

COMMUNITY SERVICES DEPARTMENT



2019

Planning & Development

YEAR-END REPORT



WELCOME

Welcome to the 2019 Annual Report of the Planning and Development Division which highlights some of the important initiatives and projects from the past year, and provides a look ahead to 2020.

Planning and Development plays a lead role in guiding growth and development of Saskatoon, through a range of programs and policies. From broad, city-wide initiatives, such as the Official Community Plan and the Growth Plan to Half a Million, to local projects such as rezoning and discretionary use applications, the work of this Division has a significant impact on the city and its residents.

As this report shows, the work program of the Planning and Development Division is multi-faceted and as a Division we work to proactively address emerging trends that will affect how the City grows and changes over time.

WHAT'S INSIDE

Regional Planning	3-8
Long Range Planning	9-11
Project Planning Services	12-16
Neighbourhood Planning	17-31
Development Review	32-36



Community Support Program - Neighbourhood Safety

REGIONAL PLANNING

In keeping with the City of Saskatoon's Strategic Plan 2018-2021, the Regional Planning Section works collaboratively to enhance partnerships with municipalities, rights-holders and stakeholders in the region, which will help achieve sustainable prosperity and quality of life. Regional Planning also includes a Mapping and Research group that provides geographic information systems (GIS), mapping, and research services and products to departmental, corporate and community clients.

Regional Planning operated in 2019 with a staff complement of 9.5 full-time employee positions consisting of Professional Planners, GIS specialists, and Planning Technologists. One staff person is shared with the Planning Project Services Section.

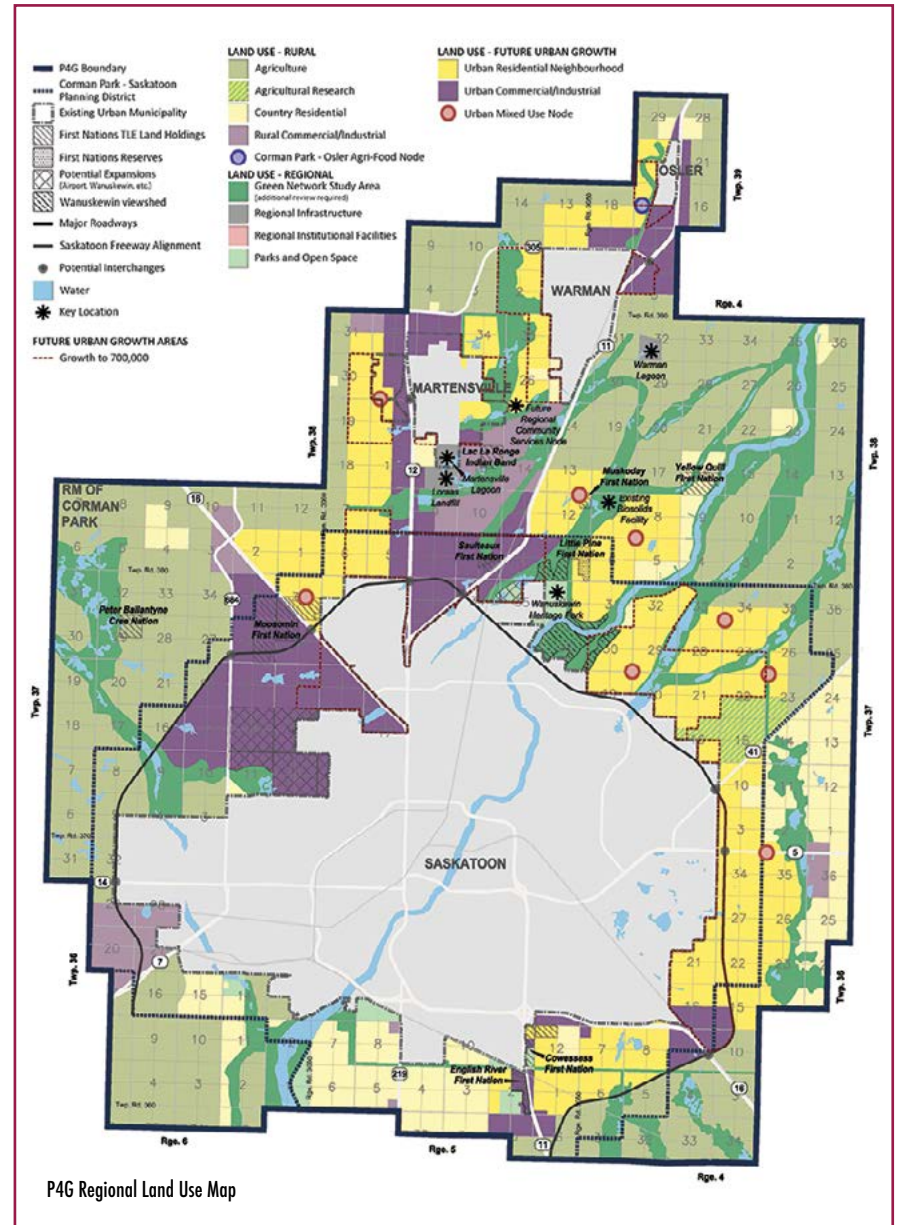
P4G REGIONAL PLAN



The Saskatoon North Partnership for Growth (P4G) is a partnership established in 2014 between the Cities of Saskatoon, Martensville, and Warman, the Town of Osler, and the Rural Municipality (RM) of Corman Park.

The P4G partners' Councils endorsed a Regional Plan, which includes a Regional Servicing Strategy and a Regional Governance and Implementation Strategy, in the fall of 2017. The Regional Plan sets the stage for a coordinated approach to planning, development and servicing as the P4G region grows to one million people over the coming decades.

To implement the Regional Plan, a new P4G Planning District is being created; it will replace and enlarge the current Corman Park-Saskatoon Planning District. In 2019, work continued on drafting a joint P4G Official Community Plan and a P4G Zoning Bylaw. P4G also hired a Director to provide senior leadership and project management.

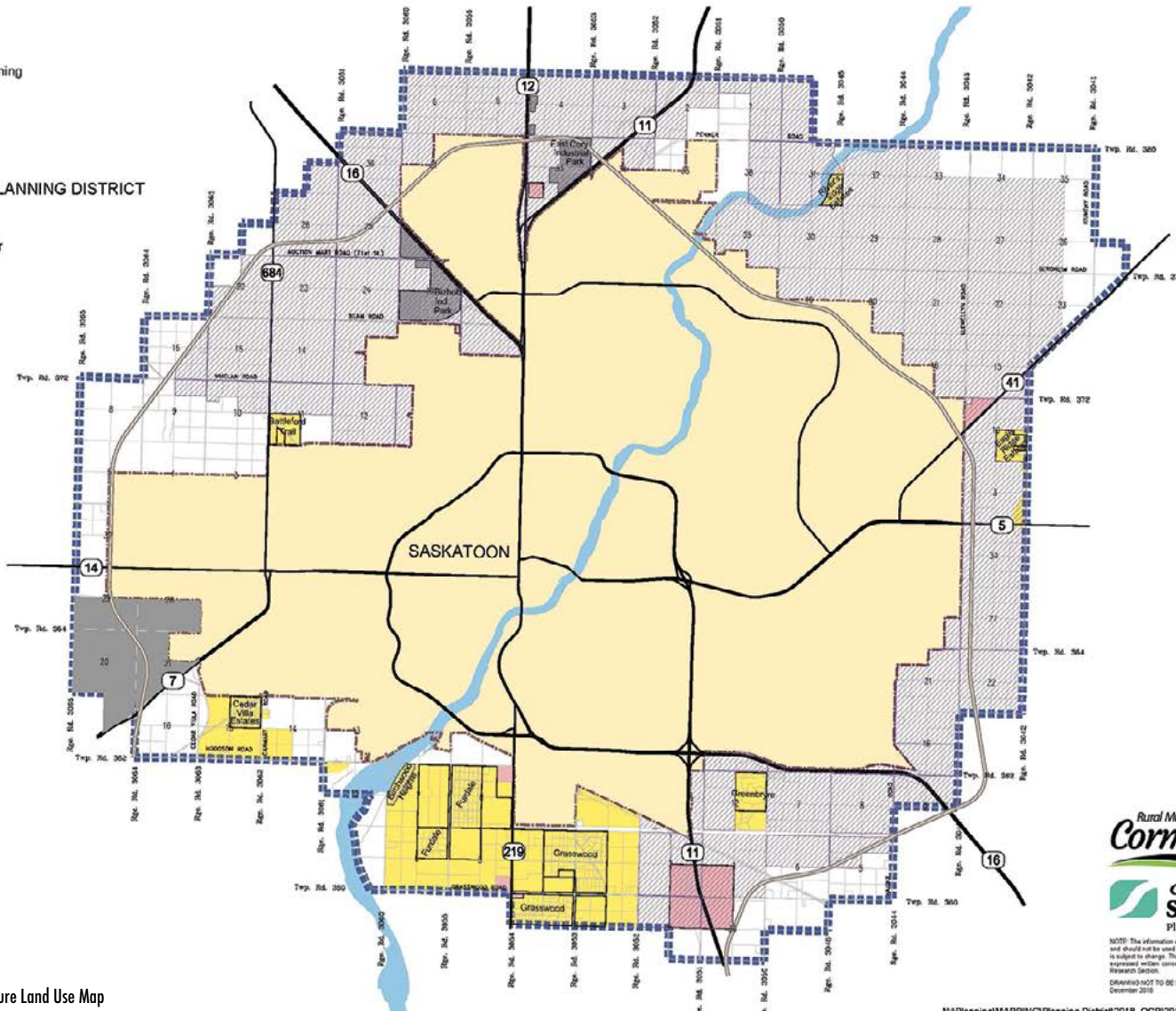
P4G hired Planning Project Services to complete a North Concept Plan, the first of a number of Concept Plans for the P4G region. The North Concept Plan



-  Corman Park - Saskatoon Planning District Boundary
-  Saskatoon Freeway Alignment
-  City of Saskatoon Boundary

**CORMAN PARK SASKATOON PLANNING DISTRICT
Future Land Use Map**

-  Saskatoon Future Growth Sector
-  Residential Areas
-  Commercial Areas
-  Industrial Areas



Corman Park - Saskatoon Planning Future Land Use Map

Rural Municipality of
Corman Park

**City of
Saskatoon**
Planning & Development

NOTE: The information contained on this map is for reference only and should not be used for legal purposes. All proposed line work is subject to change. This map may not be reproduced without the expressed written consent of the Regional Planning, Mapping & Research Section.
DRAWING NOT TO BE SCALED
December 2018

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will further define land use and servicing potential in a priority regional growth area. P4G also hired Sustainability to complete a Natural Areas Screening for the northern part of the region's Green Network to identify wetlands, significant wildlife and plant species, and important heritage resources.

Further information is available on the P4G website at www.partnershipforgrowth.ca.

LOOKING AHEAD TO 2020

- The next year will be particularly important for the P4G partners as they reach the final stages of creating a new joint P4G Planning District and complete joint projects to implement the P4G Regional Plan. A District Planning Agreement between the P4G partners and new P4G Planning District bylaws are expected to be completed by mid-2020, which will allow the P4G Planning District to be established by the end of the year. The Natural Areas Screening for the northern part of the Green Network will be completed in early 2020. A draft of the North Concept Plan is expected by June of 2020.

