CORRIDOR PLANNING PROGRAM

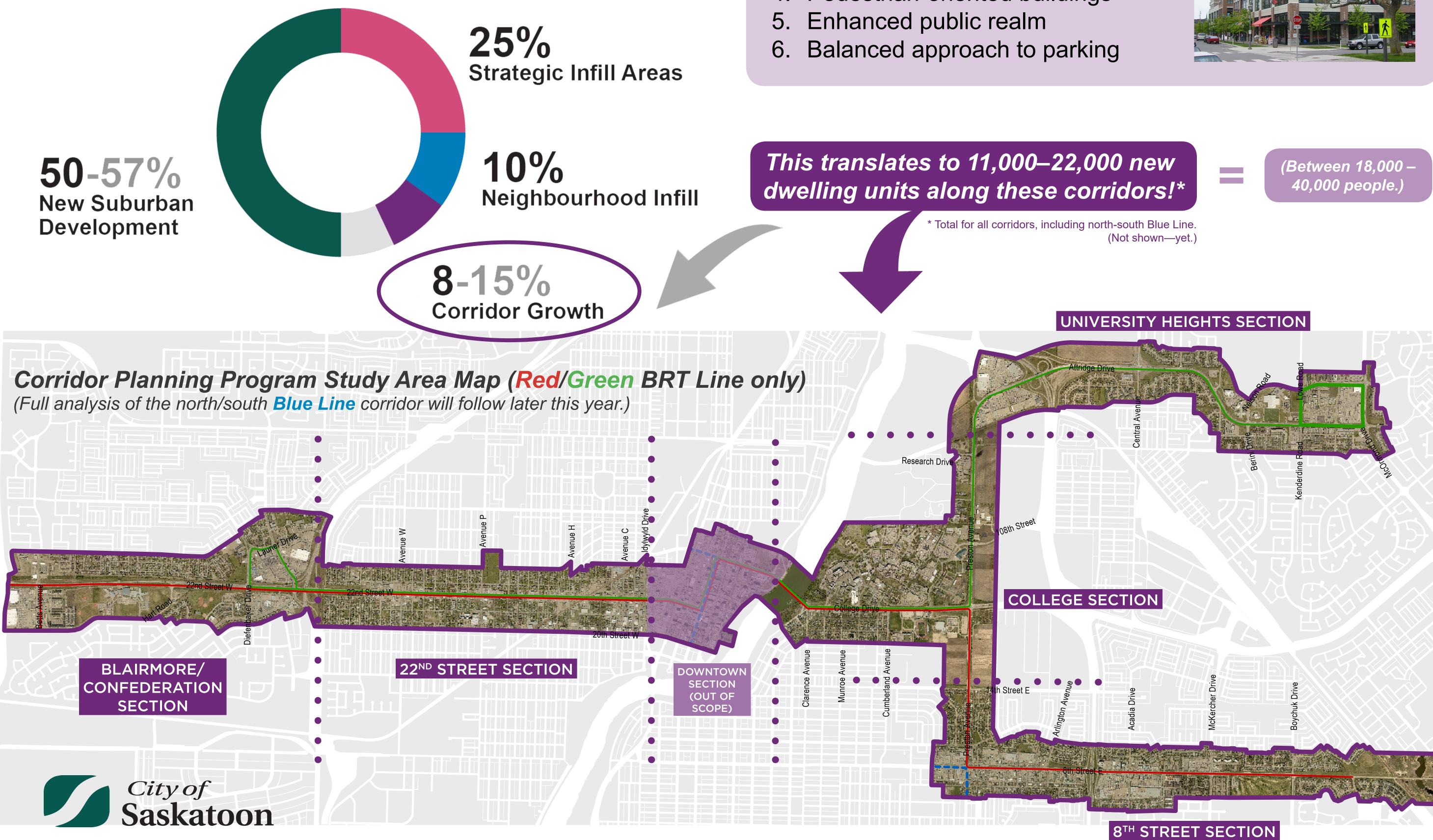
WELCOME

Saskatoon is growing.

Over the next few decades, Saskatoon is projected to grow to a population of 500,000 people. We've heard from the community that we need to balance this future growth between new areas and existing areas, known as *infill development*, to ensure our city remains competitive and desirable for future generations.

Infill development takes advantage of existing infrastructure, places less demand on transportation systems and enables the creation of more diverse and vibrant neighbourhoods.

Our **Plan for Growth** outlines the goals for new development in Saskatoon:



What is corridor growth?

Corridor Growth refers to infill development strategically directed along the planned Bus Rapid Transit (BRT) lines and based on the principles of Transit-Oriented Development.

