

University Sector Plan Partner Messages

Key Messages

- University of Saskatchewan (USask) land holdings, known as the “endowment lands”, encompasses nearly 1,000 acres of land in the heart of the city, situated along the South Saskatchewan riverbank and less than 5 kilometers from downtown Saskatoon.
- USask completed their *Vision 2057* plan in 2009, outlining land needs for future academic and research purposes, as well as identified endowment lands for potential development.
- The City of Saskatoon’s (City) Official Community Plan, Plan for Growth, and Strategic Plan include a long-term strategy to increase development in existing areas, commonly referred to as “infill development”. USask’s endowment lands are designated as a “strategic infill opportunity”, meaning they are high-priority areas for redevelopment. These lands are the most significant locations for Saskatoon’s growth over the next 35 years.
- Thoughtful, well-planned development of these lands will benefit and have a positive impact on the city, residents and overall USask community. A mix of commercial, recreational and residential land uses are possible over the long-term.
- The City and USask worked together to complete the University Sector Plan, creating a high-level guiding framework for future development that will serve the community.
- Through the sector plan process, and in consultation with residents and stakeholders, the City and USask crafted a shared vision and development principles for the lands. The vision supports the goals of *Vision 2057*, the Official Community Plan, and the Plan for Growth. The principles will guide decisions on future infrastructure investments.

University Sector Plan Question and Answer

What is a sector plan?

A sector plan provides a broad framework for future urban development and includes location and size of future neighbourhoods, commercial, employment areas, significant natural areas and transportation choices. The framework provided by a sector plan allows City services to be planned, establishes phases for development and the development of new concept plans.

A sector plan is a preliminary planning study intended to be future oriented – a sector plan is a first step in an important process happening long before the land is prepared for development and shovels hit the ground. No specific timeframe for development is applied to a sector plan.

A sector plan provides high-level direction so that lands are development-ready, subject to more detailed concept planning led by the landowner with approval by City Council.

Why is a sector plan required?

A sector plan is a statutory document given authority in the *Planning and Development Act, 2007*, and requires approval by City Council. A sector plan is based on policies contained in the City's Official Community Plan, Bylaw No. 9700.

Is this the only sector plan underway?

The University Sector Plan is unique due to its location surrounded by established neighbourhoods. Given its distinctiveness, policies and considerations will be adjusted to address the unique ownership, authority and urban location.

Other typical sector plans focus on future planning for new development areas, such as the University Heights Sector Plan which now homes the neighbourhoods of Willowgrove, Evergreen and Aspen Ridge; and the Holmwood Sector Plan, where the Brighton neighbourhood is currently developing. All sector plans can be found on <https://www.saskatoon.ca/sector-plans>.

