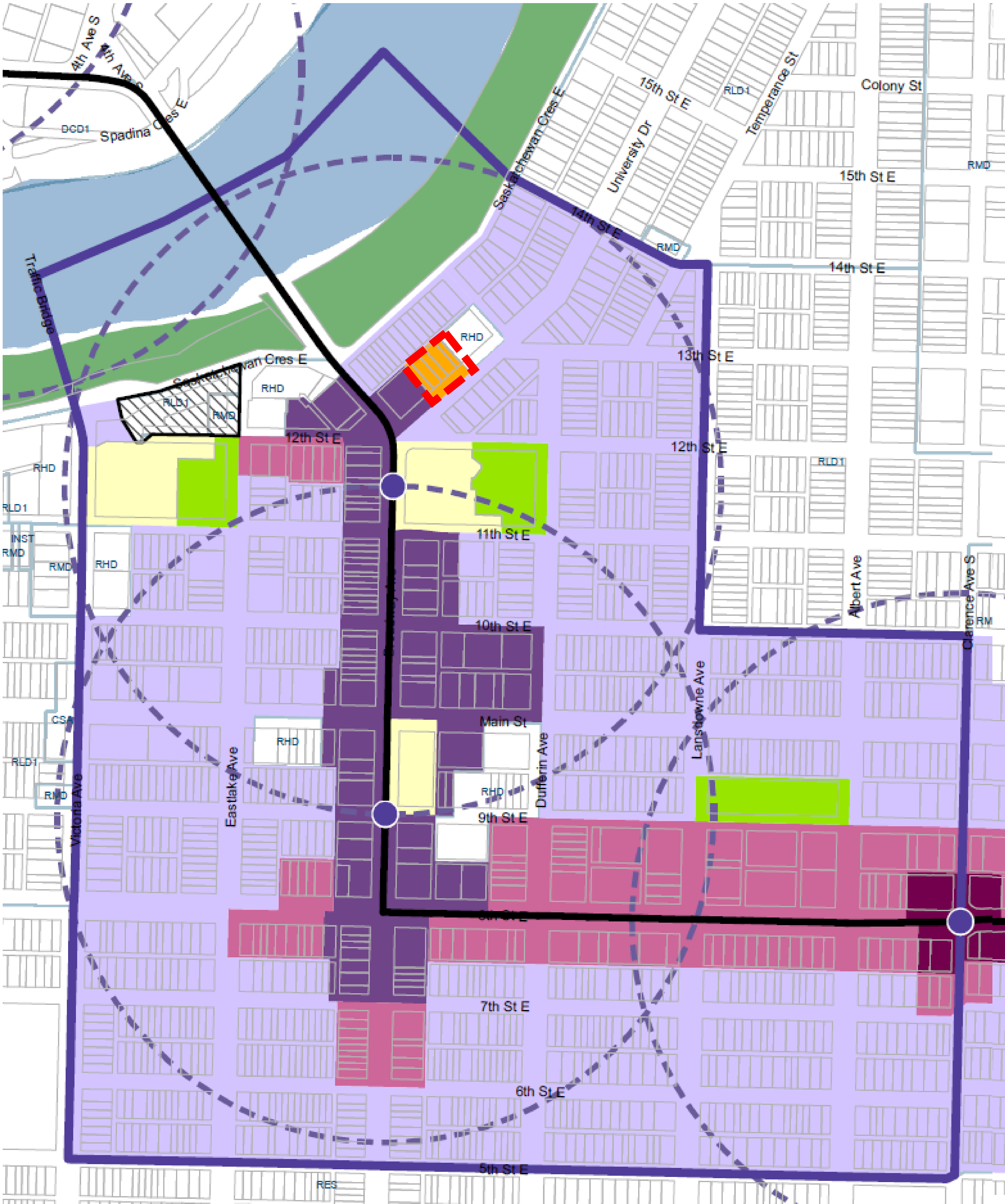


Nutana Plan Area

UPDATED – High Density Residential






-  Station
-  BRT Lines
-  Current Application Under Review
-  400m Station Buffer
-  Current OCP

- Proposed Land Use**
-  High Density Residential (RHD)
 -  Station Mixed Use (CSMU)
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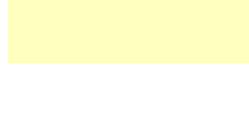


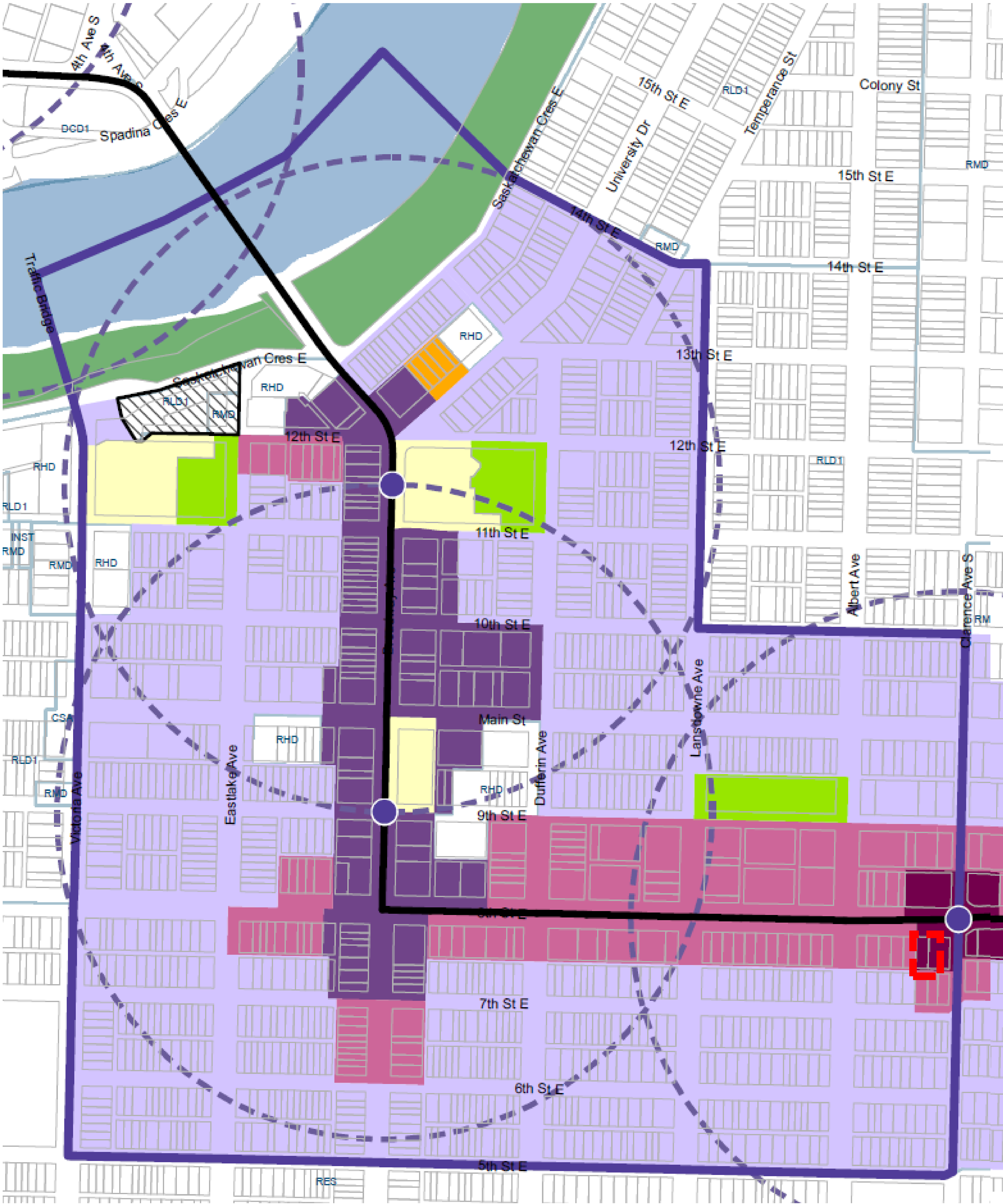
Nutana Plan Area

UPDATED – Station Mixed Use

-  Station
-  BRT Lines
-  Current Application Under Review
-  400m Station Buffer
-  Current OCP

Proposed Land Use

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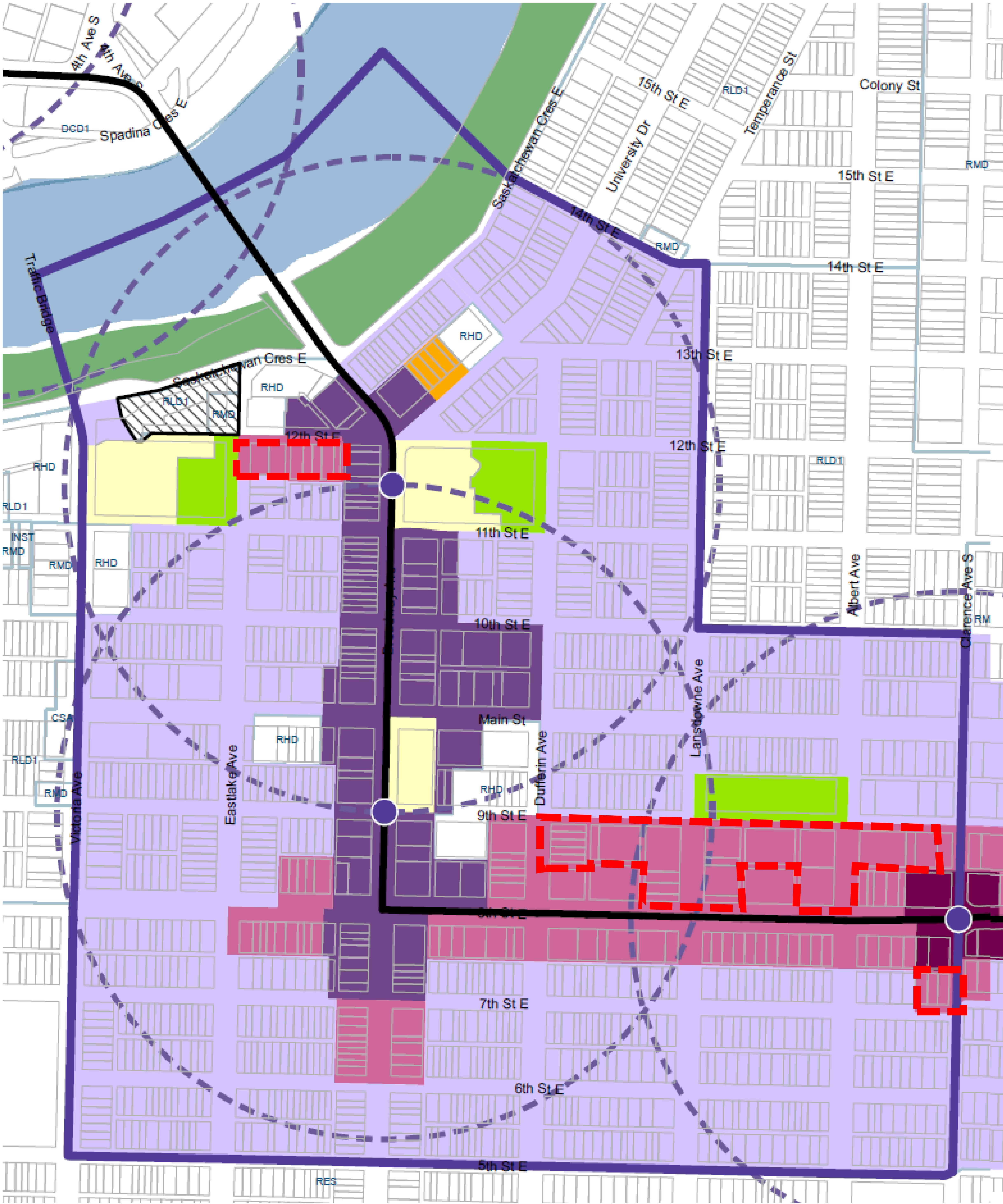