Transit-Oriented Development refers to buildings and streets that are designed around transit. The principles of Transit-Oriented Development are:

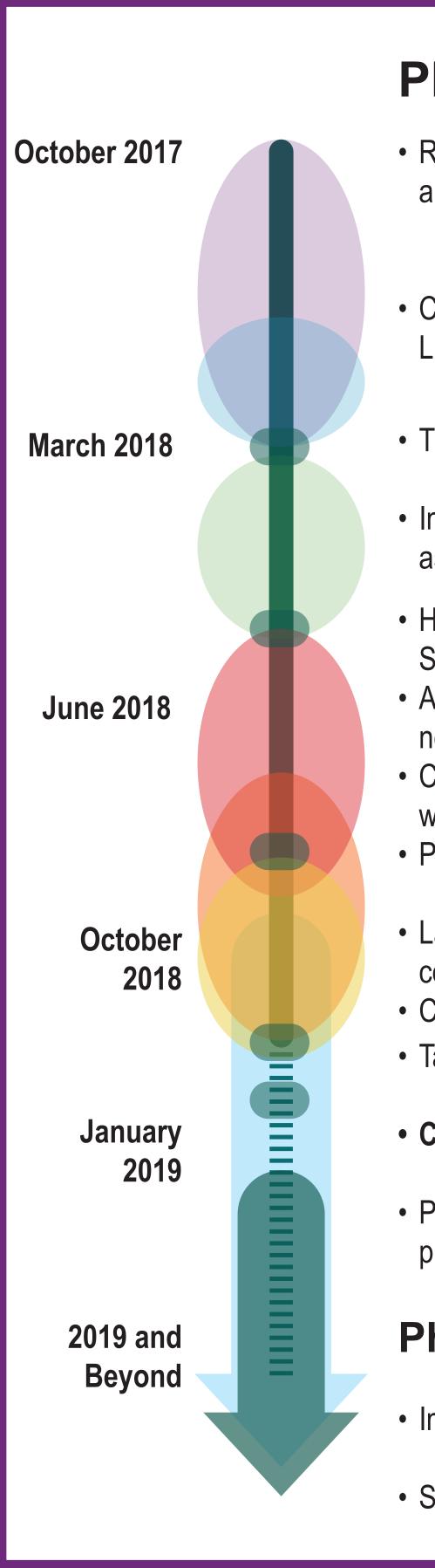
- Streets designed for all users
- A wide variety and mix of land uses
- Close knit, walkable 3. neighbourhoods
- Pedestrian-oriented buildings 4.

They're the major transportation arteries through the heart of the city (such as 22nd Street, 8th Street, and College Drive). But they're also so much more!

They represent an opportunity to re-focus future housing, employment, and commercial development inward and upward—to energize our future rapid transit system—and to connect neighbourhoods together like never before.



What's the timeline?



about corridor growth! We're listening.

What is a "corridor," anyway?

Phase One: Ideas & Options

• Research and analysis that will guide future land use, zoning and public realm opportunities.

• Creation of a 3D model representation of the Red / Green Line to use for analysis of building density

The first "Come & Grow" public engagement event

• Introductory targeted stakeholder meetings with community associations and local developers

 Hosted 10 guided walking tours along 8th Street and 22nd Street and launched the Pedestrian Experience questionnaire • Analyze existing zoning conditions and identify changes needed in order to accommodate new forms of development • Create density transition areas in order to blend in sensitively with existing neighbourhoods

• Pop-up engagement events

• Launch the analysis of the blue line study area including data collection for a 3D model

 Create streetscape options and public realm improvements • Targeted stakeholder meetings

Come & Grow 2019 engagement event (We are here!)

• Prepare transformational corridors plan and implementation/ phasing strategy

Phase Two: Implementation

Implement new zoning and policy according to strategy

• Support ongoing and incremental redevelopment of corridors

Let us know what you think



CORRIDOR PLANNING PROGRAM WHAT WE'VE HEARD



"COME & GROW" EVENT

Part of the Growth Plan public engagement event on March 7, 2018.

MARCH 2018

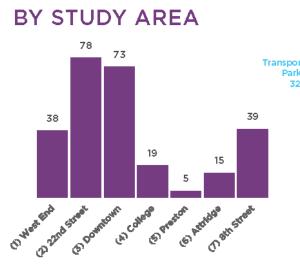
Over 400 people attended the major Growth Plan public engagement event at the Western Development Museum. Below is a summary of the feedback collected for the Corridor Planning Program.

COMPONENTS & METHODOLOGY

• 1" = 50' scale map of the Corridor Planning Program study areas (BRT Red/Green Line) The map indicated streets, landmarks, land use mix,

- buildings, and on-site parking spaces. Participants were asked to interact with the map in two ways: 1. Place colour-coded dots indicating locations they enjoy
- or frequent often (blue), as well as locations that need attention or improvement (red); and 2. Place sticky-notes to add written comments.
- Three 'Big Questions'
- Participants were asked to answer the following three 'big questions' on sticky-notes at the event, as well as in an
- online survey which was open from March 7 April 6, 2018 1. Are there special places you can identify that should be maintained as the Corridor Planning Program evolves?
- 2. What types of new businesses, services or amenities
- do you think are needed along the corridors? 3. What would it take for you to consider living in a mixed-use building fronting one of the corridors?

NUMBER OF COMMENTS



• Total dots on map: 593 Red (needs attention): 182

FEEDBACK STATS

- Blue (enjoy/frequent): 411 Total comments on map: 267
- Total questionnaire responses: 59
- Total 'Big Questions' responses: 40
- Intercept survey questionnaire
- Three University of Saskatchewan students conducted brief questionnaires with participants, collecting feedback on three main topics
- Streetscaping elements that contribute positively to the public realm;
- . Appropriate building height and density along the
- corridors; and 3. Appropriate or desired land uses and amenities across the study area.

