

**BYLAW NO. 10069**  
**The Official Community Plan Amendment Bylaw, 2025**  
**(No. 5)**

The Council of The City of Saskatoon enacts:

**Short Title**

1. This Bylaw may be cited as *The Official Community Plan Amendment Bylaw, 2025 (No. 5)*.

**Purpose**

2. The purpose of this Bylaw is to amend the Official Community Plan Bylaw to:
  - (1) change land use designations on the Land Use Map of the land described in this Bylaw from:
    - (a) Downtown to Park; and
    - (b) Direct Control District to Park; and
  - (2) include language that aligns with the new City Centre and District Plan.

**Bylaw No. 9700 Amended**

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

**Downtown to Park**

4. The Land Use Map, which forms part of the Official Community Plan, is amended to change the land use designation of the lands described in this Section and shown as  on Appendix “A” to this Bylaw from Downtown to Park.
  - (1) Civic Address: 86 24<sup>th</sup> Street East  
Surface Parcel No.: 203171442  
Legal Land Description: Blk/Par CC Plan No 102203569 Extension 0;

- (2) Civic Address: 501 Spadina Crescent East
- (a) Surface Parcel No.: 161368375  
 Legal Land Description: Blk/Par A Plan No 101874247 Extension 66  
 As described on Certificate of Title 92S02293;
- (b) Surface Parcel No.: 161368386  
 Legal Land Description: Blk/Par B Plan No 101874247 Extension 67  
 As described on Certificate of Title 92S02293;
- (c) Surface Parcel No.: 161368397  
 Legal Land Description: Blk/Par C Plan No 101874247 Extension 68  
 As described on Certificate of Title 92S02293; and
- (3) Civic Address: 415 Spadina Crescent East  
 Surface Parcel No.: 203963036  
 Legal Land Description: Blk/Par D Plan No 102386853 Extension 0.

### Direct Control District to Park

5. The Land Use Map, which forms part of the Official Community Plan, is amended to change the land use designation of the lands described in this Section and shown as  on Appendix "A" to this Bylaw from Direct Control District to Park.

- (1) Civic Address: 320 Spadina Crescent East
- (a) Surface Parcel No.: 120145621  
 Legal Land Description: Lot 2 Blk/Par B Plan No G616 Extension 0  
 As described on Certificate of Title 69S12316;
- (b) Surface Parcel No.: 120145610  
 Legal Land Description: Lot 3 Blk/Par B Plan No G616 Extension 0  
 As described on Certificate of Title 69S12316;

- (c) Surface Parcel No.: 120145609  
 Legal Land Description: Lot 4 Blk/Par B Plan No G616 Extension 0  
 As described on Certificate of Title 69S12316;
- (d) Surface Parcel No.: 120145597  
 Legal Land Description: Lot 5 Blk/Par B Plan No G616 Extension 0  
 As described on Certificate of Title 69S12316;
- (e) Surface Parcel No.: 120145586  
 Legal Land Description: Lot 6 Blk/Par B Plan No G616 Extension 0  
 As described on Certificate of Title 69S12316;
- (f) Surface Parcel No.: 120145632  
 Legal Land Description: Lot 7 Blk/Par B Plan No G616 Extension 0  
 As described on Certificate of Title 69S12316;
- (2) Surface Parcel No.: 161368375  
 Legal Land Description: Blk/Par A Plan No 101874247 Extension 66  
 As described on Certificate of Title 92S02293;
- (3) Surface Parcel No.: 153940765  
 Legal Land Description: Blk/Par NN Plan No 101856427 Extension 0;
- (4) Civic Address: 110 Spadina Crescent East  
 Surface Parcel No.: 153940743  
 Legal Land Description: Blk/Par Z Plan No 101856427 Extension 0;
- (5) Civic Address: 125 Spadina Crescent West  
 Surface Parcel No.: 164696989  
 Legal Land Description: Blk/Par DD Plan No 01SA21306 Extension 3  
 As shown on Plan 101977274;
- (6) Surface Parcel No.: 165070425  
 Legal Land Description: Blk/Par MR3 Plan No 102036451 Extension 0;
- (7) Surface Parcel No.: 164697160  
 Legal Land Description: Blk/Par MR1 Plan No 95S40116 Extension 1  
 As shown on Plan 101977274; and

- (8) Civic Address: 430 Avenue C South
- Surface Parcel No.: 164697003
- Legal Land Description: Blk/Par MR4 Plan No 101977274 Extension 0.

