

STATE OF THE OFFICIAL COMMUNITY PLAN

The State of the Official Community Plan provides a predictable and consistent way to monitor and maintain Bylaw No. 9700, The Official Community Plan Bylaw, 2020 while also identifying opportunities or initiatives needed to help achieve Saskatoon's strategic goals moving forward.

JANUARY 2025



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Saskatoon is known globally as a sustainable city loved for its community spirit, robust economy, cultural experiences, environmental health, safety and physical beauty.



1. INTRODUCTION

1.1. What is the Official Community Plan?

The Official Community Plan (OCP) is a bylaw that provides a comprehensive policy framework for achieving the community that Saskatoon residents collectively envision and desire. It guides the physical, environmental, economic, social and cultural development of our community through a broad set of goals, objectives and policies. These inform all planning, decision-making and priority-setting for the City of Saskatoon (City). The direction and goals outlined in the OCP are entrenched in law and recognized by the Provincial government, through *The Planning and Development Act, 2007*, as a statement of Saskatoon’s long-term vision.

The OCP works in conjunction with the City’s Strategic Plan, Business Plan and Budgeting process to create a strategic framework for how priorities are set and how the City achieves its goals. The OCP provides the long-term vision for Saskatoon, while the Strategic Plan identifies the short-term (four year) priorities for achieving that vision. The OCP is intended to be a living document, providing a framework that can be monitored and updated to reflect new direction to meet the City’s evolving needs. Language included in the OCP establishes regular assessment of the OCP. This includes reporting to City Council (Council) on progress toward the City’s long-term vision every four years.

1.2. Vision

Saskatoon is a world-class city with a proud history of self-reliance, innovation, stewardship and cultural diversity. Saskatoon is known globally as a sustainable city loved for its community spirit, robust economy, cultural experiences, environmental health, safety and physical beauty. All residents enjoy a range of opportunities for living, working, learning and playing. Saskatoon continues to grow and prosper, working with its partners and neighbours for the benefit of all.

Image 1: Circular Table of Contents



The OCP is organized into ten sections, based on the strategic goals outlined in the Strategic Plan. There are no beginnings or endings, but rather cycles – visualizing the contents of the OCP as a continuous cycle with people at the centre representing an equitable community – see Image 1 above. Presenting the OCP as a cycle represents a commitment to the goal of enhancing and honouring relationships with the original stewards of this land and brings an Indigenous lens that emphasizes that no one section is more important than the others.

1.3. Strategic Goals

Five of the seven strategic goals identified in the City’s [2022-2025 Strategic Plan](#) have been entrenched in the OCP. These goals are based on areas that the community, Administration and Council identified as important to realizing the long-term vision of Saskatoon as a great place to live, work, learn and play.



Quality of Life
Saskatoon is a warm and welcoming place for all.



Moving Around
Saskatoon is a city on the move.



Environmental Leadership
Saskatoon grows in harmony with nature.

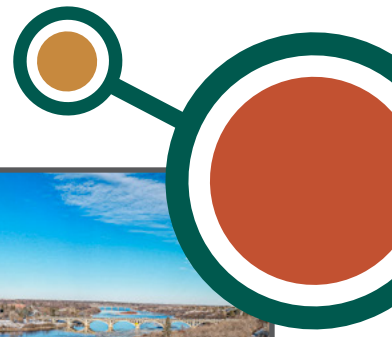


Economic Diversity and Prosperity
Saskatoon thrives thanks to a diverse local economy.



Sustainable Growth
Saskatoon is known for smart, sustainable growth.





2. STATE OF THE OCP REPORTING

2.1. Purpose

As outlined in Section A5 of the OCP, an assessment shall occur every four years through the State of the OCP to ensure the OCP is reflective of the current state of the city. This assessment is intended to include a summary of progress toward Saskatoon's long-term vision and identification of amendments, mechanisms or approaches to continuously improve the OCP. It will provide a predictable and consistent way to maintain the OCP and monitor changes to approved direction, while also identifying potential opportunities or initiatives needed to help achieve the City's strategic goals moving forward. The information in this report may also be used to inform updates to the City's Strategic Plan.

2.2. Management Documents

Management documents include bylaws, policies, strategies, plans, procedures and guidelines. This section provides examples of tools, processes, targets, reports or policies used to help achieve the vision or monitor the progress toward achieving it. Future iterations of the State of the OCP may include greater detail on a range of ongoing and proposed projects and initiatives that support the City's strategic goals and may inspire future updates to the OCP.

2.2.1. Strategic Plan

The Strategic Plan provides an opportunity to highlight the City's vision by bringing clarity and further detail to strategic goals. The OCP addresses the five community informed strategic goals as specific sections, through supporting objectives and policies. The strategic planning process provides an opportunity to consider its relationship to other management documents and endorsed initiatives, including the OCP. In terms of the hierarchy of management documents, the OCP provides a comprehensive policy framework to achieve the City's vision and can provide inspiration for priorities included in the Strategic Plan. The Strategic Plan can also be used to inspire updates to the OCP should Council update endorsed direction or introduce new initiatives that should be reflected in the OCP. Both documents have the ability to set high-level direction for the City.

2.2.2. Growth Monitoring Report

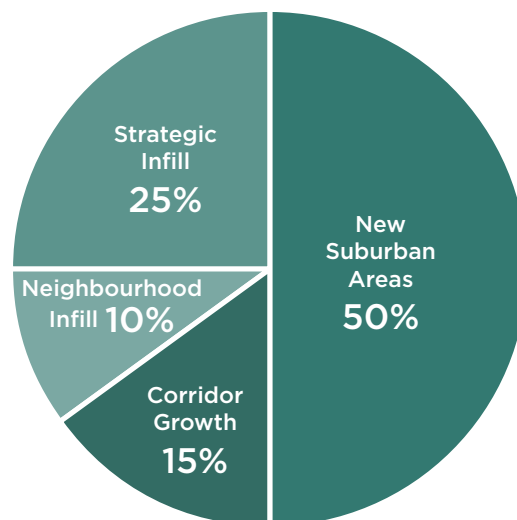
The Growth Monitoring Report is an annual report that provides information on residential, commercial and industrial development in Saskatoon, as well as other growth-related indicators for the city.

The report provides data that helps to monitor progress toward policy goals, including infill targets. It includes data used to plan servicing needs and to inform policy and program reviews. It includes summaries of management documents, builder and developer inventory levels and housing market assessments, planned servicing schedules, market absorption and new neighbourhood build-out predictions, as well as an inventory of infill opportunities on lands owned by the City. For more information on the most recent growth monitoring reporting, visit the City's [Planning Publications](#) webpage.

A key direction in the OCP is a shift in how and where the city will develop. It includes a goal of 50 per cent of new growth to be infill, with 25 per cent being Strategic Infill, 10 per cent being Neighbourhood Infill and 15 per cent being Corridor Growth. These infill targets are one of the City’s most significant and measurable metrics for monitoring progress toward policy goals, and the Growth Monitoring Report helps monitor progress to achieving these growth targets.

Identified Strategic Infill areas include the City Centre, the North Downtown and the University Endowment Lands. Each is an area where significant infill may occur in the future. These areas also typically require significant work to be completed to see that infill occurs. In the shorter term, Neighbourhood Infill and Corridor Growth could be seen as more achievable on an annual basis. There are several projects underway to support these growth targets including the Corridor Transformation Plan and ongoing work related to the Housing Accelerator Fund (HAF).

Image 2: Current Growth Targets



3. AMENDMENTS

The OCP is meant to be a living document that can adapt to the needs of Saskatoon moving forward. Amendments are typically brought forward as needed. For example, through bylaw amendments, the OCP Land Use Map is regularly amended to accommodate new development, and policy wording is updated as needed to reflect Council decisions and address matters as they arise.

In 2020, the current OCP was created through the OCP Redesign Project. The purpose of the redesign was to update the OCP to appropriately reflect the current vision for Saskatoon, based on current management documents and endorsed initiatives. The intent of bringing the OCP up to date was to consolidate, rather than retroactively amending the document piecemeal year after year, as had historically been the case. This consolidation has resulted in a consistent direction for development in the city and provides residents, Council, Administration and other stakeholders a clearly defined vision for Saskatoon’s future, supported by the policies necessary to achieve that vision.

However, the last four years have seen substantial economic and social shifts in municipalities across the world. Saskatoon is no different, and there are several initiatives that will shape Saskatoon, including the Corridor Planning Program, infill targets, the Housing Accelerator Fund initiatives, and the Downtown Event and Entertainment District. This has already begun to take shape with significant amendments made to the OCP as the City responds to trends and transformative change through policy direction. Many of the amendments, including Bylaws 9739, 9741, 9883, 9893, 9916, 9980, 10023, and 10030, that occurred during this period will help achieve the City’s infill targets, allowing for the development of mixed-use developments at the Corridor and Neighbourhood level.