Nutana Plan Area

UPDATED – Corridor Mixed Use






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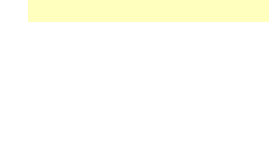


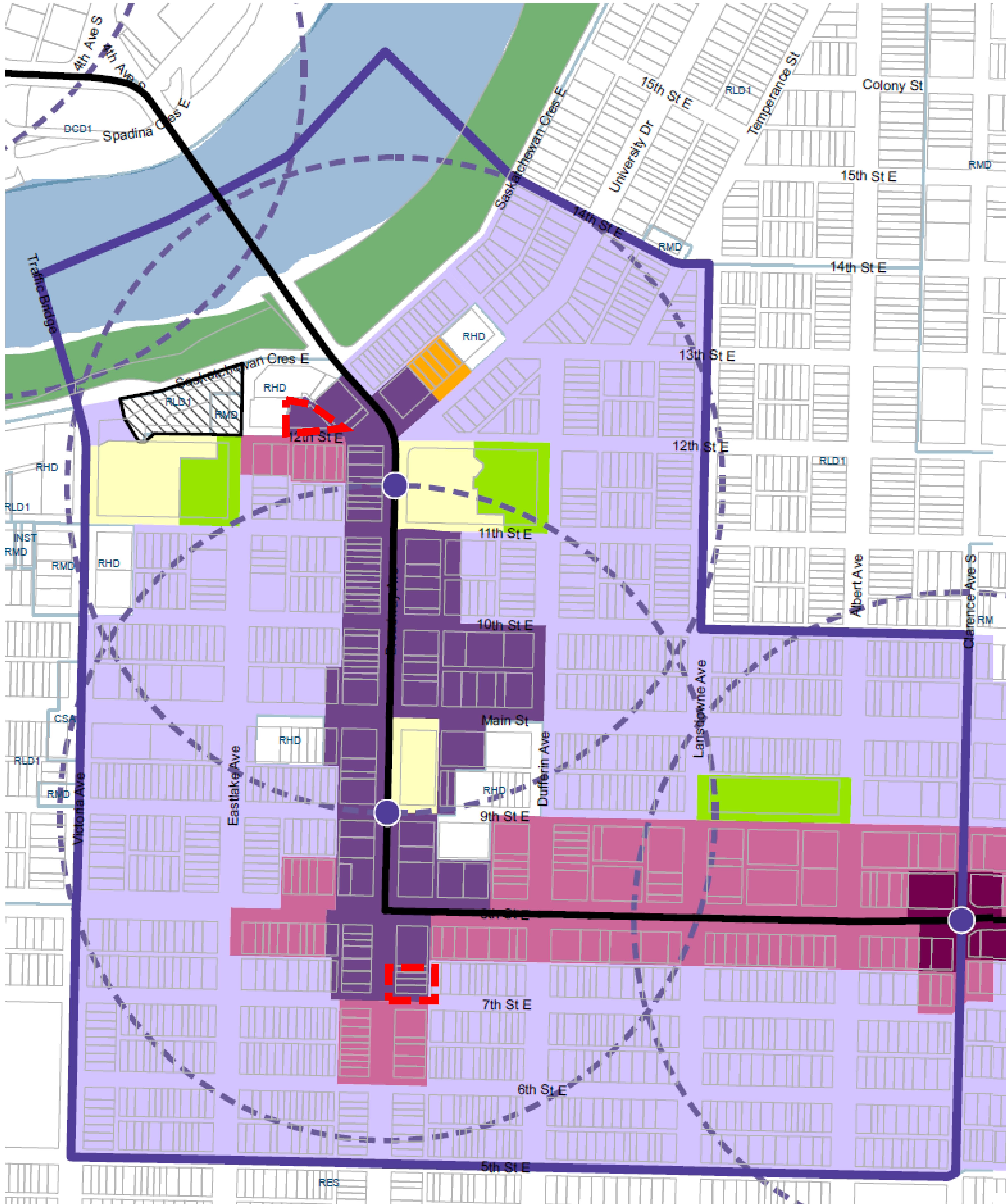
Nutana Plan Area

UPDATED – Corridor Main Street

-  Station
-  BRT Lines
-  Current Application Under Review
-  400m Station Buffer
-  Current OCP






Proposed Land Use





-  High Density Residential (RHD)
-  Station Mixed Use (CSMU)
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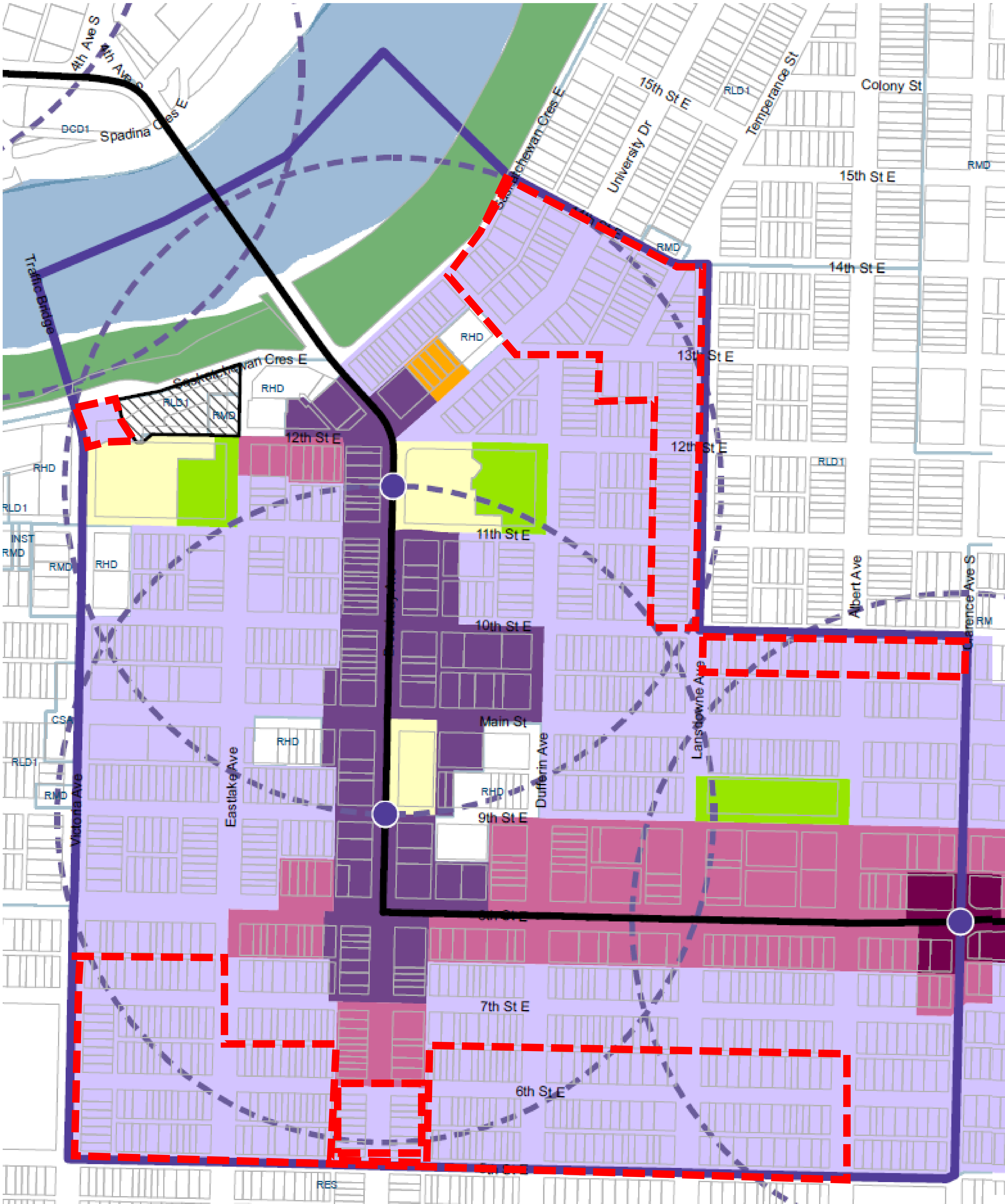


