

Proposed Content of Section G - Sustainable Growth

The Sustainable Growth section provides direction for how and where development should occur in the city, and the processes that support this development. This includes development criteria and considerations for the financing, phasing and provision of services for infill, brownfield and greenfield development. As well as direction for the coordinated growth and development with our regional partners. This section is proposed to include the following six subsections:

1. City Growth
2. Public Utilities
3. Neighbourhoods & Housing
4. Employment Areas
5. Regional Growth
6. Funding Growth

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

G1 – City Growth

This section includes objectives and policies relating to the development of different land uses, and includes sub-headings for:

- Downtown and City Centre
- Community Focal Points
- Infill Growth
- Special Use Areas
- Greenfield Growth
- Holding Areas

Saskatoon has developed in a relatively compact form over the course of time. The Downtown and City Centre are at its core with Corridors expanding outward to the Employment Areas and Residential Neighbourhoods. Downtown is the heart of Saskatoon. It has the highest densities of residential and commercial development and is the primary location for office, retail, recreation, culture and entertainment facilities. Corridors connect the Downtown and City Centre to surrounding Employment Areas and neighbourhoods, carrying large volumes of commuters by diverse modes of transportation. It is envisioned that these corridors will contain a mix of land uses and higher density residential capable of supporting high-frequency transit throughout the city.

Employment Areas are locations where a large percentage of the city's and region's population works. While these areas are primarily commercial, industrial or institutional land uses, a growing diversity of open spaces and supporting businesses are making them more enjoyable places to be.

Saskatoon's neighbourhoods are comprised primarily of housing and designed to provide a unique sense of place and community. The development of new or evolution of existing neighbourhoods will require comprehensive planning to ensure local residents' needs and the City's long-term objectives are addressed.

To address these topics and to ensure these long-term objectives are addressed, policies from Section 3.0 – City Form, Structure and Development Phasing, Section 5.0 – Residential Land Use and Housing Policies, Section 6.0 – Commercial Land Use Policies, Section 8.0 – Holding Areas, and Section 11.0 – Community Services and Facilities of the [current OCP](#) are maintained. These policies outline land uses and specific considerations and/or conditions for them to be implemented. This includes the types of uses and the location, density, and details on the supporting street network and transportation infrastructure.

Additionally, proposed new policy has been informed by the following documents:

- [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 \(April 2016\)](#)
- [City of Saskatoon - Neighbourhood Level Infill Development Strategy](#)
- [City of Saskatoon - City Centre Plan](#)
- [Saskatoon North Partnership for Growth Regional Plan](#)
- [Corridor Growth - Brownfield Renewal Strategy - Plan Framework Approval](#)

The topics that the proposed new policies address are listed below under the sub-heading which they are proposed to be included.

Downtown and City Centre

Downtown and its connected neighbouring districts (including the original commercial centres of Nutana and Riversdale, City Park south of Queen Street and portion of College Drive that interfaces with the University of Saskatchewan) form a strong City Centre. This area fulfils many functions, with its high density residential, office, retail, and service centres providing unique amenities for Saskatoon and surrounding region. To help achieve this vision, policies on the following topics are proposed to be included in this section:

- The maintenance and implementation of a city centre plan;
- The Downtown as the most dense area of development in the city, as well as direction on the specific land use and zoning patterns throughout the Downtown;

- The Downtown as the primary location for office, retail and related commercial in the city;
- The provision of community amenities and facilities within the City Centre;
- Housing and residential development within the City Centre;
- Transportation access to the Downtown and City Centre;
- Parking facilities within the Downtown and City Centre;
- The overall City Centre design and image;
- The pedestrian environment within the City Centre;
- The conservation of heritage properties and sites; and
- Building design in relation to the public realm.

Community Focal Points

Community Focal Points are designated areas where people and activities come together for commercial, recreational, cultural, residential, or other purposes. The areas act as a focal point for the surrounding residential neighbourhoods, often providing daily amenities for residents and options for living in a higher density residential or mixed use environment. They vary in scale, density and diversity of land uses so as to be sensitive to local conditions. Ensuring these areas are accessible to all residents by being both pedestrian-friendly and transit-oriented helps the City achieve its goals of a denser, more dynamic, connected, and walkable city, while preserving the character of surrounding residential neighbourhoods.

A hierarchy of Community Focal Points is identified. It includes:

- Urban Centres;
- District Villages; and
- Neighbourhood Nodes.

Each of these reflects policy in the current OCP, but with updated or added descriptions and policies to reflect the current direction of the City of Saskatoon. To help achieve this vision, policies on the following topics are proposed to be included in this section:

General Directions

- Community Focal Points are scaled appropriately to their surroundings;
- The design and pedestrian experience of Community Focal Points;
- Transportation access to Community Focal Points; and
- Support for the development or redevelopment of Community Focal Points.

