

**Varsity View Local Area Plan Meeting #6 – College Quarter**  
**Wednesday, May 12, 2010**  
**Brunskill School Library**  
**101 Wiggins Avenue South**  
**7:00 pm**

**Attendees:** Marianne Amos, Councillor Charlie Clark, Shirley Fourney, Don Harris, Susan Hatfield, Ken MacLeod, Patricia Mathias, Brenda O'Connor, Heidi Sheehan, Robert & Lura Sider, Bryan Tastad, Brad & Cathy Watts, Allan Woo, Susan Hayton, Gordon & Carol Johnson, Anne Hardy, Bruce & Sharon Pendleton, Jane Benjamin, Tracey Huber, James Cook – University of Saskatchewan, Nola Woods – University of Saskatchewan, Tim Steuart – Planning & Development Branch, Nancy Johnson – Community Consultant, Paula Kotasek, Mark Emmons and Melissa Austin – Planners, Shirlene Palmer – Recording Secretary

### **1. Welcome & Introductions**

Meeting called to order at 7:05 p.m.

Paula Kotasek introduced herself and Mark Emmons as the co-facilitators of tonight's meeting and welcomed everyone.

She introduced Tim Steuart, City Planner with the Planning and Development Branch. He is the Manager of Development Review at the City of Saskatoon. James Cook, Manager of Business Opportunities, University of Saskatchewan, Nola Woods, Communications, University of Saskatchewan and Nancy Johnson, Community Consultant.

It was noted that Tim was invited to attend the meeting to address any process-related questions in regards to the City's role with the College Quarter development.

Paula asked how many attendees were not from the Varsity View area. There are two people present from Grosvenor Park.

Meeting Purpose:

1. The university is going to present the plans for college quarter.
2. Allow the university to get feedback from residents.

Also Paula noted feedback will be collected to be included in the Varsity View LAP report.

### **2. Foundations for Success**

Through this Local Area Plan we have created Foundations for Success (or ground rules) to specify how meetings will be conducted. It ensures that group members feel comfortable in sharing their concerns, opinions and ideas with the group.

1. Listen to each other with respect
2. One person speaks at a time and no side conversations

3. Everyone has an equal voice
4. Let everyone speak
5. Stay focused
6. Speak loudly

### 3. Presentation – College Quarter

**James Cook, Manager of Business Opportunities, University of Saskatchewan**

The attendees were informed questions will be taken following the presentation.

Land is a strategic asset for the university (1,865 acres) and is mandated to ensure land is being used effectively. An inspirational student environment enhances recruitment and retention of students and faculty. The goal is create a vibrant area that fits with the community and focuses on enhancing sustainability.

College Quarter is bounded by College Drive, Preston Avenue, Cumberland Avenue and 14th Street, linked to the main campus and neighbourhoods already associated with the university with existing community amenities downtown, on Broadway Avenue and on 8th Street. All land and buildings are owned by university (e.g. stadium, seed barn, Griffiths Stadium, Williams Building and agriculture field in southeast corner). City owns Field House and parking lot.

The College Quarter planning has been underway since 2006. Approval to seek consultation with community and stakeholders came from U of S Board of Governors in December 2009. U of S has worked closely with City on issues related to infrastructure. Due to the housing crisis in Saskatoon, priority was given to create affordable housing for students. The undergraduate housing development currently underway is to be completed by the 2011/2012 academic year. University is currently developing a neighbourhood concept plan that will need to receive the approval of the City of Saskatoon.

A neighbourhood meeting to be scheduled for June will serve to obtain input from everyone on the master plan concept to shape it into a neighbourhood concept plan.

The College Quarter is divided into three precincts:

**West** College Quarter focuses on the creation of a mixed-use village.

**North-East** College Quarter is primarily a centre for recreation and athletics with potential for university and commercial facilities.

**South-East** College Quarter is presently used for agricultural research.

The development timeline for the College Quarter is expected to be approximately 15 years.

