

SASKATOON IS GROWING

Over the next few decades, Saskatoon is projected to grow to a population of 500,000 people. The City of Saskatoon's (City) Official Community Plan, Plan for Growth, and Strategic Plan identify a long-term strategy to increase and encourage development in existing areas. The University of Saskatchewan (University) land holdings, known as the "endowment lands", have been designated as a "strategic infill opportunity", meaning they are high priority areas for (re)development and are amongst the most significant locations for Saskatoon's growth over the next 35 years.

The endowment lands encompass nearly 1,000 acres of land in the heart of the city, situated along the South Saskatchewan riverbank and less than five kilometres from downtown Saskatoon.

The City and University 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 Plan for Growth.



UNIVERSITY SECTOR PLAN

The City and University are committed to working together on a Sector Plan to create a high-level, guiding framework for future land development that will serve the community at large.

PROJECT TIMELINE

January 2018

Phase 1: Project Start-up, Visioning (Getting Started)

Develop a Sector Plan vision, compile background analysis to support the creation of Sector Plan.

September 2018

Phase 2: Draft Sector Plan (Choices & Direction)

Develop a draft Sector Plan and strategy to facilitate growth within the study area.

January 2019

Input - Come & Grow

January 2019 public engagement event, and introductory targeted stakeholder meetings with community associations and local organisations.

December 2019

Phase 3: Final Sector Plan and Approval (Preferred Concept)

Provide a final review of the Sector Plan and obtain approval of the document, allowing for implementation to proceed accordingly.

2020 & Beyond

Phase 4: Implementation (Final Approved Plan)

Land developer submits further detailed planning, Area Concept Plans, for specific development areas that are consistent with the approved Sector Plan.

WHAT IS A SECTOR PLAN?

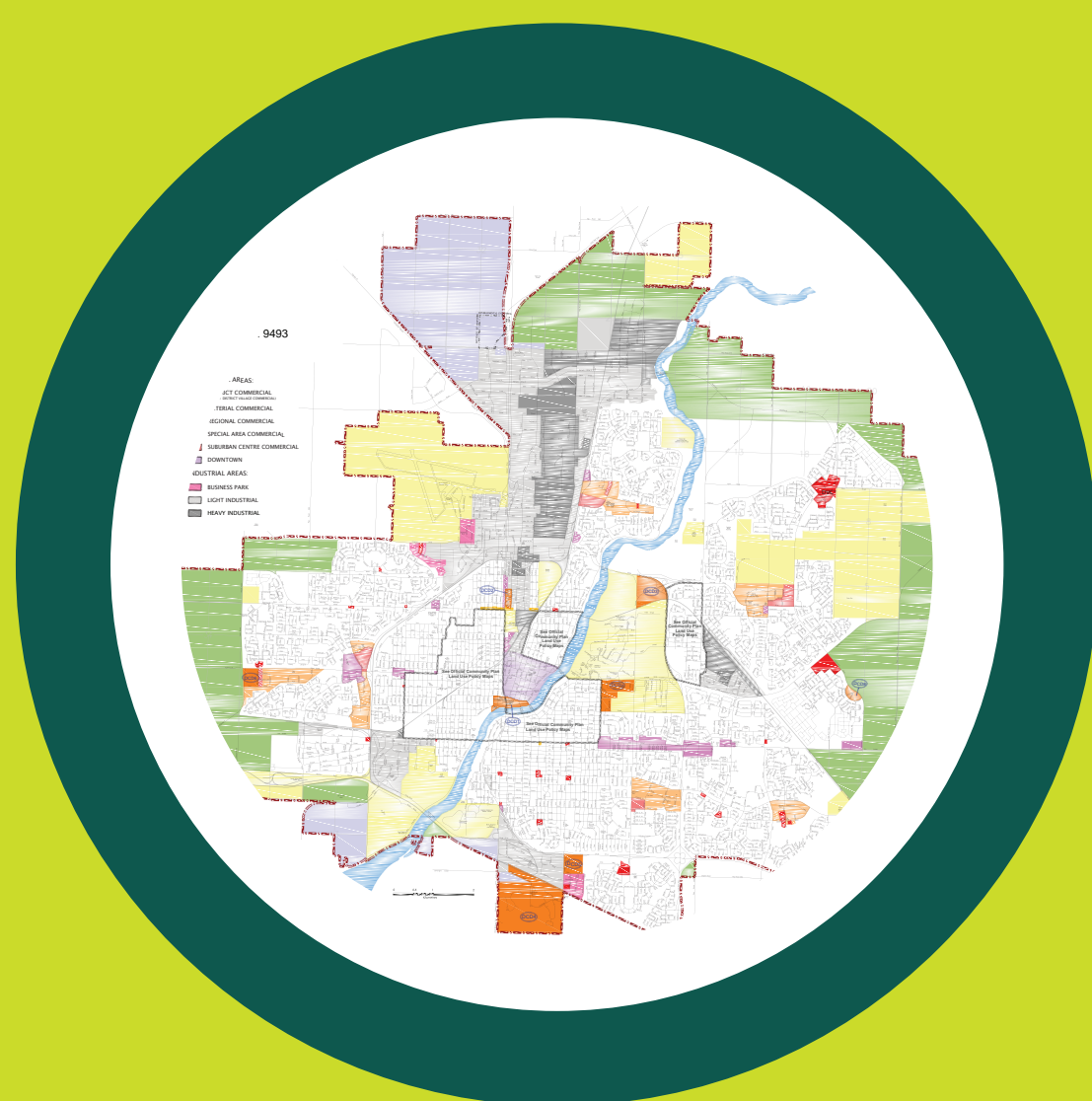
Sector Plans provide a broad framework for future urban development and include the location and size of future neighbourhoods, employment areas, parks and significant natural areas. Sector Plans provide a framework in which City services are planned, new Area Concept Plans are developed and land use designations and rezoning applications are evaluated.

