



PUBLIC AGENDA MUNICIPAL PLANNING COMMISSION

Tuesday, March 25, 2025, 12:00 p.m.
Committee Room E, Ground Floor, City Hall

Commission Members:

Kreg Harley, Public, Chair
Kojo Anaman, Public
Carl Berglof, Public
Derek Cameron, Public
Chris Florizone, Public
Mostofa Kamal, Public
Councillor Zach Jeffries
Stan Laba, Saskatoon Public Schools
Ryan Lejbak, Public
Ryan Martin, Greater Saskatoon Catholic Schools
Brock Neufeldt, Public
Emmanuel Oladokun, Public
Abdullah Qureshi, Public

Submissions providing comments and/or requesting to speak will be accepted for public meetings using the online form at saskatoon.ca/writetocouncil. 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 approved as presented.

3. DECLARATION OF CONFLICT OF INTEREST

4. ADOPTION OF MINUTES

Recommendation

That the minutes of Regular Meeting of the Municipal Planning Commission held on February 25, 2025, be adopted.

5. UNFINISHED BUSINESS

5.1 Appointment of Vice-Chair [CK 175-16]

At its meeting held on February 25, 2025, the Commission deferred the matter of appointment of Vice-Chair to this meeting. Two motions were put forward, however Carl Berglof has withdrawn his name from consideration. The Board is requested to appoint a Vice-Chair for 2025.

~~Moved By: K. Anaman~~ Withdrawn

~~That Carl Berglof be appointed as Vice-Chair to the Municipal Planning Commission for 2025.~~

Moved By: K. Harley

That Derek Cameron be appointed as Vice-Chair to the Municipal Planning Commission for 2025.

6. COMMUNICATIONS

7. REPORTS FROM ADMINISTRATION

7.1 Discretionary Use Application – Day Care Centre – 440 Evergreen Boulevard [MPC2025-0301]

10 - 17

A report of the Administration is provided.

Recommendation

That at the time of the Public Hearing, City Council consider the Discretionary Use Application submitted by Kavita and Prem Sharma, requesting approval to operate a day care for 20 persons at 440 Evergreen Boulevard, be approved, subject to the following conditions:

1. That the applicant obtains a Development Permit and all other relevant permits and licences (including a Building Permit); and
2. That the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

7.2 Proposed Official Community Plan Land Use Map Amendment and Rezoning – 1902 Broadway Avenue [MPC2025-0302]

18 - 23

A report of the Administration is provided.

Recommendation

That at the time of Public Hearing, City Council consider Administration's recommendations that the proposed amendments to Bylaw No. 9700, The Official Community Plan Bylaw, 2020, Land Use Map, and Bylaw No. 9990, Zoning Bylaw, 2024, to rezone a portion of 1902 Broadway Avenue from R2 District to B2 District, as outlined in this report of the Community Services Division, dated March 25, 2025, be approved.

7.3 City Centre & District Plan – Official Community Plan Amendments [GPC2024-0901]

24 - 33

A report of the Administration is provided.

Recommendation

That at the time of the public hearing, City Council consider Administration's recommendation that the proposed amendments to Bylaw No. 9700, Official Community Plan Bylaw, 2020, and Bylaw No. 9990, Zoning Bylaw, 2024, as outlined in this report, from the General Manager of Community Services Division, dated March 25, 2025, be approved.

8. REPORTS FROM COMMISSION

8.1 Report of the Chair [CK 175-16]

This is a standing item on the agenda to provide an opportunity for the Chair to provide a verbal update on his/her activities since the last meeting.

Recommendation

That the information be received.

8.2 2025 Planning Conferences [CK 175-16]

34 - 34

A list of upcoming planning conferences is provided. The list is being tabled at this meeting to be considered at the April 29, 2025 meeting of the Commission.

The Municipal Planning Commission has a budget of \$7,000 for educational opportunities.

Recommendation

That the 2025 planning conference list be tabled and considered at the April 29, 2025 meeting of the Municipal Planning Commission.

9. ADJOURNMENT



PUBLIC MINUTES

MUNICIPAL PLANNING COMMISSION

February 25, 2025, 12:00 p.m.

Committee Room E, Ground Floor, City Hall

PRESENT: Kreg Harley, Public
Kojo Anaman, Public, via teleconference
Carl Berglof, Public, via teleconference
Derek Cameron, Public, via teleconference
Chris Florizone, Public, via teleconference
Mostofa Kamal, Public, via teleconference
Stan Laba, Saskatoon Public Schools, via teleconference
Brock Neufeldt, Public
Emmanuel Oladokun, Public, via teleconference

ABSENT: Councillor Zach Jeffries
Ryan Lejbak, Public
Ryan Martin, Greater Saskatoon Catholic Schools
Abdullah Qureshi, Public

ALSO PRESENT: A/Development Review Manager Robyn Rechenmacher
Committee Assistant Penny Walter

1. CALL TO ORDER

Committee Assistant Walter called the meeting to order on Treaty 6 Territory and the Traditional Homeland of the Métis People and confirmed roll call.

1.1 Governance Orientation

Committee Assistant Walter provided an orientation presentation to the Commission.

A/Development Review Manager Rechenmacher provided a PowerPoint presentation on Urban Land Development in Saskatoon.

Moved By: K. Harley

That the information be received.

CARRIED

1.2 Appointment of Chair and Vice-Chair

The Commission was requested to appoint a Chair and Vice-Chair for 2025.

It was noted that Kreg Harley was Chair and Derek Cameron was Vice-Chair in 2024.

Moved By: D. Cameron

That Kreg Harley be appointed as Chair to the Municipal Planning Commission for 2025.

CARRIED

Moved By: K. Anaman

That Carl Berglof be appointed as Vice-Chair to the Municipal Planning Commission for 2025.

Moved By: K. Harley

That Derek Cameron be appointed as Vice-Chair to the Municipal Planning Commission for 2025.

There were two nominations for Vice-Chair. The Municipal Planning Commission resolved to complete a secret ballot for voting purposes. Consideration of the matter was deferred following consideration of Item 8.1.

Kreg Harley assumed the Chair.

Following consideration of Item 8.1, the Commission resolved to defer the appointing of a vice-chair to the next meeting.

Moved By: B. Neufeldt

That the matter of appointing a vice-chair be deferred to the March 25, 2025 meeting of the Municipal Planning Commission.

CARRIED

1.3 2025 Membership

City Council, at its Regular Business meeting held on December 19, 2024, adopted a recommendation of its Governance and Priorities Committee that the following be (re)appointed to the Municipal Planning Commission for the terms indicated:

To the end of 2025

- Councillor Jeffries

To the end of 2027

- Ryan Martin, Board of Education, Greater Saskatoon Catholic Schools
- Chris Florizone, citizen representative
- Ryan Lejbak, citizen representative

Moved By: B. Neufeldt

That the information be received.

CARRIED

1.4 2025 Meeting Dates

A calendar of 2025 meeting dates for the Municipal Planning Commission was provided.

Moved By: M. Kamal

That the information be received.

CARRIED

2. CONFIRMATION OF AGENDA

Moved By: D. Cameron

That the agenda be approved as presented.

CARRIED

3. DECLARATION OF CONFLICT OF INTEREST

There were no declarations of conflict of interest.

4. ADOPTION OF MINUTES

Moved By: M. Kamal

That the minutes of Regular Meeting of the Municipal Planning Commission held on December 17, 2024, be adopted.

CARRIED

5. UNFINISHED BUSINESS

6. COMMUNICATIONS

7. REPORTS FROM ADMINISTRATION

**7.1 Official Community Plan and Zoning Bylaw Text Amendments –
Permitting Secondary Suites in Semi-Detached Dwellings [MPC2025-0203]**

A report of the Community Services Division was provided.

