

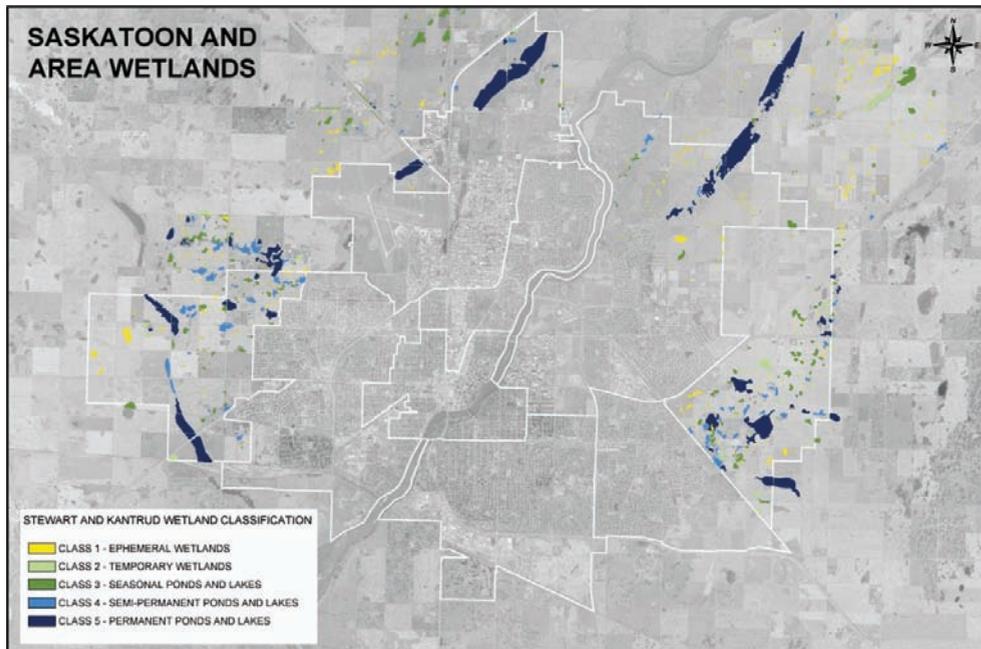
planning + design

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Wetland Policy

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“The main objective of the policy is to integrate as many of the benefits and functions of wetlands as possible within the urban context while maintaining a balance between several important goals outlined in the City’s Strategic Plan 2012–2023.”



Wetlands provide many functions that are beneficial within urban areas, such as

- groundwater recharge;
- storm water storage, providing natural flood protection;
- natural purification of surface water through absorption of nutrients such as phosphorus and nitrogen, and heavy metals and pesticides;
- habitat and food sources for waterfowl and wildlife;
- greenhouse gas absorption; and
- valuable recreational and educational amenities to residents.

Wetlands are a prominent feature on the Saskatchewan landscape and the Saskatoon area is no exception. Saskatoon and its surrounding areas contain an abundance of wetlands, which, due to the high amount of precipitation in recent years, have become increasingly prominent. In 2009, as part of the City’s Wetland Policy Project, a wetland inventory was undertaken that identified approximately 1,129 wetlands within Saskatoon’s growth areas. Inventoried wetlands range from temporary and seasonal to permanent wetlands with large expanses of open water.

Wetlands can be defined as, “Lands having water at, near, or above the land surface or land that is saturated with water long enough to promote wetland or aquatic processes as indicated by poorly drained soils, aquatic vegetation, and various kinds of biological activity that are adapted to a wet environment. Wetlands can hold water temporarily or permanently with water levels fluctuating over the course of a single year and over many years with climactic cycles.”

The integration of wetlands into the urban landscape can have many positive effects on residents of Saskatoon ranging from reduced susceptibility to flooding for homeowners and businesses, improved water and air quality, and improved public access to the natural environment. However, despite these many benefits, not all wetlands can be preserved. As the city continues to grow, urban development will inevitably result in the loss of some wetlands. In consideration of this, the City of Saskatoon has been working on a Wetland Policy to guide the City as it seeks to balance the need to preserve important wetlands with the need for the city to continue to expand into the surrounding rural areas.

