



USask
PROPERTIES

PARCEL F - SUTHERLAND

Open House - Concept Plan Review

ABOUT

USask Properties

USask Properties Investment Inc. (“USask Properties”) is a corporation established to act as trustee of the USask Properties Trust (“Trust”).

The Trust was created to pursue development opportunities for the university’s endowment lands and to create long-term economic asset from these surplus holdings, contributing to the long-term sustainability of the University, and the broader community.

USask Properties is overseen by an independent board of directors.

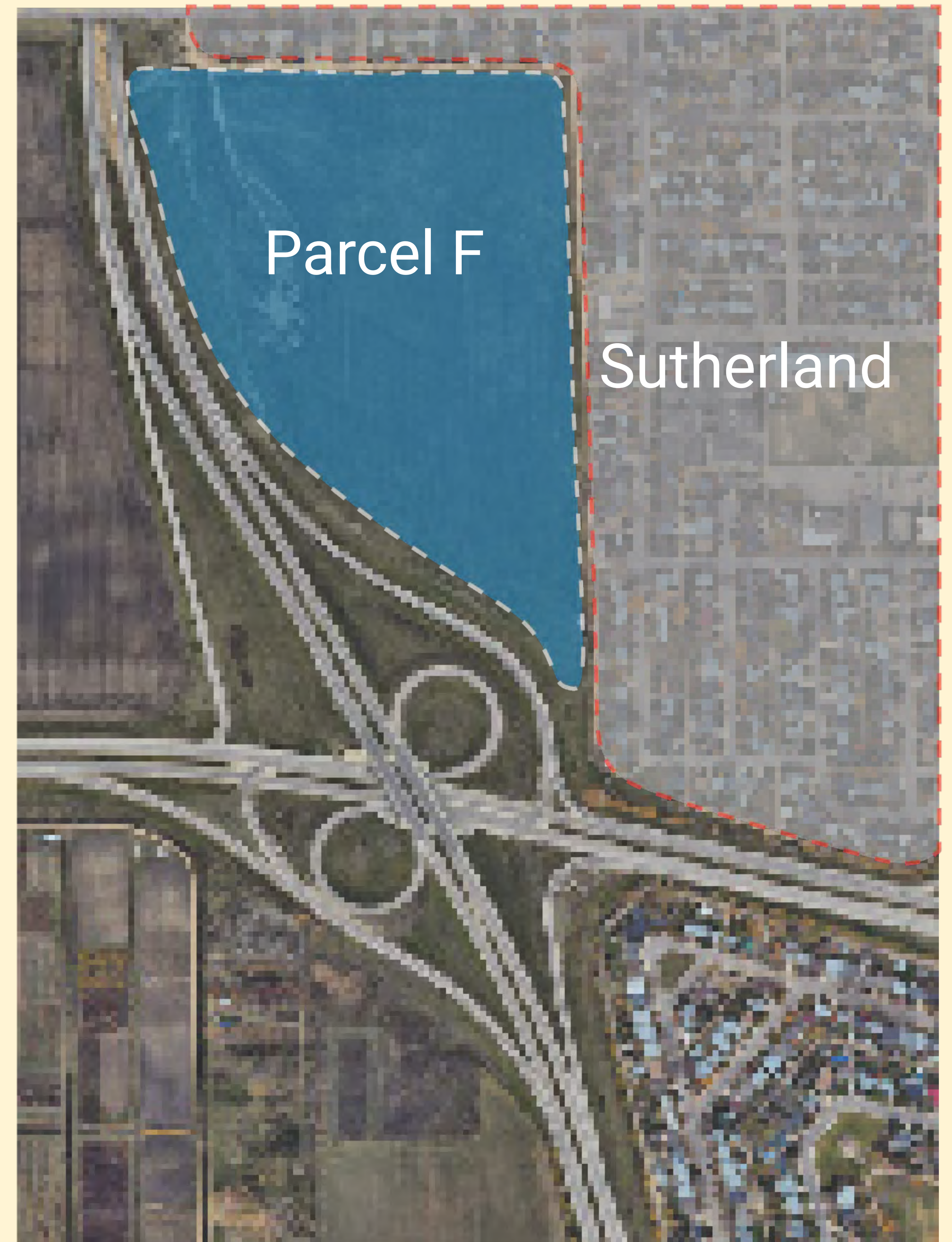


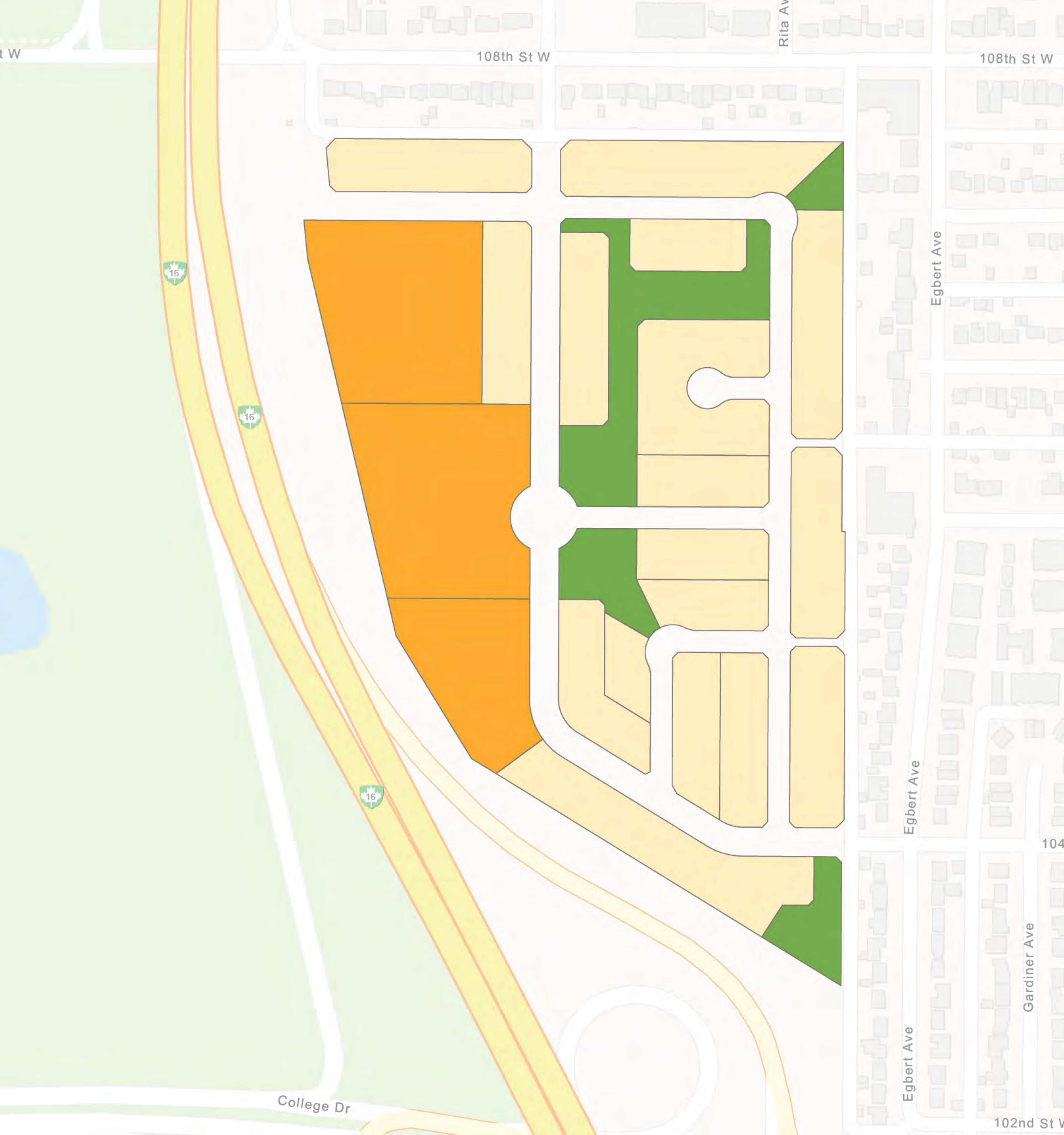
PARCEL F

Sutherland

Parcel F is located west and south of the existing community of Sutherland. It borders the rear lanes of 108th Street, Egbert Avenue, and Circle Drive to the South.


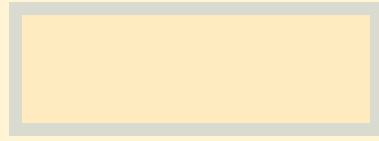
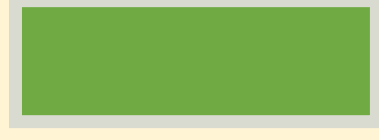
The University of Saskatchewan, Innovation Place, and the future Saskatchewan Polytechnic Campus are located to the west via 108th Street.





