

Blairmore Sector Plan Amendment

ISSUE

An amendment to the Blairmore Sector Plan is being undertaken. This report provides information on the Blairmore Sector Plan, the items being considered as part of the update and an overview of work completed to date and next steps.

BACKGROUND

Sector Plans provide a development framework for future growth and are based on policies contained within Bylaw No. 9700, The Official Community Plan Bylaw, 2020 (OCP). Sector Plans typically include the location and size of future neighbourhoods, employment areas, parks and significant natural areas. High-level servicing, transportation and utility plans are also typically included. The *Planning and Development Act, 2007*, requires that Sector Plans and any amendments be approved by City Council.

The current [Blairmore Sector Plan](#) was approved by City Council on March 7, 2011. Since that time, new development and new development pressures have been experienced in the area. In addition, a variety of City of Saskatoon (City) policies, bylaws and plans have been created or amended since the initial Blairmore Sector Plan approval. Proposed amendments to the Blairmore Sector Plan will ensure it aligns with current City policies, plans and bylaws.

More recently, on September 29, 2020, City Council resolved that:

“Administration report back on a work plan and funding source to pursue the development of a management plan for the site (Richard St. Barbe Baker Afforestation Area), undertake a Natural Area Screening Study, and pursue opportunities for interpretation.”

CURRENT STATUS

Administration has begun initial work on this project. This includes a review of the current Sector Plan alongside the updated OCP and other new or amended City policies, bylaws and plans, as well initial work to identify updates needed to bring the Sector Plan into alignment with them. An initial stakeholder list and engagement strategy is also being developed in preparation for public engagement.

DISCUSSION/ANALYSIS

Project Description

Amending the Blairmore Sector Plan is intended to address three main themes: adjusting boundaries of the Plan area to provide a comprehensive framework for the entire area; addressing future use and management of the various natural areas included in the Sector; and responding to market changes and other factors to appropriately plan for future land use in the area. These themes are further described on page 2.

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Since the current Blairmore Sector Plan was approved, the P4G District Official Community Plan (District OCP) was created and endorsed. The District OCP will guide development adjacent to Saskatoon. An amendment to the Blairmore Sector Plan provides the opportunity to align the Sector Plan boundary with the current city boundary and the P4G District OCP. Further, the southwest area is one of the last remaining greenfield areas in the city that is not included in a Sector Plan. Due to the small size of this area, as well as its adjacency and connection to Blairmore, this area will be incorporated into the Blairmore Sector Plan, allowing for a comprehensive plan for this entire area of the city.

Several natural areas exist in the Blairmore Sector Plan area, including two afforestation areas and a swale. Amending the Blairmore Sector Plan provides the opportunity to incorporate the direction provided by the Green Infrastructure Strategy and to address concerns raised by community members regarding management and future use of these areas. This will also respond to a portion of City Council's resolution from September 29, 2020.

The Blairmore Sector Plan amendment also provides an opportunity to review the current land use plan for the area to address changing market demands. This will include reviewing a request from Saskatoon Land to accommodate additional commercial, institutional and medium-density residential development in the Sector. The amendment process will also include assessing what opportunities exist to provide direction within the Sector Plan to ensure land uses adjacent to the Montgomery Place neighbourhood are compatible and buffered appropriately, as identified in the Montgomery Place Local Area Plan.

Public and Stakeholder Involvement

A communication and engagement plan will be developed for the Blairmore Sector Plan Amendment process. Letters will be sent to identified stakeholders early in 2021 to inform them an amendment is underway and to provide them with background on the project. This will be followed by further consultation with the public and identified stakeholders throughout the project, including targeted engagement on specific issues.

NEXT STEPS

Next steps include conducting background studies, preliminary transportation and servicing design, review of market demands and development of the draft land use plan. Administration will prepare reports to the appropriate committees and City Council at major milestones throughout the Blairmore Sector Plan amendment process. The Blairmore Sector Plan is expected to be completed and brought forward to City Council for adoption in early 2022.

APPENDICES

1. Blairmore Sector Plan Study Area

Blairmore Sector Plan Amendment

REPORT APPROVAL

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