Sector Plans serve the purposes of:

- Enhancing the City's vision for the Official Community Plan;
- Establishing a layout for the preparation of future Area Concept Plans to ensure growth proceeds in a balanced, compact and orderly manner; and
- Identifying key land uses and servicing components that will need to be addressed in detail during the Area Concept Plan process.

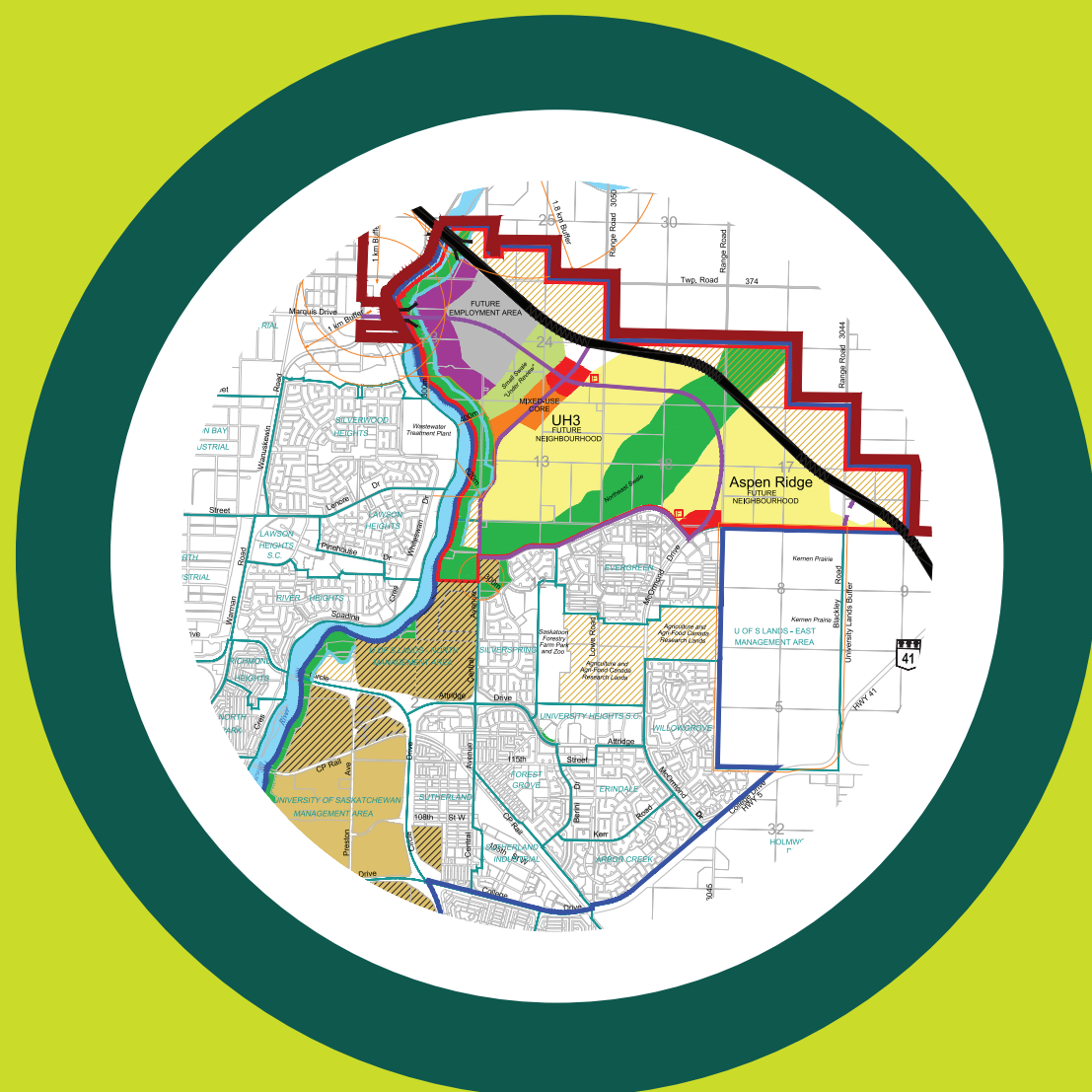
The **development process** is a dynamic process that begins with vacant or undeveloped land and ends with a finished development. A **Sector Plan** is a high-level comprehensive plan, early in the process, that provides the basis for further detailed plans to be developed into specific Area Concept Plans, for the neighbourhood level, and eventually to construction of a proposed development.