Senior Project Planner Kotasek-Toth presented the report with a PowerPoint. She responded to questions of the Commission with Planning Project Services Manager Schulz, Long Range Planning Manager McShane and Senior Project Planner Gutmann.

Moved By: D. Cameron

That the February 25, 2025 report of the Community Services Division be submitted to City Council recommending that at the time of the public hearing, City Council consider Administration's recommendation that the proposed amendments to Bylaw No. 9700 - Official Community Plan Bylaw, 2020 and Bylaw No. 9990 - Zoning Bylaw, 2024, as outlined in the report, of the Community Services Division, dated February 25, 2025, be approved.

CARRIED

7.2 Proposed Official Community Plan and Zoning Bylaw Amendments to Repeal Direct Control District 2 [MPC2025-0201]

A report of the Community Services Division was provided.

Planner Lo presented the report with a PowerPoint. Planning Project Services Manager Schulz, Corridor Planning Project Manager Brotzel, A/Development Review Manager Rechenmacher and Planner Lo responded to questions of the Commission.

Moved By: M. Kamal

That the February 25, 2025 report of the Community Services Division be submitted to City Council recommending that at the time of the Public Hearing, City Council consider Administration's recommendation that the proposed amendments to Bylaw No. 9700, Official Community Plan, 2020, and Bylaw No. 9990, Zoning Bylaw, 2024, for lands in the Kelsey-Woodlawn neighbourhood, as outlined in the report of the Community Services Division dated February 25, 2025, be approved.

CARRIED

7.3 Official Community Plan and Zoning Bylaw Text Amendments – Zoning Bylaw Review – Amendments for Ministerial Approval [MPC2025-0202]

A report of the Community Services Division was provided.

Senior Project Planner Kotasek-Toth presented the report with a PowerPoint.

Moved By: E. Oladokun

That the February 25, 2025 report of the Community Services Division be submitted to City Council recommending that at the time of the public hearing, City Council consider Administration's recommendation that the proposed amendments to Bylaw No. 9700, Official Community Plan Bylaw, 2020 and Bylaw No. 9990, Zoning Bylaw, 2024, as outlined in the report of Community Services Division, dated February 25, 2025, be approved.

CARRIED

8. REPORTS FROM COMMISSION

8.1 Report of the Chair [CK 175-16]

This is a standing item on the agenda to provide an opportunity for the Chair to provide a verbal update on their activities since the last meeting.

There was no verbal report.

Item 1.2 and the appointment of Vice-Chair was considered next.

9. ADJOURNMENT

The meeting adjourned at 1:15 p.m.

Kreg Harley, Chair

Penny Walter, Committee Assistant

Discretionary Use Application – Day Care Centre – 440 Evergreen Boulevard

APPLICATION SUMMARY

Kavita and Prem Sharma have applied for Discretionary Use approval to develop a day care centre at 440 Evergreen Boulevard in the Evergreen Neighbourhood, for up to 20 persons under care or supervision at any one time.

RECOMMENDATION

That at the time of the Public Hearing, City Council consider the Discretionary Use Application submitted by Kavita and Prem Sharma, requesting approval to operate a day care for 20 persons at 440 Evergreen Boulevard, be approved, subject to the following conditions:

- 1) That the applicant obtains a Development Permit and all other relevant permits and licences (including a Building Permit); and
- 2) That the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

BACKGROUND

Under [Bylaw No. 9990, Zoning Bylaw, 2024](#) (Zoning Bylaw), 440 Evergreen Boulevard is zoned R1A – Low Density Residential District 1A (see Appendix 1 and 2). The purpose of the R1A district is to provide for residential development in the form of one- to four-unit dwellings, as well as related community uses. A day care centre is considered a Discretionary Use in the R1A District.

There are currently 12 other Discretionary Uses in the Evergreen Neighbourhood (see Appendix 3).

DISCUSSION

The site is currently developed as a one-unit dwelling with an accessory residential day care providing care or supervision to a maximum of 12 persons, including any residents in the dwelling to whom care is being provided. A residential day care providing care or supervision to a maximum of 12 persons is considered a permitted use on the site.

The proposed day care centre would be accessory to the existing one-unit dwelling and operated by the residents of the dwelling and additional staff, for a total of 3 staff. The day care centre would provide a mix of full-time and part-time services for up to 20 persons, at any one time. This application was originally submitted proposing a capacity of 24 persons under care or supervision but was later reduced following feedback received during public engagement.

Zoning Bylaw Requirements

The Zoning Bylaw defines a day care centre as:

“...an establishment providing for the care, supervision, protection or support of individuals of any age on a regular, periodic or temporary basis and includes child care centres as defined by *The Child Care Act, 2014*, but does not include the provision of overnight supervision.”

Plans submitted in support of the application propose a total of four parking spaces to be provided on site. Of the proposed parking spaces, two spaces will be located in the attached front garage with the remaining two parking spaces being located on the front driveway (see Appendix 4).

Day care centres in the R1A District must include not less than 7 square metres of outdoor play space for each person under the age of 13 that will be present in the facility at any one time. Of this requirement, no less than 3.5 square metres per person must be located on-site and fenced. Plans submitted in support of this application propose approximately 142 square metres of on-site outdoor play area which meets the Zoning Bylaw requirements.

Policy Review

This application was reviewed against the Discretionary Use Evaluation Criteria outlined in Section 4.7.4(3) of the Zoning Bylaw which states:

- “(a) the proposed use must comply with all relevant sections of the Official Community Plan and this Bylaw, as well as any established area concept plans, local area plans, or local area design plans;
- (b) there must be a demand for the proposed use in the general area and a limited supply of land currently available in the general area capable of accommodating the proposed use;
- (c) the proposed use must be capable of being economically serviced by community infrastructure including roadways and public transit systems, water and sewer services, solid waste disposal, parks, schools and other utilities and community facilities;
- (d) the proposed use must not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity or injurious to property, improvements or potential development in the vicinity.”

The proposed day care centre aligns with the policies for housing supply and maintenance contained in Section G3.3(2)(e) of [Bylaw No. 9700, The Official Community Plan Bylaw, 2020](#), which states:

- “(e) Facilitate supportive housing forms and tenures (such as residential care homes; custodial care facilities; day care or day programs; day care or day programs, residential; family shelters; and other forms of supportive housing) in all areas of the city.”

In review of the application, consideration was given to the proximity of other discretionary uses, access to community infrastructure, location on the block and consideration by the applicant for parking, pick-up and drop-off generated by the daycare operations.

To help ensure the day care center is compatible with the neighbourhood, the applicant has reduced the number of persons under care or supervision from 24 to 20 persons at any one time. To address parking and traffic concerns, the applicant has advised that two parking spots on the site will be used for staff and two parking spots on the site will be used for drop-off and pick-up. Furthermore, being a corner site parking can be accommodated on the flanking street (Zary Road).

Comments from Other Departments

No concerns were identified through the administrative review process which would preclude this application from proceeding to a public hearing.

COMMUNICATIONS AND ENGAGEMENT

The following methods were used to communicate this application to area residents and the public:

- Notice was posted on the City of Saskatoon's Engage Page on March 15, 2024, and again on June 17, 2024, following revisions to the application;
- Notification letters were mailed to property owners within 150 metres of the site, and emailed to the Ward Councillor and Community Association on March 15, 2024, and again on June 17, 2024, following revisions to the application;
- A Public Information Meeting was held on February 11, 2025; and
- A development sign will be placed on site in conformance with [Council Policy C01- 021, Public Notice](#).