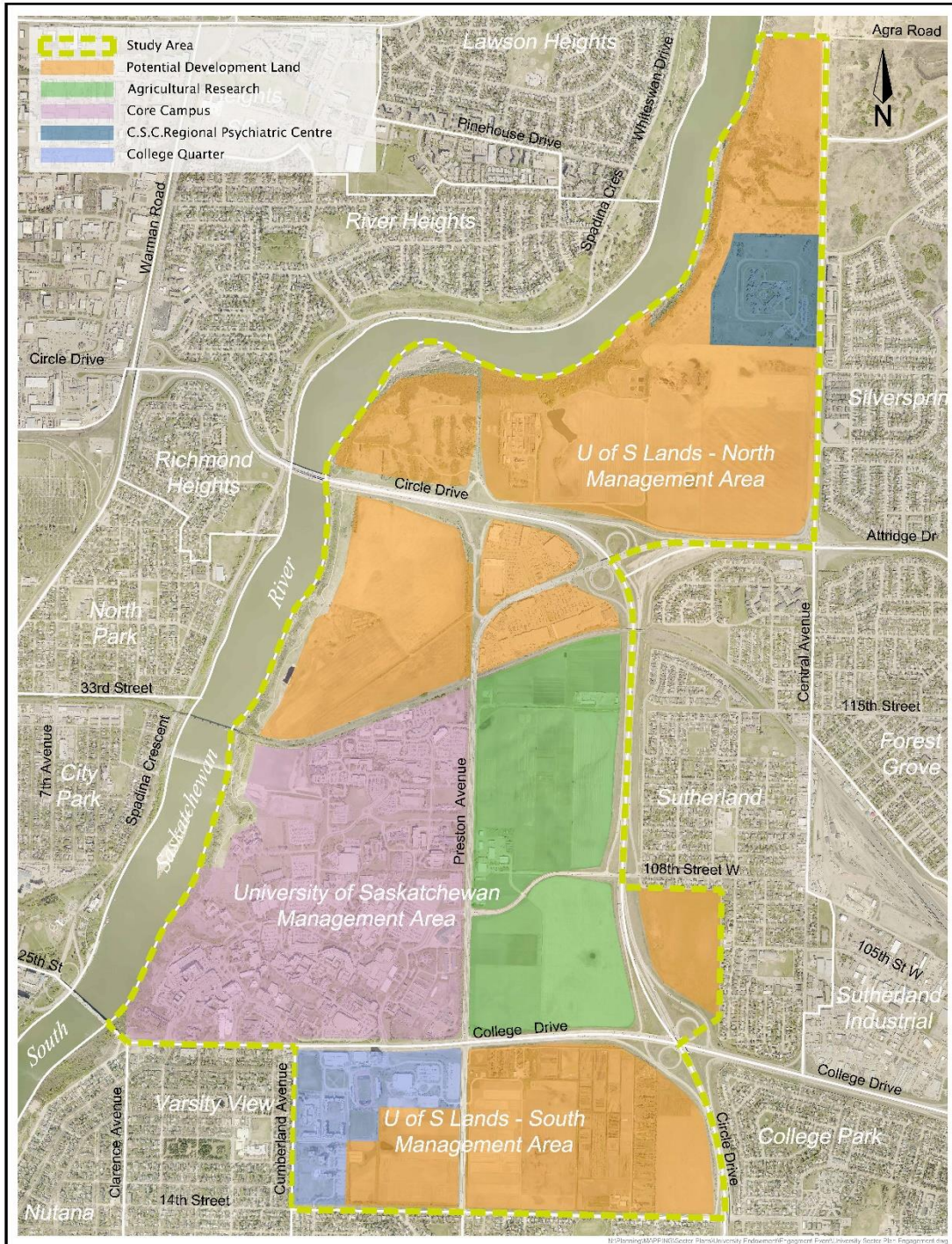
How long will it take until the lands are finally developed?

A sector plan is future oriented with no specific timeline for development. Once the University Sector Plan is approved by City Council, USask can begin work on detailed concept plans for specific areas.

How many people will live in the area?

The University Sector Plan projects over 50,000 residents could be accommodated in future neighbourhoods once all the “endowment lands” are developed. This number will be confirmed through future concept plans. Market demand, servicing and infrastructure capacity, as well as desires of the landowner will be among factors used to determine final population of the area.

Where is the proposed Sector Plan located?



What are some key considerations in the sector plan vision?

The sector plan vision was informed by goals identified in USask's *Vision 2057*, as well as policy statements and implementation actions from the City's Official Community Plan, and Plan for Growth. Some considerations include, but are not limited to:

- Recognizing the lands are a long-term strategic and economic asset to be retained and leveraged to support the university's mission.
- Enacting inclusive, respectful and reciprocal processes with Indigenous Peoples, communities and organizations to ensure that Indigenous perspectives are represented and realized in the pursuit of design excellence.
- Embody environmental sustainability in land infrastructure, open space and building development.
- Support sustainable community development including mixed use, transit supportive development.

What are the next steps?

An informational video describing the background and highlights of the University Sector Plan is available for viewing here. Feedback and inquiries regarding the University Sector Plan can be made through the City's engagement page.

The University Sector Plan will be presented to the City's Municipal Planning Commission, Meewasin Board, the University Board of Governors and City Council through March and April 2021.

The University Sector Plan is a future oriented preliminary planning study. Specific timeframe for development is not applied in the Sector Plan. If approved by City Council, policies in the Sector Plan will guide future development. Landowner(s) in the area can also begin to develop detailed concept plans.

Who can I contact for more information?

Ian Williamson, Senior Planner
Planning & Development, City of Saskatoon
306.657.8640
ian.williamson@saskatoon.ca