PROPOSED CONCEPT

MAP LEGEND

-  Medium Density Residential
(Townhouse / Apartment)
-  Low Density Residential
(Single family, semi detached,
street townhouse)
-  Municipal Reserve

PUBLIC CONSULTATION

Summary

Key Preliminary Public Engagement Statistics:

- Seven come-and-go open houses from February to April 2025 at the Sutherland Hall and St. Pauls United Church, Place Riel, and Innovation Place.
- Over 350 community members attended
- Participants provided feedback through hard-copy and online surveys, and by providing sticky-note responses to prompting questions on the following themes:
 - Parks & Public Spaces
 - Urban Design
 - Housing
 - Neighbourhood Amenities
 - Mobility
 - Sustainability & Innovation

The engagement sessions were promoted through:

- Advertisement on Campus at the University of Saskatchewan.
- Direct emails to Key Stakeholders
- Project Website, usaskproperties.ca and Community Association Pages
- Hand delivered event postcards to neighbouring residents
- Direct mailed post cards to residents in Sutherland



Feedback from the public engagement sessions was used to develop the concept plan.

PUBLIC FEEDBACK

Mobility

What we heard: Build with mobility in mind.

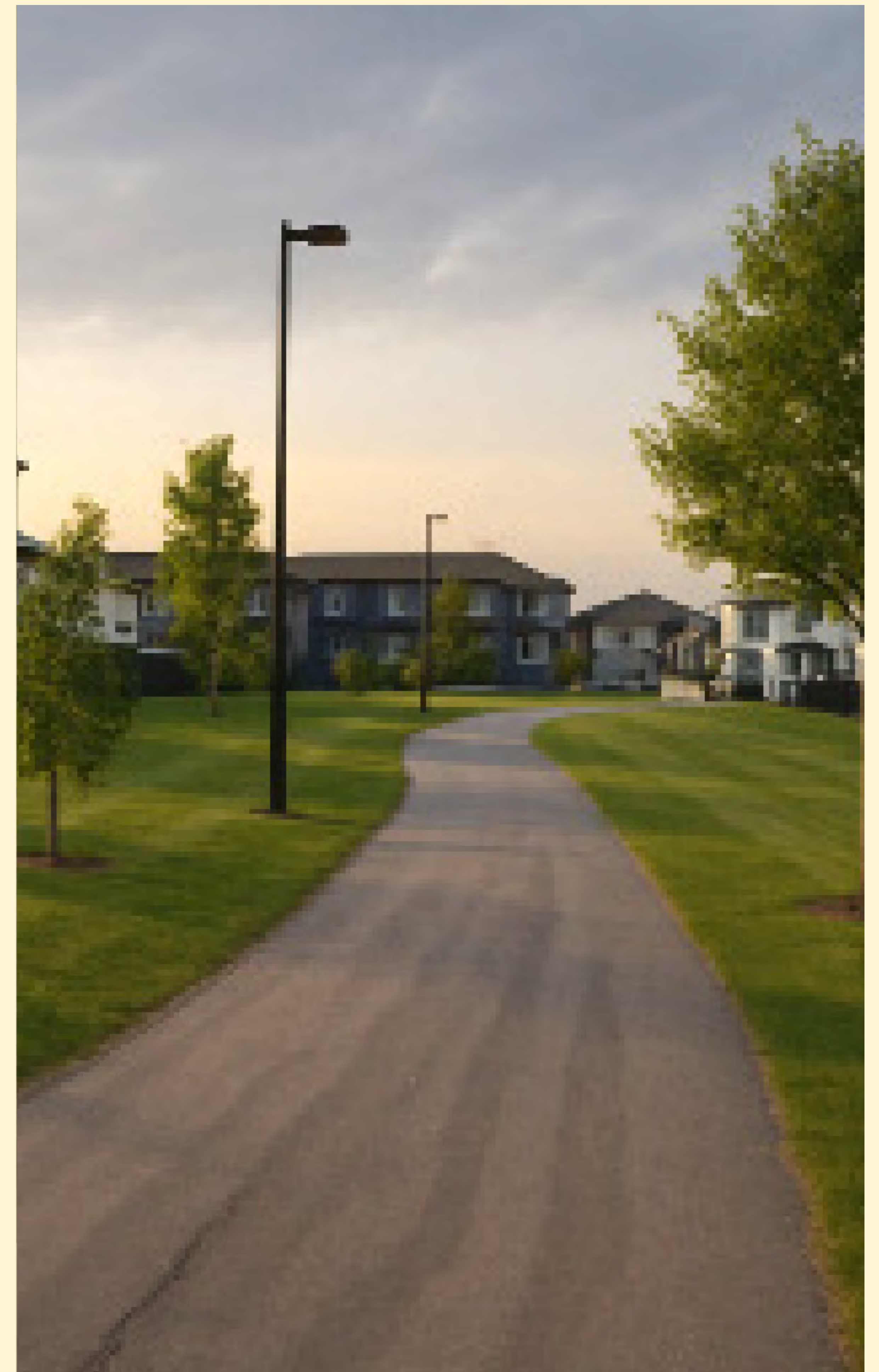
Strong opportunity to provide connections to the University of Saskatchewan via 108th Street for vehicle traffic and active transportation.

