

## **Municipal Planning Commission, Advisory Committees and Developers' Liaison Committee Discussion Summary**

Between December 2019 and March 2020, Long Range Planning brought eight information reports on the Official Community Plan (OCP) Redesign to the Municipal Planning Commission (MPC). Reports outlined the proposed content from each of the ten sections of the OCP. The information was presented and discussed over four MPC meetings. This appendix summarizes these discussions.

### **December 17, 2019 Meeting**

The report received at the December 17, 2019, MPC meeting provided background information and an overview of the proposed content of the first three sections of the draft OCP:

- Section A – Introduction,
- Section B – Our Local Context and
- Section C – Our Vision and Strategic Goals.

Discussion occurred on the following topics (responses and clarifying comments are provided below each item):

1. Who is the target audience for the OCP?
  - City Council, Civic Administration, and the general public.
2. Is it possible to include an executive summary at the beginning to make the bylaw more accessible to a wider audience?
  - Yes. An introduction is provided that provides an overview of the document. Individual sections also include their own introductions providing an overview of each sections contents.
3. What is the relationship between the OCP and the civic management documents that informed the proposed contents?
  - This is addressed under Section A3.0 - Relationships to Other Plans. The OCP provides the long term vision and all other management documents should align with.
4. What is the relationship between the OCP and the Strategic Plan? Would the OCP be updated along with each Strategic Plan that is brought forward?
  - This is addressed under Section A4.0 - Strategic Alignment. The OCP is the long term vision for Saskatoon and the policies that will help us achieve it. The Strategic Plan includes the shorter term priorities and actions to help achieve the long term vision. If major changes occur, the Strategic Plan may include direction that the OCP be updated.

5. Can amendments to the OCP be brought forward by Administration or City Council on an ad hoc basis?
  - Yes. Amendments are typically brought forward as needed. The OCP Land Use map is regularly amended to accommodate new development. Policies are updated as needed to reflect City Council decisions and address issues that may arise.
6. Would it be possible to provide information to the public on how many and when, amendments have been made to the OCP? This information could outline whether an amendment is considered small or significant.
  - Yes. This is addressed in Section 22.0 – Schedule Official Community Plan Amendments. A similar section will be maintained in the proposed OCP.
7. Which act requires the City to update the OCP?
  - *The Planning and Development Act, 2007.*
8. Should the OCP receive approval from City Council? Does it also require approval from the Province?
  - Yes. The Province will ensure that the updated OCP and any proposed amendments meet the requirements of *The Planning and Development Act, 2007.*

### **January 21, 2020 Special Meeting**

Reports received at the January 21, 2020, special MPC meeting provided background information and an overview of the proposed content for Section D – Quality of Life and Section E – The Environment of the draft OCP. Discussion occurred on the following topics (responses and clarifying comments are provided below each item):

1. The city centre and downtown are identified as a cultural destination for the city, but there are parts of the city outside of these areas that have culture.
  - The [City of Saskatoon – City Centre Plan](#) and [City of Saskatoon – Culture Plan](#) each provide approved direction prioritizing downtown as a cultural location.
2. Is there policy in the proposed OCP to support partnerships between community facilities and school sites? Perhaps there are opportunities for the development of school sites as multi-purpose buildings.
  - Yes. This is addressed under Section D6.0 - Community Facilities. The proposed policies are a continuation of policies included in the current OCP regarding Integrated Community Facilities. The current policy does support the integration of community facilities and school sites. This will be maintained.

3. Is there an opportunity under the Environmental Protection subsection of Section E to include support for citizens to engage in environmental protection?
  - Yes. This is addressed under Section E6.0 - Community Leadership
4. Are there policies that consider how Saskatoon is a winter city?
  - Yes. This is addressed under Section D5.0 - Parks and Recreation Open Space, D7.0 - Placemaking, G1.0 - City Growth, H1.0 - Transportation Planning, H2.0 - Transportation Infrastructure and J 2.0 - Secondary Plans.
5. Will the OCP be able to adapt to the changing needs of the city?
  - Yes. This is addressed under Section A5.0 - Scope and Horizon. The OCP is intended to be a living document. Updated policy wording is being proposed as part of the OCP redesign project to ensure regular assessments of the OCP occur. This includes reporting to City Council on progress toward the City's long-term vision, as well as on any necessary amendments, mechanisms or approaches needed to continuously improve the OCP.

### **February 20, 2020 Special Meeting**

Reports received at the January 21, 2020, special MPC meeting provided background information and an overview of the proposed content for Section F – Urban Form and Structure, Section G – Sustainable Growth and Section J – Implementation. Discussion occurred on the following topics (responses and clarifying comments are provided below each item):

1. With the change of language from “Suburban Centre” to “Urban Centre” in Section F, will any area of the city be referred to as suburban anymore? Does this change the intent of areas of the city that are predominantly suburban?
  - No. The areas identified as Suburban Centres contain a mix of residential, commercial and institutional development that has a higher density of development than the residential areas surrounding them. In this way they act as the *Urban Centre* for the surrounding residential developments.
2. Are there links to the [City of Saskatoon – Recreation and Parks Master Plan](#) in Section F?
  - Yes. The Recreation and Parks Master Plan informed policies included in Sections D – Quality of Life, E – The Environment and G – Sustainable Growth.
3. How does the OCP support the city centre and downtown in becoming the densest part of the city?
  - This is addressed in Section G1.0 - City Growth.

4. Does the proposed OCP provide policies on neighbourhood infill complementing existing older homes?
  - Yes. This is addressed in Section G1.0 - City Growth.
5. Does the proposed OCP reference a development levy bylaw or provide guidelines/criteria?
  - Yes. This is addressed in Section G6.0 - Funding Growth.
6. The pedestrian experience is not equal throughout the city (i.e. the downtown could be improved with by mode shift). The OCP should consider the pedestrian experience “in the area” and also in “getting to the area.”
  - Policies supporting this concept have been included in Section G1.0 - and H1.0
7. Can “active transportation” be defined or differentiated from the “transportation network” in policy language to bring focus to it? Active transportation does not have the same impact as other modes.
  - Active transportation is a part of the overall transportation network. It is also defined in Appendix A and is referenced throughout the document where policy applies specifically to it.
8. Where would Urban Reserve policies fit in to Section G?
  - They are addressed in Section I1.0 - Coordination and Engagement.
9. The Indigenous Inclusion policies in Section I should speak more to Reconciliation and relationship building.
  - Reconciliation and relationship building are addressed in Sections C2.2 – Indigenous Partners and C2.3 – Reconciliation, with relationship building also addressed in Section D2.4 – Partnerships and Programs and I3.2 – Indigenous Inclusion.
10. The preamble of the Funding Growth subsection of Section G - should include consideration for “amenities.”
  - This has been added to Section G6.0.
11. Is there a commitment to review the OCP over time?
  - This is addressed in Section A5.0 - Scope and Horizon.

### **February 21, 2020 Special Meeting**

Reports received at the February 21, 2020 special MPC meeting provided background information and details regarding proposed content for Section H – Moving Around and Section I – The Economy. Discussion occurred on the following topics (responses and clarifying comments are provided below each item):

1. Consider “implementing” active transportation rather than “maintaining” in Section H.
  - The proposed language on this policy is to maintain an active transportation plan as a guiding document for the development of active transportation infrastructure. This would then guide Administration and Council on the development of any active transportation infrastructure.
2. How is the OCP dealing with the rise in popularity of electric scooters?
  - The City does not have specific regulations for electronic scooters at this time. Should electronic scooters be considered, this may be addressed in the OCP in the future.
3. When the proposed OCP speaks to eliminating barriers of travel, does this include all modes of travel?
  - Yes.
4. The proposed OCP prioritizes the downtown and corridors for transit service. Why are other areas, like the airport, not prioritized?
  - The [Growth Plan to Half a Million - Growth Plan Technical Report \(February 2016\)](#) and Corridor Planning Program provide direction prioritizing downtown and corridor areas for high-frequency transit service. The intention is that areas like the airport will have improved service as high-frequency transit continues to be implemented throughout the city.
5. Does the OCP consider asset management in Section I or elsewhere?
  - Yes. This is addressed in Sections E2.0 - Natural Systems and G6.0 - Funding Growth.
6. Should Section I identify the First Nations groups to partner with? What do other cities do in terms of referencing partnerships?

Using First Nations groups as a general term is deliberate so as to be broad and not exclude any groups from the policy.

### **Summary of Advisory Committee Meetings**

In February of 2020, Long Range Planning brought information reports on the Official Community Plan Redesign to each of the City of Saskatoon Advisory Committees. Reports outlined the proposed content from the OCP relevant to each of the Advisory Committees. The information was presented and discussed over five meetings. The discussions that occurred are summarized below.