At the time of writing this report, Administration received ten responses during the first public engagement and seven responses during the second public engagement which provided feedback on the application. A Public Information Meeting was held in the evening of February 11, 2025, where both the applicants and Administration were present to provide information and answer questions related to the application. There were two nearby residents that attended the Public Information Meeting and provided feedback.

Of the feedback received, concerns were identified regarding the proposed capacity, location of this site in proximity to the adjacent intersection, transit stops, community mailboxes, traffic generated by the daycare (including pick-up and drop-off), property maintenance, garbage and recycling, snow accumulation on roadways, as well as local supply and demand for the use. Information was provided and no further correspondence has been received.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 12.2 of Council Policy C01-021, Public Notice.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Council Policy C01-021, Public Notice, and a date for a public hearing will be set. The Planning and Development Department will give notice of the public hearing date, by mail to property owners within 150 metres of the subject site.

APPENDICES

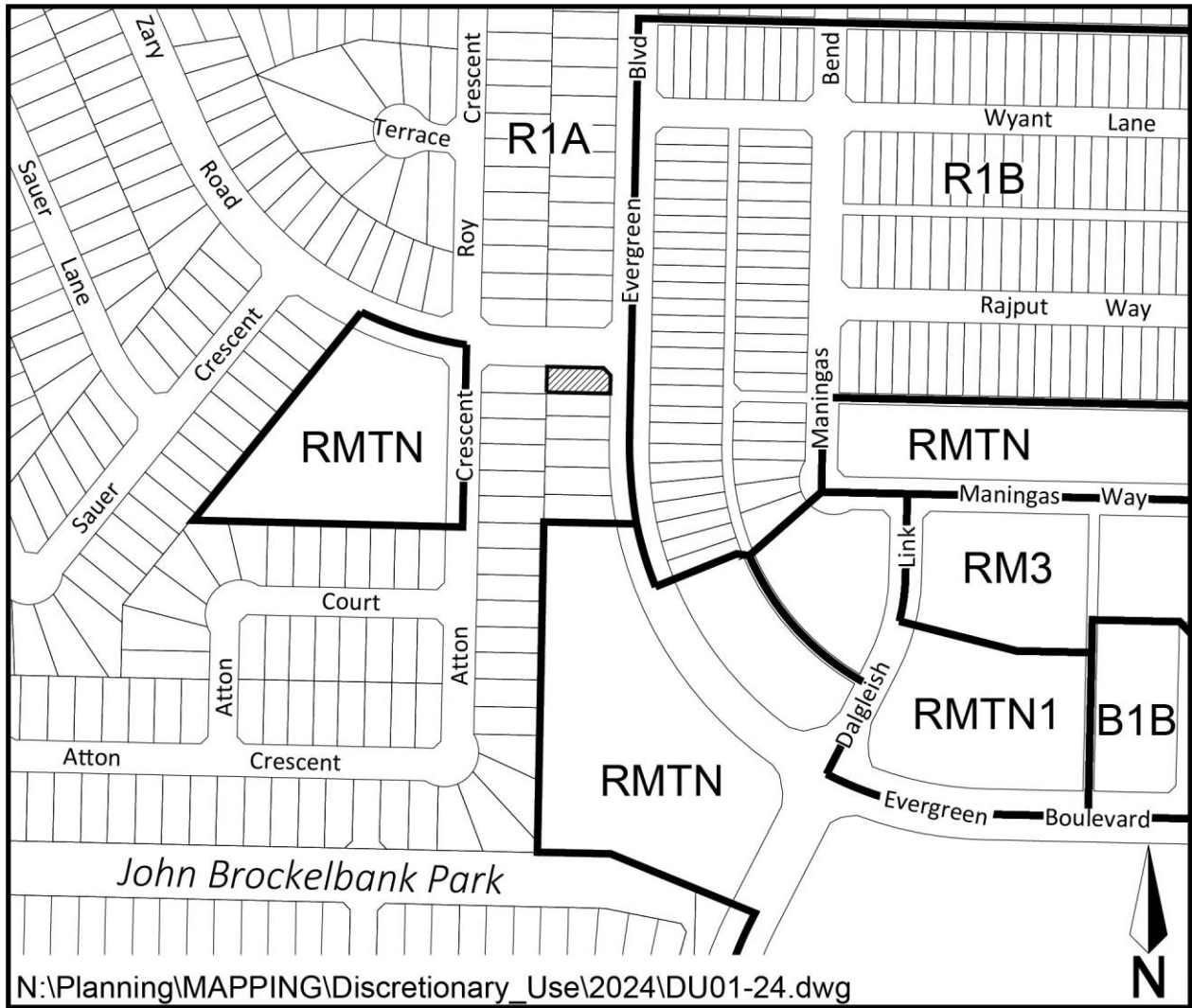
1. Location Map – 440 Evergreen Boulevard
2. Fact Summary Sheet
3. Discretionary Use Heat Map – Evergreen Neighbourhood
4. Site Plan – 440 Evergreen Boulevard

REPORT APPROVAL

Written by: Tyler Kopp, Planner
Reviewed by: Darryl Dawson, Development Review Manager
Chris Schulz, Acting Director of Planning and Development
Approved by: Celene Anger, General Manager, Community Services

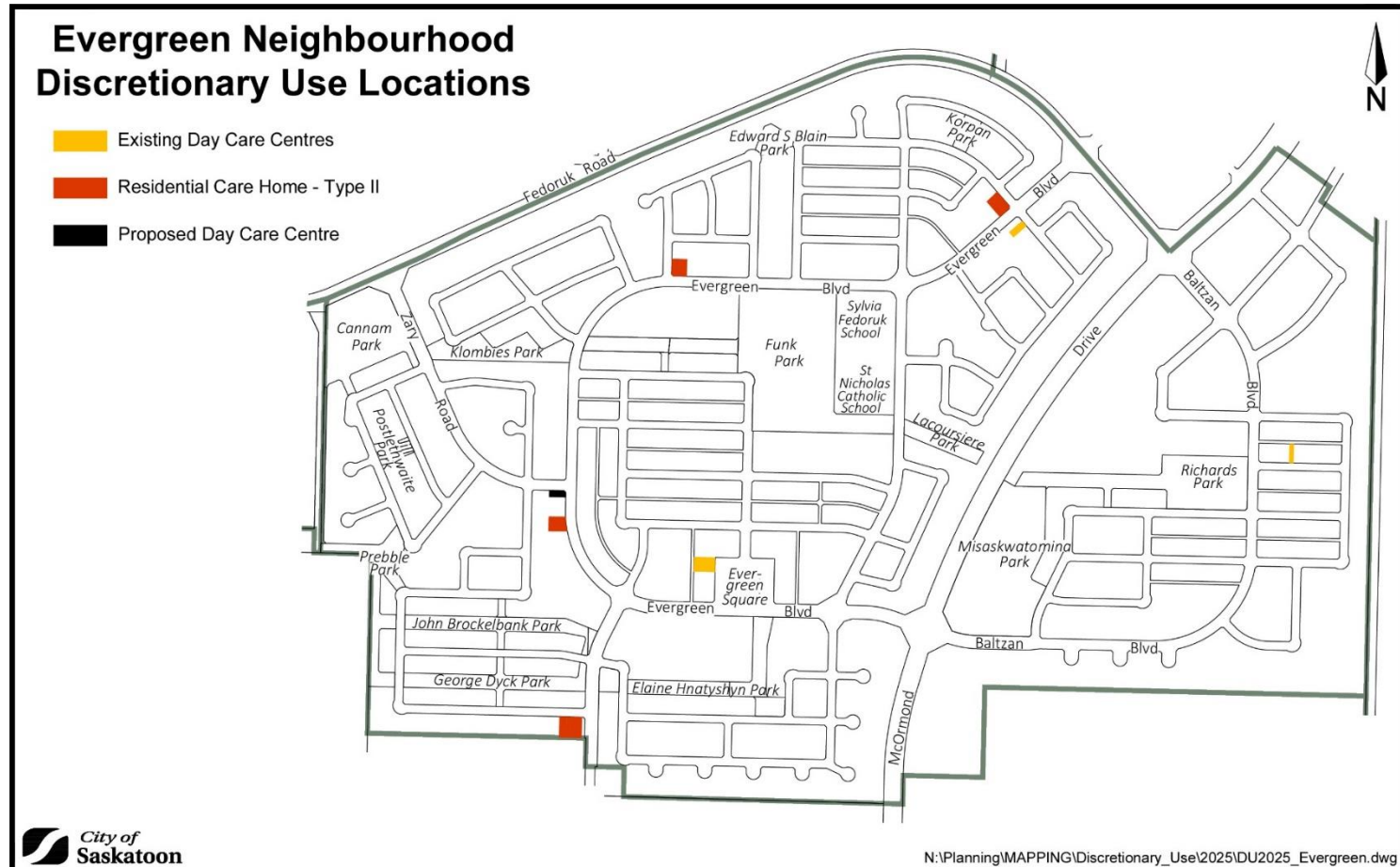
SP/2025/PD/MPC/Discretionary Use Application – Day Care Centre – 440 Evergreen Boulevard/mt