### **Section A Amended**

- 6. Subsection A3 is amended by striking out “City Centre Plan” in Figure 1 and substituting “City Centre and District Plan”.

### **Section F Amended**

- 7. Subclause F2.2(1) is amended by:
  - (a) striking out “Downtown Land Use Map” and substituting “Downtown Districts”; and
  - (b) striking out “Map 2 – Downtown Land Use” and substituting “Downtown Districts”.

### **Section G Amended**

- 8. (1) Subsection G1 is amended by adding the following after “and entertainment facilities.” at the end of the second sentence in the second paragraph:

“The Downtown Event and Entertainment District supports vibrant entertainment and events that stimulate the economy and improve the quality of life for residents and visitors.”
- (2) Subclause G1.1(2) is amended by:
  - (a) repealing paragraph (a) and replacing it with the following:

“(a) The City will maintain and implement a plan for the Downtown as the primary document for guiding development.”
  - (b) repealing paragraph (b) and replacing it with the following:

“(b) The Downtown land use and zoning pattern will follow the general direction illustrated on the Downtown Districts Map (refer to Map 2 – Downtown Districts). Areas include:

- (i) Warehouse District: The character of the Warehouse District is its distinctive built form and unique street layout. Functioning as a mixed use district, there is potential for increased medium density residential with community serving retail.
  - (ii) Entertainment District: Considered to be the heart of Downtown and designed to be a vibrant destination supporting mixed use developments, entertainment venues, restaurants and commercial and office space.
  - (iii) River Landing: A premium destination with space for families to gather and play; where people of all ages come together to attend cultural performances and art exhibitions with the opportunity for additional residential and mixed use developments.
  - (iv) Historic Commercial District: Historic corridors offer early 20<sup>th</sup> century architecture, numerous businesses, restaurants, offices and civic uses and services. Incremental mixed use growth including residential, office and retail is expected in this district.
  - (v) Spadina: One of the City's most scenic districts and the site of many festivals and links to Meewasin Trail. A mix of high density multiple-unit residential, commercial and recreational uses benefitting from the proximity to the South Saskatchewan River Valley.
- (c) repealing "Map 2 – Downtown Land Use" immediately preceding subparagraph (b)(iii) and replacing it with "Map 2 – Downtown Districts" as shown on Appendix "B" to this Bylaw;
  - (d) striking out "shopping" in subparagraph (d)(iii) and substituting "pedestrian";
  - (e) striking out "Retail" in subparagraph (d)(iii) and substituting "Active Use";
  - (f) striking out "Retail" in subparagraph (d)(iv) and substituting "Active Use";
  - (g) adding the following after subparagraph (d)(iv):
    - "(v) Retail and other commercial and service uses that provide activity and animation in the pedestrian environment will be

supported on the ground floor of buildings located in the Active Use Core, as identified on Map 2 – Downtown Districts.”

(h) repealing paragraph (h) and replacing it with the following:

“(h) Parking

To support an improved public realm and mitigate the negative impacts that parking and surface parking has on walkability, pedestrian comfort, perception of safety and vitality of the streetscape the City will:

- (i) 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;
- (ii) situate entry and exit points of parking facilities to reduce vehicular congestion and avoid conflicts with pedestrians and cyclists;
- (iii) reduce areas of surface parking in the Downtown by supporting new structured parking, new development on surface parking lots, and a higher share of Downtown trips by alternate modes of transportation;
- (iv) determine strategic pedestrian focused locations where surface parking is not appropriate; and
- (v) ensure that where new permanent surface parking is proposed, it is developed in a manner that integrates into the streetscape and is suitably screened so that it is not a focal point. This will include high-quality edges incorporating landscaping, public space and amenity areas that contribute positively to the public realm. There should be enhanced standards for surface parking located on a large corner lot or prominent site.

(i) adding the following after subparagraph (k)(ii);

“(iii) To promote active streets, enclosed pedestrian bridges over public streets will not be permitted in the Downtown.”

**Section I Amended**

9. Paragraph 12.2(a) is repealed and the following substituted:

“(a) The City will maintain and implement a plan for the Downtown as the primary document for guiding development.”

**Coming into Force**

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

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Read a third time and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

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



# Appendix "B"

Official Community Plan - Proposed Downtown Districts

Appendix 2