### **Municipal Heritage Advisory Committee – February 5, 2020 Meeting**

The report received at the February 5, 2020, MHAC meeting provided background information and details regarding proposed content related to heritage from Section B – Our Local Context, Section D – Quality of Life, Section E – The Environment, Section G – Sustainable Growth, and Section J – Implementation of the draft OCP. Discussion

and comments occurred on the following topics (responses and clarifying comments are provided below each item):

1. Is the OCP Redesign process an act of accumulating all approved policies and bylaws into one plan? Has this information come to MHAC prior?
  - Yes. In many ways this is a housekeeping exercise. Direction from the Heritage Plan and Civic Heritage Policy is included, both of which would have been reviewed by MHAC.
2. How is cultural heritage, racism and intergenerational trauma addressed? This could be something that addresses crime and incarceration in Saskatoon.
  - Direction is included on the Truth and Reconciliation Commission Calls to Action and recognizing the true history of Saskatoon.
3. How does Wanuskewin fit into the OCP?
  - Direction on the Wanuskewin Heritage Park is included in the OCP Redesign and its importance to the region is provided in the Introduction and Implementation sections.
4. In Section G, heritage policy is specific to Downtown and City Centre, why not other areas of the City?
  - Direction from the Culture Plan and City Centre Plan identify importance of the Downtown and City Centre for heritage conservation.
  - The policies on heritage in Section D - are included to provide the general direction for the entire city.
5. Concern that priority of environmental protection may overtake priority of heritage conservation.
  - There is overlap within the OCP. Section A6.0 - How to Read this Plan advises that the OCP be read in its entirety as matters in one section may apply to others.

### **Saskatoon Environmental Advisory Committee – February 14, 2020 Meeting**

The report received at the February 14, 2020, SEAC meeting provided background information and details regarding proposed content related to the environment and sustainability from Section C – Our Vision and Strategic Goals, Section E – The Environment, Section G – Sustainable Growth, and Section H – Moving Around of the draft OCP. Discussion occurred on the following topics (responses and clarifying comments are provided below each item):

1. Helping to reduce greenhouse gases is a concern of density not just in the Downtown and City Centre, but throughout the city as a whole.
  - This is addressed under Section G1.0 - City Growth.

2. Has there been a conversation in the City about height restrictions of buildings?
  - This is beyond the scope of the OCP Redesign Project and is something that would typically be covered in the Zoning Bylaw.
3. Has policy on food security been included in the OCP?
  - Yes. This is addressed in Section D2.0 - Social Development.
4. The [City of Saskatoon – Energy & Greenhouse Gas Management Plan](#) has not been referenced for the Transportation Network subsection. Is there a reason for this?
  - There is overlap within Section E and Section H. Section A6.0 - How to Read this Plan advises the OCP be read in its entirety as matters in one section may apply to others.
5. Will there be density requirements in the University Sector Plan?
  - Work on the University Sector Plan is currently ongoing. It is expected to align with the targets set out in the Growth Plan to Half a Million. Proposed policy in the redesigned OCP supports this.

#### **Diversity, Equity and Inclusion Advisory Committee – February 14, 2020 Meeting**

The report received at the February 14, 2020, DEIAC meeting provided background information and details regarding proposed content related to diversity, equity and inclusion from Section C – Our Vision and Strategic Goals, Section D – Quality of Life, Section G – Sustainable Growth, Section I – The Economy, and Section J – Implementation of the draft OCP. Discussion occurred on the following topics (responses and clarifying comments are provided below each item):

1. Is anti-racism reflected in the document?
  - The City's commitment to anti-racism is established with broadly worded direction. The terms of inclusion were chosen carefully, with direction with the City's Cultural Diversity and Race Relations Coordinator and the Social Development Manager, amongst others.
2. From what is being presented, there is a gap in direction for other populations. Is there a focus on other populations such as immigrant communities, LGBTQI2SA+, and others?
  - The direction for inclusion of immigrant communities, LGBTQI2SA+ and others is provided in broad terms throughout the draft OCP.
  - Although not highlighted in presentation, the draft OCP does speak to new comer communities and an age-friendly city.
  - An additional review of was undertaken to confirm that the direction of approved plans and policies relevant to diversity, equity and inclusion, have been captured in the draft OCP. This included confirming that direction from the Immigration Action Plan was included and a captured in

the proposed wording and adding the Immigration Action Plan to the list of Guiding Documents that informed the direction of the redesigned OCP.

