



Welcome!

Public Information Meeting Proposed Sutherland Concept Plan

The City of Saskatoon is pleased to welcome you.

As we gather here today, we acknowledge we are on Treaty 6 Territory and the Homeland of the Métis. We pay our respect to the First Nations and Métis ancestors of this place and reaffirm our relationship with one another.



ENGAGE



Please sign in and take a comment sheet.

We also encourage you to share your questions and comments by phone or email:

Development.Services@Saskatoon.ca

306-975-2645

The City of Saskatoon is committed to hosting engagement events where everyone can participate in an inclusive, respectful, and safe environment and be treated with fairness and dignity.

Comments that are disrespectful or harmful to staff, the applicants, or other community members will not be tolerated.



A Concept Plan is a land use plan that guides the development of specific areas in Saskatoon such as new neighbourhoods or significant infill developments. It outlines the land uses, densities, transportation network, parks system, and community facilities intended for the area as it grows.

A Concept Plan includes detailed studies on an area's topography, natural areas and heritage resources, provision of water and sewer services, traffic studies, population projections, proposed transit routes, active transportation networks, and more.

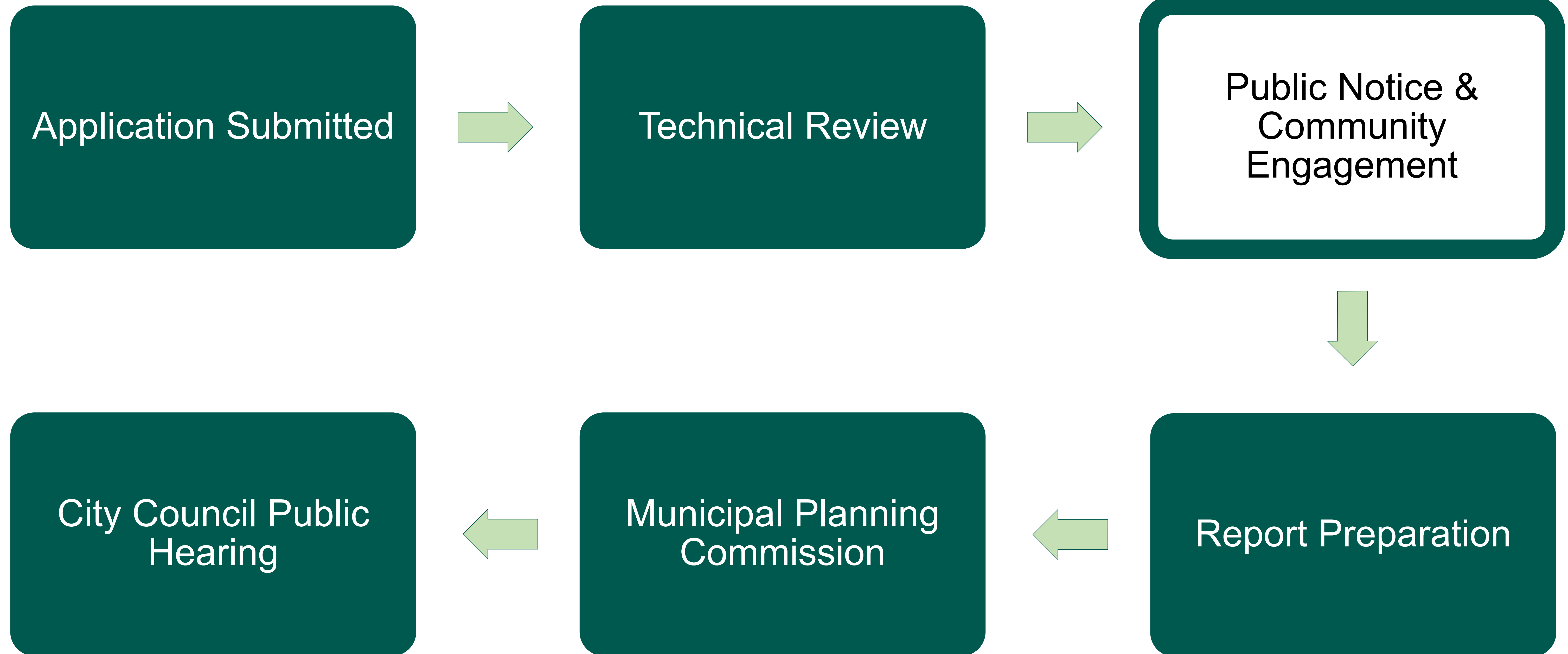
Once a Concept Plan is approved, it is implemented over time as land is subdivided, zoning is applied, roads and services are installed, parks are constructed, and residences and/or businesses are established.



