

## Addendum to the Proposed Official Community Plan Report

### APPLICATION SUMMARY

As part of the Official Community Plan Redesign project, a proposed new Official Community Plan (OCP) has been developed. This is supplementary to the report previously brought forward that presented the proposed new Official Community Plan Bylaw No. 9700 and recommended its approval and the repeal of the current Official Community Plan Bylaw No. 8769.

### RECOMMENDATION

- 1) That G6.1(1)(b) on page 90 of Schedule “A” to Bylaw 9700 be amended from:

“Ensure the City’s cost of servicing greenfield development is captured to the full extent authorized by the provincial and federal government.”

to:

“Ensure the City’s cost of servicing development is captured as authorized through provincial and federal legislation, while considering a balance of factors and funding sources to address cost recovery, competitiveness, affordability and transparency.”

- 2) That G6.1(2)(e) on page 90 of Schedule “A” to Bylaw 9700 be amended from:

“Ensure servicing agreement fees are comprehensive in nature and capture capital and operating costs for the life of the assets, in accordance with *The Planning and Development Act, 2007*.”

to:

“Ensure servicing agreement fees are comprehensive in nature in accordance with *The Planning and Development Act, 2007*.”

- 3) That I2.5 on page 107 of Schedule “A” to Bylaw 9700 be amended from:

“In addition to a strong private development community bringing new serviced land to market, the City is in the unique position of providing serviced residential, industrial, and commercial land through the Saskatoon Land Bank. The activity of both private developers and Saskatoon Land helps to provide an adequate inventory of serviced land. Serviced residential, industrial, and commercial land maintains a stable, predictable market and allows the city to continue to grow.”

to:

“The provision of an adequate inventory of serviced residential, industrial, and commercial land helps maintain a stable, predictable, and competitive market and allows the city to continue to grow.”

- 4) That at the time of the second reading of the proposed new Official Community Plan, Bylaw No. 9700, City Council consider Administration's recommendation that Bylaw No. 9700, The Official Community Plan Bylaw, 2020 be approved as amended and the existing Official Community Plan Bylaw No. 8769, be repealed.

## **BACKGROUND**

At its May 25, 2020 meeting, City Council introduced Bylaw No. 9700 and moved first reading. The matter was then deferred to June 29, 2020 to allow for additional discussions with stakeholders prior to the opening of the Public Hearing.

## **DISCUSSION**

### Additional Stakeholder Discussions

Since May 25, 2020, Administration hosted two meetings with the Saskatoon and Region Home Builders' Association (SRHBA). These meetings occurred on May 27, 2020, and June 4, 2020. The intent of the meetings was to provide an opportunity to discuss the scope of the Official Community Plan (OCP) redesign project and to discuss items of concern SRHBA had raised. A summary of the discussions and action items is included as Appendix 1.

A meeting also occurred on June 12, 2020 with a group of heritage advocates to discuss the scope of the OCP and the policies it contains related to heritage. No changes to these policies are being proposed at this time.

### Official Community Plan Redesign Project Scope

As outlined in the February 18, 2020 report to Governance and Priorities Committee, the intent of the OCP redesign project is to update the OCP to appropriately reflect the current vision for Saskatoon, based on current management documents and endorsed initiatives. Of the items raised by SRHBA, most items are outside of this scope. A summary of each item, including current initiatives underway to address them, is included in Appendix 1. These initiatives, or other future initiatives, may result in proposals to amend the OCP, at some point in the future. This reflects the nature of the OCP as a living document, which is regularly updated to reflect the City's approved direction.

### Amended Schedule "A"

With regard to the items raised by SRHBA that are within the scope of the OCP redesign, it was agreed that:

- some policies and descriptive text, as written in the proposed OCP, could be interpreted differently than intended; and
- some concerns raised by SRHBA are addressed by other policies included within the proposed OCP or other existing City Policies.

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Considering this, it was determined that changes to some policies and descriptive text in the proposed OCP should be made to ensure greater clarity of the intent of the language used. These proposed changes are described in Appendix 1.

Following first reading, amendments to Schedule “A” to Bylaw 9700 must be made by way of City Council resolution and if carried, become part of the proposed Bylaw. In order to achieve this, Administration is recommending that City Council consider the resolutions as outlined in the Recommendation.

Should these resolutions carry, Administration has included a full text of the amended Schedule “A” to Bylaw 9700 for City Council’s review and consideration (see Appendix 2) which may move forward with second and third readings if City Council so desires. In the alternative, City Council could make further alterations to the Bylaw which will require public notice prior to proceeding.

### **PUBLIC NOTICE**

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice Policy.

The proposed amendments were advertised in The StarPhoenix on May 2, 2020 and June 6, 2020, with a notices also posted on the City webpage on May 1, 2020 and June 5, 2020. Further to this, an advertisement was placed in The StarPhoenix weekly Bridges publication on May 15, 2020.

### **APPENDICES**

1. Summary of Discussions with the SRHBA
2. Revised Schedule “A” to Bylaw No. 9700, The Official Community Plan Bylaw, 2020

### **REPORT APPROVAL**

Written by: Tyson McShane, Acting Manager of Long Range Planning  
Reviewed by: Lesley Anderson, Director of Planning and Development  
Approved by: Lynne Lacroix, General Manager, Community Services

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