



# Urban Land Development in Saskatoon

SPC on PDCS March 11 2019



# Major Planning Initiatives

## Policy

- New Official Community Plan
- Zoning Bylaw Review
- Development Levy Audit
- Green Strategy
- P4G Regional Plan

## Programs

- Area Concept Plan Guidelines
- Natural Areas Standards
- Development Civic Service Review and Operational Review
- Technology Improvements and Online Services
- Developers Information Portal



# Saskatoon's 1<sup>st</sup> Plan 1913



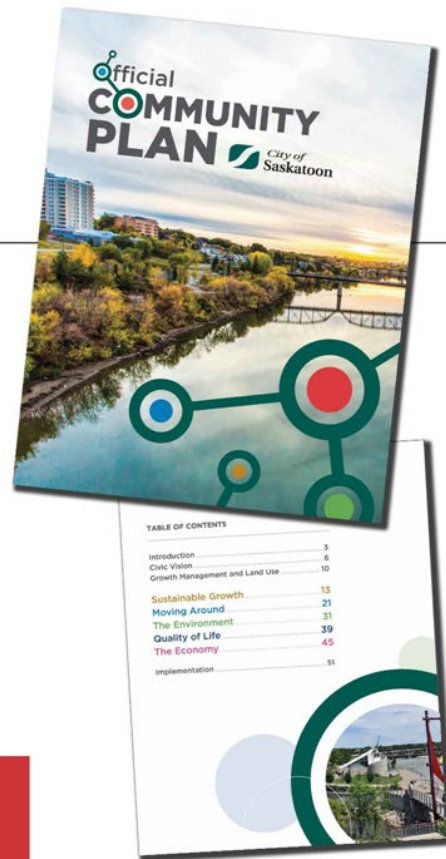
# SASKATOON'S OFFICIAL COMMUNITY PLAN

## What is the Official Community Plan?

- The Official Community Plan (OCP) is our collective vision for Saskatoon as a prairie city and prosperous community.
- It provides both inspiration and direction, ensuring that the community's vision for Saskatoon is integrated into all aspects of our planning, priority-setting and development.
- The direction and goals outlined in the OCP are entrenched in law and recognized by the Province of Saskatchewan as a statement of Saskatoon's long-term vision.
- The OCP is a statutory (legal) document required by *The Planning & Development Act, 2007*. It gives the City the ability to be an approving authority.

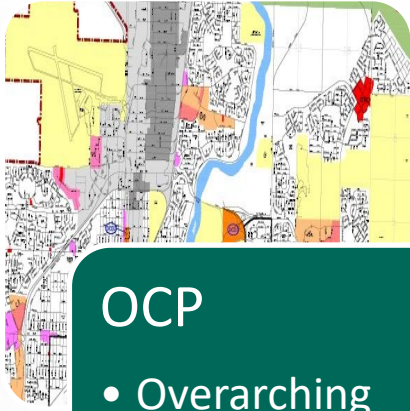
***"The purpose of an official community plan is to provide a comprehensive policy framework to guide the physical, environmental, economic, social and cultural development of the municipality or any part of the municipality."***

- The Planning and Development Act, 2007 - Section 31





# Hierarchy of Plans



## OCP

- Overarching policies
- Comprehensive
- Long Term



## Sector Plan

- Framework for development
- Large Scale Infrastructure



## Area Concept Plan

- Detailed
- Land Use
- Servicing

Why do we do Planning the way we do?

Certainty & Consistency

What value does it bring to the City?

Enhances Financial Sustainability

# Planning Provides Certainty

## WHERE

- Future Growth Study
- Sector Plan
- Concept Plan

## WHEN

- Sector Phasing Plan
- Concept Phasing Plan
- Service Extensions

## HOW

- Sector Plan
- Concept Plan
- Zoning Bylaw
- Design and Development Standards

# Planning Provides Consistency

## WHAT

- Utilities
- Amenities
- Land Uses

## HOW

- Official Community Plan
- Sector Plan
- Concept Plan
- Design and Development Standards



**Community  
Expectations**



# Enhancing Financial Sustainability

One Neighbourhood/Area per Sector



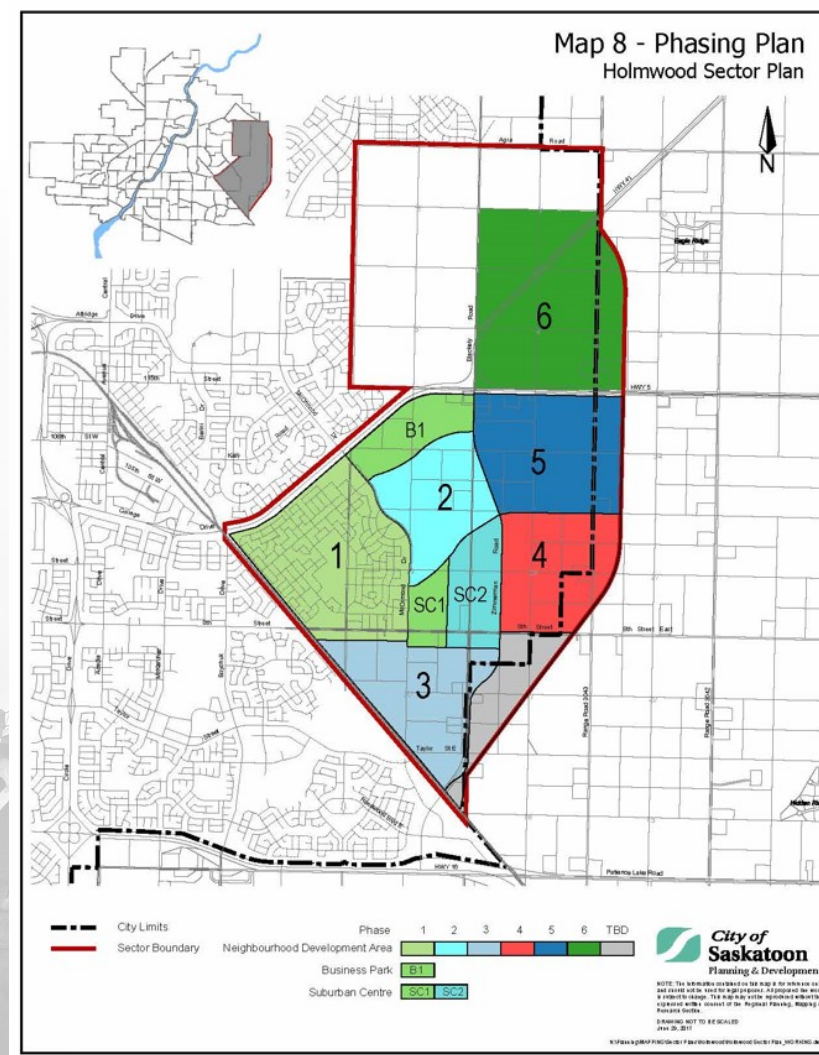
Phasing Plan



Predictable Servicing Extensions



Ability to Pay for Growth



# Typical Development Process

Future Growth  
Study

Boundary  
Alteration

Apply City Land  
Use and Zoning

Sector Plan for 8  
to 10 Nghds

Undertaken by City Administration; Approved by City Council

# Typical Development Process (Cont.)



Undertaken by Developer/Builder; Approved by Council or Administration

# Benefits of a Defined Process

- Predictable method
- Allows consideration of new innovations
- Incorporates low risk
- Apply process improvements and changes over time