

Proposed Amendments to the Official Community Plan

Section A3 Relationship to Other Plans		
Existing	Proposed	Rationale
City Centre Plan	Replace 'City Centre Plan' to 'City Centre and District Plan'.	Reflects the newly approved City Centre and District Plan.
Section G1.1 – Downtown and City Centre		
Existing	Proposed	Rationale
References to Map 2 – Downtown Land Use	Replace 'Map 2 Downtown Land Use' to 'Map 2 - Downtown Districts' and all references to Map 2	Reflects the Downtown Districts outlined in the City Centre and District Plan. Grounded in existing characteristics, these districts guide future development by informing the built environment and public realm considerations in the Downtown.
n/a	<p>Include reference to the Downtown Event and Entertainment District.</p> <p><i>'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'</i></p>	Incorporates the vision of the District into the context of the broader City Centre, aligning with the Strategic Plan.
Policy G1.1(2)(a) <i>The City will maintain a city centre plan as the primary document for guiding development in the City Centre.</i>	Update policy to include reference to the new Plan and that it guides development in the Downtown.	Aligns with the City Centre and District Plan. As Broadway Avenue, 20 th Street West and College Drive significantly contribute to the City Centre, separate plans specifically tailored to those areas will be detailed through the City's Corridor Planning Program. While the City Centre and District Plan considers policy boundaries within the City Centre boundary, the Plan focuses primarily on the Downtown.

Existing	Proposed	Rationale
<p>Policy G1.1(2)(b): <i>The Downtown land use and zoning pattern will follow the general direction illustrated on the Downtown Land Use Map (refer to Map 2 – Downtown Land Use) Intended use areas include:</i></p> <ul style="list-style-type: none"> (i) <i>Retail Core: The primary retail area for the Downtown. In addition to a mix of office, business, and residential uses on upper floors, this area is intended to provide leasable space at grade level occupied primarily by retail and service uses.</i> (ii) <i>Mixed Use Commercial: Intended for a mix of businesses, including office, retail, and service uses. Residential development is also accommodated in this area.</i> (iii) <i>Residential/Office: Intended as one of the primary residential areas within the Downtown, in addition to permitting a variety of office and institutional uses complementing the riverbank.</i> (iv) <i>River Landing: Intended to accommodate a variety of activities that complement both the riverbank and Downtown.</i> (v) <i>Warehouse/Service: Intended to accommodate a variety of industrial, entertainment, and service uses. This areas is also intended to facilitate residential developments attracted by the historical character of the area's buildings.</i> 	<p>Update the descriptions to align with the City Centre and District Plan.</p> <ul style="list-style-type: none"> (i) <i>Warehouse District: The character of the Warehouse District is its distinctive built form and unique street layout. Functioning as a mixed use district, the district has the potential for increased medium density residential with community servicing retail.</i> (ii) <i>Entertainment District: The Entertainment District is poised as the heart of Downtown. Designed to foster vibrant destinations and serving mixed uses, entertainment venues, restaurants, commercial and office uses.</i> (iii) <i>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 development.</i> (iv) <i>Historic Commercial District: These historic corridors offer early 20th 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.</i> (v) <i>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 residential, commercial and recreational uses benefitting from the proximity to the South Saskatchewan River Valley.</i> 	<p>Reflects the Downtown Districts outlined in the City Centre and District Plan. Grounded in existing characteristics, these districts guide future development by informing the built environment and public realm considerations in the Downtown.</p>

Existing	Proposed	Rationale
<p>Policy G1.1(2)(d): <u>Retail Development</u></p> <p>(iii) <i>A convenient and attractive shopping environment will be provided in the Retail Core by encouraging continuous retail and service uses with doorways and display windows at grade level.</i></p> <p>(iv) <i>The provision of pedestrian amenities will be promoted in the Retail Core, including decorative paving, awnings, street furniture, enhanced lighting, bus shelters where appropriate, and other measures to create an enjoyable pedestrian environment.</i></p>	<p>Amend and add policies that reference the 'Active Use Core' rather than the 'Retail Core'. Includes amendments for pedestrian activity and animation, on the ground floor of buildings located in the Active Use Core.</p>	<p>Reflects the change from 'Retail Core' to 'Active Use Core' to frame development provisions that facilitate an active pedestrian environment.</p> <p>The reference to active use is intended to provide broader guidance for desired ground floor uses in this area than retail alone, as many types of uses provide street-level activity and animation.</p>
<p>Policy G1.1(2)(h): <u>Parking:</u></p> <p>(iii) <i>Suitably screen surface parking lots with landscaping and/or fencing.</i></p>	<p>Remove Policy G1.1(2)(h)(iii)</p>	<p>Remove this policy and replaced in a Section (n) that refers to Surface Parking, aligned with the actions outlined in the City Centre and District Plan.</p>
<p>Policy G1.1(2)(k)(iii): n/a</p>	<p>Addition of a new policy to promote active streets by not permitting enclosed pedestrian bridges over public streets in the Downtown.</p>	<p>Aligns with Action 3.2a of the City Centre and District Plan to establish a framework to support investments in the public realm, fosters quality design and maintains grade level street commercial enterprise in the Downtown.</p>

Existing	Proposed	Rationale
<p>Policy G1.1(2)(n): n/a</p>	<p>New Policy section that outlines provisions for surface parking including:</p> <ul style="list-style-type: none"> • ongoing reduction in the proportion of Downtown land use area • Increasing share of structured parking • Determining strategic pedestrian focused locations where surface parking is not appropriate • Ensure surface parking is developed in a manner that integrates with the streetscape, including landscaping 	<p>Reflects the vision and goals of the City Centre and District Plan to foster a vibrant Downtown environment with dense, compact development and complete streetscapes. While surface parking lots are an important part of the Downtown parking supply, their impact on the physical environment can run counter to Downtown development objectives.</p> <p>These policy statements recognize the need to address the negative externalities of surface parking by working to reduce the amount of Downtown land area devoted to this use, supporting development of surface parking lots with more efficient and value-add land uses, and setting new expectations for how surface parking can better fit into the Downtown environment.</p> <p>Proposed zoning regulations will be brought forward in the future that align with these policy statements and address Action 4.3b of the City Centre and District Plan: “Prohibit the development of new single-purpose surface parking lots in strategic pedestrian focused locations in the Downtown” and Action 5.1c: “Amend Downtown zoning district to introduce a new regulatory approach to single-purpose surface parking lots to encourage further development.</p>

Section 12.2 – Increase Downtown Commercial and Residential Growth		
Existing	Proposed	Rationale
Policy 12.2(2)(a): <i>Maintain and implement a city centre plan as the primary document for guiding development in the City Centre.</i>	Update policy to include reference to the new Plan and that it guides development in the Downtown.	Aligns with the City Centre and District Plan. As Broadway Avenue, 20 th Street West and College Drive significantly contribute to the City Centre, separate plans specifically tailored to those areas will be detailed through the City's Corridor Planning Program. While the City Centre and District Plan considers policy boundaries within the City Centre boundary, the Plan focuses primarily on the Downtown.