MORE GENERAL



OFFICIAL COMMUNITY PLAN

- Applies to entire City of Saskatoon
- Addresses a broad spectrum of issues
- Comprehensive and long-term
- Outlines high level goals and objectives to guide physical, economic, social growth and development of the entire city
- Overarching policies inform development of more detailed plans and standards



SECTOR PLAN

- Addresses a broad spectrum of issues
- Comprehensive and long-term
- Provides framework for future urban development; how an area will develop
- Facilitates more detailed planning work – Area Concept Plans, Rezoning applications, Land Use Designations



AREA CONCEPT PLAN

- Applies to smaller development area
- Provides a detailed solution for land-use and infrastructure servicing
- Detail size, configuration, location of future land use densities, roads, municipal services, and phasing for specific area(s)

MORE DETAILED

ZONING, SUBDIVISION, SERVICING AGREEMENTS

- Zoning establishes development rights for parcel or area of land including permitted land uses, building heights, densities, landscape, and parking
- Applications consistent and guided by Sector Plans, and Area Concept Plans
- Sets pattern of development by determining location, size, shape, lots, and roadways
- Servicing agreements identify municipal improvements (sewer, water, roads, etc.) to be built by the developer and responsibilities for them once completed.

LAND USE PRINCIPLES

The vision for the University Sector Plan encompasses four major land use planning principles.

- 1** Recognize the University's lands are a long-term strategic and economic asset to be retained and leveraged to support the University's mission.



- 2** Promote an inclusive process that supports design excellence and reflects Indigenous places and spaces.



- 3** Embody environmental sustainability in land, infrastructure, open space and building development.



- 4** Support sustainable community development including mixed use, transit supportive development.



ENDOWMENT LANDS

The urban land holdings of the University represent nearly 18% of land within a five kilometer radius of Saskatoon's downtown. These lands were purchased by the University Board of Governors when the University was established in 1907. As the city continues to grow, these lands have significant value both strategically and financially. The University's Vision 2057 land use planning document designated University land into three categories: endowment lands, core campus lands, and core agricultural lands.