Urban Centres

- Urban Centres as focal points of medium density mixed-use development for the surrounding 6 to 10 neighbourhoods;
- The pedestrian experience within an Urban Centre;
- The transportation access to an Urban Centre; and
- The development and implementation of a secondary plan for the creation of an Urban Centre.

District Village

- District Villages as focal points of low to medium density mixed-use development for the surrounding 2 to 5 neighbourhoods;
- The pedestrian experience within a District Village; and
- The transportation access to a District Village;

Neighbourhood Node

- Neighbourhood Nodes as focal points of low density mixed-use development for surrounding 1 to 3 neighbourhoods;
- The pedestrian experience within a Neighbourhood Node; and
- The transportation access to a Neighbourhood Node.

Infill Growth

A balance of greenfield and infill development contributes to the development of an environmentally and economically sustainable city and aligns with the City of Saskatoon's vision for growth. Types and locations of infill have been identified, including Strategic Infill, Corridor Growth and Neighbourhood Infill. Each type has its own character and its own challenges. Ensuring appropriate development happens in each will help ensure the City meets its goal of accommodating 50% of long-term growth through infill development.

Policy describing the three types of infill development from Section 3.2 of the current OCP have been maintained, with updated or additional descriptions and policies to reflect the current direction of the City. To help achieve this vision, policies on the following topics are proposed to be included in this section:

General Directions

- The general areas of the city and accompanying criteria for where infill growth is most appropriate; and
- City support for infill growth and development.

Corridor Growth Areas

- Corridor Growth Areas as low to medium density mixed-use development along designated corridors; and
- The pedestrian experience.

Strategic Infill Areas

- The type of development and densities to be expected in Strategic Infill Areas;
- The building design and pedestrian experience;
- Transportation access and support; and
- City support for Strategic Infill Areas.

Neighbourhood Infill

- The support of gradual infill development of designated areas consistent with the City's long-term goals; and
- Criteria determining the type of housing that may be developed.

Special Use Areas

- The type of land use that may be expected in these areas.

Greenfield Growth

- The process for how and when Greenfield Growth may occur.

Holding Areas

- The process for how Transitional Areas may be further developed;
- The criteria for designating lands as Urban Holding; and
- What may occur on lands designated Urban Holding.

G2 – Public Utilities & Servicing

This section includes objectives and policies relating to the provision of public utilities and services within, and includes sub-headings for:

- Provision of Public Utilities;
- Provision of Services; and
- Municipal Servicing & Infrastructure Financing.

Saskatoon's utilities and services are assets which provide the foundation for the city's health, well-being, economic development, competitiveness and prosperity. These assets include, but are not limited to, potable water, sanitary water, storm water lines and electric, natural gas and telecommunication lines. As Saskatoon grows, there will be a continued need for utilities and services to be installed, maintained and updated in

new and existing areas of the city. These assets must be managed to achieve long-term sustainable growth. In doing so, the City must also ensure costs associated with development are appropriately distributed among agencies, developers and consumers.

To address these topics, policies included in Section 13.0 – Public Utilities of the [current OCP](#) are included in this section. These include policies that outline the City's service requirements for development and the legal obligations and requirements for allocation, protection, funding and responsibilities of those services. This also includes development levies for on-site and off-site impacts. Additionally, policies in Section 3.0 – City Form and Structure are included in this section to address the role infrastructure has on the phasing of development.

Additionally, proposed new policy has been informed by the following City approved documents:

- [Saskatoon Speaks - Community Vision \(June 2011\)](#)
- [City of Saskatoon Strategic Plan - 2018 - 2021](#)

The topics the proposed new policies address are listed below under the sub-heading which they are proposed to be included.

Provision of Public Utilities

- The coordination of servicing of land so development may occur when needed; and
- Where utilities will be located.

Provision of Services

- The infrastructure services required for the subdivision of land to occur;
- How phasing of development is determined; and
- The criteria for when the phasing of development may change.

Municipal Servicing & Infrastructure Financing

- How development costs are managed and distributed;
- How the City may recover the costs of development; and
- How development and servicing costs related to the Saskatoon John G. Diefenbaker International Airport are addressed.

G3 – Neighbourhoods & Housing

This section includes objectives and policies relating to the development of residential neighbourhoods, and includes sub-headings for:

- Neighbourhood Design & Development;
- Golf Course Community;
- Housing Supply & Maintenance;
- Local Area Plan Neighbourhoods;
- Home Businesses; and
- Neighbourhood Multi-use

Neighbourhoods are the building blocks of the city, each a part of the greater community of Saskatoon. Providing for a diversity of neighbourhoods and housing options, while ensuring a consistent level of services and amenities, helps meet residents' expectations and contributes to overall vitality and sustainability. As Saskatoon grows, neighbourhoods should be thoughtfully developed and maintained to ensure they include appropriate linkages to the city-wide transportation network, support all modes of transportation and provide the opportunity for housing that meets the needs of residents at all stages of life.

