

## **University Sector Plan Question and Answer**

### **What is a Sector Plan?**

Sector Plans provide a broad framework for future urban development and include the location and size of future neighbourhoods, commercial and employment areas, parks and significant natural areas, as well as transportation choices. Based on the framework provided by Sector Plans, City services are planned; phases for development are established; new Area Concept Plans are developed; and land use designations and rezoning applications are evaluated.

Sector Plans are preliminary planning studies and are intended to be future oriented – a Sector Plan is the first step in an important process that needs to happen long before the land can be prepared for development and shovels hit the ground. No specific timeframe for development is applied to Sector Plans.

The intent of a Sector Plan is to provide high-level direction so that the lands are development-ready, subject to more detailed area concept planning to be led by the landowner with approval by City Council

### **Why is a Sector Plan required?**

A Sector Plan is a statutory document given authority under the *Planning and Development Act, 2007*, and requires formal approval by City Council. Sector Plans are based on the policies contained within the City's Official Community Plan, Bylaw No. 8769.

### **Is this the only Sector Plan underway or are there others?**

The University Sector Plan is unique in nature due to its location in the city, surrounded by established areas. Given its distinctiveness, special policies and considerations will be adjusted accordingly to address the unique ownership, authority and urban location of the lands.

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

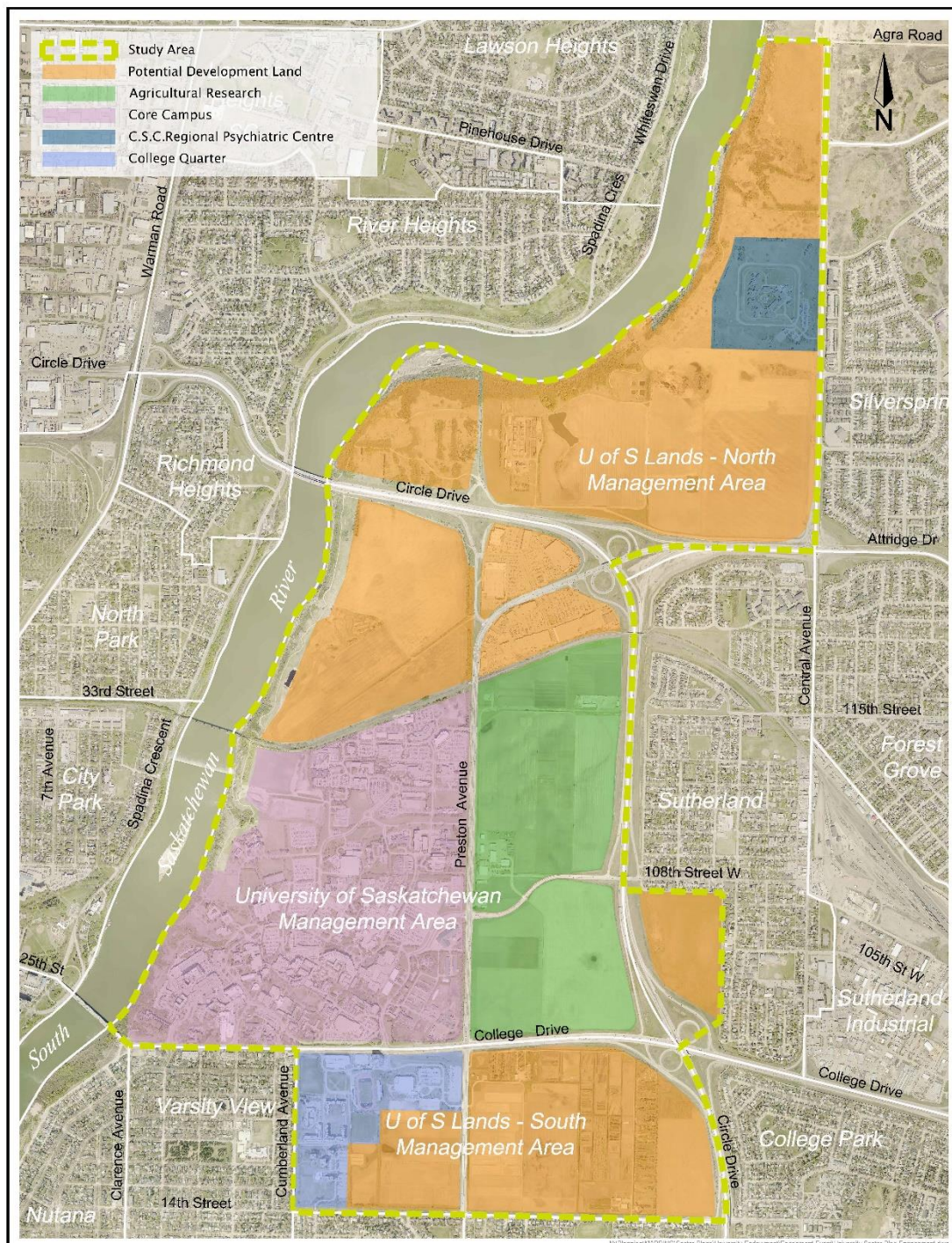
### **How long will it take until the lands are finally developed?**

Sector Plans are future oriented, and no specific timeline for development is tied to a Sector Plan. Once the Sector Plan is approved by City Council, the University can begin work on the detailed Area Concept Plans for specific areas within the Sector Plan.

## How many people will live in the area?

*Vision 2057* projects that 40,000 to 60,000 residential units could be accommodated in up to five new neighbourhoods once all the “endowment lands” have been developed, including a mix of residential, commercial and recreational uses. This number will be refined through the Sector Plan process and future Area Concept Plans. Market demands, servicing and infrastructure capacity, as well as the desires of the landowner will be among the factors used to determine the final population of the area.

## Where is the proposed Sector Plan located?



## **What will be some of the key considerations in the Sector Plan vision?**

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

- the University's commitment to developing the lands to support their core mission of teaching and research;
- recognition that development of the lands is important to the community and to support and facilitate the future growth of Saskatoon; and
- an commitment to develop the lands in a sustainable manner that enriches the surrounding neighbourhoods, natural areas, and established infrastructure, such as utilities, roads, bridges and transportation options.

## **What are the next steps?**

The sector planning process started in December 2017. On February 27, 2018, the University and City signed a Memorandum of Understanding for the purpose of strategically increasing collaboration regarding future planning of the lands.

Consultation and communication with the public, University community and identified stakeholders is expected to occur throughout 2018 and into 2019, with initial engagement beginning in late 2018. The Sector Plan will be drafted and refined based on the information shared during the public engagement phase with the final plan targeted to go to the University Board of Governors, and then City Council, for approval in late 2019.

## **Who can I contact for more information?**

Ian Williamson, Senior Planner  
Planning & Development Division, City of Saskatoon  
306.657.8640  
[ian.williamson@saskatoon.ca](mailto:ian.williamson@saskatoon.ca)

James Cook, Manager, Land Development  
Infrastructure, Planning and Land Development, University of Saskatchewan  
306.966.2165  
[james.cook@usask.ca](mailto:james.cook@usask.ca)