

## **BYLAW NO. 9893**

### **The Official Community Plan Amendment Bylaw, 2023 (No. 2)**

The Council of The City of Saskatoon enacts:

#### **Short Title**

1. This Bylaw may be cited as *The Official Community Plan Amendment Bylaw, 2023 (No. 2)*.

#### **Purpose**

2. The purpose of this Bylaw is to amend Bylaw No. 9700, the Official Community Plan to add a new land use designation that facilitates high-density mixed-use development within and in proximity to the Downtown area.

#### **Bylaw No. 9700 Amended**

3. The Official Community Plan which is annexed as Schedule “A” to Bylaw No. 9700 and forms part of the Bylaw, is amended in the manner set forth in this Bylaw.

#### **Section F Amended**

4. The following clause is added after clause F2.2(32):

“(33) High Density Mixed Use

Land designated as “High Density Mixed Use” has the potential for high-density mixed-use development that may include a broad range of residential, commercial, office, cultural, and community uses. These lands are served by collector or arterial streets, incorporate human scaled, pedestrian-oriented and transit oriented design and development principles, and are within walking distance to Bus Rapid Transit station(s) and the Downtown. High Density Mixed Use may be located within the Downtown, City Centre, and/or Strategic Infill Areas.”

## Section G Amended

5. The following subsection is added after subsection G1.6:

### **“G1.7 High Density Mixed Use**

The highest densities of development should occur in the Downtown; however, the City recognizes that there are areas in proximity to the Downtown where high-density development may be suitable. High Density Mixed Use areas may vary in scale and density, and offer a mixture of uses. They are supported by all modes of transportation, with excellent access to areas of employment and recreation.

#### **(1) Objectives**

- (a) Accommodate high-density mixed-use development in strategic locations with unique attributes throughout the city.
- (b) Facilitate high-density mixed-use development areas that are supported by all modes of transportation and accessible by high-frequency transit.

#### **(2) Policies**

- (a) High Density Mixed Use development will be pedestrian-oriented, and incorporate transit oriented and human scaled development and design principles.
- (b) High Density Mixed Use development will be sensitive to surrounding land uses, and vary in scale to include low-rise, mid-rise, or high-rise building(s).
- (c) High Density Mixed Use may be located within the Downtown, City Centre, and/or Strategic Infill Areas.
- (d) Lands designated High Density Mixed Use must:
  - (i) include residential units;
  - (ii) front or flank a collector or arterial street;
  - (iii) be within walking distance to one or more Bus Rapid Transit station and the Downtown; and
  - (iv) be in proximity to public amenities.

- (e) Each High Density Mixed Use development will be approved through a rezoning by agreement.”

**Coming into Force**

- 5. This Bylaw shall come into force upon receiving the approval of the Minister of Government Relations.

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Read a third time and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk