

CITY CENTRE & DISTRICT PLAN

Ohtannah, "the collective heart" of Saskatoon



The City Centre and District Plan provides the roadmap for Saskatoon's City Centre and District.

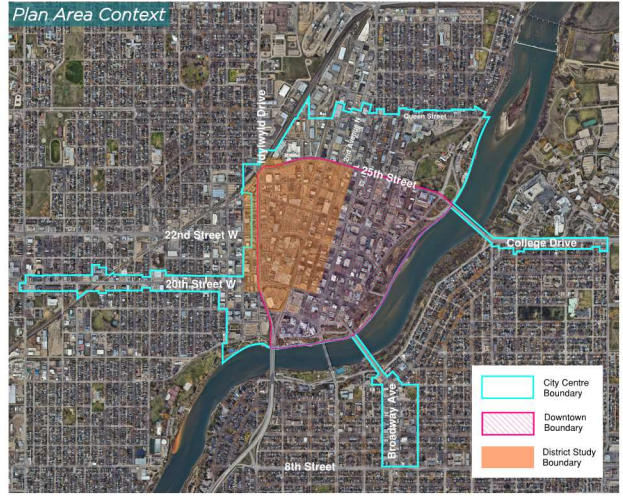
The Plan outlines strategic directions for the City of Saskatoon, civic partners, rightsholders, stakeholders, individuals with lived experience and the public to take the vision of the Plan from idea to action.

A safe and vibrant Downtown is a welcoming and inclusive place for all people to come together in cooperative spirit. The City Centre and District supports a strong economy, strengthens our diverse community and attracts people to live, work, play and learn in the Downtown





| | | | |
|--------------------|----------------------|--------------------|------------------------------|
| EVENT CENTRE/ARENA | Public Realm: | PLACES OF INTEREST | MEEWASIN TRAIL |
| CONVENTION CENTRE | PLACES TO CONNECT | POLICE STATION | PLANNED PROTECTED BIKE LANES |
| FUTURE DEVELOPMENT | GREEN SPACES | HOSPITALS | PLANNED PROTECTED BIKE LANES |
| | GATHERING SPACES | | |
| | COURTYARD | | |



1. 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 a focus on residential growth with small-scale commercial uses.



2. Entertainment District
The Entertainment District is poised as the heart of Downtown. Designed to foster vibrant destinations, complementing existing and future businesses and destinations, the District will draw residents and visitors from across the province.



3. River Landing
A premium destination with space for families to gather and play and where citizens of all ages come together to attend cultural performances and art exhibitions.



4. Historic Downtown District
These historic corridors offer early 20th century architecture, our iconic Bessborough Hotel, numerous businesses, restaurants, offices and civic uses and services.



5. 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 featuring the near proximity to the South Saskatchewan River Valley.

GOALS & PRINCIPLES



Reconciliation by honouring Indigenous Peoples, histories, languages and culture.



A distinctive identity through placemaking/placekeeping.



Architectural and public realm design excellence.



Reliable and efficient transportation options.



Downtown density with a focus on housing.



Leadership in sustainability and resiliency.



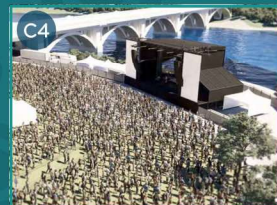
A robust and diverse economy.



A healthy and safe community.



TRANSFORMATIVE PROJECTS



A - Streets

- A1: 22nd Street Festival Street
- A2: Imagine Idylwyld
- A3: 23rd St Greenway

B - Facilities

- B1: Event Centre / Arena
- B2: Convention Centre & Theatre
- B3: Central Library

C - Spaces

- C1: DEED Public Realm Spaces
- C2: New Community Park
- C3: New Linear Park
- C4: Outdoor Permanent Festival Site
- C5: Potential National Urban Park

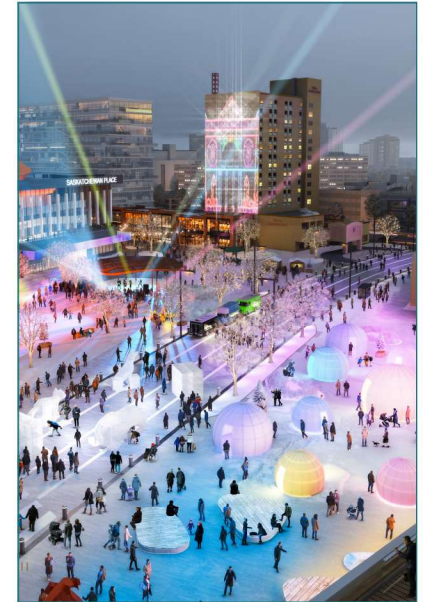
D - Connections

- D1: Bus Rapid Transit System
- D2: Connecting Downtown: (AAA Network)

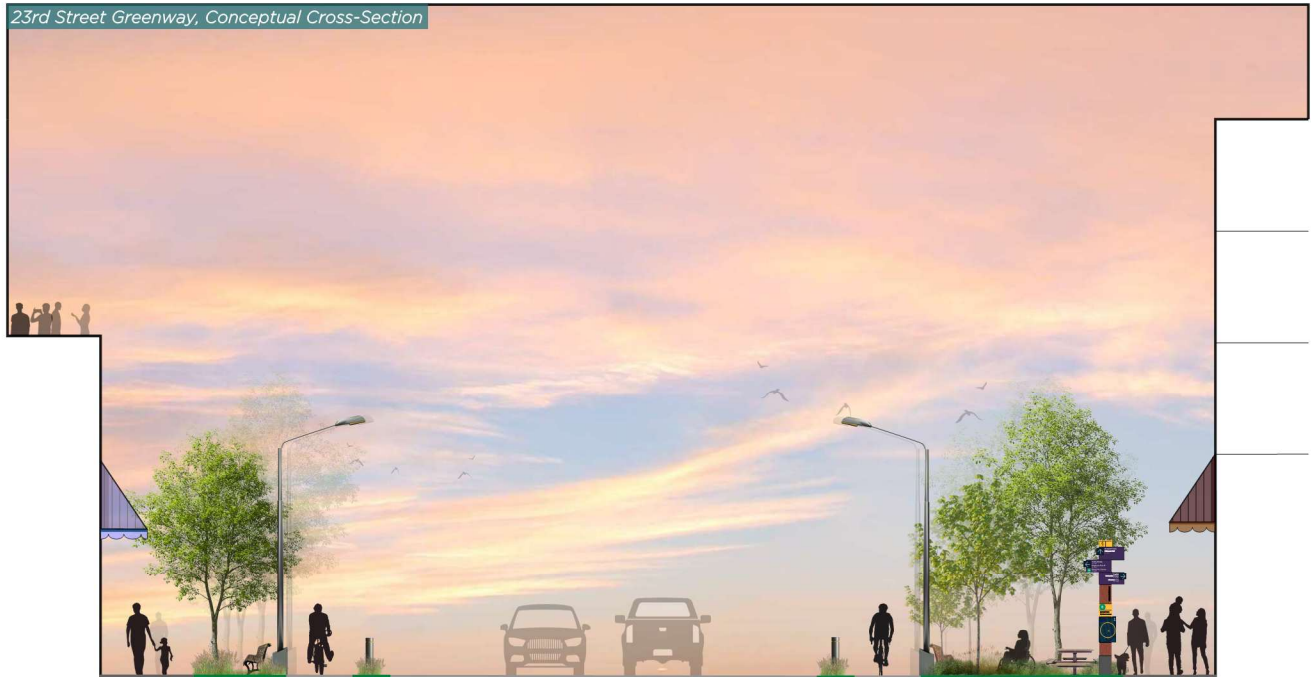


PUBLIC SPACES

District Public Gathering Spaces



23rd Street Greenway, Conceptual Cross-Section



GOAL 1

Reconciliation by honouring Indigenous Peoples, histories, languages and culture

"Install Treaty 6 and Métis flags and banners in public spaces to promote the use of the City of Saskatoon Reconciliation Visual Identity."