In consultation with its stakeholders, the City has drafted a policy that establishes a framework for the identification, preservation, and management of important wetlands within the City’s future growth areas. The Wetland Policy consists of amendments to the City’s Official Community Plan that define the principles of the policy as well as a Zoning Bylaw amendment and new City Council policy that provide the parameters for implementing it. The

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Message from the Director

A successful sequel is always difficult to achieve. The first issue of Planning + Design was a success. As a communication tool, it provides us with an effective means to communicate the rationale and reasons behind the changes people are seeing and experiencing in our City. Between June 2012 and 2013, Saskatoon's population grew from 236,600 to 246,300, an increase of 9,700 people, or 4% growth. The long term projection is for an average of 2.5% growth.

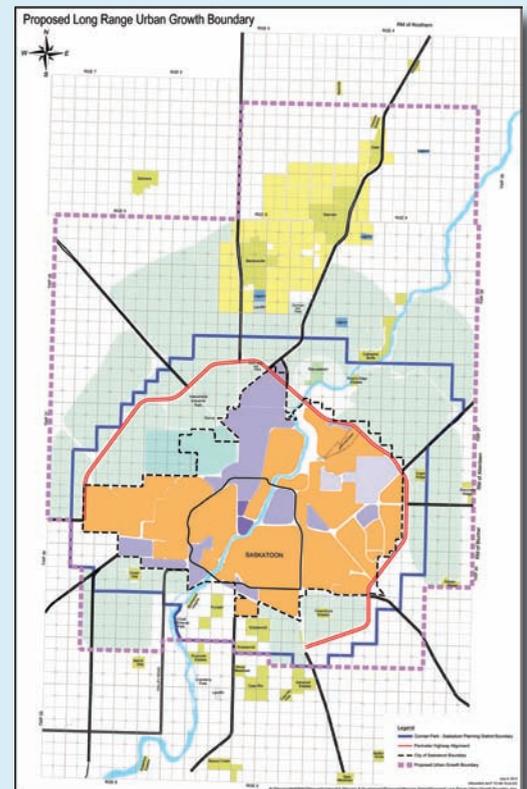
What does growth mean for the future? Is there a plan? How can we grow that quickly and maintain Saskatoon's charm and quality of life? All growing cities struggle with these questions. The answer lies in preparation and partnerships. Recently, the City of Saskatoon took the bold step of introducing a Long Range Urban Growth strategy. The strategy includes introductory steps toward forming a new Regional Growth Plan.

Saskatoon is tackling fundamental growth issues on two fronts. First, the Integrated Growth Plan (IGP) to 500,000 is a detailed strategy for accommodating sustainable growth within current city limits. This means creating more complete neighbourhoods, including a more grid-like street pattern, re-introducing main streets into neighbourhoods, designing 'complete streets' so that residents and commuters have more choices for moving around, and developing a new Rapid Transit System (Bus Rapid Transit). A major consulting contract has been awarded to Urban Systems (www.urbansystems.ca) who will work in our community for the next 24 to 30 months and develop a detailed implementation plan. Plenty of community consultation and input will be sought on specific topics contained in the IGP, such as Rapid Transit, Nodes, Corridors and Infill, and Core Bridge.

The second area of focus is on Regional Planning. A new urban region is being visualized which extends far beyond Saskatoon's current boundary. This has been referred to as the 'Plan to One Million.' This is a higher level strategy that will focus initially on forming partnerships with municipalities and jurisdictions who want to accommodate more growth in the Saskatoon area. The partnerships are fundamental to beginning discussions on a regional strategy to coordinate and develop sustainable growth plans in the region. The challenge is finding common vision and agreement to plan development. The opportunities are boundless, but the risks and costs associated with poorly coordinated and un-planned growth are very high. It's understandable that some people will have difficulty projecting far enough into the future to see one million people living in or near Saskatoon. However, at a growth rate of 2.5 percent, Saskatoon will be at one million and counting in a mere 60 years. To close, 100 years ago, an engineer named C. J. Yorath developed the 'Plan of Greater Saskatoon.' It was a bold vision of Saskatoon at 400,000 people. Today, this plan has been referred to as visionary for creating a base of neighbourhoods, grand open spaces and parks, focusing development along the riverbank, and proposing an 'Outer Encircling Boulevard.' This was proposed at a time when Saskatoon was a mere 13,000 people. The plan was to be 30 times larger. Today, our plan is to become 4 times larger.

