

Proposed Content of Section F – Urban Form and Structure

This section establishes the land uses and provides guidance for the organization of the form, structure and land use pattern of the city. This includes the concentration and densities 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. The section is proposed to include the following subsections:

1. General
2. Land Use

Details on each subsection and the source of its content is included below.

F1 – General

This section describes the vision for the long-term pattern of growth and development in Saskatoon and provides policies that will guide the city's development over the next 30 years or more. It includes the following sub-headings:

- General
- City Centre
- Community Focal Points
- Corridor Growth Areas
- Residential Neighbourhoods
- Employment Areas

Urban form and structure is a way of describing the different areas of a city based on their period of growth and characteristics. This approach recognizes the uniqueness of different neighbourhoods; it also provides the basis for fitting policies and strategies to specific development opportunities and constraints in each area.

This section describes the vision for the long-term pattern of growth and development in Saskatoon and provides policies that will guide the city's development over the next 30 years or more. For a city like Saskatoon which is anticipating significant growth and change, a clear understanding of the urban form and structure provides a way to focus change in places where it has positive social, economic and environmental results.

To address these topics, the policies included in Section 3.2 – City Form and Structure of the current OCP are incorporated, as well as new policies informed by the following documents:

- [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](#);

Topics the proposed policies address are listed below under the relevant sub-heading:

General

- Development of a compact city form;
- Concentration of significant commercial, multiple-unit residential and community facilities;
- Integration of planning for the locations of Community Focal Points, Corridor Growth Areas, Employment Areas, and other major community facilities and transportation infrastructure;
- The provision of open space throughout the city; and
- Secondary Plans (i.e. Sector Plans, Concept Plans) and their use in providing direction for development.

City Centre

- The definition and geographic area of the City Centre;
- The City Centre as the densest area of the City;
- The mix of land uses within the City Centre;
- The pedestrian experience in the City Centre; and
- Transportation access to and within the City Centre.

Community Focal Points

- Community Focal Points as concentrated areas of higher density development with a mix of land uses;
- Identification of types of Community Focal Points, including Urban Centres, District Villages, and Neighbourhood Nodes;
- The varying scales of Community Focal Points; and
- The role of Community Focal Points in achieving city-wide objectives.

Corridor Growth Areas

- Corridor Growth Areas as an opportunity for infill development along Bus Rapid Transit routes or other major corridors;
- The mix of land uses, densities of development in Corridor Growth Areas, and their role in supporting high frequency transit; and
- The pedestrian experience in Corridor Growth Areas.

Residential Neighbourhoods

- Residential neighbourhoods as comprehensively planned areas of predominantly residential development; and
- Residential neighbourhoods as a building block of a Sector.

Employment Areas

- Employment Areas as areas where industrial, commercial and institutional development is concentrated;
- Employment Areas as comprehensively planned areas; and
- The mix of complimentary land uses within Employment Areas.

Industrial Employment Areas

- Industrial Employment Areas as areas of concentrated industrial development;
- The connection of Industrial Employment Areas to the city's transportation network and other supporting infrastructure; and
- The requirements for secondary plans for Industrial Employment Areas.

Commercial Employment Areas

- The potential range of types of commercial development expected in Commercial Employment Areas;
- The scale and location of development with Commercial Employment Areas;
- The pedestrian experience within Commercial Employment Areas; and
- The transportation access to and within Commercial Employment Areas.

Institutional Employment Areas

- The potential range of types of institutional development expected in Institutional Employment Areas;
- The pedestrian experience within Institutional Employment Areas; and
- The Transportation access to Institutional Employment Areas.

F2 – Land Use

This section includes a listing and descriptions of land use designations used on the proposed Official Community Plan – Land Use Map:

- Downtown
- Urban Centre
- District Village
- Neighbourhood Node
- Corridor Transit Village
- Station Mixed Use
- Corridor Mixed Use
- Corridor Main Street
- Corridor Residential
- Residential
- High Density Residential
- Medium Density Residential
- Low Density Residential 2
- Low Density Residential 1
- Residential Multi-use
- Regional Commercial
- Urban Centre Commercial
- Arterial Commercial
- Special Area Commercial
- Business Park
- Light Industrial
- Heavy Industrial
- Environmental Industrial Park
- Institutional
- Park
- Conservation Area
- Utility Area
- Special Use Area
- Direct Control District
- Community Facility
- Transitional
- Urban Holding

This listing is based on Section 4.0 – Land Use Designations of the current OCP, with descriptions of each provided, and new designations added, to reflect the City’s current direction. New land use designations and their associated descriptions are derived from secondary plans (Sector, Concept and Local Area Plans) previously approved by the City or are being included to reflect the Corridor Planning Program.

Significant updates or additions included:

- Changing the term Suburban Centre to Urban Centre (including Suburban Centre Commercial to Urban Centre Commercial), to reflect the changing nature of Suburban Centres and the vision outlined in the Growth Plan to Half a Million;
- Introducing the terms Neighbourhood Node and District Village to be used for District Commercial areas depending on the size of the area they serve and the compatibility with adjacent areas;
- Introducing new land use designations to reflect the Corridor Planning Program, including Transit Villages, Station Mixed Use, Corridor Main Street, Corridor Mixed Use and Corridor Residential;

- Introducing a range of residential land use designations, including Residential, High Density Residential, Medium Density Residential, Low Density Residential 2, and Low Density Residential 1. These are the result of consolidating land use designations used in Local Area Plan neighbourhood land use maps and new neighbourhood Concept Plans, allowing the designations to be reflected on the Official Community Plan – Land Use Map, as appropriate;
- The addition of Community Facility, Transitional, Park, Conservation Area, and Utility Area land use designations. These are the result of consolidating land use designations from Local Area Plan neighbourhood land use maps and new neighbourhood Concept Plans, allowing the designations to be reflected on the Official Community Plan – Land Use Map, as appropriate.