PERCENTAGE

OF

COMMENTS

BY THEME

Seniors / Health

Transit / BRT _



Safety / Comfort / Walking / Accessibility 18%

Recreation

'BIG QUESTION' WORD CLOUDS The relative size of each word or phrase corresponds to its frequency in responses. 1. Are there special places you can identify that should be maintained as the Corridor Planning Program evolves? Trail River Broadway Bank Street niversity Park Important Saskatoon Road

NUMBER OF DOTS

(2) 22nd Stree

(3) Downtown

BY STUDY AREA

(1) West End

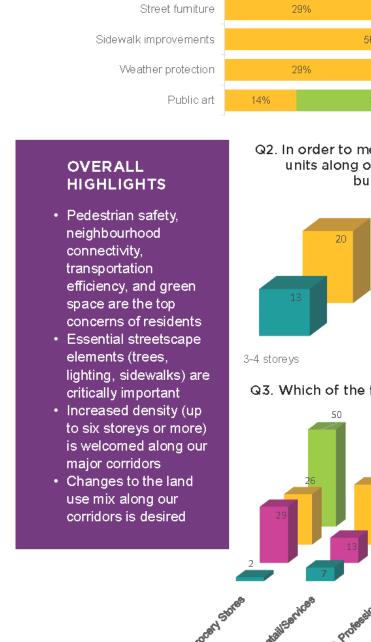
RED = NEEDS ATTENTION

BLUE = ENJOY/

Green Space







Street trees

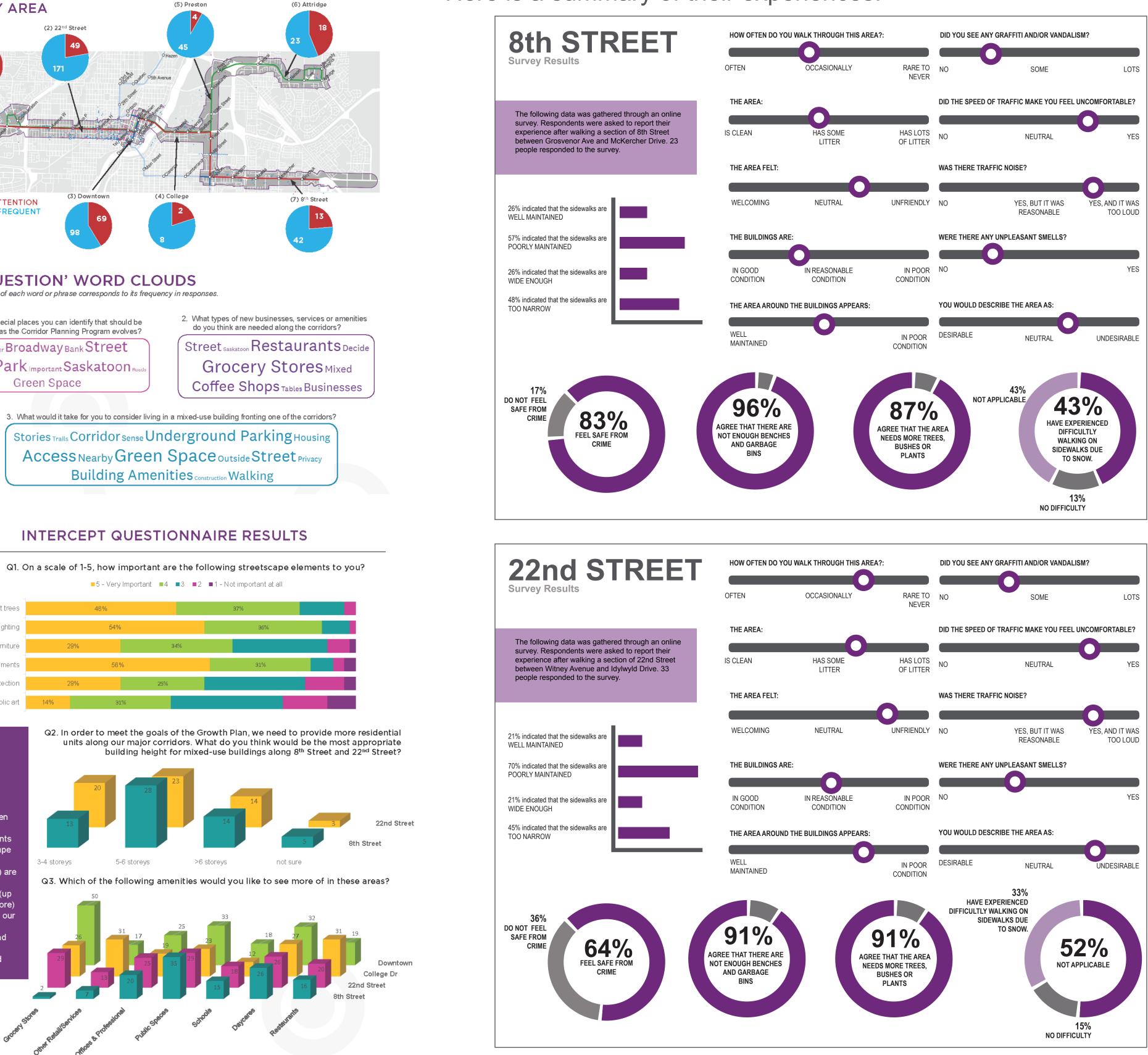
Street lighting

saskatoon.ca/engage



An online survey was launched in conjunction with the walking tours. A total of 65 people shared their experience after walking a section of 8th Street or 22nd Street.