If you have any questions about planning and development in Saskatoon, you can reach me at alan.wallace@saskatoon.ca

Alan Wallace, Director of
Planning & Development



Integrated Growth – Growing Forward, Shaping Saskatoon

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The Integrated Growth Plan (IGP) initiative is well underway! The IGP will outline a transit, land use, roadway, and water and sewer servicing strategy to guide the growth of Saskatoon to a population of 500,000. There are six key studies in progress that will form the basis of the IGP. In July 2013, City Council approved the award of a contract to Urban Systems Ltd for the Development of the Detailed Integrated Growth Plan and Implementation Process, which includes four of the key studies:

- Core Bridge Strategy
- Rapid Transit Business Case
- Nodes, Corridors and Infill Plan, including portions of the Employment Area Study

In early 2014, a comprehensive community and stakeholder consultation process for these studies will be initiated. This consultation will involve multiple opportunities for the public to provide feedback and input into these studies, both online and in person. The City and Urban Systems will be relying on the input and feedback provided by the community and stakeholders to guide the detailed integrated growth plan and implementation strategies so that our future City is one that meets the expectations of its residents.

In addition to the work undertaken by Urban Systems, the City of Saskatoon is in the process of hiring a consultant for the Financing Future Growth Study. The City will develop the Water, Wastewater and Utilities Servicing Plan and Employment Areas Study internally. These studies will support and help to shape the emerging IGP. All six components of the IGP are expected to be completed by the end of 2015.

There are several other city-wide initiatives underway that will inform and be informed by the IGP. These initiatives include the City Centre and North Downtown Plans, Neighbourhood Level Infill Design Guidelines, and the North Commuter Parkway Project, which will include a new north river crossing to connect the North Industrial Area with new neighbourhoods in the Northeast.

For more information and updates about the IGP, visit the Integrated Growth Plan webpage at www.igp.saskatooncitynews.ca. For information about other civic initiatives visit the City of Saskatoon webpage at www.saskatoon.ca.



APPLY ONLINE TODAY FOR A NEW BUSINESS LICENSE!

The Business License Program has recently launched Business License Online. This service provides new business owners the convenience to apply and pay for a new City of Saskatoon Business License over the internet, as well as check their application status.

To apply for a business license online, visit our website at www.saskatoon.ca/go/businesslicenseonline

An option for existing business owners to renew their annual business license online will be coming soon. With over 10,000 licensed businesses in Saskatoon, the ability to renew online will make the renewal process much simpler. Please check our website for updates on this exciting new feature.



20th Street Streetscape Master Plan

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The 20th Street Streetscape Master Plan was approved by City Council in 1999. The report specifically called for streetscape improvements from Avenue A to Avenue H, with the intent to create a high quality and cohesive retail corridor on 20th Street. Physical improvements between Avenue A and Avenue D were completed in the early 2000s.

In August 2013, construction of Phase 1 streetscape improvements from Avenue E to Avenue F on 20th Street began. The project consists of new sidewalk and amenity strip installation, new bus bulbs and corner bulbs to enhance pedestrian safety, street furniture, new trees, and street banners. The \$1.25 million funding for Phase 1 of the 20th Street streetscape improvement project was funded by the Business Improvement District (BID) Streetscape Reserve. Underground infrastructure was also upgraded in the immediate project area through another City program. As well, two public art projects were included as part of this streetscape improvement project.

In mid-2014, streetscape improvements on 20th Street from Avenue F to Avenue H will take place. The design theme will be consistent with Phase 1 and public art projects will again be considered as part of the project. Funding of \$2.5 million for Phase 2 will also be through the BID Streetscape Reserve.





The Planning and Development Branch, Business License Program licenses all businesses operating from a fixed address within Saskatoon. This includes all home-based businesses as well as businesses operating from commercial and industrial locations.

At the end of 2012, there were a total of 9,947 licensed businesses as illustrated in Figure 1. In early 2013, the Business License Program reached a milestone by licensing 10,000 businesses and the number continues to climb.

Figure 2 illustrates the number of new licenses issued within the second quarter (end of June) of each year since 2009. The number of new business licenses issued by the end of the second quarter has continued to surpass the previous years. The number of new business license applications has increased by more than 44% since 2009. The number of new home-based businesses each year continues to grow strong.

For more business license statistics or to view the Business Profile 2012 Annual Report, please visit www.saskatoon.ca/go/businesslicense.