Nutana Plan Area

*UPDATED – Corridor Residential
(and Boundary Extensions)*

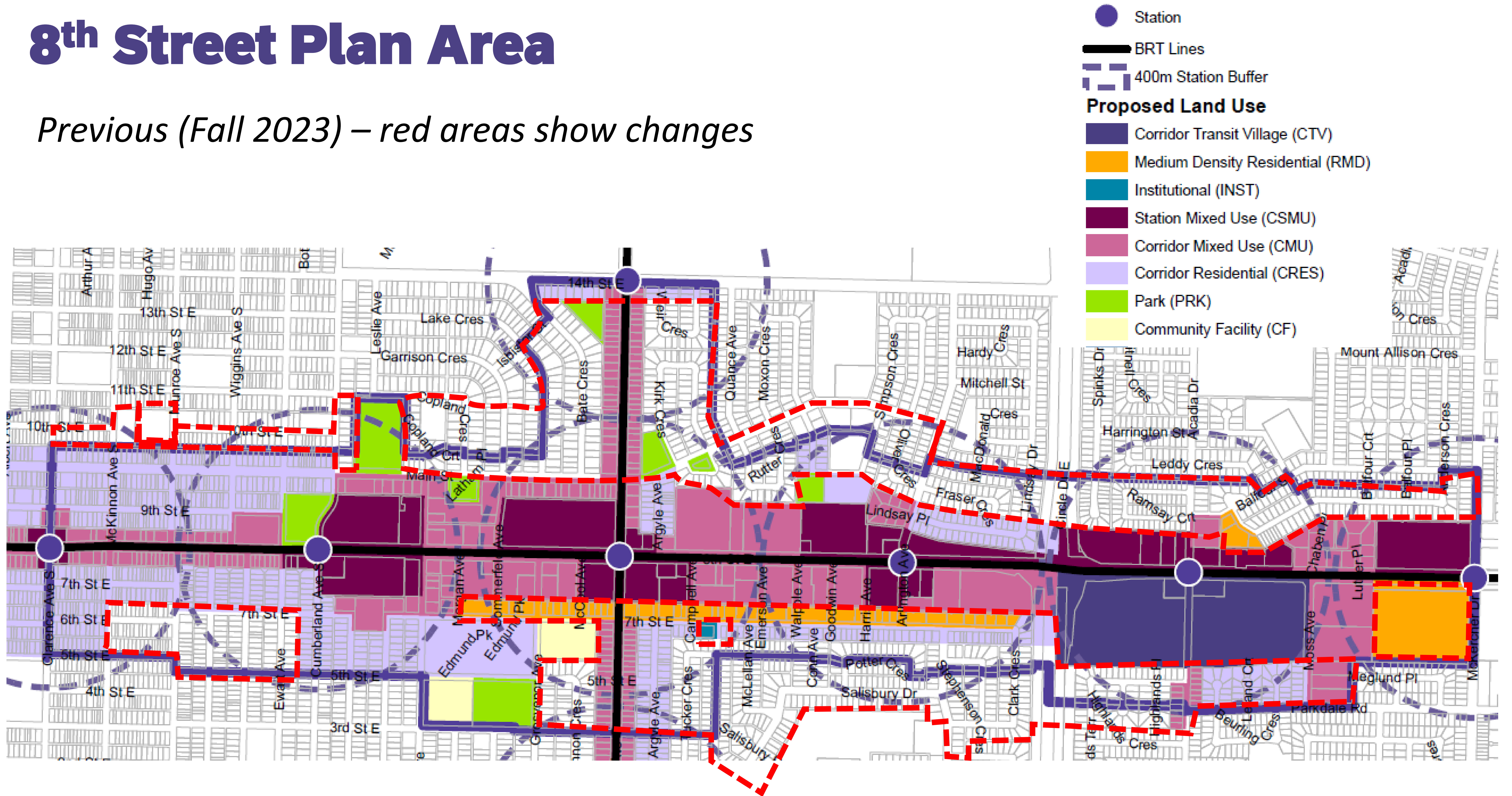
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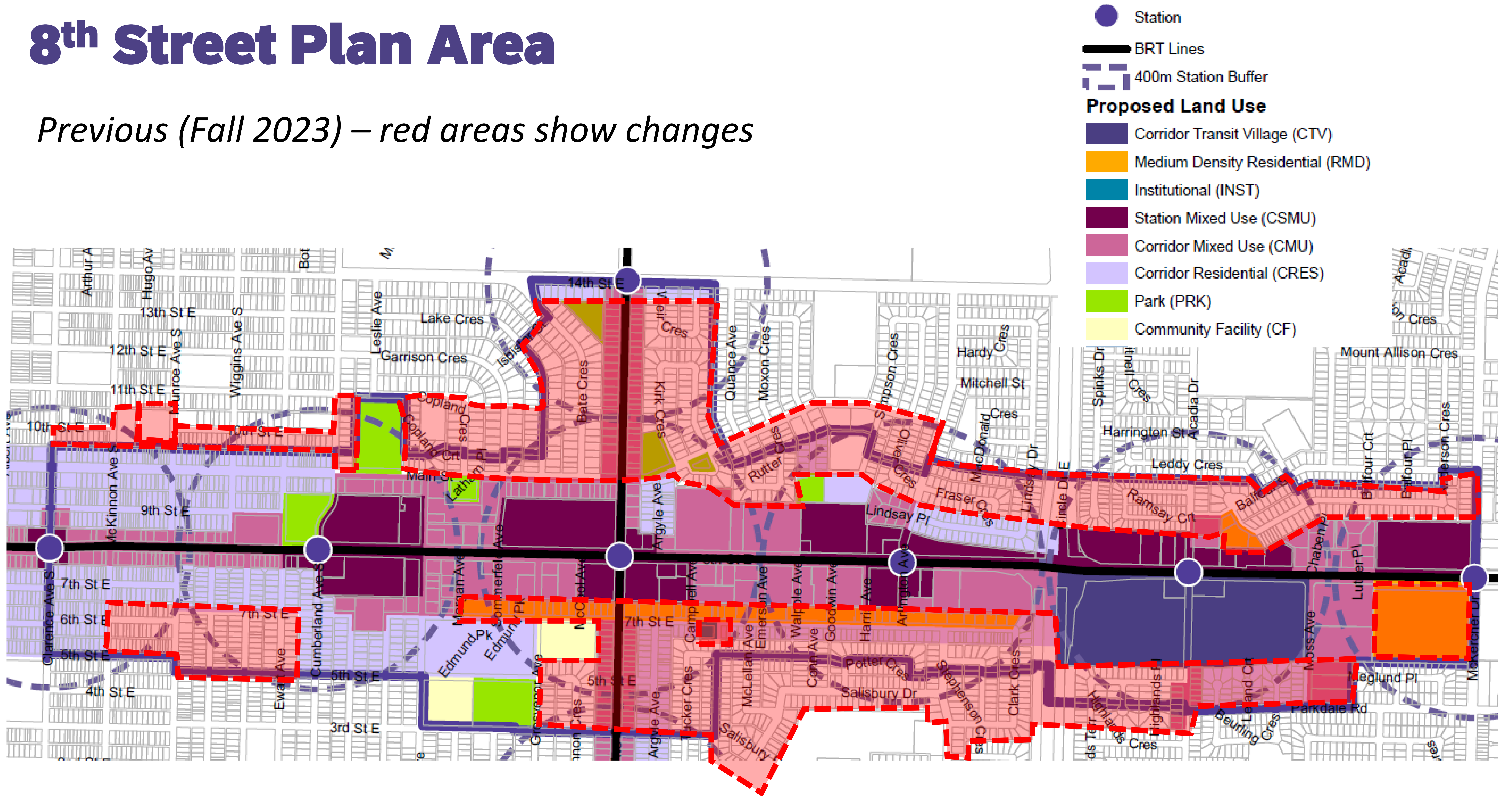
8th Street Plan Area

Previous (Fall 2023) – red areas show changes



8th Street Plan Area

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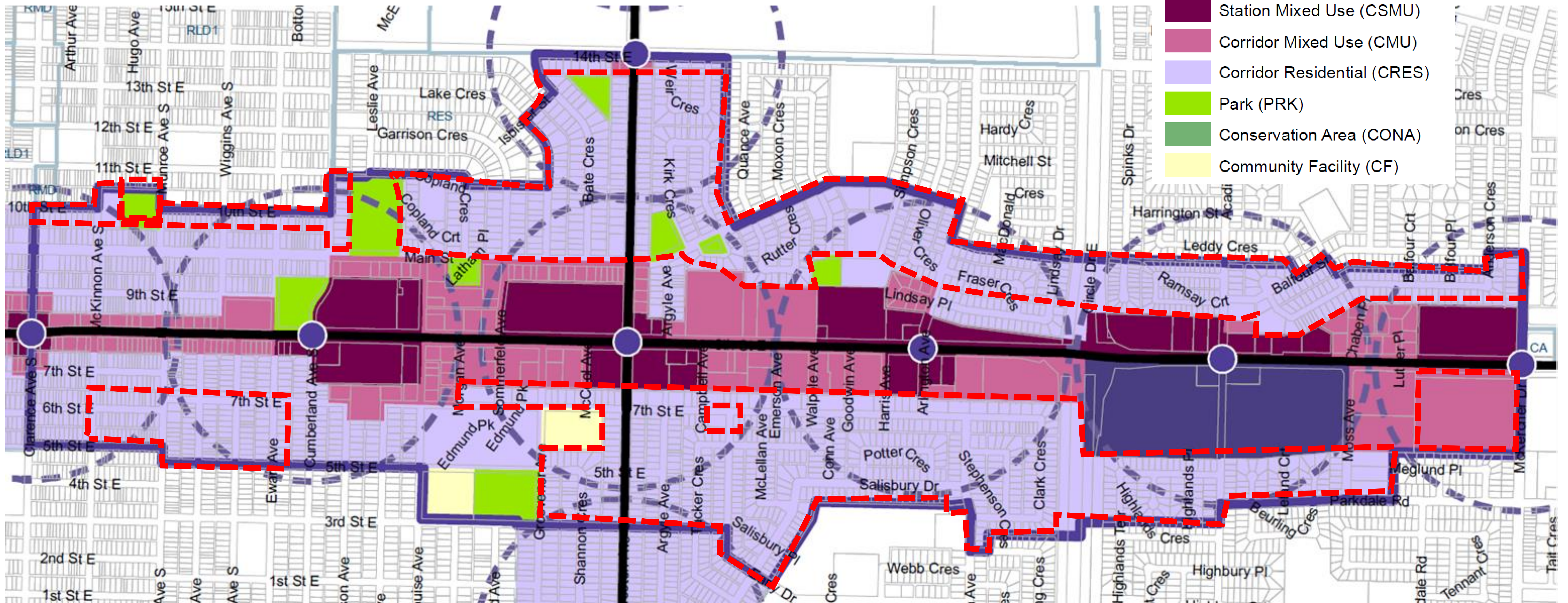
8th Street Plan Area

UPDATED (Feb 2024)