The planning principles are:

- ❖ Campus edge to fit with community, want it to fit with the neighbourhood
- ❖ Enhanced pedestrian, cycling, transit and road network, all modes of transportation
- ❖ Preserve existing trees where possible and add new trees where suitable
- ❖ Preservations of allées

- ❖ Quads and open spaces, some smaller and some larger spaces to be used for lunching, playing, or whatever may be required
- ❖ Storm water management e.g. does it have the facility to collect storm water during major storm event?
- ❖ Design standards

College Quarter Master Plan:

- ❖ Up to 3,000 residence beds
- ❖ 55,000 square meters existing building area
- ❖ 200,000 square meters new building area
- ❖ Mix of uses, combining university and joint venture development

West College Quarter Plan will be mixed use area that may include various types of businesses such as smaller commercial uses on main floor, coffee shop, restaurant or any other things locals need. Office space for U of S or others or possible academic space. 25,000 square meters are being set aside for The Clarion Project (<http://clarion.usask.ca/about/>) which is currently being developed. Other uses could even include a hotel, but everything will depend upon the proposals that come forward.

Currently being built behind the Williams Building are residences for undergraduates. South of that area will be townhouses for students with families. There are currently 67 family residences in Seager Hall, but they are cramped and in need of renovations. Long term, there will be 106 family residences.

*Pedestrian culture will be promoted:*

- ❖ The GreenWay:
  - All-hours, all-season pathway lined by street-level services and linked to buildings, outdoor spaces and activities
  - Extends the full North-South length of the College Quarter
  - Allows for safe, sheltered and well-lit passage to and from the main U of S campus
- ❖ Network of streets and paths will improve connections between the development, the main campus and the surrounding community
- ❖ Street alignment based on extending existing street grid
- ❖ Incorporates tree-lined sidewalks, bike lanes, parking and the pedestrian bridge linking the Stadium Parkade to the main campus

*Performance Standards:*

- #1 Architectural Character
- #2 Building Massing
- #3 Building Materials
- #4 Building Base Design
- #5 Village Centre Retail
- #6 Building Entrances
- #7 Building Façade
- #8 Pedestrian Shelter on GreenWay
- #9 Pedestrian-oriented Development
- #10 Pedestrian Street (The College GreenWay)
- #11 Pedestrian Crossings

- #12 Pathways
- #13 Public Art
- #14 Open Spaces
- #15 Landscaping
- #16 Tree Preservation
- #17 Campus Sustainability Initiatives
- #18 Internal Road Network
- #19 Surface Parking
- #20 Structured Parking
- #21 Universal Design

### Where are we at?

- ❖ **Phase one:** improve on-campus availability of student residence with two five-storey apartment-style buildings that will house 400 students, scheduled for completion in August 2011.
- ❖ Graduate residence under design.

### What next?

- ❖ Review traffic impact study by AECOM Transportation Consulting – this will be available at the neighbourhood meeting in June and recommendation on plan identifying what needs to happen to make traffic more friendly, how can we make safer for pedestrians and cyclists.
- ❖ Complete infrastructure study to look at all municipal services' capacity issues, including water and sewer.
- ❖ Hold public information and discussion sessions
- ❖ Present concept plan to Saskatoon City Council in about February 2011
- ❖ Present concept plan to university Board of Governors for approval in June 2011

### Feedback

James stated feedback from the neighbourhood is very important to the process. Any comments or suggestions can be directed to:

<http://www.usask.ca/collegequarter/>

Feedback from the website, as well as neighbourhood meeting will then be discussed.

### Questions:

- **The possibility of a hotel was mentioned, how tall can this be?**  
It could be anywhere from 5 to 7 stories high. Sightlines must be appropriate for the area.
- **We have heard lots of good things about traffic, but not a word about how the additional families and their children will be accommodated. Where are the parks and playgrounds for the children? This will be a distinct impact on the Varsity View neighbourhood playgrounds, parks, splash pools. Have school divisions been contacted about the increase? There is nothing noted in the plans for these type of amenities.**

To clarify, this will not be an additional 102 families, it will be a total of 102 as there are currently 67 right now that would be an additional 35 families. James stated there is a plan for a playground within the new residences that was not included on the drawings shown. The university plans on meeting with the school boards to let them know what these additions will mean to them and what is ahead.

- **Is there going to be any type of daycare in these new residences as the current daycare on campus is full and has a waiting list?**

James noted there are also plans to have a daycare incorporated into the area as well.

### **Comments:**

- Really excited about what was presented tonight, like what I see, the design, the perimeter cycling, and trees, very proud of this and what you are going to be doing.

It is important that the lines between the U of S and rest of the city be fuzzy, so all will work together to make this project a success. Also remember Grosvenor Park is in this area and needs to be included in discussions as they have lovely parks that could be utilized by children as well. The LAP committee will have to discuss what can be done with potential traffic, it can be a double-edged sword as some would like one way while others want another but what is critical is how to both slow down the current traffic and in the future when it increases.