Here is a summary of their experiences:

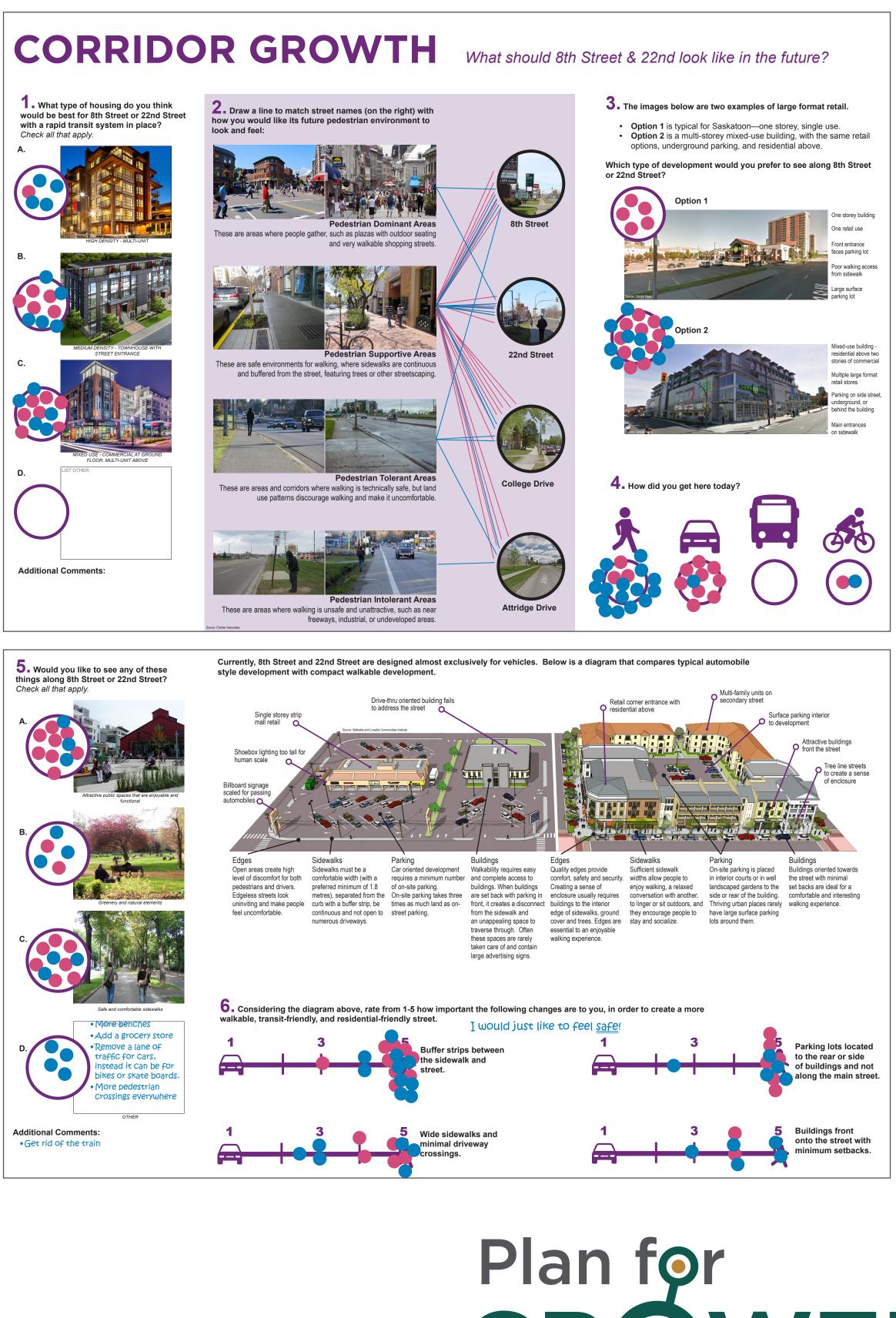


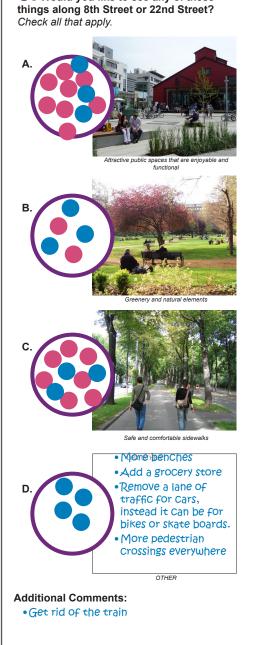
WALKING TOUR & PEDESTRIAN **EXPERIENCE SURVEY**

