
Strategic Infill Sector Plan – University of Saskatchewan Endowment Lands

Recommendation

That the report of the General Manager, Community Services Department, dated June 13, 2018, be received as information.

Topic and Purpose

The purpose of this report is to provide an update regarding the development of a Strategic Infill Sector Plan that is intended to facilitate future development within the University of Saskatchewan's endowment lands.

Report Highlights

1. The City of Saskatoon (City) and the University of Saskatchewan (University) are working in partnership to develop a strategic infill sector plan for the area that includes the University's endowment lands.
2. The proposed Strategic Infill Sector Plan – University of Saskatchewan Endowment Lands (Strategic Infill Sector Plan) will provide a high-level framework to address land use, transportation, open space and natural features, servicing, and development phasing.
3. A project team has been established, consisting of City and University staff, to develop the Strategic Infill Sector Plan. This team has developed a project charter, work plan, and timeline.

Strategic Goals

This report supports the City's Strategic Goals of Sustainable Growth, Moving Around, and Quality of Life by ensuring development of complete communities in areas that are characterized by multi-modal connectivity, a mix of land uses and housing types, and accessible amenities.

Background

Sector plans serve as a development framework for future growth and are based on the policies contained within Bylaw No. 8769, Official Community Plan. Sector plans typically include the location and size of future neighbourhoods, arterial road alignments, employment areas, parks, and significant natural areas. *The Planning and Development Act, 2007*, requires that sector plans and any amendments be approved by City Council.

In 2009, the University completed the study entitled Vision 2057: University Land Use Planning (Vision 2057). In addition to laying out plans for the core campus area, the Vision 2057 report outlines a range of potential uses for the University's endowment lands. Vision 2057 has not been endorsed administratively or adopted by City Council as a vision for the city's growth in this area.

The City's Growth Plan to Half a Million (Growth Plan) identifies Saskatoon's Downtown, North Downtown, and the University of Saskatchewan lands as "strategic infill" opportunities. The Growth Plan has an infill target of 30% of the next 250,000 people over the next 30 years. The University's endowment lands will be a critical component to achieving this 30% infill target.

On February 27, 2018, the University and the City signed a Memorandum of Understanding for the purpose of strategically increasing collaboration between these two organizations. An area of collaboration identified land development, including work related to the City's Growth Plan, such as through strategic infill development.

Report

Project Rationale

The City's Strategic Plan 2013 - 2023 includes a long-term strategy to increase and encourage infill development, and the City's Growth Plan identifies "strategic infill areas," including the University's endowment lands, shown in Attachment 1, as a key part of the City's plans for future growth.

To date, the City's work regarding these lands has been limited to high-level direction and discussions. Land use, servicing, and transportation strategies required to facilitate this growth have yet to be identified and endorsed by City Council. The Strategic Infill Sector Plan will provide this specific direction.

The University is a major landholder within the city. Of its total inner-city land holdings of 755 hectares (1,865 acres), 401 hectares (991 acres) of land are recommended to be designated as endowment lands. Development of even a portion of these areas will have a significant impact on the City.

The City and University are working together, in partnership, to create the Strategic Infill Sector Plan to define the structure of the lands surrounding the University's core campus area, which is primarily owned by the University. The intent of the Strategic Infill Sector Plan is to provide sufficient direction on high-level land use, transportation, servicing, and development phasing such that the lands are development ready, subject to the development of more detailed Area Concept Plans by the landowner(s).

The Strategic Infill Sector Plan will follow a similar process to the existing development process of a sector plan. Special policies and considerations will be adjusted accordingly to address the unique ownership, authority, and urban location of the University's endowment lands.

Project Deliverables

The Strategic Infill Sector Plan will be informed by, but not necessarily follow exactly, the land use plan set out in Vision 2057, with decisions based on the City's overall planning principles and goals. It will factor in both conditions and planned growth in the

surrounding existing neighbourhoods to provide context for the land use plan and the necessary inputs for the transportation and servicing strategy.

Deliverables for the Strategic Infill Sector Plan include a comprehensive sector plan report that contains high-level strategies for land use and development; parks, open space and natural areas; utilities and servicing; transportation, including active transportation, transit, and all modes of transportation; and a development phasing plan.

Project Team

Representatives from the University and the City have established a project team to develop the Strategic Infill Sector Plan, consisting of staff in the City's Planning and Development Division and the University's Infrastructure, Planning, and Land Development Unit. To date, the project team has developed and approved a project charter; developed a timeline and work plan; identified constraints, limitations, risks, and opportunities existing within the Strategic Infill Sector Plan area; and defined the scope of the project. The project team is in the process of finalizing a comprehensive communication and engagement strategy, a reporting strategy, and the overall vision of the Strategic Infill Sector Plan.