"Implement Indigenous placekeeping elements and stories in public spaces and building design when the detailed design for the Event and Entertainment District is implemented."

GOAL 2

A distinctive identity through placemaking/placekeeping

"Prepare a public art strategy for the District that prioritizes public art features incorporated into the design of the public plaza spaces, emphasizing the importance of culturally and gender diverse representation."

"With agreement from the owners of the Capitol Theatre artifacts, explore the restoration and installation of the Capitol Theatre Marquee for a permanent placement in the District and explore possibilities for inclusion of the interior Capitol Theatre artifacts."



GOAL 3

Architectural and public realm design excellence

Key Streetscape Design Elements

Enhanced Design: Design details and furnishings exhibit a high level of design treatment and offers spaces that provide pedestrian comfort.

Street Furniture: Components that enhance the pedestrian experience include but are not limited to benches, lighting, receptacles, planters and wayfinding.

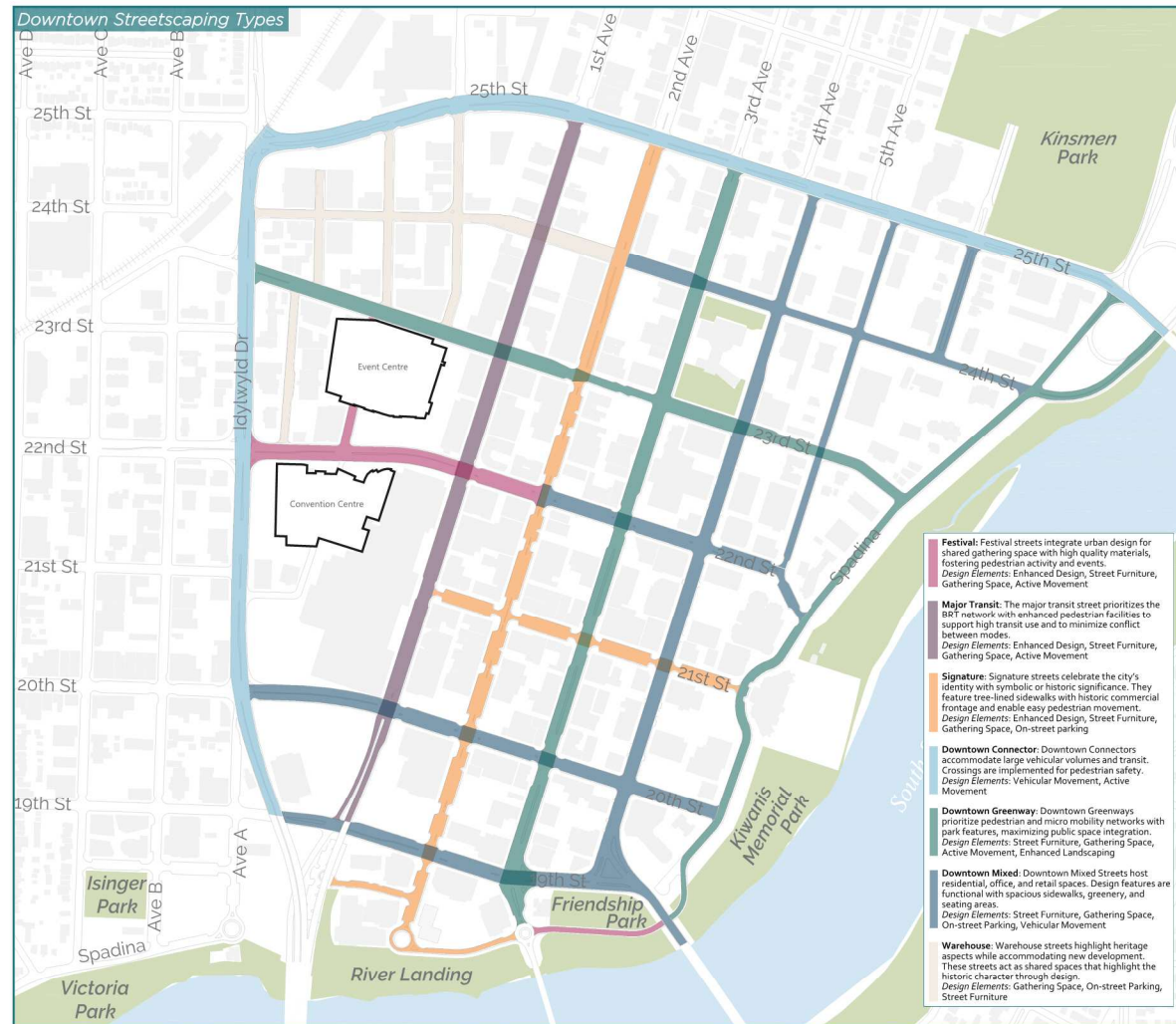
Gathering Space: Spaces that are used for gathering, such as plazas, seating areas, and patios.

