



**PUBLIC AGENDA
GOVERNANCE AND PRIORITIES
COMMITTEE**

Wednesday, September 11, 2024, 9:30 a.m.

Council Chamber, City Hall

Committee Members:

Deputy Mayor H. Gough, Chair

His Worship Mayor C. Clark

Councillor C. Block

Councillor T. Davies

Councillor R. Donauer

Councillor B. Dubois

Councillor S. Gersher

Councillor D. Hill

Councillor Z. Jeffries

Councillor D. Kirton

Councillor M. Loewen

Submissions providing comments and/or requesting to speak will be accepted for public meetings using the online form at [Saskatoon.ca/write-letter-council committees](https://saskatoon.ca/write-letter-council-committees). If your submission includes a request to speak, you will be contacted by a representative from the City Clerk's Office with further information. Submissions will be accepted no later than 5:00 p.m. on the Monday the week of the meeting.

Pages

1. CALL TO ORDER

The Chair will call the meeting to order on Treaty 6 Territory and the Traditional Homeland of the Métis People and confirm roll call.

2. CONFIRMATION OF AGENDA

Recommendation

That the agenda be confirmed as presented.

3. **DECLARATION OF CONFLICT OF INTEREST**

4. **ADOPTION OF MINUTES**

5 - 15

Recommendation

That the minutes of meeting of the Governance and Priorities Committee dated August 14, 2024, be adopted.

5. **UNFINISHED BUSINESS**

6. **ADMINISTRATIVE AND LEGISLATIVE REPORTS**

6.1 **Decision Reports**

6.2 **Approval Reports**

6.2.1 **Saskatoon's City Centre and District Plan [GPC2024-0901]**

16 - 108

A report of the Community Services Division is provided

Recommendation

That the Governance and Priorities Committee recommend to City Council that:

1. Saskatoon's City Centre and District Plan be approved as the guiding framework for Administration to prepare future budget and implementation requests for City Council consideration; and
2. The Administration create a business plan option for the implementation of Saskatoon's City Centre and District Plan for consideration during the 2026/2027 Business Plan and Budget deliberations.

6.3 **Information Reports**

6.3.1 **City Council Strategic Priority and Leadership Initiative – 2024 Q3 Update [GPC2024-0306]**

109 - 111

A report of the City Clerk's Office is provided.

Recommendation

That the information be received.

7. **MOTIONS (notice previously given)**

8. **URGENT BUSINESS**

9. GIVING NOTICE

10. VERBAL UPDATES

10.1 Council Members - His Worship the Mayor, FCM/SUMA, Boards, Committees and Commissions

10.2 Administration

11. REQUESTS TO SPEAK (new matters)

12. COMMUNICATIONS (requiring the direction of the Committee)

12.1 Ashu M. G. Solo - Saskatoon Public Library, Executive Salaries and Reform of The Public Libraries Act, 1996

112 - 113

A letter from Ashu M. G. Solo, dated August 29, 2024 is provided.

13. IN CAMERA SESSION

Recommendation

That the Committee move *In Camera* to consider the following items.

13.1 Verbal Updates

13.1.1 Council Members - His Worship the Mayor; FCM/SUMA; Boards, Committees & Commissions; Personnel Subcommittee (if required)

13.1.2 Administration

13.1.2.1 City Manager Updates

[In Camera - Sections 13, 14, 15(1), 16(1), 17, 18(1), 19 and 20 LAFOIP]

13.2 Appointments - Boards, Commissions and Committees [CK 225-4-3]

In Camera - Consultations/Deliberations; Personal Information - Sections 16(1)(c) and (d) and 28 of LAFOIP]

13.2.1 Appointments - Board of Police Commissioners

13.2.2 Appointments - 33rd Street Business Improvement District

13.2.3 Resignation - Downtown Business Improvement District

14. RISE AND REPORT

15. ADJOURNMENT



PUBLIC MINUTES
GOVERNANCE AND PRIORITIES COMMITTEE

Wednesday, August 14, 2024, 9:30 a.m.
Council Chamber, City Hall

PRESENT: Deputy Mayor D. Hill, Chair
His Worship Mayor C. Clark
Councillor C. Block
Councillor T. Davies
Councillor R. Donauer
Councillor B. Dubois
Councillor S. Gersher
Councillor H. Gough
Councillor Z. Jeffries
Councillor D. Kirton, via teleconference
Councillor M. Loewen, at 9:34 a.m.

ALSO PRESENT: City Manager J. Jorgenson
City Solicitor C. Yelland
City Clerk A. Tittlemore
Deputy City Clerk S. Bryant

1. CALL TO ORDER

The Chair called the meeting to order on Treaty 6 Territory and the Traditional Homeland of the Métis People and confirmed roll call.

2. CONFIRMATION OF AGENDA

Moved By: Councillor Donauer

1. That the following letters be added to Item 6.2.1
 - Request to Speak
 - Colleen Christopherson-Cote, Saskatoon Poverty Reduction Partnership (SPRP), dated August 12, 2024
 - Submitting Comments

- Henry Feldkamp, dated August 11, 2024;
2. That Item 6.2.1 be considered immediately following Unfinished Business;
and
 3. That the agenda be confirmed as amended.

In Favour (10): Councillor Hill, Mayor Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, and Councillor Kirton

Absent (1): Councillor Loewen

CARRIED UNANIMOUSLY

3. DECLARATION OF CONFLICT OF INTEREST

There were no declarations of conflict of interest.

4. ADOPTION OF MINUTES

Moved By: Councillor Dubois

That the minutes of meeting of the Governance and Priorities Committee dated July 17, 2024, be adopted.

In Favour (10): Councillor Hill, Mayor Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, and Councillor Kirton

Absent (1): Councillor Loewen

CARRIED UNANIMOUSLY

5. UNFINISHED BUSINESS

6. ADMINISTRATIVE AND LEGISLATIVE REPORTS

6.1 Decision Reports

6.2 Approval Reports

6.2.1 Downtown Event and Entertainment District – Private Partner Agreement Framework [DEED2023-01]

A report of the Transportation and Construction Division was provided along with the following letters:

Request to Speak

- Colleen Christopherson-Cote, Saskatoon Poverty Reduction Partnership (SPRP), dated August 12, 2024

Submitting Comments

- Henry Feldkamp, dated August 11, 2024

It was noted that representatives of OVG 360 were not in attendance to provide a presentation as part of the Administration report on this item at this time.

Councillor Loewen entered the meeting at 9:34 a.m.

Director of Technical Services Willems presented the report with a PowerPoint.

Colleen Christopherson-Cote, SPRP, spoke to the matter and responded to questions of Committee.

Director of Technical Services Willems along with City Solicitor Yelland and City Manager Jorgenson responded to questions of Committee.

Discussion followed.

Moved By: Councillor Dubois

That the Governance and Priorities Committee recommend to City Council:

1. That the information be received; and
2. That the report be forwarded to the August 28 Regular Business Meeting of City Council as an approval report or at such time OVG is able to be in attendance.

In Favour (11): Councillor Hill, Mayor Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

CARRIED UNANIMOUSLY

MOTION ARISING

Moved By: Councillor Gough

That Administration report back on options to further formalize engagement with community benefit stakeholders and coalitions in the next stages of planning - whether through updated terms of the DEED Advisory Committee or other mechanism.

In Favour (11): Councillor Hill, Mayor Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

CARRIED UNANIMOUSLY

6.2.2 Security Renovations to Mayor's Office Support Area [GPC2024-0804]

A report of the Utilities and Environment Division was provided.

General Manager, Environment and Utilities Gardiner presented the report.

Moved By: Councillor Donauer

That the Governance and Priorities Committee recommend to City Council:

1. That the proposed scope of work for renovations to the Mayor's Office Support Area as outlined in this report be approved;
2. That a one-time expenditure of \$15,000 from unspent funding within the Mayor's Office operating budget be made to the Civic Building Comprehensive Maintenance Reserve;
3. That existing funding of \$40,000 within Capital Project P.10101, Facilities Corporate Accommodations, be used for this project; and
4. That Capital Project P.10101, Facilities Corporate Accommodations be increased by \$35,000 to be funded from the Civic Building Comprehensive Maintenance Reserve (CBCM) for use on this project.

In Favour (11): Councillor Hill, Mayor Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

CARRIED UNANIMOUSLY

6.2.3 Protocol Policy [GPC2023-0501 and GPC2024-0305]

A report of the City Solicitor's Office was provided.

City Solicitor Yelland presented the report and responded to questions of Committee.

Moved By: Councillor Donauer

That the Governance and Priorities Committee recommend to City Council that the City Clerk's Office be instructed to amend Council Policy C01-028, *Protocol Policy* as outlined in the August 14, 2024 report of the City Solicitor's Office.

In Favour (11): Councillor Hill, Mayor Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

CARRIED UNANIMOUSLY

Moved By: Councillor Dubois

That that the Administration report back on provisions in the policy with regards to raising flags from other nations.

In Favour (11): Councillor Hill, Mayor Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

CARRIED UNANIMOUSLY

MOTION ARISING

Moved By: Mayor Clark

Could the Administration report further regarding Requests for Resolutions of support to either:

1. Require any organization that is requesting for Council to pass a Resolution of Support to get a sponsoring member of City Council to bring that item forward through the Notice of Motion process.

or

2. Add additional criteria for Administration to consider to determine whether the matters merit or are appropriate for City Council debate.

In Favour (11): Councillor Hill, Mayor Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

CARRIED UNANIMOUSLY

6.3 Information Reports

7. MOTIONS (notice previously given)

8. URGENT BUSINESS

9. GIVING NOTICE

10. VERBAL UPDATES

10.1 Council Members - His Worship the Mayor, FCM/SUMA, Boards, Committees and Commissions

10.2 Administration

11. REQUESTS TO SPEAK (new matters)

12. COMMUNICATIONS (requiring the direction of the Committee)

12.1 National Police Federation - Call to Action Concerning Saskatchewan Marshals Service [GPC2024-0802]

A letter from Breanna Cera Emard, Government Relations Coordinator, National Police Federation, dated July 2, 2024 was provided.

City Clerk Tittlemore gave a brief introduction.

Moved By: Councillor Donauer

That the information be received.

In Favour (11): Councillor Hill, Mayor Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

CARRIED UNANIMOUSLY

12.2 Ashu M. G. Solo - Library, arena, auditorium, potholes, snow removal, deicing, and campaign finance reform [GPC2024-0803]

A letter from Ashu M. G. Solo, dated July 18, 2024, is provided.

City Clerk Tittlemore provided a brief introduction.

Moved By: Councillor Dubois

That the information be received.

In Favour (11): Councillor Hill, Mayor Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

CARRIED UNANIMOUSLY

13. IN CAMERA SESSION

Moved By: Councillor Dubois

That the Committee move *In Camera* to consider the following items.

In Favour (11): Councillor Hill, Mayor Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

CARRIED UNANIMOUSLY

The public meeting recessed at 12:38 p.m.

13.1 Economic/Financial and Other Interests

[In Camera - Economic/Financial and Other Interests - Section 17 of LAFOIP]

13.2 Verbal Updates

13.2.1 Council Members - His Worship the Mayor; FCM/SUMA; Boards, Committees & Commissions; Personnel Subcommittee (if required)

13.2.2 Administration

13.3 City Manager Updates

[In Camera - Sections 13, 14, 15(1), 16(1), 17, 18(1), 19 and 20 LAFOIP]

13.4 Appointments - Boards, Commissions and Committees [CK 225-4-3]

In Camera - Consultations/Deliberations; Personal Information - Sections 16(1)(c) and (d) and 28 of LAFOIP]

13.4.1 Appointments - Diversity, Equity and Inclusion Advisory Committee

13.4.2 Appointments - The Meewasin Valley Authority Appeal Board

14. RISE AND REPORT

The Committee convened *In Camera* at 12:39 p.m. with the following in attendance as noted:

- All Committee members (Councillor Kirton virtual)
- City Manager Jorgenson
- City Solicitor Yelland
- City Clerk Titemore
- Deputy City Clerk Bryant
- Chief Financial Officer Hack
- General Manager, Community Services Anger
- General Manager, Environment & Utilities Gardiner
- General Manager, Transportation & Construction Schmidt
- Interim Chief Strategy & Transformation Officer Bell
- Deputy City Solicitor Bleakney, for item 13.1
- Chief Human Resources Officer McInnes, for item 13.3
- Director of HR Shared Services Mack, for item 13.3

- Chief Public Policy & Government Relations Officer Jordan, for Item 13.3

The meeting recessed at 1:16 p.m. and reconvened at 2:05 p.m. All members of Committee were in attendance (Councillors Davies and Kirton virtual), with the exception of Councillors Block and Gersher.

Councillors Block and Gersher re-entered the meeting at 2:08 p.m. and 2:10 p.m. respectively.

All administration with the exception of the City Solicitor, City Clerk and Deputy City Clerk were excused for consideration of item 13.4.

The Committee moved to rise and report. The *In Camera* portion of the meeting recessed at 2:47 p.m.

Committee reconvened publicly, and reported as follows:

13.1 Economic/Financial and Other Interests

[In Camera - Economic/Financial and Other Interests - Section 17 of LAFOIP]

Moved By: Councillor Jeffries

That the information and the discussion remain *In Camera* under *Section 17 of LAFOIP*.

In Favour (11): Councillor Hill, Mayor Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

CARRIED UNANIMOUSLY

13.2 Verbal Updates

13.2.1 Council Members - His Worship the Mayor; FCM/SUMA; Boards, Committees & Commissions; Personnel Subcommittee

Moved By: Councillor Jeffries

That the information and the discussion remain *In Camera* under Sections 13, 14, 15(1), 16(1), 17, 18(1), 19, 20 and 21 of *LAFOIP*.

In Favour (11): Councillor Hill, Mayor Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

CARRIED UNANIMOUSLY

13.3 City Manager Updates

[*In Camera* - Sections 13, 14, 15(1), 16(1), 17, 18(1), 19 and 20 *LAFOIP*]

Moved By: Councillor Jeffries

That the information and the discussion remain *In Camera* under Sections 13, 14, 15(1), 16(1), 17, 18(1), 19 and 20 *LAFOIP*.

In Favour (11): Councillor Hill, Mayor Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

CARRIED UNANIMOUSLY

13.2 Appointments - Boards, Commissions and Committees [CK 225-4-3]

In Camera - Consultations/Deliberations; Personal Information - Sections 16(1)(b) and (d) and 28 of *LAFOIP*

13.4.1 Appointments - Diversity, Equity and Inclusion Advisory Committee

13.4.2 Appointments - The Meewasin Valley Authority Appeal Board

Moved By: Councillor Jeffries

1. That the recommended appointments to Boards, Commissions and Committees and any further direction, as noted by the City Clerk, be reported to the August 28, 2024 Regular Business meeting; and
2. That the information and discussion remain *In Camera* under Sections 16(1)(c) and (d) and 28 of *LAFOIP*.

In Favour (11): Councillor Hill, Mayor Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

CARRIED UNANIMOUSLY

15. ADJOURNMENT

The meeting adjourned at 2:50 p.m.

Deputy Mayor D. Hill, Chair

City Clerk A. Tittlemore

Saskatoon’s City Centre and District Plan

ISSUE

The City Centre Plan (2013) represents the City of Saskatoon’s commitment to ensuring Downtown retains and enhances its significance, while meeting the evolving needs of the community as the city grows. Over the past two years, Administration has been working to integrate the Downtown Event and Entertainment District into an updated City Centre Plan framework.

The new City Centre and District Plan updates and replaces the City Centre Plan (2013), with the incorporation of the Downtown Event and Entertainment District.

RECOMMENDATION

That the Governance and Priorities Committee recommend to City Council that:

1. Saskatoon’s City Centre and District Plan be approved as the guiding framework for Administration to prepare future budget and implementation requests for City Council consideration; and
2. The Administration create a business plan option for the implementation of Saskatoon’s City Centre and District Plan for consideration during the 2026/2027 Business Plan and Budget deliberations.

BACKGROUND

City Council, at its Regular Business [meeting](#) on December 16, 2013, received a report entitled City Centre Plan – Phase No. 3 of the City Centre Plan Project, and resolved:

“...that the key strategies outlined in the City Centre Plan be endorsed.”

City Council, at its Regular Business [meeting](#) on November 19, 2018, received a report entitled TCU Place/SaskTel Centre Market Analysis and resolved, in part:

- “1. That the Administration be directed to include a future Arena/convention centre when planning the future of Saskatoon’s Downtown;
2. That the focus of the planning work include consideration of an entertainment district, not just an arena and/or convention facility;
3. That the Administration report back on terms of reference for a process for identifying the best location for a future entertainment district and how it would fit into a wider vision for a strong downtown for the future;
4. That one of the overall principles be to seek approaches that minimize the reliance on Property taxes to pay for this arena; and
5. That the approach also recognize that while the City of Saskatoon has a leadership role, it will take collaboration with stakeholders and the community as a whole to come up with the best solution.”

City Council, at its Regular Business [meeting](#) on March 29, 2023, received a report entitled Downtown Event and Entertainment District Plan – Vision Statement and Guiding Principles and resolved:

- “1. That the vision statement and guiding principles for the Downtown Event and Entertainment District Plan, as contained in Appendix 2, be approved with accepted changes.
2. That in addition to the wording changes highlighted in Appendix 4, that the Robust and Diverse Economy principle be amended as follows:
Preserve the Downtown as the culture, social and employment centre of the community, while encouraging a thriving, diverse economy that attracts local, regional, and global employers that generate quality job opportunities throughout the Downtown and city.”

The Governance and Priorities Committee, at its [meeting](#) on February 14, 2024, received the report, entitled Downtown Event and Entertainment District – Conceptual Design.

DISCUSSION/ANALYSIS

Saskatoon's City Centre and District Plan (Plan), (see Appendix 1), is a non-statutory plan outlining the vision and strategic initiatives to support the Downtown Event and Entertainment District (District) and the broader City Centre. Achieving the Plan's vision will require building on momentum, strategic investment, multi-party collaboration and adaptability.

This Plan updates and replaces the 2013 City Centre Plan. Considerable progress was made over the past decade on implementing the City Centre Plan, outlined in Appendix 2; however, with the introduction of the District and other transformative projects, there was need for a new modern Plan.

The Plan outlines guidance and actions for enhancing the public realm, creating new plazas, park spaces and shaping land use policy for the District and the broader City Centre. It includes strategies to improve connectivity and mobility, as well as a framework to promote heritage, safety and culture to foster an inclusive and accessible environment. The Plan will also inform future budget requests to prioritize actions by the City of Saskatoon.

Vision and Goals

The vision of the City Centre and District is:

“A safe and vibrant Downtown is a welcoming and inclusive place for all people to come together in cooperative spirit. The City Centre and District supports a strong economy, strengthens our diverse community, and attracts people to live, work play and learn in the Downtown.”

The Plan is guided by the following goals and guiding principles:

- Goal 1: Reconciliation by honouring Indigenous Peoples, histories, languages and culture;
- Goal 2: A distinctive identity through placemaking/placekeeping;
- Goal 3: Architectural and public realm design excellence;
- Goal 4: Reliable and efficient transportation options;
- Goal 5: Downtown density with a focus on housing;
- Goal 6: Leadership in sustainability and resiliency;
- Goal 7: A robust and diverse economy; and
- Goal 8: A healthy and safe community.

