

# STATE OF THE OFFICIAL COMMUNITY PLAN

*The State of the Official Community Plan report provides a predictable and consistent way to monitor and maintain the Official Community Plan while also identifying potential opportunities or initiatives needed to help achieve Saskatoon's strategic goals moving forward.*

JANUARY 2021





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## INTRODUCTION

*In June of 2020, Council unanimously approved Bylaw No. 9700, The Official Community Plan Bylaw, 2020. This was followed by ministerial approval from the Province of Saskatchewan in August, resulting in a new Official Community Plan (OCP) for Saskatoon. The OCP is a statutory plan created under the authority of The Planning and Development Act, 2007. It is the collective long-term civic vision for Saskatoon, helping guide the physical, environmental, economic, social and cultural development of the community. It provides both inspiration and direction through a comprehensive policy framework to ensure the community's vision for Saskatoon is integrated into all aspects of planning, decision-making and priority-setting for the City of Saskatoon (City). It brings focus and purpose to more detailed plans, including growth plans, financial plans and strategic action plans, among others.*

*Over the last ten years, the City has undertaken a number of significant initiatives that have helped shape a new vision for Saskatoon. These have been consolidated in the new OCP to provide a clear and consistent long-term vision for Saskatoon helping guide how the city develops and changes. The redesigned OCP works in conjunction with the City's Strategic Plan and Business Plan and Budgeting process to create a strategic framework for how priorities are set and how the City achieves its goals.*

*The OCP is intended to be a living document, providing a framework that can be monitored and updated to reflect new directions to meet the City's evolving needs. Policy included in the redesigned OCP establishes regular assessment of the OCP. This includes reporting to Council on progress toward the City's long-term vision every four years. The State of the OCP report provides this progress report and includes recommendations regarding any necessary amendments, mechanisms, or approaches needed to continuously improve the OCP.*

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### State of the OCP

The OCP Redesign project, led by the City's Long Range Planning team (LRP), resulted in an updated OCP that reflects the current vision for Saskatoon. It also included a reorganization of the OCP layout to align it with the Strategic Plan 2018 – 2021, including making use of the strategic goals as titles for individual sections of the document.

As outlined in Section A5 of the OCP, an assessment shall occur every four years through the State of the OCP report to ensure the OCP is reflective of the current state of the city. This assessment is intended to include a summary of progress toward Saskatoon's long-term civic vision and identification of amendments, mechanisms, or approaches to continuously improve the OCP. It will provide a predictable and consistent way to maintain the OCP and monitor changes to the direction of the City while also identifying potential opportunities or initiatives needed to help achieve

the City's strategic goals moving forward. The information in this report may be used to inform updates to the City's Strategic Plan.

Due to the recent approval of the OCP, this first iteration of the State of the OCP report introduces the intent of the report moving forward and the tools that will be used to inform it. The next iteration of this report is scheduled for December 2024. Over the next four years, LRP will analyze feedback on the OCP and monitor amendments, as well as ongoing and proposed projects and initiatives with potential policy implications to the OCP.

### CIVIC VISION

As part of the OCP redesign project, the City's civic vision and its seven strategic goals have been entrenched into the OCP. This links the OCP, the Strategic Plan and Business Plan and Budgeting process to create a strategic framework for how priorities are set and how the City achieves its

goals. The OCP provides the long-term vision, while the Strategic Plan identifies the short-term (four year) priorities for achieving that vision. The Business Plan and Budgeting process is used to operationalize and provide the necessary funding for these priorities.

The following are examples of tools, processes, targets, reports, or policies used to help achieve the civic vision or monitor the progress toward achieving it. Future iterations of this report may include greater detail on a range of ongoing and proposed projects and initiatives that support the City’s strategic goals and may inspire future updates to the OCP.

**STRATEGIC PLAN**

The Strategic Plan provides an opportunity to highlight the City’s civic vision by bringing clarity and further detail to strategic priority areas. The OCP addresses each strategic priority area, as a specific section, through supporting objectives and policies. The 2021 strategic planning process provides an opportunity to consider its relationship to other management documents and endorsed initiatives, including the OCP. Management documents include bylaws, policies, strategies, plans, procedures and guidelines. In terms of the hierarchy of management documents, the OCP provides a comprehensive policy framework to achieve the civic vision and can provide inspiration for priorities included in the Strategic Plan. The Strategic Plan can also be used to inspire updates to the OCP should Council make changes to endorsed direction or introduce new initiatives that should be reflected in the OCP. Both documents have the ability to set high level direction for the City.