Active Movement: Active space dedicated to providing comfortable through zones for pedestrians.

Enhanced Landscaping: Increased landscaping features that enhance biodiversity and park like features.

On-Street Parking: Allows vehicular parking access and provides a buffer between the pedestrian realm and vehicular traffic lanes.

Vehicular Movement: Movement of vehicles and goods and services. Conflict between pedestrian crossings is mitigated through access management, where possible.

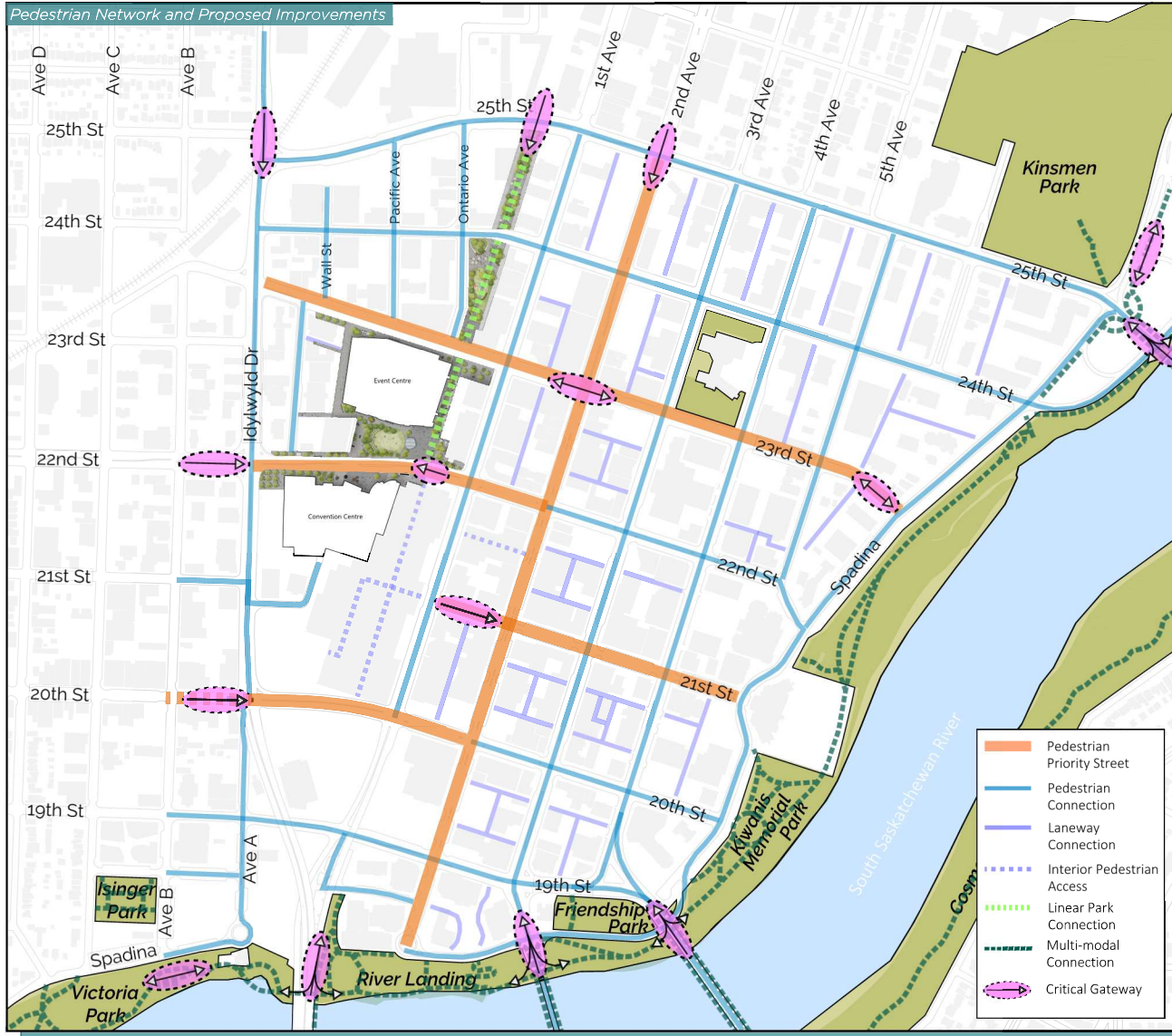


GOAL 4

Reliable and efficient transportation options

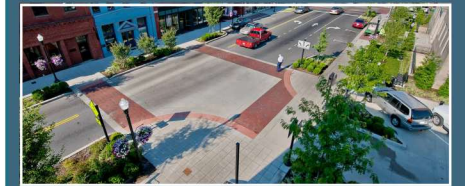
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Pedestrian Network and Proposed Improvements



POTENTIAL IMPROVEMENTS

Enhanced pedestrian connection to Meewasin & National Urban Park



Pedestrian connection through linear park spaces



Critical gateways at key locations into the City Centre & District



Pedestrian priority streets along key routes



Curb extensions (corner bulb-outs) to provide additional pedestrian space at key locations