Summary of Total Business Activity (2009–2013)

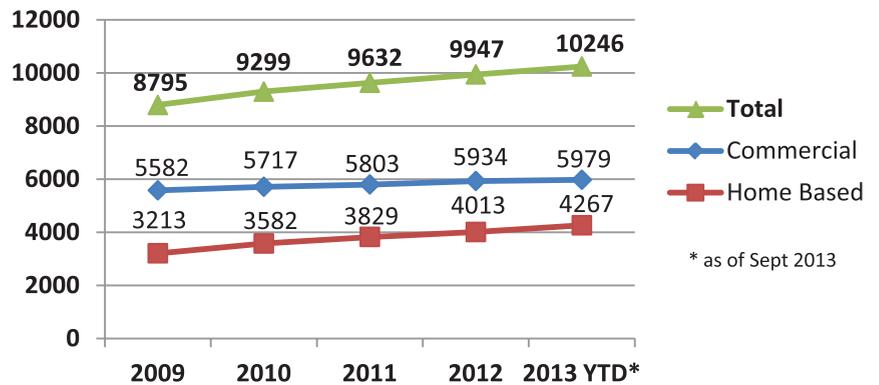


Figure 1: Summary of Total Business Activity (2009-2013)

New Business License Applications—2nd Quarter (2009–2013)

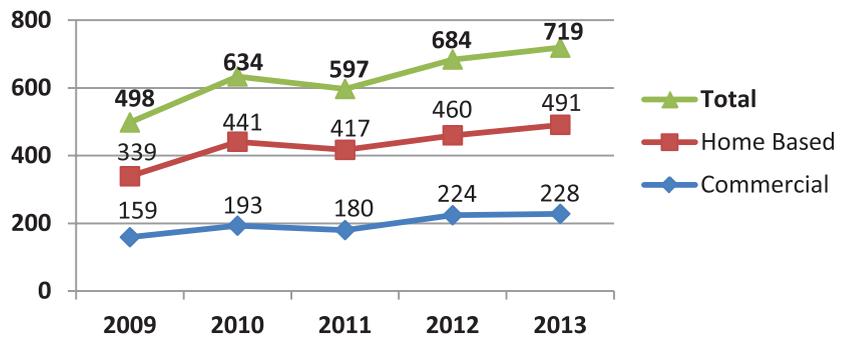


Figure 2: Summary of New Business Activity by the 2nd Quarter

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Housing Business Plan Exceeds Five Year Target

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The City of Saskatoon’s Housing Business Plan, approved by City Council in 2007, achieved success with the creation of 2,534 new attainable housing units between 2008 and 2012. These results exceeded the target set by City Council of 500 new units per year.

With the intention of building on this success, City Council has approved a new ten-year Housing Business Plan to coincide

with the City’s Strategic Plan, which will guide the City’s growth from 2012–2022.

The initiatives in the ten-year plan support the 500 unit annual target, with units spanning the attainable housing continuum from transitional housing to entry-level ownership units.

City Council will set specific targets each year for the various types of attainable

housing supported by the plan, which includes affordable rental, purpose-built rental, affordable ownership, and entry-level ownership.

New to the Housing Business Plan is a points system that will be used to evaluate and award capital grants. Proposals will be assigned points for addressing priorities of the Housing Business Plan and earn a capital grant up to a maximum of ten

Attainable Housing Units Constructed

Clients Served	Units
Shelter Beds	33
Transitional Housing	49
Youth Housing	50
Special Needs	79
Affordable Rental	463
Seniors Housing	79
Student Housing	429
Market Rental	456
Affordable Ownership	429
Entry-Level	467
2008–2012 Total	2,534

Source: Neighbourhood Planning Section

percent of total capital costs. Priorities include accessible housing, neighbourhood revitalization, safe housing, housing that meets identified needs, and energy-efficient housing.

Another new initiative is the Land Cost Differential Incentive. This program provides a supplemental cash grant of up to five percent of the total cost of an affordable rental housing project, if the project is built in a neighbourhood that lacks affordable housing. This incentive is to address the business plan’s priority of creating attainable housing in all parts of the city.

The City’s Housing Business Plan includes many initiatives that will support the Plan to End Homelessness released by the United Way of Saskatoon and Area earlier in 2013. Using a Housing First model, the Plan to End Homelessness will focus its efforts on the hardest-to-house in Saskatoon, many of whom will be housed in new rental units created as a result of the City’s plan.

The City of Saskatoon’s ten-year Housing Business Plan is unique in Canada and will



add to the quality of life enjoyed by all Saskatoon residents. The Plan sets a high standard for other municipalities to follow.