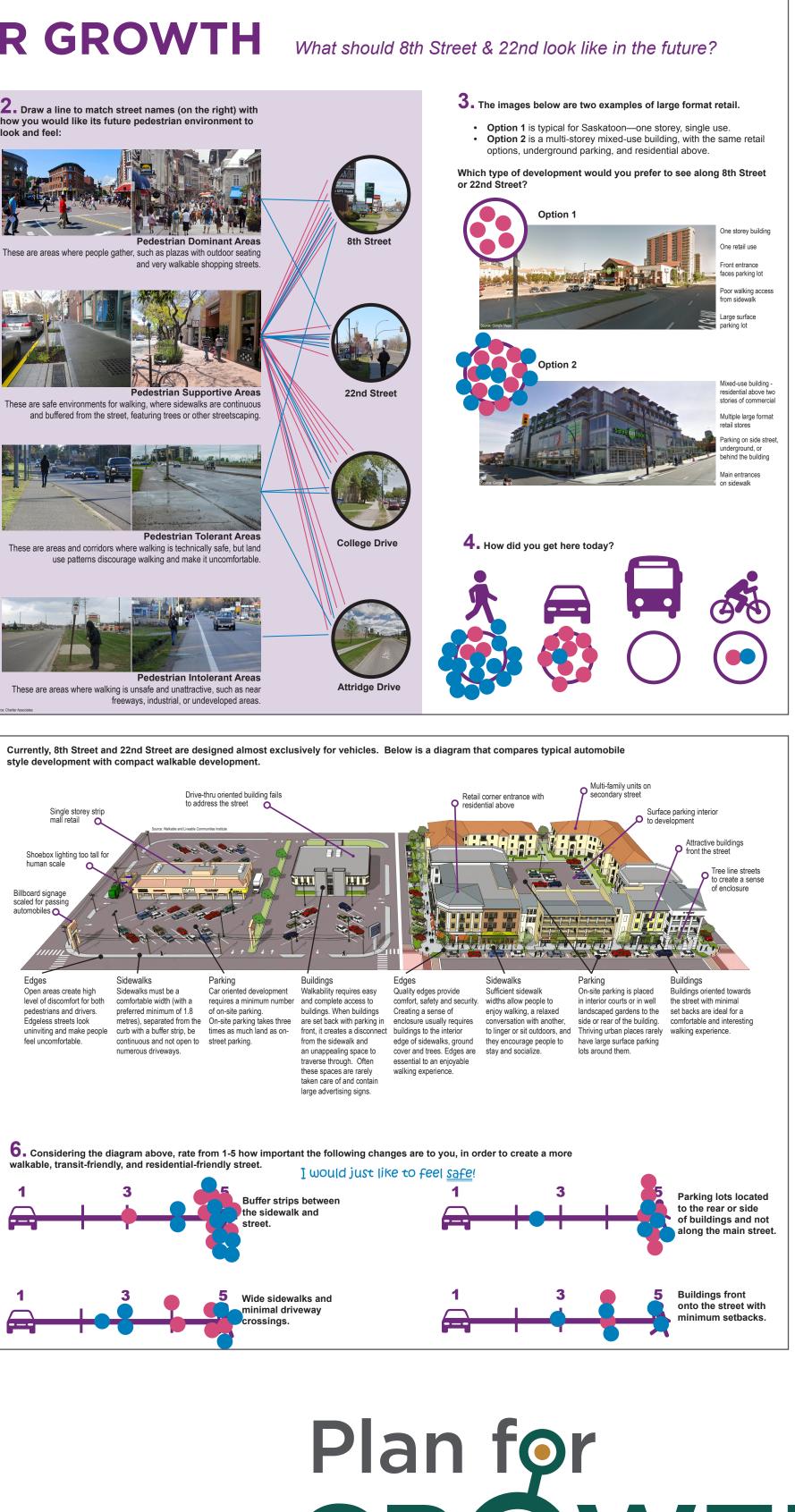
Led 10 walking tours along 8th Street and 22nd Street and launched the Pedestrian Experience Questionnaire.