Location Map – 440 Evergreen Boulevard



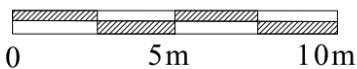
FACT SUMMARY SHEET	
A. <u>Location Facts</u>	
1. Municipal Address	440 Evergreen Blvd
2. Legal Description	Lot 21, Block 617, Plan 102038150
3. Neighbourhood	Evergreen
4. Ward	Ward #10
B. <u>Site Characteristics</u>	
1. Existing Use of Property	One-unit dwelling with accessory residential day care
2. Proposed Use of Property	One-unit dwelling with accessory day care centre
3. Adjacent Land Uses and Zoning	
North	R1A – Low Density Residential District 1A
South	R1A – Low Density Residential District 1A
East	R1B – Low Density Residential District 1B
West	R1A – Low Density Residential District 1A
5. No. of Off-Street Parking Spaces Required	n/a
6. No. of Off-Street Parking Spaces Proposed	4
7. Site Frontage	15.69m
8. Site Area	483.47m ²
9. Street Classification	Major Collector
C. <u>Official Community Plan Policy</u>	
1. Existing Official Community Plan Designation	Residential
2. Proposed Official Community Plan Designation	Residential
3. Existing Zoning District	R1A – Low Density Residential District 1A
4. Proposed Zoning District	R1A – Low Density Residential District 1A

Discretionary Use Heat Map – Evergreen Neighbourhood

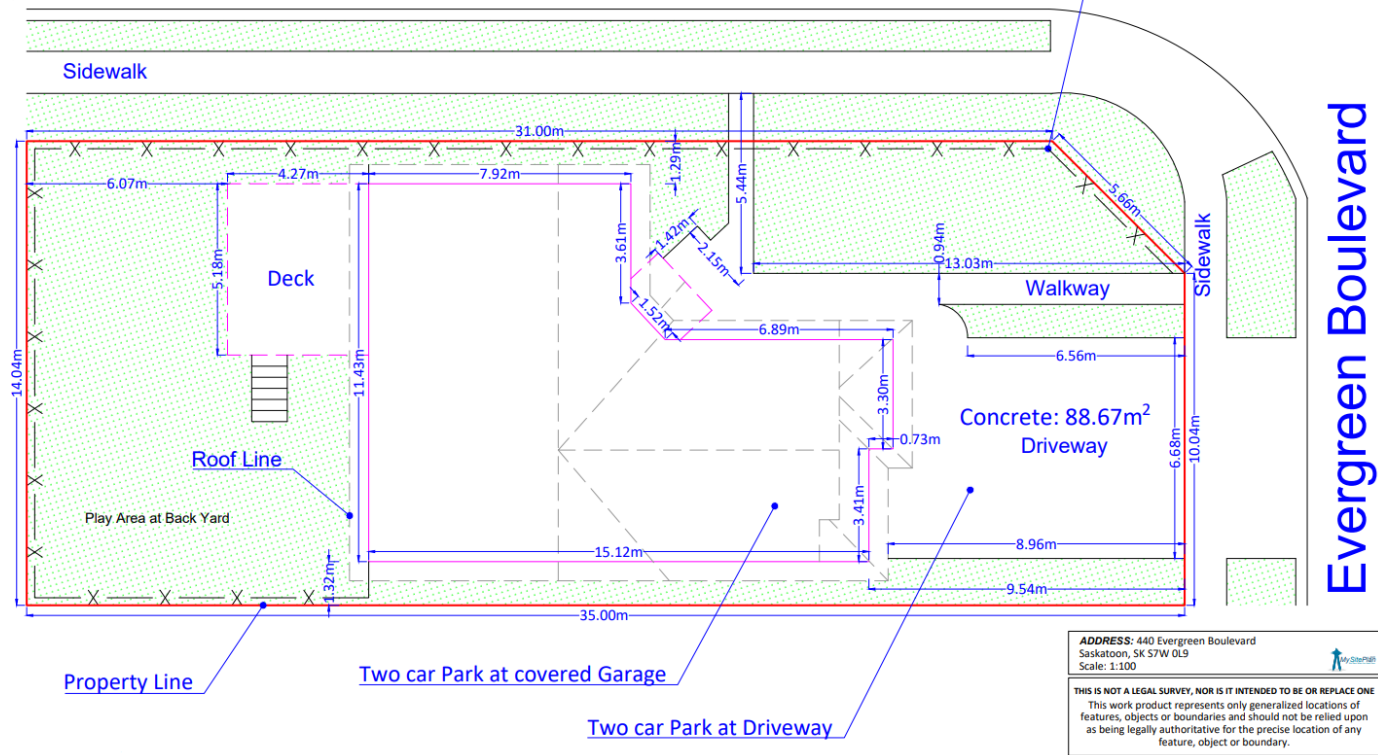
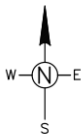


Site Plan – 440 Evergreen Blvd.

SITE PLAN



Zary Road



Proposed Official Community Plan Land Use Map Amendment and Rezoning – 1902 Broadway Avenue

APPLICATION SUMMARY

Northstar Innovative Developments Inc. submitted an application to amend [Bylaw No. 9700, The Official Community Plan Bylaw, 2020](#) (OCP), Land Use Map and rezone the southern 10.66 meters (35 feet) of 1902 Broadway Avenue. The southern 10.66 meters (35 feet) of the site is designated as Residential on the OCP Land Use Map and zoned R2 - Low Density Residential District 2. The proposed amendments would redesignate the area to Neighbourhood Node on the OCP Land Use Map and rezone to B2 – District Commercial District. The amendments would provide for a consistent land use designation and zoning on the site to accommodate future development.

RECOMMENDATION

That at the time of Public Hearing, City Council consider Administration's recommendations that the proposed amendments to Bylaw No. 9700, The Official Community Plan Bylaw, 2020, Land Use Map, and Bylaw No. 9990, Zoning Bylaw, 2024, to rezone a portion of 1902 Broadway Avenue from R2 District to B2 District, as outlined in this report of the Community Services Division, dated March 25, 2025, be approved.