The Housing Business Plan is available online at www.saskatoon.ca/go/housing.

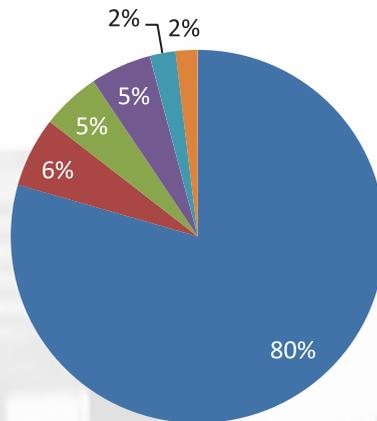
2011 National Household Survey (NHS) Data – Statistics Canada

Median Commuting Duration (Minutes)	15.5
Males	15.7
Females	15.4

Time Leaving for Work

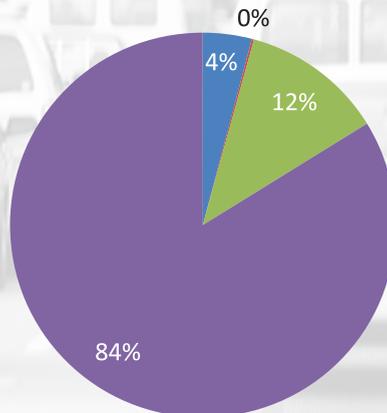
Total employed population aged 15 years and over	116,620
Between 5 and 6:59 a.m.	25,255
Between 7 and 9:00 a.m.	69,785
Anytime after 9:00 a.m.	21,380

Source: Statistics Canada - 2011 National Household Survey



Mode of Transportation

- Car, truck or van - as a driver
- Car, truck or van - as a passenger
- Public transit
- Walked
- Bicycle
- Other methods



Place of Work Status

- Worked at home
- Worked outside Canada
- No fixed workplace address
- Worked at usual place

Vacant Lot and Adaptive Reuse Program

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The Vacant Lot and Adaptive Reuse (VLAR) Program was approved by City Council in 2011 and is managed by the Neighbourhood Planning Section of the Planning & Development Branch. As of August 2013, 29 applications have been approved for an incentive under the program; totalling almost \$1.1 million in cash grants and approximately \$147,000 in tax abatements. The total investment value of the projects approved to receive VLAR funding in Saskatoon's established neighbourhoods is more than \$52 million.

In order to qualify for the incentive, the property must be located in an established neighbourhood inside Circle Drive or in the neighbourhood of Montgomery Place, Sutherland, Forest Grove, or Sutherland Industrial. Also, the site or building must be vacant for a minimum of 48 months or contain a derelict building that has been uninhabited for at least 12 months.

The program provides a financial incentive to encourage infill development; the incentive amount is based on the amount the taxes increase once the property is developed. The total value of the grant is determined by an evaluation of the project through a points-based system. The points are linked to policy objectives identified in the City's Official Community Plan and are used to determine the final grant amount. The Applicant has the option of a five year tax abatement on the incremental property tax or a cash grant on the estimated value of the increment (on the municipal and library portion only).

The projects that have been approved vary in use and size, including single dwelling units, large multiple dwelling unit residential complexes, and commercial developments. Below are a few completed and up and coming projects.



Thomson Jaspar Building - 15 23rd Street E

This project was developed by local investors who saw an opportunity to build a new three-storey, 34,000-square-foot office building in the Central Business District, on a site that had been a long-time surface parking lot. Located close to major transportation and transit corridors, this project includes structured and underground parking, secure bicycle parking, and an energy efficient design. It is located adjacent to the emerging Warehouse District and its design complements the goals for the redevelopment of the Warehouse District. This project was completed in 2012 and received a grant of over \$300,000 from the VLAR program.



Wolf Willow Co-Housing Project - 530 Avenue J South

This was the first project approved under the VLAR program and the first seniors co-housing project in Canada. It is a 21-unit development with a mix of 1, 2 and 3-bedroom condominiums for residents aged 55 years and older. It was developed by the owners to promote an opportunity

for aging in place where residents have the autonomy of their private dwelling, combined with common resources and amenities. The owners incorporated a range of elements to address social, environmental, and economic sustainability as part of their project. Common amenities include a kitchen, dining area and lounge, guest rooms, a workshop, meeting spaces, enclosed parking and bicycle parking, and storage areas.