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Proposed Land Use

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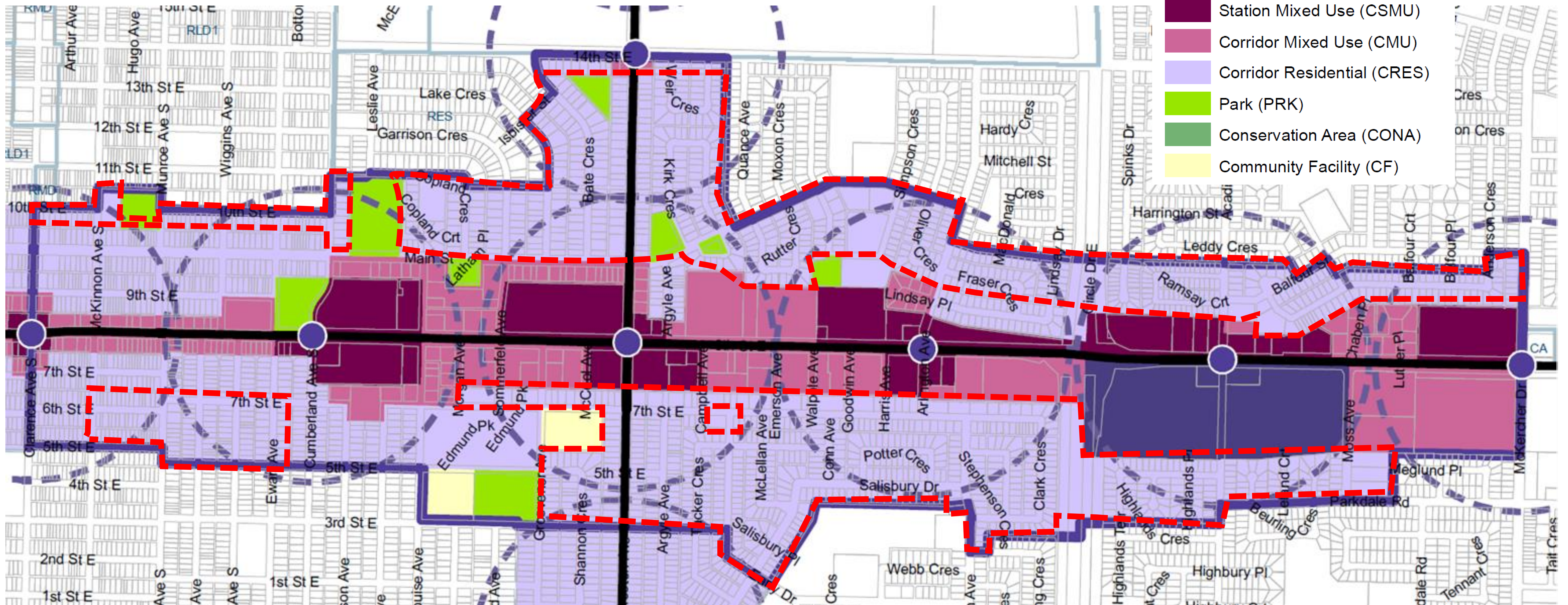
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*UPDATED – Corridor Residential
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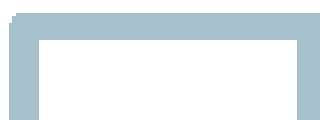
Proposed Land Use

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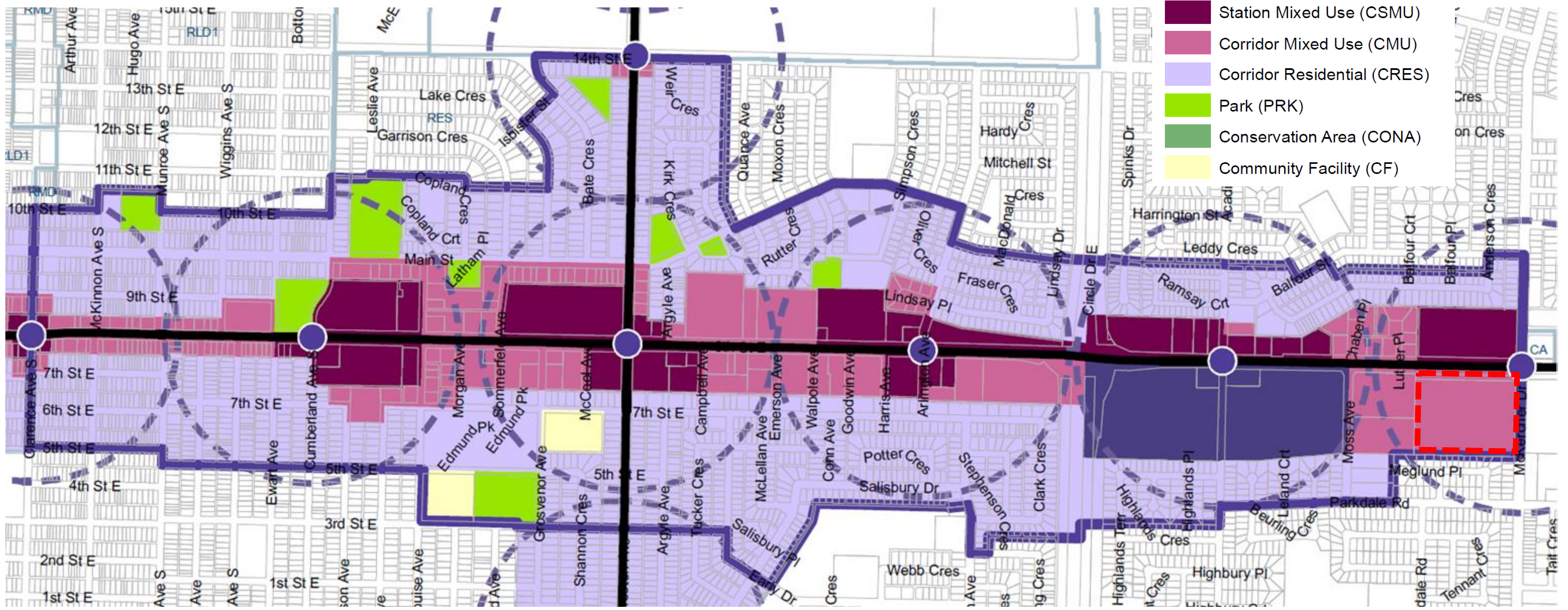
8th Street Plan Area

UPDATED – Corridor Mixed Use

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Proposed Land Use

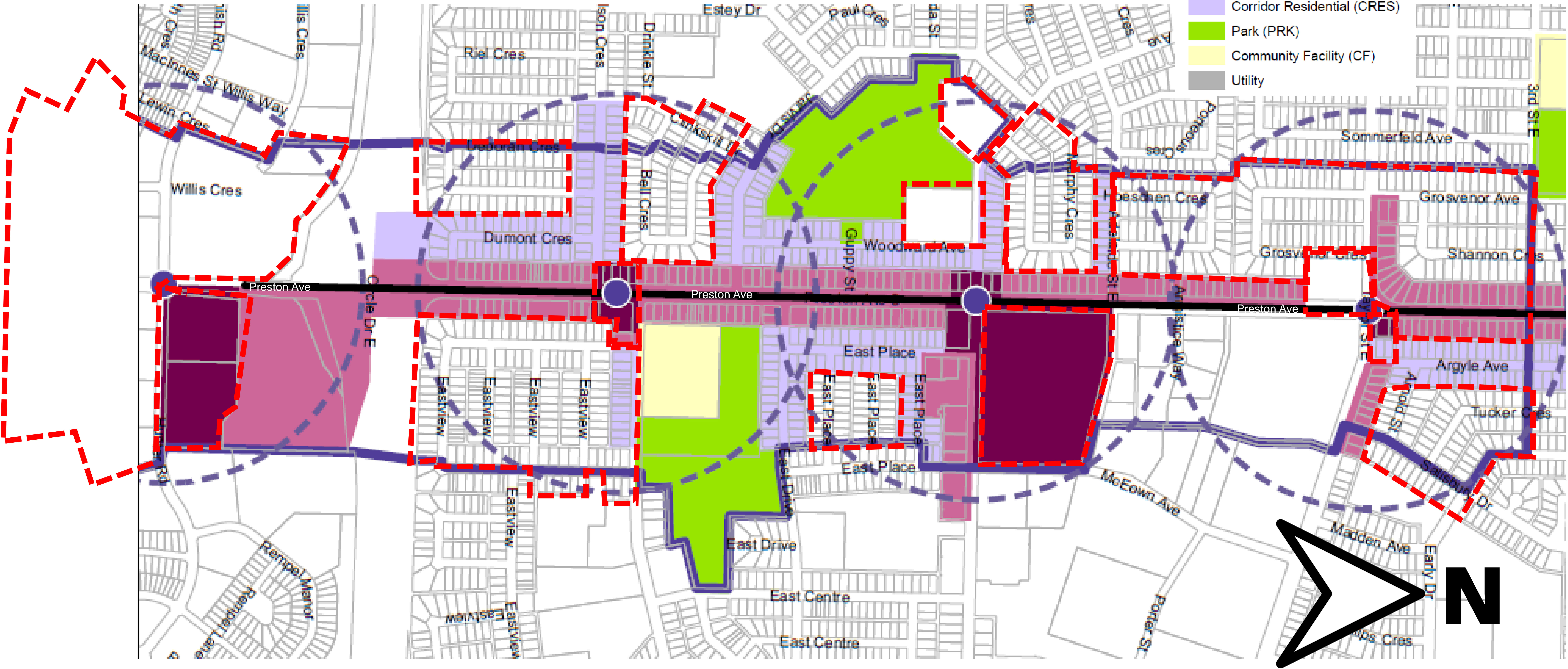
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Preston Plan Area