BACKGROUND

The subject site at 1902 Broadway Avenue is located in the Queen Elizabeth Neighbourhood and is currently undeveloped. The southern 10.668 meters (35 feet) of the site is currently designated as Residential on the OCP Land Use Map and is zoned R2 – Low Density Residential District 2. The northern portion of the site is designated as Neighbourhood Node and is zoned B2 – District Commercial District (see Appendices 1 and 2).

Historically, a residence was developed on the southern portion of the site in the mid 1950's and a service station was developed on the northern portion of the site in the mid 1960's. In 1973 a permit was issued to remove the residence from the southerly portion of the site and discretionary use approval was granted by City Council to use the area zoned R2 District as a parking station. The service station ceased operations in 1997 and the site was redeveloped as a retail garden centre that operated until 2015. The site has since remained vacant.

DISCUSSION

Northstar Innovative Developments Inc applied to amend the OCP Land Use Map and rezone the site to facilitate redevelopment of the site. The proposed amendments include:

- An OCP Land Use Map amendment to redesignate the southern 10.66 meters (35 feet) of the site from Residential to Neighbourhood Node to aligning with the land use designation of the northern portion of the site (see Appendix 1).

Land designated as Residential has the potential for residential development and community uses compatible within a neighbourhood setting. The proposal provides for the land to be re-designated as Neighbourhood Node, which has the potential for a mix of low density residential, commercial, institutional, and community uses that are compatible within a neighbourhood setting. Neighbourhood Nodes serve the basic needs of the surrounding one to three neighbourhoods, providing a focal point of commercial development. These are to be walkable, pedestrian-friendly sites typically located near major intersections and served by collector streets.

- A rezoning of the southern 10.66 meters (35 feet) of the site from R2 – Low Density Residential District 2 to B2 – District Commercial District (see Appendix 2). This proposed rezoning will change the southern portion of the site to B2 – District Commercial District to aligning with the existing zoning of the northern portion of the site. The purpose of the B2 District is to provide an intermediate range of commercial uses to serve the needs of two to five neighbourhoods.

Policy Review

The proposed amendments are consistent with the intent of the land use objectives and policies for Neighbourhood Node contained in Section F2.2(4) of Bylaw No. 9700, The Official Community Plan Bylaw, 2020. The amendments are also in alignment with the community focal points objectives and policies contained in Section G1.2 of the OCP.

Comments from other Divisions

No concerns were identified through the administrative review process that would preclude this application from proceeding to a public hearing.

COMMUNICATIONS AND ENGAGEMENT

In January 2025, a notice was sent to registered property owners within approximately 150 metres of the subject land, the Ward Councillor and the Queen Elizabeth Exhibition Haultain Community Association. The content of this notice was also posted on the Engage Page of the City of Saskatoon's website.

At the time of writing this report, Development Review received five responses looking for information on what potential developments could occur. Information was provided, and no further questions were received. After receiving the information, three individuals expressed support for the proposed amendments, while two did not provide a stance.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Council Policy C01-021, Public Notice, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

APPENDICES

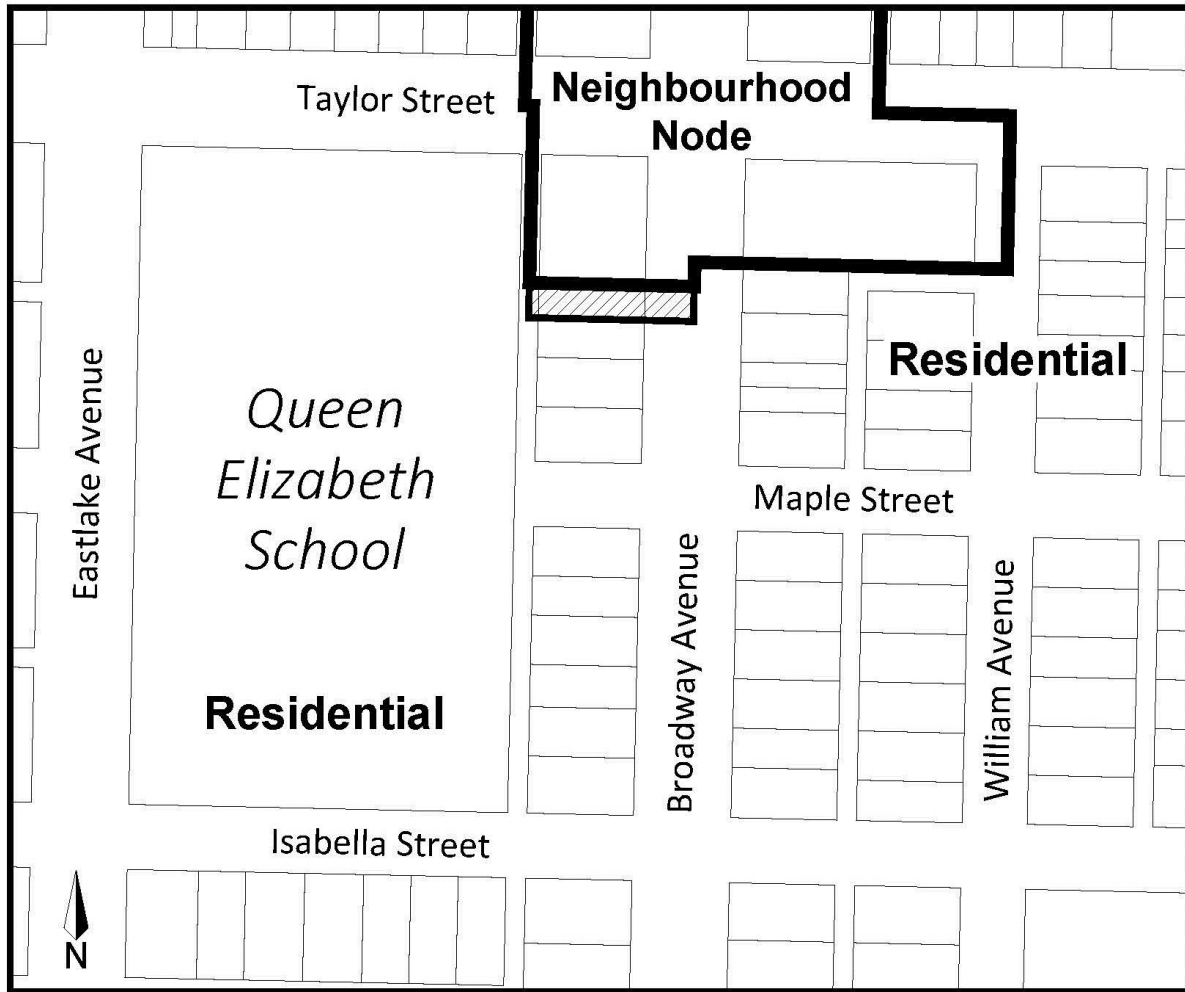
1. Official Community Plan Land Use Map Amendment
2. Proposed Rezoning Location Map
3. Fact Summary Sheet

REPORT APPROVAL

Written by: Nicole Levine, Planner
Reviewed by: Darryl Dawson, Development Review Manager
Chris Schulz, Acting Director of Planning and Development
Approved by: Celene Anger, General Manager, Community Services

SP/2025/PD/MPC/Proposed Official Community Plan Land Use Map Amendment and Rezoning – 1902 Broadway Avenue/sk