CORMAN PARK—SASKATOON PLANNING DISTRICT

The Corman-Park Saskatoon Planning District is a long-standing partnership between the City and the Rural Municipality (RM) of Corman Park. Since 1956, the RM and the City have jointly managed land use and development in the area surrounding City limits.

In 2019, Regional Planning processed 19 development application referrals in the Planning District. The referrals consisted of proposed residential, commercial and industrial rezonings, subdivisions, and discretionary uses, as well as bylaw text amendments.

LOOKING AHEAD TO 2020

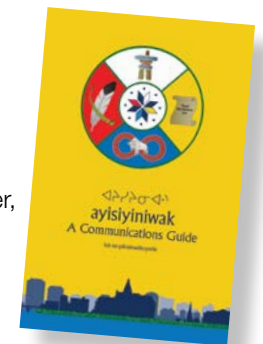
- Development applications in the Corman Park-Saskatoon Planning District continue while work to establish the P4G Planning District is underway. A transition strategy will be created once the P4G Planning District is nearing final approval.

INDIGENOUS PARTNERSHIPS AND INCLUSION

Regional Planning continues to work to enhance relationships with First Nations and other Indigenous organizations, through a variety of initiatives intended to broaden the understanding and knowledge of Indigenous history and the role culture plays in building successful relationships.

The second edition of *ayisiyiniwak*, a communications guide to enhance understandings of Indigenous culture and practices, was published in 2019. The partnering agencies including the Saskatchewan Indigenous Cultural Centre and the Office of the Treaty Commissioner worked with Regional Planning, Indigenous Initiatives and Communications to provide additional information on cultural practices and protocols, including:

- a chapter devoted to Métis culture and local history;
- a new Inuit chapter;
- revised Cree translations; and
- new sections including 60s Scoop, Elder's Helper, Syllabics, Flag Etiquette, Anthems/Honour Songs, The Grand Entry, Blanketing, and Two-Spirit People.



In 2019, the first edition of the guide won an Award for Planning Excellence from the Canadian Institute of Planners in the category of Reconciliation, for projects that respond to the Truth and Reconciliation Commission of Canada Calls to Action.

In October 2019, Kahkewistahaw First Nation and the City held a signing ceremony and entered into a Municipal Services and Compatibility Agreement and a Police Services Agreement for land located in the Hampton Village Business Park. These agreements moved Kahkewistahaw First Nation one step closer to obtaining urban reserve designation.



Lac La Ronge Indian Band, through its Kitsaki Management Partnership, purchased land in the P4G region north of Saskatoon. The City partnered with Lac La Ronge Indian Band to create and publish a Community Profile, bringing to 16 the total number of Community Profiles that Regional Planning has completed with First Nations in the region:



www.saskatoon.ca/business-development/planning/regional-planning/urban-reserves-treaty-land-entitlement

Regional Planning proudly participated and volunteered in the Rock Your Roots Walk for Reconciliation event held on National Indigenous Peoples Day, June 21, 2019.



LOOKING AHEAD TO 2020

- A Developers' Handbook is scheduled for release in 2020. The Developers' Handbook is intended to assist prospective developers, including First Nations, in navigating the urban land development process. The Developers' Handbook will be promoted to those interested in land development in Saskatoon, or considering purchasing land in Saskatoon.

MAPPING AND RESEARCH

The Mapping and Research group undertakes key land use planning, strategic planning, and demographic and quality of life research for the City. It produces the Saskatoon Strategic Trends report, provides population estimates and regular population projections, assists with developing and measuring the Corporate Performance Targets, assists with creating and maintaining the central Data Directory for corporate monitoring, and develops customized information to support policy and programming. It also collaborates with partners in other agencies such as the Saskatchewan Health Authority and the University of Saskatchewan, in the development of key strategic information sources and analyses.

The Mapping and Research group also provides mapping and specialized geographic information system (GIS) services and plays a key role in developing and maintaining corporate information through the City's Site Database. Mapping services are provided to the Division and include neighbourhood planning, sector and concept planning, subdivisions, and civic addressing. Mapping services are also provided on a fee-for-service basis to other corporate units such as Saskatoon Fire, Saskatoon Transit, Water & Waste Operations, and external customers.

COMMUNITY UNIVERSITY INSTITUTE FOR SOCIAL RESEARCH

The City is a partner in the Community University Institute for Social Research (CUISR), which facilitates partnerships between the University of Saskatchewan and the community to conduct relevant social research. In 2019 CUISR was a partner in a Social Sciences and Humanities Research Council Partnership Grant to develop a full grant application focused on evaluating affordable housing programs. The full grant application will be submitted in January 2020.

COMMUNITYVIEW COLLABORATION

The City is a partner in the CommunityView Collaboration (CVC) along with the Saskatchewan Health Authority, Saskatoon Public Schools, Greater

Saskatoon Catholic Schools, the Saskatoon Police Service and the University of Saskatchewan. The CVC website shares community data and provides tools for use of the data by the community. City staff coordinate the CVC by organizing data acquisition, training and support for the community. In 2019, the mapping engine for CVC was renewed and optimized for mobile devices; it will go live in early 2020.

MAPPING

Mapping and GIS products in 2019 included:

- P4G: North Concept Plan, Green Network Refinement
- First Nations Reserves and Land Holdings
- Long Range Planning: University Sector Plan, Growth Monitoring Report
- Development Review: rezonings, subdivisions and discretionary uses, development appeals, proposed street/park names, City Centre Plan, Concept Plan amendments, development permits
- Neighbourhood Planning: Local Area Plans, Vacant Lot & Adaptive Reuse Program, Pleasant Hill Village Concept Plan
- Business License and Bylaw Enforcement: parking patios, taxi licensing, short term accommodations
- Cannabis location analysis maps
- Apartment site layout maps
- Assessors: residential assessment market areas
- Saskatoon Transit: route schedules
- Sustainability: Green Infrastructure Strategy
- Water & Waste Operations: garbage pick-up maps
- Saskatoon Fire: dispatch, inspections, studies
- Community Standards: residential parking permits, prohibited roadways for signs/election signs
- Recreation & Community Development: off-leash area bylaw, Community Associations

LOOKING AHEAD TO 2020

- The Mapping and Research group will be updating the City of Saskatoon Population Projection Report to forecast the population from 2018-2038. This report assists with policy development, long range planning, and forecasting future municipal servicing needs and land acquisition. In addition, population projections are a useful planning tool for community agencies.
- In partnership with CUISR, the Mapping and Research group will be participating in the 2020 Point-in-Time Homeless Count scheduled for May. CUISR has previously been the research partner for the homelessness survey and count in 2008, 2012, 2015 and 2018. The Homeless counts are a collaboration bringing together community organizations concerned with housing and homelessness issues to gather data on the scope of homelessness in Saskatoon.

LONG RANGE PLANNING

The Long Range Planning Section includes three major streams of activities:

- Stewardship of the City's Official Community Plan;
- Development of Sector Plans for growth areas; and
- Development and maintenance of the Growth Monitoring Report.

In addition, Long Range Planning provides support and leadership for a variety of city-wide or long term strategies or initiatives including the Green Infrastructure Plan and the development of the Natural Area Standards.

In order to effectively plan for the long-term or across the entire city, the involvement of many civic departments, external stakeholders and the community are required. This integrated planning approach is vital to the successful development of policy, plans and initiatives that have substantial and positive impacts.

The Long Range Planning Section also acts as the City's administrative liaison with the Meewasin Valley Authority with respect to planning and development issues. This includes the review and processing of development or facility upgrade proposals, including development as part of the Northeast Swale Master Plan.

Long Range Planning had a staff of 6 employees in 2019, including Professional Planners and a Professional Engineer.

OFFICIAL COMMUNITY PLAN STEWARDSHIP

The Official Community Plan (OCP) provides the policy framework to define, direct and evaluate development in the City of Saskatoon. The OCP ensures that development takes place in an orderly and rational manner, balancing the environmental, social and economic needs of the community. All other plans related to land use and development are secondary to the OCP.

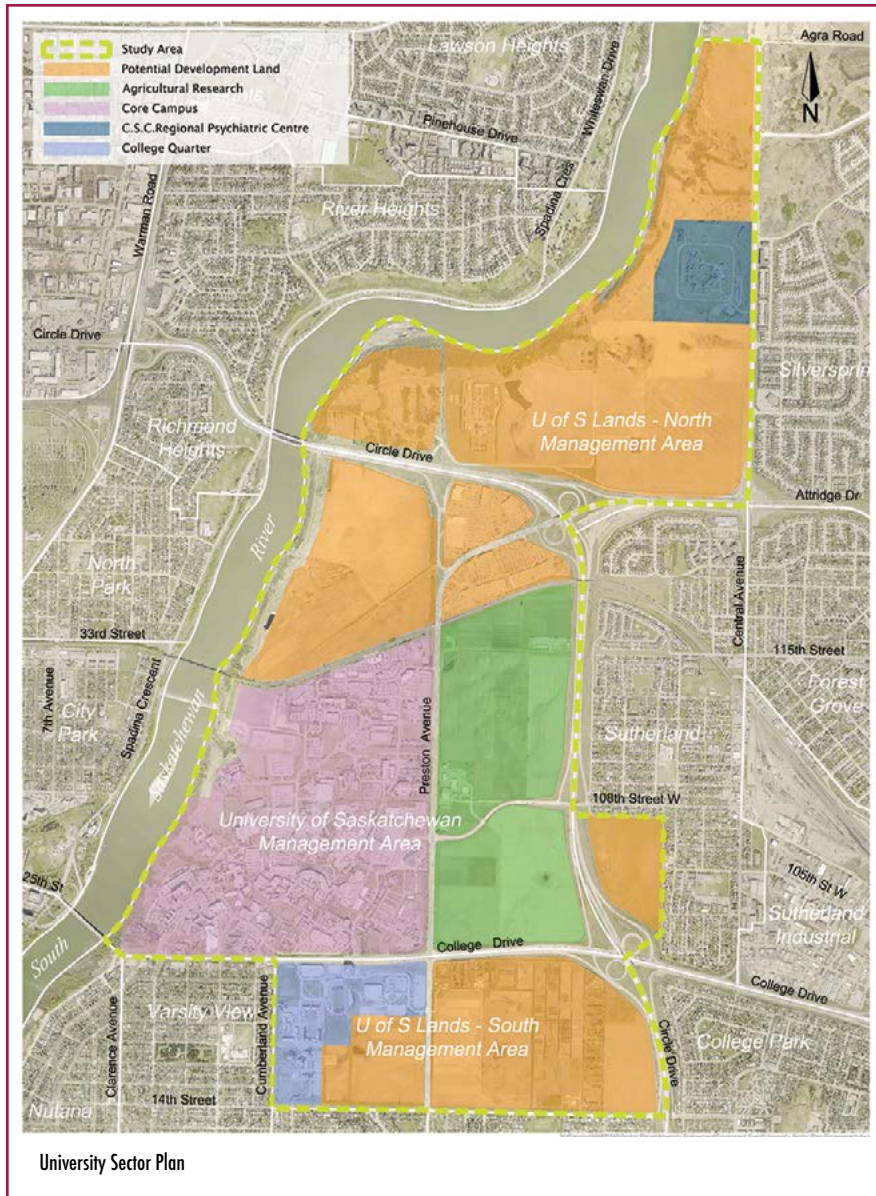
The OCP needs to keep pace with policy directions adopted by City Council and as such amendments and updates to the OCP are necessary on an ongoing

basis. The City's current OCP was first enacted almost 20 years ago and, with the adoption of the Plan for Growth, is in need of overall renewal to ensure that it remains relevant to all civic departments that rely on its guidance. An extensive internal engagement program was undertaken in 2017, 2018, and 2019 with affected civic divisions that have interest and ownership of portions of the OCP. This engagement, combined with a review of new initiatives and approved plans, was used to inform the drafting of a new OCP. A renewed OCP is intended to serve the dual function of ensuring the OCP reflects the current vision of the City of Saskatoon and refreshing the look and feel of the OCP, with a new more user friendly design.