Tim noted the City's role is to keep as fair as possible. They have had discussions with the U of S and have been involved with infrastructure and transportation discussion. It will be important to get people out to the neighbourhood meeting in June to voice their concerns and give their suggestions.

### **Questions:**

- **What is the deadline for people to give their input onto the website? The LAP is just beginning their process and may not have their suggestions ready till later than July.**

There is no specific deadline for public information, but if any comments or suggestions could be in by July, as there is a lot of work to be done through the summer and into early fall. There is still time for comments after this, but the sooner the better. We have already been receiving information and suggestions. This feedback along with information collected at the June neighbourhood meeting will be used in finalizing the plan.

- **Do you know the number of cars that currently use Aird Street and the streets around the College Quarter and how this will increase?**

The traffic study has not yet been received, so unable to answer this right now. The results of the study will be available at the neighbourhood meeting in June.

- **Has light transport, rapid rail transit, or street cars been considered for the future as students would be a huge user of this?**

This has been discussed a bit, but not discussed in great detail. This would be a good comment to send through the website, so it could be thrown in the mix.

- **Sounds like you are building a small village, who will be in charge of security and other things like that? And will the development result in real estate fees or property tax being paid?**

Generally speaking, it would be an area of the University and currently 99% of issues are dealt with by Campus Security unless it involves criminal code violations, then Saskatoon Police Service is called in. University buildings are 100% tax exempt by provincial legislation, so they do not pay property tax. As for the commercial businesses or any that are generating revenue, they will pay property tax, just as Preston Crossing businesses do right now.

- **So any infrastructure will be gratis?**

The development pays for development and if any upgrades are required, the U of S contributes in that respect.

Mark thanked everyone for their questions. Tim will be available during the break to answer any process-related questions.

James was asked how people will be notified about the June public meeting. James noted all the postal codes in Greystone, Varsity View and Grosvenor will receive flyers about the neighbourhood meeting, as well as it may be put into the StarPhoenix.

#### **4. Small Group Activity**

The group was reminded this is not a redesign of the project. We want to focus on discussing how the current design of this project would impact the Varsity View neighbourhood.

Mark stated all notes/comments taken tonight will be provided to both the U of S and City.

Group was asked to:

1. Make a list of questions that were not answered by James or Tim .
2. To consider how the current design of College Quarter will impact Varsity View. Aspects to be considered may include:
  - Traffic
  - Parking
  - Residential Uses
    - Location
    - Form (high rise or townhouse)
  - Academic Facilities
  - Mixed Use Facilities
    - Location

- Specific Uses
- The Greenway
- Park Space
- Process
- Overall Concept

Following the small group sessions, each group was able to ask a few questions not yet answered. Any remaining, unanswered questions will be forwarded to James and his responses will be shared with the group.

### **Some large group questions:**

- **What is the current live in population of students at the U of S?**  
James did not have this information.
- **Concern about parking, are you trying to discourage driving to school as not sure where parking will be?**  
At the neighbourhood meeting, there will be actual numbers from the impact study. Currently, there are about 600 parking spots by McEown Park and only 400 are being used. We believe 1 out of 3 students have a vehicle, while most other universities have a 1 out of 4 ratio. May look at either small surface lots or some underground parking. There will be a fee for parking within the development, which will stop people from parking and walking.
- **Why was the west of the College Quarter chosen for the residential part?**  
Basically, it is within walking distance of the campus and best to fit in with campus and community of Saskatoon.
- **Is the student population growing? Is that the reason for the development of College Quarter?**  
To some extent there was a need for current students, but also in anticipation of future recruitment to the university. This is part of the enrolment plan to increase student population. There is a strategic plan to recruit more graduate students and residences can be used as a tool of retention and recruitment as we are currently below the national average.
- **Will there be any limits to business types in College Quarter?**  
Yes, there will be restrictions to some extent. Of course, size will limit types of business. Lots will be designed for more local small businesses, such as drycleaners, cafés, etc. Nothing large will go into it. It would be similar to the size of commercial properties currently on the corner of College and Clarence.

Paula stated all questions that were not answered tonight will be forwarded to James for a response.