Official Community Plan Land Use Map Amendment



OFFICIAL COMMUNITY PLAN AMENDMENT

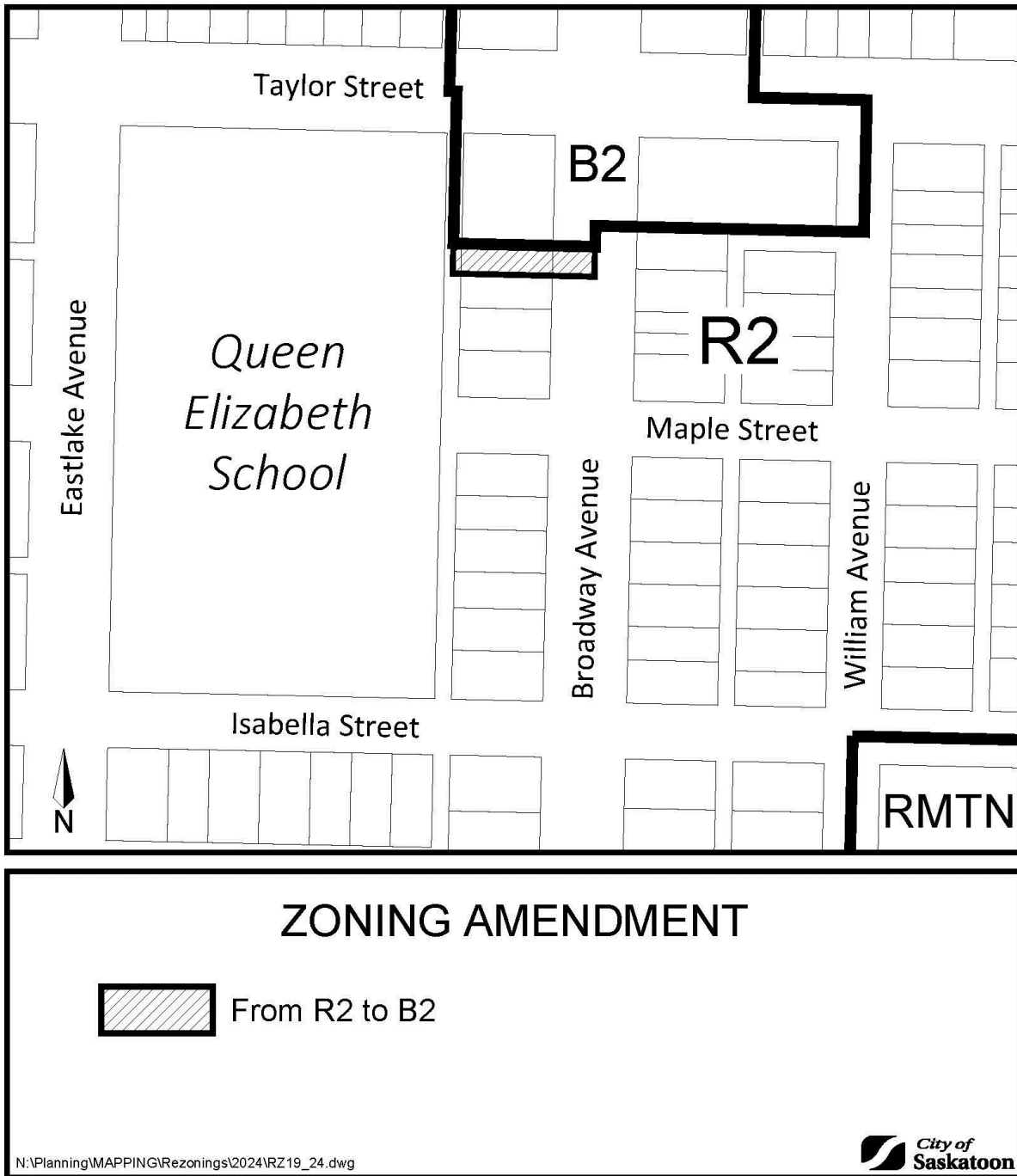


From Residential to Neighbourhood Node

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Proposed Rezoning Location Map



FACT SUMMARY SHEET

A. Location Facts

1.	Municipal Address	1902 Broadway Ave
2.	Legal Description	Lot 26, Block 1, Plan 101338534 & Lot 19, Block 1, Plan G191
3.	Neighbourhood	Queen Elizabeth
4.	Ward	7

B. Site Characteristics

1.	Existing Use of Property	Undeveloped
2.	Proposed Use of Property	Commercial
3.	Adjacent Land Uses and Zoning	
	North	B2 District
	South	R2 District
	East	B2 District
	West	R2 District
4.	No. of Existing Off-Street Parking Spaces	N/A
5.	No. of Off-Street Parking Spaces Required	N/A
6.	No. of Off-Street Parking Spaces Provided	N/A
7.	Site Frontage	50.51m Lot 19 and 26 frontage is 10.66m
8.	Site Area	Whole site is 1662.66 m2 Lot 19 and 26 are 350.97m2
9.	Street Classification	Minor Arterial (Taylor St E & Broadway Ave)

C. Official Community Plan Policy

1.	Existing Official Community Plan Designation	Residential (Southern Portion) & Neighbourhood Node (Northern Portion)
2.	Proposed Official Community Plan Designation	Neighbourhood Node
3.	Existing Zoning District	R2 District & B2 District
4.	Proposed Zoning District	B2 District

City Centre & District Plan – Official Community Plan Amendments

APPLICATION SUMMARY

Administration is proposing amendments to [Bylaw No. 9700, Official Community Plan Bylaw, 2020](#) (OCP), and a related amendment to [Bylaw No. 9990, Zoning Bylaw, 2024](#) (Zoning Bylaw) for consistent terminology. The purpose of the proposed amendments is to align with the recently approved [City Centre & District Plan](#) (Plan). This report provides an overview of the proposed amendments.

RECOMMENDATION

That at the time of the public hearing, City Council consider Administration's recommendation that the proposed amendments to Bylaw No. 9700, Official Community Plan Bylaw, 2020, and Bylaw No. 9990, Zoning Bylaw, 2024, as outlined in this report, from the General Manager of Community Services Division, dated March 25, 2025, be approved.

BACKGROUND

The OCP is the collective long-term vision for Saskatoon, which guides the physical, environmental, economic, social and cultural development of the community. It is a statutory plan created under the authority of *The Planning and Development Act, 2007*. It provides for both inspiration and direction through a comprehensive policy framework to ensure the community's vision for Saskatoon is integrated into all aspects of planning, decision-making and priority-setting.

City Council, at its Regular Business [meeting](#) held on September 25, 2024, approved Saskatoon's City Centre & District Plan, which 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. The Plan updates and replaces the City Centre Plan (2013) and incorporates the proposed Downtown Event and Entertainment District (DEED). While the Plan references the proposed DEED, its development remains subject to future City Council decisions. Regardless of the DEED's outcome, the Plan provides a comprehensive framework for investment and revitalization for the broader Downtown.

PROPOSED AMENDMENTS

Amendments to the OCP are proposed to reflect the recently approved Plan. The changes align with several recommended actions and are consistent with the approved direction outlined (see Appendix 1). Proposed amendments include:

- Updated references to the Plan throughout the OCP;
- Replacement of Map 2: Downtown Land Use, to reflect the current Downtown districts in order to focus on the distinctive areas and align with the growth-related goals of each district (see Appendix 2);

- Changes to the extent and function of the “Retail Core” to the “Active Use Core” to reflect current and future objectives for the Plan. This change requires a corresponding amendment to the Zoning Bylaw which is discussed below;
- Designation of the existing and planned park spaces for Downtown on Map 4: Land Use Map (see Appendix 3);
- A new policy to address activating Downtown streets by not permitting enclosed pedestrian bridges over public streets; and
- New policies respecting single-purpose surface parking lots to encourage their redevelopment, strengthen strategic pedestrian focused locations and articulate expectations for surface parking to better fit into the Downtown urban environment.