GOAL 5

Downtown density with a focus on housing

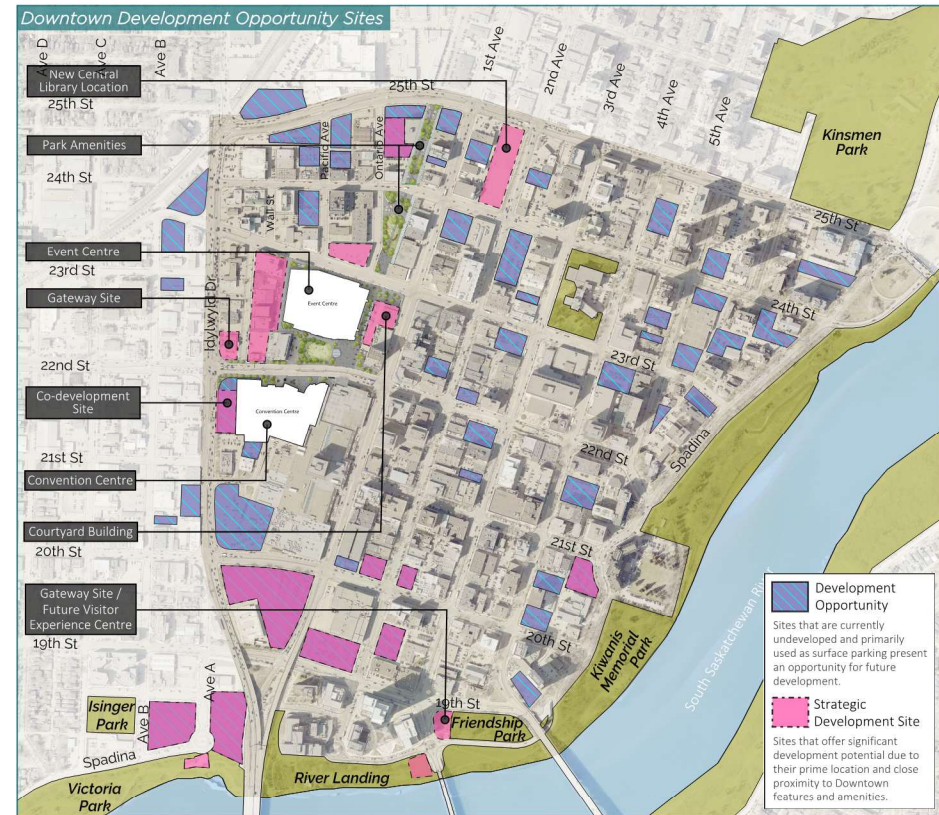
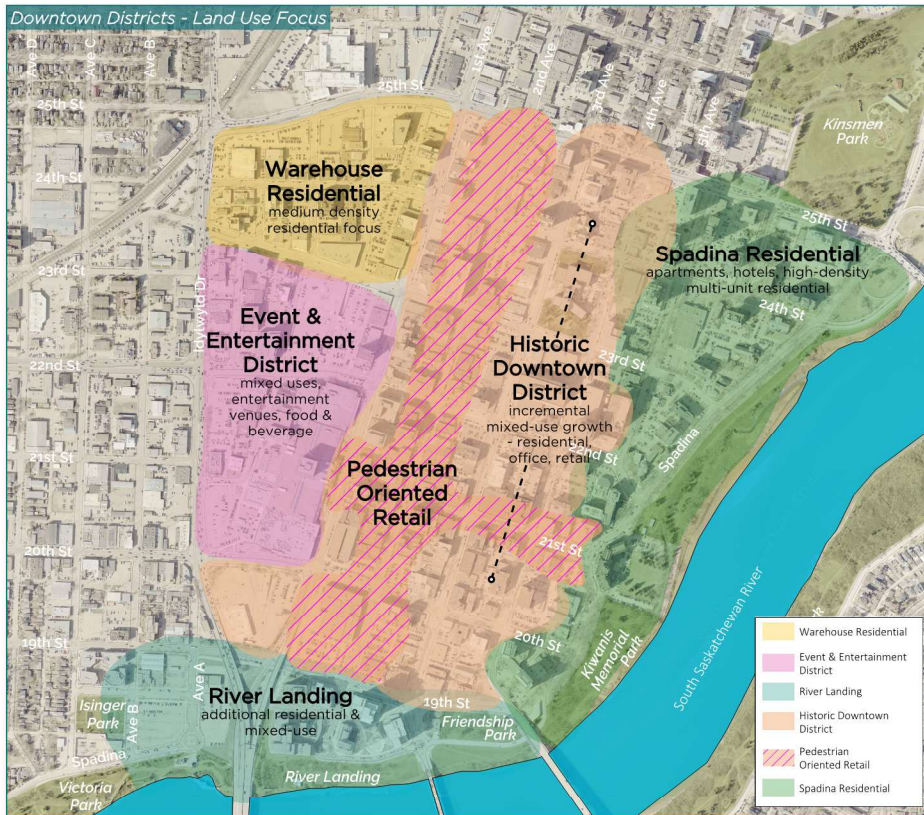
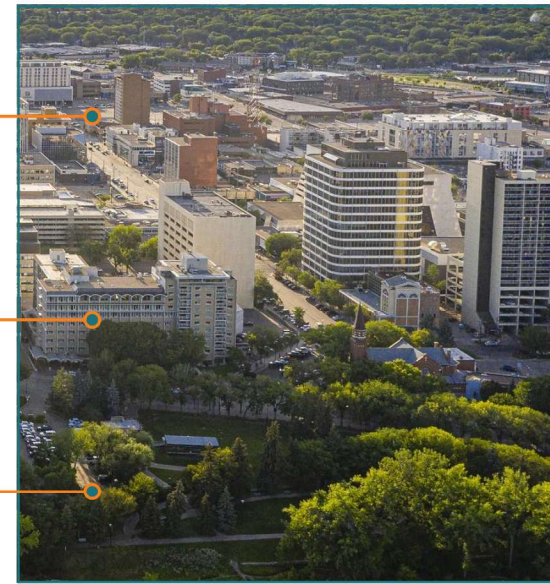
This Plan aims to re-envison the City Centre and District into a place comprised of complete communities and livable mixed-use neighbourhoods.

A growing and diverse residential population will support increased street level vitality, new services and amenities, and positive investment.