### **Additional Group Questions:**

Group 1 (Paula)

<b>Comments</b>	<b>Questions</b>
Brunskill School – if international students have children, more English as a 2 <sup>nd</sup> language students will require more resources	What is going to happen to the day care / pres-school space in the Williams building?
Students use the park space in Grosvenor Park	What will the addition to the Williams building look like?
Would like to “fuzzy the border” between the University and the Neighbourhood. Would like the development to look less “inward”	How does the University intend to interface with the Community? (not just in physical terms)
On-site parking. Is there enough?	What is going to happen to the existing community garden? * Community garden should be incorporated into the space
Concerns with traffic on 14 <sup>th</sup> Street and Cumberland Ave. all times of the day	What is the potential live-in population? 3,000
Students currently gather on at College & Cumberland. Would like un-programmed open space to be included in the plan.	What the potential daily population? <i>James to look into this</i>
In the handout seniors housing is noted.	Who has jurisdiction on the businesses that locate? What if they fail? Who will regulate the uses?
OK with the development as long as it pays for itself. (City taxes should not have to pay for any aspects)	Will accessibility be improved? Wheelchair curb cuts for example.
The Neighbourhood would like access to the buildings ect for recreational programming.	Concerns about infrastructure and storm water management. Grosvenor Park United Church has flooded in the past. What is being done for proper flood management?
Need to talk to the school boards regarding where the additional children will go to school.	
Concerns with safety, in particular along the greenway. Will it be lit at night?	
Traffic controls may be needed on 14 <sup>th</sup> and along Cumberland.	

Group 2 (Mark)

Traffic & Parking

- Concern that not much can be done to improve College Drive
- Cumberland Ave is a big concern when College Quarter builds outs. Need to find ways to traffic calm, while encouraging pedestrian safety at crossings.
- Where will students park?

- Seems to be lots of space for cyclists' paths, but will that be a use important to this development? Doesn't seem to be.
- Wiggins is already very busy. Can it handle more traffic?
- Biggest impact will be on Cumberland, Wiggins and Clarence.

### Neighbourhood Interface

- Will storm sewer catchments cause Varsity View any problems?
- Not enough green space fronting Cumberland.
- When it's done right, creating a fuzzy boundary between university and neighbourhoods can be good thing.
- Would like to see amenities that would draw in area residents to come to College Quarter.

### Park Space

- Design eliminates existing greenspace that is currently used by students without replacing it

### Questions

1. Is the student population growing? Are these new students or reshuffling of existing student living spaces?
2. Plans for crosswalks into College Quarter?
3. Where will students park? What about special events?
4. Will the existing pathway between 14<sup>th</sup> and College be maintained?
5. What impact will our comments have at this point? Is it too late?
6. Will storm sewer catchments cause Varsity View any problems?
7. Will there be limits on what type of business would be acceptable in College Quarter?
8. Will buildings be modern style or match traditional university style?
9. Have students/faculty had input on design?
10. Why can't area #1, 3 and 4 of the endowment lands in southeast be preserved in the current state?

### Group 3 (Melissa)

#### Traffic

- Concern that the new development will lead to short-cutting through Varsity View.

#### Greenspace/Playground Space

- This space will be important for the families who will be living within the development and for those who live in close proximity of the area.

#### New School

- Strong discussions are encouraged with the School Boards to recognize that a new school would be required if there was an influx of children living in the neighbourhood, or on the boundary of the neighbourhood. Grosvenor Park School is no longer in operation, resulting in larger class numbers at Brunskill.

## Questions

Q: What happens if one of the major intersections (around College Quarter) is congested and people decide to travel through the Varsity View neighbourhood? Will the traffic impact study cover this?

Q: Why was the idea of light-rail ignored in the planning of College Quarter?

- The University should be incorporating long-term planning

Q: What will happen with the community garden within College Quarter? Will it be expanded or will it still exist?

Q: The intersection of College Drive and Cumberland and the pedestrian bridge provide safe crossings for pedestrians and cyclists. Are more pedestrian crossings being added to College Drive to accommodate the influx of people coming and going from College Quarter?

Q: What is the development potential for the U of S Endowment Lands in the southeast corner? Or, if they were to be developed, what type of uses would be incorporated?

Q: Varsity View, Grosvenor Park, Greystone Heights and the University lands often see high water content when the City experiences a lot of rainfall. What are the plans for Storm Water Management?

Q: Why wasn't the density of the project diverted throughout the University lands? i.e. around the education building or Innovation Place?