Transformative Projects

The Plan includes transformative projects which will have profound impacts on the growth of the City Centre and District. These projects support ongoing revitalization while positioning the City Centre and District for success and prosperity in the future. The Plan includes key elements of each transformative project while allowing specific plans to evolve and respond to changing contexts and new opportunities. The transformative projects include:

- A. Transformative Streetscape Projects
 - A1. 22nd Street Festival Street
 - A2. Imagine Idylwyld
 - A3. 23rd Street Greenway
- B. Catalyst Facilities
 - B1. Event Centre
 - B2. Convention Centre and Theatre
 - B3. New Central Library
- C. Spaces
 - C1. Community Park
 - C2. Linear Park
 - C3. The District Public Gathering Spaces
 - C4. Outdoor Permanent Festival Site
 - C5. Potential National Urban Park
- D. Connections
 - D1. Bus Rapid Transit (Link)
 - D2. Connecting Downtown All Ages and Abilities Active Transportation Network

Actions of the Plan

The Plan outlines actions to achieve the vision of the City Centre and District to shape decision-making, prioritization and investment by the City and its partners. Actions are defined as tangible projects, studies or work items which are based on objectives of each of the goals outlined in the Plan. The full list of actions are outlined in the Plan. Some highlighted actions include the following:

- Name the 'Downtown Event and Entertainment District' through a meaningful and appropriate process for commemoration of the land;
- Implement Indigenous placekeeping elements and stories in public spaces and building designs;
- In partnership with Downtown organizations, issue a call for proposals to transform and activate a strategic back lane in the Downtown;
- Implement a streetscape phasing plan throughout the City Centre and District;
- Implement a new zoning district for the Event and Entertainment District;
- Establish an outdoor display to collect and showcase retro signs;
- Explore parking management systems and partnerships to manage both private and public parking assets;
- Develop a land disposition strategy for City-owned land;
- Amend and introduce height bonus provisions to Downtown zoning districts in exchange for public benefits.
- Upgrade the water sanitary system to support City Centre and District development;
- Establish a new tree maintenance and planting service level specific to the Downtown;
- Strengthen Downtown's position as the prime location for office development in the city through policy amendments;
- Establish and expand publicly accessible internet; and
- Align with the City's Housing Strategy to increase the number of affordable housing units in the Downtown.

Implementation

The Plan provides guidance for a 10-year timeframe. Establishing a City Centre and District Implementation Program is essential to completing the actions outlined in the Plan. Implementation will require resourcing to manage the implementation of the Plan, with appropriate resources to complete the actions, including the public realm and streetscaping projects identified for the District.

The Plan will be used as a foundation upon which future Downtown-related budget requests, both capital and operating, will be based. City Council is making no commitments to implementation with approval of this report. Each action outlined in the Plan requires future reporting, scoping and costing to City Council for their consideration before proceeding to implementation.

The Plan also recognizes the importance of community and private partnerships in the successful implementation of the Plan. Actions may be feasible through the efforts of organizations and developers outside the City of Saskatoon. These partnerships will be continually sought and encouraged through the implementation of the Plan.

Engagement

Engagement on the development of the City Centre and District Plan was conducted throughout the project. Engaging on ideas regarding the District occurred in April and May of 2023. A total of 3,134 respondents completed the survey and a further 10 targeted group meetings were held, with a total of 102 participants related to community groups who may experience systemic barriers to participation in civic engagement.

Further engagement included targeted workshops open to the public and a public survey on specific topic areas related to the City Centre and District in Fall of 2023. A total of six targeted workshops were held, with 87 participants taking part in-person and an additional 62 respondents provided feedback through an online survey.

Feedback from the Advisory Committees of City Council were received, both early on while developing the vision, goals and guiding principles of the Plan and an update of the planning efforts, ahead of City Council consideration.

A group of Indigenous community leaders, Elders and Knowledge Keepers to represent First Nations and Métis Communities and interests in Saskatoon was established in 2023. Feedback has been gathered on the aspirational themes for the District, along with uses for the public spaces, Event Centre and Convention Centre.

Feedback received throughout engagement has influenced the design and considerations of actions represented in the City Centre and District. An engagement summary is included in Appendix 3.

A public open house is scheduled for mid-September to provide an opportunity for the public to learn about and ask questions of City staff regarding the Plan, ahead of City Council consideration.

FINANCIAL IMPLICATIONS

There are no financial implications with the approval of the Plan, at this time. A business plan option to support the implementation of actions from the City Centre and District Plan will be brought forward for City Council's consideration during future budget deliberations, which will outline the financial implications to implement the Plan.

OTHER IMPLICATIONS

There are no communications, Triple Bottom Line, policy, privacy or CPTED implications or considerations at this time.

NEXT STEPS

Should the Plan be approved, Administration will prepare a regulatory framework as a result of the newly approved Plan. The regulatory framework includes amendments to [Bylaw No. 9700, the Official Community Plan Bylaw, 2020](#), a new zoning district for the District and amendments to other Downtown zoning districts.

Administration will develop a business case option to implement the Plan for consideration at the 2026/2027 Business Plan and Budget deliberations.

APPENDICES

1. City Centre and District Plan
2. Building on Success in the City Centre
3. Community Engagement Summary

REPORT APPROVAL

Written by: Catherine Kambeitz, Senior Planner
Ty Czerniak, Senior Planner
Ian Williamson, Senior Project Planner

Reviewed by: Dan Willems, Director of Technical Services
Lesley Anderson, Director of Planning and Development

Approved by: Celene Anger, General Manager, Community Services
Jeff Jorgensen, City Manager

SP/2024/PD/GPC/Saskatoon's City Centre and District Plan/mt

CITY CENTRE & DISTRICT PLAN

Ohtannah, “the collective heart” of Saskatoon

- Official Community Plan
- City Centre & District Plan





The City Centre & District Plan: Ohtannah, “the collective heart” of Saskatoon

Council consideration on September 25, 2024

Prepared by
Planning and Development Department
City of Saskatoon

The City Centre and District serve as the geographical and metaphorical Ohtannah, the “collective heart” of Saskatoon. What happens in the City Centre and District has a direct impact on the rest of the city.





EXECUTIVE SUMMARY

The City Centre and District Plan (Plan) provides the roadmap for Saskatoon's City Centre and District. The ultimate outcome for the City Centre and District is to be a place that reflects all of Saskatoon – now and into the future. The Plan outlines strategic directions for the City of Saskatoon, civic partners, rightsholders, stakeholders, individuals with lived experience and the public to take the vision of the Plan from idea to action.

This Plan establishes the Downtown Event and Entertainment District (District) within Saskatoon's broader City Centre and also updates the City Centre Plan. City staff, in consultation with technical consultants and incorporating input from the community, incorporated the decisions that have been made since approval of the City Centre Plan in 2013.

Outlined in this Plan is guidance and direction for public realm design for streets, plazas and other public spaces. Additionally, it defines the approach to land use policy for the District and the broader City Centre, outlines strategies for enhancing connectivity and mobility throughout and provides a framework for heritage, safety and culture to foster an inclusive and accessible City Centre and District.

LAND ACKNOWLEDGMENT

As we work together on city-building projects, we acknowledge our ancestors and future generations. We honour Treaty 6 Territory and the Homeland of the Métis, by sharing this land under Treaty with the Cree, Saulteaux, Dakota, Métis, Dene and Non-Indigenous peoples. We commit to Truth and Reconciliation and the Calls to Action.

Indigenous Peoples of primarily Cree, Dakota and Saulteaux have called the area known as Saskatoon home for thousands of years. Today, Saskatoon is home to Indigenous peoples from a diversity of cultures and language groups.

The City of Saskatoon (City) recognizes the distinct order of government of First Nations and Métis and is committed to maintaining strong relationships through meaningful dialogue with Indigenous communities and organizations.

Strengthening cooperation and mutual support by working in partnership with Indigenous communities towards respective community goals and objectives is vital to fostering more inclusive communities.

The City's Planning and Development department extends its heartfelt gratitude to Ceremonialist/Knowledge Keeper Peter Nippi for sharing his teachings on the concept of 'Ohtannah'. The City reaffirms its dedication to learning from Elders and Knowledge Keepers through the implementation of this Plan, aiming to deepen our understanding to strengthen the 'Ohtannah', the collective heart of Saskatoon.



TABLE OF CONTENTS

1: INTRODUCTION	1-8
About the Plan	2
Downtown Event & Entertainment District	3-4
Alignment with Plans, Policies and Strategies	5
Plan Area	5-7
2: VISION & GOALS	9-12
Goals and Principles	10-11
3: TRANSFORMATIVE PROJECTS	13-30
A. Transformative Streets	14-17
B. Catalyst Facilities	18-21
C. Spaces	22-27
D. Connections	28-29
4: ACTIONS	31-50
Goal 1: Reconciliation by honouring Indigenous Peoples, histories, languages and culture	32-33
Goal 2: A distinctive identity through placemaking/placekeeping	34-35
Goal 3: Architectural and public realm design excellence	36-38
Goal 4: Reliable and efficient transportation options	38-41
Goal 5: Downtown density with a focus on housing	41-43
Goal 6: Leadership in resiliency	45-46
Goal 7: A robust and diverse economy	47-48
Goal 8: A healthy and safe community	49
5: IMPLEMENTATION	51-56
City Centre and District Implementation Program	52
District Funding Strategy	52
Community Partnerships	52-53
Private Sector Partnerships	53
Implementation Timeframe	53
Measuring Progress	54-55
Interpretation	55
APPENDICES	57-70
Appendix 1: Implementation Matrix – Transformative Projects	58-59
Appendix 2: Implementation Matrix – Actions	60-69

MAPS

Map 1: Plan Area Context.....	6
Map 2: Downtown Districts.....	7
Map 3: Transformative Projects Map.....	15
Map 4: Imagine Idylwyld Conceptual Design Site Plan.....	16
Map 5: District Parks Spaces, DEED Conceptual Design Report.....	22
Map 6: District Public Gathering Spaces Site Plan.....	24
Map 7: Public Art Opportunities.....	34
Map 8: Downtown Streetscaping Types.....	37
Map 9: Proposed multi-modal network.....	39
Map 10: Pedestrian Network and Proposed Improvements.....	40
Map 11: Downtown Districts - Land Use Focus.....	41
Map 12: Downtown Development Opportunity Sites.....	42
Map 13: Green and Open Space Framework.....	43

FIGURES

Figure 1: The District Potential User Groups.....	4
Figure 2: Alignment with Plans & Strategies.....	5
Figure 3: Strategic Framework.....	11
Figure 4: Conceptual Cross Section, 22nd Street Festival Street.....	14
Figure 5: Conceptual Cross Section, 23rd Street Greenway.....	17
Figure 6: Conceptual Exterior Rendering, Event Centre, Stantec, 2024.....	18
Figure 7: Conceptual Interior Rendering, Event Centre, Stantec, 2024.....	18
Figure 8: Conceptual Exterior Rendering, Convention Centre and Theatre.....	19
Figure 9: Conceptual Interior Rendering, Convention Centre.....	19
Figure 10: Conceptual Interior Rendering, Central Library, Saskatoon Public Library, 2024.....	21
Figure 11: Conceptual Interior Rendering, Central Library, Saskatoon Public Library, 2024.....	21
Figure 12: Community Park Rendering - looking south, DEED Conceptual Design Report.....	23
Figure 13: Community Park Rendering - looking north, DEED Conceptual Design Report.....	23
Figure 14: The Courtyard Conceptual Cross Section, DEED Conceptual Design Report.....	25
Figure 15: Outdoor Permanent Festival Conceptual Rendering.....	26
Figure 16: City of Saskatoon Reconciliation Visual identity.....	32
Figure 17: Downtown Development Potential (projections).....	54
Figure 18: Downtown Population Projections, 2006-2036.....	55

1 INTRODUCTION



INTRODUCTION

The City Centre and District serve as the geographical and metaphorical ohtannah (OH-ta-na), the “collective heart” of Saskatoon. What happens in the City Centre and District has a direct impact on the rest of the city. To unlock its full potential, we must wholeheartedly embrace and invest in it, recognizing its pivotal role as the collective ‘ohtannah’ of Saskatoon. The vitality of a dynamic and vibrant City Centre and District extends beyond its borders, benefiting all citizens.

ABOUT THE PLAN

Saskatoon’s City Centre and District Plan (Plan) is a non-statutory plan outlining the vision and strategic initiatives to support the Downtown Event and Entertainment District (District) and the broader City Centre. Achieving the Plan’s vision will require building on the momentum, strategic investment, multi-party collaboration and adaptability.

This Plan updates and replaces the 2013 City Centre Plan. Considerable progress was made over the past decade on implementing the City Centre Plan; however, with the introduction of a Downtown Event and Entertainment District and other transformative projects, there was need for a new, modern Plan.

The Plan provides guidance and actions for public realm enhancements and facilitating development. The planning process involved assessing the current state of the City Centre, evaluating infrastructure investment potential, creating an engaging network of public spaces and streets, identifying development opportunities, and presenting a phased approach for future decisions, all while integrating the District as part of the area.

The City Centre and District Plan will guide future budget requests to prioritize actions by the City of Saskatoon.

The City Centre is...

A Place to Work

Highest concentration of jobs in the city

An Economic Force

Over 10 per cent of the city’s total municipal property tax, less than 1 per cent of its area

A Place to Connect

Saskatoon’s transportation and social hub

A Public Service Hub

The city’s administrative hub easily accessible to citizens

A Place to Learn

Home to Saskatchewan Indian Institute of Technologies (SIIT), Saskatchewan Polytechnic Downtown Campuses, Edwards Executive Education Campus, Saskatoon Business College

A Place for Inspiration

Remai Modern, Sid Buckwold Theatre, Central Library and several art galleries

An Emblem

Saskatoon’s image to the world

A Place to Discover

The primary destination for visitors

A Place connected with Nature

60 per cent of Downtown is within a 5-minute walk of river trails.

THE DOWNTOWN EVENT AND ENTERTAINMENT DISTRICT

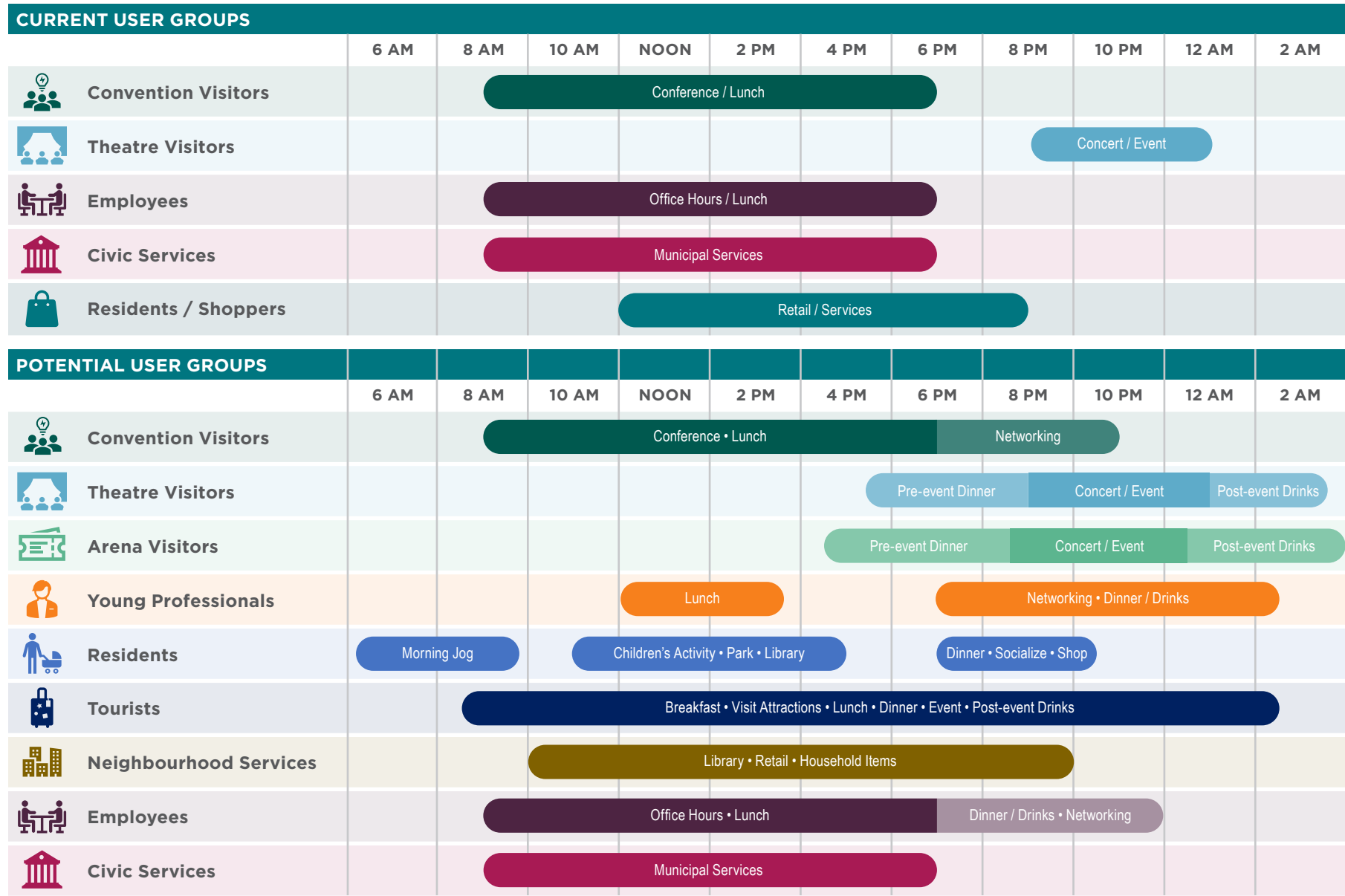
The District creates a place for people to come together from the city and surrounding area. The District reinforces the Downtown as the centre of commercial, tourism, services and entertainment.

While Downtown attracts residents and visitors, the District does not currently meet its potential. The District is presently characterized by surface parking lots, a lack of public space and connections with the rest of Downtown and adjacent neighbourhoods. An enhanced District will bring more people and activity to the Downtown both on event days, and throughout the year, welcoming visitors and enhancing the overall appeal of the Downtown and Saskatoon.



INTRODUCTION

Figure 1: The District Potential User Groups



ALIGNMENT WITH PLANS, POLICIES AND STRATEGIES

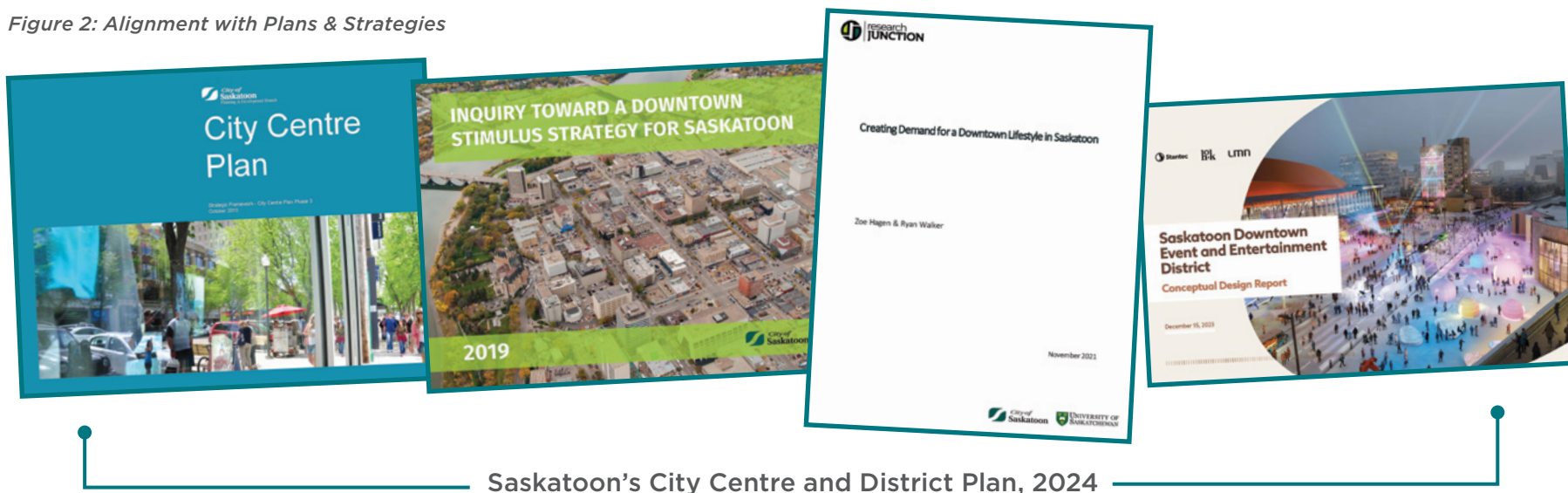
This Plan aligns with the City’s strategic initiatives, Strategic Plan and Official Community Plan. It builds on and complements other plans, strategies, and initiatives within the City Centre area.