"Establish a regulatory framework to encourage density and re-frame the Downtown as a vibrant residential community."

"Utilize the City's land development program to catalyze development."

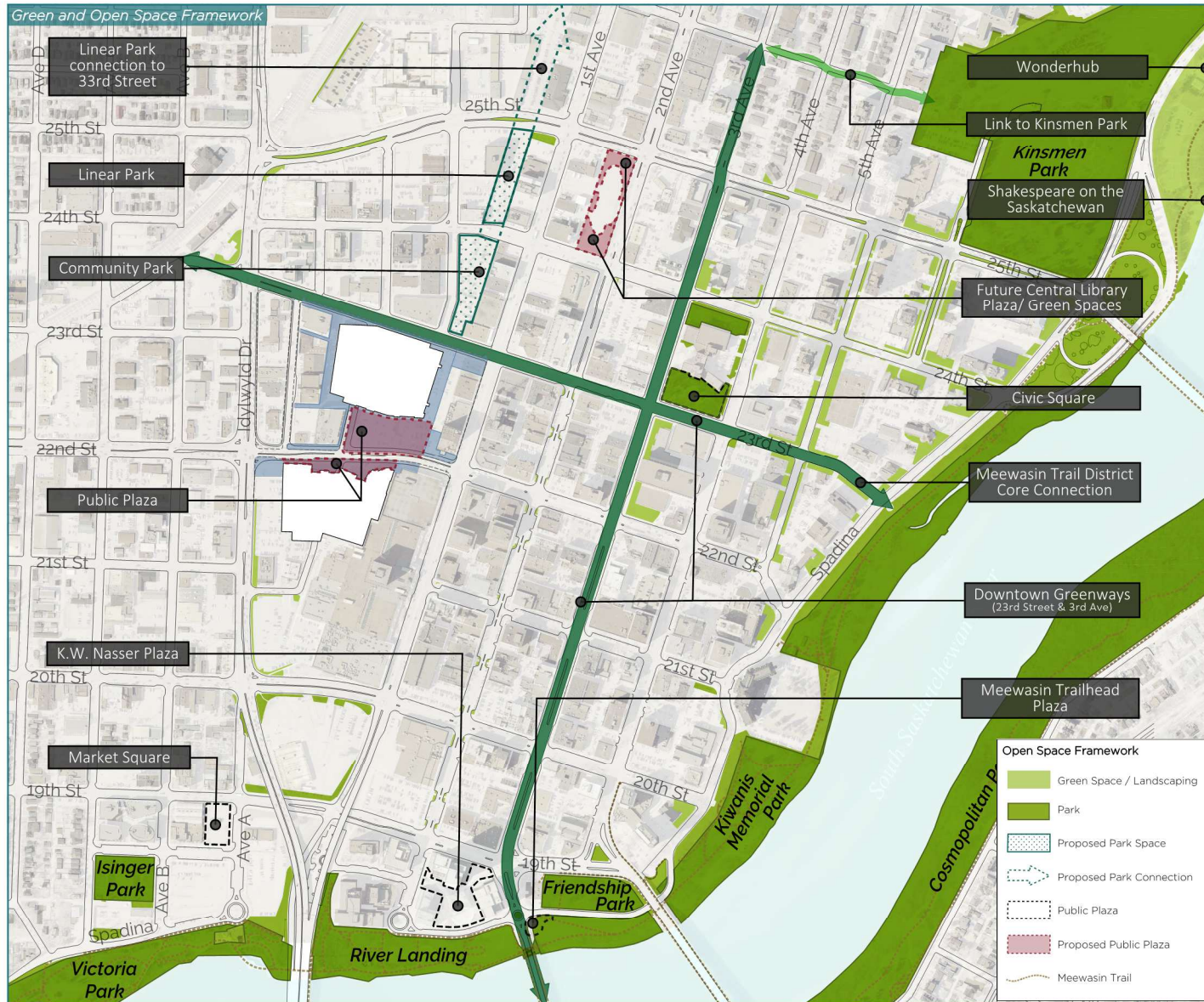
"Identify accessibility barriers in the Downtown."



