

# Official Community Plan Redesign – Sustainable Growth Review

## ISSUE

As part of the Official Community Plan Redesign project, a draft of a new Official Community Plan (OCP) has been developed. This report provides an introduction to the redesign project, as well as an overview of content expected to be included in the proposed Official Community Plan.

## BACKGROUND

The OCP is a statutory plan created under the authority of *The Planning and Development Act, 2007*, that provides a comprehensive policy framework to shape the long-term growth and development of Saskatoon. Its purpose is to guide the physical, environmental, economic, social and cultural development of the community through a broad set of goals, objectives and policies. These policies provide a framework for decision-making that guides future development and redevelopment in Saskatoon and helps to achieve the community that residents collectively desire and envision.

Since the last major update of the OCP, in 2009, a number of initiatives have helped shape a new direction for the City of Saskatoon (City), including: the *Saskatoon Speaks* Community Visioning process; Plan for Growth and associated initiatives; and adoption of the Strategic Plan and its subsequent update. Consolidating these changes into the OCP ensures a consistent direction for development in the city and provides residents, City Council and the Administration a clearly defined vision for the city's future, supported by the policies necessary to achieve that vision.

## CURRENT STATUS

Long Range Planning has led the Official Community Plan Redesign project. The intent of the project is to update the OCP to appropriately reflect the current vision for Saskatoon, based on current management documents and endorsed initiatives. The result includes a reorganization of the layout of the OCP to align it with the Strategic Plan, including making use of the Strategic Goals as titles for individual sections of the document.

Each section is being drafted based on an extensive review of City of Saskatoon management documents and endorsed initiatives, as well as internal engagement with relevant City staff to confirm direction. Internal engagement occurred throughout 2017, 2018 and 2019 and included meetings with representatives from 29 of the 34 City divisions. Resulting updates to the OCP will reflect this engagement, as well as the engagement that informed each guiding document or direction.

A comprehensive review and approval strategy has been developed to ensure all appropriate committees have the opportunity to consider the proposed sections of the OCP. Before the full document is presented for approval at a public hearing, an overview of each section of the proposed OCP will be shared with the Municipal

Planning Commission. An overview of relevant content will be provided to each of the City's five advisory committees, as well as to City Council, through its Standing Policy Committees.

## **DISCUSSION/ANALYSIS**

This report provides an overview of the seventh section of the draft OCP, Sustainable Growth. General details of this section are included below, with additional information provided in Appendix 1 – Sustainable Growth – Proposed Content.

This section provides direction on the growth and development of the city. This includes:

- How the Downtown and City Centre are to develop and their relationship to other areas of the city;
- How major corridors develop or could be redeveloped to support high-frequency transit;
- How commercial, industrial and institutional employment areas develop;
- How residential greenfield development and infill residential development should occur;
- How residential neighbourhoods can be supported by community focal points;
- How the City and P4G partners or other jurisdictions may support future development; and
- How all development is funded, phased and integrated with the city's infrastructure and service networks.

It includes updates to wording from the following sections of the [current OCP](#):

- 5.0 - Residential Land Use and Housing Policies;
- 6.0 - Commercial Land Use Policies;
- 7.0 – Industrial Land Use Policies;
- 8.0 – Holding Areas;
- 13.0 – Public Utilities; and
- 21.0 – Corridor Planning Program.

New and updated content is informed by:

- [City of Saskatoon Strategic Plan 2018 - 2021](#)
- [Growth Plan to Half a Million - Growth Plan Technical Report \(February 2016\)](#)
- [Growth Plan to Half a Million - Growth Plan Summary Report \(April 2016\)](#)
- [Growth Plan to Half a Million - Employment Area Study](#)
- [Corridor Growth - Brownfield Renewal Strategy - Plan Framework Approval](#)
- [City of Saskatoon - Financing Growth Study](#)

- [City of Saskatoon - City Centre Plan](#)
- [City of Saskatoon - Neighbourhood Level Infill Development Strategy](#)
- [Local Area Plan Program Neighbourhood Monitoring Report \(Item 8.1.6\)](#)
- [Saskatoon Speaks - Community Vision \(June 2011\)](#)
- [Saskatoon North Partnership for Growth Regional Plan](#)
- [The Cities Act](#)

Policies in this section provide overall direction for how the City makes decisions relating to Sustainable Growth. For implementation of these policies, they should be considered in the context of the full OCP and decisions should be assessed against all of the policies contained within it.

### **NEXT STEPS**

Reports providing an overview of the remaining sections of the proposed OCP will be provided to the Municipal Planning Commission for review. As they are reviewed, updates to the draft OCP will be made as needed, based on discussions at the Municipal Planning Commission and the Advisory Committees. Once every section has been reviewed, discussions and direction from the Municipal Planning Commission and Advisory Committees will be summarized in a final report to the Municipal Planning Commission. This report will provide an overview of the proposed OCP document and will include a recommendation that the report be forwarded to City Council recommending, at the time of a public hearing, City Council consider the Administration's recommendations that the proposed OCP Bylaw be approved.

### **APPENDICES**

1. Proposed Content of Section G – Sustainable Growth

### **REPORT APPROVAL**

Written by: Lars Ketilson, Senior Planner 21, Long Range Planning  
Reviewed by: Tyson McShane, Acting Manager of Long Range Planning  
Paul Whitenect, Acting Director of Planning and Development  
Approved by: Lynne Lacroix, General Manager, Community Services Department