An analysis of past studies and strategies with recommendations important to the City Centre and District were considered. This analysis identified common themes and improvements directly

relevant to updating the City Centre Plan, with the District as an important addition.

The policies and actions outlined in these plans and strategies have been incorporated into this Plan, with updates to account for work already completed.

Figure 2: Alignment with Plans & Strategies



Saskatoon’s City Centre and District Plan, 2024

PLAN AREA

The City Centre and District are located on Treaty Six Territory and Traditional Homeland of the Métis. The City Centre encompasses approximately 246 hectares (608 acres) of land and includes Downtown, 20th Street West Commercial Corridor (Riversdale), Broadway Avenue Commercial Corridor (Nutana) and College Drive adjacent to the University of Saskatchewan (Varsity View).

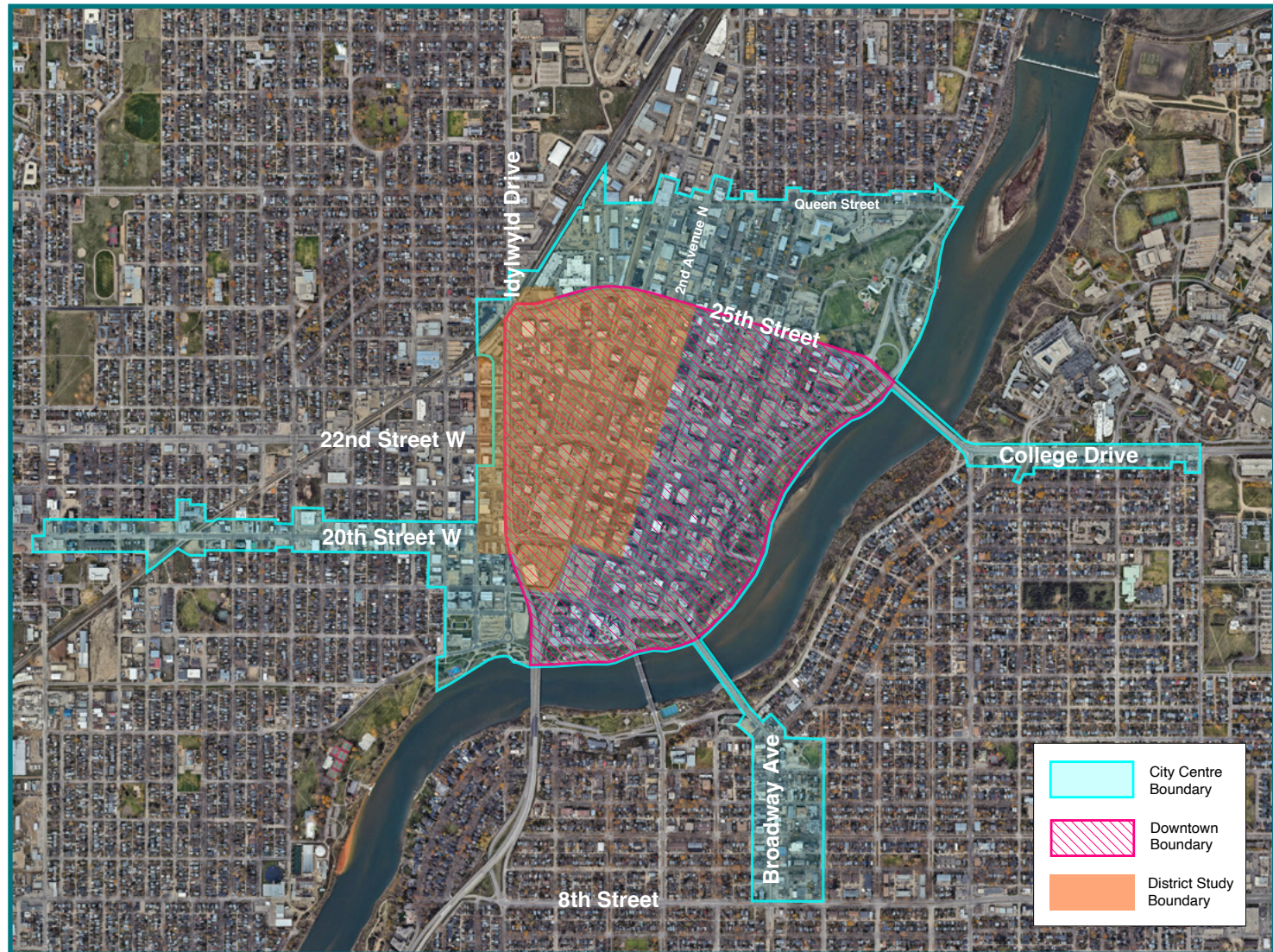
Broadway Avenue, 20th Street West and College Drive significantly contribute to the City Centre. Separate plans tailored to those areas are detailed through the City’s Corridor Planning Program. This Plan considers policy boundaries within the City Centre boundary; however, this Plan focuses primarily on the Downtown and the District.

INTRODUCTION

Downtown is made up of the following districts: the Warehouse District, the Event and Entertainment District, River Landing, the Historic Downtown District, and the Spadina District.

Grounded in existing characteristics, these districts guide future development by informing the built environment and public realm considerations in the Downtown.

Map 1: Plan Area Context



Map 2: Downtown Districts



Downtown Districts

1. Warehouse District



The character of the Warehouse District is its distinctive built form and unique street layout. Functioning as a mixed-use district, the district has the potential for a focus on residential growth with small-scale commercial uses.

2. Entertainment District



The Entertainment District is poised as the heart of Downtown. Designed to foster vibrant destinations, complimenting existing and future businesses and destinations, the District will draw residents and visitors from across the province.

3. River Landing



A premium destination with space for families to gather and play and where citizens of all ages come together to attend cultural performances and art exhibitions.

4. Historic Downtown District



These historic corridors offer early 20th century architecture, our iconic Bessborough Hotel, numerous businesses, restaurants, offices and civic uses and services.

5. Spadina



One of the city's most scenic districts and the site of many festivals and links to Meewasin Trail. A mix of high density residential, commercial and recreational uses featuring the near proximity to the South Saskatchewan River Valley.

EVENT CENTRE/ARENA	Public Realm:	PLACES OF INTEREST	MEEWASIN TRAIL
CONVENTION CENTRE	PLACES TO CONNECT	POLICE STATION	PLANNED PROTECTED BIKE LANES
FUTURE DEVELOPMENT	GREEN SPACES	HOSPITALS	PLANNED PROTECTED BIKE LANES
	GATHERING SPACES		
	COURTYARD		

An enhanced District will bring more people and activity to the Downtown both on event days, and throughout the year, welcoming visitors and enhancing the overall appeal of the Downtown and Saskatoon.



2 VISION & GOALS



Credit: Discover Saskatoon/Sik Pics

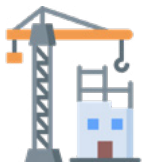
GOALS AND PRINCIPLES



Reconciliation by honouring Indigenous Peoples, histories, languages and culture.
Establish inclusive, respectful and reciprocal processes throughout the planning process that align with and support the Truth and Reconciliation Calls to Action and the United Nations Declaration on the Rights of Indigenous Peoples.



A distinctive identity through placemaking/placekeeping.
Recognize and enhance a Downtown that celebrates the land's heritage, city's history, community's culture and embraces our winter city to foster a year-round hub for culture and entertainment.



Architectural and public realm design excellence.
Inspire a sense of place through high quality facility design, the use of environmental design principles in buildings and public space and embracing all-season design.



Reliable and efficient transportation options.
Enhance accessibility and connectivity of all modes of transportation to allow for enjoyable, safe and cost-effective movement of people in, to and around the Downtown and adjacent neighbourhoods.



Downtown density with a focus on housing.
Plan and encourage a mix of housing choices in the Downtown to attract a diversity of community members.



Leadership in sustainability and resiliency.
Demonstrate and exemplify leadership in sustainability through urban infill choices, economic development, climate resiliency and green infrastructure.



A robust and diverse economy.
Preserve the Downtown as the cultural, social and employment centre of the community, while encouraging a thriving, diverse economy that attracts local, regional and global employers that generate high quality jobs throughout the Downtown and city.



A healthy and safe community.
Support an authentic and welcoming community that promotes equitable opportunities for all to participate, fosters a safe and inclusive environment and cultivates a strong sense of belonging.

The strategic framework establishes a blueprint for how the City Centre and District will grow and evolve over the coming decade. Each of the components (described in the following chapters) work together to advance the future of Saskatoon’s City Centre and District.

Figure 3: Strategic Framework



A safe and vibrant Downtown is a welcoming and inclusive place for all people to come together in cooperative spirit. The City Centre and District supports a strong economy, strengthens our diverse community and attracts people to live, work, play and learn in the Downtown



3 TRANSFORMATIVE PROJECTS



TRANSFORMATIVE PROJECTS

Transformative Projects, outlined in Map 3, are investments that will tangibly implement and advance the vision and goals of this Plan.

Bringing the Transformative Projects to fruition will require the collaboration of multiple partners, including those with lived experience and input from the community.

These projects will support ongoing revitalization while positioning the City Centre and District for success and prosperity into the future. This Plan includes the key elements of each Transformative Project while allowing specific plans to evolve and respond to changing contexts and new opportunities.

A. TRANSFORMATIVE STREETS

A1. 22nd Street Festival Street

Passing through the heart of the District, 22nd Street will be narrowed to improve the pedestrian environment and create more programmable public space. The redesigned street will include wider sidewalks, accessible drop-off locations and more

extensive landscaping. It will create space for large gatherings and community events by allowing the street to be closed to non-transit vehicular traffic during festivals and large events.

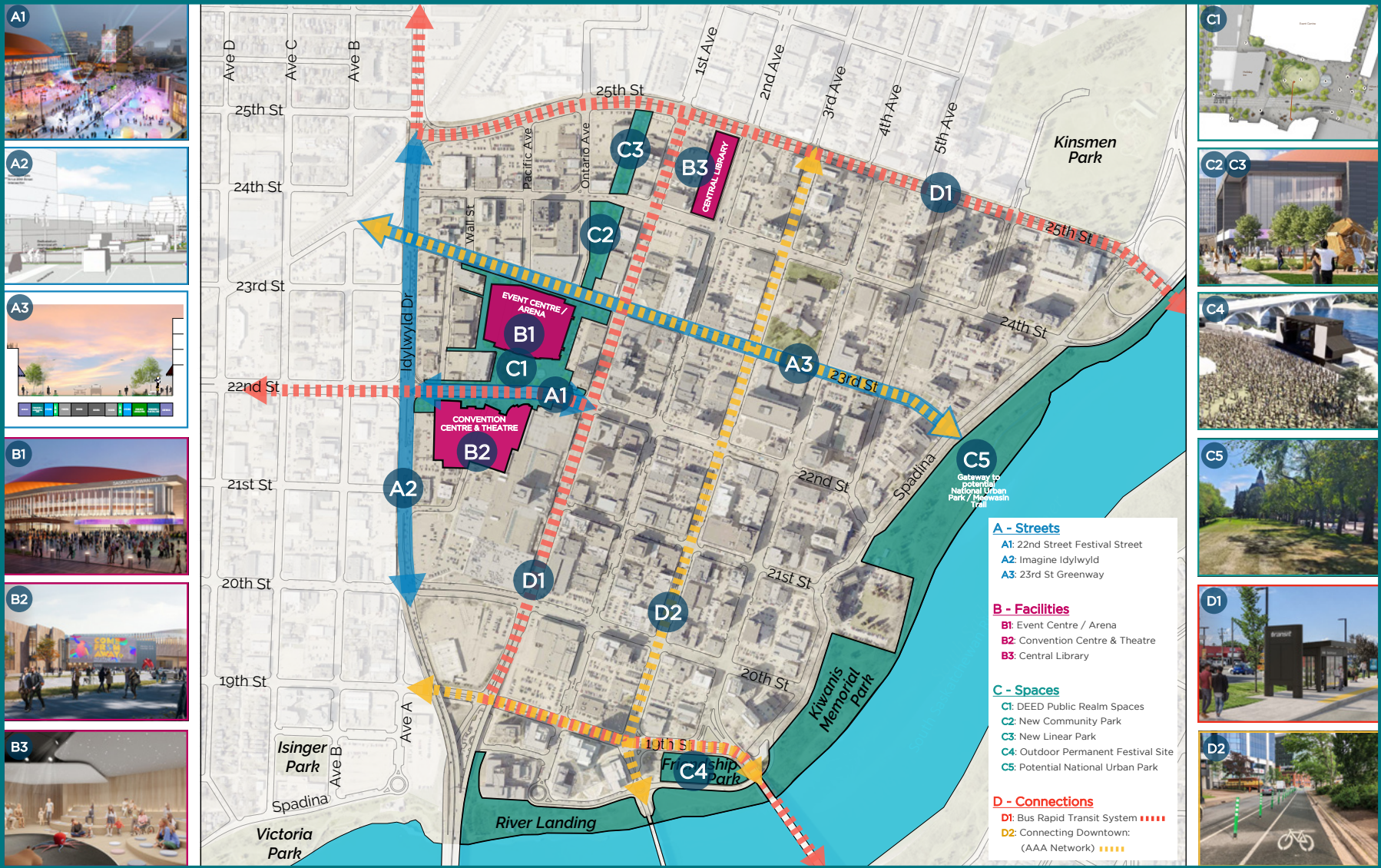
To move this project forward:

- A1.1 Secure funding for the project through the DEED Funding Strategy, capital funding or grant funding opportunities.
- A1.2 Develop a functional design for the street that includes additional public space, maintains continuous Link service whenever possible and includes space for movement and space for passive gathering.
- A1.3 Construct the Festival Street in coordination with the surrounding public spaces and catalyst facilities and develop a Link detour plan for continuous transit service during construction.

Figure 4: Conceptual Cross Section, 22nd Street Festival Street



Map 3: Transformative Projects Map



TRANSFORMATIVE PROJECTS

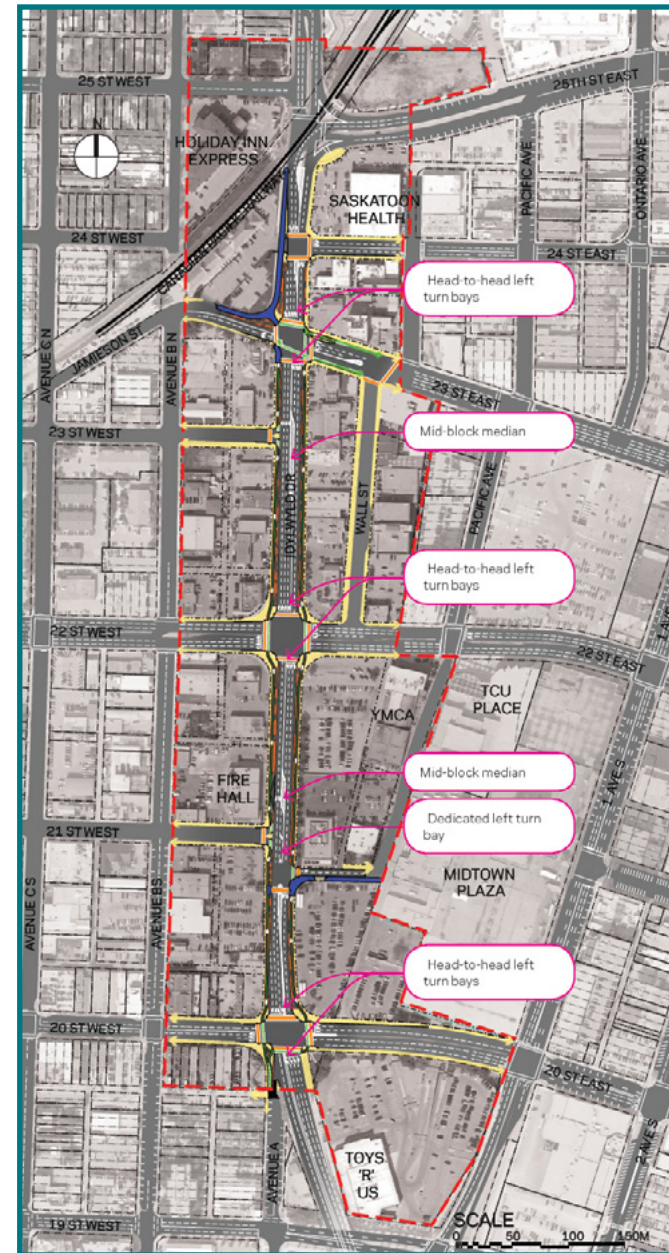
A2. Imagine Idylwyld

Idylwyld Drive is a major north-south arterial corridor and a key gateway into the City Centre and District. Improvements to Idylwyld Drive will strengthen the connections between surrounding neighbourhoods and business districts to Downtown, making it easier for people to get around and define the street as a gateway by cultivating a sense of arrival.

To move this project forward:

- A2.1 Prioritize this project as a top priority on the Prioritized Transportation Infrastructure Project List.
- A2.2 Identify funding for the project, including pursuing grant funding, and other sources.
- A2.3 Update the land use and zoning framework along Idylwyld Drive to encourage mixed use development, aligned with the Imagine Idylwyld Vision.
- A2.4 Once funding is secured and approved by City Council, proceed with detailed design and construction.

Map 4: Imagine Idylwyld Conceptual Design Site Plan



A3. 23rd Street Greenway

The 23rd Street Greenway presents a unique opportunity to transform 23rd Street into an urban linear greenway connecting the Meewasin Trail into the City Centre and District.

The 23rd Street Greenway is proposed to accommodate protected bike lanes, public art, and pedestrian focused improvements, as well as resilient plantings, trees, and rain gardens, increasing the presence of green space in the City Centre.

To move this project forward:

A3.1 Secure funding for the project and apply for alternate sources of funding when applicable and available.

A3.2 Engage with stakeholders and community for feedback regarding public realm and streetscaping elements to support the protected bike lanes on 23rd Street.

A3.3 Develop a functional design for the street, including elements that include additional public space, protected bike lanes, low impact development and increased landscaping of resilient trees and plantings.

A3.4 Once funding is secured and approved by City Council, proceed with construction.

Figure 5: Conceptual Cross Section, 23rd Street Greenway



TRANSFORMATIVE PROJECTS

B. CATALYST FACILITIES

B1. Event Centre

The Event Centre will create a next generation entertainment destination. Bringing the Event Centre into the heart of the city will position Saskatoon to pursue a wide range of concerts, performances and sporting events, enlivening the District and city throughout the year.

To move this project forward:

- B1.1 Secure funding for the project through other levels of government and the financing tools outlined in the DEED Funding Strategy.
- B1.2 Work with a private partner to establish an operational and revenue sharing agreement.
- B1.3 Once funding is secured, proceed with detailed design, creating a catalytic facility that activates Downtown, interacts with the surrounding public realm and integrates with the growing Downtown neighbourhood.

Figure 6: Conceptual Exterior Rendering, Event Centre, Stantec, 2024



Figure 7: Conceptual Interior Rendering, Event Centre, Stantec, 2024



B2. Convention Centre and Theatre

Expanding and renovating the Convention Centre will better serve the contemporary demands of conferences, meetings, workshops and events. Combined with a feasible and sustainable renovation plan for the Sid Buckwold Theatre, the concept supports the overall needs of users of the venues.

The expanded and renovated Convention Centre and Sid Buckwold Theatre are additional anchor facilities to bring more people to the District, enlivening public spaces through indoor-outdoor relationships and serves the needs of the entire city.

To move this project forward:


- B2.1 Secure funding for the project through other levels of government and the financing tools outlined in the DEED Funding Strategy.
- B2.2 Work with a private partner to establish an operational and revenue sharing agreement.
- B2.3 Once funding is secured, proceed with detailed design, creating a catalytic facility that activates Downtown, serves the needs of residents and visitors alike, and enhances the cultural and economic experience of the city.

Figure 8: Conceptual Exterior Rendering, Convention Centre and Theatre



Figure 9: Conceptual Interior Rendering, Convention Centre





Bringing the Event Centre into the heart of the city will position Saskatoon to pursue a wide range of concerts, performances and sporting events, enlivening the District and city throughout the year.

