Proposed Official Community Plan Bylaw Amendments and Zoning Bylaw Amendments – Heritage

Recommendation
That a copy of this report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration’s recommendation that the proposed amendments to Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770, as outlined in this report, be approved.

Topic and Purpose
The purpose of this report is to consider the proposed amendments to Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770, based on the recommendations outlined in the Heritage Policy and Program Review. These amendments will update Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770 to incorporate recent changes to the Heritage Plan and Civic Heritage Policy No. C10-020.

Report Highlights
1. Amendments to Official Community Plan Bylaw No. 8769 (Official Community Plan) and Zoning Bylaw No. 8770 (Zoning Bylaw) are required in order to improve upon the success of the City of Saskatoon’s (City) Heritage Conservation Program, based on recommendations outlined in the Heritage Policy and Program Review.
2. These proposed amendments integrate heritage initiatives with broader civic goals as outlined in the Official Community Plan and the Zoning Bylaw, as well as establishes a consistent definition of what heritage is and how it is to be conserved.

Strategic Goals
This report supports the City’s Strategic Goal of Sustainable Growth by preserving the character of heritage buildings and historical landmarks. This report also supports the Strategic Goal of Quality of Life by supporting new and creative ways to showcase the city’s built, natural, and cultural heritage.

Background
The Heritage Policy and Program Review, which was completed in August 2012, identified the need for the Official Community Plan to provide clarification on what the City defines as heritage, how heritage resources serve as community amenities, and how these resources will be conserved as part of the City’s planning framework.

The Heritage Plan, approved in 2014, recommended that the City offer a range of incentives (including non-financial) to Municipal Heritage Properties to promote conservation. The Heritage Plan also recommended that developers of large-scale
projects that include or are adjacent to heritage resources be required to prepare a Heritage Impact Statement (HIS).

The proposed amendments to the Official Community Plan and the Zoning Bylaw were presented to the Municipal Heritage Advisory Committee (MHAC) at its January 4, 2017 meeting.

**Report**

**Official Community Plan Amendments**

Proposed amendments to the Official Community Plan include:

1) a broader definition of heritage that corresponds with the definition outlined in Civic Heritage Policy No. C10-020 (Civic Heritage Policy);

2) updates to the policies in the Official Community Plan that reflect the updated Civic Heritage Policy;

3) the integration of heritage conservation with other civic objectives (such as economic development, sustainability, improved quality of life, and neighbourhood planning) and plans (including the City’s 2013 to 2023 Strategic Plan, Culture Plan, and Local Area Plans); and

4) improved linkages between the Official Community Plan and the Zoning Bylaw with respect to heritage.

**Zoning Bylaw Amendments**

Proposed amendments to the Zoning Bylaw include:

1) the provision to relax certain development standards for designated Municipal Heritage Properties; and

2) the requirement of an HIS in situations where a proposed development or demolition includes a heritage resource, where appropriate.

The proposed amendments to the Official Community Plan and the Zoning Bylaw are outlined in Attachment 1. The HIS Guidelines define an HIS, determine its use as a heritage conservation tool, and instruct on HIS preparation (see Attachment 2). The HIS Guidelines will be available electronically through the City’s website.

**Options to the Recommendation**

City Council could choose to deny the proposed amendments. This is not recommended as proposed amendments work to implement the Heritage Plan.

**Public and/or Stakeholder Involvement**

Consultation regarding the proposed amendments to the Official Community Plan and the Zoning Bylaw was undertaken through the Heritage Policy and Program Review and the development of the Heritage Plan. Both MHAC and the Saskatoon Heritage Society were consulted in regards to the proposed amendments.
Other Considerations/Implications
There are no policy, financial, environmental, privacy, or CPTED implications; a communication plan is not required at this time.

Due Date for Follow-up and/or Project Completion
No follow-up is required.

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

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Public Notice Policy No. C01-021, 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 date.

Attachments
1. Proposed Official Community Plan and Zoning Bylaw Amendments
2. City of Saskatoon Heritage Impact Statement Guidelines

Report Approval
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