3. Does the OCP intend to include the City's openness to partnerships? Highlighting Indigenous partnerships and not others seems like a missed opportunity.
  - Yes. Throughout OCP there are many references to how and when the City may partner on initiatives. Specifically Section 2.0 – Relationships and Partnerships addresses this. Additional wording on partnerships is included throughout the document.
4. Can an Official Community Plan be updated and how?
  - Yes. The OCP is a living document and can be updated at any time based on City Council's direction. Also, a process of reviewing the OCP every 4 years, called the State of the OCP report, to be provided prior to the strategic planning and budgeting process for City Council.
5. When new policy is adopted, is it invalidated by not being in the OCP? Would the OCP be amended to include that new policy?
  - When new policy is adopted by City Council that is outside the direction provided in the OCP, it is still valid. Yes, the OCP may be amended to include newly approved directions, as needed.

### **Saskatoon Accessibility Advisory Committee – February 15, 2020 Meeting**

The report received at the February 15, 2020, SAAC meeting provided background information and details regarding proposed content relating to accessibility from Section C – Our Vision and Strategic Goals, Section D – Quality of Life, Section F – Urban Form and Structure, Section, G – Sustainable Growth, Section H – Moving Around, and Section J – Implementation.

Discussion occurred on the following topics (responses and clarifying comments are provided below each item):

1. Accessibility should be a consideration in the City Centre pedestrian environment.
  - This direction aligns with the City's Accessibility Action Plan and the City Centre Plan. Policy wording has been updated to ensure this direction has been captured.
2. The inclusion of a commitment, by the City, of accessibility should be in the scope of the Official Community Plan.
  - The scope of an official community plan is established by *The Planning and Development Act, 2007*.



3. The City should include a commitment and/or the consideration of accessibility in specific policies throughout the Official Community Plan.
  - The City's commitments and/or consideration to accessibility is found within section C1.6 - Moving Around, D2.2 - Accessibility – Physical, Financial & Cultural and H1.5 - Accessibility, amongst others. Within these subsections, accessibility is established as a standard or criteria that is applicable to all relevant instances. The OCP Redesign is written in such a manner that a commitment and/or consideration for accessibility does not need to be specified in each possible application.
4. The process for Local Area Plans should include an age-friendly and accessibility assessment of the area.
  - The direction for Local Area Plans is proposed to be broadened, providing a framework, rather than being prescriptive. This consideration is possible with proposed wording.
5. Accessibility should be an example of initiatives that community engagement applies to.
  - Accessibility is captured in existing initiative examples as they are very broad (land use, social, safety or recreation issues).
6. Accessibility should be a criteria for determining phasing of development.
  - Accessibility features are built into Sector and Concept Plans. Sector and Concept Plans provide the phasing of development.
  - Direction is proposed to ensure that all phases of development would receive transit service.

### **Public Art Advisory Committee – February 15, 2020 Meeting**

The report received at the February 15, 2020 PAAC meeting provided background information and details regarding proposed content relating to public art from Section C – Our Vision and Strategic Goals, Section D – Quality of Life, and Section G – Sustainable Growth of the draft OCP. Discussion occurred on the following topics (responses and clarifying comments are provided below each item):

1. Why is the City Centre and Downtown mentioned as a priority for public art, but why have other BIDs not been included? It would be nice to build capacity for 33<sup>rd</sup> Street and the Sutherland areas. How would they become a part of the conversation?
  - This is addressed in Section C1.0 - City Growth. The definition for the City Centre comes out of the [City Centre Plan](#) and defines the City Centre area as the Downtown and portions of Riversdale, Broadway and College Drive.

2. The summary of policy presented today complements public art, but it is vague and open to interpretation. Within the policy wording itself, are there more guidelines?
  - This is addressed in Section A. The intent of the OCP is to be a high level document that provides the policy framework to support City Council approved direction.
3. There are policies proposed for public art in public areas, but what about the potential for private sector areas?
  - This would be outside of the scope of the OCP.
4. Is this OCP a new document?
  - This is addressed in A3.0 - Relationship to Plans. This OCP is a redesigned document that does not propose any policy that does not originate from approved City Council direction.
5. Which bylaws and plans are associated with the public art policies in the proposed OCP?
  - [Public Art Policy C10-025](#)
  - [City of Saskatoon – Culture Plan](#)
  - [City of Saskatoon – Culture Plan Implementation Refresh 2018-2022](#)

### **Summary of Developers Liaison Committee Meetings**

In February of 2020, Long Range Planning brought information reports on the Official Community Plan to both the infill and the land development Developers Liaison Committee meetings. Reports outlined the proposed content from the OCP relevant to each group. The discussions that occurred are summarized below.