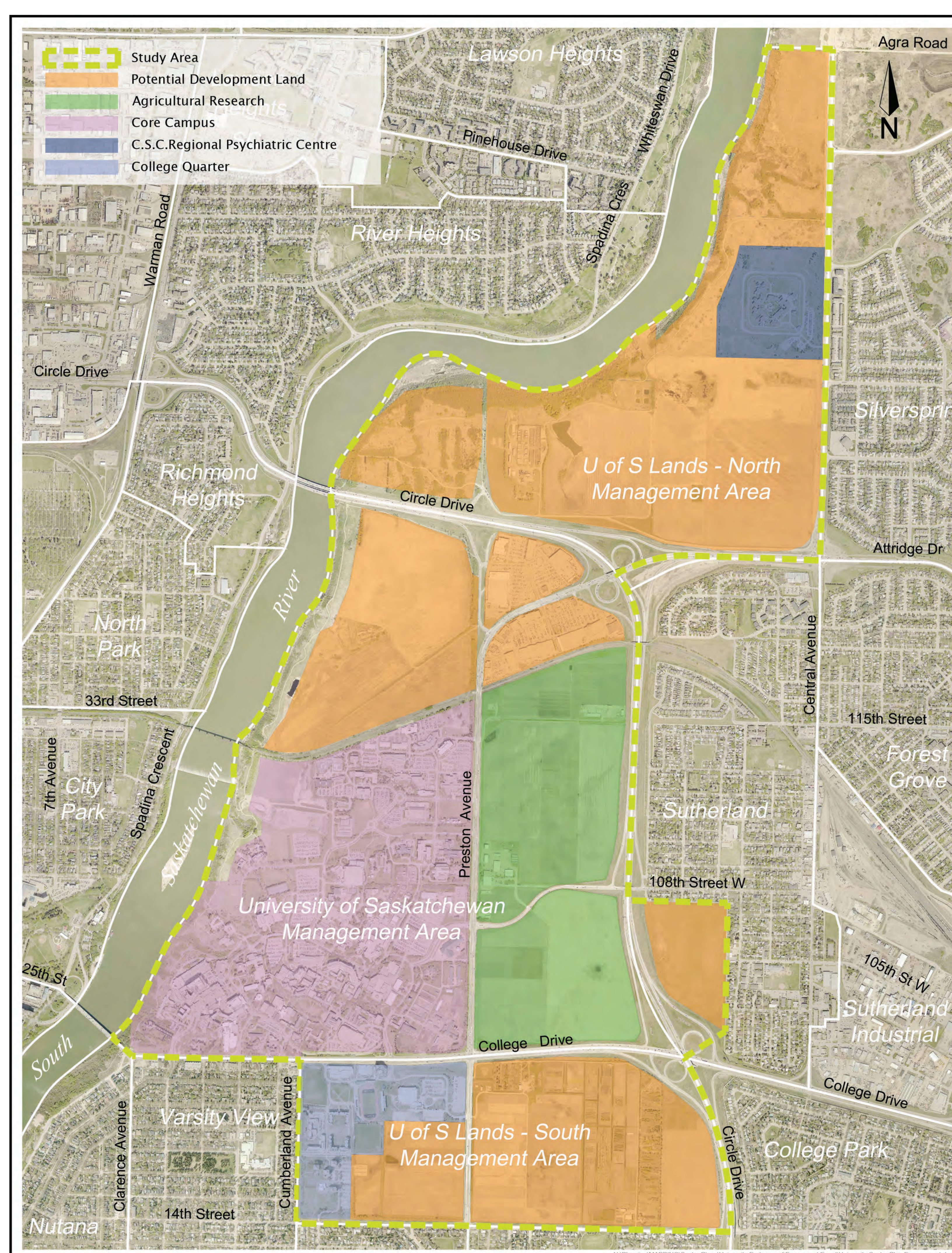
Four hundred and one (401) hectares (991 acres) have been designated as endowment lands. The University intends to maintain ownership of the endowment lands. The development of these lands has the potential to provide an indirect role in supporting the University's core mission by providing a new revenue stream to support a University Endowment Fund. This fund will generate annuities to be used for strategic projects and initiatives.

What are “endowment lands”?

Endowment lands are university-owned land identified as having the potential to provide new revenue streams in support of the University's core mission and strategic priorities.

Potential future uses for endowment lands may include:

- University-related uses: residences, office, continuing learning;
- Mixed-use neighbourhoods;
- Research Park;
- Business Park;
- Institutional uses;
- Commercial uses;
- Community uses: recreation, parks, open space



CONNECTIONS AND MOBILITY

Provide your Input.

Connections and Mobility are an important aspect of the University Sector Plan. Growth and potential development within the University Sector Plan will bring new infrastructure that will aim to improve connectivity for all travel modes.

Mode Types:

Pedestrian: Walking is the most common form of transportation. If conditions exist within a community, walking can be suitable for almost all short trips throughout the year.

