

Official Community Plan – Housekeeping Amendment Package

APPLICATION SUMMARY

Administration is proposing housekeeping amendments to Bylaw No. 9700, The Official Community Plan Bylaw, 2020. The purpose of the proposed amendments are to make minor edits to the policies for Corridor Planning, as well as to make general updates to language and improvements to user experience. This report provides an introduction to the amendments, including background information and an overview of the proposed amendments.

RECOMMENDATION

That this report be forwarded to City Council recommending that at the time of the Public Hearing, City Council consider Administration's recommendation that proposed amendments to Bylaw No. 9700, The Official Community Plan Bylaw 2020, as outlined in this report, be approved.

BACKGROUND

The [Official Community Plan](#) (OCP) is the collective long-term vision for Saskatoon, which guides the physical, environmental, economic, social and cultural development of the community. It is a statutory plan created under the authority of *The Planning and Development Act, 2007*. 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.

DISCUSSION

The OCP is intended to be a living document. It provides a framework that can be monitored and updated to reflect new directions to meet Saskatoon's evolving needs. Proposed amendments to the OCP in this package include:

- General housekeeping amendments to both narrative and policy; and
- Refinement to Corridor Planning policy.

Housekeeping Amendments to the Official Community Plan

The purpose of the proposed amendments are to make minor edits to the OCP to update language and improve user experience. There are no substantive changes being proposed and there will be no changes to the intent of approved direction.

- 1) Adding the respective section letter to headings and sub-headings throughout the document for ease of user reference;
- 2) Editing section headers to correspond with the appropriate section letter for user wayfinding in document;
- 3) Editing the number scheme to fix errors throughout the document;
- 4) Editing capitalizations for consistency when referencing the federal or provincial governments;

- 5) Consistent language when referencing the 2SLGBTQQIA+ community, BIPOC, people with disabilities, and other equity groups, consistent with the [City of Saskatoon Strategic Plan 2022 – 2025](#);
- 6) Updating estimated population from 2019 numbers to 2022;
- 7) Removing the term “corporate” throughout the document when it is used to reference the City of Saskatoon as an organization and replacing, when necessary, with appropriate wording;
- 8) Changing references from “day care” and “day care, residential” in the document to “day care or day program” and “day care or day program, residential,” respectively, consistent with the [Zoning Bylaw No. 8770](#);
- 9) Removing references to “Corman – Park Saskatoon Planning District Official Community Plan” and replacing with the approved “[Saskatoon North Partnership for Growth District Official Community Plan](#)”;
- 10) Updating language throughout the document;
- 11) Editing for minor grammatical errors and consistency throughout document;
- 12) Minor edits to Map 1: Downtown and City Centre for text and legend placement, as well as updating blockline and railway layers;
- 13) Minor edits to Map 2: Downtown Land Use to update text, as well as blockline and railway layers;
- 14) Minor edits to Map 3: Planned Growth and Map 7: Sector, for maintenance such as text placement and background masking;
- 15) Minor edits to Map 5: Urban Form and Structure, to update layers to visualize development that has occurred since June 2020; and
- 16) Changing title of Map 6: Bus Rapid Transit Routing and Transit Village Location, to better reflect language in the document, consistent with how the map is shown in Zoning Bylaw No. 8770.

Corridor Planning Policy Amendments to the Official Community Plan

Proposed changes to the description of the Station Mixed Use land use designation enables flexibility to better meet the growth targets and needs of the community. Additionally, all corridor land use designations require updates to correct outdated terminology when referring to the Corridor Growth Area.

During engagement with the community for the College Corridor Plan, the Station Mixed Use and Corridor Mixed Use land use designation location criteria was found to be too confining, limiting potential application and the ability to authentically engage. Edits to definitions and criteria propose more flexibility, including:

- Removing the prescriptive distance from a BRT intersection for the Station Mixed Use land use designation criteria and replace with language supporting site specific distances determined through the Corridor Plan process. This will help to increase the ability for the land use designation to be applied and support opportunities for density; and

- Adding language to the Corridor Mixed Use land use designation that supports opportunities for location criteria to be responsive to the community and site context, through the Corridor Plan process.

During engagement with the community, it was determined there are instances where unique site context warrants variation in the allowable height provision (three to six storeys) within the Station Mixed Use land use designation.

- Removing prescriptive building height range requirements to replace with language supporting site specific building heights determined through site context and/or through the Corridor Plan process. This allows for an increase in opportunities to advance the 15% infill goals in the Corridor Growth Area, outlined in the [Corridor Transformation Plan](#), while still managing the expectations of the community.

Updating language is proposed for consistency with current terminology used in the Corridor Transformation Plan. The proposed changes are not substantive and will not change the intent of approved direction.

- Replacing references to plural “Corridor Growth Areas” to a singular “Corridor Growth Area,” as per the Corridor Transformation Plan. This area is a singular geography that may extend into new areas, with specific Corridor Plans created for each study area, such as the College Corridor Plan study area;
- Updating the references from the “regular transit network” to “public transit system”; and
- Updating the references from “network corridors” to “routes” to reflect current terminology.

COMMUNICATIONS AND ENGAGEMENT

A communication plan has been developed to inform and educate the public on the housekeeping amendments and the planned public hearing which will include website updates, social media posts, e-newsletters to subscribers and City Page ads.

PUBLIC NOTICE

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

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy No. C01-021, Public Notice Policy and a date for a public hearing will be set. A notice will be placed in [The StarPhoenix](#) two weeks prior to the public hearing.

REPORT APPROVAL

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