#### **Developers Liaison Committee (Infill) – February 6, 2020**

1. Will office uses be eliminated from Urban Centre areas?
  - Specific regulations on permitted uses are not included in the OCP. They would be included in the Zoning Bylaw. The proposed language speaks to Downtown as the primary location, but with references to office uses also being allowed outside of downtown.
2. What is the future of Local Area Plan (LAP) processes?
  - LAPs will continue to implement existing and the proposed policy language supports this.
3. Is there a set revision date for the OCP?
  - This is addressed under Section A5.0 - Scope and Horizon. The OCP is intended to be a living document. Updated policy wording is being

proposed as part of the OCP redesign project to ensure regular assessments of the OCP occur. This includes reporting to City Council on progress toward the City's long-term vision, as well as on any necessary amendments, mechanisms, or approaches needed to continuously improve the OCP.

**Developers Liaison Committee (Land Development) – February 27, 2020**

1. When will a draft be available?
  - A draft of the text is planned to be included in a report to Municipal Planning Commission for their April meeting.
2. Is there specific language in any area (i.e. corridor areas) that requires any redevelopment to be mixed use?
  - No. The OCP language lays out a vision for areas that includes mixed use, but it does not specifically require it in any one area.
3. Will the City's infill targets be specified in the OCP and how will that be dealt with over time (i.e. in until a certain goal is reached could greenfield development be frozen)
  - The OCP outlines City Council approved targets, long-term targets as we reach a population of 500,000.
  - There has been no conversation surrounding "freezing" greenfield growth if outpacing infill development. The approach has always been to incentivize infill.
4. Will changes in land use require rezoning and how will this be shown to residents moving forward?
  - No. Rezoning's will not be required due to any changes in the OCP.
5. What is a conservation area? Would this be MR or achieve dedicated land requirements? Would this become an Environmental Reserve?
  - A conservation area is an area identified for the conservation or development of natural areas, naturalized areas, or wetlands. The NE Swale or riverbanks are good examples of where a conservation area designation could be applied;
  - No. Conservation areas are not automatically MR or become the dedicated lands; and
  - No. Conservation areas do not have to become Environmental Reserves.
6. In the application of the land use map, will existing land uses be converted and/or renamed?
  - No existing land uses will be converted or changed. Some land use names will be updated, but their intent remains the same.

7. The downtown is prioritized as the most dense area, but if we're talking about population density then that's not the case.
  - The OCP outlines a long term vision for the city, it does not necessarily reflect the current state of it. Additionally, the vision for the downtown is a densely used and the cultural centre of the city, not just densely populated area.
8. Does this document mandate that if you change your use you will be required to increase your density to make the City targets?
  - No. The OCP facilitates growth and development and doesn't mandate it.
9. Many suburbs are getting denser as we go and provide a range of uses like commercial and office. This is what larger centres in the US do. Are we on track with our growth plan in recognizing that our recent greenfield growth has been more dense and now competes with downtown. Are we not with the times?
  - The OCP communicates how we get to the goals that have been outlined by Saskatoon Speaks and the Growth Plan.
10. Is there a strategy for communications so that the general public knows about the direction of the City? How will the developer get the buy in from tenants and buyers?
  - Yes. The significant focus of the OCP is that it is able to communicate the goals of the City.
11. By removing the OCP Phasing Map, will Sector Plans now be relied upon to outline phasing?
  - Yes.
12. Will developers be able to "jump the queue" in phasing development?
  - No. The principles of phasing development currently utilized will be continued.
13. Are the CPTED principles staying in the OCP? Does this belong in the OCP?
  - Yes. They are proposed to remain in the OCP, but some of the detailed descriptions are proposed to be moved to an appendix.
14. Do the other P4G members have to sign off on the proposed OCP?
  - No.
15. Will the OCP be able to evolve over time with changing needs?
  - This is addressed under Section A5.0 - Scope and Horizon. The OCP is intended to be a living document. Updated policy wording is being proposed as part of the OCP redesign project to ensure regular assessments of the OCP occur. This includes reporting to City Council on

progress toward the City's long-term vision, as well as on any necessary amendments, mechanisms or approaches needed to continuously improve the OCP.