B3. New Central Library

The new central library will contribute to the overall quality of life for Saskatoon’s residents. It will enhance services to meet the needs of the community now and into the future, create critical social infrastructure, generate positive economic impact and stimulate Downtown revitalization.

To support this project forward:

- B3.1 The City work to enhance the surrounding street context and public amenities near the new central library.
- B3.2 When implementing actions outlined in this Plan, the City consider the new central library location and the critical social infrastructure role it will play in the City Centre and District for generations to come.

Figure 10: Conceptual Interior Rendering, Central Library, Saskatoon Public Library, 2024



Figure 11: Conceptual Interior Rendering, Central Library, Saskatoon Public Library, 2024



C. SPACES

C1 & C2. Community & Linear Park

The Community Park (located between 23rd and 24th Street) is designed to cater to the growing residential population of the Warehouse District. It serves as a tranquil and serene location for residents and workers to take leisurely strolls, walk their dogs, or observe their children play in the outdoor playground. Further north, the Linear Park (located between 24th and 25th Street) provides additional opportunities for sitting and recreation while also serving as an active transportation function, connecting the Event and Entertainment District to parking areas and neighbourhoods to the north.

The generous green spaces include trees that provide ample shade and create additional habitat in the Downtown, contributing to the evolving and increasingly green cityscape.

These parks are designed with future community needs in mind. They offer flexible spaces that can be organized both for and by the community, enabling a variety of activities and community programs.

Continued on page 23.

Map 5: District Parks Spaces, DEED Conceptual Design Report



Figure 12: Community Park Rendering – looking south,
DEED Conceptual Design Report



Figure 13: Community Park Rendering – looking north,
DEED Conceptual Design Report



To move these projects forward:

- C1.1 Pursue and protect the property for the Community and Linear Park.
- C1.2 Explore and secure funding sources, such as the DEED funding strategy, capital funding and grant funding opportunities to implement the park spaces.
- C1.3 Develop conceptual park designs to meet the needs of both current and future Downtown residents and visitors.
- C1.4 Once funding is secured and approved by City Council, proceed with development and implementation of the park spaces.

TRANSFORMATIVE PROJECTS

C3. The District Public Gathering Spaces

The District includes several flexible spaces, featuring a mix of hardscape and softscape, to serve daily activities and significant events.

Convention Centre Plaza, Concert Terrace, Gateway Plaza, the Landing and the Courtyard collectively shape a city-scale communal space that can accommodate 2,000 people during major events.

Concert Terrace and Pavilion: The Plaza features a pavilion for activities and small outdoor performances, paired with a slightly elevated grass oval creating an adaptable outdoor amphitheater with clear views toward the pavilion.

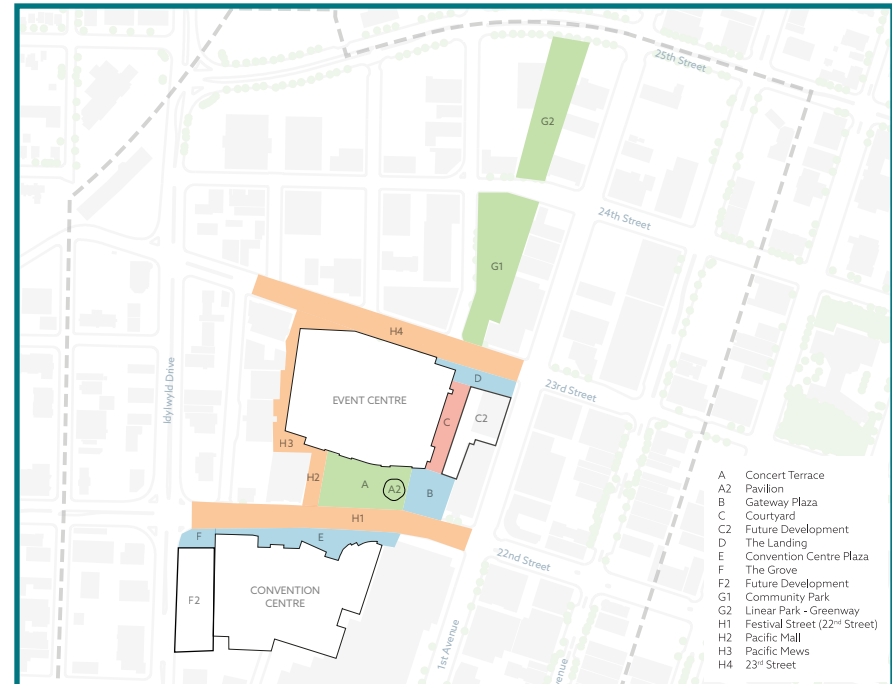
Gateway Plaza and the Landing: As entry points to the Event Centre, these spaces allow for easy movement and can be programmed with installations when the Event Centre is not in use. Serving people arriving by Link, these spaces can host community events and are equipped with electrical and water connections to support these activities.

The Courtyard: A linear space located between the Event Centre and future development creates a human scale, semi-enclosed space for people to walk through and enjoy food and drink and outdoor patios.

Convention Centre Plaza: A plaza in front of the expanded Convention Centre and renovated Theatre to serve as a place of arrival. The space can be programmed for outdoor events and activities. When 22nd Street is closed, it can function as an extension of the larger public spaces to the north, creating a large festival space for a wide range of activities.

Continued on page 25.

Map 6: District Public Gathering Spaces Site Plan



To move these projects forward:

- C3.1 Explore and secure funding sources, such as the DEED Funding Strategy or grant funding opportunities to implement the gathering spaces.
- C3.2 Advance the conceptual design of the public realm spaces, by confirming material palettes, schematic themes, and incorporation of culturally meaningful design features.
- C3.3 Work with community and Indigenous partners to advance placemaking and placekeeping design considerations for the spaces ahead of construction.
- C3.4 Once funding is secured and approved by City Council, proceed with development and implementation of the spaces.

Figure 14: The Courtyard Conceptual Cross Section, DEED Conceptual Design Report



C4. Outdoor Permanent Festival Site

Friendship Park is the proposed location for a permanent outdoor festival site, centrally located and easily accessible. A building containing public washrooms, volunteer and storage space has been constructed in the park in anticipation of the festival space. Major components of the permanent outdoor festival site will include: a Main Stage Plaza, viewing areas, the multipurpose headquarters building, lower riparian gardens, biofiltration demonstration garden, retention of the existing sculptures and memorials, a Link (BRT) Station, an amphitheater, and much more.

To move this project forward:

- C4.1 Implement the phase 2 development plan of the Outdoor Permanent Festival Site Functional Concept Plan.
- C4.2 Secure funding for the project through grant programs or the Capital Budget Process.
- C4.3 Consider the Outdoor Permanent Festival Site Functional Concept Plan when implementing the actions and transformative projects in this Plan.

Figure 15: Outdoor Permanent Festival Conceptual Rendering



C5. Potential National Urban Park

Meewasin is working with Parks Canada, and many other partners including the City of Saskatoon to explore the potential for a National Urban Park in the Saskatoon region.

A potential National Urban Park for Saskatoon will have a profound importance for the City Centre and District. It brings importance to the land, the history and the visibility of Saskatoon and the Saskatchewan story.

This Plan leverages the significance and popularity of the river valley and Meewasin Trail network, aiming to enhance connections to the City Centre and District. Connected by Greenway street types, the City Centre and District lead to gateways to the river valley. Gateways serve as physical entry points for visitors and residents, and also as a welcoming point for someone’s experience to the City Centre and District.

The gateway located at 3rd Avenue and Spadina, where Meewasin’s current office is located, has redevelopment potential that could include a visitor experience centre. This redevelopment would create a welcoming hub, building on the potential National Urban Park and seamlessly connecting the City Centre and District with the river valley for both residents and visitors.

To support this project forward:

- C5.1 The City continue to be an active member on the National Urban Park Steering Committee, supporting Meewasin’s efforts towards designation.
- C5.2 Support redevelopment of Meewasin’s site and area enhancements for a potential visitor experience centre.
- C5.3 Enhance and implement projects in the City Centre and District that support and build upon connections to the River Valley and potential National Urban Park.



D. CONNECTIONS

D1. Bus Rapid Transit (Link)

Downtown is an important focal point and destination of the Link system. By creating modern stations with frequent service and short wait times, people will be able to move quickly and efficiently into, out and through the City Centre and District. Transit will be prioritized through the City Centre and District with transit-only lanes on 1st Avenue supported with Link stations that will become primary gateways into the City Centre and District.

23rd Street & 1st Avenue will be a key transit hub in the future, served by all three Link lines, and playing a pivotal role in connecting the City Centre and District with the rest of the city. Integrating transit information into wayfinding strategies will be essential for enhancing navigation within the City Centre and District.

To move this project forward:

- D1.1 Construct Link stations and transit-supportive infrastructure to enhance connectivity and accessibility in the City Centre and District.
- D1.2 Implement actions to capitalize on the Link network and connectivity it offers.
- D1.3 Coordinate the transition of the 23rd Street and 3rd Avenue bus mall aligned with the future design of the 23rd Street Greenway.



D2. Connecting Downtown All Ages and Abilities Active Transportation Network

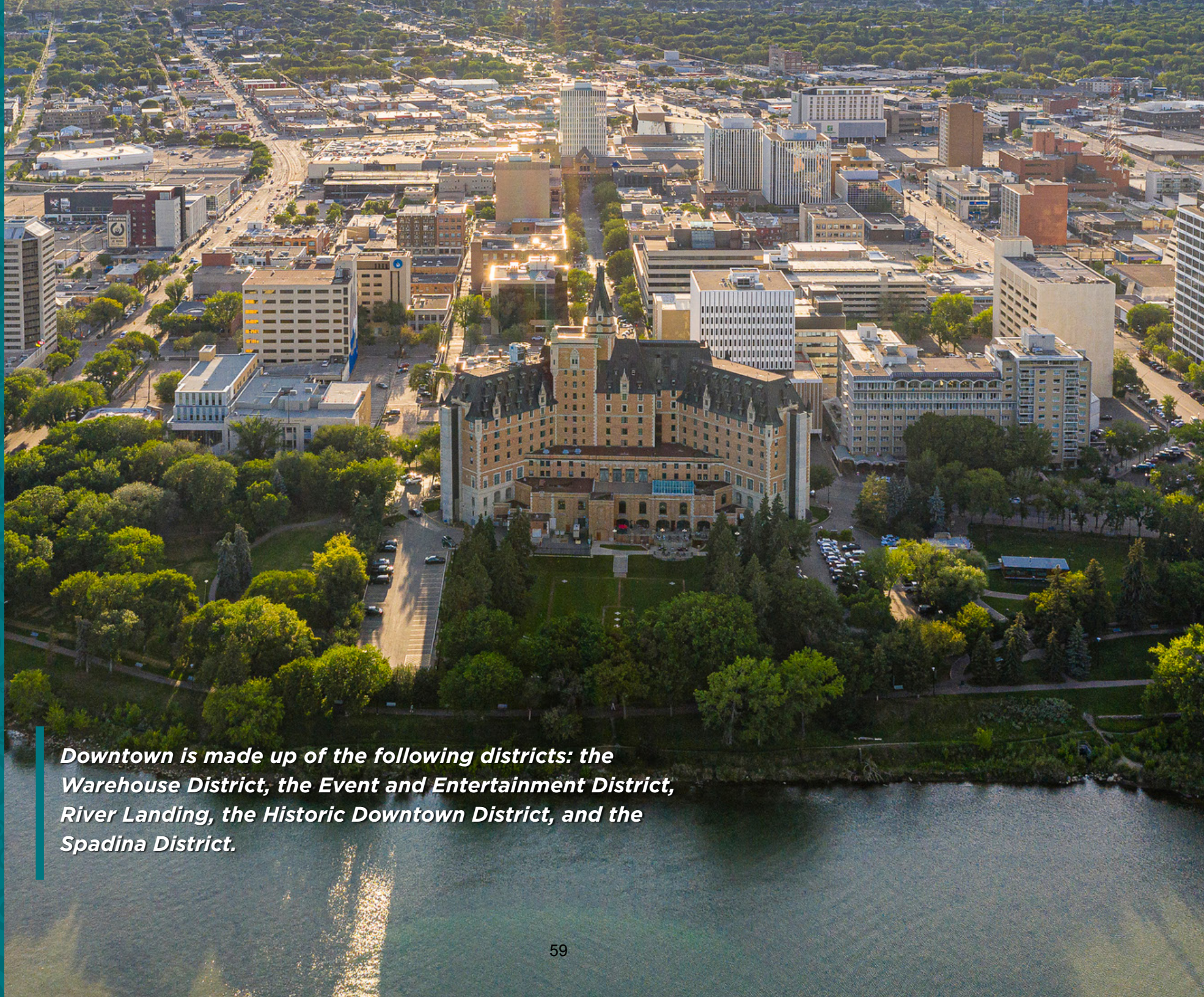
An equitable all ages and abilities (AAA) active transportation network is an essential part of helping the City reach its long-term transportation and land use goals.

The AAA active transportation network in Downtown is envisioned to capitalize on its proximity to the Meewasin Trail multi-use pathway and future Link stations. The network will feature protected bike lanes and supporting infrastructure and facilities.

To move this project forward:

- D2.1 Coordinate the AAA active transportation network with future streetscaping improvements and rehabilitation projects when possible.
- D2.2 Secure funding for the implementation of the AAA active transportation network.





Downtown is made up of the following districts: the Warehouse District, the Event and Entertainment District, River Landing, the Historic Downtown District, and the Spadina District.

4 ACTIONS



ACTIONS

This Plan outlines actions to achieve the vision of the City Centre and District to shape decision-making, prioritization and investment by the City and its partners and collaborators. The actions are based on objectives of each of the goals outlined in the Plan.

Actions are tangible projects, studies, or work items that are required to implement the vision of this Plan.

GOAL 1:

Reconciliation by honouring Indigenous Peoples, histories, languages and culture.

Establish inclusive, respectful and reciprocal processes throughout the planning process that align with and support the Truth and Reconciliation Calls to Action and the United Nations Declaration on the Rights of Indigenous Peoples.

The City is prioritizing work to foster meaningful organizational and policy change to help eliminate institutional and systemic racism. This Plan centers its priority around the original peoples of this territory. This work will prioritize listening to the voices of those with lived experiences, ensuring they occupy a prominent role in leading the work.

The Plan integrates placemaking and placekeeping strategies, with a focus on recognizing Indigenous spaces. Placekeeping goes beyond placemaking by acknowledging that spaces have existed for Indigenous Peoples for millennia. It involves representing the true history of a place in the spirit of Truth and Reconciliation, such as recognizing the buffalo bone trade that occurred at the railyard, where Midtown Plaza and the proposed Event Centre site now stand. The primary placekeeping priority for the City Centre and District is to honour the character and essence of what this land signifies for Indigenous people, while

Downtown Placekeeping Goals:

- Create and design culturally meaningful public spaces.
- Design a public realm that reflects Indigenous presence, belonging and cultural continuity.
- Create spaces where Indigenous People feel safe, welcomed and that reflects their cultural identity and lived experience.
- Strengthen Indigenous connection with the land.
- Advance Reconciliation efforts.

also acknowledging the harm caused through oppressive tactics, including the economic collapse brought about by the buffalo bone trade.

Although the Plan prioritizes spaces for Indigenous storytelling and cultural expression, it does not specifically define them. Implementing the Plan will involve ongoing efforts, and future implementation is intended to include engagement and collaboration with Indigenous Peoples to centre their culture and presence throughout the City Centre and District.

Figure 16: City of Saskatoon Reconciliation Visual identity



ACTIONS

Objective 1.1: Incorporate Indigenous symbols to reflect Indigenous and cultural representation.

- a. Name the ‘Downtown Event and Entertainment District’ through a meaningful appropriate process for commemoration of the land and to reflect Saskatoon’s culture.
- b. Install Treaty 6 and Métis flags and banners in public spaces and promote the use of the City of Saskatoon Reconciliation Visual Identity.
- c. Name new park and public spaces in the City Centre with consideration of commemoration of the land and cultural reflection.

Objective 1.2: Celebrate and reflect Indigenous culture and people throughout spaces and places in the Downtown.

- a. Dedicate spaces in the new Event Centre and expanded Convention Centre for the provision of storytelling, education, smudging and ceremony.
- b. Implement Indigenous placekeeping elements and stories in public spaces and building design when the detailed design for the Event and Entertainment District is implemented.
- c. With community partners, relocate the Fred Sasakamoose statue from the current location at SaskTel Centre to the Event and Entertainment District to celebrate his legacy.
- d. In consultation with First Nations, install commemorative signage outlining the history of the land and significance of Urban Reserves in the City Centre and District.



Objective 1.3: Advance reconciliation through building trust and fostering positive relationships.

- a. Prioritize the sale of City-owned land to First Nations and Indigenous organizations and developers by offering these opportunities at market rate before releasing the land to the broader market.
- b. Establish an ongoing engagement process with Elders and Knowledge Keepers for projects and processes in the City Centre and District to ensure cultural and Indigenous reflection is present throughout.
- c. Hold appropriate ceremonies to honour the land at major milestones of the development of the Event and Entertainment District.

ACTIONS

GOAL 2:

A distinctive identity through placemaking/ placekeeping

Recognize and enhance a District that celebrates the land's heritage, city's history, community's culture and embraces our winter city to foster a year-round hub for culture and entertainment.

A thriving City Centre and District extends beyond just infrastructure, it is about an inviting place where people choose to stay, immerse themselves in local culture and participate in diverse activities. Recognizing the rich diversity in our community, heritage and cultural assets become invaluable. The District has the capacity to trigger interest in redevelopment, adaptive reuse and reinvestment in heritage, and new cultural and public art opportunities.

The District provides an abundance of opportunities to highlight additional public art in the City Centre on a temporary and permanent basis. Other opportunities exist throughout the City Centre, such as the growing residential community of the Warehouse District.

Activating the City Centre and District year-round is crucial for fully embracing our winter season and sustaining activities and commerce throughout the entire year. This Plan outlines actions to enhance comfort in the City Centre and District, with designs that cater to all four seasons. This ensures that people can enjoy themselves even on the darkest and coldest days of the year.

Map 7: Public Art Opportunities



A thriving City Centre and District extends beyond just infrastructure, it is about an inviting place where people choose to stay, immerse themselves in local culture and participate in diverse activities.

ACTIONS

Objective 2.1: Celebrate diversity, culture and art.

- a. Prepare a public art strategy for the District that prioritizes public art features incorporated into the design of the public plaza spaces, emphasizing the importance of culturally and gender diverse representation.
- b. In partnership with Downtown organizations, issue a call for proposals to transform and activate a strategic back lane in the Downtown as a showcase piece.
- c. Relocate the Gordie Howe statue from SaskTel Centre for a permanent placement in the Event and Entertainment District.
- d. In partnership with Downtown organizations, facilitate short-term leases in underused or vacant City Centre properties to accommodate exhibition opportunities, public art, and below-market tenancies for cultural organizations and producers.

Objective 2.2: Protect and enhance heritage and cultural assets.

- a. Incentivize the retention of heritage assets through financial and legislative tools.
- b. Establish an outdoor display that focuses on collecting, preserving and exhibiting retro signs and associated artifacts to inspire educational and cultural enrichment.
- c. With agreement from the owners of the Capitol Theatre artifacts, explore the restoration and installation of the Capitol Theatre Marquee for a permanent placement in the District and explore possibilities for inclusion of the interior Capitol Theatre artifacts.
- d. Reinforce common design elements of the unique districts of the Downtown by establishing heritage, culture and public art features through a comprehensive interpretive plan that speaks to the heritage and culture of the Downtown.

Objective 2.3: Foster conditions to improve comfort in the City Centre and District throughout Winter.

- a. Conduct a microclimatic study of the City Centre and District, assessing climatic conditions, solar access, climate resiliency efforts and pedestrian comfort to include in policy framework, such as the Official Community Plan and Zoning Bylaw.
- b. Incentivize the installation of 220-volt outdoor receptacles along 2nd Avenue, 3rd Avenue and 21st Street to increase parking patio options year-round and encourage greater activation in the Downtown.