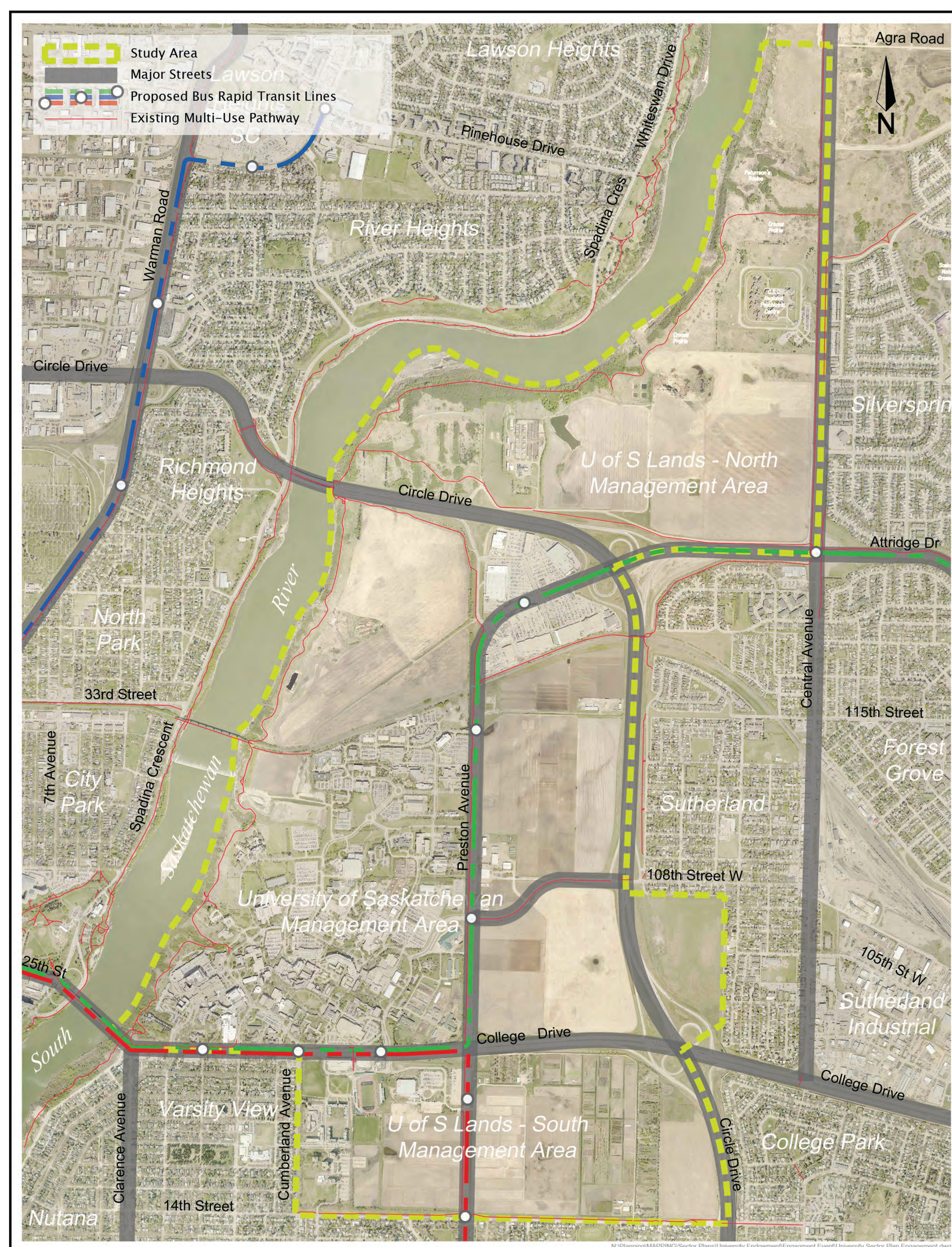
Cycling: Cycling can be an attractive transportation option. It is convenient, low cost and a practical alternative to driving.

Transit: Transit service is an efficient, low cost alternative to driving. Frequency and facilities such as the proposed Bus Rapid Transit system along College Drive and Preston Avenue will have a large impact on connectivity.

Road Network: The road network is the system of interconnected roads designed to accommodate vehicles, bicycles and pedestrian traffic.

Natural: Protection of natural areas and other green spaces can be important infrastructure and part of a valuable ecological system.

Please mark on the map the important connections that would be beneficial to create and those connections that should be maintained.