## **5. Closing Remarks**

Mark reminded the committee of the two upcoming Varsity View Local Area Plan Safety Audit WalkABOUTs:

**Tuesday, May 25<sup>th</sup>** – 7:00 p.m. to 10:00 p.m. – Brunskill School Library (Area: President Murray Park and Brunskill School/Kinsmen Children's Centre Yard)

**Friday, June 4<sup>th</sup>** – 8:00 p.m. to 11:00 p.m. – Albert Community Centre Parking Lot (Area: Raoul Wallenberg Park, Albert Park and Albert Rec Unit)

Paula asked the committee if they would like meet in July and August. The majority of committee members agreed to suspend meetings until September.

Paula thanked everyone for coming out to the meeting.

**5. Next Meeting:            June 9, 2010  
   7:00 – 9:00 pm  
   Brunskill School  
   Topic: Traffic**

**Meeting adjourned: 9:00 pm**

**MEETING NOTES ATTACHMENT**  
**Varsity View Local Area Plan Meeting #6 – College Quarter**  
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**7:00 pm**

**Additional Questions for James Cook, University of Saskatchewan Manager of Business Opportunities:**

- What is the current live in population of students at the U of S?
  - Approximately 1,300
- What is going to happen to the day care / pres-school space in the Williams building?
  - There are no plans to change the daycare space at this time.
- What will the addition to the Williams building look like?
  - There are no designs in place or plans to redevelop that building at this time.
- How does the University intend to interface with the Community? (not just in physical terms)
  - The College Quarter website has been established to share and receive information [www.usask.ca/collegequarter](http://www.usask.ca/collegequarter) .
- What is going to happen to the existing community garden?
  - There are no plans to move the garden at this point.
- Who has jurisdiction on the businesses that locate? What if they fail? Who will regulate the uses?
  - The University will be responsible for providing approval for any businesses according to a criteria of acceptable uses. If a business fails, the space would have to be leased again or re-assigned to another purpose.
- Will accessibility be improved?
  - The University invests annually in improving accessibility.
- What is being done for proper flood management?
  - The University is including storm water management plans in College Quarter that are being reviewed with the City of Saskatoon.
- Where will students park? What about special events?
  - Residence students will park in unassigned spots in McEown Park. There are 860 parking spots available in the Stadium Parkade for special events.
- Seems to be lots of space for cyclists' paths, but will that be a use important to this development?
  - The University is making plans to encourage cyclists in College Quarter. One way is by providing enclosed bicycle storage to students living in residence.
- Can Wiggins handle more traffic?
  - Wiggins is not part of College Quarter.
- Plans for crosswalks into College Quarter?

- The University is working with the City of Saskatoon to develop plans to improve pedestrian crossings related to College Quarter at College and Cumberland.
- Will the existing pathway between 14<sup>th</sup> and College be maintained?
  - Yes, it is identified on the master plan.
- What impact will our comments have at this point? Is it too late?
  - It is not too late, all comments are being reviewed in conjunction with the development of a neighbourhood concept plan that will be presented to Saskatoon City Council.
- Will storm sewer catchments cause Varsity View any problems?
  - The City of Saskatoon is reviewing storm water management plans for College Quarter.
- Will buildings be modern style or match traditional university style?
  - There are design guidelines for architecture incorporated into the Master Plan that are available on the College Quarter website.
- Have students/faculty had input on design?
  - Yes, students have been consulted over the past four years on the development of the plan and continue to provide feedback and suggestions to the University.
- Why can't area #1, 3 and 4 of the endowment lands in southeast be preserved in the current state?
  - No plans for redevelopment of the south-east sector of College Quarter have been proposed or approved.
- What happens if one of the major intersections (around College Quarter) is congested and people decide to travel through the Varsity View neighbourhood? Will the traffic impact study cover this?
  - The purpose of the traffic impact study is to recommend how improvements to the existing corridors can be made to allow traffic to flow smoothly on those corridors.
- Are more pedestrian crossings being added to College Drive to accommodate the influx of people coming and going from College Quarter?
  - One new pedestrian crossing has been proposed across College on the west side of the Stadium Parkade.
- What is the development potential for the U of S Endowment Lands in the southeast corner? Or, if they were to be developed, what type of uses would be incorporated?
  - This is not yet determined, and there is no planning for this area underway.
- Why wasn't the density of the project diverted throughout the University lands? i.e. around the education building or Innovation Place?
  - College Quarter fits with the current residences at McEown Park and provides a location with community access that can create a neighbourhood setting for students.