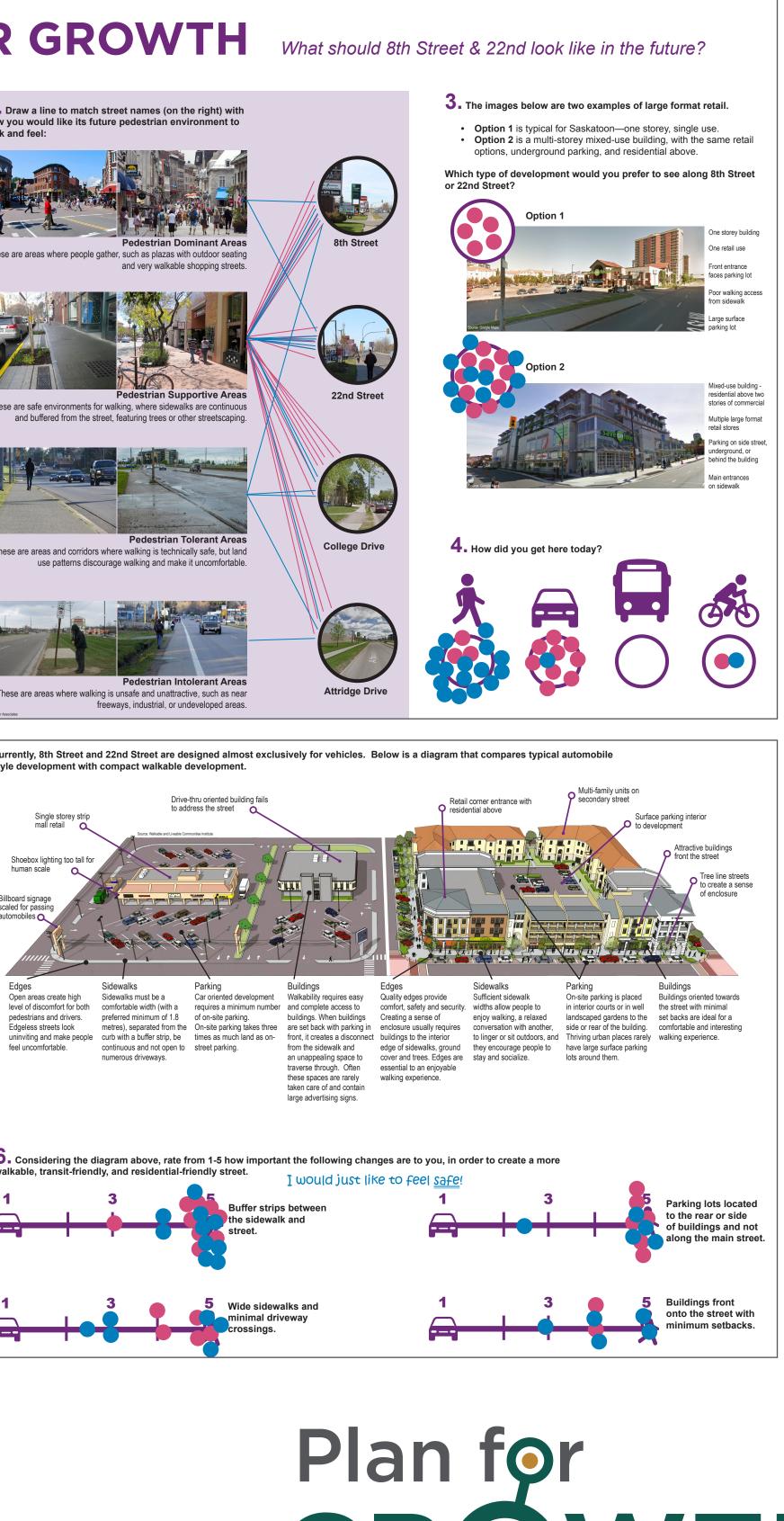
AUGUST 2018

Feedback from the pop-up engagement events is shown below. 8th Street 22nd Street

