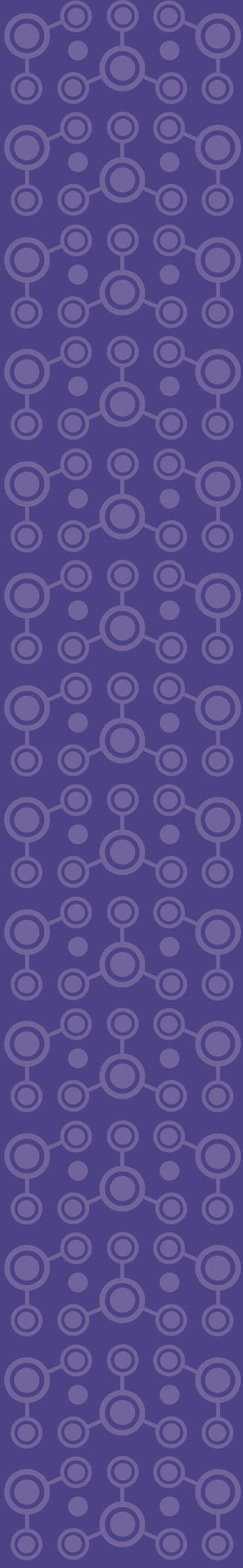


College Corridor Plan Fall 2021 Engagement Summary

- Official Community Plan
- Plan for Growth
- Corridor Planning





The **College Corridor Plan** is the first corridor plan to be created by the City of Saskatoon (City) to guide future development along major streets, or **corridors**, in Saskatoon. The purpose of the Corridor Planning Program is to meet the City’s long-term vision for growth in areas along these corridors. This work is guided by the City’s overarching policy documents, including the **Official Community Plan (OCP)**, the **Corridor Transformation Plan** and the **Growth Plan to Half a Million**, and is aligned with the future **Bus Rapid Transit (BRT)** system (Figure 1). The **College Corridor Plan** focuses on a portion of land that follows **College Drive** from the South Saskatchewan River to Preston Avenue, as well as along **Preston Avenue** through University of Saskatchewan-owned lands from 14th Street East to the Canadian Pacific Rail line.

Figure 1: Foundational Decisions



WHAT WE DID

September 2021 marked the public launch of the College Corridor Plan with an introductory public information meeting and survey to understand community members’ overall thoughts about the plan area. Afterwards, more detailed discussions and surveys took place in November and December 2021 about changes to **land use and density** in the area. The project team also offered to host individual meetings with any interested group that desired more in-depth conversations.

Land use refers to the types of homes, businesses and other buildings that can be built in an area. When land uses are determined, it does not mean that buildings will automatically be built. It is property owners who decide what to do with their land – whether to keep it as it is, or to develop something new.

Project Phase	Engagement Activity	Dates	Participant Count
Introductory	Virtual Introductory Meeting	September 22	40
Introductory	Introductory Survey	Sep. 22 - Oct. 22	170
Land Use	Virtual Land Use Sessions	November 3 & 4	35
Land Use	Survey on Land Use and Density	Nov. 8 - 17	38
Land Use	Virtual Follow-up Land Use Meeting	November 24	6
Land Use	Survey on Land Use Scenarios	Nov. 29 - Dec. 10	85

Many participants during this period were area residents, people who work in the area, who own property in the area, who visit for services or amenities in the area, and/or who have personal, emotional, or other connections to the area. There was minimal participation from people who are University of Saskatchewan students, who own a business in the area, or who are members of Indigenous communities; the project team has since broadened outreach to address these gaps.

WHAT WE HEARD

Introductory Input about the College Corridor Plan

Initial community input on the College Corridor Plan can be summarized into a few main points:

- General agreement among community members for locating density directly on the corridors (College Drive and Preston Avenue), compared to adding density off the corridors in adjacent residential neighbourhoods.
- Need for accompanying supportive land uses (e.g., shops and services, open space and parks) to make this area a more attractive place to live and experience.
- Add area improvements alongside density so that residents and others who come or move here experience benefits from new development.

For full details on engagement activities and community input for the introductory phase of this project, please see the [College Corridor Plan Introductory Phase Engagement Report](#).

- Top changes that community members wish to see for the College Corridor Plan area include:
 - Changes to make the area friendlier and safer for walking and cycling
 - More commercial services, including for groceries and personal services
 - Improvements for traffic flow
 - Added and maintained greenery and nature (e.g., trees)
 - Improved or added street crossings
 - More housing and density, in general
 - Improved transit, in general
 - Spaces for relaxation and recreation, such as parks

Input about Land Use and Density

Two rounds of community engagement were conducted on the topic of **land use and density**. In the first round, the project team discussed the concept of land use and presented preliminary ideas on land use and density changes for the College Corridor Plan area. The team then used community input and technical planning considerations and created different land use scenarios. In the second round, these developed land use scenarios were presented for public feedback with the idea of creating a more detailed land use concept.