Between 2021 – 2024, 23 amendments have been made to the OCP, nearly a third of which took place in 2024 stemming from HAF and Corridor Growth related work completed by the Planning and Development Department. A list of these is included below in Table 1. Amendments were nearly equally divided between land use changes to [Map 4: Land Use](#) and policy language in the body of the document.

Table 1: OCP Amendments, 2021 – 2024

Bylaw No.	Report Title	Amendment Type	Affected Policy
2021			
9739	<u>Proposed Official Community Plan Amendment - 1414 - 1416 Main Street</u>	Land Use	Map 4: Land Use
9741	<u>Proposed Official Community Plan Amendment – 512 to 520 Main Street</u>	Land Use	Map 4: Land Use
9776	<u>Official Community Plan Amendment - Comprehensive Zoning Bylaw Review – Architectural Control District Design Review Committee</u>	Text	J5.3
2022			
9855	<u>Official Community Plan – Housekeeping Amendment Package</u>	Text	All Sections
9856		Text	F1(2)(a)(iii), F2.2(6), (7), (8), (9)
2023			
9883	<u>Proposed OCP Land Use Map Amendment – 528 8th Street E, 1100-1122 Broadway Avenue and 529 7th Street E</u>	Land Use	Map 4: Land Use
9893	<u>Proposed Official Community Plan Bylaw, 2020 Text Amendment – High-Density Mixed-Use</u>	Text	F2.2(32), G1.7
9901	<u>Proposed Official Community Plan Text and Map Amendment – Willows Neighbourhood</u>	Text & Land Use	G3.2(2)(d), Map 4: Land Use
9916	<u>Proposed Official Community Plan Amendment – 509 12th Street East</u>	Text & Land Use	Map 1: Downtown and City Centre, Map 4: Land Use, Map 5: Urban Form and Structure
2024			
9978	<u>Housing Accelerator Fund – Official Community Plan Text Amendment</u>	Text	G1.3(8)(g)
9980	<u>Proposed Official Community Plan Land Use Map Amendment – 235 Horner Crescent</u>	Land Use	Map 4: Land Use
9999	<u>Corridor Growth Boundary and Land Use Amendments</u>	Land Use	F2.1, Map 4: Land Use
10000		Land Use	
10001		Land Use	
10002		Land Use	
10003		Land Use	
10004		Land Use	
10005		Text	
10007	<u>Housing Accelerator Fund – Official Community Plan Amendments</u>	Text & Land Use	F2.2, G1.3, G1.8, Map 3: Planned Growth, Map 4: Land Use
10021	<u>Proposed Official Community Plan Land Use Map Amendment – Rosewood</u>	Land Use	Map 4: Land Use
10023	<u>Proposed Official Community Plan Land Use Map Amendment – 1232-1236 Idylwyld Drive and 1 Minto Place - From DCD2 to Station Mixed Use</u>	Land Use	Map 4: Land Use
10025	<u>Proposed OCP Amendment, Rezoning by Agreement and Rezoning – South Caswell Redevelopment Project</u>	Land Use	Map 4: Land Use
10030	<u>Proposed Official Community Plan Land Use Map Amendment and Rezoning by Agreement – 555 Eastlake Ave and 403 12th St East</u>	Land Use	Map 4: Land Use



*Saskatoon continues to grow and prosper,
working with its partners and neighbours
for the benefit of all.*

4. POLICY ACHIEVEMENTS AND IMPLEMENTATION OF INITIATIVES

Through other reporting, like the [Service, Savings & Sustainability Reports \(SSS\)](#), Annual Reports and Administrative Reports, we know that each City Department has completed significant policy, regulatory and operational achievements over the last four years. Tables 2 through 6 outline policy and implementation highlights occurring between 2021-2024 that were guided by the OCP, including changes to, or the creation of new, management documents (i.e., bylaws, policies, strategies, plans, procedures, and guidelines). The tables below, organized by Strategic Goal, show a snapshot of achievements over the last four years rather than a comprehensive list by Department.



4.1. Quality of Life

Saskatoon is a warm, welcoming place. A place with a mix of facilities, amenities, and opportunities for citizens to come together, pursue their interests and enjoy the city's built, natural and cultural heritage.