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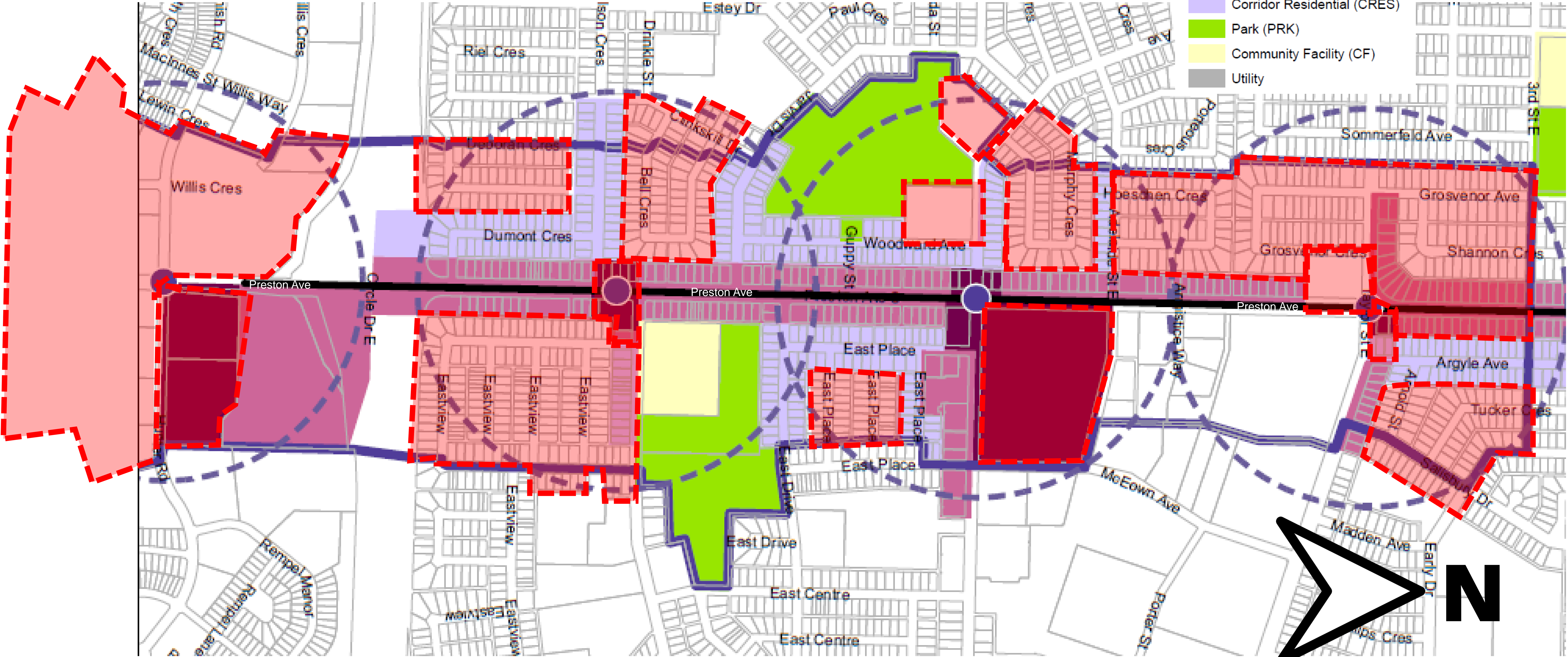
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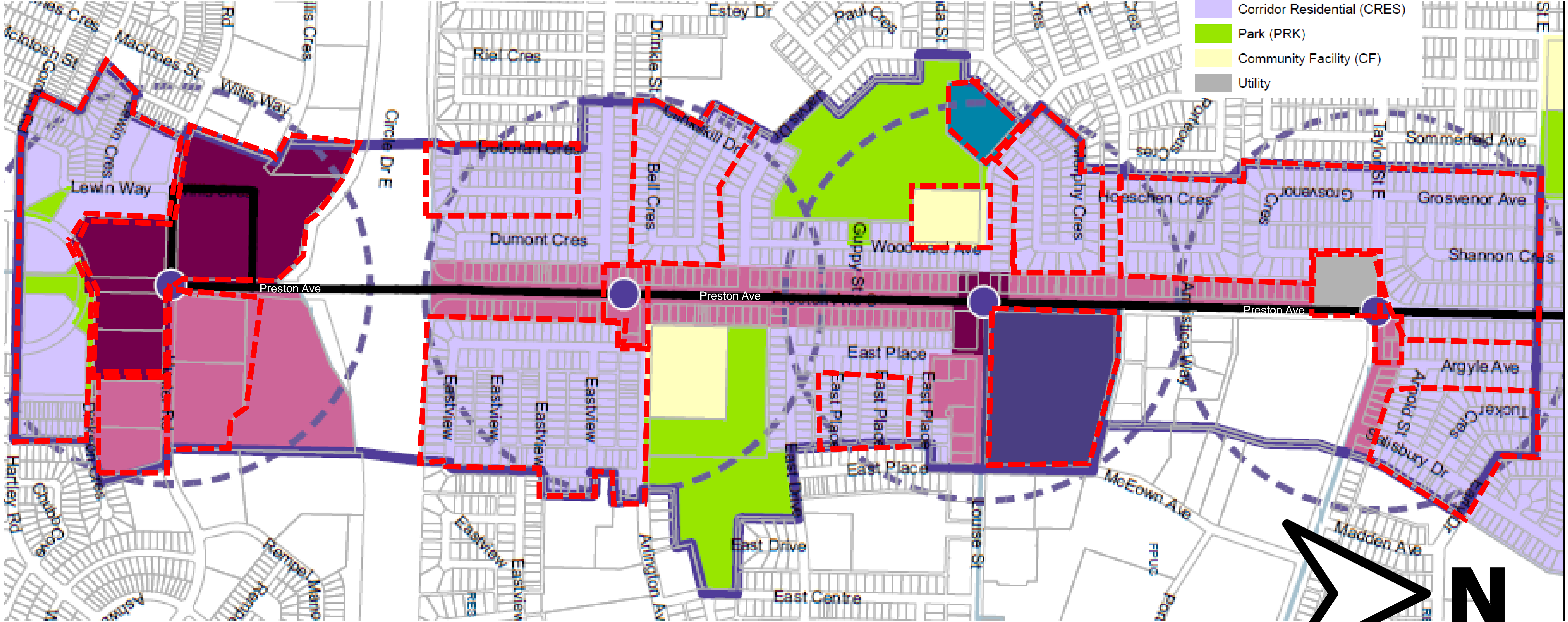
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Preston Plan Area

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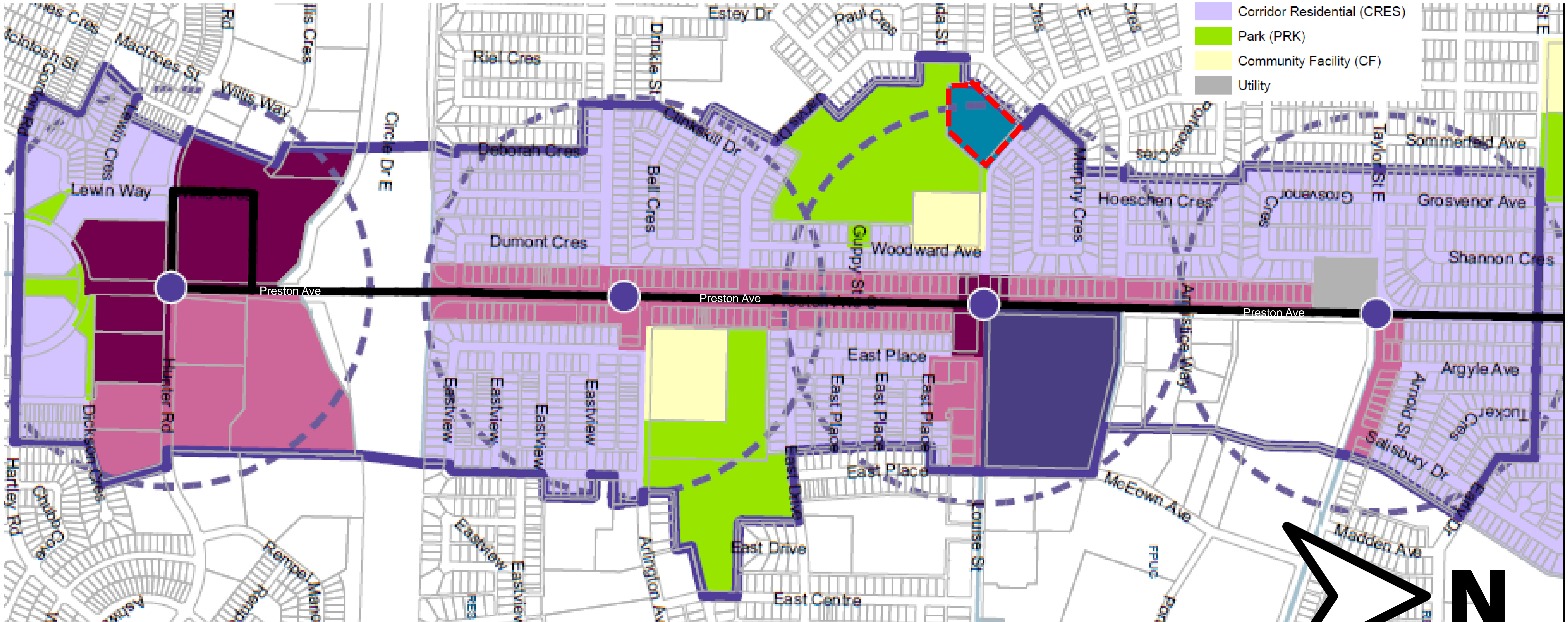
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Preston Plan Area

UPDATED – Institutional

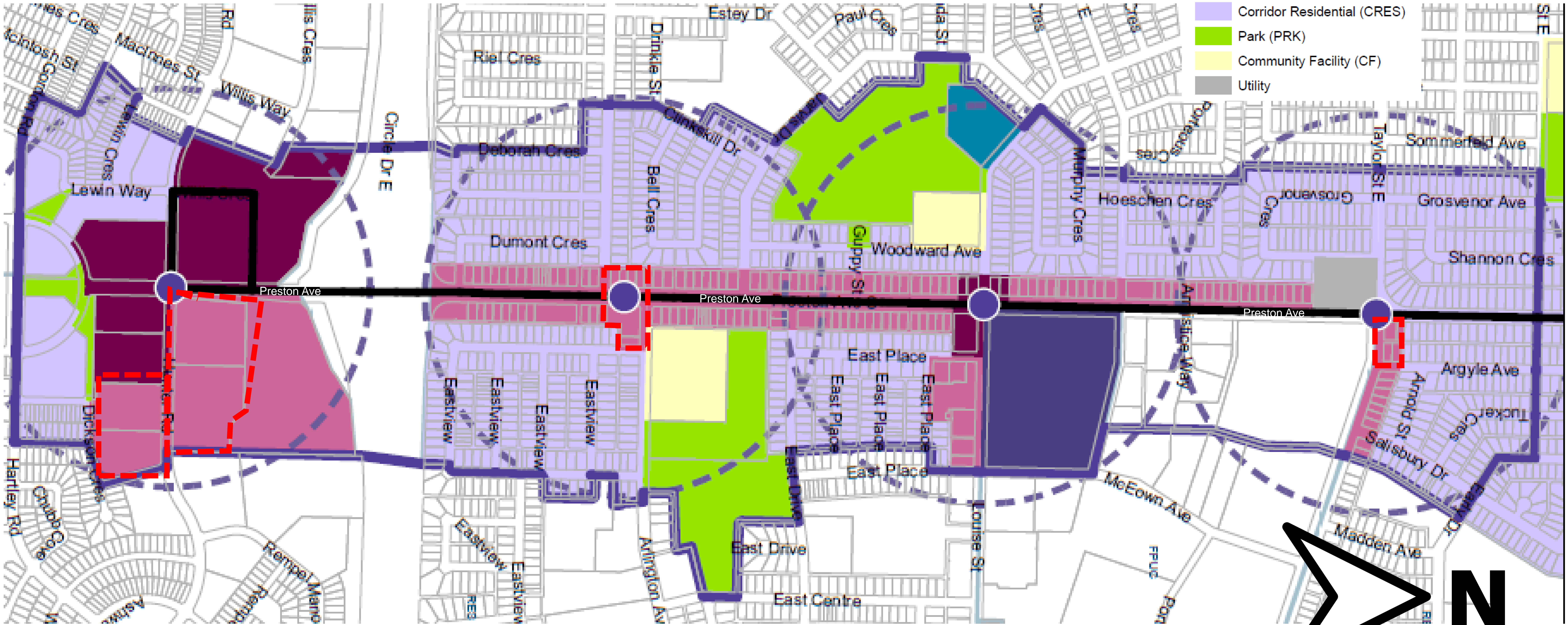
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- Utility