For full details on engagement activities conducted and community input for the land use phase of this project, please see the [College Corridor Plan Land Use Engagement Report](#).

HOW WE USED THE INPUT

The project team used the input to create a preliminary land use map for the College Corridor Plan. The table below connects themes from the community input to features on the preliminary land use map.

The [Preliminary Land Use Maps](#) can be viewed alongside video presentations with more explanatory details.

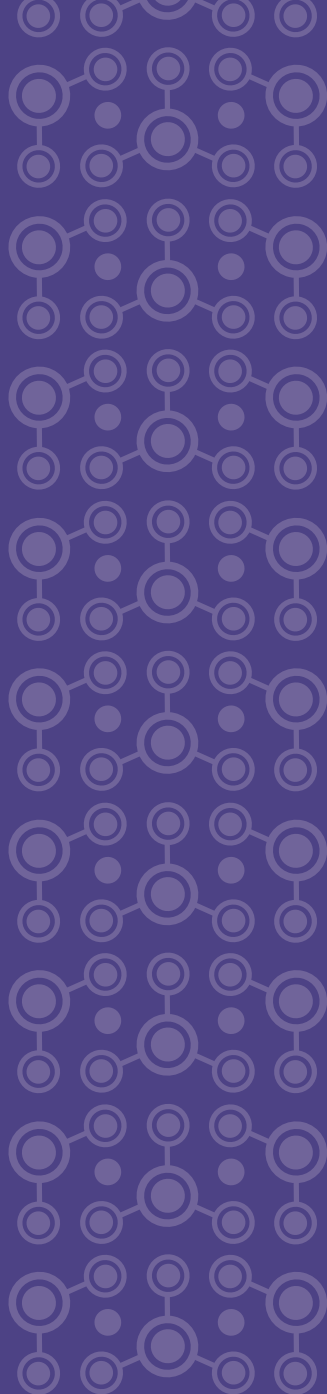
Station Mixed Use lands are intended to accommodate 3 to 6 storey mixed use developments near future BRT stations. *Corridor Mixed Use* lands are intended to accommodate 2 to 4 storey mixed use developments in proximity to BRT routes. *Corridor Residential* lands are meant to accommodate ground-oriented low to medium density residential development that act as a transition to adjacent lower density neighbourhoods.

Community Input Theme	How Input Influenced Map
General support for focusing new density directly on College Drive.	Station Mixed Use along most of the south side of College Drive between Clarence and Cumberland Avenues.
Protect specific sites with heritage and community value, such as the Bottomley House and Patterson Garden.	No land use change proposed for Bottomley House and Patterson Garden.
Cumberland Avenue can have more density, considering plans for the adjacent College Quarter.	Corridor Mixed Use on west side of Cumberland Avenue.
Clarence Avenue can have more density, considering existing medium density uses along Clarence.	Medium Density Residential on east side of Clarence Avenue.
Opinions are polarized about increased density on adjacent residential streets, such as Elliott Street. Some suggested corner sites along the north-south avenues could be potentially considered for density instead. Wiggins Avenue, being an important connection to and from the University campus, and Bottomley Avenue were suggested as being more appropriate than the other avenues.	Corridor Residential on both sides of Wiggins Avenue and on east side of Bottomley Avenue.
Take advantage of the undeveloped lands along Preston Avenue for high density.	Station Mixed Use along most of Preston Avenue between College Drive and 14 th Street.
Transition density down toward the existing residential neighbourhood south of 14th Street along Preston Avenue.	Corridor Mixed Use and Corridor Residential along the north side of 14 th Street.

Community Input Theme	How Input Influenced Map
The plan should not just look at the south side of College Drive but also consider potential changes on the north side on University of Saskatchewan lands.	Station Mixed Use on north side of College Drive at specific sites – at the top of the University Bridge and in front of the Stone Barn.
Feedback from the University of Saskatchewan indicated the areas at the top of the University Bridge and in front of the Stone Barn as having infill development potential. Other lands north of College Drive are to remain dedicated to the University’s core academic and research purposes, including agricultural research.	No land use change proposed for most of the University of Saskatchewan lands north of College Drive, other than the sites indicated above.

NEXT STEPS

The land use developed through this process is considered preliminary until further work is completed on planning for infrastructure upgrades and improvements to public spaces (public realm). This may include items like walking and cycling improvements, green space and recreation improvements, that the community has identified as beneficial for the future of the area .



saskatoon.ca/corridor

April 2022