GOAL 6

Leadership in resiliency

"The Green and Open Space Framework outlines several spaces, which will be used for gathering and community events, while also contributing to the resiliency of the City Centre and District."



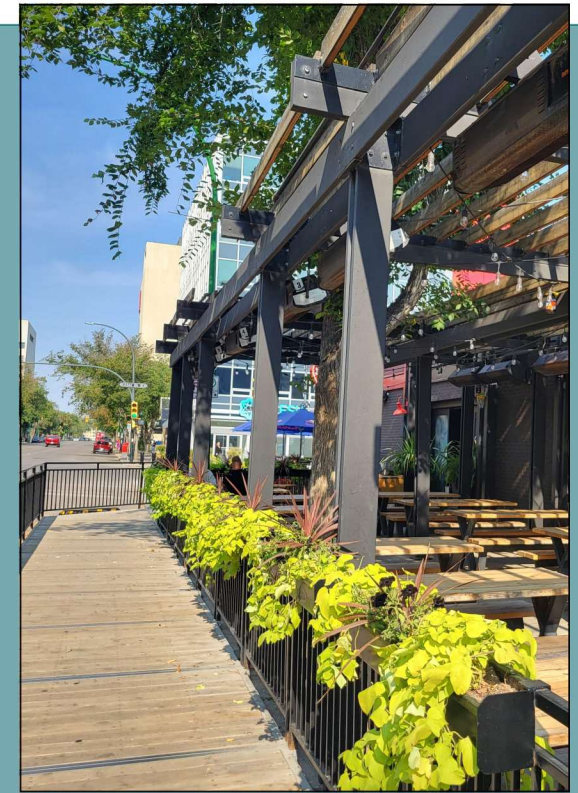
GOAL 7

A robust and diverse economy

"Pursue the development of a grocery store in the Downtown, with the offer of financial incentives, bonusing and potential sale of City-owned land."



"Develop an incentive program targeting activation strategies in the Downtown for greater activation and business patronage."



GOAL 8

A healthy and safe community

"Establish and expand publicly accessible internet connectivity in the Downtown."

"Implement a public washroom strategy that focuses on universal access in the Downtown."

"Align with the City's Housing Strategy to increase the number of affordable housing units in the Downtown."



NEXT STEPS

The Plan will be considered by Council at its Regular Meeting on September 25th, 2024 (City Council Chambers - 9:30 am)

Should the Plan be approved, Administration will prepare a regulatory framework as a result of the newly approved Plan.

The regulatory framework includes:

- **amendments to the Official Community Plan**
- **a new zoning district for the District**
- **amendments to other Downtown zoning districts.**

Administration will develop a business case option to implement the Plan for consideration at the 2026/2027 Business Plan and Budget deliberations.

Subscribe for updates at: saskatoon.ca/downtown

or get in touch by emailing: downtown@saskatoon.ca



**scan the QR
code to visit
the project
webpage and
learn more**

To submit a Letter/Request to Speak to Council and Committees, please visit:

saskatoon.ca/submit-letterrequest-speak-council-and-committees

DOWNTOWN ZONING REVIEW

The Zoning Bylaw regulates how land in Saskatoon is developed and used, the shape and form of buildings, and how they relate to our streets and public spaces.

In alignment with the City Centre & District Plan, the timing is right to review and update Downtown zoning regulations to reflect current building practices, emphasize flexibility while ensuring a high-quality built environment, align with strategic directions for the Downtown and encourage development.

The Downtown Zoning Review currently includes:

- **Proposed changes to the B6 - Downtown Commercial District, the primary Downtown zoning district encompassing most of its land area.**
- **New surface parking regulations proposed for three Downtown zones (B6 District, MX2 District, and M4 District).**

Additional zoning changes recommended by the City Centre & District Plan will be brought forward as part of this project in the near future.

Engagement sessions are planned for early 2025.

Subscribe for updates at: saskatoon.ca/downtownzoning
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scan the QR code to visit the project webpage or visit:

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Zoning has a role to play in unlocking Downtown's potential and supporting transformative growth