UNIVERSITY SECTOR PLAN

The University of Saskatchewan land holdings, known as the 'endowment lands', encompass nearly 1,000 acres of land in the heart of the city, situated along the South Saskatchewan riverbank and less than 5 kilometres from Downtown Saskatoon. The University's Vision 2057 plan, completed in 2009, outlines their land needs for future academic and research purposes that will remain centrally located within the city, as well as identifying the endowment lands available for potential development.





The City's Official Community Plan, Plan for Growth, and Strategic Plan all identify a long-term strategy to increase and encourage development in existing areas of the city. The University's endowment lands are amongst the most significant locations for Saskatoon's growth over the next few decades.

Since 2018, the City and the University have worked together, in partnership, developing the University Sector Plan. The intent of the University Sector Plan is to provide sufficient direction on high-level strategies such that the subject lands are development ready, which will allow the development of further detailed Area Concept Plans led by the landowner to proceed.

GROWTH MONITORING REPORT

The Growth Monitoring Report, formerly known as the Three Year Land Development Report, includes general demographic changes and statistical information on how the city is growing, as well as specific information on planned servicing of residential, commercial, and industrial lands, and information on existing and potential infill development projects in the city.

The report provides data that will help monitor progress towards policy goals, plan servicing needs, and inform policy and program reviews.

The report includes the following:

- Summary of City of Saskatoon Guiding Documents and Targets
- Listing of Key Indicators
- Review of Market Demand Profiles
- Builder and Developer Inventory Levels and Housing Market Assessment
- Market Absorption and New Neighbourhood Build-out Time Frames
- Inventory of Infill Opportunities on Lands owned by the City
- Planned servicing schedules for 2020 through 2022.



POLICY REVIEW AND RESEARCH

A number of research and policy review items were addressed in 2019:

- Progress was made on the development of a guidebook outlining the preparation of submissions and requirements for Sector Plans and Concept Plans.
- Participated in the leadership and direction for the implementation of the Active Transportation Plan initiatives being undertaken by Transportation Division.
- In response to City Council direction, a multi-disciplinary, multi-agency working group was formed to address issues arising regarding development of lands adjacent to and within the Northeast Swale. This resulted in an extensive report back to Council in March of 2019 outlining how a number of important issues related to the Northeast Swale were being addressed.
- In collaboration with the Sustainability Division, a process guide for the completion of Natural Area Screenings was completed.
- As part of the Green Infrastructure Strategy, a draft Natural Area Standards and Guidelines document was created to help guide development around natural areas.

LOOKING AHEAD TO 2020

- The Official Community Plan Redesign will be brought forward to City Council for a Public Hearing in the first half of 2020. This will be followed by an extensive education and communication strategy to provide guidance on the role of the OCP and its use.
- The University Sector Plan will be completed and brought forward for approval by both City Council and the University's Board of Governors in the first half of 2020.
- Long Range Planning will remain involved through the policy development and implementation strategy portions of the Green Infrastructure Strategy project that extend into 2020.
- Long Range Planning will again draft the Growth Monitoring Report. This will include an expanded focus to monitoring additional metrics related to the City's overall development goals.
- Work will begin on an amendment to the Blairmore Sector Plan, which will incorporate the area known as the South West development area in to the Blairmore Sector.
- Work will continue to refine the Sector Plan and Concept Plan Submission Requirements with further internal and external review.

PLANNING PROJECT SERVICES

In 2019, a new Section was created within the Division. The Planning Project Services Section functions as an internal service provider to lead and support delivery of community planning and development projects on behalf of the Planning and Development Division using project management best practices. This enables flexibility in how the Division is able to deliver on a large number and broad range of projects.

Planning Project Services is responsible for delivering or supporting the delivery of the following projects:

	Corridor Planning Program	Lead
	Transit Villages	Lead
	Brownfield Renewal Strategy	Support
	Bus Rapid Transit (BRT) Functional Plan and Detailed Design	Support
	Zoning Bylaw Review	Lead
	Saskatoon North Partnership for Growth (P4G) – North Concept Plan	Lead
	Civic Conservatory Conceptual Programming and Design	Lead
	Winter City Strategy (WintercityYXE)	Lead
	New Central Library Business Case	Support
	River Landing – Sale of Parcel G	Support

PLAN FOR GROWTH

Corridor Growth

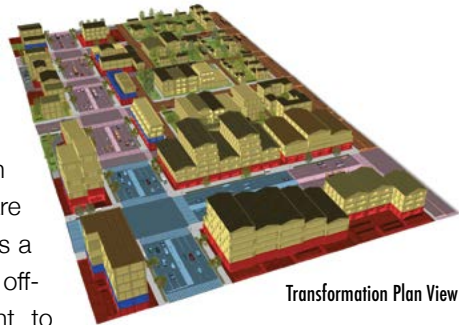
For Corridor Growth, including Corridor Planning and Transit Villages, work in 2019 focused on finalizing community and internal stakeholder engagement and consolidating the outcomes of technical and engagement work into final deliverables. These plans – the Corridor Transformation Plan and the Transit Villages Report - were prepared for delivery to Committee and City Council in early 2020. These plans will conclude the current phase of work for each project and establish principles and guidelines to guide detailed implementation of Corridor Growth.



Confederation Transit Village Demonstration Plan



Additionally, work began on Corridor Planning “Implementation Priorities”. These are implementation items that could be undertaken in parallel with work on the Corridor Transformation Plan. This included work to prepare new Land Use designations as well as a review and reduction of some of the off-street parking requirements adjacent to corridors.



A Plan Framework for the Brownfield Renewal Strategy was approved in 2019. This is required to guide the next phase of the Brownfield Renewal Strategy project. The objectives of the Plan Framework are to:

1. Demonstrate leadership in brownfield renewal;
2. Provide and maintain educational materials about brownfields in order to assist in identifying and addressing potential concerns;
3. Reduce the incremental environmental barriers to infill development that relate to brownfields;
4. Establish an incentive program to encourage remediation and redevelopment of brownfield sites;
5. Align brownfield incentives with existing infill policies and programs; and
6. Establish criteria to allow for interim use of brownfield sites.

BRT Functional Plan and Detailed Design

City Council gave final approval of the BRT configuration in April of 2019. Key outcomes of the configuration decision included confirming the location of the BRT line on Broadway Avenue, running in mixed traffic, and selecting 1st Avenue as the preferred north/south connection through the Downtown. The finalization of the routing and configuration allowed for the remainder of the detailed design for the BRT system to proceed. As of December 2019, most of the detailed design was complete with full completion anticipated by March 2020.

Work began focusing on next steps in BRT implementation with the finalization of an implementation plan, funding strategy and the striking of a stakeholder advisory committee for the Nutana segment of the system, with stakeholder advisory committees for the Downtown and College Drive segments to follow.



Comprehensive Review of the Zoning Bylaw

The City of Saskatoon is currently undertaking a comprehensive review of the Zoning Bylaw. The Zoning Bylaw was last reviewed between 2007 and 2009, prior to the redesign of the Official Community Plan, the approval of the Plan for Growth and the development of other relevant City strategies and plans. The Project will bring the Zoning Bylaw into alignment with these strategies and plans, reflect community values, ensure industry needs are being met and provide guidance and support to City Administration in the development of new and amended regulations to support city growth.

In 2019, the Project Team undertook both broad and targeted engagement with external stakeholders, including the general public, and the Administration.



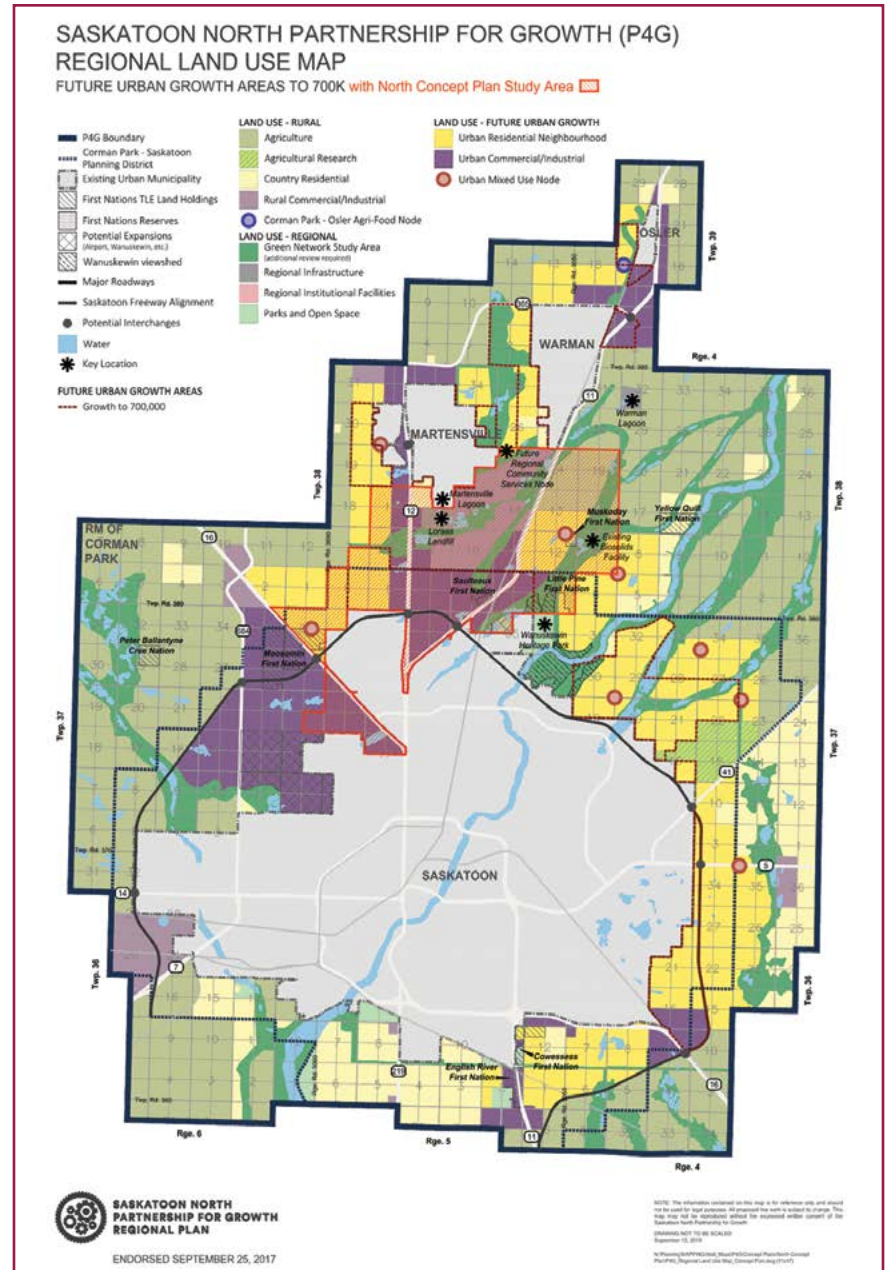
A number of proposed Zoning Bylaw amendments have been identified including business-friendly and economic development initiatives, environmental initiatives, other current trends in planning and legislative requirements. Identified amendments will also align the Bylaw with other strategic initiatives including the Plan for Growth, the Culture Plan, the Regional Plan and the redesigned Official Community Plan. The Project is anticipated to be completed in 2022.