Related Zoning Bylaw Amendment

An amendment to the Zoning Bylaw is required in conjunction with the change from “Retail Core” to “Active Use Core.” The B6 – Downtown Commercial District regulates ground floor uses within this area identified by the OCP. The Zoning Bylaw is required to be amended to reflect the change in terminology so that the two bylaws are consistent, and the regulation remains enforceable.

Policy Review

The proposed amendments to the OCP align with the objectives and actions outlined in the Plan. Specifically, Goal 5 - Downtown density with a focus on housing, aims to plan and encourage a mix of housing choices in the Downtown to attract a diversity of community members. Objective 5.1 further supports this goal by establishing a regulatory framework that encourages density and repositions Downtown as a vibrant residential community.

Downtown Zoning Review

These amendments establish supporting policy in advance of future proposed amendments to Downtown zoning regulations that further implement the Plan. Taken together, policy changes in the OCP and regulatory changes in the Zoning Bylaw will enable further development opportunity in Downtown and support the vision outlined in the Plan.

Comments from other Divisions

Throughout 2024, the Plan received input and was reviewed by Saskatoon Water, Planning and Development, Transportation, Technical Services, Indigenous Initiatives, Saskatoon Transit, Saskatoon Land, Community Standards, Sustainability, Parks and Recreation and Community Development Departments.

No concerns were identified through the administrative review process which would preclude this application from proceeding to a public hearing.

IMPLICATIONS

City Council may choose to not approve the proposed amendments. This would not align with the approved Plan, and direction from City Council would be required on how to proceed with its implementation.

COMMUNICATIONS AND ENGAGEMENT

Engagement on development of the Plan was conducted throughout all phases of the project, from February 2023 to September 2024. This included several online surveys, targeted in-person workshops, open houses and communication updates through the project's website, social media posts and mailing lists.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Council Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

APPENDICES

1. Proposed Amendments to the Official Community Plan
2. Official Community Plan - Proposed Downtown Districts
3. Proposed Map 4: Land Use

REPORT APPROVAL

Written by: Ian Williamson, Senior Project Planner
Brent McAdam, City Centre Planner

Reviewed by: Tyson McShane, Long Range Planning Manager
Chris Schulz, Acting Director of Planning and Development

Approved by: Celene Anger, General Manager, Community Services

SP/2025/MPC/City Centre & District Plan – Official Community Plan Amendments/gs

Proposed Amendments to the Official Community Plan

Section A3 Relationship to Other Plans		
Existing	Proposed	Rationale
City Centre Plan	Replace 'City Centre Plan' to 'City Centre and District Plan'.	Reflects the newly approved City Centre and District Plan.
Section G1.1 – Downtown and City Centre		
Existing	Proposed	Rationale
References to Map 2 – Downtown Land Use	Replace 'Map 2 Downtown Land Use' to 'Map 2 - Downtown Districts' and all references to Map 2	Reflects the Downtown Districts outlined in the City Centre and District Plan. Grounded in existing characteristics, these districts guide future development by informing the built environment and public realm considerations in the Downtown.
n/a	<p>Include reference to the Downtown Event and Entertainment District.</p> <p><i>'The Downtown Event and Entertainment District supports vibrant entertainment and events that stimulate the economy and improve the quality of life for residents and visitors'</i></p>	Incorporates the vision of the District into the context of the broader City Centre, aligning with the Strategic Plan.
Policy G1.1(2)(a) <i>The City will maintain a city centre plan as the primary document for guiding development in the City Centre.</i>	Update policy to include reference to the new Plan and that it guides development in the Downtown.	Aligns with the City Centre and District Plan. As Broadway Avenue, 20 th Street West and College Drive significantly contribute to the City Centre, separate plans specifically tailored to those areas will be detailed through the City's Corridor Planning Program. While the City Centre and District Plan considers policy boundaries within the City Centre boundary, the Plan focuses primarily on the Downtown.

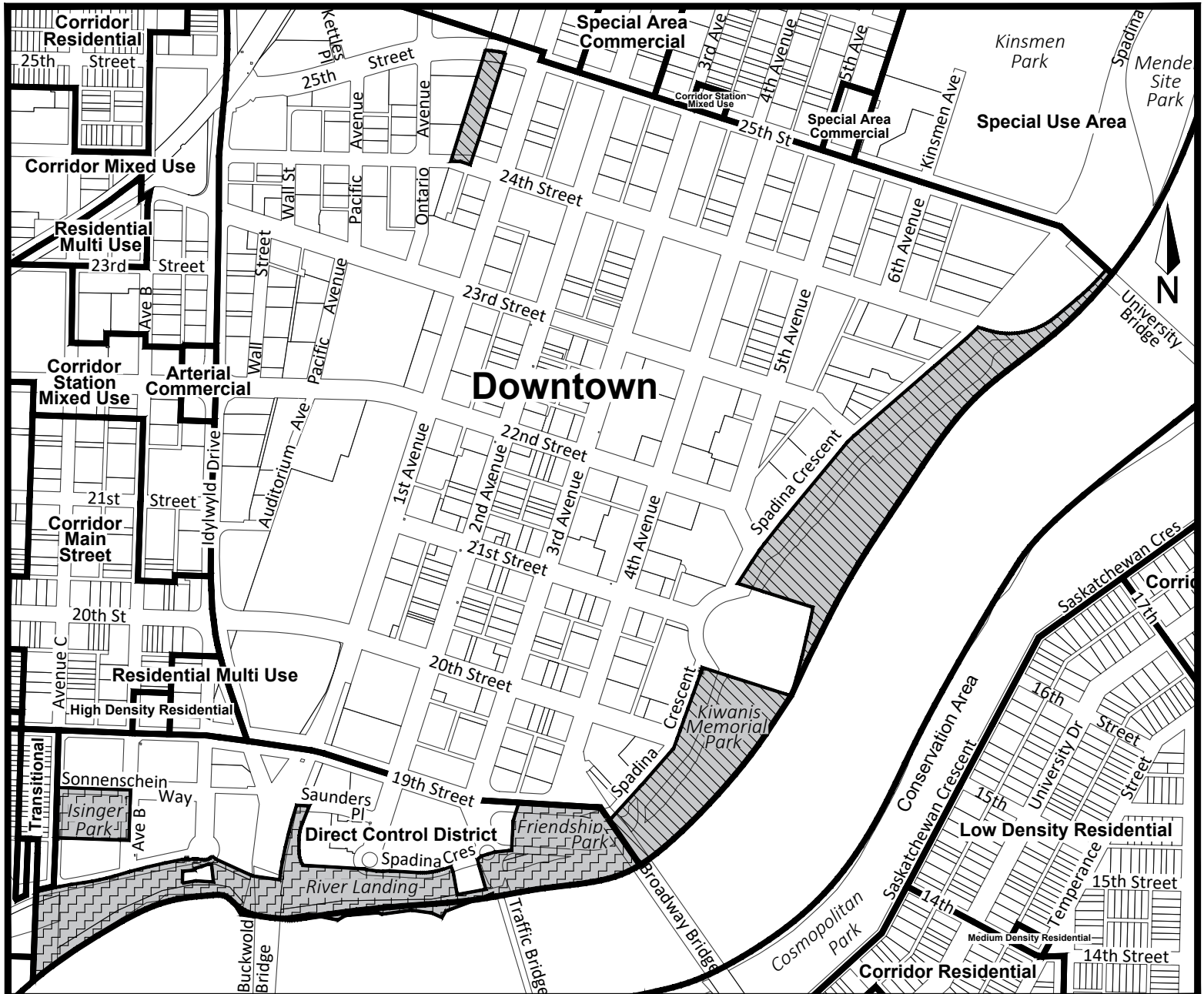
Existing	Proposed	Rationale
<p>Policy G1.1(2)(b): <i>The Downtown land use and zoning pattern will follow the general direction illustrated on the Downtown Land Use Map (refer to Map 2 – Downtown Land Use) Intended use areas include:</i></p> <ul style="list-style-type: none"> (i) <i>Retail Core: The primary retail area for the Downtown. In addition to a mix of office, business, and residential uses on upper floors, this area is intended to provide leasable space at grade level occupied primarily by retail and service uses.</i> (ii) <i>Mixed Use Commercial: Intended for a mix of businesses, including office, retail, and service uses. Residential development is also accommodated in this area.</i> (iii) <i>Residential/Office: Intended as one of the primary residential areas within the Downtown, in addition to permitting a variety of office and institutional uses complementing the riverbank.</i> (iv) <i>River Landing: Intended to accommodate a variety of activities that complement both the riverbank and Downtown.</i> (v) <i>Warehouse/Service: Intended to accommodate a variety of industrial, entertainment, and service uses. This areas is also intended to facilitate residential developments attracted by the historical character of the area's buildings.</i> 	<p>Update the descriptions to align with the City Centre and District Plan.</p> <ul style="list-style-type: none"> (i) <i>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 increased medium density residential with community servicing retail.</i> (ii) <i>Entertainment District: The Entertainment District is poised as the heart of Downtown. Designed to foster vibrant destinations and serving mixed uses, entertainment venues, restaurants, commercial and office uses.</i> (iii) <i>River Landing: A premium destination with space for families to gather and play, where people of all ages come together to attend cultural performances and art exhibitions with the opportunity for additional residential and mixed use development.</i> (iv) <i>Historic Commercial District: These historic corridors offer early 20th century architecture, numerous businesses, restaurants, offices and civic uses and services. Incremental mixed use growth including residential, office and retail is expected in this district.</i> (v) <i>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 benefitting from the proximity to the South Saskatchewan River Valley.</i> 	<p>Reflects the Downtown Districts outlined in the City Centre and District Plan. Grounded in existing characteristics, these districts guide future development by informing the built environment and public realm considerations in the Downtown.</p>