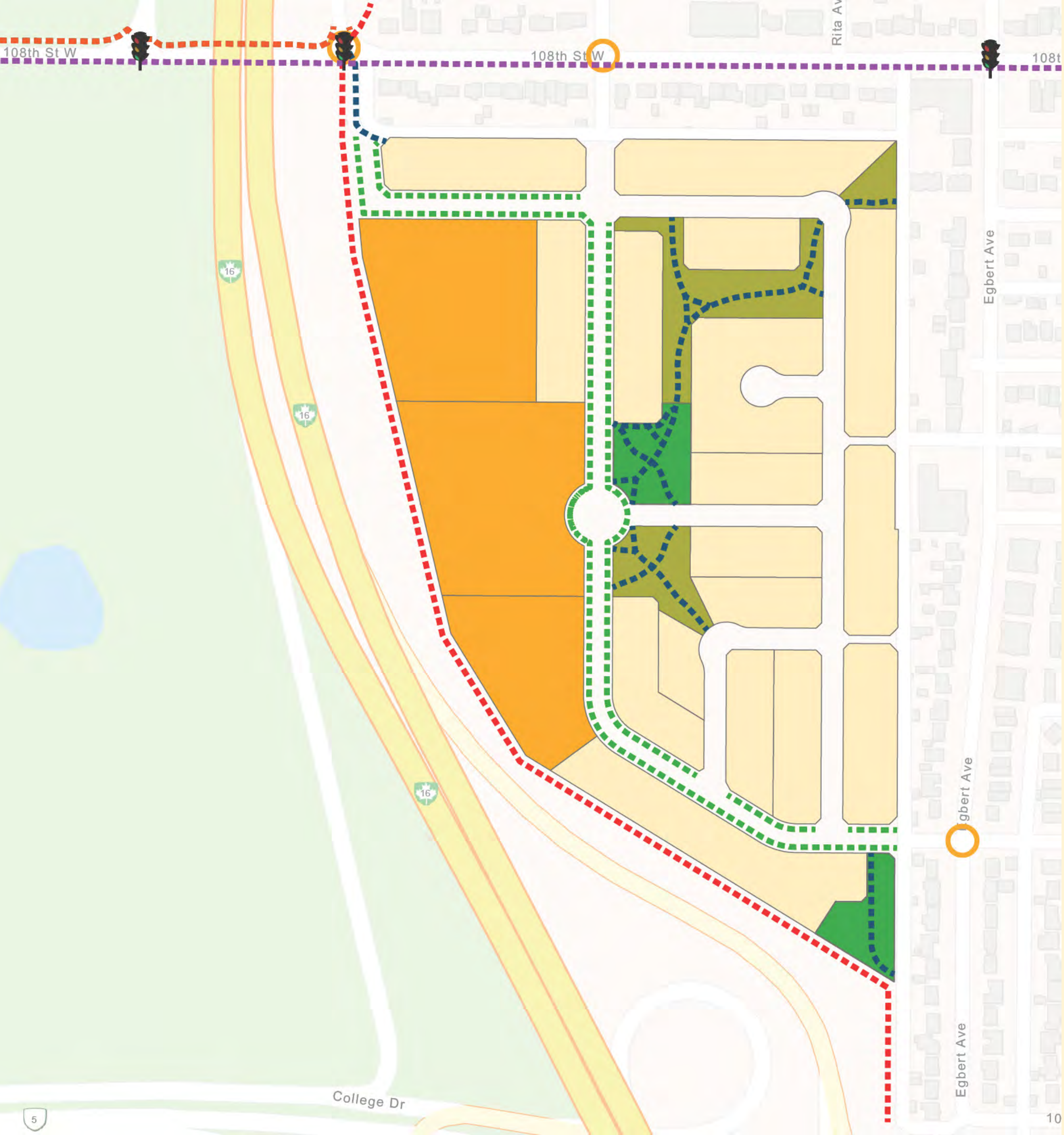
Concerns regarding limited access points to Parcel F and the effect this development will have on neighbourhood traffic (particularly on 104th Street and Egbert Avenue).