Preston Plan Area

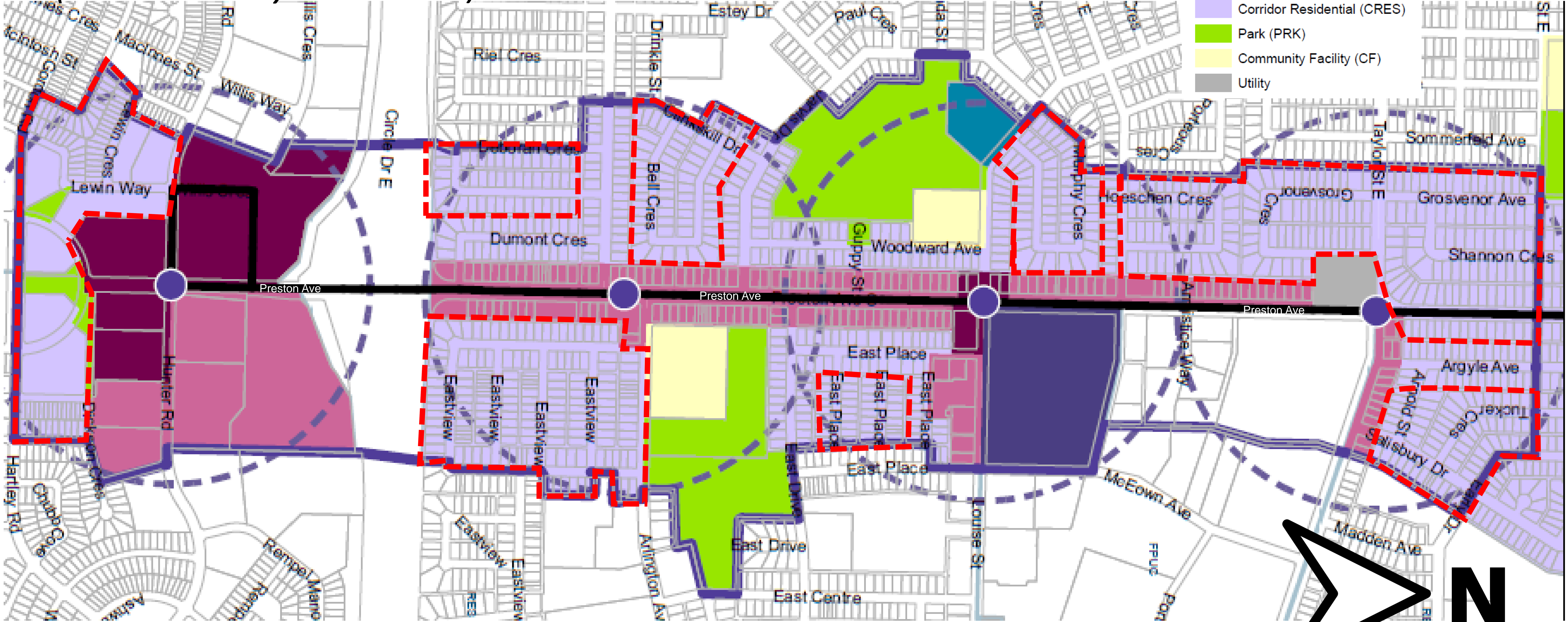
UPDATED – Corridor Mixed Use

- Station
- BRT Lines
- - - 400m Station Buffer
- Current OCP
- Proposed Land Use**
- Corridor Transit Village (CTV)
- Institutional (INST)
- Station Mixed Use (CSMU)
- Corridor Mixed Use (CMU)
- Corridor Residential (CRES)
- Park (PRK)
- Community Facility (CF)
- Utility



Preston Plan Area

*UPDATED – Corridor Residential
(and Boundary Extensions)*

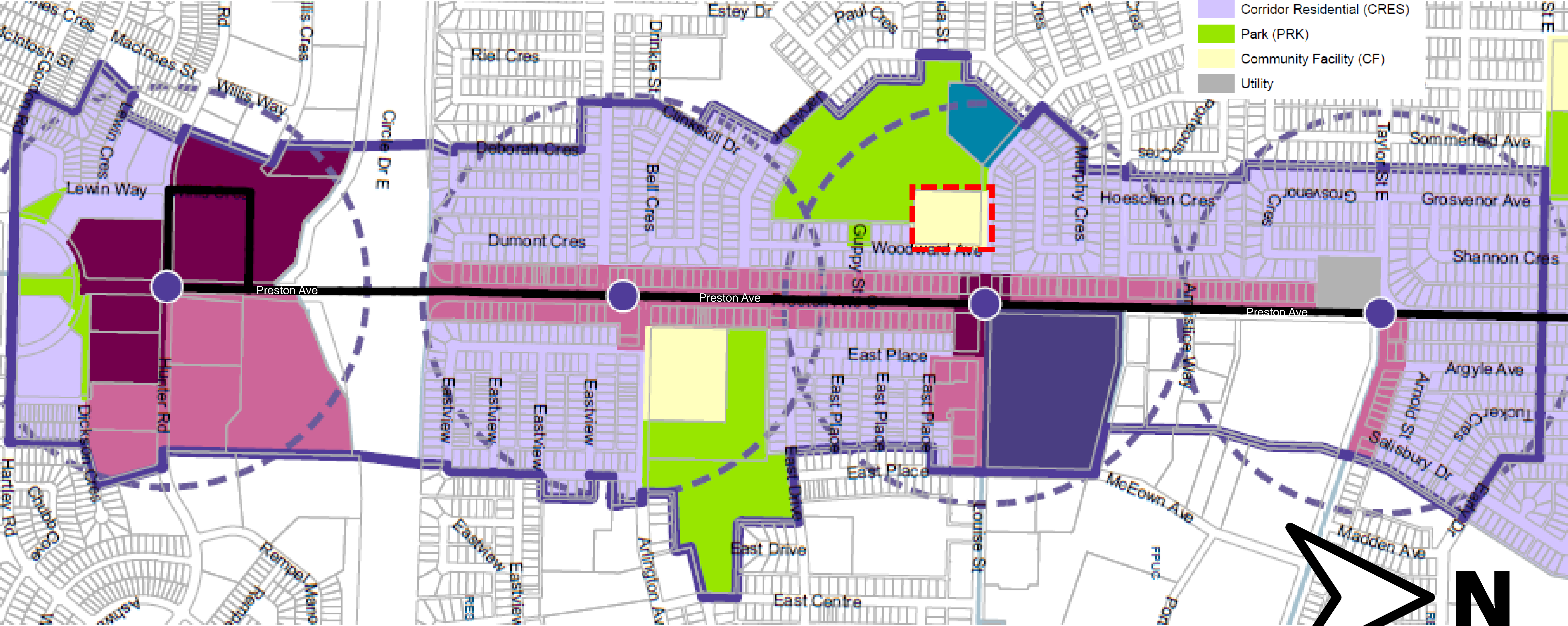


- Station
- BRT Lines
- - - 400m Station Buffer
- Current OCP
- Proposed Land Use**
- Corridor Transit Village (CTV)
- Institutional (INST)
- Station Mixed Use (CSMU)
- Corridor Mixed Use (CMU)
- Corridor Residential (CRES)
- Park (PRK)
- Community Facility (CF)
- Utility