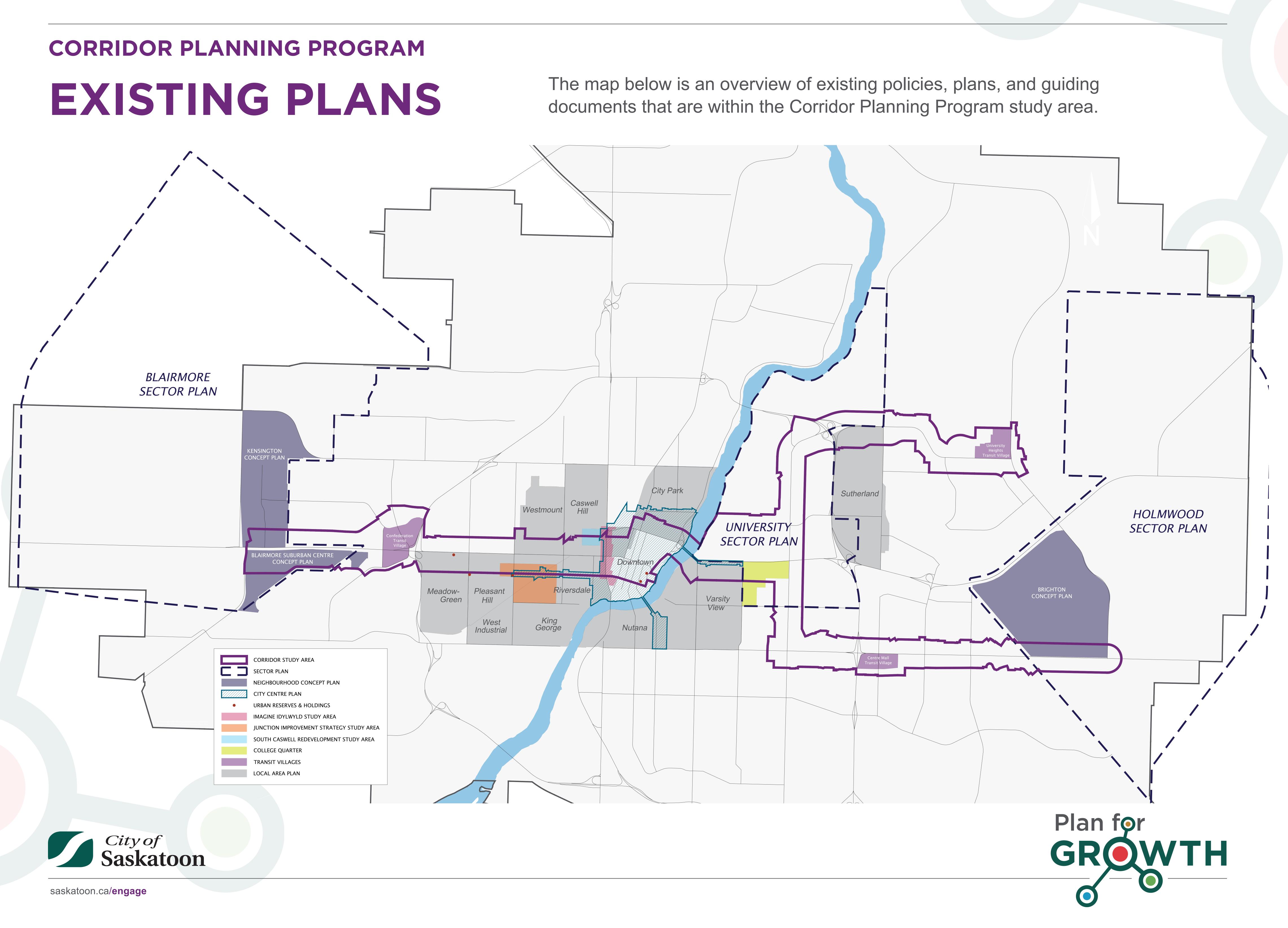




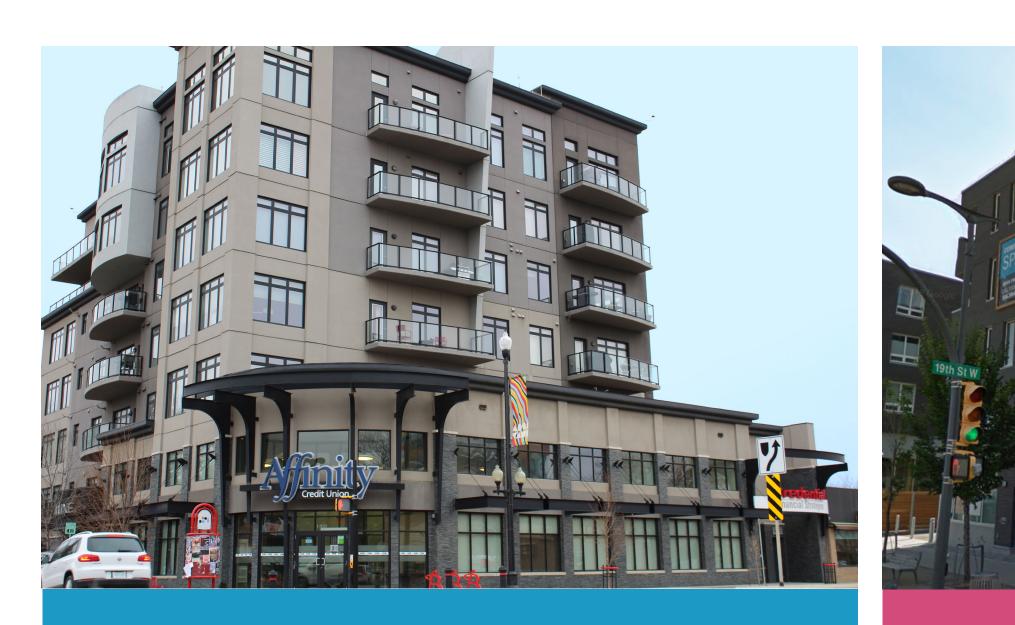




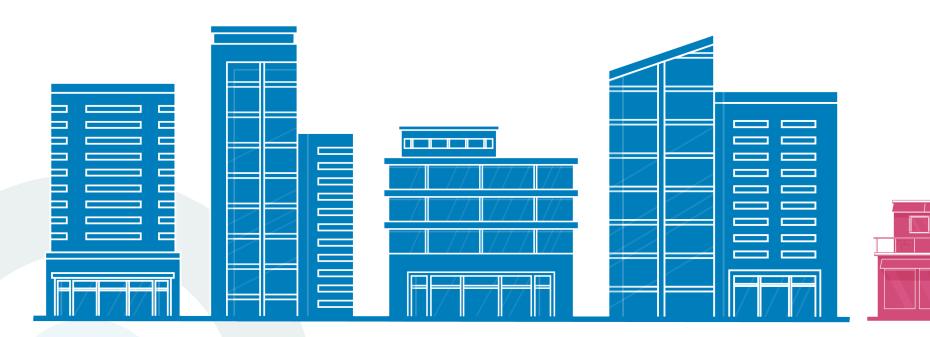




CORRIDOR PLANNING PROGRAM CHARACTER AREAS



Station Areas



- 3–6 storeys generally
- 7 or more storeys at strategic or prominent locations that can support greater density
- mixed-use buildings (commercial uses on main floors, residential above)
- highest quality public space
- buildings engage with sidewalk



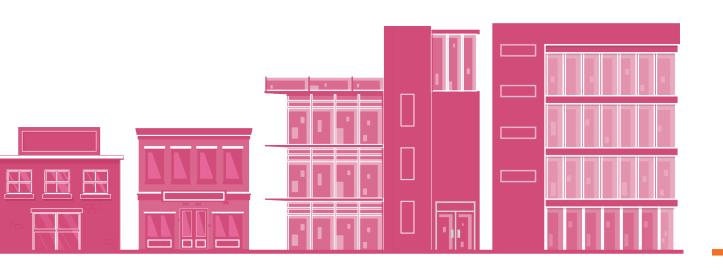


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'Character Areas' define development density, the massing and size of buildings, and the design of public spaces. The following images represent examples of the type of development that could potentially occur in each Character Area. The buildings shown here are examples from Saskatoon to illustrate what different Character Areas could look like.



