

# Official Community Plan Redesign – Urban Form and Structure

## 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 overview of content expected to be included in the Urban Form and Structure section of the proposed OCP.

## 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 Administration a clearly defined vision for the city's future, supported by 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 the direction. Internal engagement occurred throughout 2017, 2018 and 2019 and included meetings with representatives from 29 of the 34 City divisions. The 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

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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 sixth section of the draft OCP, Section F – Urban Form and Structure. General details on this section is included below, with additional information provided in Appendix 1 – Proposed Content of Section F - Urban Form and Structure.

This section establishes the land uses and provides guidance for organization of the form, structure and land use pattern of the city. This includes general locations and intensities of development; integration with the transportation network and open spaces such as parks and natural areas. Local Area Plans and secondary plans such as Sector Plans and Concept Plans are also established as means of guiding development in specific areas of the city. This section also includes land uses and their associated descriptions.

It includes updates to Section 3.2 – City Form and Structure and Section 4.0 – Land Use Designations of the [current OCP](#). These sections have been consolidated to provide the reader a single location where the vision of the city's future development is established and the planning tools to guide development are identified.

The new and updated content proposed to be included within Section F – Urban Form and Structure is informed by:

- [City of Saskatoon Strategic Plan 2018 - 2021](#);
- [Saskatoon Speaks - Community Vision \(June 2011\)](#);
- [Green Infrastructure Strategy - Baseline Inventory Report](#);
- [Growth Plan to Half a Million - Growth Plan Technical Report \(February 2016\)](#);
- [Growth Plan to Half a Million - Employment Area Study](#);
- Secondary Plans such as [Concept Plans](#) and [Sector Plans](#); and
- [Local Area Plans](#).

Policies in this section provide overall direction for how the City makes decisions relating to the form, structure and land use pattern of the city. For implementation of these policies, they should be considered in the context of the full OCP document and decisions should be assessed against all 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

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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 Administration's recommendations that the proposed OCP Bylaw be approved.

### **APPENDICES**

1. Proposed Content of Section F - Urban Form and Structure

### **REPORT APPROVAL**

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