To address these topics, policies included in Section 5.0 – Residential Land Use and Housing Policies, Section 7.0 – Industrial Land Use Policies, and 19.0 – Local Area Plans of the [current OCP](#) are included in this section. These policies direct the City's approach to housing and neighbourhood development. This includes not only how new neighbourhoods are developed, but how existing neighbourhoods may be developed. This also includes the support for attainable housing, the relationship of land uses in residential neighbourhoods where potential land use conflict may exist and how those conflicts may be resolved.

Additionally, proposed new policy has been informed by the following documents:

- [Saskatoon Speaks - Community Vision \(June 2011\)](#)
- [Growth Plan to Half a Million - Growth Plan Technical Report \(February 2016\)](#)
- [Local Area Plan Program Neighbourhood Monitoring Report \(Item 8.1.6\)](#)
- [Saskatoon North Partnership for Growth Regional Plan](#)

The topics the proposed new policies address are listed below under the sub-heading which they are proposed to be included.

Neighbourhood Design & Development

- Neighbourhoods as the building blocks of a residential community;
- Long-range planning process for developing a residential neighbourhood;

- Types of land uses, dwelling types and densities to be included in a residential neighbourhood;
- Design and layout of residential neighbourhoods;
- Transportation access and circulation within residential neighbourhoods;
- Protection or conservation of specific areas or things;
- Buffers that may be needed for residential neighbourhoods; and
- Location of Multiple-unit Dwellings.

Golf Course Communities

- Property maintenance and enforcement;
- Requirement for a golf course must be maintained on-site;
- Process for developing a Golf Course Community;
- Types of land uses and densities to be expected; and
- Infrastructure, servicing and maintenance requirements and/or liabilities for Golf Course Communities.

Housing Supply & Maintenance

- Long-range planning processes for ensuring adequate serviced land;
- A mix of housing forms, densities and sizes are to be provided within each neighbourhood;
- The City's support for supportive and attainable housing forms and tenures;
- The City's support for alternative design features of housing; and
- Property maintenance and enforcement.

Local Area Plan Neighbourhoods

- How a neighbourhood is chosen for a Local Area Plan, and what the process of approval is;
- That the Local Area Planning process is based on local stakeholder engagement; and
- That Local Area Plans establish action items for each neighbourhood to be implemented over time.

Home Businesses

- Home businesses compatibility with nearby residential properties.

Neighbourhood Multi-use

- That Neighbourhood Multi-use areas include a unique mix of land uses; and
- The criteria and development standards to allow, normally incompatible uses, to be in proximity to each other.

G4 – Employment Areas

This section includes objectives and policies relating to the development of commercial, industrial and institutional employment areas, and includes sub-headings for:

- Employment Areas Design & Development;
 - General;
 - Industrial;
 - Commercial;
- Institutional; and Office Development.

Where people work or access services significantly shapes how they experience a city, as well as what public infrastructure is required to support these areas. These areas are referred to as Employment Areas. They can vary from commercial, industrial and institutional to a mix of each. As a key component of the city's overall urban structure, Employment Areas are places that residents of Saskatoon and region travel to and from daily for work, often spending a large portion of time there.

The design and location of employment areas affects how people get to and from their jobs, how they move around within employment areas and the ease with which they are able to access services or amenities they may want or need while at work. These considerations and the investments required to support them are an important part of determining how Employment Areas should develop.

Section G4.0 Employment Areas is a new section to the OCP that includes new policies and the consolidation of Sections 6.0 Commercial Land Use Policies and 7.0 Industrial Land Use Policies of the [current OCP](#). The proposed new policies have been informed by the following documents:

- [Saskatoon Speaks - Community Vision \(June 2011\)](#)
- [Growth Plan to Half a Million - Employment Area Study](#)
- [Growth Plan to Half a Million - Growth Plan Technical Report \(February 2016\)](#)
- [Saskatoon North Partnership for Growth Regional Plan](#)

The topics the proposed policies address are listed below under their respective sub-heading.

Employment Area Design & Development

- Requirements for a secondary plan for locating and phasing development in Employment Areas;
- Design elements of an Employment Area;
- Transportation access to Employment Areas; and
- Pedestrian experience within an Employment Area.

Commercial Employment Area

Regional Commercial

- Regional Commercials' role for city-wide and regional markets;
- Criteria for the location and distribution of Regional Commercial; and
- Design, land use and densities of development.