Existing	Proposed	Rationale
<p>Policy G1.1(2)(d): <u>Retail Development</u></p> <p>(iii) <i>A convenient and attractive shopping environment will be provided in the Retail Core by encouraging continuous retail and service uses with doorways and display windows at grade level.</i></p> <p>(iv) <i>The provision of pedestrian amenities will be promoted in the Retail Core, including decorative paving, awnings, street furniture, enhanced lighting, bus shelters where appropriate, and other measures to create an enjoyable pedestrian environment.</i></p>	<p>Amend and add policies that reference the 'Active Use Core' rather than the 'Retail Core'. Includes amendments for pedestrian activity and animation, on the ground floor of buildings located in the Active Use Core.</p>	<p>Reflects the change from 'Retail Core' to 'Active Use Core' to frame development provisions that facilitate an active pedestrian environment.</p> <p>The reference to active use is intended to provide broader guidance for desired ground floor uses in this area than retail alone, as many types of uses provide street-level activity and animation.</p>
<p>Policy G1.1(2)(h): <u>Parking:</u></p> <p>(iii) <i>Suitably screen surface parking lots with landscaping and/or fencing.</i></p>	<p>Remove Policy G1.1(2)(h)(iii)</p>	<p>Remove this policy and replaced in a Section (n) that refers to Surface Parking, aligned with the actions outlined in the City Centre and District Plan.</p>
<p>Policy G1.1(2)(k)(iii): n/a</p>	<p>Addition of a new policy to promote active streets by not permitting enclosed pedestrian bridges over public streets in the Downtown.</p>	<p>Aligns with Action 3.2a of the City Centre and District Plan to establish a framework to support investments in the public realm, fosters quality design and maintains grade level street commercial enterprise in the Downtown.</p>

Existing	Proposed	Rationale
<p>Policy G1.1(2)(n): n/a</p>	<p>New Policy section that outlines provisions for surface parking including:</p> <ul style="list-style-type: none"> • ongoing reduction in the proportion of Downtown land use area • Increasing share of structured parking • Determining strategic pedestrian focused locations where surface parking is not appropriate • Ensure surface parking is developed in a manner that integrates with the streetscape, including landscaping 	<p>Reflects the vision and goals of the City Centre and District Plan to foster a vibrant Downtown environment with dense, compact development and complete streetscapes. While surface parking lots are an important part of the Downtown parking supply, their impact on the physical environment can run counter to Downtown development objectives.</p> <p>These policy statements recognize the need to address the negative externalities of surface parking by working to reduce the amount of Downtown land area devoted to this use, supporting development of surface parking lots with more efficient and value-add land uses, and setting new expectations for how surface parking can better fit into the Downtown environment.</p> <p>Proposed zoning regulations will be brought forward in the future that align with these policy statements and address Action 4.3b of the City Centre and District Plan: “Prohibit the development of new single-purpose surface parking lots in strategic pedestrian focused locations in the Downtown” and Action 5.1c: “Amend Downtown zoning district to introduce a new regulatory approach to single-purpose surface parking lots to encourage further development.</p>

Section I2.2 – Increase Downtown Commercial and Residential Growth		
Existing	Proposed	Rationale
Policy I2.2(2)(a): <i>Maintain and implement a city centre plan as the primary document for guiding development in the City Centre.</i>	Update policy to include reference to the new Plan and that it guides development in the Downtown.	Aligns with the City Centre and District Plan. As Broadway Avenue, 20 th Street West and College Drive significantly contribute to the City Centre, separate plans specifically tailored to those areas will be detailed through the City's Corridor Planning Program. While the City Centre and District Plan considers policy boundaries within the City Centre boundary, the Plan focuses primarily on the Downtown.



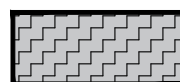


OFFICIAL COMMUNITY PLAN AMENDMENT

LAND USE MAP



From Downtown
to Park



From Direct Control District
to Park

**Municipal Planning Commission
2025 Planning Conferences**

As at March 2025

CONFERENCE	WHERE	WHEN	LINK	FEES
Congress for New Urbanism	Providence, Rhode Island	June 11 - 14, 2025 Registration: Open, Early Bird closes April 30, 2025	https://www.cnu.org/cnu33	Full conference - \$800 (USD) Early Bird, \$900 (USD) Regular Additional costs include: hotel/travel
Canadian Institute of Planners National Conference	Toronto, Ontario	July 8-10, 2025 Registration: Open	https://site.phedloop.com/event/action2025/home	Full conference fee - \$1,199 (Non-member) \$299+tax (Student) Virtual attendance fee - \$680 +tax (non-member) \$99 (student) Additional costs include: hotel/travel
International Downtown Association (IDA) Annual Conference	Washington, DC	September 24-27, 2025 Registration: Not available yet	https://downtown.org/event/2025-annual-conference/	Full conference - \$ 910 (USD - Non-member Early Registration) Student - \$149 (USD) Additional costs include: hotel/travel
Saskatchewan Professional Planners Institute (SPPI) Annual Conference	Regina, SK	October 1-2, 2025 Registration: Not available yet	https://sppi.ca/annual-conference/	Full Conference 2 Day - TBD, 1 Day - TBD