Credit: Discover Saskatoon/
Carey Shaw Photography

ACTIONS

GOAL 3:

Architectural and public realm design excellence

Inspire a sense of place through high quality design, the use of environment design principles in buildings and public space and embracing all-season design.

Vibrant downtowns are characterized by the presence of great streets, where the public realm is designed to create safe, comfortable environments for people, while interacting with surrounding buildings.

Great streets reflect the City's confidence in and commitment to the area by investing in the public realm, it not only enhances civic assets, but it also lays the groundwork for increased private investment.

Downtown streets are categorized by type, illustrated on Map 8. The street types are identified by the role of the street movement and placemaking/placekeeping objectives. Each street type also includes the key design elements that should be included in each streets design.

Buildings in the Event and Entertainment District are designed in a manner where their height, scale and character contribute to a distinct visual identity, contributing to the public realm investment. Recognizing the importance of these catalyst facilities reflecting the best of Downtown Saskatoon.

Key Streetscape Design Elements

The following design elements outline the elements critical to fulfilling the street types identified in Map 8: Downtown Streetscaping Types.

Enhanced Design: Design details and furnishings exhibit a high level of design treatment and offers spaces that provide pedestrian comfort.

Street Furniture: Components that enhance the pedestrian experience include but are not limited to benches, lighting, receptacles, planters and wayfinding.

Gathering Space: Spaces that are used for gathering, such as plazas, seating areas, and patios.

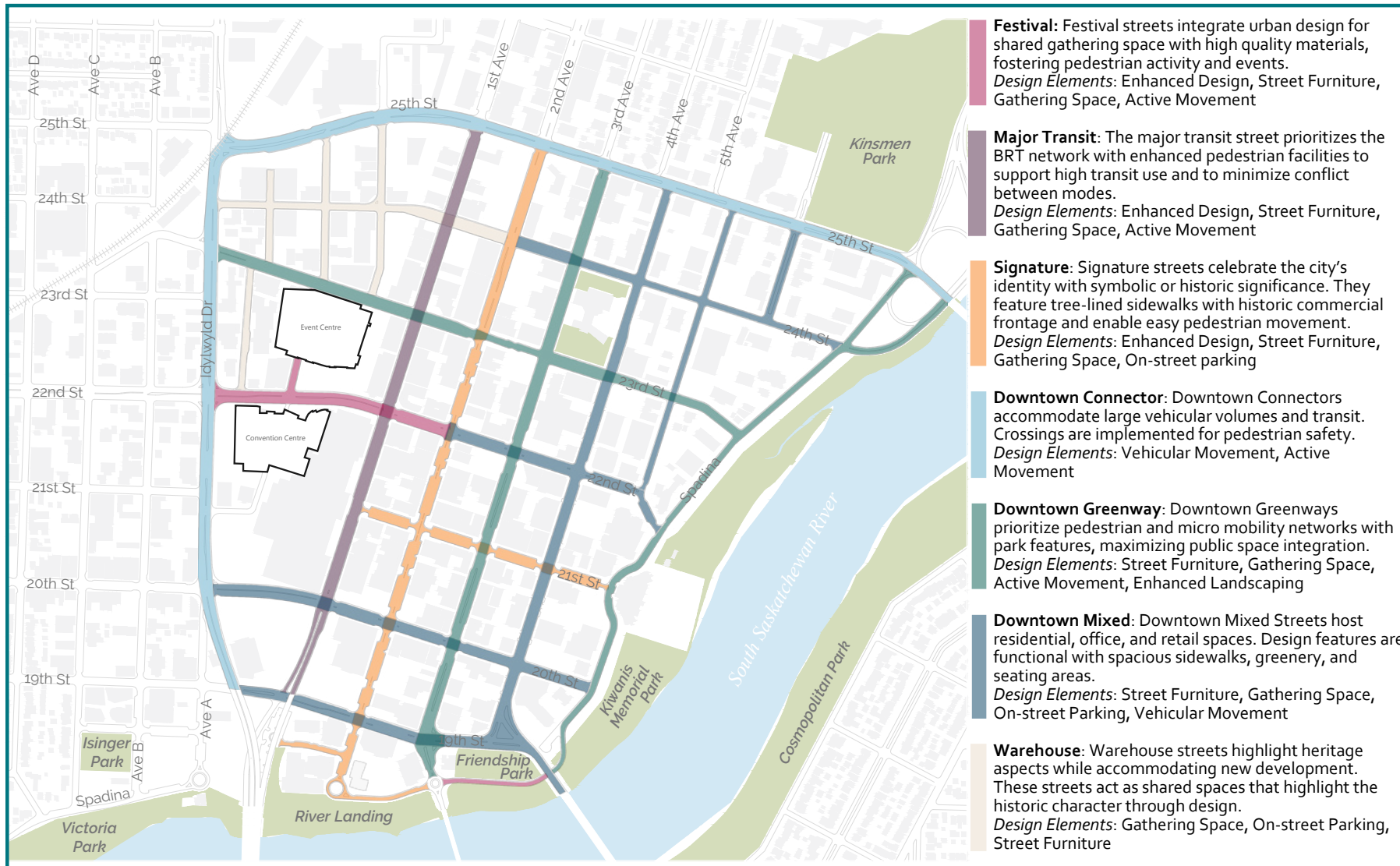
Active Movement: Active space dedicated to providing comfortable through zones for pedestrians.

Enhanced Landscaping: Increased landscaping features that enhance biodiversity and park like features.

On-Street Parking: Allows vehicular parking access and provides a buffer between the pedestrian realm and vehicular traffic lanes.

Vehicular Movement: Movement of vehicles and goods and services. Conflict between pedestrian crossings is mitigated through access management, where possible.

Map 8: Downtown Streetscaping Types



ACTIONS

ACTIONS

Objective 3.1: Re-envision streets and public right of ways.

- a. Develop a streetscape design manual for Downtown streets that details technical specifications based on the street types outlined in Map 8: Downtown Streetscaping Types.
- b. Strengthen the visual character of the Downtown through the use of standardized street furniture design, based on distinctive design areas.
- c. Implement a streetscape phasing plan based on other Transformative Projects outlined in this Plan and throughout the City Centre and District.

Objective 3.2: Establish a framework to support investment in the public realm and fosters quality design.

- a. Amend the Official Community Plan to support active streets by not permitting enclosed pedestrian bridges over public right of ways.
- b. Develop urban form guidelines for Downtown related to building design, edge conditions, street interface, safety and signage guidelines to incorporate into policy frameworks, such as the Official Community Plan and Zoning Bylaw.
- c. Amend Downtown zoning districts to encourage midrise development and reflect modern building practices.
- d. Implement a new zoning district for the Event and Entertainment District that implements standards for appropriate land use and quality design that integrates with the public realm.

GOAL 4:

Reliable and efficient transportation options

Enhance accessibility and connectivity of all modes of transportation to allow for enjoyable, safe and cost-effective movement of people in, to and around the Downtown and adjacent neighbourhoods.

The Plan outlines a multi-modal network that focuses on prioritizing active modes, the Link network and universal accessibility.

A pedestrian and cycle friendly environment is created through a connected network of street types and design that focus on comfort, safety and accessibility. A wayfinding strategy allows users to easily navigate through the City Centre and District. Bicycle parking allows people to spend more time in the City Centre and District rather than simply travelling through it.

An effective transit system plays a pivotal role in a well-connected mobility network. The Plan aligns with the Link network, and the City Centre and District is well-served with transit stations in the area served by all three Link lines. The Link corridors provide safe, reliable and efficient transit movement throughout the City Centre and District, linking to the rest of the city.

The District and City Centre creates spaces and streets that are designed for all ages and abilities. Existing barriers to movement, such as visual or physical challenges, are identified and addressed to maximize access and enjoyment of the Downtown to all citizens.

Parking is important for visitors travelling by vehicle. Effective management of parking assets is crucial for the success of the City Centre and District, while balancing the needs for vibrant, walkable public space.

Map 9: Proposed multi-modal network



A pedestrian and cycle friendly environment is created through a network of street types and design that focus on comfort, safety and accessibility.

ACTIONS

Objective 4.1: Improve pedestrian connectivity for all ages and abilities.

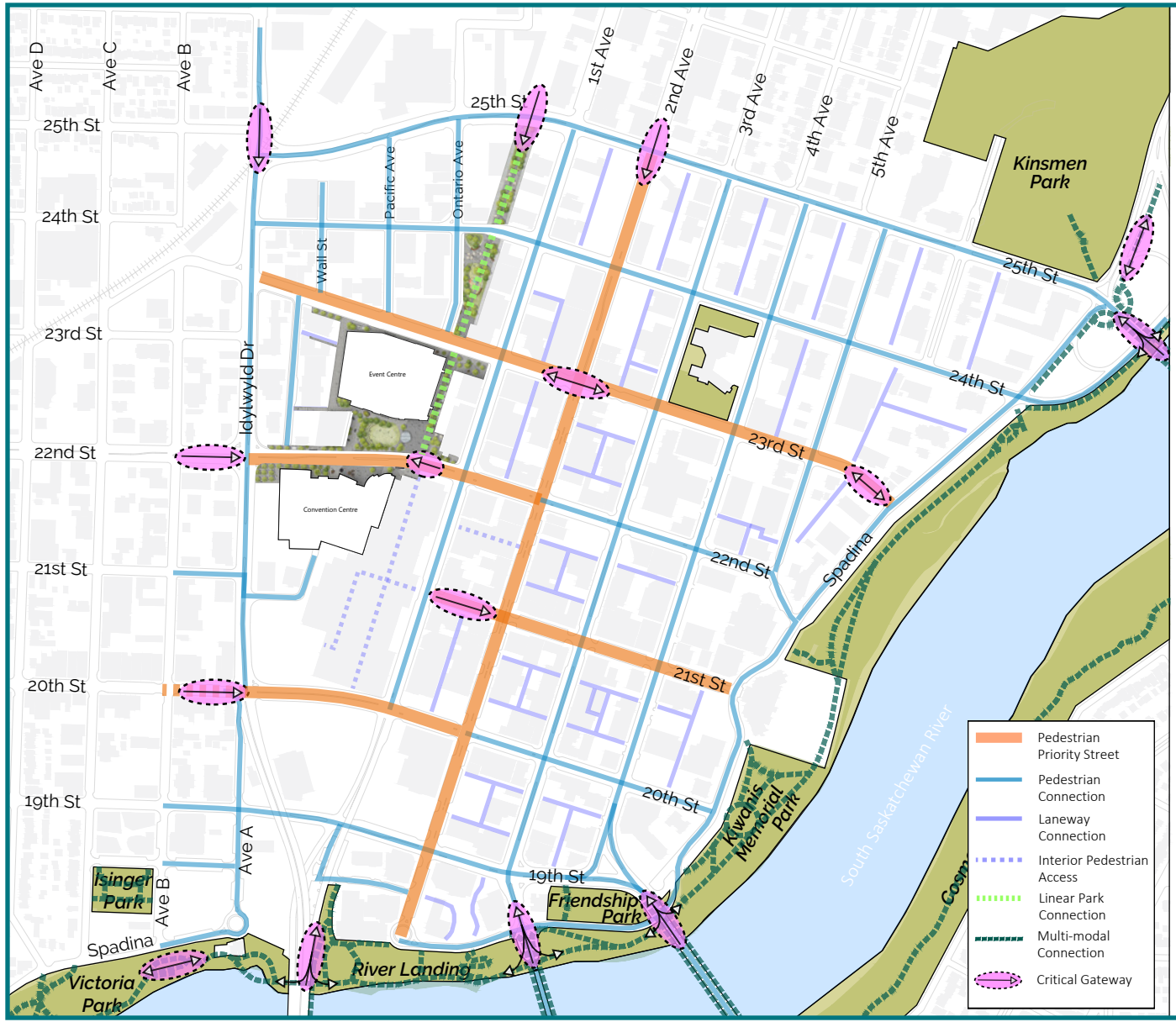
- a. Consider additional space for pedestrian movement on pedestrian priority streets.
- b. Enhance the pedestrian network by improving safety and comfort based on recommended improvements outlined in Map 10: Pedestrian Network and Proposed Improvements.
- c. Implement a wayfinding strategy, based on the Active Transportation Wayfinding Manual, to improve pedestrian navigation in the City Centre and District and surrounding amenities and facilities.
- d. In consultation with those with lived experiences, identify accessibility barriers in the Downtown.

Objective 4.2: Plan and invest in alternative modes.

- a. Ensure secured bicycle parking is provided in the Event and Entertainment District and incentivize property owners in the City Centre and District to provide additional bicycle parking facilities in strategic locations.
- b. Identify and pursue a location for a new Transit Customer Service Centre for increased customer access when the Link system is operational.
- c. Design streets accommodating local transit routes to allow for ease and access of transit operations, while still maintaining a quality public realm design.
- d. Develop transit service level standards to accommodate the influx of transit users during large events.

ACTIONS

Map 10: Pedestrian Network and Proposed Improvements

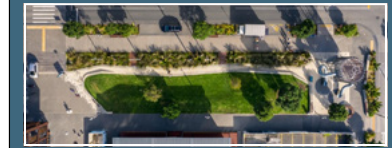


POTENTIAL IMPROVEMENTS

Enhanced pedestrian connection to Meewasin & National Urban Park



Pedestrian connection through linear park spaces



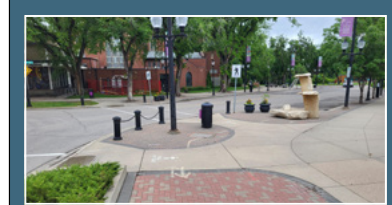
Critical gateways at key locations into the City Centre & District



Pedestrian priority streets along key routes



Curb extensions (corner bulb-outs) to provide additional pedestrian space at key locations



Objective 4.3: Manage parking resources efficiently.

- a. Explore parking management systems and partnerships, such as a parking authority, or internal models, to manage both private and public parking assets for a strategic approach for all parking.
- b. Prohibit the development of new single-purpose surface parking lots in strategic pedestrian focused locations in the Downtown.
- c. Explore a dynamic pricing scheme for on-street parking based on usage rates, event schedules, evening hours and other considerations in the Downtown.
- d. Invest in parking technology, such as wayfinding and smart apps to coordinate parking during event times.

**GOAL 5:
Downtown density with a focus on housing.**

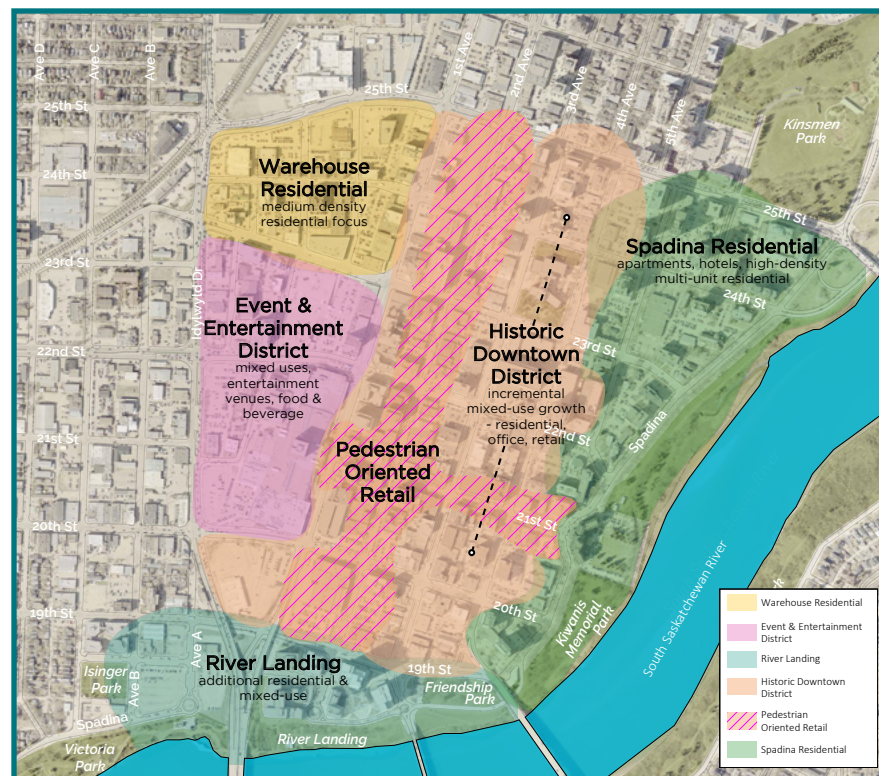
Plan and encourage a mix of housing choices in the Downtown to attract a diversity of community members.

The City Centre and District have room to grow. This Plan aims to reframe the City Centre and District as comprised of complete communities and livable mixed-use neighbourhoods. A growing and diverse residential population will support increased street level vitality, new services and amenities, and a growing feedback loop of positive investment.

This Plan prioritizes significant regulatory changes to alter development conditions and encourage growth while ensuring high-quality development that makes positive contributions to streetscapes and the public realm.

The City also recognizes the strategic importance of its City Centre and District land holdings to foster this growth and help

Map 11: Downtown Districts – Land Use Focus

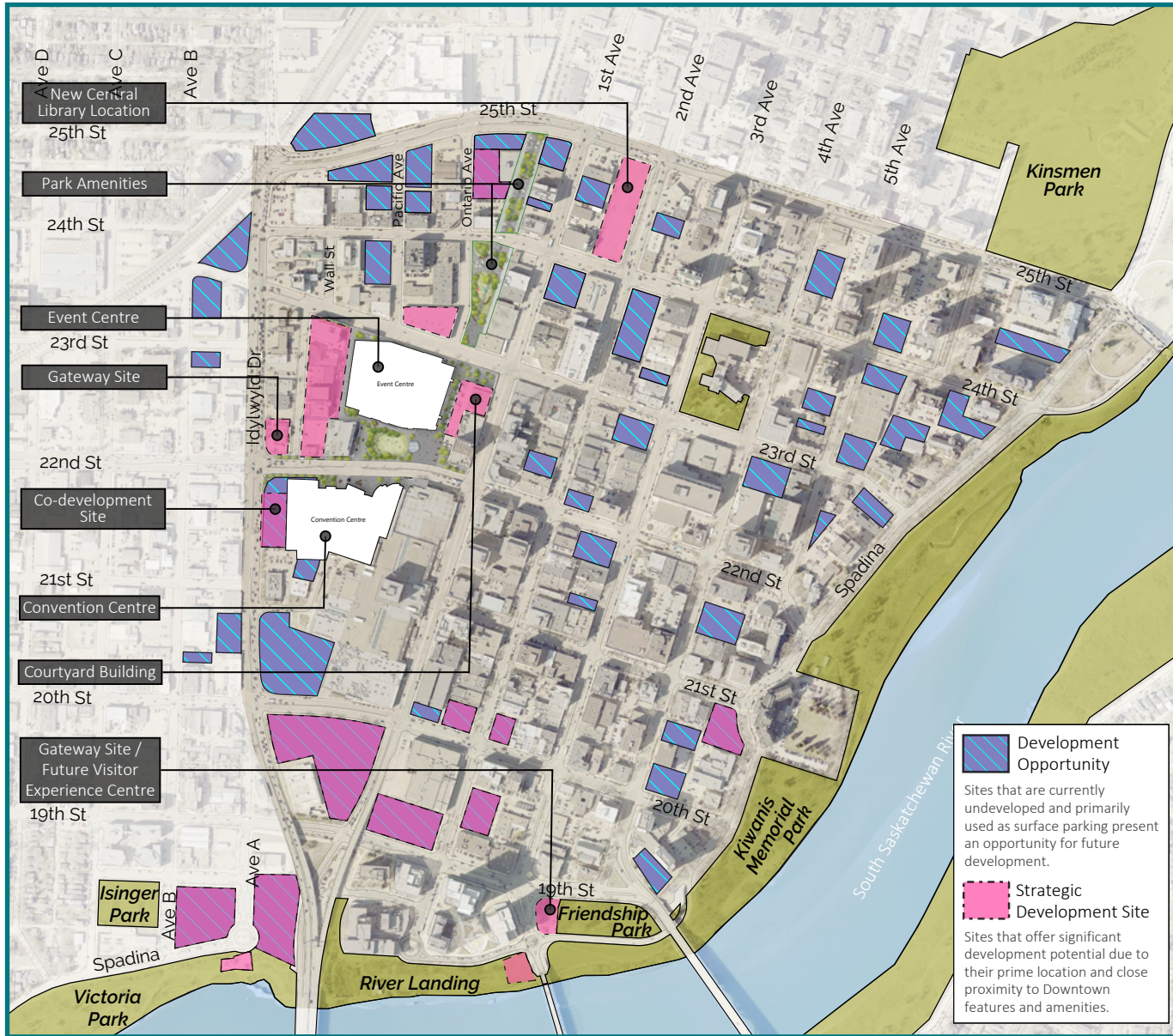


lead the shift to a greater residential focus. City-owned land will be made available for development in a phased manner that directs investment to locations where its impacts will be felt.