ENGAGE



Process





USask Properties submitted a Concept Plan application for undeveloped land within the southwest portion of the Sutherland neighbourhood.

The proposed Concept Plan provides for a mix of low- to medium-density residential building forms, community related uses, and parks.

When fully developed, the 18.12-hectare (44.78-acre) area is projected to accommodate approximately 1350 residents.



Sutherland Concept Plan Area



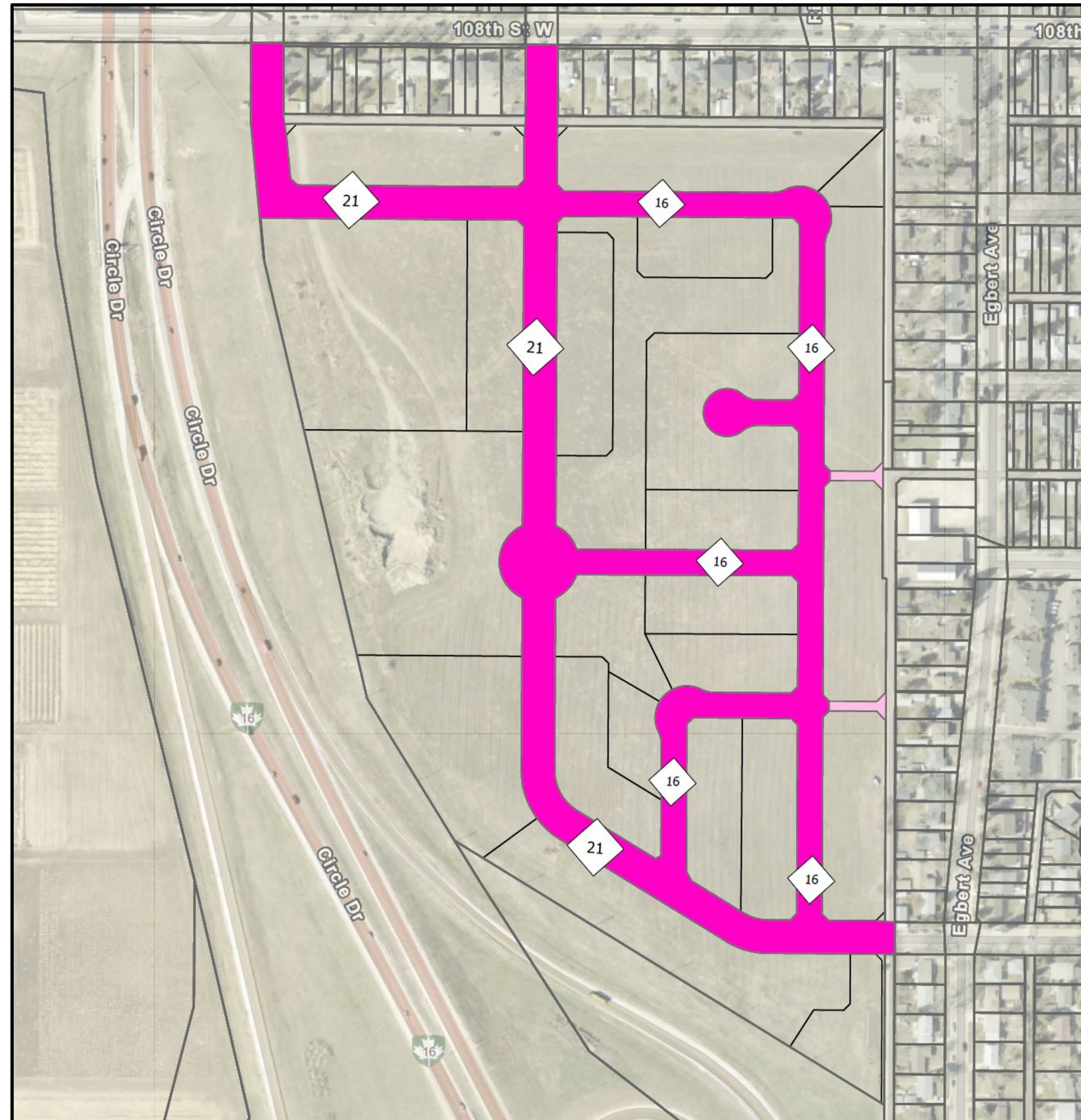