Opportunities for active transportation and transit connections via multi-use pathways along 108th Street. Prioritize connections to USask campus.

What we did:

- Proposing three roadway access points to the Concept Area:
 - An upgraded intersection at 108th Street and the Circle Drive On-ramp
 - Bryans Avenue from the north
 - 104th Street from the east
- The majority of traffic is expected to be generated along 108th Street north of Parcel F. Development would include traffic signalization at three intersections along 108th Street with a focus on improving safety and control.
- All access intersections will include sidewalk installations and crossing upgrades to improve pedestrian and cyclist accessibility to the surrounding neighbourhood and to the 108th Street multi-use pathway.
- The concept includes an internal park network which will provide safe and effective pedestrian and cycling routes within the neighbourhood.
- Traffic calming measures are planned at the 104th / egbert intersection.





MOBILITY FEATURES

KEY ACCESS POINTS:

- 108th Street and Circle Drive on-ramp
- 108th Street and Bryans Avenue
- 104th Street W

-  Multi-use path
-  Primary active transportation route
-  Traffic calming
-  Recommended Traffic Signals
-  Medium Density Residential
-  Low Density Residential
-  Municipal Reserve

PUBLIC FEEDBACK

Housing

What we heard: Need for low-density housing

Desire for relatively low-density housing similar to the adjacent existing Sutherland neighbourhood. Some participants identified the need for family-oriented homes and bungalows and accessible housing in close proximity to existing residential areas.

Some residents spoke about the opportunity for apartment and townhouse development to provide varied housing options and opportunities for students at the nearby University of Saskatchewan and future Sask. Polytechnic Campus.

Specific concerns were raised regarding basement suites and their impact on street parking.

What we did:

The concept includes a variety of low and medium-density residential development.

Low-density residential development (generally, single-family residential) is proposed adjacent to the existing Sutherland neighbourhood.

Medium-density development (apartments or townhouses) is proposed along the west side of the parcel with close access to 108th Street and the University of Saskatchewan.



HOUSING TYPES

Visualization

Medium-Density Residential:

Mix of Townhouses and Low-rise apartments

Low-Density Residential:

Single-Family Residential (semi detached, and street townhouse)



PUBLIC FEEDBACK

Public spaces & innovation

What we heard: More Public Spaces & Amenities.

Strong desire for community gardens, playgrounds, and green spaces in Parcel F. Current residents in Sutherland saw a need for playgrounds, walking trails, and green spaces within the residential areas. Some participants expressed a desire for a grocery store and daycares within the Concept Area.

What we did:

The Concept Plan includes several green space (park) areas. The greenspace may include playgrounds, pathways, and other community amenities.

A community garden greenspace is proposed in the southeast corner of The Concept. This space can be done in collaboration with the Horticulture department of the UofS

Rather than competing with established commercial areas, Parcel F is intentionally planned to reinforce the vitality of the nearby Sutherland Business District, increasing the local population base within walking and cycling distance of shops and services. No commercial uses are proposed within the concept.

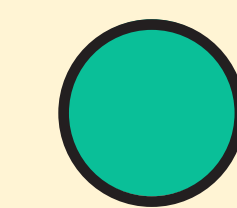
The public realm and innovation:

- Architectural character that will compliment existing community
- Indigenous art and Place making
- Sustainable buildings and a focus on active solar



GREEN SPACES VISUALIZATION

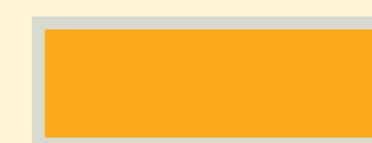
- Linear Park with Pathway Network
- Potential Play Structures and Other Destination Amenities
- Proposed Community Garden