A growing and diverse residential population will support increased street level vitality, new services and amenities, and a growing feedback loop of positive investment.

ACTIONS

Map 12: Downtown Development Opportunity Sites



ACTIONS

Objective 5.1: Establish a regulatory framework to encourage density and re-frame the Downtown as a vibrant residential community.

- a. Amend the Official Community Plan to align the land use framework based on the unique Downtown districts and their development goals.
- b. Amend and introduce height bonus provisions to Downtown zoning districts in exchange for public benefits.
- c. Amend Downtown zoning districts to introduce a new regulatory approach to single-purpose surface parking lots to encourage further development.
- d. Rezone properties aligned with the land use framework and Downtown districts.

Objective 5.2: Utilize the City's land development program to catalyze development.

- a. Establish land price expectations in the Downtown when selling publicly owned land by pricing land at comparable market values.
- b. Develop a land disposition strategy for City-owned land in the City Centre and District based on the implementation of this Plan.
- c. Expand the Land Incentives Program to include ground leases in the City Centre and District.
- d. Remediate city-owned contaminated sites for future land development opportunities.



A young woman with short blonde hair is lying on her stomach on a grassy hill, reading a book. She is wearing a dark, patterned dress. A clear plastic water bottle is on the grass next to her. A large, leafy tree is on the right side of the frame, casting a shadow over her. In the background, there is a large, historic brick building with a dark roof and many windows. The scene is set in a park-like area with many other trees and a path in the distance. The overall atmosphere is peaceful and sunny.

The Green and Open Space Framework outlines several spaces, which will be used for gathering and community events, while also contributing to the resiliency of the City Centre and District.

GOAL 6:
Leadership in resiliency

Demonstrate and exemplify leadership in sustainability through urban infill choices, economic development, climate resiliency and green infrastructure.

The Plan will advance the City Centre and District to become more sustainable and resilient to our changing climate. Through implementation of green infrastructure strategies, a proactive approach can set up the City Centre and District for the future.

The Green and Open Space Framework outlines several spaces, which will be used for gathering and community events, while also contributing to the resiliency of the City Centre and District. The Green and Open Space Framework connects critical green and open spaces, creating a network for existing and future residents, improves access to nature and residents' quality of life.

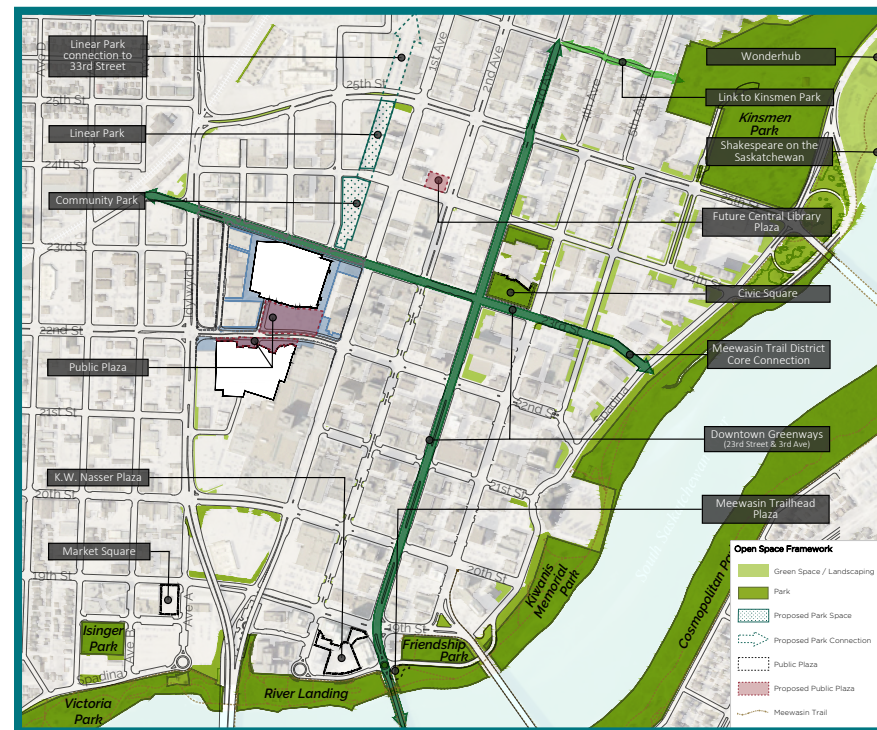
Efforts towards a resilient economy can be achieved by building for resiliency at the outset. Including a specific tree maintenance and service level for the tree canopy in the Downtown, including low impact development and incorporating green infrastructure, advances the resiliency of the City Centre and District for future generations.

ACTIONS

Objective 6.1: Develop an array of key gathering spaces that are prepared for the next generation.

- a. Implement water conservation practices and naturalize new open spaces and parks.
- b. Use innovative, multi-functional stormwater management systems to capture and uses non-potable/reclaimed water in new streetscape and park spaces.

Map 13: Green and Open Space Framework



- c. Conduct a review of the function of Civic Square and identify any improvements or upgrades required, as well as activation opportunities for the underutilized space on the north side of City Hall.
- d. Identify spaces along streets, in parks or on buildings for natural infrastructure opportunities including urban agriculture, low impact development and native plantings.

ACTIONS



Objective 6.2: Protect, maintain and grow the tree canopy.

- a. Access funding opportunities to plant more trees and maintain the health of existing trees in the City Centre and District.
- b. Increase monitoring and data analysis of trees in the Downtown, to better design planting infrastructure to optimize tree survival and performance.
- c. Establish a new tree maintenance and planting service level specific to Downtown.
- d. Create a baseline inventory and resource management plan for riverfront areas in the Downtown in partnership with Meewasin.

Objective 6.3: Invest in resilient infrastructure to serve the needs of a growing population.

- a. Implement a one-dig practice whenever possible for infrastructure and construction related projects when constructing the transformative projects in this Plan.
- b. Upgrade the water distribution and sanitary system to service the District and intensification of City Centre development.
- c. Coordinate a construction phasing plan for the City Centre and District that outlines asset preservation work and the Transformative Projects outlined in this Plan.
- d. Design new park and open spaces for multi-stream waste diversion and other waste reduction features, in alignment with the City's Solid Waste Reduction and Diversion Plan.

GOAL 7:***A robust and diverse economy.***

Preserve the Downtown as the cultural, social and employment centre of the community, while encouraging a thriving diverse economy that attracts local, regional and global employers that generate high quality jobs throughout the Downtown and city.

A robust and diverse Downtown economy generates positive spinoffs in the way of jobs, investment, spending in shops and restaurants, and the surrounding activity that makes for a thriving urban district.

Attraction and retention of new businesses, jobs, and key services and amenities that will add to the neighbourhood's livability are key to success. This will be supported by work on incentives, regulatory measures, and City policies that advance these objectives. As the District develops, the City with businesses and stakeholders may want to explore a night time economy strategy, focusing on creating a more vibrant and safe night time environment as part of new investments and contributions to the overall city's economy.

The City is committed to working with Indigenous people, communities and businesses. The City maintains a target for Indigenous procurement, and continues to recognize the contributions that Indigenous companies will have on the City Centre and District economy.

Key Market Trends

- High population growth is driving new residential and commercial demand.
- The City Centre and District have strong growth potential, especially among young professionals and empty nesters.
- The Entertainment and Warehouse Districts have character elements that support redevelopment.
- Multifamily residential development is ideal for City Centre and District infill projects.
- Retail and commercial sectors are recovering from the pandemic. Further surrounding amenities will increase demand for 'experiential' retail experiences.
- Additional residents in the City Centre will boost consumer spending to retail and services.
- No short-term increase in hotel demand is expected, however, the addition of the Entertainment District will bring new demand in the future.

ACTIONS

ACTIONS

Objective 7.1: Activate Downtown for a more attractive place to live, visit and work.

- a. Pursue the development of a grocery store in the Downtown, with the offer of financial incentives, bonusing and potential sale of City-owned land.
- b. Amend the Mobile Food Truck Policy C09-039 to allow for greater food truck access.
- c. Develop an incentive program targeting activation strategies in the Downtown for greater activation and business patronage.

Objective 7.2: Encourage economic development in the retail, business, office and non-profit service sector.

- a. Strengthen Downtown's position as the prime location for office development in the city through policy amendments.
- b. Amend the extent of the 'Retail Core' in the Official Community Plan and Zoning Bylaw to better reflect current objectives for the City Centre and District.
- c. Work with SREDA to review Policy C09-014 - Business Development Incentives to focus additional business attraction and expansion in the City Centre and District.



GOAL 8:***A healthy and safe community.***

Support an authentic and welcoming community that promotes equitable opportunities for all to participate, fosters a safe and inclusive environment and cultivates a strong sense of belonging.

The Plan envisions a welcoming and inclusive environment in the City Centre and District that not only embraces but celebrates its diversity. The vision is mindful of the ongoing changes as development accelerates and housing costs rise. There is a strong desire to ensure that long-term residents, who have called Downtown home, are not displaced, even as the area becomes more desirable. The Plan includes the design and programming of the City Centre and District for the inclusion of diverse cultures, such as Indigenous, ethno-cultural, persons with a disability, 2SLGBTQQIA+ communities, all ages and socioeconomic statuses.

Committing to accessibility and equity by providing access to services and amenities that serve critical needs help address issues related to crime and the perceptions of crime through SafeGrowth and Crime Prevention Through Environmental Design (CPTED) principles.



Credit: Discover Saskatoon/
CONCEPTS Photography

ACTIONS

Objective 8.1: Implement equitable strategies for all residents to participate.

- a. Develop an accessibility and well-being resource that provides information about access features and barriers in the City Centre and District to support people with disability to participate in activities with greater independence and dignity.
- b. Implement a public washroom strategy that focuses on universal access in the Downtown.
- c. Establish and expand publicly accessible internet connectivity in the Downtown.
- d. Install publicly accessible water fountains, cooling water misting features and shade structures in public plazas and parks throughout the City Centre and District.

Objective 8.2: Enhance the community serving aspect of the City Centre and District.

- a. Align with the City's Housing Strategy to increase the number of affordable housing units in the Downtown.
- b. Encourage transit use to access the City Centre and District amenities by exploring opportunities for partnerships and sponsorships related to transit fare.
- b. Based on past safety study recommendations, develop Safe Growth/CPTED guidelines for the City Centre and District to ensure consistent and appropriate recommendations to improve and maintain safety.
- c. Examine density transfers for affordable housing, non-profit development, and heritage properties that allows the developer to transfer unused height bonus to a separate site where there is more opportunity for development.

The Plan envisions a welcoming and inclusive environment in the City Centre and District that not only embraces but celebrates its diversity.

Credit: Discover Saskatoon/ Greg Huszar Photography



5 IMPLEMENTATION



IMPLEMENTATION & TARGETS

CITY CENTRE AND DISTRICT IMPLEMENTATION PROGRAM

Establishing a City Centre and District Implementation Program is essential to completing the actions outlined in this Plan. Continued investment and implementation will maintain momentum over its 10-year timeframe. The City Centre and District Implementation Program proposes the following:

Resourcing: Coordination resources will be necessary to implement the Transformative Projects and Actions outlined in this Plan. Coordinating efforts between private investment and community partners will also be important to bring the Plan to fruition. They will primarily manage large public realm and streetscaping capital projects that are important parts of the District and City Centre.

Operations: A dedicated operational fund is necessary to ensure the Plan is implemented throughout its 10-year period. This fund will cover actions that require further study, project management, and hard costs to promote vibrancy in the City Centre and District, leveraging private investment.

Operational funding will be leveraged through matching and/or contributory funding. Working with partners and community to fulfill the actions of the Plan will allow the City to provide a portion of funding needed, while attracting additional private investment into the City Centre and District.

Further scoping, costing and implementation strategies for each of the projects and actions outlined in this Plan will require approval from City Council before proceeding to implementation.

Capital: The implementation of the Plan will be an ongoing input into the City's regular two-year budget process. This includes the ongoing assessment of the Plan's implementation matrix and the preparation of formal business cases for capital projects, which will be submitted for City Council consideration in the overall corporate capital prioritization process.

DISTRICT FUNDING STRATEGY

The District Funding Strategy includes multiple infrastructure projects that achieves the construction of the Entertainment District with no increase in property taxes. The District funding strategy encompasses a mix of funding sources, including public and private contributions, grants, and other funding tools. These tools include:

- Accommodation Funding Contributions;
- Amusement Tax;
- Parkade Revenues;
- Tax Increment Financing;
- Private Partner Contribution.

COMMUNITY PARTNERSHIPS

The Plan recognizes the importance of partnerships in the successful implementation of this Plan. Through the implementation of this Plan, partnerships will be continually sought and encouraged. In some cases, actions in this Plan may be feasible through the efforts of groups and organizations outside the City of Saskatoon. The City Centre and District Implementation Program will be resourced to enable the use of partnerships through funding and agreements to optimize community led or partner led initiatives, including leveraging partner resources and capacity. Examples of partnerships may

include the Business Improvement Districts, Civic Partners, post-secondary institutions and any other community groups that have ideas that align with the Plan visions and where there is a desire and capacity to successfully deliver outcomes.

PRIVATE SECTOR PARTNERSHIPS

The City Centre has relied on the investment of private sector in providing buildings, amenities and services that contribute to the overall quality of life for residents, employees and visitors. The implementation of this Plan will similarly require the investment of the private sector to design, build and finance projects and spaces that contribute to urban life in the City Centre and District. The success of the City Centre and District will require investment from both the public and private sector. This Plan embraces the pursuit of mutually beneficial partnerships to extend the value of investments of both parties. This can include aligning the improvements to the public realm with private developments to create places that attract businesses and visitors. The Plan is not prescriptive as to the nature of these partnerships, but they are recognized as critical to achieving outcomes. The City is committed to ensuring that it is resourced to facilitate the necessary agreements and arrangements to foster a partnership approach.

The City Centre has relied on the investment of private sector in providing buildings, amenities and services that contribute to the overall quality of life for residents, employees and visitors.

IMPLEMENTATION TIMEFRAME

Saskatoon's City Centre and District Plan will provide guidance for a 10-year timeframe. New opportunities, challenges, and trends will emerge throughout the life of the Plan. This Plan provides direction for decision makers and investors while being flexible to accommodate changing trends and technologies. A review and update of this Plan will need occur after 10 years to address changes.

The Plan identifies actions to realize the vision and goals. The actions have been broken down into three timeframes:

Short Term (< three years):

These actions may be less complex and require less investment. These investments could be used in support of larger Transformative Projects.

Medium Term (four-seven years):

May be larger projects that require longer lead times to allow for adequate planning and project management.

Long Term (eight+ years):

These projects would be transformational in nature for the City Centre and District and require more time for funding strategies to be secured before proceeding to planning, budgeting and procurement.

The implementation matrix, outlined in Appendix 1 and 2, identify a path forward for Administration to further develop implementation strategies for City Council approval to realize the vision and goals for the City Centre and District.

IMPLEMENTATION & TARGETS

MEASURING PROGRESS

This Plan supports the consistent reporting of key metrics to the public and City Council through the Growth Monitoring Report that is produced and presented annually. The implementation matrix, as well as progress on the Transformative Projects will be reported on, along with the successes and challenges and opportunities year over year through the City Centre and District Implementation Program.

Population Growth

Setting a goal for Downtown housing production is beneficial for spurring the changes in practices that will be needed to foster additional housing. Downtown can capture an estimated 25 per cent of the City’s multifamily housing growth, consistent with the City’s Growth Plan.

Target: 200 housing units per year built in the Downtown.

Target: Population of 5,000 residents in Downtown by 2030.

Target: Population of 7,500 residents in Downtown by 2035.



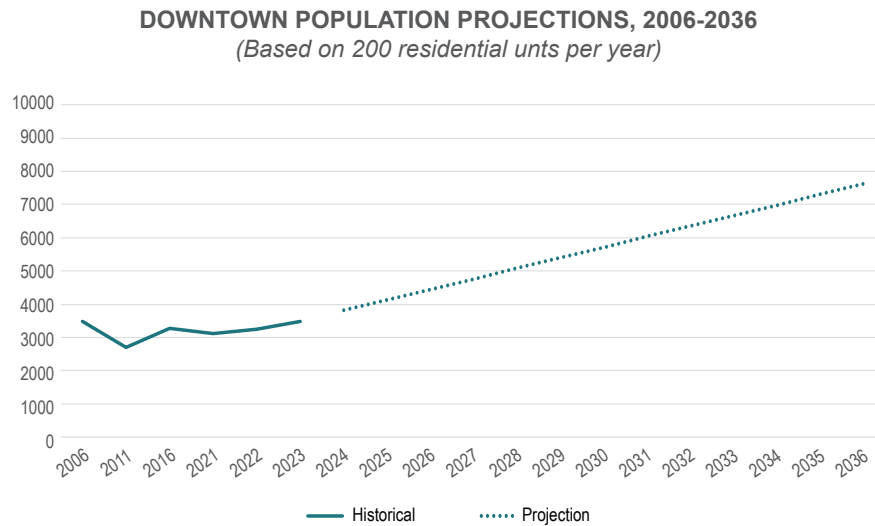
Figure 17: Downtown Development Potential (projections)

DOWNTOWN DEVELOPMENT POTENTIAL (PROJECTIONS)					
District	Residential Units	Population	Commercial Space (sq. m)	Employment Projection (Employees)	Additional Open Space/Park Space (sq. m)
Event & Entertainment District	1,257	2,011	18,910	420	12,195
Historic Downtown District	2,683	4,293	35,845	797	—
River Landing*	—	—	—	—	—
Spadina	1,145	1,832	17,016	378	—
Warehouse	488	781	13,053	290	7,600
Total New Potential	5,573	8,917	84,824	1,885	19,765

Event & Entertainment District does not include employees directly employed by the new Event Centre and expanded Convention Centre & Theatre; Population projections are based on the current household size in the Downtown and potential units on a variety of non-developed sites in the Downtown, considering development standards and site characteristics; Commercial space projections are based on ground floor commercial component for a variety of non-developed sites; Employees are based on the overall employee density average for the Downtown in new commercial space opportunities.

**East side of River Landing (Downtown boundary) only.*

Figure 18: Downtown Population Projections, 2006-2036



INTERPRETATION

This Plan supersedes the 2013 City Centre Plan. Any reference to the 2013 City Centre Plan elsewhere should now read as the City Centre and District Plan, 2024.

The Plan will guide decision making and actions impacting the City Centre and District and should be read in conjunction with other statutory and non-statutory documents. In the event of a conflict, this Plan does not overrule statutory guidance. Direction and policies in this Plan may provide support for projects and work plans. This Plan aligns with other City Council policies, strategic initiatives and guidelines.

Unless otherwise specified in this Plan, the boundaries or locations of any symbols or areas shown on a map or figure are approximate only and will be interpreted as such. The maps are not intended to define exact locations except where they coincide with fixed boundaries such as property lines or roads. The precise location of these boundaries, for the purpose of evaluating development proposals, will be determined by the City at the time of application.

No measurements of distances or areas should be taken from maps or illustrations in this Plan.

All illustrations and figures are for conceptual purposes only. Any changes to the text, maps or figures within this Plan need to be approved by City Council in the same way this Plan was approved.