**GROWTH MONITORING REPORT**

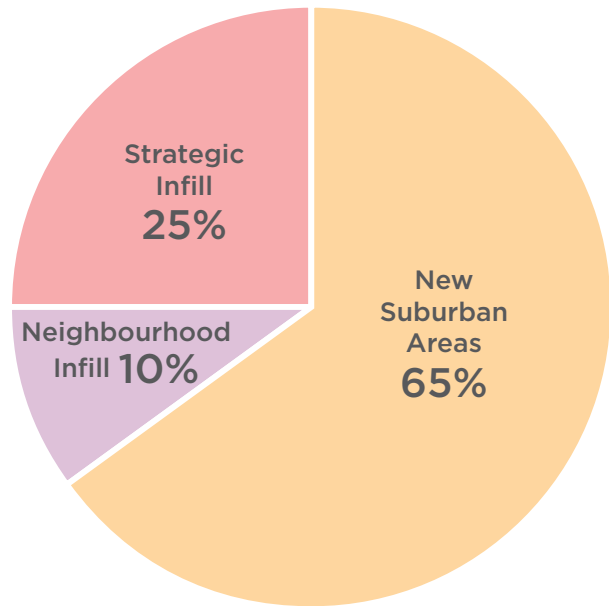
The Growth Monitoring Report is an annual report that provides information on residential, commercial, and industrial development in Saskatoon, as well as a number of other growth-related indicators for the city. This report includes general demographic changes and statistical information on how the city is growing, as well as specific information on planned servicing of residential, commercial and industrial lands, as well as information on potential infill projects in the city.

The report provides data that helps to monitor progress toward policy goals, including infill targets. It includes data used to plan servicing needs that may also be used to inform policy and program reviews. It includes summaries of management documents, builder and developer inventory levels and housing market assessments, planned servicing schedules, market absorption and new neighbourhood build-out predictions, as well as an inventory of infill opportunities on lands owned by the City.

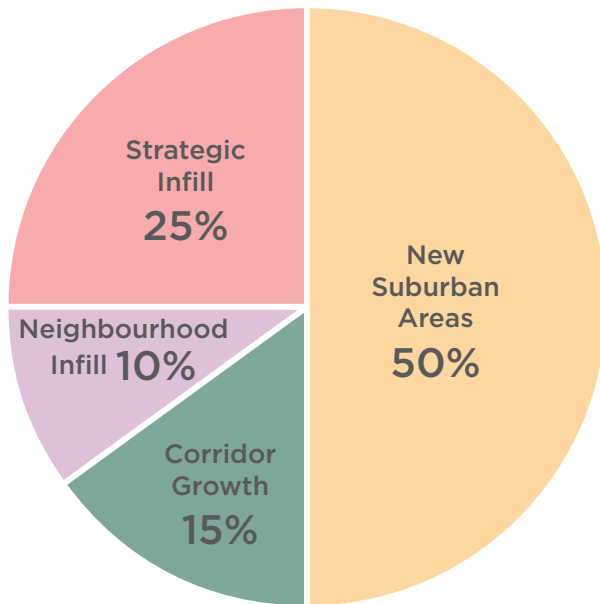
**PLAN FOR GROWTH INFILL TARGETS**

In 2016, the City approved the Growth Plan to Half a Million (Plan for Growth), which set a new direction for how the city will grow, develop and move around. A key direction from the Plan for Growth is a shift in how and where the city will develop. It includes a goal of 50% of new growth to be infill, with 25% being Strategic Infill, 10% being Neighbourhood Infill and 15% being Corridor Growth. These infill targets are one of the City’s most significant and measurable metrics for monitoring progress toward policy goals.

***Previous Growth Framework***



### Current Growth Targets



The Strategic Infill target of 25% is a longer-term series of initiatives for achieving the 50% infill target. Identified Strategic Infill areas include the City Centre, the North Downtown and the University Endowment Lands. Each is an area where significant infill may occur, but that may not occur in the short-term. These areas also typically require significant work to be completed to see that infill occurs. The remaining 25% relies on Neighbourhood Infill with a target of 10% and Corridor Growth with a target of 15%. In the shorter term, Neighbourhood Infill and Corridor Growth could be seen as more achievable on an annual basis.