Public and/or Stakeholder Involvement

A communication and engagement plan is included within the work plan of the Strategic Infill Sector Plan. Future consultation with the public and identified stakeholders is expected to occur throughout 2018 and 2019, with initial engagement beginning in the fall of 2018.

Communication Plan

A communication and engagement plan is included within the work plan of the Strategic Infill Sector Plan. Information regarding the Strategic Infill Sector Plan will be made available through the means outlined within the communication and engagement plan.

Other Considerations/Implications

There are no options, policy, financial, environmental, privacy, or CPTED implications or considerations.

Due Date for Follow-up and/or Project Completion

The Administration will prepare reports to the appropriate committees and City Council at major milestones throughout the Strategic Infill Sector Plan process.

Public Notice

Public notice, pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

Attachments

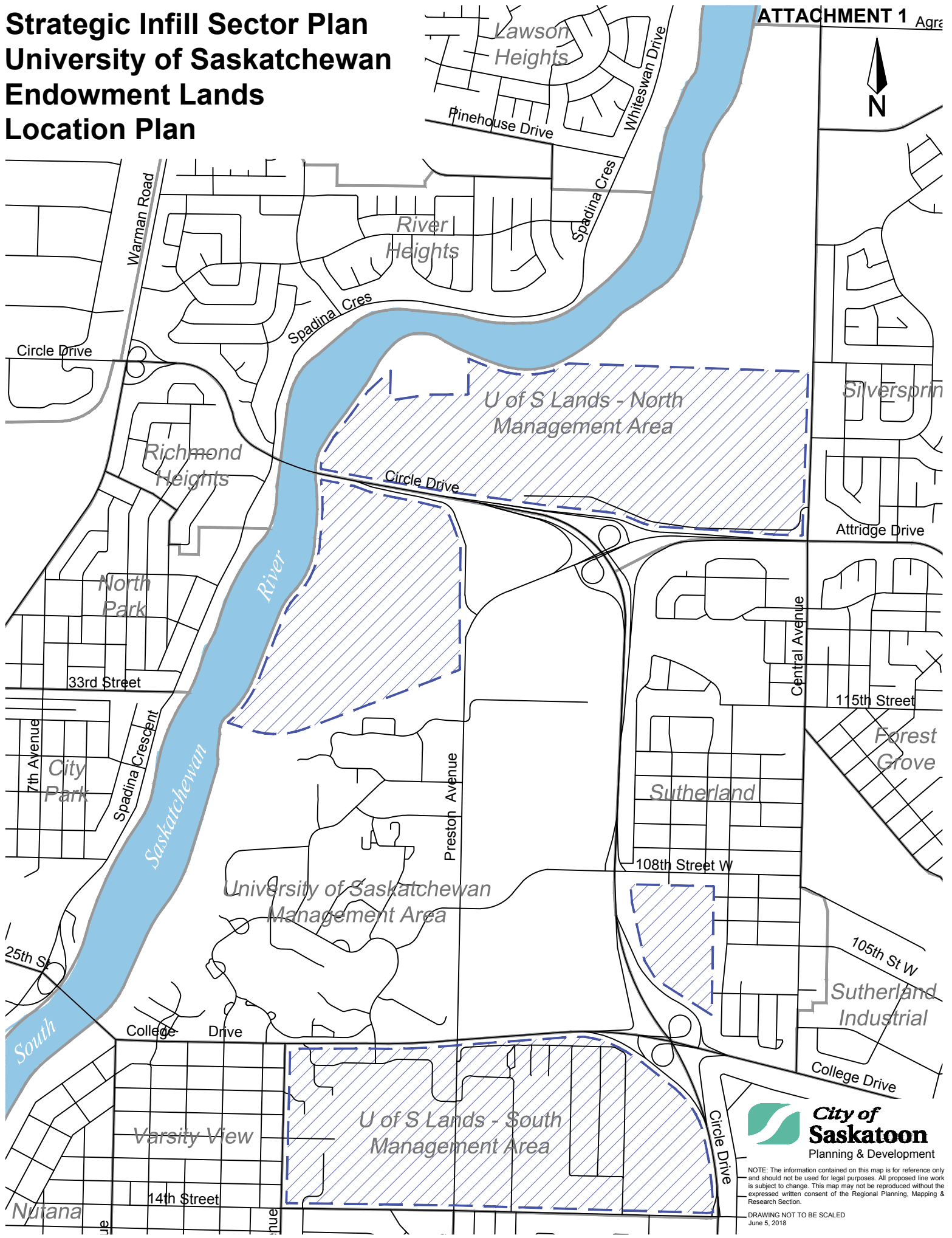
1. Strategic Infill Sector Plan – University of Saskatchewan Endowment Lands - Location Plan

Report Approval

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Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services Department

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Strategic Infill Sector Plan University of Saskatchewan Endowment Lands Location Plan



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June 5, 2018