Preston Plan Area

UPDATED – Community Facility

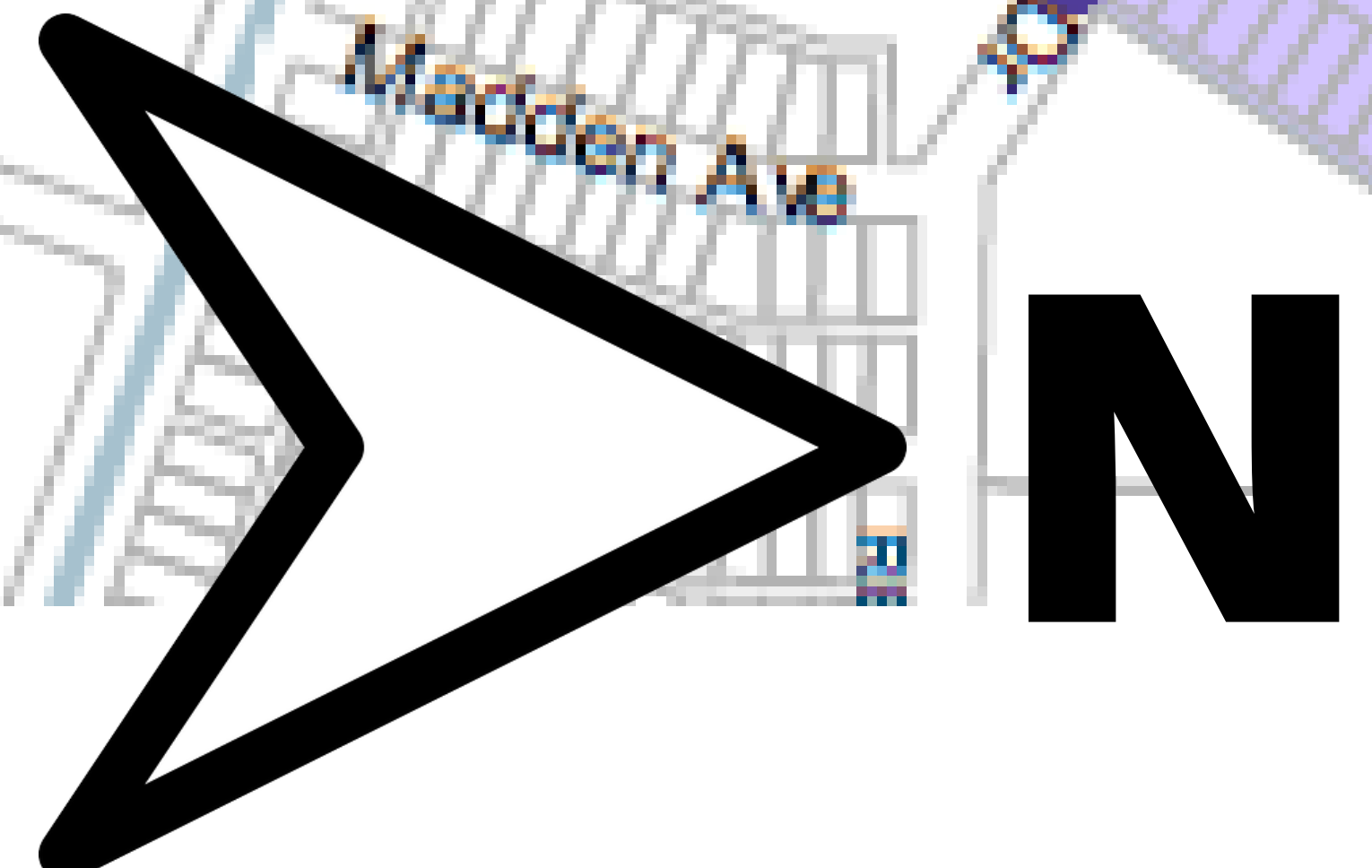
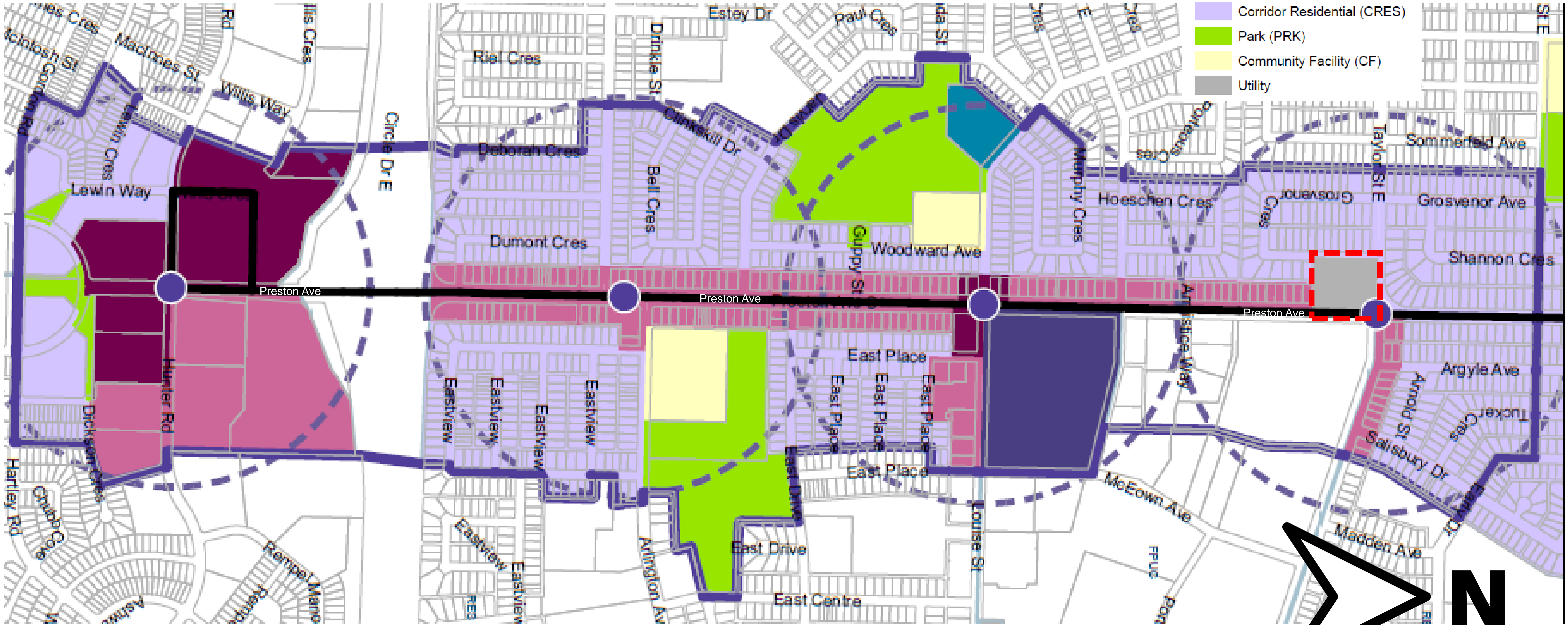
- Station
- BRT Lines
- - - 400m Station Buffer
- Current OCP
- Proposed Land Use**
- Corridor Transit Village (CTV)
- Institutional (INST)
- Station Mixed Use (CSMU)
- Corridor Mixed Use (CMU)
- Corridor Residential (CRES)
- Park (PRK)
- Community Facility (CF)
- Utility



Preston Plan Area

UPDATED – Utility Area

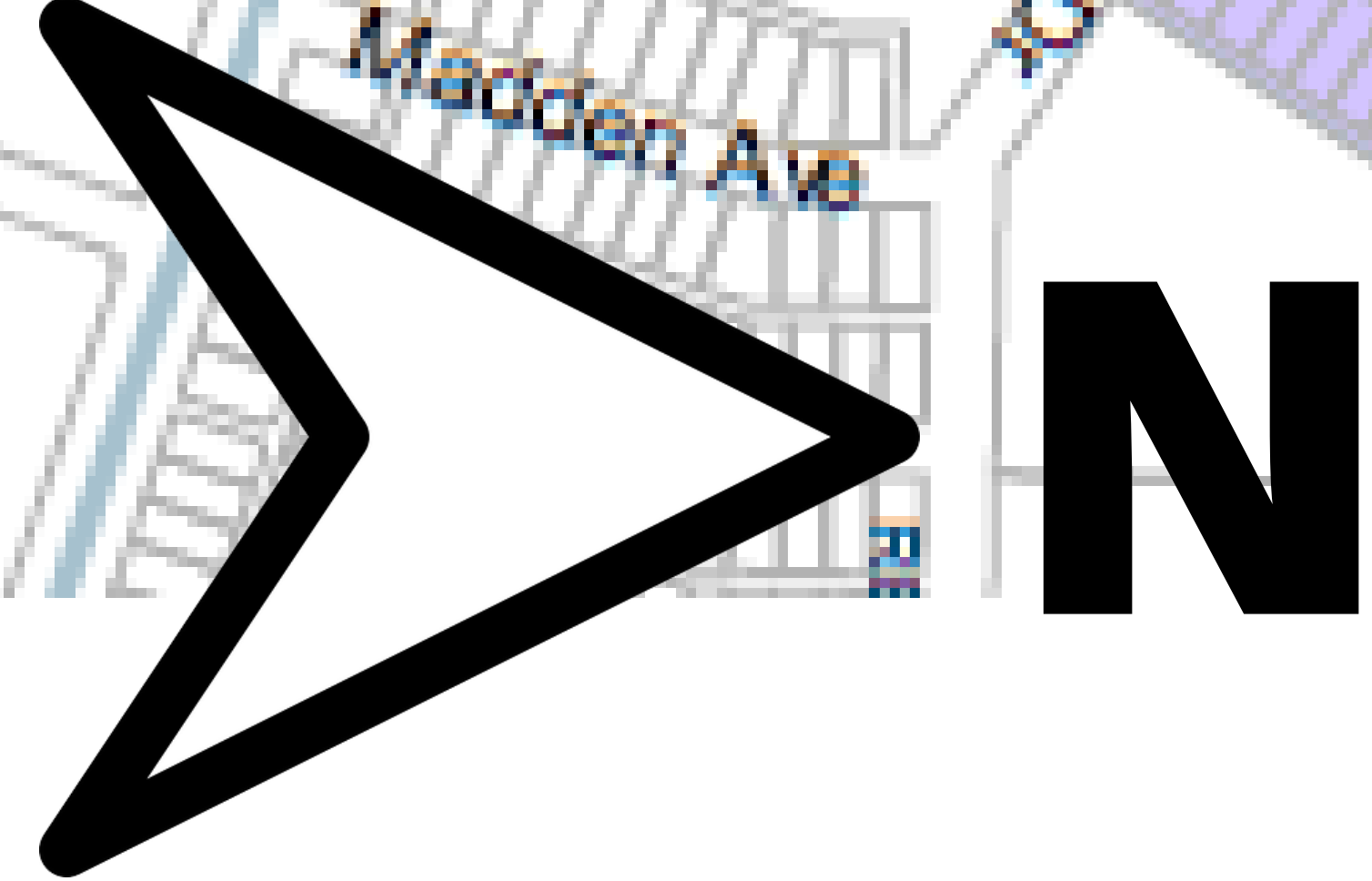
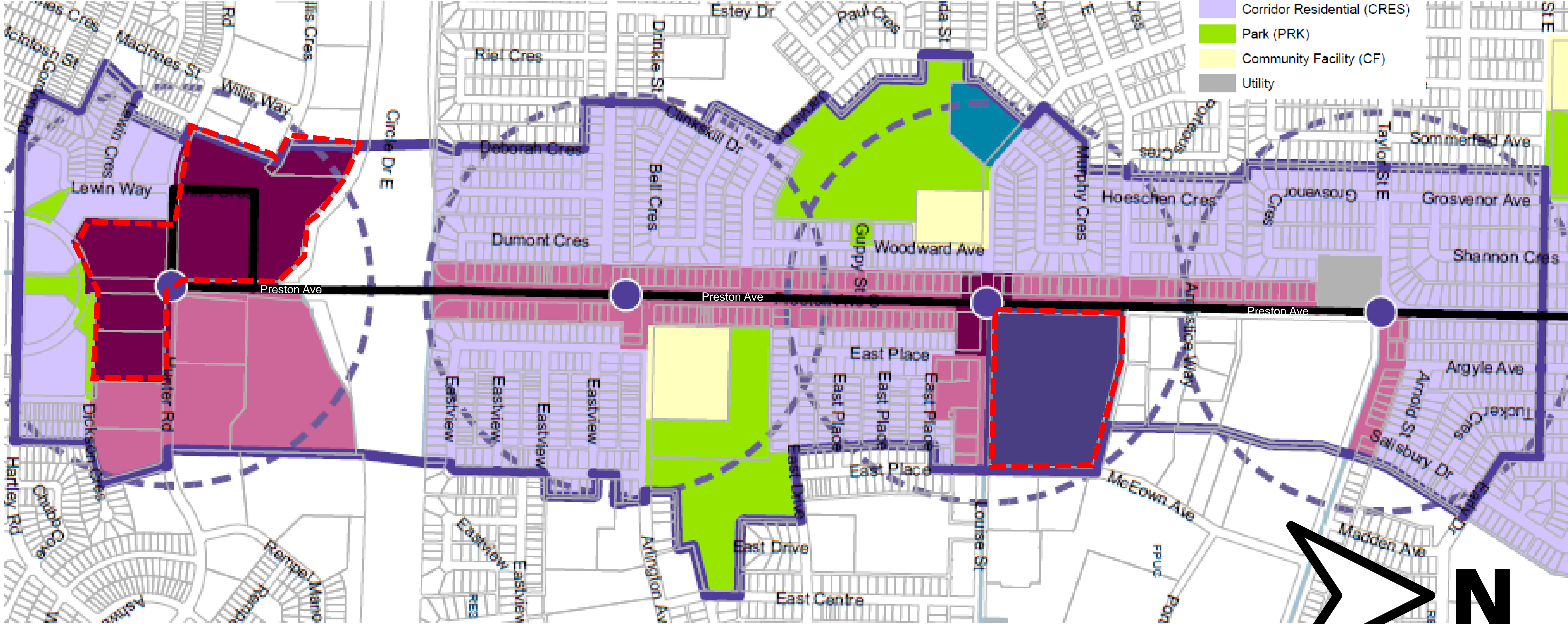
- Station
- BRT Lines
- 400m Station Buffer
- Current OCP
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- Corridor Transit Village (CTV)
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Preston Plan Area