Table 2: Quality of Life Policy Highlights

Strategic Goal	Department	Highlight	Supporting OCP Policy
Quality of Life	Community Standards	Bylaw No. 9722: The Drainage Bylaw, 2021	D1.3
	Indigenous Initiatives	City Reconciliation Visual Identity, 2023	D1.3, D2.4
		Renaming John A. Macdonald Road to miyo-wâkhôtowin Road, 2023	J1.3
	Reconciliation, Equity, Diversity and Inclusion	REDI Department established, 2022	D2.1
	Recreation and Community Development	Community Centre Levy renamed School Land Levy, 2022	D6
		Public art installations, 2021-2023	D3.2
Saskatoon Transit	TRC Calls to Action Inspires Bus Shelter Art, 2021-2023	D3.2	



4.2. Environmental Leadership

Saskatoon is a city that thrives in harmony with the natural environment, conserving resources, reducing impacts, and promoting environmental stewardship.

Table 3: Environmental Leadership Policy Highlights

Strategic Goal	Department	Highlight	Supporting OCP Policy
Environmental Leadership	Parks	Urban Forestry Management Plan, 2021	E2.7
		Bylaw No. 9957 The Tree Protection Bylaw, 2024	
	Sustainability	Solid Waste Reduction and Diversion Plan 2021	E4.1, E4.2, E4.3
		Alternative Currents: A Renewable and Low Emissions Energy Implementation Plan, 2022	E5.1
		High Performance Civic Building Policy, 2022	E3.3
	Water Conservation Strategy, 2022	E1.2	



4.3. Sustainable Growth

Saskatoon is a sustainable community that meets its needs today without limiting the ability of future generations to meet their needs. It is a community that sustains quality of life and accommodates growth by balancing long-term economic, environmental and social needs.

Table 4: Sustainable Growth Policy Highlights

Strategic Goal	Department	Highlight	Supporting OCP Policy
Sustainable Growth	Planning and Development	University Sector Plan, 2021	F1, G2.2, J2.1
		P4G District Official Community Plan, 2022	G5
		Housing Accelerator Fund, 2024	G1.3, F2.1, F2.2, G1.3, Maps 3, 4, 5
		Blairmore Sector Plan, 2024	F1, G2.2, J2.1
		City Centre & District Plan, 2024	D2, D3, D7, G1.1, E2, E3
	Saskatoon Land	Acquisition of Lands for the Downtown Event and Entertainment District Project, 2024	G1.1
		South Caswell Hill Concept Plan implementation, 2024	G1.3





4.4. Moving Around

Saskatoon’s transportation system provides opportunities to move throughout the city using different modes of transportation on a network of streets, paths and transit routes.

Table 5: Moving Around Policy Highlights

Strategic Goal	Department	Highlight	Supporting OCP Policy
Moving Around	Finance	Corporate Asset Management Plan Saskatoon Transit, 2023	H2.1, G6
		\$94.77 million in Government Funding under the “Investing in Canada Infrastructure Program” for Bus Rapid Transit, 2023 (p. 66)	H2.1, H4.1, G6
	Transportation	Transportation Master Plan, 2021	H1, H2



4.5. Economic Diversity and Prosperity

Saskatoon is a hub for the province’s natural resources and agricultural industries, as well as a retail and service centre for central and northern Saskatchewan. Creating an economically viable city requires cooperation, collaboration and partnerships among the City, its municipal and provincial partners, and other authorities. Urban Reserve facilitation falls under this Strategic Goal – related policy language around reconciliation, partnerships and economic participation are important and help to guide this work.

Table 6: Economic Diversity and Prosperity Policy Highlights

Strategic Goal	Department	Highlight	Supporting OCP Policy
Economic Diversity and Prosperity	Indigenous Initiatives Planning and Development City Solicitor’s Office	Urban Reserve Facilitation with Kahkewistahaw First Nation , 2021	I3.1, I3.2, J1.2, J1.3
		Urban Reserve Facilitation with Pelican Lake First Nation , 2022	
		Urban Reserve Facilitation with Lac La Ronge Indian Band , 2023	
		Urban Reserve Facilitation with Peter Ballantyne Cree Nation , 2024	
		Urban Reserve Facilitation with Muskeg Lake Cree Nation , 2024	

5. FORECASTING

This section outlines forecasting for potential project needs, policy changes and implementation items that may occur within the next four-year period. Based on internal engagement with City departments, forecasted work is outlined below. Interim amendments to the OCP may be needed based on changes in approved direction and supplemental budget adjustments. Additionally, the OCP may need to be amended to conform to changes in legislation.

There are multiple paths forward to address these items as they arise:

- Future OCP housekeeping amendment(s) for minor items;
- Through future planned updates to other management documents that require related OCP amendments, and/or;
- Specific OCP amendment packages, as directed by Council.