Wolf Willow was built on a vacant site at the edge of two historic neighbourhoods and an industrial area. It is located with easy access to amenities and public transportation, which was an important consideration for the owners when choosing a site. This project was completed in 2013 and received 100% of the possible VLAR incentives, which totalled a grant of \$90,000.



916 Temperance Street

This energy efficient single-family home with a secondary suite was built on a former vacant lot in the Nutana neighbourhood. Previously, the site had been considered undevelopable because of the limited site depth. The Development Appeals Board reviewed the development plans and approved the application in 2010.

It is important that infill developments consider compatibility with the scale and style of adjacent properties. The design of this building is sensitive to the look and character of the surrounding neighbourhood. The project was completed in 2012 and received a VLAR grant of \$6,530.



**The Hollows Restaurant -
336 Avenue C South**

The Hollows Restaurant received a VLAR grant for \$3,056 for the reuse of The Golden Dragon building, which was vacant for seven years. The owners retained many heritage elements from the former restaurant, while creating a new space with vintage decor. Because the renovations to the building did

not increase the property tax, the owners were eligible for a grant that was equivalent to one year of existing property tax. The Hollows Restaurant is a great benefit to the Riversdale neighbourhood. The restaurant has become a well-known supporter of the neighbouring Farmers' Market and other local, sustainable food sources.



415 Avenue C South

The outside shell is the only portion of the once boarded up house at 415 Avenue C South that could be salvaged. Once renovated, the single-dwelling will include a 450-square-foot addition, as well as a legal one-bedroom basement suite. The building envelope contains many energy efficient features, including extensive high efficiency spray foam insulation, sky lights, triple glazed windows, a tankless water heater, and energy efficient furnaces, to name a few. The project is expected to be complete in the fall of 2013. Upon completion, the owners will receive a VLAR grant for \$1,026.

On-Street Mobile Food Truck Licenses

Business License Program

Planning and Development

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In the summer of 2013, the City of Saskatoon opened its downtown and area streets to mobile food trucks. A Mobile food truck refers to a motorized, mobile, self-contained vehicle that is equipped to cook, prepare, and/or serve food. These specialized restaurants on wheels have become a popular growing trend in North American cities. They provide an alternative dining choice to consumers on the go. The inclusion of mobile food trucks on the streets in the downtown and surrounding area helps promote the city centre as a vibrant cultural and entertainment district.



Public consultation was a key factor in developing how mobile food trucks operate on public streets. A Public Open House was

held on January 24, 2013, at the Frances Morrison Library, and was attended by the general public, existing restaurant owners, and representatives from the business improvement districts. The feedback and comments received on potential options were valuable in drafting the On-Street Mobile Food Truck Policy, adopted at the May 21 2013 council meeting. New food truck vendors could apply for their On-Street Mobile Food Truck License as early as July 2013.



The approval process for the On-Street Mobile Food Truck Policy requires every food truck to meet all health and safety requirements before they can operate as a food vendor. The food vendors are required

to follow an environmentally sensible discharge management plan. A buffer zone separation of 20 metres between on-street mobile food trucks and existing food establishments is imposed to ensure fair competition.

The On-Street Mobile Food Truck License applies only to on-street operations and does not regulate mobile food trucks on private property, or at special events or festivals. Food trailers and carts are defined separately and are unable to obtain an On-Street Mobile Food Truck License.

Following a two-year implementation of the policy, a full review of the program will take place in the fall of 2014. A report to City Council will follow.

For further information regarding on-street mobile food truck license, please visit our website at www.saskatoon.ca/go/businesslicense. You can download and print the application form package which includes an information guide.

Placemaker Program

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Applicants were able to submit proposals involving two or three dimensional work, installations, interventions, or digital media such as video projection.

The City of Saskatoon Placemaker Program provides temporary public art in key districts with the goal to enhance civic spaces, to engage with audiences, and to promote an appreciation for contemporary art practices.

The Program currently exhibits 23 works of art and a call for proposals for the Program closed in August 2013. Applicants were able to submit proposals involving two or three dimensional work, installations, interventions, or digital media such as video projection. Proposals could also offer participatory experiences or include performance components.



The Visual Arts Placement Jury reviewed 33 proposals – a record number for the program – and selected 7 unique pieces from local, national, and international artists. Installations are expected to be completed by the end of 2013.