P4G North Concept Plan

In June 2019, Planning Project Services was hired by P4G to lead the P4G North Concept Plan (NCP). The NCP covers almost 7,000 hectares of land in the northern P4G region stretching along Highways 11 and 12 to Warman and Martensville, and across Highway 16 north of the John G Diefenbaker International Airport. The plan picks up where the P4G Regional Plan leaves off by creating a framework for future development in the study area.

The NCP will provide further refinement of the land uses, along with long-term servicing and transportation strategies to enable rural growth and help facilitate cost-effective future urban growth. It will provide a roadmap for how this area will take shape as the regional population approaches 700,000 people and beyond. The draft NCP is expected to be completed by the spring of 2020.

Further information is available on the P4G website at www.partnershipforgrowth.ca/north-concept-plan/.



Civic Conservatory Renewal - Conceptual Programming and Design

The intent of the Civic Conservatory Renewal project is to determine the programming needs and desires in order to develop conceptual programming options for the potential renewal and/or expansion of the facility. The future of the Civic Conservatory is an important component of the 2011 Kinsmen Park Master Plan and is aligned with other projects in the precinct including the Nutrien Wonderhub, Shakespeare on the Saskatchewan and Meewasin Valley Trail improvements.

The project scope included determining the space needs for a variety of uses identified by stakeholders and developing conceptual programming options that incorporated as many of those uses as possible. Four conceptual options were developed and further refined to two, following public engagement in the spring of 2019 and discussions with the Municipal Heritage Advisory Committee.

The project is anticipated to conclude in 2020 with the recommendation of an option to City Council.



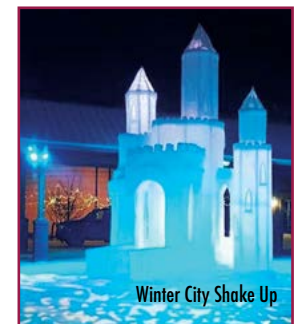
WintercityYXE

The concept of designing a “Winter City” is about capitalizing on opportunities to alleviate the real and perceived negative effects of the winter season and reinforce positive ones. The outcome can be a more accessible, inclusive, active, prosperous and livable community during the coldest months of the year. Over the course of the last few years, the City has partnered with the community to create a Winter City Strategy for Saskatoon, called WintercityYXE.

2019 has been a busy year for WintercityYXE:

The International Winter Cities Shake Up Conference was hosted in Saskatoon. Shake Up incorporated opportunities for the public and conference delegates to provide their input and learnings into the development of the Strategy through a Winter City Café and a pop-up engagement event.

- WintercityYXE installed 10 ice sculptures in the Business Improvement Districts. The sculptures were designed by local high school students.
- WintercityYXE provided financial support for the City’s decorative lighting program and for the installation of an ice art installation to respond to the Western Peace Wall public artwork at Ecole Victoria School.
- The WintercityYXE grant program provided local organizations and businesses a total of \$25,000 (with grants of up to \$5,000 each) for initiatives that support the goals of Saskatoon’s Winter City project.



Supported Initiatives

Planning Project Services provided support to various projects including:

- Saskatoon Public Library New Central Library Business Case - This project is led by the Saskatoon Public Library. Planning Project Services provided guidance and advice with regards to City policies and plans as the Business Case was being developed. This included assisting with site analysis and selection and functional plan development.
- River Landing – Sale of Parcel G – This project is led by Saskatoon Land. Planning Project Services provided assistance with the preparation of sales package for a development parcel in the site.

LOOKING AHEAD TO 2020

- Plan for Growth
 - The Corridor Planning Program will move into a new phase of more detailed implementation focusing on a number of areas including policy, development financing and incentives, and pre-planning for the preparation of Corridor Plans for segments of corridors.
 - For the Brownfield Renewal Strategy, work will tie in with Corridor Planning to establish the necessary policy for the Official Community Plan.
 - For the BRT, work will include project construction planning and preparations for Federal infrastructure funding program requirements. Targeted stakeholder engagement with Stakeholder Advisory Committees for Nutana, Downtown, College Drive and potentially other locations will continue or be initiated.

CONTINUED

- Comprehensive Review of the Zoning Bylaw
 - Proposed Zoning Bylaw amendments will be brought forward through a series of amendment packages staged over the course of the Project. The Project Team will undertake engagement throughout the Project with appropriate engagement with stakeholders and the community. The first set of amendments that include a number of housekeeping amendments are anticipated in the first half of 2020. The Project Team is also focusing on larger, more complex topics including infill residential development, landscaping and review of townhouse residential zoning districts.
- The P4G North Concept Plan is targeted for completion mid-2020.
- The Civic Conservatory Conceptual Programming and Design is planned to deliver a report with a number of options for consideration to City Council in spring 2020. Future work, including design and construction will be dependent on Council direction and future funding.
- WintercityYXE
 - The WintercityYXE Strategy is targeted for completion in 2020. The 2020 workplan includes circling back to stakeholders and the public to ensure the draft strategy captures the ideas and concepts heard through the previous engagement activities.

NEIGHBOURHOOD PLANNING

The Neighbourhood Planning Section includes a diverse range of programs:

- Attainable Housing;
- Neighbourhood Revitalization;
- Local Area Planning;
- Neighbourhood Safety and Safe Growth;
- Urban Design; and
- River Landing Project Management.

The Neighbourhood Planning Section also provides planning assistance to the Business Improvement Districts (BIDs) and collaborates on major projects with other agencies and civic departments.

In 2019, Neighbourhood Planning operated with a staff complement of 15.5 full-time employee positions, including Professional Planners, Landscape Architects, Architects, a Housing Analyst and a Design Assistant. In 2019, the management of the River Landing project, and the project manager, moved to the Neighbourhood Planning Section as part of a corporate restructuring.

ATTAINABLE HOUSING

The City of Saskatoon plays an important role in encouraging and facilitating the creation of attainable housing. The tools to increase the range and supply of attainable housing include policy, incentives, research, partnerships and education.

Attainable housing ranges from transitional units for those at risk of homelessness to entry-level ownership units. The City supports four broad categories of attainable housing:

- Affordable Rental – subsidized units for low income households
- Purpose-Built Rental – market priced units protected from condominium conversions
- Affordable Ownership – modest units with down payment grants
- Entry-Level Ownership – modest units for first time buyers

2013 – 2022 HOUSING BUSINESS PLAN

City Council approves the target for new attainable housing units as part of the budgeting process. In 2019, the City supported the creation of 145 units, which fell short of the target of 200 units. The shortfall was primarily the result of affordable ownership and entry level projects being delayed or cancelled due to softening conditions in the market. There was no target for purpose built rental units due to an elevated vacancy rate. The vacancy rate was down from 8.3% in 2018 to 5.7% in 2019.

The types of attainable housing units counted for 2019 and the previous five years are shown in the table below:

Housing Type	2019 Target	2019 Results	2013-19 Total Results	Seven Year Average
Purpose Built Rental	0	0	1,143	163
Affordable Ownership	50	23	346	49
Affordable Rental (including renovation)	30	12	329	47
Secondary Suites (purpose-built rental)	60	30	336	48
Entry Level Ownership	50	42	730	104
In-Kind Support – Affordable Rental (New for 2019)	10	38	38	5
Total Units	200	145	2,922	417

NATIONAL AFFORDABLE HOUSING CORPORATION

A 72-unit market rental apartment (with 6 affordable units) being built by the National Affordable Housing Corporation at 107 Thode Avenue in Willowgrove was approved for capital cost assistance in June of 2019 to support the creation of the 6 affordable units. The City's contribution for those units will be approximately \$124,000.



SASKNATIVE RENTALS

Sasknative Rentals was approved for 6 affordable housing units that will see the City contribute \$140,000 for the project. Each unit is 3 bedrooms, barrier-free and accessible. The project will create new units in two neighborhoods - Adelaide/Churchill and King George.

PROVINCIAL AND FEDERAL AFFORDABLE HOUSING AGREEMENT

A 10-year agreement signed by the federal and provincial governments in April of 2019 will see \$449.9 million invested in the construction and repair of affordable housing. Both governments will be investing approximately \$225 million over 10 years to protect, renew and expand social and community housing across the province.

CMHC'S REACHING HOME - HOMELESSNESS STRATEGY

The federal government's new homelessness program, called Reaching Home, launched on April 1, 2019 with aggressive targets for reducing homelessness. The targets include a 50% reduction in chronic homelessness over the next 10 years in communities that participate. The Saskatoon Housing Initiatives Partnership (SHIP) is currently working on the implementation of this strategy which includes a community plan and a coordinated access program.

2019 HOUSING BY THE NUMBERS

\$331,592 Average sale price of a Saskatoon home

Average rent for a two bedroom apartment **\$1,129**

2% Average Rent Price Increase

Vacancy Rate **5.7%**

LOOKING AHEAD TO 2020

- With the new agreement signed by the province and federal government, further alignment with new programs will be explored to integrate into the City's Attainable Housing Program.
- Housing conditions are projected to continue to stabilize in 2020.

NEIGHBOURHOOD REVITALIZATION

The Neighbourhood Revitalization program supports growth and development in established neighbourhoods by providing development incentives and participating in projects intended to enhance the quality of life in these neighbourhoods.

Vacant Lot and Adaptive Reuse Incentive Program

Neighbourhood Planning continued work on revisions to the current Vacant Lot and Adaptive Reuse (VLAR) Incentive Program in 2019 and worked with internal stakeholders to prepare revisions. The current policy is proposed to be split into two separate policies, to provide clarity for projects in both the City Centre and the Established Neighbourhoods.

In 2019, two notable projects were approved for five-year incremental tax abatements under the VLAR Program. The first was a 17-storey mixed use development at 523 12th Street East that includes 112 residential condominium units, main floor retail, second floor office/commercial, and underground parking. A second application was supported at 880 Broadway Avenue that includes a 10-storey mixed use development with 68 rental apartment units, two storeys of commercial space and underground parking. Both applications require approval from the Province of Saskatchewan to abate the incremental education portion of taxes as this portion is estimated to be greater than \$25,000 annually.