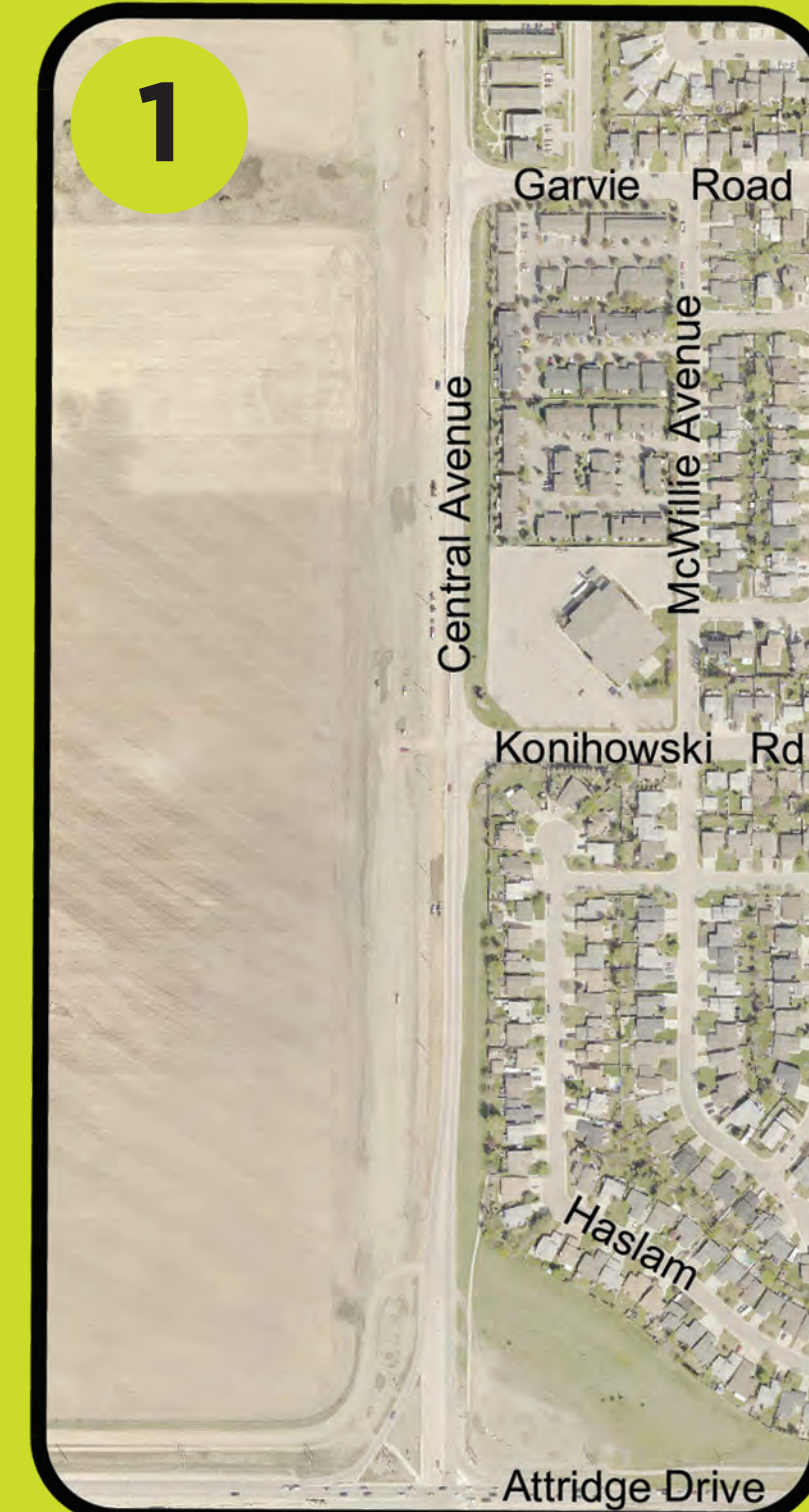
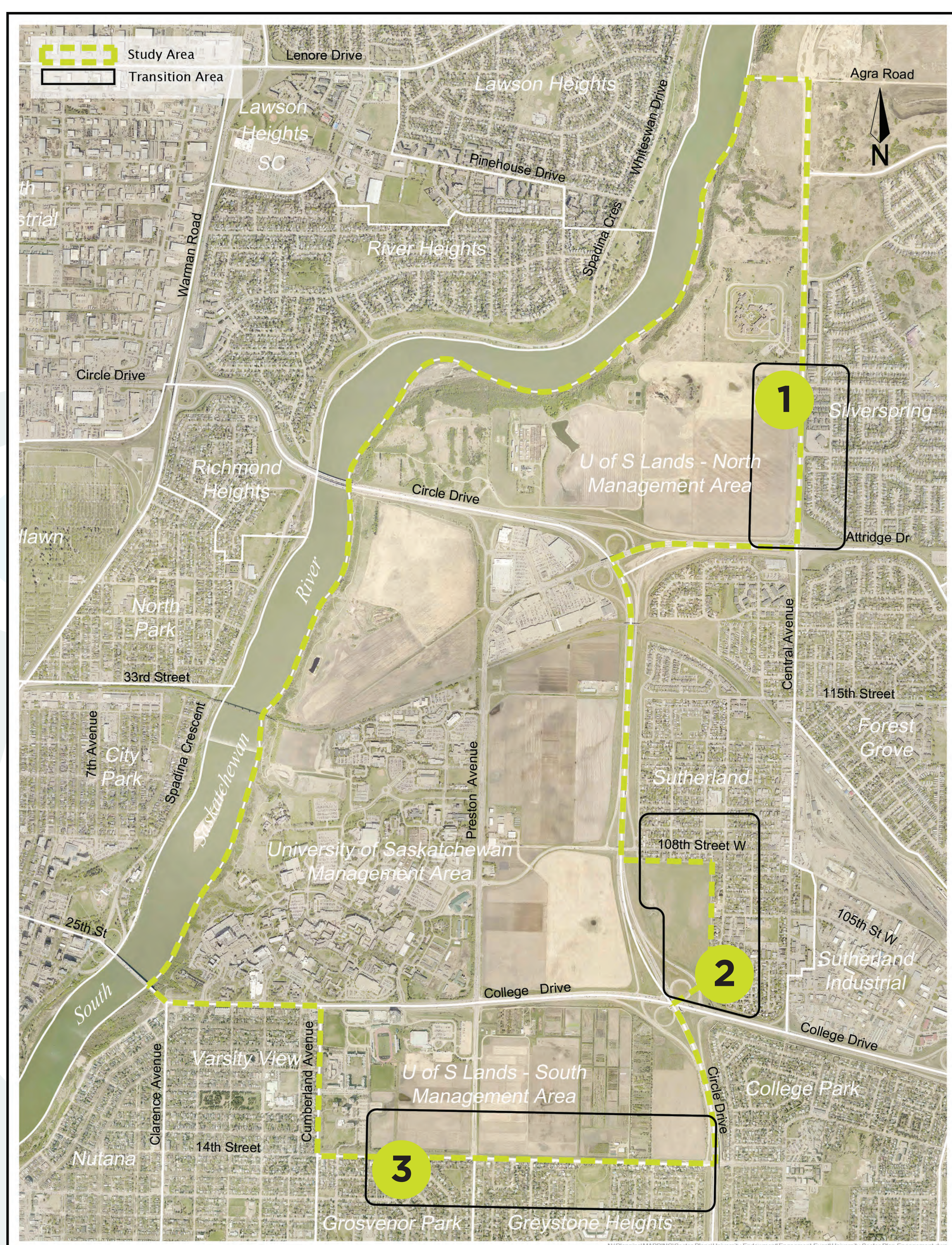
TRANSITION AREAS