The City currently has several projects underway to support the direction of the Plan for Growth's infill targets. These projects include the [University Sector Plan](#) for the University of Saskatchewan's Endowment Lands, as well as identified Corridor Growth Areas and a [Corridor Planning Program](#) that is developing plans for how major transportation corridors in Saskatoon can be expected to change and accommodate new infill growth

As mentioned in the Growth Monitoring Report, a number of City-owned infill projects are being considered by Administration. In addition, private developers have proposed or are in the process of completing a number of major residential infill developments within the City Centre.

### POLICY DIRECTION

Included within the OCP are policy statements that support the preparation, implementation and maintenance of plans, policies and guiding documents. This includes plans that have been received, endorsed, or adopted by Council, as well as some that are still in development. These include direction to:

- maintain a municipal [heritage plan](#) that, consistent with the Civic Heritage Policy (Council Policy No. C10-020), provides a framework for broader civic heritage goals incorporating sustainability, economic development and neighbourhood planning;
- implement and maintain an asset management policy (Council Policy No. C07-031) to manage built and natural assets in Saskatoon;
- implement and maintain a high performance civic building policy to reduce environmental impacts of the construction, renovation and ongoing operations of civic buildings;
- implement and maintain a waste reduction and diversion plan that identifies clear actions that can be taken by the City;
- maintain a [city centre plan](#) as the primary document for guiding development in the City Centre;
- prepare and maintain a parking plan for the City Centre to address supply and demand for parking, parking rates, and the City's role in the provision of parking lots, structures and on-street parking;
- establish and maintain guidelines for creating vibrant, transit-oriented mixed-use areas tailored to the individual context of each location;
- promote the long-term supply of supportive, attainable housing through the maintenance and implementation of a [housing business plan](#);
- maintain a [corporate asset management plan](#) for all asset classes within the city;
- develop and maintain a transportation strategy that will be used as a primary document guiding coordinated

transportation policy, operations, and improvements within the City;

- maintain a [street design policy](#) as a guiding document for the planning and design of new and existing streets; and
- maintain an [active transportation plan](#) that will be the primary document for guiding active transportation development in the city.

Whether or not the City is accomplishing these policy directives is a metric for monitoring progress toward achieving the long-term civic vision. Over the next four years, LRP will monitor these achievements through a scan of management documents and internal communication. In 2024, this report will summarize and discuss the implications of the work done to develop, maintain and implement these plans and other similar initiatives that have been undertaken to help achieve the long-term vision laid out in the OCP.

### GENERAL OCP MAINTENANCE

As part of the approval process, the OCP was brought to the Municipal Planning Commission and each advisory committee for feedback. A summary of the feedback and responses can be found [here](#). Some edits based on this were made to the OCP to clarify policy language; however, it is important to note that not all feedback on potential edits was accommodated. Those that were not included in the final OCP were considered beyond the scope of the OCP Redesign project. The purpose of the project was to update the OCP to reflect the City's existing Council-endorsed direction, which limited the ability to include suggested changes outside that direction. Based on the feedback, LRP created a list of future edits for which recommendations for amendments can be brought forward as part of the maintenance of the OCP.

Information reports will be brought to each advisory committee to continue the discussion. This may result in further suggestions for updates to the OCP. Through this process, as well as ongoing engagement and communication with City divisions, LRP will monitor proposed projects and initiatives for potential policy implications to the OCP. Resulting recommendations for amendments to the OCP will be brought to Council, if required, to ensure the OCP appropriately reflects the City's direction.

### Next Steps

As outlined above, there are a number of tools, processes, targets, reports, or policies used to help achieve the City's long-term vision and monitor progress. Throughout the next four years, the LRP team will use these to monitor the progress toward achieving this vision. LRP will also monitor Council directives, and as needed, will bring forward, or work with other City divisions to bring forward, recommendations for amendments to the OCP.

In addition, LRP will develop and implement a strategy to introduce City staff and other relevant stakeholders to the newly approved OCP and to support the consistent use and maintenance of the OCP. Information on this will be available on the City's website.

This work helps to ensure the OCP is used as it is intended, as the primary document guiding development and city building in Saskatoon. It supports a consistent, integrated approach to the work done by Administration, and it may be used to inform priorities included in the Strategic Plan or through other initiatives intended to help achieve Saskatoon's long-term civic vision.





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**Saskatoon**

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*Prepared by*  
**Planning & Development**