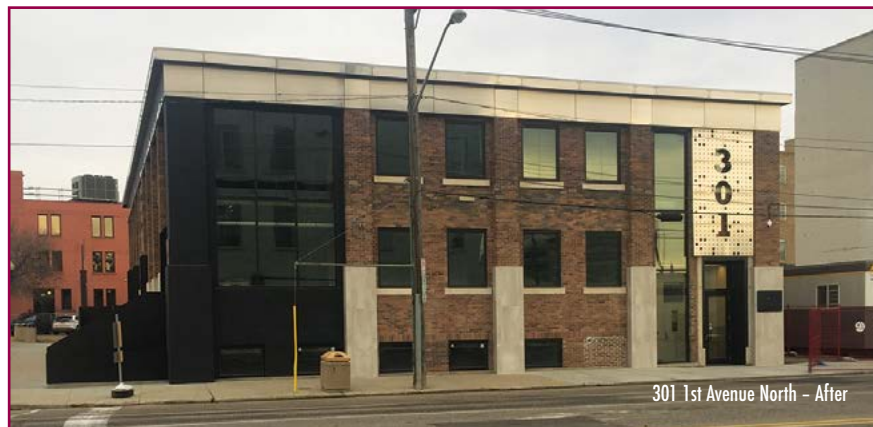
Since 2011, the VLAR Program has approved 69 applications, with three new applications approved in 2019. The total estimated amount committed to these incentives to date totals over \$5,500,000 (includes cash grants and foregone revenue from five-year incremental tax abatements), and the approved projects represent investments of more than \$320,000,000 within the Program's neighbourhoods.

NEIGHBOURHOOD (Approved)	APPLICATIONS	TOTAL INVESTMENT
Avalon	2	\$700,000
Buena Vista	1	\$375,000
Downtown	7	\$158,050,000
City Park	5	\$24,350,000
Eastview	1	\$6,900,000
Haultain	1	\$600,000
Holiday Park	1	\$375,000
Hudson Bay Park	1	\$425,000
Kelsey-Woodlawn	1	\$430,000
King George	6	\$1,615,000
Montgomery Place	1	\$400,000
Mount Royal	2	\$12,450,000
North Park	3	\$2,163,000
Nutana	6	\$80,552,246
Pleasant Hill	3	\$1,122,000
Riversdale	17	\$19,990,316
Sutherland/Forest Grove	3	\$1,500,000
Westmount	5	\$1,290,300
West Industrial	3	\$10,790,000
Total	69	\$324,077,862

The Facade Conservation and Enhancement Grant Program

The Facade Conservation and Enhancement Grant Program, which launched in 2014, assists commercial property owners within the Program's eligibility area, with the rejuvenation of their building façade. The goal of the Program is to help conserve the built heritage and help maintain attractive buildings in our city.

In 2019, there were 10 applications received, and the Adjudication Committee committed \$76,268.59 in grants to the applicants to improve and enhance their building façades. A notable project is 301 1st Avenue North, the former Egadz Building. Old materials were removed from the façade and the original brickwork was reclaimed. Other features of the upgrades included the re-creation of the building's cornice, installation of curtain wall glazing on south and east sides, all existing windows were replaced, and various other façade upgrades were completed.



PLEASANT HILL VILLAGE PROJECT

Since its inception in 2006, the Pleasant Hill Village revitalization project has been led by the City, in partnership with the community, other levels of government, non-profit and institutional organizations, and members of the development community.

In December 2019, City Council approved the sale of Parcel F (412 Avenue P South) in Pleasant Hill Village, to Central Urban Métis Federation Inc. (CUMFI) for the development of an Elders Lodge. CUMFI is planning to construct a 32-unit, three storey residential development, which received the support of the Pleasant Hill Village Steering Committee and community.

There are two remaining vacant development parcels (A and C) within Pleasant Hill Village. The goal for these sites is to provide affordable home ownership options for low-income renters who currently reside in the neighbourhoods surrounding Pleasant Hill Village. Conceptual proposals for the two remaining sites have been received by the Administration. Once more detailed information and plans are received, the Administration will negotiate the sale of the parcels. Before an agreement is completed, the Pleasant Hill community will have the opportunity to view the proposals.

SOUTH CASWELL REDEVELOPMENT PROJECT

The South Caswell Redevelopment Project involves the redevelopment of the former City-owned transit facility in the Caswell Hill neighbourhood. Since Saskatoon Transit vacated the site, environmental testing and remediation efforts have been underway to prepare for redevelopment.

Saskatoon Land is leading the sales process for the city-owned parcels and a Request for Proposals (RFP) was issued in the fall of 2018 to sell the north parcel of land. Members of the Caswell Hill Community Association were involved in the RFP process, ensuring the community values and vision for the area, as outlined in the 2010 South Caswell Concept Plan could be achieved, based on a review of the Proponent's proposed redevelopment plans for the parcel. Throughout 2019, Saskatoon Land negotiated with the highest scored Proponent. The sale agreement is expected to be finalized in early 2020.

At the end of 2019, a rezoning application was submitted for all city-owned sites. The Planning and Development Division will be leading the rezoning process to change the historic industrial zoning district to a more compatible district that aligns with future redevelopment plans. A public open house will be held to inform and receive feedback from the community about any proposed zoning changes and the Proponents' redevelopment plans for the north parcel.

LOOKING AHEAD TO 2020

- Environmental monitoring of groundwater and vapour monitoring wells will continue.
- City vehicles (sweepers, gravel trucks, etc.) will continue to utilize the former Transit building on the south parcel.
- A report will be presented to the City's Finance committee in the spring of 2020 to outline the details of the sale of the north parcel of land.
- Administration will undertake a rezoning process for all city-owned sites within the South Caswell Concept Plan boundary and hold a public open house to inform and gather feedback from local stakeholders about proposed zoning changes and redevelopment plans for the north parcel.

LOCAL AREA PLANNING

Local Area Planning is a community-based approach to developing comprehensive neighbourhood plans. It provides residents, business owners, property owners and other stakeholders direct input into the future of their community. Local Area Plan (LAP) participants work to develop a vision, discuss issues, identify goals, and outline strategies to ensure the long-term success of their neighbourhood. Once completed, a LAP sets out objectives to guide the growth and development of the neighbourhood.

Exhibition Local Area Plan

Public engagement events for the Exhibition Local Area Plan (LAP) began in January 2019. Throughout the year, there were nine public meetings covering a range of topics identified by the community, and a mid-project open house to review 'what we heard so far' information with stakeholders in the area. Land use surveys were also circulated to the community as part of the Exhibition LAP process; one to gather general land use feedback from the entire community, and another targeted to the land and business owners in the Light Industrial District along St. George Avenue. Throughout the Exhibition LAP process, 'Meeting Debriefs' were sent out following each meeting to keep stakeholders informed about what was discussed at meetings and the next steps that would be taken as a result of the discussion. The Neighbourhood Safety Team also participated in the Exhibition LAP; their involvement is detailed below under Neighbourhood Safety in Local Area Planning.

Public engagement for the Exhibition LAP wrapped up at the end of 2019. Next steps in the process include finalizing a draft of the LAP, and working with the relevant civic departments and divisions to identify effective strategies to address the local issues and opportunities brought forward by stakeholders in the Exhibition area. An Open House to present the LAP will be held in early 2020, and the completed Exhibition LAP will then be presented to City Council for adoption in the spring of 2020.

Local Area Plan Implementation

Implementation of LAP recommendations is divided into neighbourhood safety-related and non-safety-related, with the safety-related recommendations assigned to the Neighbourhood Safety Team. There were 13 non-safety-related LAP recommendations successfully completed in 2019, in addition to the 19 Neighbourhood Safety LAP recommendations that were also completed, for a total of 32 completed recommendations. The non-safety-related LAP recommendations completed in 2019 included a number from the Montgomery Place LAP, adopted in 2018, and others from the Varsity View, Mayfair and Kelsey-Woodlawn, Riversdale, and Warehouse District LAPs.

Implementation highlights:

- Implementation actions for the Montgomery Place LAP led to changes in the way building and development permits are being monitored for the neighbourhood, and communication efforts were made to notify residents about their responsibilities to meet the unique drainage standards for their neighbourhood.
- Significant upgrades were completed in A.H. Browne Park, in the Mayfair neighbourhood, including new pathways, play equipment, irrigation, and ball diamond and basketball court upgrades.
- Various information packages and communication pieces were also distributed to residents in LAP neighbourhoods to address specific recommendations.
- An audible pedestrian traffic signal was installed at the intersection of Temperance Street and Wiggins Avenue to support the visually impaired.
- A heritage element was added to the Woodlawn Cemetery main entrance sign.
- A servicing capacity analysis was completed for the Warehouse District, confirming the Downtown infrastructure has suitable capacity to support future development that may occur.

Since the LAP program began in the 1990s, there have been 418 non-safety-related LAP recommendations created through the LAP process. A total of 254 of

the 418 (61%) non-safety-related recommendations have been completed. There are currently 164 incomplete recommendations, including 86 (21%) that have yet to begin and 78 (18%) that have been started and are moving towards completion.

LOOKING AHEAD TO 2020

- The Exhibition LAP will be brought forward for approval by City Council and implementation of the Exhibition LAP recommendations will begin.
- The team will maintain a continued focus on implementation items, including those related to drainage, park improvements, and heritage celebrations in Montgomery Place.
- Working with Saskatoon Transit, investigation of transit stop improvements in LAP neighbourhoods will be done.

NEIGHBOURHOOD SAFETY AND SAFE GROWTH

Since the Safe Growth and Crime Prevention Through Environmental Design (CPTED) philosophy was adopted by City Council in 2008, the application of CPTED principles have evolved to become a standard part of Community Safety Reviews and the review process for all municipal developments, facilities, and structures, as well as Area Concept Plans. The purpose of the program is to add value to the existing civic programs and help make our City safer.

The Neighbourhood Safety program consists of five parts:

1. Creation of neighbourhood safety plans in conjunction with Local Area Plans;
2. Neighbourhood Safety recommendation implementation;
3. Safe Growth/CPTED Review Committee;
4. Ad hoc requests for assistance from affected neighbourhoods, administration and referrals from City Council; and
5. Program support.

Neighbourhood Safety in Local Area Planning

In 2019, the Neighbourhood Safety team completed the Safety section work for the Exhibition Local Area Plan (LAP). A community wide safety meeting was held in March 2019 to gather information from the community. Small group sessions drew out perceptions of safety and where the residents felt safe and unsafe. Based on this information, and the crime statistics, an Action Plan was established and approved by the community in May 2019. The summer included a CPTED workshop and 7 safety audits that local stakeholders and residents were invited to attend. Also in 2019, the team piloted a digital safety audit tool which helped facilitate the safety audits more efficiently.

2019 BY THE NUMBERS

19 Neighbourhood Safety recommendations completed

Neighbourhood Safety recommendations completed **84%**

7 Safety Audits conducted

CPTED Reviews completed **32**

2 CPTED external Lighting Reviews completed

Transit sites, stations, platforms, and routes reviewed **85+**



Neighbourhood Safety Recommendation Implementation

At the end of 2019, there were 236 Neighbourhood Safety recommendations identified through the LAPs. To date, 198 Neighbourhood Safety recommendations have been implemented, representing 84% of all Neighbourhood Safety recommendations.