UPDATED – Station Mixed Use and Transit Village

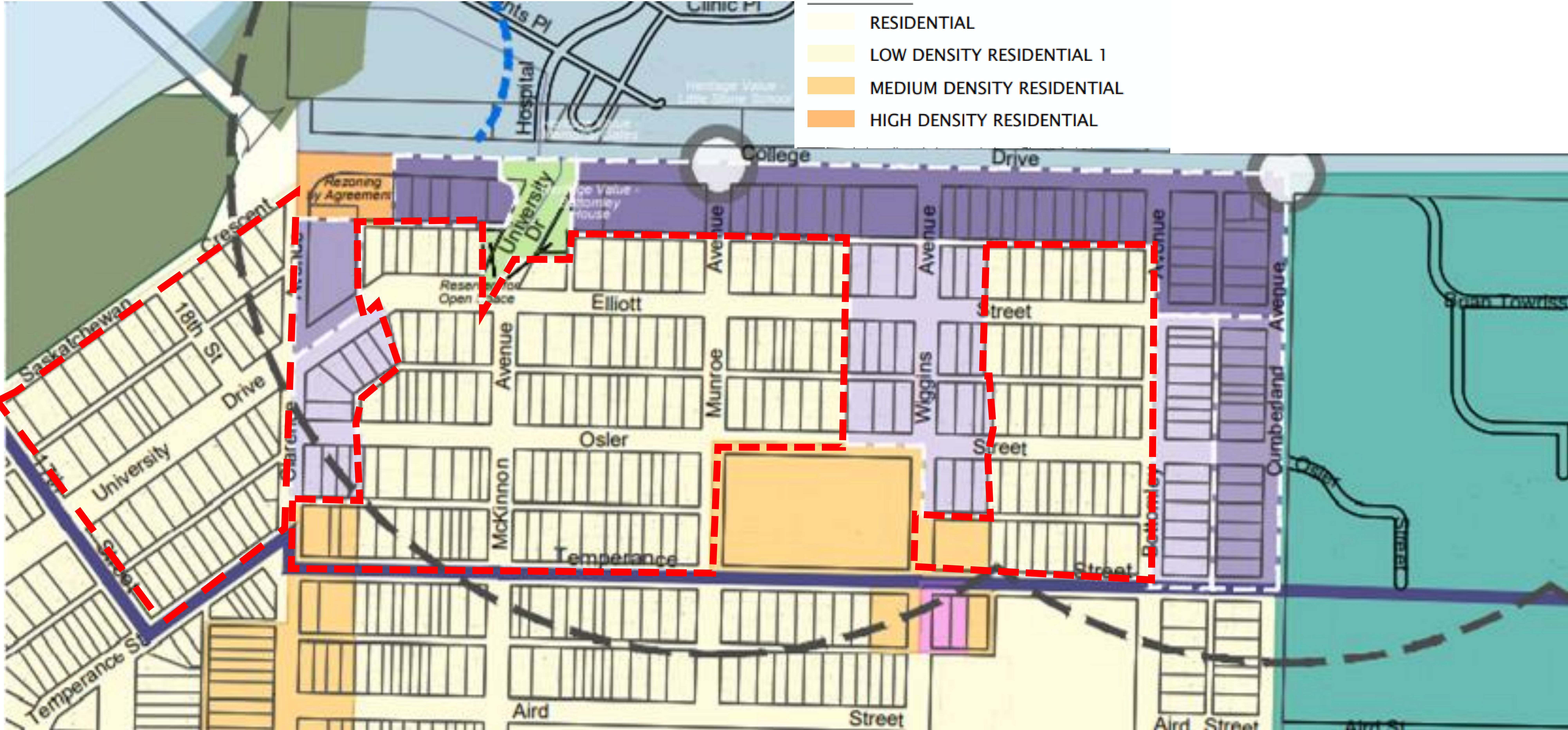
- Station
- BRT Lines
- 400m Station Buffer
- Current OCP
- Proposed Land Use**
- Corridor Transit Village (CTV)
- Institutional (INST)
- Station Mixed Use (CSMU)
- Corridor Mixed Use (CMU)
- Corridor Residential (CRES)
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College Plan Area

Previous (Fall 2023) – red areas show changes

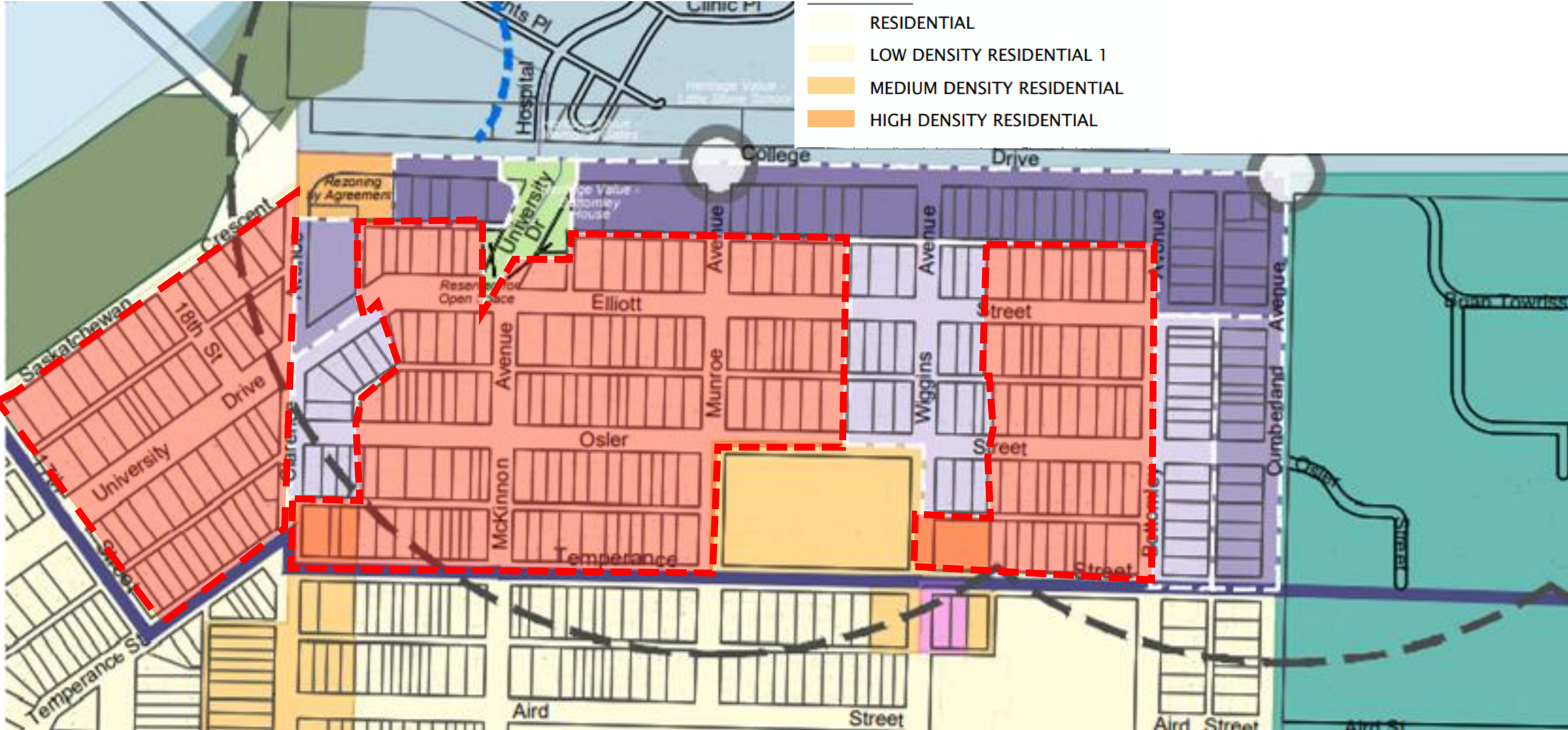
- CORRIDOR BOUNDARY
- 400m WALKING CATCHMENT (approx. 5min walk)
- LAND USE**
- CORRIDOR**
 - STATION MIXED USE
 - CORRIDOR MIXED USE
 - CORRIDOR RESIDENTIAL
 - SUBJECT TO FUTURE CONCEPT PLAN
- RESIDENTIAL**
 - RESIDENTIAL
 - LOW DENSITY RESIDENTIAL 1
 - MEDIUM DENSITY RESIDENTIAL
 - HIGH DENSITY RESIDENTIAL
- COMMUNITY FOCAL POINT**
 - NEIGHBOURHOOD NODE
- OTHER**
 - SPECIAL USE AREA
 - DIRECT CONTROL DISTRICT
 - CONSERVATION AREA
 - PARK
 - RIVERBANK AREA



College Plan Area

Previous (Fall 2023) – red areas show changes

- CORRIDOR BOUNDARY
- 400m WALKING CATCHMENT (approx. 5min walk)
- LAND USE**
- CORRIDOR**
 - STATION MIXED USE
 - CORRIDOR MIXED USE
 - CORRIDOR RESIDENTIAL
 - SUBJECT TO FUTURE CONCEPT PLAN
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ANY QUESTIONS?

Ask your question in the Q&A Chat

- If your questions are threatening or inappropriate they will not be published
- You can like other questions to let the team know you share the same question
- If you unable to use the Q&A chat function, email your questions to corridorplans@saskatoon.ca