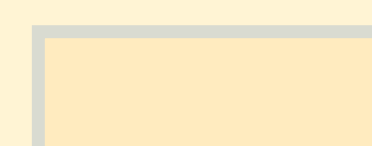
Playground



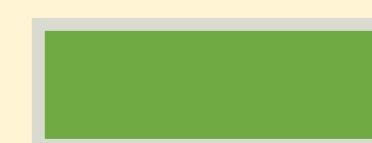
Multi-use path



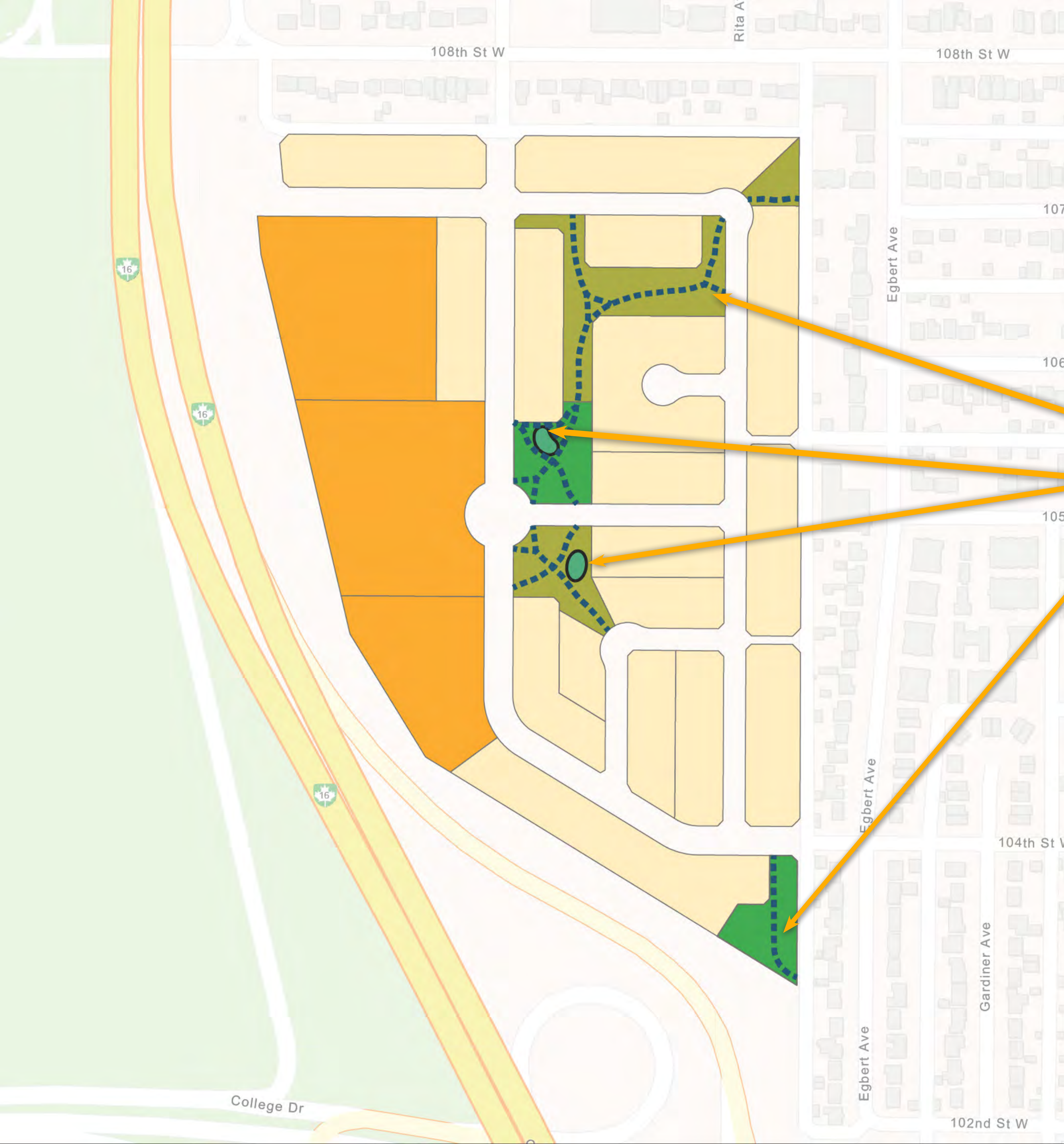
Medium Density Residential



Low Density Residential



Municipal Reserve



CONTACT

Get in touch with us.

Sign up for updates

www.usaskproperties.ca/contact

Email

info@usaskproperties.ca

Address

USask Properties

238-111 Research Drive

Saskatoon, Sask. S7N 3R2