Implementation highlights:

- The back lanes on the north side of the 2100 and 2200 blocks of 21st Street were targeted for a cleanup, where trees and bushes were either removed or trimmed. The Parks Division partnered to remove identified volunteer growth and trimmed larger trees in the shelterbelt along the north side of the neighbourhood. This completed a Meadowgreen Neighbourhood Safety recommendation.

- One of the most unique projects implemented in 2019 was the Sutherland Paddling Pool mural. The recommendation started as a typical mural to be painted on the outside of the Recreation Unit. After some thought, research, and discussion the mural was painted on the bottom of the paddling pool. Creatures and plants, drawn by the paddling pool users and students of Sutherland School, were adapted by the artist and painted on the pool basin. The mural is a great success and over 100 young people were involved and it completed a Sutherland Neighbourhood Safety Report recommendation.



Safe Growth and CPTED Reviews

Safe Growth and CPTED Reviews are an important part of the Neighbourhood Safety program. The core CPTED Review Committee consists of trained staff from various civic departments, including Community Services, Saskatoon Light and Power and Police Services. The Review Committee reviews all applications for new construction or major renovations affecting City of Saskatoon structures, facilities, and developments with any public access.

There was a total of 32 CPTED reviews completed in 2019. Projects reviewed included: 11 facilities, 6 parks, 4 Meewasin projects, 3 concept plans or concept plan amendments, 2 major facility lighting reviews, 2 public art installations, 2 structures, 1 plaza, and 1 streetscape.



Ad Hoc Requests of the Neighbourhood Safety Program

The Neighbourhood Safety program managed a number of ad hoc requests for assistance in 2019. In addition to the regular operations of the CPTED Review Committee, a CPTED Bus Rapid Transit (BRT) Subcommittee was formed to review the BRT stations, and platforms, which are currently in the planning and design phase. A total of 85 BRT Stations were reviewed this year. Station reviews

included evaluation of platform designs, CCTV's and other security hardware, as well as contextual elements of each individual BRT Station. A review of 'advertising wrap' designs, which have been proposed for existing bus shelters, was also conducted.

The Neighbourhood Safety program also reviewed exterior lighting replacements for major facilities under the City's Go Early Lighting Replacement Program. In 2019, Neighbourhood Safety reviewed lighting replacements for two city-owned facilities. An additional 13 city-owned facilities will be reviewed in 2020.



Canadian Municipal Network on Crime Prevention

The Neighbourhood Safety Coordinator is the City of Saskatoon's representative on the Canadian Municipal Network on Crime Prevention. Saskatoon was one of the first 14 members of the network from across Canada. The network now has 40 member communities that represent 50% of the country's population.

This group is helping municipalities across the country to battle the harm caused by crime and the rising costs of enforcement by investing in social development through evidence-based programs as the most cost-effective way to prevent crime. Municipalities feel and see the impact of crime on their streets every day and there are many examples that illustrate that they are best positioned to work with local agencies and neighbourhoods to identify needs and tackle the multiple causes of crime.

The Network engages in a number of activities to foster its community of practice among its members. These are designed to build capacity and mobilize municipalities so that increased investment in effective, evidence-based, and collaborative prevention strategies continue to grow. Inter-municipal exchanges, regional meetings, national meetings, mentoring and crime prevention training are all activities that are ongoing.

Street Activity Steering Committee

The Neighbourhood Safety Coordinator participates in the Street Activity Steering Committee (SASC). This Committee was established by City Council in 2012 and oversees the management and operations of the Community Support Program (CSP). The CSP became permanent in 2015 and has become a welcome sight in the Business Improvement Districts they serve. The Street Activity Steering Committee, now the Street Activity Subcommittee, reports directly to the Standing Committee on Planning & Development and Community Services (PDCS). Future plans and funding alternatives for this program continue to be explored.



Program Support

In the summer of 2019, the Neighbourhood Safety team piloted a new app that can be used for Local Area Plan safety audits. One advantage of the app is that it can provide GIS compatible information that can then be mapped. This way, safety information can be shown on a map alongside other information such as bus routes, crime data, calls for service data, streetlights, etc.

LOOKING AHEAD TO 2020

- Community-wide safety meetings, surveys, and safety audits as part of the Exhibition Local Area Plan are anticipated to be completed during the year.
- Bus Rapid Transit routes, shelters, and transit villages will continue to add a significant workload to the CPTED Review program with over a hundred reviews to be completed.
- Completion of external lighting reviews for all major city-owned facilities.
- A Safe Growth/CPTED training course is scheduled for 2020 for both City staff and interested external individuals.
- Neighbourhood Safety participates in the Safe Community Action Alliance which is working with a larger city-wide partnership to identify and establish a community wide evidence based strategic plan around community wellness and safety. The goal is to identify, prioritize and address immediate needs and identify how to address longer term needs within Saskatoon.

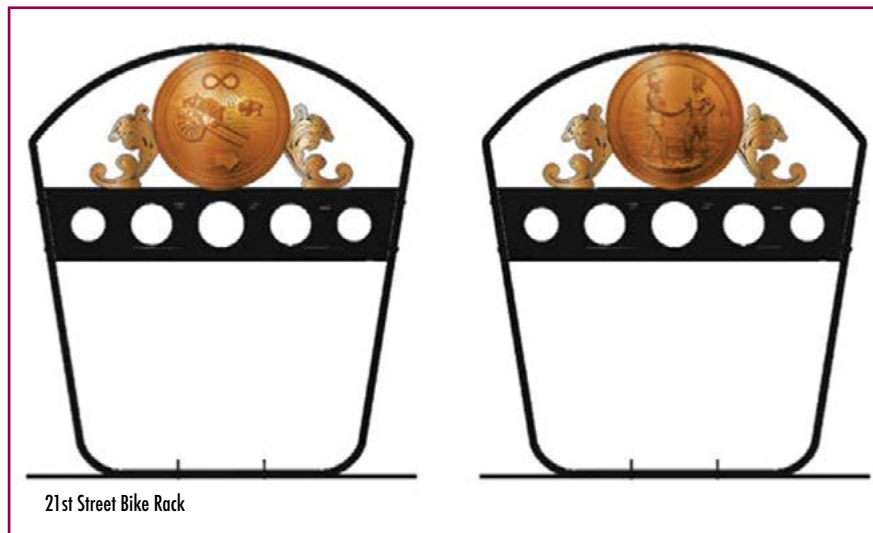
URBAN DESIGN

Urban Design Public Realm Projects

Urban Design works closely with groups across the corporation and in the community to find opportunities for improving the physical, psychological, social, and cultural experience of Saskatoon's public realm. Urban Design is working to identify priorities and opportunities for developing a cohesive pedestrian network in Saskatoon's primary commercial areas. The team also designs and prepares construction documents and project manages the delivery of projects working toward these goals. The long-term vision is to create a safe, comfortable, attractive network of pedestrian streets that encourage active transportation, celebrate Saskatoon's diverse identity and support the policy goals of the Growth Plan.

21st Street Streetscape Renewal Project

As part of the reestablishment of a heritage theme on 21st Street, the restoration and reinstallation of heritage benches was completed in summer of 2019. Urban Design has also designed and tendered the manufacturing of bicycle racks that will complement the benches and include medallions that recognize Saskatoon's Indigenous and Metis Heritage.



Urban Design is also working with Saskatoon Light & Power on a pilot program on 21st Street to replace the seasonal decorations with year-round lighting features on the light poles. The installation will replace aging decorations while reducing SL&P's operational costs, as they won't need to be deployed, removed, and stored every year.

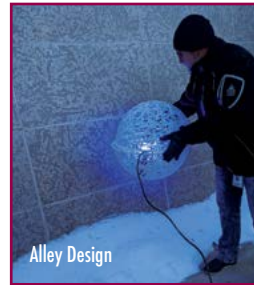
2nd Avenue Streetscape Renewal Project

The streetscape renewal of 2nd Avenue is underway. The project began with the replacement of benches and bicycle racks, as well as the installation of electricity to 5 planter walls during 2019. The design of a lighting installation on the planter walls is almost complete and will be tendered early in 2020. Urban Design is working to balance issues of maintenance and risk with stakeholder requests for higher profile lighting installations. New garbage bins have been manufactured and will be installed in early spring 2020 and a review of the poster boards is also underway.



Back Alley Conversion

Working closely with the Downtown YXE Business Improvement District, and the adjacent businesses, Urban Design is working with three building owners to install and electrify lighting installations throughout a Downtown alley. Initial lighting tests have been completed and final design is underway for installation in 2020.



for safety and operations. Contracts for painting, tree grate maintenance, and paving stone repairs were tendered and administered for standard maintenance. In addition, Urban Design responded directly to over 60 emergency maintenance calls as well as directly managing over 120 planned maintenance items outside of the major maintenance contracts.

Riversdale Bike Parking Patio

Urban Design collaborated with 9-Mile Brewing and the City's Transportation Division to establish a bicycle parking corral within an on-street parking stall on 20th Street West in 2019. The monitoring and evaluation of this project will continue over 2020 to determine if the program could be expanded to other sites.



Urban Design delivered several small projects such as the reconnection of the Birks clock, six new bicycle parking installations, and a tree-well planting pilot project in response to requests from the community. Urban Design also assisted in coordinating some challenging maintenance and procurement projects for the River Landing area, including procuring new lit bollards and providing a low-cost mechanism for protecting all tree-well electrical outlets from damage.

City Hall Security Benches

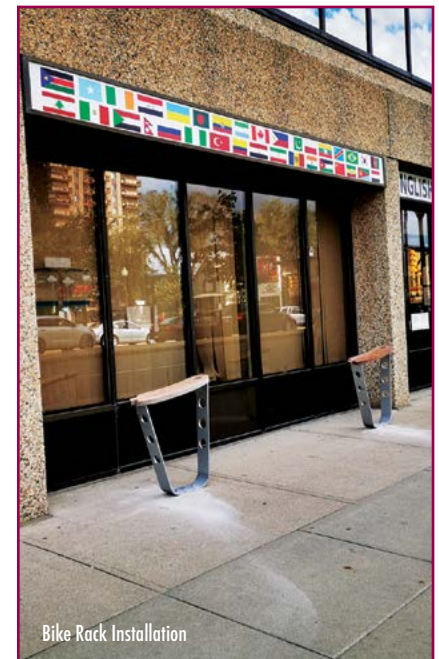
Urban Design collaborated with Corporate Security to deliver concrete benches in front of City Hall to help address security needs, as well as provide additional seating in the area.



Urban Design Maintenance Work

The Urban Design team maintains its inventory of street furniture, which includes benches, trash receptacles, poster boards, lamp posts, bollards, paving stones, decorative lighting features, public art and unique pieces such as the chess boards in the Broadway BID area.

In 2019, Urban Design partnered with the City's Carpentry Shop to complete the program's maintenance needs efficiently and cost effectively. In addition, the team worked closely with the street garbage collection crew to improve infrastructure



Corridor Planning and BRT Infrastructure Strategy and Design

Urban Design has been working closely with the Corridor Planning Team and the BRT planning group to guide the streetscape portion of this major initiative. Urban Design contributed to the Corridor Transformation Plan and will continue to work on the public realm elements of the initiative.



Urban Design is funding and procuring new banners for all three of the City Centre BIDs and have already received new banners for the Downtown that will be installed in spring 2020.

URBAN DESIGN PROGRAMS

Urban Design oversees a number of programs that enhance the city's commercial districts.