The majority of development within the University Sector Plan will be comprised of mixed-use buildings and a variety of housing options. Mixed-use buildings include commercial uses on main floors, some office uses, and residential condos and apartments on upper floors. A variety of housing options include condominium buildings, apartment buildings, townhouse and single-family homes.

Medium-to-high density, mixed-use development will be targeted along major Bus Rapid Transit corridors and major connection points.

The development within “transition areas” will be appropriate for adjacent development and conscious of the character of established neighbourhoods.

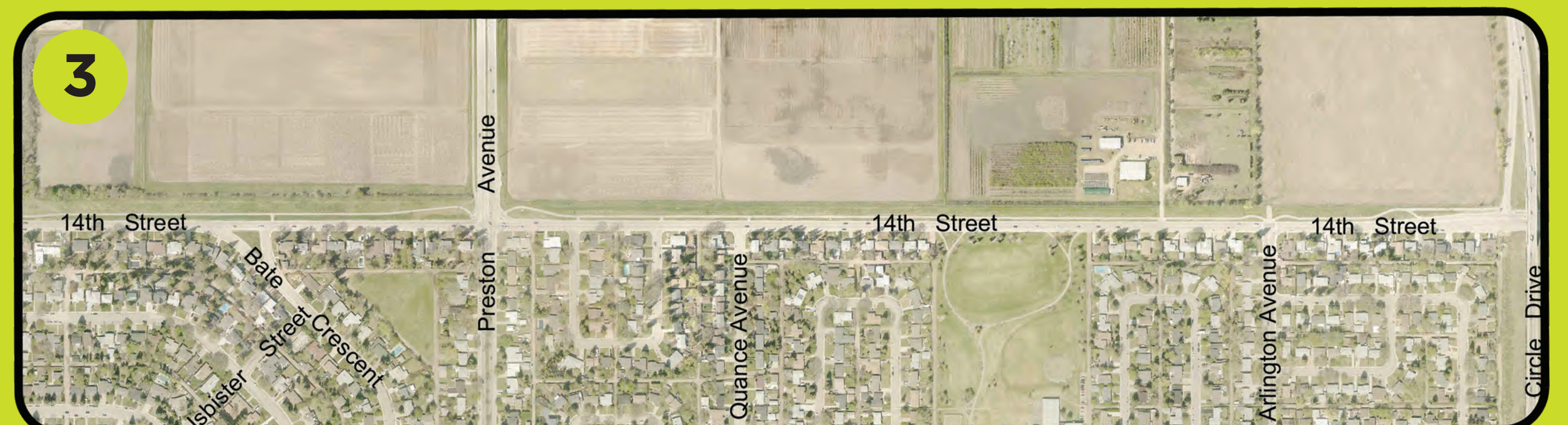
A transition area is an area of land that is near or adjacent to an existing developed neighbourhood. Transition areas are considered specifically to maintain neighbourhood character and provide a transition between the existing neighbourhoods and new development. The following transition areas are located within the University Sector Plan:



1
Central Avenue
To the West and adjacent to the Silverspring Neighbourhood.



2
SW Sutherland
Vacant land located within the South West corner of the Sutherland Neighbourhood.



3
14th Street to the North and adjacent to the Grosvenor Park and Greystone Heights Neighbourhoods.