Urban Centre Commercial

- Urban Centre Commercial as focal points of mixed-use development for surrounding 6 to 10 neighbourhoods;
- Criteria for the location and distribution of Urban Centre Commercial;
- Relationship with Urban Centres;
- Pedestrian experience within Urban Centre Commercial areas; and
- Densities of development to be expected.

Arterial Commercial

- The site, location, and distribution criteria for Arterial Commercial.

Special Area Commercial

- Special Area Commercial as unique commercial locations in the city;
- Criteria for designating lands as Special Area Commercial; and
- That unique design standards may be implemented.

Industrial Employment Area

- Location criteria for Industrial Employment Areas; and
- Inclusion of retail within Industrial Employment Areas.

Business Park

- Industrial uses compatible with Business Parks; and

- Location criteria for Business Parks.

Light Industrial

- Types of uses and degree of land use conflict or nuisance permitted;
- Inclusion of public assembly within Light Industrial; and
- How the location of Light Industrial may be used as a buffer.

Heavy Industrial

- Types of uses and degree of land use conflict and nuisance permitted;
- Public assembly within Heavy Industrial;
- Criteria for locating Heavy Industrial; and
- Transition of Heavy Industrial to other uses where conflict exists.

Environmental Industrial Park

- Type of industrial uses and activities that can be expected in Environmental Industrial Parks;
- Criteria for locating Environmental Industrial Parks;
- Criteria for locating specific uses within Environmental Industrial Parks;
- Alignment with legislation and regulations; and
- Inclusion of public assembly within Environmental Industrial Parks.

Institutional Employment Areas

- Pedestrian experience within Institutional Employment Areas; and
- Types of uses permitted within Industrial Employment Areas.

Office Development

- Downtown as the primary location for office development;
- Office development's proximity to transportation network;
- Office development in Industrial Employment Areas; and
- Building design and pedestrian experience.

G5 – Regional Growth

This section includes objectives and policies relating to the coordinated growth and development of the lands surrounding the city, in partnership with the Saskatoon North Partnership for Growth (P4G) members, and includes sub-headings for:

- Coordinated Growth;
- Boundary Alterations; and

- Extension of Infrastructure & Services Beyond City Limits.

The Saskatoon North Partnership for Growth (P4G) affirms a vision for a vibrant, prosperous and internationally competitive region. Given the pressures of rapid regional growth, the P4G recognized that a comprehensive approach to regional planning and servicing was needed to sustain economic prosperity, support a high quality of life and protect the region's natural beauty, ecology and heritage. The Regional Plan represents a new vision for regional partnerships and regional planning. It will guide future regional growth through a coordinated approach to land use, development and servicing.

The City works in partnership on issues of common interest in the P4G Region through integrated, coordinated efforts that support the City's success while respecting the individual aspirations of P4G partners.

This section is a new addition to the OCP. The proposed new policies are informed by the following documents:

- [Saskatoon North Partnership for Growth Regional Plan](#)
- [City of Saskatoon Strategic Plan 2018 - 2021](#)

The topics that the proposed new policies address are listed below under the sub-heading which they are proposed to be included.

Coordinated Growth

- Guiding principles for regional growth;
- The working partnership with the P4G member municipalities; and
- Interim development in future Urban Growth Areas.

Boundary Alterations

- How and when the alteration of the City's municipal boundary should be undertaken; and
- Secondary planning requirements for lands newly incorporated through a boundary alteration.

Extension of Infrastructure & Services Beyond City Limits

- Criteria for the extension of infrastructure and services beyond the city's municipal boundary; and
- Alignment of servicing strategies with regional partners.

G6 – Funding Growth

This section includes objectives and policies relating to the capital and yearly maintenance funding of infrastructure and services for infill, brownfield and greenfield growth and development.

Appropriate, deliberate funding of expenses related to growth is vital to Saskatoon's economic sustainability. Growth can require more land, infrastructure and services, which inevitably leads to higher maintenance and operating costs. Financing the city's growth means finding a balance between revenues and expenditures. To remain competitive on a global scale, the City must deliver programs, services and infrastructure that meet the needs of residents while keeping the costs of living and doing business at a reasonable level. Saskatoon's economic sustainability relies on supporting growth that maximizes infrastructure investments and assets, provides housing options throughout the housing continuum and provides greater access and connectivity throughout the city by a range of transportation modes.

This section is a new addition to the OCP. The proposed new policies are informed by the following documents:

- [The Cities Act](#)
- [Saskatoon Speaks - Community Vision \(June 2011\)](#)
- [City of Saskatoon Strategic Plan - 2018 - 2021](#)
- [City of Saskatoon - Financing Growth Study](#)
- [Corporate Asset Management Plan](#)

The topics that the proposed new policies address are listed below under the sub-heading which they are proposed to be included.

General Direction

- City's financial capacity for future growth;
- Asset management; and
- Revenue streams for growth-related projects.