No specific amendments or projects are being recommended through this report.

5.1. Expected Work 2025 – 2028

Items that are expected to occur over the next four years may result in changes to approved direction, thus impacting the OCP and potentially prompting changes or updates – as outlined in Table 7.

Table 7: Expected Work 2025 – 2028

Expected Work 2025-2028	Potential Impacts To...
<u>Bylaw No. 6537 The Subdivision Bylaw, 1985</u> review	J6 Subdivision and Development
<u>Zero Emissions Vehicle Roadmap</u> creation	E3.1 Energy Conservation and Efficiency
Climate Action Plan refresh to include mitigation (<u>Low Emissions Community Plan</u>) and adaptation (<u>Corporate Climate Adaptation Strategy</u>)	E5 Climate
OCP amendments stemming from the <u>City Centre & District Plan</u>	G1.1 Downtown and City Centre

5.2. Work Requiring Further Policy Direction

Table 8 outlines items that may require further policy direction, prioritization or budget support and have potential impact on the OCP, in terms of projects, programs or priorities.

Table 8: Work Requiring Further Policy Direction

Work Requiring Further Policy Direction	Department
Maintenance and potential updates to financing growth tools.	Construction and Design Planning and Development
Review and potential update of Policy C09-041 – Wetland Policy.	Sustainability Planning and Design
Expanded policies in Section E4 Waste Management.	Sustainability
Creation of a Food Action Plan.	Sustainability
Expanded policies on sustainable service delivery and support for Municipal Public Works Yards*.	Roadways, Fleet and Support Services

**i.e., material handling sites, snow management facilities, transit maintenance facilities and parks maintenance facilities*

6. OPPORTUNITIES AND IMPROVEMENTS

There are opportunities to improve the user experience of the OCP and provide ongoing maintenance to the document. Through internal engagement with City departments, themes and specific actions items have been identified below. Future housekeeping amendment(s) could include these items – there is precedent for bringing this type of amendment forward when needed.

In 2022 the Housekeeping Amendment Package was approved by Council and included general amendments to both narrative and policy as well as minor mapping changes. The purpose of a housekeeping amendment is to make minor OCP edits, general updates to language and improvements to user experience. Generally, there should be no substantive changes, nor changes to the intent of approved direction.

6.1. User Improvements

- Embedded links to individual chapters and sections within OCP document.
- Continued improvement to wayfinding within document.

6.2. Maintenance

- Updating narrative to reflect the estimated population numbers outlined in the most recent Growth Monitoring report.
- Administration maintains a list of minor wording, grammatical, formatting and map maintenance to be included in housekeeping amendments or, when relevant, with other amendments being brought forward.
- Potential changes to the OCP resulting from the upcoming 2025 Strategic Planning Process. Any changes to the City's Strategic Goals would need to be embedded within the OCP and could require text amendments.



7. NEXT STEPS

Over the next four years, Administration will continue to monitor the progress toward achieving the City's vision and provide the next report on the State of the OCP in 2028. Council directives will be monitored, and Administration will work internally with City Departments to bring forward recommendations for amendments to the OCP as needed. Housekeeping amendment(s) may be brought forward during this time to make general updates to language and improvements to user experience.

The Growth Monitoring Report will continue to be published annually, identifying measures and indicators to demonstrate how the City is achieving its growth and development targets. This annual reporting, coupled with the quarterly reporting on the State of the OCP, will help to signal potential changes in conditions, while relying on internal data sources to recommend how to respond appropriately to change. These reports will provide information on where changes have occurred, or need to occur, for the City's goals to be achieved.

Administration will also continue communicating with key contacts within the City, as well as other relevant stakeholders, about the OCP to support the consistent use and maintenance of the document. This relationship building helps to ensure the OCP is used as it is intended: as the primary document guiding development and city building in Saskatoon. It supports a consistent, integrated approach to the work done by Administration, and it may be used to inform priorities included in the Strategic Plan or through other initiatives intended to help achieve Saskatoon's long-term vision.

At the end of 2025, the 2022-2025 Strategic Plan will end and the 2026-2029 Strategic Plan will take its place. The creation of the new Strategic Plan will include engaging with the community, stakeholders, rightsholders and the Administration to understand the current state of, and the vision for, Saskatoon by the end of 2029. The new Strategic Plan will set the four-year direction to help guide budget and planning decisions to help the City achieve its strategic goals.





City of
Saskatoon

saskatoon.ca/ocp

Prepared by
Planning & Development