

City Centre & District Plan – Official Community Plan Amendments

APPLICATION SUMMARY

Administration is proposing amendments to [Bylaw No. 9700, Official Community Plan Bylaw, 2020](#) (OCP), and a related amendment to [Bylaw No. 9990, Zoning Bylaw, 2024](#) (Zoning Bylaw) for consistent terminology. The purpose of the proposed amendments is to align with the recently approved [City Centre & District Plan](#) (Plan). This report provides an overview of the proposed amendments.

RECOMMENDATION

That at the time of the public hearing, City Council consider Administration's recommendation that the proposed amendments to Bylaw No. 9700, Official Community Plan Bylaw, 2020, and Bylaw No. 9990, Zoning Bylaw, 2024, as outlined in this report, from the General Manager of Community Services Division, dated March 25, 2025, be approved.

BACKGROUND

The 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 for 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.

City Council, at its Regular Business [meeting](#) held on September 25, 2024, approved Saskatoon's City Centre & District Plan, which represents the City of Saskatoon's commitment to ensuring Downtown retains and enhances its significance, while meeting the evolving needs of the community as the city grows. The Plan updates and replaces the City Centre Plan (2013) and incorporates the proposed Downtown Event and Entertainment District (DEED). While the Plan references the proposed DEED, its development remains subject to future City Council decisions. Regardless of the DEED's outcome, the Plan provides a comprehensive framework for investment and revitalization for the broader Downtown.

PROPOSED AMENDMENTS

Amendments to the OCP are proposed to reflect the recently approved Plan. The changes align with several recommended actions and are consistent with the approved direction outlined (see Appendix 1). Proposed amendments include:

- Updated references to the Plan throughout the OCP;
- Replacement of Map 2: Downtown Land Use, to reflect the current Downtown districts in order to focus on the distinctive areas and align with the growth-related goals of each district (see Appendix 2);

- Changes to the extent and function of the “Retail Core” to the “Active Use Core” to reflect current and future objectives for the Plan. This change requires a corresponding amendment to the Zoning Bylaw which is discussed below;
- Designation of the existing and planned park spaces for Downtown on Map 4: Land Use Map (see Appendix 3);
- A new policy to address activating Downtown streets by not permitting enclosed pedestrian bridges over public streets; and
- New policies respecting single-purpose surface parking lots to encourage their redevelopment, strengthen strategic pedestrian focused locations and articulate expectations for surface parking to better fit into the Downtown urban environment.

Related Zoning Bylaw Amendment

An amendment to the Zoning Bylaw is required in conjunction with the change from “Retail Core” to “Active Use Core.” The B6 – Downtown Commercial District regulates ground floor uses within this area identified by the OCP. The Zoning Bylaw is required to be amended to reflect the change in terminology so that the two bylaws are consistent, and the regulation remains enforceable.

Policy Review

The proposed amendments to the OCP align with the objectives and actions outlined in the Plan. Specifically, Goal 5 - Downtown density with a focus on housing, aims to plan and encourage a mix of housing choices in the Downtown to attract a diversity of community members. Objective 5.1 further supports this goal by establishing a regulatory framework that encourages density and repositions Downtown as a vibrant residential community.

Downtown Zoning Review

These amendments establish supporting policy in advance of future proposed amendments to Downtown zoning regulations that further implement the Plan. Taken together, policy changes in the OCP and regulatory changes in the Zoning Bylaw will enable further development opportunity in Downtown and support the vision outlined in the Plan.

Comments from other Divisions

Throughout 2024, the Plan received input and was reviewed by Saskatoon Water, Planning and Development, Transportation, Technical Services, Indigenous Initiatives, Saskatoon Transit, Saskatoon Land, Community Standards, Sustainability, Parks and Recreation and Community Development Departments.

No concerns were identified through the administrative review process which would preclude this application from proceeding to a public hearing.

IMPLICATIONS

City Council may choose to not approve the proposed amendments. This would not align with the approved Plan, and direction from City Council would be required on how to proceed with its implementation.

COMMUNICATIONS AND ENGAGEMENT

Engagement on development of the Plan was conducted throughout all phases of the project, from February 2023 to September 2024. This included several online surveys, targeted in-person workshops, open houses and communication updates through the project's website, social media posts and mailing lists.

PUBLIC NOTICE

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

Once this application has been considered by the Municipal Planning Commission, it will be advertised, 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.

APPENDICES

1. Proposed Amendments to the Official Community Plan
2. Official Community Plan - Proposed Downtown Districts
3. Proposed Map 4: Land Use

REPORT APPROVAL

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Chris Schulz, Acting Director of Planning and Development

Approved by: Celene Anger, General Manager, Community Services

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