A robust and diverse Downtown economy generates positive spinoffs in the way of jobs, investment, spending in shops and restaurants, and the surrounding activity that makes for a thriving urban district.



APPENDICES



APPENDIX 1

Implementation Matrix – Transformative Projects

Project		When could this happen?	What are the potential funding sources?	Who are the key partners?
A: TRANSFORMATIVE STREETS				
A1	Festival Street 22nd Street	8+ years	DEED Funding Strategy Capital Funding Grant Funding Opportunities	Private Partner Operator Downtown Partner Organizations
A2	Imagine Idylwyld	4-7 years	Capital Funding Grant Funding Opportunities	Property Owners Downtown Partner Organizations
A3	23rd Street Greenway	4-7 years	DEED Funding Strategy (partial) Capital Funding Grant Funding Opportunities	Property Owners Downtown Partner Organizations
B: CATALYST FACILITIES				
B1	Event Centre	8+ years	DEED Funding Strategy	Federal Government Provincial Government Hoteliers Private Partner Operator Downtown Partner Organizations SaskTel Centre
B2	Convention Centre and Theatre	8+ years	DEED Funding Strategy	Federal Government Provincial Government Hoteliers Private Partner Operator Downtown Partner Organizations TCU Place
B3	New Central Library	*Saskatoon Public Library operates independently and is governed by a volunteer Board of Trustees under the Public Libraries Act. The new central library is library funded and targeted for completion in 2027.		

Continued on page 59.

Implementation Matrix – Transformative Projects

Project		When could this happen?	What are the potential funding sources?	Who are the key partners?
C: SPACES				
C1	Community Park	8+ years	DEED Funding Strategy Capital Funding Grant Funding Opportunities	Property Owners Community
C2	Linear Park	4-7 years	DEED Funding Strategy Capital Funding Grant Funding Opportunities	Property Owners Community
C3	District Public Realm Gathering Spaces	8+ years	DEED Funding Strategy Grant Funding Opportunities	Elders and Knowledge Keepers Private Partner Operator Downtown Partner Organizations Community
C4	Outdoor Permanent Festival Site	4-7 years	Capital Funding Grant Funding Opportunities	Meewasin Downtown Partner Organizations Community
C5	Potential National Urban Park	4-7 years	Federal Funding	Meewasin Parks Canada Downtown Partner Organizations Community
D: CONNECTIONS				
D1	Link Network	4-7 years	Link Network Implementation Funding	Federal Government Provincial Government Bus Riders of Saskatoon Community
D2	Connecting Downtown: All Ages and Abilities (AAA) Network	4-7 years	Capital Funding Grant Funding Opportunities	Active Transportation Advisory Group Saskatoon Cycles

APPENDIX 2

Implementation Matrix – Actions

Action	When could this happen?	What are the potential funding sources?	Who are the key partners?	
GOAL 1: RECONCILIATION BY HONOURING INDIGENOUS PEOPLES, HISTORIES, LANGUAGES AND CULTURES				
OBJECTIVE 1.1: INCORPORATE INDIGENOUS SYMBOLS TO REFLECT INDIGENOUS AND CULTURAL REPRESENTATION				
a	Name the 'Downtown Event and Entertainment District' through a meaningful appropriate process for commemoration of the land and to reflect Saskatoon's culture.	4-7 years	City Centre and District Implementation Program	Elders and Knowledge Keepers Community Partners
b	Install Treaty 6 and Métis flags and banners in public spaces and promote the use of the City of Saskatoon Reconciliation Visual Identity.	Ongoing	DEED Funding Strategy (partial) City Centre and District Implementation Program	Elders and Knowledge Keepers Community Partners
c	Name new park and public spaces in the City Centre with consideration of commemoration of the land and cultural reflection.	4-7 years	City Centre and District Implementation Program	Elders and Knowledge Keepers Community Partners
OBJECTIVE 1.2: CELEBRATE AND REFLECT INDIGENOUS CULTURE AND PEOPLE THROUGHOUT SPACES AND PLACES IN THE DOWNTOWN				
a	Dedicate spaces in the new Event Centre and expanded Convention Centre for the provision of storytelling, education, smudging and ceremony.	8+ years	DEED Funding Strategy	Elders and Knowledge Keepers Community Partners
b	Implement Indigenous placekeeping elements and stories in public spaces and building design when the detailed design for the Event and Entertainment District is implemented.	4-7 years	DEED Funding Strategy City Centre and District Implementation Strategy	Elders and Knowledge Keepers Community Partners Downtown Partner Organizations
c	With community partners, relocate the Fred Sasakamoose statue from the current location at SaskTel Centre to the Event and Entertainment District to celebrate his legacy.	8+ years	DEED Funding Strategy	Fred Sasakamoose Family
d	In consultation with First Nations, install commemorative signage outlining the history of the land and significance of Urban Reserves in the City Centre and District.	< 3 years	Heritage Program City Centre and District Implementation Program	First Nations

Continued on page 61.

Implementation Matrix – Actions

Action	When could this happen?	What are the potential funding sources?	Who are the key partners?	
GOAL 1: RECONCILIATION BY HONOURING INDIGENOUS PEOPLES, HISTORIES, LANGUAGES AND CULTURES				
<i>OBJECTIVE 1.3: ADVANCE RECONCILIATION THROUGH BUILDING TRUST AND FOSTERING POSITIVE RELATIONSHIPS</i>				
a	Prioritize the sale of City-owned land to First Nations and Indigenous organizations and developers by offering these opportunities at market rate before releasing the land to the broader market.	Ongoing	Operating	First Nations
b	Establish an ongoing engagement process with Elders and Knowledge Keepers for projects and processes in the City Centre and District to ensure cultural and Indigenous reflection is present throughout.	< 3 years Ongoing	City Centre and District Implementation Program	Elders and Knowledge Keepers Community Partners
c	Hold appropriate ceremonies to honour the land at major milestones of the development of the Event and Entertainment District.	Ongoing	City Centre and District Implementation Program	Elders and Knowledge Keepers Community Partners Private Partner Operator
GOAL 2: A DISTINCTIVE IDENTITY THROUGH PLACEMAKING/PLACEKEEPING				
<i>OBJECTIVE 2.1: CELEBRATE DIVERSITY, CULTURE AND ART</i>				
a	Prepare a public art strategy for the District that prioritizes public art features incorporated into the design of the public plaza spaces, emphasizing the importance for culturally diverse and female representation.	4-7 years	City Centre and District Implementation Program	Elders and Knowledge Keepers Community Partners Downtown Partner Organizations Artists
b	In partnership with Downtown organizations, issue a call for proposals to transform and activate a strategic back lane in the Downtown as a showcase piece.	< 3 years	City Centre and District Implementation Program	Community Partners Downtown Partner Organizations
c	Relocate the Gordie Howe statue from SaskTel Centre for a permanent placement in the Event and Entertainment District.	8+ years	DEED Funding Strategy	Howe Family
d	In partnership with Downtown organizations, facilitate short-term leases in underused or vacant City Centre properties to accommodate exhibition opportunities, public art, and below-market tenancies for cultural organizations and producers.	< 3 years Ongoing	City Centre and District Implementation Program	Property owners Saskatoon Land Downtown Partner Organizations

Continued on page 62.

APPENDICES

Implementation Matrix – Actions

Action	When could this happen?	What are the potential funding sources?	Who are the key partners?	
GOAL 2: A DISTINCTIVE IDENTITY THROUGH PLACEMAKING/PLACEKEEPING				
OBJECTIVE 2.2: PROTECT AND ENHANCE HERITAGE AND CULTURAL BUILDINGS, SITES AND RESOURCES				
a	Incentivize the retention of heritage assets through financial and legislative tools.	< 3 years	Heritage Program City Centre and District Implementation Program	Property owners Community Partners
b	Establish an outdoor display that focuses on collecting, preserving and exhibiting retro signs and associated artifacts to inspire educational and cultural enrichment.	4-7 years	City Centre and District Implementation Program	Heritage Society Saskatoon Archives Saskatoon Public Library Community Partners
c	With agreement from the owners of the Capitol Theatre Artifacts, explore the restoration and installation of the Capitol Theatre Marquee for a permanent placement in the District and explore possibilities for inclusion of the interior Capitol Theatre Artifacts.	4-7 years	City Centre and District Implementation Program	Heritage Society 25th St Theatre Downtown Partner Organizations Private Partner Operator
d	Reinforce common design elements of the unique districts of the Downtown by establishing heritage, culture and public art features through a comprehensive interpretive plan that speaks to the heritage and culture of the Downtown.	< 3 years	Heritage Program City Centre and District Implementation Program	Heritage Society Downtown Partner Organizations
OBJECTIVE 2.3: FOSTER CONDITIONS TO IMPROVE COMFORT IN THE CITY CENTRE AND DISTRICT THROUGHOUT WINTER				
a	Conduct a microclimatic study of the City Centre and District, assessing climatic conditions, solar access, climate resiliency efforts and pedestrian comfort to include in policy framework, such as the Official Community Plan and Zoning Bylaw.	< 3 years	City Centre and District Implementation Program	Downtown Partner Organizations Property Owners Developers
b	Incentivize the installation of 220 volt outdoor receptacles along 2nd Avenue, 3rd Avenue and 21st Street to increase parking patio options year round and encourage greater activation in the Downtown.	< 3 years Ongoing	City Centre and District Implementation Program	Property Owners Downtown Partner Organizations

Continued on page 63.

Implementation Matrix – Actions

Action	When could this happen?	What are the potential funding sources?	Who are the key partners?	
GOAL 3: ARCHITECTURAL AND PUBLIC REALM DESIGN EXCELLENCE				
OBJECTIVE 3.1: RE-ENVISION STREETS AND PUBLIC RIGHT OF WAYS				
a	Develop a streetscape design manual for Downtown streets that details technical specifications based on the street types outlined in Map 8: Downtown Streetscaping Types.	< 3 years	City Centre and District Implementation Program Operating	Downtown Partner Organizations
b	Strengthen the visual character of the Downtown through the use of standardized street furniture design, based on distinctive design areas.	< 3 years	City Centre and District Implementation Program Operating	Downtown Partner Organizations
c	Implement a streetscape phasing plan based on other Transformative Projects outlined in this Plan and throughout the City Centre and District.	< 3 years	City Centre and District Implementation Program Operating	Downtown Partner Organizations
OBJECTIVE 3.2: ESTABLISH A FRAMEWORK THAT TO SUPPORT INVESTMENTS IN THE PUBLIC REALM AND FOSTERS QUALITY DESIGN				
a	Amend the Official Community Plan to support active streets by not permitting enclosed pedestrian bridges over public right of ways.	< 3 years	Operating	n/a
b	Develop urban form guidelines for Downtown related to building design, edge conditions, street interface, safety and signage guidelines to incorporate into policy frameworks, such as the Official Community Plan and Zoning Bylaw.	< 3 years	City Centre and District Implementation Program	Property Owners Downtown Partner Organizations
c	Amend Downtown zoning districts to encourage midrise development and reflect modern building practices.	< 3 years	Operating	Property Owners Downtown Partner Organizations
d	Implement a new zoning district for the Event and Entertainment District that implements standards for appropriate land use and quality design that integrates with the public realm.	< 3 years	DEED Capital Funding	Property Owners Downtown Partner Organizations Private Partner Organizations

Continued on page 64.

APPENDICES

Implementation Matrix – Actions

Action	When could this happen?	What are the potential funding sources?	Who are the key partners?	
GOAL 4: RELIABLE AND EFFICIENT TRANSPORTATION OPTIONS				
OBJECTIVE 4.1: IMPROVE PEDESTRIAN CONNECTIVITY FOR ALL AGES AND ABILITIES				
a	Consider additional space for pedestrian movement on pedestrian priority streets.	Ongoing	Through Transformative Projects Rehabilitation Projects	Community
b	Enhance the pedestrian network by improving safety and comfort based on recommended improvements outlined in Map 10: Pedestrian Network and Proposed Improvements.	8+ years Ongoing	Through Transformative Projects Rehabilitation Projects	Meewasin Property Owners Downtown Partner Organizations
c	Implement a wayfinding strategy, based on the Active Transportation Wayfinding Manual, to improve pedestrian navigation in the City Centre and District and to surrounding amenities and facilities.	<3 years	City Centre and District Implementation Program Active Transportation Capital Funding	Downtown Partner Organizations Meewasin
d	In consultation with those with lived experiences, identify accessibility barriers in the Downtown.	4-7 years	City Centre and District Implementation Program	Accessibility Community Community Partners
OBJECTIVE 4.2: PLAN AND INVEST IN ALTERNATIVE MODES				
a	Ensure secured bicycle parking is provided in the Event and Entertainment District and incentivize property owners in the City Centre and District to provide additional bicycle parking facilities in strategic locations.	4-7 years	City Centre and District Implementation Program	Community Partners Property Owners Private Partner Operator
b	Identify and pursue a location for a new Transit Customer Service Centre for increased customer access when the Link system is operational.	4-7 years	Operating	Saskatoon Land Saskatoon Transit Community
c	Design streets accommodating local transit routes to allow for ease and access of transit operations, while still maintaining a quality public realm design.	Ongoing	Through Transformative Projects Rehabilitation Projects	Saskatoon Transit Bus Riders of Saskatoon
d	Develop transit service level standards to accommodate the influx of transit users during large events.	4-7 years	Operating	Saskatoon Transit Bus Riders of Saskatoon

Continued on page 65.

Implementation Matrix – Actions

Action	When could this happen?	What are the potential funding sources?	Who are the key partners?	
GOAL 4: RELIABLE AND EFFICIENT TRANSPORTATION OPTIONS				
OBJECTIVE 4.3: MANAGE PARKING RESOURCES EFFICIENTLY				
a	Explore parking management systems and partnerships, such as a parking authority or internal models, to manage both private and public parking assets for a strategic approach for all parking.	< 3 years	City Centre and District Implementation Program	Downtown Partner Organizations
b	Prohibit the development of new single-purpose surface parking lots in strategic pedestrian focused locations in the Downtown.	< 3 years	Operating	Downtown Partner Organizations Property Owners
c	Explore a dynamic pricing scheme for on-street parking based on usage rates, event schedules, evening hours and other considerations in the Downtown.	4-7 years	Operating Capital Funding	Downtown Partner Organizations
d	Invest in parking technology, such as wayfinding and smart apps to coordinate parking during event times.	4-7 years	Operating Capital Funding	Downtown Partner Organizations
GOAL 5: DOWNTOWN DENSITY WITH A FOCUS ON HOUSING				
OBJECTIVE 5.1: ESTABLISH A REGULATORY FRAMEWORK TO ENCOURAGE DENSITY AND RE-FRAME THE DOWNTOWN AS A VIBRANT RESIDENTIAL COMMUNITY				
a	Amend the Official Community Plan to align the land use framework based on the unique Downtown districts and their development goals.	< 3 years	Operating	Downtown Partner Organizations Property Owners
b	Amend and introduce height bonus provisions to Downtown zoning districts in exchange for public benefits.	< 3 years	Operating	Downtown Partner Organizations Property Owners
c	Amend Downtown zoning districts to introduce a new regulatory approach to single-purpose surface parking lots to encourage further development.	< 3 years	Operating	Downtown Partner Organizations Property Owners

Continued on page 66.

APPENDICES

Implementation Matrix – Actions

Action	When could this happen?	What are the potential funding sources?	Who are the key partners?	
GOAL 5: DOWNTOWN DENSITY WITH A FOCUS ON HOUSING				
OBJECTIVE 5.2: UTILIZE THE CITY'S LAND DEVELOPMENT PROGRAM TO CATALYZE DEVELOPMENT				
a	Establish land price expectations in the Downtown when selling publicly owned land by pricing land at comparable market values.	Ongoing	Operating	Saskatoon Land Developers
b	Develop a land disposition strategy for City-owned land in the City Centre and District based on the implementation of this Plan.	< 3 years	Operating	Saskatoon Land Developers
c	Expand the Land Incentives Program to include ground leases in the City Centre and District.	< 3 years	Operating	Saskatoon Land Developers
d	Remediate City-owned contaminated sites for future land development opportunities.	Ongoing	Capital Funding Grant Funding	Saskatoon Land Developers
GOAL 6: LEADERSHIP IN RESILIENCY				
OBJECTIVE 6.1: DEVELOP AN ARRAY OF KEY GATHERING SPACES THAT ARE PREPARED FOR THE NEXT GENERATION				
a	Implement water conservation practices and naturalize new open spaces and parks.	Ongoing	Transformative Projects Rehabilitation Projects	Community Property Owners
b	Use innovative, multi-functional stormwater management systems to capture and uses non-potable/reclaimed water in new streetscape and park spaces.	Ongoing	Transformative Projects Rehabilitation Projects	Community Property Owners
c	Conduct a review of the function of Civic Square and identify any improvements or upgrades required, as well as activation opportunities for the underutilized space on the north side of City Hall.	< 3 years	City Centre and District Implementation Program	Community Partners Downtown Partner Organizations
d	Identify spaces along streets, in parks or on buildings for natural infrastructure opportunities including urban agriculture, low impact development and native plantings.	Ongoing	City Centre and District Implementation Program	Community Partners Downtown Partner Organizations

Continued on page 67.

Implementation Matrix – Actions

Action	When could this happen?	What are the potential funding sources?	Who are the key partners?
GOAL 6: LEADERSHIP IN RESILIENCY			
OBJECTIVE 6.2: PROTECT, MAINTAIN AND GROW THE TREE CANOPY			
a	Access funding opportunities to plant more trees and maintain the health of existing trees in the City Centre and District.	Ongoing	Operating Federal Government Community Partners
b	Increase monitoring and data analysis of trees in the Downtown to better design planting infrastructure to optimize tree survival and performance.	< 3 years	City Centre and District Implementation Program Operating Downtown Partner Organizations Property owners
c	Establish a new tree maintenance and planting service level specific to Downtown.	4-7 years	City Centre and District Implementation Program Capital Funding Downtown Partner Organizations
d	Create a baseline inventory and resource management plan for the riverfront areas in the Downtown in partnership with Meewasin.	4-7 years	City Centre and District Implementation Program Parks Capital Funding Meewasin
OBJECTIVE 6.3: INVEST IN RESILIENT INFRASTRUCTURE TO SERVE THE NEEDS OF A GROWING POPULATION			
a	Implement a one-dig practice wherever possible for infrastructure and construction related projects when constructing the transformative projects in this Plan.	Ongoing	Operating Downtown Partner Organizations
b	Upgrade the water distribution and sanitary system to service the District and intensification of City Centre development	8+ years Ongoing	DEED Funding Strategy (partial Asset Preservation n/a
c	Coordinate a construction phasing plan for the City Centre and District that outlines asset preservation work and the Transformative Projects outlined in this Plan.	Ongoing	Operating Downtown Partner Organizations Community Property Owners Private Partner Operator
d	Design new park and open spaces for multi-stream waste diversion and other waste reduction features, in alignment with the City's Solid Waste Reduction and Diversion Plan.	< 3 years Ongoing	Operating Community Partners

Continued on page 68.

APPENDICES

Implementation Matrix – Actions

Action	When could this happen?	What are the potential funding sources?	Who are the key partners?	
GOAL 7: A ROBUST AND DIVERSE ECONOMY				
OBJECTIVE 7.1: ACTIVATE DOWNTOWN FOR A MORE ATTRACTIVE PLACE TO LIVE, VISIT AND WORK				
a	Pursue the development of a grocery store in the Downtown, with the offer of financial incentives, bonusing and potential sale of City-owned land.	Ongoing	City Centre and District Implementation Program	Developers Downtown Partner Organizations
b	Amend the Mobile Food Truck Policy C09-039 to allow for greater food truck access.	4-7 years	Operating	Property Owners Downtown Partner Organizations Food Truck Operators
c	Develop an incentive program targeting activation strategies in the Downtown for greater activation and business patronage.	< 3 years	City Centre and District Implementation Program	Downtown Partner Organizations Community
OBJECTIVE 7.2: ENCOURAGE ECONOMIC DEVELOPMENT IN THE RETAIL, BUSINESS, OFFICE AND NON-PROFIT SERVICE SECTOR				
a	Strengthen Downtown's position as the prime location for office development in the city through policy amendments.	< 3 years	City Centre and District Implementation Program Capital Funding	Property Owners Downtown Partner Organizations
b	Amend the extent of the 'Retail Core' in the Official Community Plan and Zoning Bylaw to better reflect current objectives for the City Centre and District.	< 3 years	Operating	Property Owners Downtown Partner Organizations
c	Work with SREDA to review Policy C09-104 - Business Development Incentives to focus additional business attraction and expansion in the City Centre and District.	< 3 years	Operating	SREDA

Continued on page 69.