Flower Pot Program

The Flower Pot Program adds a welcome splash of colour to the city during the summer. In cooperation with the Parks Division and the Business Improvement Districts, 753 flower pots were installed and maintained in the Downtown, Broadway, Riversdale and Sutherland BID's, as well as River Landing and the Downtown Transit Mall. Urban Design has also assisted in procuring flower pots for other Saskatchewan municipalities and for TCU Place.

Banners

In cooperation with Saskatoon Light & Power, Urban Design administers the Street Banner Program which brings colour and animation to numerous streets in the city and helps community organizations promote themselves and their events. Urban Design accepts the applications, reviews the graphics for compliance with



Downtown Banners

the City's Banner Policy, and schedules the installations. Urban Design is working with IT to develop an online banner request program that will help streamline the process in the future.

Urban Design is funding and procuring new banners for all three of the City Centre BIDs and have already received new banners for the Downtown that will be installed in spring 2020.

Placemaker Program

The purpose of the Placemaker Program is to enhance civic spaces and express Saskatoon's unique identity in its primary pedestrian areas through the use of creative installations, including public art. The Program has been transitioning from leased, temporary art installations to more permanent pieces such as light installations, murals, and commissioned sculptures. Urban Design is working with the Public Art Advisory Committee (PAAC), the City's Community Development Section, and with a curator on three commissioned pieces, one for each of the City Centre Business Improvement Districts.

LOOKING AHEAD TO 2020

- Completion of designs for the remainder of Parcel YY in River Landing, in collaboration with the City's Transportation Division and Construction and Design Division.
- Complete streetscape construction on 3rd Avenue and Spadina Crescent in River Landing.
- The installation of the heritage-style bike racks and the design and manufacture of year-round pole mounted light installations on 21st Street.
- 2nd Avenue streetscape renewal completion, including the alley conversion and planter lighting projects.
- Continued work on the planning and design with the Corridor Planning program and the BRT project.
- Design, tender, and construction of streetscaping of Central Avenue between 107th and 109th Streets.
- Collaborating with the Transportation Division to begin planning for consultations and design for the retrofit of 23rd Street in response to the bike lanes and changes to Transit.
- Working with the Utilities and Environment Department, and the Transportation Division to collaborate on construction work being done on 24th Street in order to improve the pedestrian realm.
- Maintenance of streetscape amenities will continue to be a high priority in 2020.

RIVER LANDING PROJECT MANAGEMENT

As a cultural and recreational centre, River Landing is the only urban destination identified in the 100-Year Plan for the Meewasin Valley, and invites citizens and visitors alike to enjoy the natural beauty and benefits of parks, trails, and other amenities that bring people together.

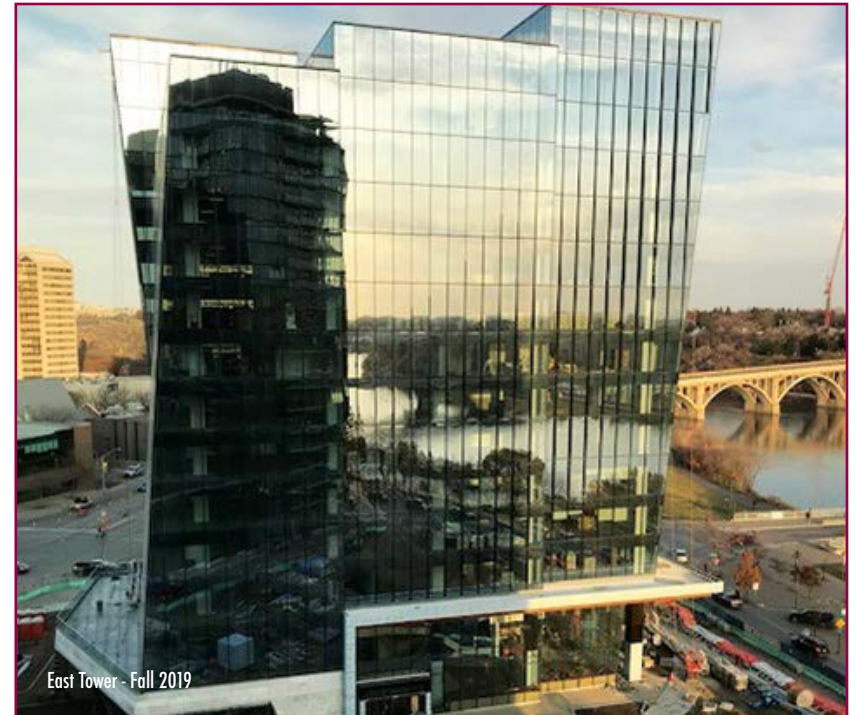
The \$81.5M, 36-acre riverfront development (stretching from 19th Street to the river, and from 3rd Avenue to Avenue C) is a mixed use space of parks, riverfront trails, new art gallery, live performance theatre, farmers' market, business incubator, seasonal concession, restaurants, as well as commercial, retail, hotel, and residential developments. These and other amenities draw thousands of visitors and residents each year to River Landing. On average over 360,000 pedestrians and cyclists visit or pass through the area annually. In addition, there are numerous festivals, races, special events, weddings, and dance classes in the vicinity each year. In 2019, there were 266 events held in River Landing.

River Landing is treated as a cohesive, outdoor civic facility. To do this, the River Landing program management includes the daily operation of the site; management of the tenant and site relations, including Remai Modern, Persephone Theatre, Farmers' Market Building, concession kiosks; operations of the River Landing Parkade; oversight of the commercial and residential developments; construction coordination; and land sales.

- In 2019, River Landing management, with a team of interdivisional colleagues, partnered with the private developer of Parcel YY to construct the civic streetscaping infrastructure in conjunction with site work for the East Tower. Construction and project management included sidewalks, amenity strips, bollards, streetlights, and tree wells. The work occurred at the corner of 3rd Avenue & 19th Street, and along Spadina Crescent.



- The majority of construction of streetscaping work at the corner at 2nd Avenue and Spadina Crescent in front of the hotel/condo wrapped up at the end of October 2019, with some items still to be finished in 2020. Tenants began to move into the East Tower mid-December 2019.
- Work was undertaken to prepare the sales package for Parcel G, one of the two remaining undeveloped land parcels in River Landing. The land sale was put on hold pending public consultations in 2020 as a potential location for the future Downtown Event and Entertainment District.
- The City issued an RFP in late 2018 for a new tenant with increased animation in the Farmers' Market Building, which subsequently had to be cancelled in January 2019 due to the need to investigate roof repairs on the building. Through 2019, the roof repair research was carried out, and a roofing consultant was hired to prepare a tender package to be issued in early 2020 for a contractor to repair the roof. In addition, a new RFP for a building tenant was issued in early November and closed in late December, 2019.
- Numerous festivals and events were held in River Landing, including the Nutrien Fireworks Festival, Pride Festival, GalaMODERN (which animated the River Landing Parkade as part of its festivities) and Nutrien WinterShines.
- In order to start building awareness and excitement about the future leasing of the Pumphouse, River Landing started to book the space out for temporary pop up events in this unique space. 2019 saw an artist's group use the building for a show, and the Pumphouse has been on the Doors Open tour for the past six years proving to be a very popular location.



LOOKING AHEAD TO 2020

- River Landing will continue to work with its City internal team and the private developer on the remainder of civic streetscaping construction work at 3rd Avenue/19th Street, and along Spadina Crescent. It will also start planning for the civic streetscaping work around the corner of 2nd Avenue and 19th Street at the North Tower.
- Evaluations of the proposals for a tenant for the Farmers' Market Building will conclude. The City will also issue the roof repair tender and then oversee the repair work.
- A report will be prepared for City Council on the future governance options for the River Landing area.
- Options for art or other animation pieces on the abutment wall under the Senator Sid Buckwold Bridge will be explored, once the bridge rehabilitation work is completed in the summer of 2020.
- On-going site operations, tenant relations, and special events coordination will continue.

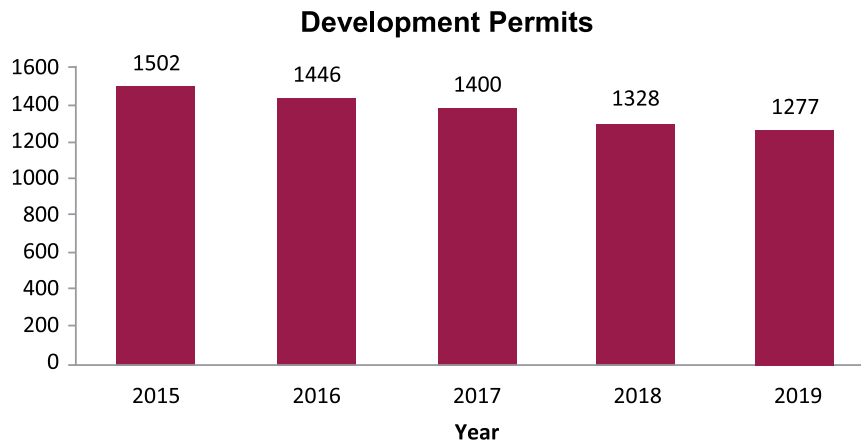
DEVELOPMENT REVIEW

The Development Review Section is responsible for facilitating the orderly use and development of land and property in Saskatoon, in accordance with accepted community standards, as outlined in the Official Community Plan, Zoning Bylaw, Subdivision Bylaw, as well as Council and Administrative Policies. The Section serves as a resource to individuals, businesses, government agencies, and community groups seeking to pursue development proposals, interpretations on bylaws and policies, and information on land use processes and timelines. Development Review is responsible for the review of Area Concept Plans and Direct Control District applications, Architectural Reviews, Subdivision, Rezoning, Discretionary Use and Development Permit applications, and applications for both new and converted condominiums. The Section also administers the Civic Heritage Program and the Naming of Civic Property and Development Areas. The Section facilitates the community's ability to understand and amend development standards, in accordance with appropriate public consultation processes.

In 2019, Development Review operated with a staff complement of 12 full-time employees, including 8 Professional Planners and 4 Development Officers.

DEVELOPMENT PERMITS

The Section reviews all development proposals, except for one- and two-unit dwellings in new neighbourhoods, to ensure compliance with the Zoning Bylaw. In

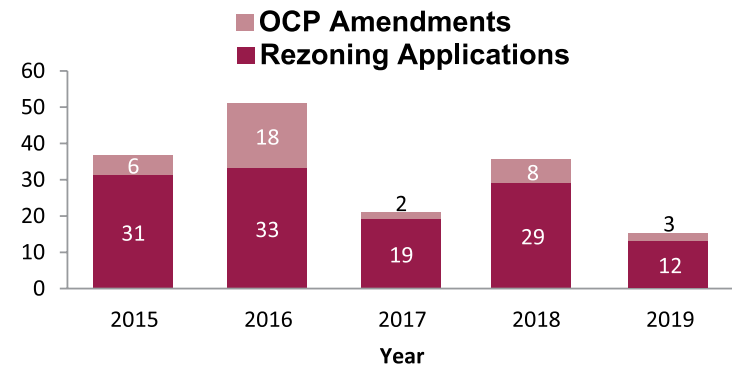


2019, Development Review reviewed 1,277 Development Permits, as compared to 1,328 in 2018, and a five-year average of 1,391 Development Permits per year.