Proposed Land Use Plan



- Low Density Residential
- Medium Density Residential
- Municipal Reserve

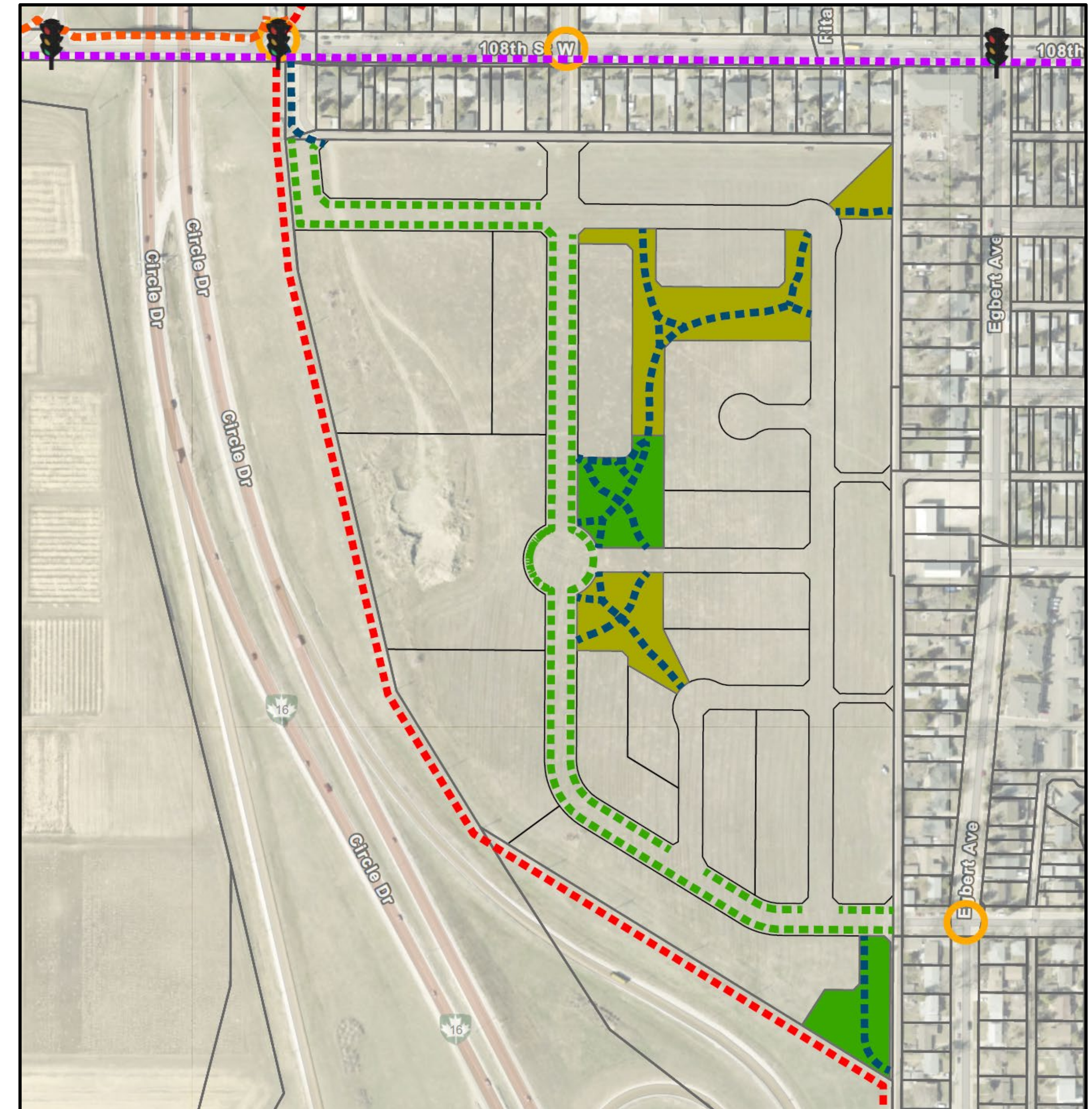
Proposed Transportation Plan

Road Network



- Local Road
- Lane
- # Right-of-Way Width (m)

Active Transportation Network



- Pocket Park
- Linear Park
- Prop. Multi-use Path
- Exist. Multi-use Path
- Separate Sidewalk
- Future AAA Route
- Non-AAA Cycling Route
- Intersection Sidewalk and Crossing Upgrades
- Recommended Traffic Signals