NATURAL AREAS, SENSITIVE AREAS & HERITAGE

Stantec Consulting Ltd. was retained by the City to conduct a Natural Area Screening for the University Sector Plan, as required by the City Official Community Plan Bylaw No. 8769. The following is based on information from the Natural Area Screening, as well as the Meewasin Valley Authority's Northeast Policy, 2015.

Sensitive Area 1:

- Approx. 13 ha
- High quality habitat for vegetation and wildlife
- Adjacent to the Northeast Swale
- Important wildlife corridor between the Northeast Swale and the South Saskatchewan River

Sensitive Area 2:

- Approx. 18 ha
- High quality habitat for vegetation and wildlife
- Contains Peturrson's Ravine
- The ravine acts as a corridor connecting the South Saskatchewan River to upland native grasslands and wetlands in the Northeast Swale
- Only improvements that conserve the natural and cultural heritage resources or enhance the passive recreational and educational use of the Meewasin Valley will be allowed within Peturrson's Ravine and adjacent river bank (Meewasin Valley Authority, 2015)

Sensitive Area 3:

- Approx. 23 ha
- High quality habitat for vegetation and wildlife
- The upland directly north of the Regional Psychiatric Centre is known as the Crocus Prairie and has been identified by the MVA as an ecologically sensitive site worth preserving.
- Development within the area must consider the existing landscape and permit public access along the river valley (Meewasin Valley Authority, 2015)



Sensitive Area 4:

- Approx. 22 ha
- High quality habitat for vegetation and wildlife
- Follows the South Saskatchewan River valley, including Sutherland Beach
- Identified as having ecological significance
- Development within the area must consider the existing landscape and permit public access along the river valley (Meewasin Valley Authority, 2015)

Sensitive Area 5:

- Approx. 29 ha
- High quality habitat for vegetation and wildlife
- Consists of shrubland, native grassland, broadleaf forest, and pasture/forage.
- Identified as having ecological significance
- Development within the area must consider the existing landscape and permit public access along the river valley (Meewasin Valley Authority, 2015)

Sensitive Area 6:

- Approx. 31 ha
- Moderate quality habitat for vegetation and wildlife
- Follows the South Saskatchewan River valley
- Identified as containing a semi-natural environment
- Development within the area must not "irrevocably damage the natural and cultural heritage resources of the area as a whole" (Meewasin Valley Authority, 2015)

TRANSITION AREAS

Provide your input.

As you can see, development in the transition areas comes in many shapes and sizes. It is the street layout, arrangement of buildings, quality of architecture and use of open spaces that makes the development more or less appealing or desirable.


Place a sticky dot next to the type of development that would be appropriate within each specific transition area.

<p>Low Density Residential: Typically single-family homes, townhouses, row houses.</p> 	<p>Medium Density Residential: Typically smaller scale apartment and condominium buildings.</p> 	<p>High Density Residential: Typically large condominium and apartment buildings, larger than 4 stories.</p> 
<p>Mixed-Use Development: Typically buildings that include a mix of uses, such as commercial or office space on the ground floor, and residential units above.</p> 	<p>Commercial: Consists of uses such as commercial strip malls, retail stores, office building, etc.</p> 	<p>Institutional: Consists of uses that contribute to serving community needs, such as schools, fire halls, hospitals, recreation facilities.</p> 
<p>Open Space: Consists of park space, trail systems, public squares, outdoor recreational areas.</p> 	<p>Other:</p>	<p>Sticky Dot Legend:</p> <ul style="list-style-type: none">1. Central Avenue2. SW Sutherland3. 14th Street

NEIGHBOURHOOD AMENITIES

Provide your Input.

An important aspect of a complete community is ensuring that residents have convenient access to goods and services.

Some examples of amenities in a typical neighbourhood include:	Place a sticky dot for desired amenities that contribute to a complete community.	Place a sticky note for desired or additional amenities that contribute to a complete community.
Commercial Nodes – Retail and commercial businesses around mixed-use development and Bus Rapid Transit stations.		
Housing Variety – Range of multi-family and single-family housing types, unit sizes and design.		
Affordable Housing – Affordable market and non-market housing in collaboration with government, businesses and non-profit associations.		
Amenity Space – Functional outdoor amenity spaces for new neighbourhoods and surrounding established neighbourhoods.		
Schools – Schools that serve new neighbourhoods and surrounding established neighbourhoods.		
Public Space – Public space that can accommodate events and activities.		
Parks, Trails, Open Space – Opportunities for passive and programmed recreation activities.		
Social Services – Essential social services, such as doctors, dentist offices, care facilities.		
Environment – Tree placement, as well as tree species and tree canopy, can improve the quality of life for neighbourhood residents.		