Corridors & Linkages



- 2–4 storeys generally
- some mixed-use
- buildings
- some commericial or
- residential-only
- buildings
- good quality public space
- buildings engage with sidewalk





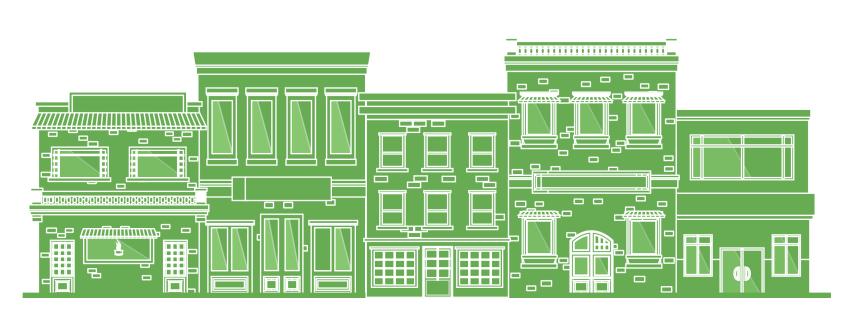
- no changes proposed maintain scale of apartments, duplexes, existing neighbourhood neighbourhood-level and single family homes infill will continue as it character and provide does today transition between lower within walking distance and higher densities of corridors improvements in strategic locations

- 1–3 storeys generally townhouses, small maintain neighbourhood modest public space









- no changes proposed already established or historical commercial streets (e.g. Broadway Ave, 20th Street)
- already pedestrianfriendly and transit-
- oriented important parts of the
- city to maintain



CORRIDOR PLANNING PROGRAM What does density look like?

Here are a few examples of what existing density looks like within the Corridor Planning area, ranging from 2 units to 199 units per building. These buildings vary in age, scale (height and width), the number of units, and appearance.

As you can see, density comes in many shapes and sizes. It is the street layout, arrangement of buildings, quality of architecture, and use of open space that makes density more or less desirable. (Visualizing Density, 2007)





2-3 STOREYS

4-5 STOREYS

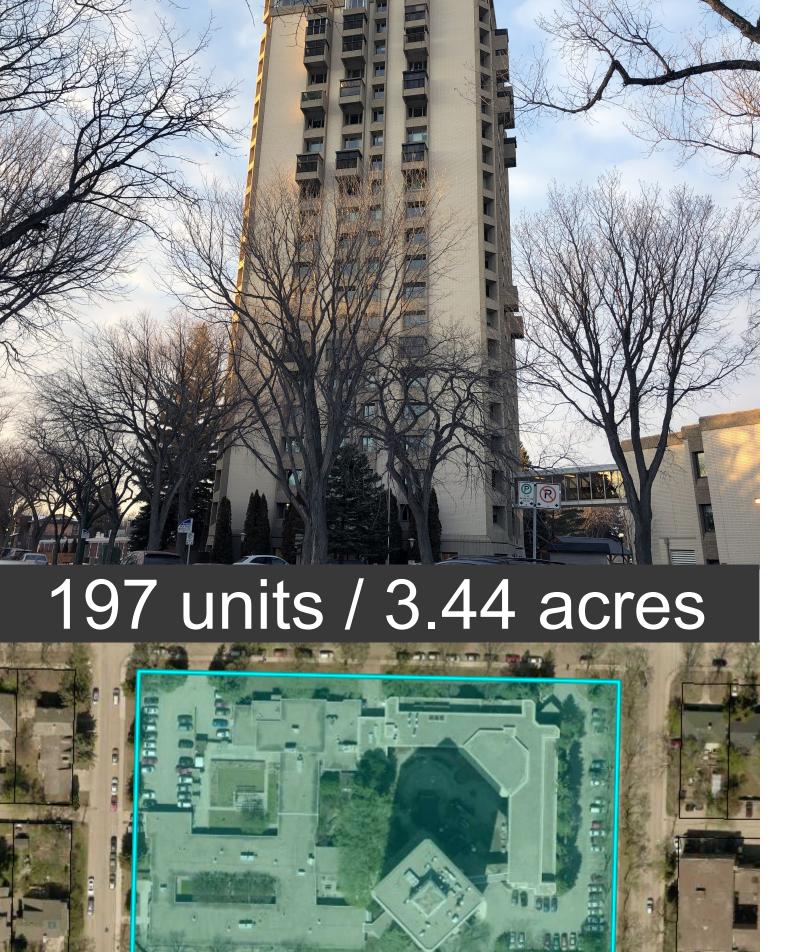
6+ STOREYS













94 units / .51 acres





199 units / .81 acres

Plan for GROWTH