The successful applicants are:

- *Cacher pour mieux montrer* by Sans façon (Calgary, AB) – An industrial polyethylene shrink wrap will temporarily cover existing Placemaker Program artwork to unify existing pieces and create intrigue and discussion. Conceptual Art Installation. Location: Various locations throughout Broadway, Downtown, and Riversdale areas (TBD)
- *Found Compressions One and Two* by Keeley Haftner (Saskatoon, SK) – A site-specific sculpture consisting of two cellophane-wrapped bales of valueless compacted plastics. Environmental Arts (recycled materials). Location: 33rd Street

- *INFRA* by Tonya Hart (Toronto, ON) – Free standing wolves made of fiberglass and polyurethane resin. Resin Sculpture with Light. Location: College Drive
- *Open Book* by Paul Reimer (Cranbrook, BC) – A large multi-functional book sculpture meant to be used as a bench. Functional Art. Location: Mayfair Branch Library
- *Quantum Dot* by Josh Jacobson (Saskatoon, SK) – A site specific wall mural. Aerosol Art. Location: 33rd Street
- *Soaring* by Moriyuki Kono (Abbotsford, BC) – A wooden sculpture carved out of Western Red Cedar. Wood Carving Sculpture Location: Central Avenue
- *Land of Berries* by Tony Stallard (United Kingdom) – A thought-provoking neon light sculpture that celebrates the local community. Light Installation. Location: Remai Arts Centre

*Please note that the details and information above have not been finalized and are subject to change.

For more information on the new art installations and the Placemaker Program, please visit www.saskatoon.ca and look under “P” for Placemaker Program.



Wetland Policy continued from page 2

policy includes provisions to ensure that impacts to wetlands are considered in any future development decisions while recognizing the need to achieve compact, sustainable, and economically viable growth patterns. The Wetland Policy will apply city-wide, but since it is focused on new development, it will primarily affect undeveloped properties in the City's future growth areas.



- **Wetland Development and Management Guidelines** - The policy requires the establishment of wetland development and management guidelines to guide the sensitive integration of wetlands into urban development and ensure they are maintained and managed appropriately on a long-term basis.

The Wetland Policy consists of three key components:

- **City-wide Wetland Inventory** – Additional detail will be added to the wetland inventory completed in 2009, including the level of permanence, significance, and function in order to determine the highest priority wetlands for preservation.
- **Wetland Mitigation Plan** – Any development that has the potential to impact wetlands will be required to submit a Wetland Mitigation Plan that accounts for the impacts and explains what measures will be taken to avoid, minimize, and offset these impacts.

The main objective of the policy is to integrate as many of the benefits and functions of wetlands as possible within the urban context while maintaining a balance between several important goals outlined in the City's Strategic Plan 2012–2023. Environmental Leadership, Sustainable Growth, Moving Around, and Quality of Life.

It is anticipated that the proposed Wetland Policy will be brought forward to City Council for review and approval later this fall. To view the Wetland Policy documents or to find additional information on the Wetland Policy Project, visit the City of Saskatoon website: www.saskatoon.ca/go/wetlandpolicy.



Sidewalk Cafés

Business License Program

Planning and Development

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Sidewalk cafés create a unique vibrancy and attractiveness in a city. A sidewalk café is typically a group of tables and chairs and other accessories situated and maintained upon a public sidewalk or boulevard for the use and consumption of food and beverages. Sidewalk cafés are an extension of an existing restaurant.

The City of Saskatoon licenses sidewalk cafés to ensure they are established in a safe and orderly manner that promotes pedestrian use and increased street-level activity. An application must be submitted to the City of Saskatoon, along with a detailed site plan illustrating the proposed sidewalk café. A sidewalk café is not approved until an official license has been issued. No additional fee is charged with the license for the operation of a sidewalk café as the license is considered an extension of the business' existing Commercial Business License.

Sidewalk cafés must meet certain standards in order to obtain license approval. Minimum clearance between the seating areas, curbs and physical fixtures is required to maintain a safe and an unobstructed walkway for pedestrians.

Where a perimeter fence is used, it must not be more than one metre in height and cannot block any vehicular sight lines. A sidewalk café must be wheelchair accessible. If the proposed sidewalk café is located in a Business Improvement District (BID), the site must be reviewed and approved by the BID Association in which it is located.

For further information regarding sidewalk café licenses please visit our website at www.saskatoon.ca/go/businesslicense. You can download and print the application form package which includes a sidewalk café guidelines information sheet.



The current issue of *Planning + Design* is available for download at www.saskatoon.ca/go/planning.

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