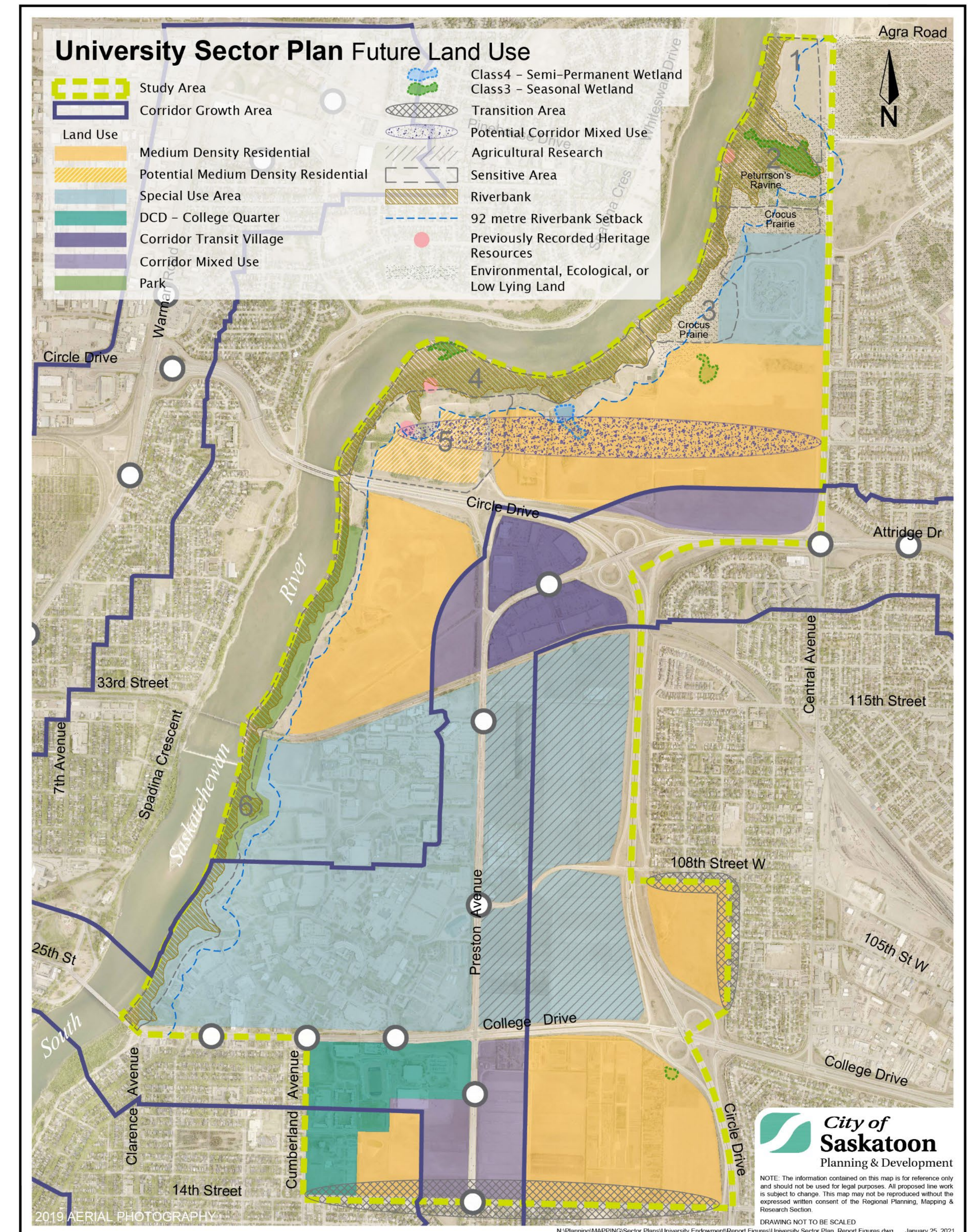
Official Community Plan

The Sutherland Concept Plan project area is identified as a Strategic Infill Area, which are high-priority locations for large scale redevelopment in Saskatoon's established neighbourhoods.

These areas are intended to accommodate urban growth and should be complete communities designed in a manner that supports all modes of transportation.

University Sector Plan

The Sutherland Concept Plan project area is designated for medium density residential development with a low density transition area adjacent to 108th Street and Egbert Avenue.





Feedback is requested by Thursday, April 16, 2026

- Questions and comments can be submitted to Development.Services@Saskatoon.ca or 306-975-2645
- Following the technical review and public engagement, Planning and Development will prepare a report on the application to be provided to City Council. Timelines have not been confirmed yet.
- Application information and updates can be viewed at saskatoon.ca/engage/proposed-sutherland-concept-plan