REZONING APPLICATIONS

Development Review is also responsible for review, consultation, and recommendations on applications to amend provisions of the Official Community Plan and Zoning Bylaw. These applications are ultimately considered by City Council to make the final decision on bylaw amendments.

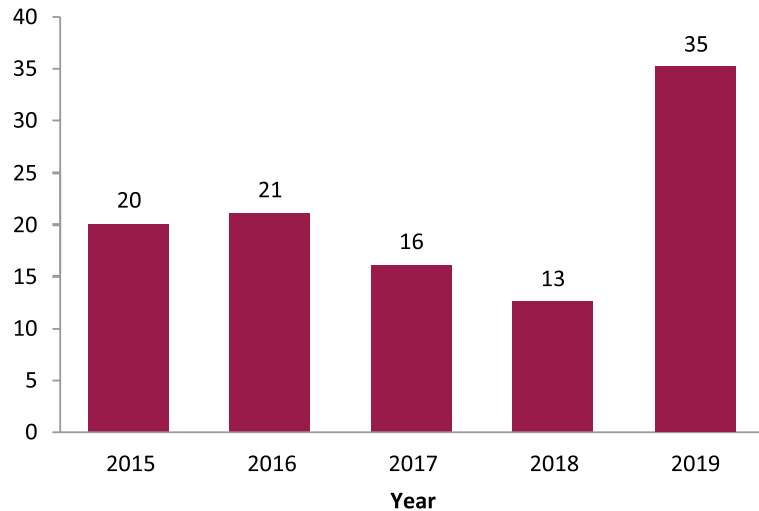
In 2019, the Section received 8 Zoning Bylaw amendment applications and 2 Official Community Plan amendment applications, for a total of 10 applications. This compares with 37 total Zoning Bylaw and Official Community Plan amendments made in 2018. The five-year average for combined applications is 31 per year.



DISCRETIONARY USE APPLICATIONS

Land uses in the City of Saskatoon may be permitted, prohibited, or discretionary. Discretionary uses are generally appropriate for their zoning district but may require additional scrutiny to ensure they fit in their specific context. These land use activities are permitted at the discretion of City Council or are delegated to Administration for approval of certain uses.

Discretionary Use Applications



In 2019, the Section received 35 Discretionary Use applications, as follows:

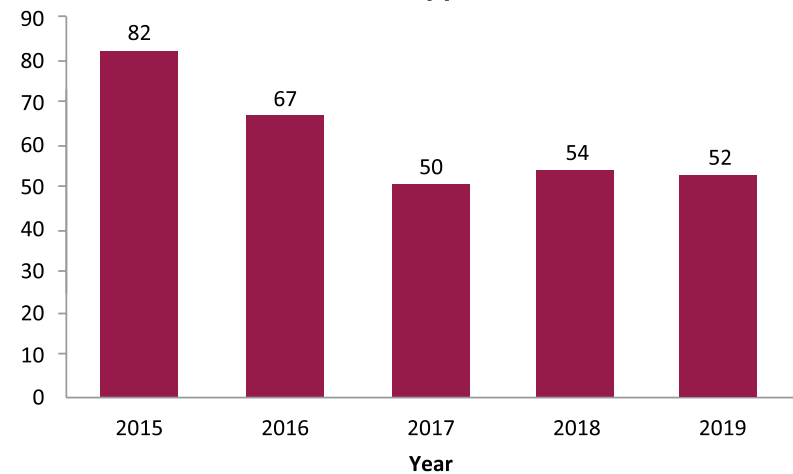
- 12 Child Care Centres
- 5 Residential Care Homes - Type II
- 2 Private Schools
- 1 Recreational Vehicle & Equipment Storage
- 1 Tavern (Brewpub)
- 5 Garden and Garage Suites
- 2 Boarding Houses
- 1 Gas Bar
- 2 Cannabis Production Facilities
- 1 Bed and Breakfast
- 1 Parking Station
- 1 Car Dealership
- 1 Special Needs Housing

The volume of applications received in 2019 was high compared to previous years. There was a substantial increase in the number of applications received for Child Care Centres following a bilateral agreement between the Province of Saskatchewan and the Federal Government. A total of thirteen Discretionary Use applications were received in 2018, with a five-year average of 21 applications per year.

SUBDIVISION APPLICATIONS

The Section reviews all applications for subdivision of land to ensure compliance with municipal and provincial requirements and to coordinate utility requirements for newly created properties. In 2019, the Section received 52 subdivision applications, compared to 54 applications received in 2018, and the five-year average of 61 applications per year.

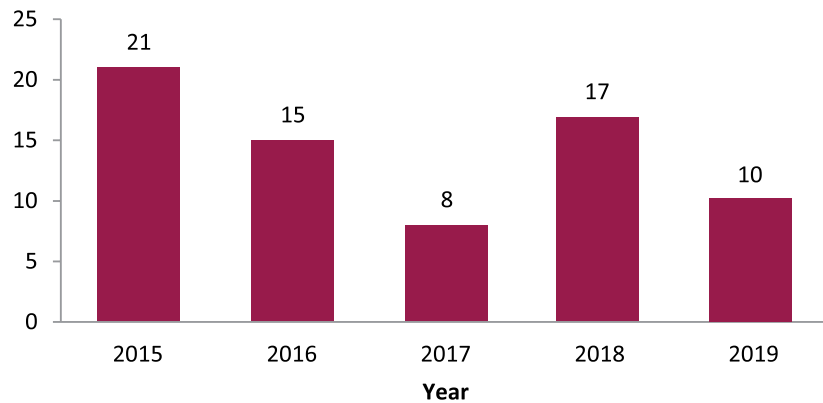
Subdivision Applications



CONDOMINIUM APPLICATIONS

The Section reviews all applications for the creation of condominium parcels to ensure compliance with various municipal and provincial requirements. In 2019, the Section received 10 condominium applications, compared to 17 applications in 2018, and a five-year average of 14 applications per year.

Condominium Applications



DEVELOPMENT APPEALS

Individuals have the right to appeal to the Development Appeals Board over the denial of an application for a Development Permit or when an Order to Remedy Contravention is issued. Development Review represents the City for appeals pertaining to Development Permit denials whereas appeals associated with Order to Remedy Zoning Bylaw Contraventions are handled by Community Standards Division. In 2019, the Development Appeals Board heard 37 appeals. This compares to 50 in 2018, and a five-year average of 43 development appeals per year.

The Section also represents the City at the Planning Appeals Committee of the Saskatchewan Municipal Board. In 2019, there were no appeals filed with the Saskatchewan Municipal Board.

NAMING SASKATOON

Development Review administers the Naming of Civic Property and Development Areas Policy. Members of the public or developers can apply to have names added to the Names Master List, which is used to name civic property and development areas, when requested by a land developer or needed for a new civic property. In 2019, 1 new name was added to the Names Master List. As of year-end, a total of 79 names were available to be applied to future developments.

Names Applied in 2019		
Names Applied	Type	Location
Barnsley Crescent, Lane, Rise	Roadway	Aspen Ridge
Bidulka Park	Park	Aspen Ridge
Bidulka Park North	Park	Aspen Ridge
Daley Lane	Roadway	Aspen Ridge
Decoteau Lane, Way	Roadway	Aspen Ridge
Gaunt Bend, Lane, Manor, Way	Roadway	Aspen Ridge
Haverstock Crescent	Roadway	Aspen Ridge
Keith Turn, Union, Way	Roadway	Rosewood
Papish Way	Roadway	Aspen Ridge
Stehwien Street, Terrace	Roadway	Aspen Ridge
Stryjek Park	Park	Aspen Ridge

CIVIC HERITAGE PROGRAM

The following chart identifies the number of documented heritage properties in Saskatoon at the end of 2019.

Listing Type	Number of Properties
Built Heritage Database	1452
Saskatoon Register of Historic Places	188
Holding Bylaw	33
Municipal Designated Properties	43
Provincial Designated Properties	3
National Historic Sites	6

Heritage Conservation Program

The following major conservation work and financial incentives were approved under the Heritage Conservation Program in 2019:

- Former Fire Hall No. 3 at 612 11th Street East – Brick and window repair. Funding was approved in the form of a grant for a total of \$11,960.25.
- Hutchinson Building at 144 2nd Avenue South – Brick work and window painting. Funding was approved in the form of a grant for a total \$3,593.57.
- Landa House at 202 Avenue E South – Window replacement and painting. Funding was approved in the form of a grant for \$685.11.
- Mann House at 1040 University Drive – Window replacement. Funding was approved in the form of a grant for \$1,800.
- Pettit House at 870 University Drive – Painting of Carriage House and Gazebo. Funding was approved in the form of a grant for \$1,536.36.

EDUCATION AND AWARENESS EVENTS

Heritage Festival

The annual Heritage Festival of Saskatoon took place on February 3, 2019 at

the Western Development Museum. The City and Municipal Heritage Advisory Committee collaborated on a display for the event.

Doors Open

The Doors Open biennial event took place on June 2, 2019. More than 6,000 visitors took part in the event which showcases Saskatoon’s built heritage.

CITY CENTRE

Development Review includes the City Centre Planner position, dedicated to planning and development matters in the Downtown and larger City Centre area, including providing a “one-stop shop” service for development projects in these areas.

Activities in 2019 relating to specific development projects included:

- Successful conclusion of rezoning processes for two major infill development proposals;
- Providing support to a major City Centre development proposal in the planning stages, including facilitation and oversight of a lane closure process and land swap with adjacent property owners;
- Providing direction and support to proponents of new City Centre developments at various stages in the planning, design, permitting, and construction processes.



Other major activities relating to the City Centre in 2019 includes:

- A March 2019 workshop led by Urban Planner Larry Beasley brought together relevant stakeholders and planning experts to develop a set of recommended actions to stimulate development of the Downtown. Initial work on a Downtown Stimulus Strategy stemming from this workshop began in 2019, along with progress on one of the recommended actions (Action A1 – Articulate a Downtown Narrative).
- In response to direction from City Council, options to expand the geographic area of the offsite levies exemption previously in place for the Downtown were developed and reported on. City Council opted to expand the exemption to all appropriately zoned properties within the Established Neighbourhoods (with the exception of the University lands) on an interim basis as an incentive for infill development. Impacts of the exemption will be monitored and reported on in the future.
- The site selection process for a Downtown Event and Entertainment District, centred on a new arena and convention centre was ongoing through 2019, with Planning and Development representatives providing support as part of the project team.



LOOKING AHEAD TO 2020

The following major activities are expected to occur in 2020 regarding development, Concept Plans, Naming, Heritage and the City Centre:

- Continuation of the Comprehensive Review of Zoning Bylaw No. 8770.
- Review of amendments to the Willows Neighbourhood Concept Plan and Direct Control District regulations.
- Review of the Holmwood Suburban Centre Concept Plan.
- Review of the Elk Point Neighbourhood Concept Plan.
- The Heritage Awards will be held in March 2020 which will recognize achievement in the area of heritage conservation in Saskatoon through the presentation of awards by the Municipal Heritage Advisory Committee.
- Support for the construction of multiple development projects in the City Centre will continue, which will add hundreds of new dwelling units to the residential dwelling stock in the area.



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