Implementation Matrix – Actions

Action	When could this happen?	What are the potential funding sources?	Who are the key partners?	
GOAL 8: A HEALTHY AND SAFE COMMUNITY				
OBJECTIVE 8.1: IMPLEMENT EQUITABLE STRATEGIES FOR ALL RESIDENTS TO PARTICIPATE				
a	Develop an accessibility and well-being resource that provides information about access features and barriers in the City Centre and District to support people with disability to participate in activities with greater independence and dignity.	4-7 years	City Centre and District Plan Implementation Program	Accessibility Community Community Partners
b	Implement a public washroom strategy that focuses on universal access in the Downtown.	< 3 years	City Centre and District Plan Implementation Program Capital Funding	Downtown Partner Organizations Downtown Businesses Community Partners
c	Establish and expand publicly accessible internet connectivity in the Downtown.	4-7 years	City Centre and District Plan Implementation Program Capital Funding	Downtown Partner Organizations Downtown Businesses Community Partners
d	Install publicly accessible water fountains, cooling water misting features and shade structures in public plazas and parks throughout the City Centre and District.	8+ years Ongoing	DEED Funding Strategy (partial) Capital Funding	Community Partners Meewasin
OBJECTIVE 8.2: ENHANCE THE COMMUNITY SERVING ASPECT OF THE CITY CENTRE AND DISTRICT				
a	Align with the City's Housing Strategy to increase the number of affordable housing units in the Downtown.	Ongoing	Operating	Developers Community Partners
b	Encourage transit use to access the City Centre and District amenities by exploring opportunities for partnerships and sponsorships related to transit fare.	Ongoing	City Centre and District Plan Implementation Program Operating	Community Partners Downtown Partner Organizations
c	Based on past safety study recommendations, develop Safe Growth/CPTED guidelines for the City Centre and District to ensure consistent and appropriate recommendations to improve and maintain safety.	< 3 years	Operating	Community Property Owners Developers
d	Examine density transfers for affordable housing, non-profit development and heritage properties that allows the developer to transfer unused height bonus to a separate site where there is more opportunity for development.	< 3 years	Operating	Community Property Owners Developers



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Prepared by
Planning & Development Department

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Source: Discover Saskatoon, Mark Tiu Photography

Building on Success in the City Centre

In the years since 2013's City Centre Plan, progress has been made towards transforming Saskatoon's urban heart. The changes are apparent in the streets, public spaces, and skyline of the City Centre. Taking stock of the work that's been done, and highlighting the successes, is important as we set out to address the work and significant challenges that remain.

Over the last decade, milestone decisions to locate future landmark facilities, changes to public policy, investments in public spaces and amenities, and new private developments are bringing growth and change to the City Centre.

The following is an overview of highlights from this period. Some relate directly to actions identified by the City Centre Plan, while others emerged out of other plans and initiatives. Some were City-led, with others led by or involving community partners, other orders of government, and the

private sector. All of them relate to realizing a transformative vision for Saskatoon's City Centre as a vibrant destination and premiere location to live, do business, and enjoy community.

Setting the Template for Growth

Foundational decisions to route new transportation connections and locate future anchor facilities set the template for a generational transformation of the City Centre:

- The Bus Rapid Transit system's route configuration and its connections to and through the City Centre.
- Downtown Active Transportation Network routes along 3rd Avenue, 19th Street, and 23rd Street.
- A Permanent Outdoor Festival Site at Friendship Park.
- The New Central Library on the 300 block of 2nd Avenue North.

- The Event Centre/Arena on the Midtown Shopping Centre North Parking Lot on 22nd Street East to anchor the future Downtown Event and Entertainment District.

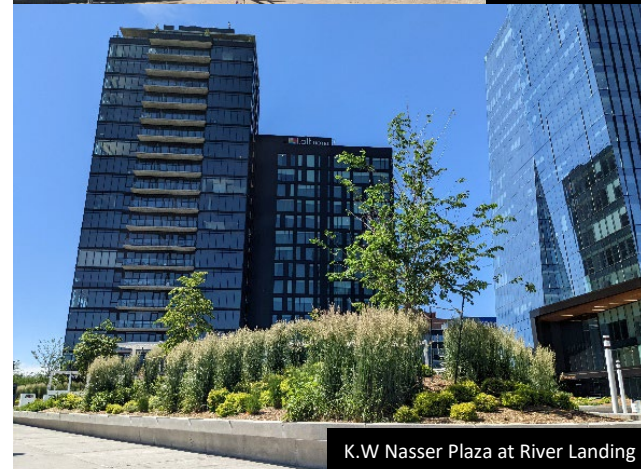
Enriching the Public Realm

The opening of new and renewal of existing anchor facilities have enriched the City Centre’s cultural and leisure offerings:

- Opening of Remail Modern as the cultural centrepiece of River Landing.
- Nutrien Playland at Kinsmen Park, part of a family-oriented hub at Downtown’s northern edge complemented by Nutrien Wonderhub, a children’s museum in the former Mendel Art Gallery.
- A permanent home for Shakespeare on the Saskatchewan on the riverbank, including a main stage, tiered seating, pavilion buildings, and new Meewasin Trail connections.
- A reimagining of the Farmers’ Market Building at River Landing, reopened in 2024 as Gather Local Market, a public market operating 6 days a week with options to eat, drink, and shop, along with a seasonal outdoor market.



Remail Modern



K.W. Nasser Plaza at River Landing



Nutrien Playland | Source: Discover Saskatoon, Sik Pics

Enhancement of our streets, parks, trails and public spaces are positioning the City Centre as a people place:

- Renewal of 21st Street East, Downtown’s signature street and one of the first streetscape projects from over 30 years ago.
- K.W. Nasser Plaza, a privately-owned public space at River Landing.
- Ongoing upgrades to well-used segments of the Meewasin Trail in and near the Downtown.
- Pawâtêtân Court, a landmark outdoor basketball court and new riverside amenity located between Victoria Park and River Landing.
- New seasonal decorative lighting on street light poles throughout the City Centre.
- Decorative lighting to help animate a prominent Downtown back alley.
- Installation of new streetscapes on 25th Street East, between 1st Avenue and Idylwyld Drive, and 20th Street West from Avenue E to Avenue H.
- New streetscape improvements in 2024 to 20th Street East between 1st Avenue and Idylwyld Drive.
- Completion of a master plan to improve the function, safety, connectivity, and quality of the roadway and public realm along Idylwyld Drive, between 20th Street and 25th Street.

Evolving the Rules

Public policy needs to change with the times. Improvements to rules and regulations around doing business and developing property sets a foundation for growth:

- Allowing for the development of parking patios in public parking spaces, providing new opportunities for outdoor seating for eating and drinking establishments.
- Increasing opportunities for restaurants and outdoor seating to establish along Spadina Crescent.
- Adoption of density bonusing provisions to allow buildings in Downtown’s B6 zone to exceed the 76 metre height maximum in exchange for public amenities.



- New regulations in Downtown zones to help ensure quality of new development, including street interface, building form and massing, and wind mitigation for pedestrian comfort.
- Broadening and enriching the tax and grant-based incentives available for development in the City Centre.
- Waiving offsite levies for new development in the City Centre.
- Simplifying and streamlining development requirements in the Downtown.
- Creation of a dedicated staff resource to assist development projects in the City Centre navigate zoning, permitting, and other regulatory requirements.
- Ongoing work to review and implement amendments to Downtown zoning districts to better reflect current building practices, emphasize flexibility, and encourage development while ensuring a high-quality built environment.

Investment and Growth

Private investment has responded with projects that have brought new homes, businesses, offices, and hotel rooms to the City Centre. Significant developments since 2013 include:

- A major-mixed use development on Parcel YY, the signature development site of River Landing. The project includes approximately 360,000 square feet of

office space, a residential condominium, hotel, public parking, new spaces for shops and restaurants around a central plaza, and Saskatchewan’s tallest building.

- The Banks, a mixed-use development with residences and commercial space on the Riversdale side of River Landing.
- A comprehensive renovation to the Midtown shopping centre.
- Adaptive reuse of the former Saskatoon Police Service headquarters for commercial space.
- Renovation of historic brick warehouses on 1st Avenue North for commercial space, including the Tees & Perse Building, one of Saskatoon’s newest municipal heritage properties.



- Baydo Towers, a residential project on 25th Street that, once complete, will house close to 500 residential units, making it the largest residential development in Saskatoon.



COMMUNITY ENGAGEMENT SUMMARY

City Centre and District Plan

Project Description

The City Centre and District Plan (Plan) outlines a vision and strategic initiatives to support the proposed Downtown Event and Entertainment District (District) and broader City Centre. The Plan aims to establish a framework for the future to assist City Council and its Administration, builders, investors and residents to understand and realize opportunities within the City Centre over the coming decades.

The Plan will be used as the foundation upon which future City Centre and District-related budget requests, both capital and operating, will be based. Additionally, it will foster ongoing community dialogue with civic and community partners.

Community Engagement

Indigenous Leaders, Elders and Knowledge Keepers (throughout 2023/2024)

Indigenous engagement is a key component of the overall engagement strategy for this project. A group of Indigenous community leaders, Elders and Knowledge Keepers to represent First Nations and Métis communities and interests in Saskatoon was established in May 2023. Since the initial meeting, the City has been working with Indigenous Community Elders to develop important themes around the City Centre and District and find out how the City Centre and District can better support and recognize the Indigenous experience and history of Saskatoon. Themes shared during individual interviews with Indigenous Elders can be found [here](#).

Vision and Guiding Principles (Winter 2023)

Prior to City Council consideration, a draft version of the vision and guiding principles was presented to the DEED Advisory Group as well as six advisory committees of City Council. Input and feedback were received from each advisory group and that information was presented to City Council for their consideration of the input received before approving the vision and guiding principles. The input received from the advisory committees regarding the vision and guiding principles can be found [here](#).

Downtown Event and Entertainment District – Phase I (Spring 2023)

This was the first phase of engagement regarding ideas around the potential District and included engagement related to the Event Centre/Arena, Convention Centre and surrounding public realm. This phase of engagement was about understanding what community members would like to see in the District. Questions were intended to promote brainstorming and creativity.

The Governance and Priorities Committee, at its meeting on December 12, 2023, considered the [Downtown Event and Entertainment District – Phase 1 Engaging on Ideas Engagement Results](#) report.

City Centre and District Plan – Targeted Engagement (Fall 2023)

In October and November 2023, the City of Saskatoon (City) conducted targeted workshops and a public survey. Targeted engagement was conducted with the public, University students, Downtown businesses and residents to better understand what is important to community members when developing the City Centre and District.

The City asked for feedback on specific topic areas for the City Centre and District, including green and open spaces, connectivity and mobility. The input received from community members signaled priorities and considerations on these topic areas to be considered in the development of the City Centre and District Plan. In addition to the targeted workshops on specific topics, the City also engaged with University students and Downtown residents and businesses to receive broad feedback on potential impacts for the City Centre and proposed District.

The Governance and Priorities Committee, at its meeting on February 14, 2024, were presented the results of the engagement. The full results can be found [here](#)

City Centre and District Plan – Update to Advisory Committees – June 2024

Before presenting the finalized Plan to City Council, Administration shared the preliminary transformative projects and information for the new Plan, contained in this report, with City Council Advisory Committees for their information. Input and feedback received was considered during finalization of the City Centre and District Plan.

What's Next

The City Centre and District Plan has been shared on the City's website, along with supporting background information ahead of City Council consideration.

A public open house is planned for September 17th to share the City Centre and District Plan in person. The open house will provide an opportunity for the public to ask City staff in attendance questions about the Plan ahead of City Council consideration.

City Council Strategic Priority and Leadership Initiative – 2024 Q3 Update

ISSUE

Section 7 of [Policy No. C01-029](#) “City Council Strategic Priority and Leadership Initiative” provides for optional quarterly updates to be given to City Council by Council Member Leads on their respective Strategic Priority Areas through the Governance and Priorities Committee.

BACKGROUND

In its 2017 strategic planning process, City Council adopted a leadership model that empowered Councillors to take leadership roles in ten strategic priority areas. Engaging citizens and stakeholders to develop real community ownership in addressing these challenges for the city was a critical piece of the new approach.

At its November 18, 2019 Regular Business meeting, City Council formalized the approach by adopting a Strategic Priority and Leadership Initiative Policy (C01-029).

In 2021, there was a renewed commitment to continue using this leadership model in the development of the [2022-2025 Strategic Plan](#). The new Strategic Plan was approved by City Council on January 31, 2022, and the 2022-2025 Strategic Priorities and corresponding Council Member Leads are identified below.

Council Policy C01-029 established a fund to be accessed by Council Member Leads in relation to their strategic priority areas, separate and apart from the Council Communications and Constituency Relations Allowance. Section 7 of the policy provides for quarterly updates on expenditures to be given to City Council, through the Governance and Priorities Committee, related to Strategic Priority. A summary of projects funded, and the current balance of the Strategic Priority Fund is attached as Appendix 1.

DISCUSSION/ANALYSIS

This information report also facilitates Council Member Leads the opportunity to provide an optional update on the Projects in their Strategic Priority Area.

At the March 21, 2022 meeting of the Governance and Priorities Committee, the reporting structure for Council members on their priority areas was discussed, with the ability confirmed for any member of Council to provide a verbal report on their area through these quarterly updates, but also at any meeting within the verbal updates section of Governance and Priorities Committee agendas.

The Council Member Leads, identified in the strategic planning process and confirmed in the new Strategic Plan, for each of the Strategic Priority Areas are as follows:

- Mayor Clark - Reconciliation, Equity, Diversity and Inclusion
- Councillor Hill – Economic Development
- Councillor Gough – Community Safety and Well-Being
- Councillor Kirton – Engagement on Infill and Growth
- Councillor Donauer – Regional Planning
- Councillor Loewen and Councillor Gersher – Environmental Sustainability
- Councillor Dubois – Transportation
- Councillor Davies – Recreation, Culture and Leisure
- Councillor Block – Downtown Development
- Councillor Jeffries – Smart City

More information on each of the portfolios is available [here](#).

FINANCIAL IMPLICATIONS

Future application for use of the Strategic Priority Fund will be processed in accordance with the approval process outlined in the policy.

It should be noted that at its Regular Business meeting held on February 28, 2022, City Council approved amendments to the City Councillors' Travel and Training Policy C01-023 to include a provision to entitle Councillors to use the Common Travel and Training Budget to attend any conferences, meetings or training provisions that are specific to their strategic priority area.

OTHER IMPLICATIONS

There are no privacy, legal, social, or environmental implications identified.

NEXT STEPS

A fourth quarter update will be provided to the December 2024 Governance and Priorities Committee meeting.

APPENDICES

1. Strategic Priority Fund Usage and Balance August 2024

Report Approval

Written by: Monique Legault, Councillors' Assistant
Shannon Wasmuth, Councillors' Assistant
Reviewed by: Shellie Bryant, Deputy City Clerk – Director of Legislative Services
Approved by: Adam Tittlemore, City Clerk

Admin Report - City Council Strategic Priority and Leadership Initiative – 2024 Q3 Update.docx

622200 Strategic Priority Fund (2019-2024)

Opening Balance \$50,000.00

Strategic Priority Area	Lead Councillor	Project	Project Name	Project Date	Project Budget	Project Actual
Environmental Sustainability	Sarina Gersher Mairin Loewen	P.02609	Youth Climate Action Forum #1	10/30/2019	4,350.00	4,324.22
Community Safety and Wellbeing	Hilary Gough	P.02609	Engaging youth in the inter-sectoral response to COVID-19	3/25/2020	8,030.00	8,014.00
Environmental Sustainability	Sarina Gersher Mairin Loewen	P.02609	Youth Climate Action Forum #2	4/1/2020	2,942.50	155.12
Reconciliation, Equity, Diversion and Inclusion	Cynthia Block Bev Dubois Sarina Gersher Hilary Gough Mairin Loewen	P.02609	Women Leading Civic Engagement Forum	09/16/2023	12,000.00	8,034.76

2019-2022 Capital Project	50,000.00
2019 Project Actual	4,324.22
2020 Project Actual	8,169.12
2021 Project Actual	0.00
2022 Project Actual	0.00
2023 Project Actual	8,034.76
2024 Balance	29,471.90

August 29, 2024

Subjects: Saskatoon Public Library, executive salaries, and reform of *The Public Libraries Act, 1996*

Saskatoon City Council:

I'm attaching an email message that I sent to Saskatchewan MLAs on how the *The Public Libraries Act, 1996* needs to be reformed so that only municipal councils, not library boards, can get new libraries built. See this new letter to the editor that I wrote for further information:

Ashu M. G. Solo, "Library board lacks legitimacy to tax, build," *The StarPhoenix*, Aug. 15, 2024, URL: <https://thestarphoenix.com/opinion/letters/letters-sask-nuclear-plan-intended-to-delay-move-from-fossil-fuels>

As a condition of imposing library taxes requested by the Board of Trustees of the Saskatoon Public Library, you should better review how the board plans to spend this money and demand that the board decrease the exorbitant salaries of library executives. See this letter to the editor that I wrote for further information:

Ashu M. G. Solo, "Cut salaries of Saskatoon library managers," *The StarPhoenix*, July 13, 2024, URL: <https://thestarphoenix.com/opinion/letters/letters-college-wrong-to-discipline-doctor-for-anti-abortion-advice>

Sincerely,

Ashu M. G. Solo

August 25, 2024

Subject: The Public Libraries Act, 1996 needs to be reformed

MLAs for Saskatchewan:

The Public Libraries Act, 1996 should be reformed so that only municipal councils, not library boards, have the authority to get new libraries built. See this letter to the editor I wrote:

Ashu M. G. Solo, "Library board lacks legitimacy to tax, build," *The StarPhoenix*, Aug. 15, 2024, URL: <https://thestarphoenix.com/opinion/letters/letters-sask-nuclear-plan-intended-to-delay-move-from-fossil-fuels>

The library board in Saskatoon is recklessly and foolishly having a new downtown library built when the existing downtown library is excellent. See these letters I wrote for further information:

Ashu M. G. Solo, "Saskatoon should shelve costly plan for new downtown library," *The StarPhoenix*, Jan. 30, 2024, URL: <https://thestarphoenix.com/opinion/letters/letter-saskatoon-should-shelve-costly-plan-for-new-downtown-library>

Ashu M. G. Solo, "New Downtown Library Not Needed," Agenda of Saskatoon Public Library Board of Trustees for the City of Saskatoon, Sask., Apr. 24, 2024, p. 7, URL: <https://saskatoonlibrary.ca/isl/uploads/2024/04/2024-04-24-Board-Agenda-Pkg-PUBLIC.pdf>

Ashu M. G. Solo, "New downtown Saskatoon library a foolish waste of tax dollars," *The StarPhoenix*, June 11, 2024, URL: <https://thestarphoenix.com/opinion/letters/letters-new-downtown-saskatoon-library-a-foolish-waste-of-tax-dollars>

Ashu M. G. Solo, "Cut salaries of Saskatoon library managers," *The StarPhoenix*, July 13, 2024, URL: <https://thestarphoenix.com/opinion/letters/letters-college-wrong-to-discipline-doctor-for-anti-abortion-advice>

Ashu M. G. Solo, "Library, arena, auditorium, potholes, snow removal, deicing, and campaign finance reform," Public Agenda: Governance and Priorities Committee for the City of Saskatoon, Sask., Aug. 14, 2024, pp. 81-82, URL: <https://pub-saskatoon.escribemeetings.com/FileStream.ashx?DocumentId=222893>

Sincerely,

Ashu M. G. Solo