

UNIVERSITY SECTOR PLAN

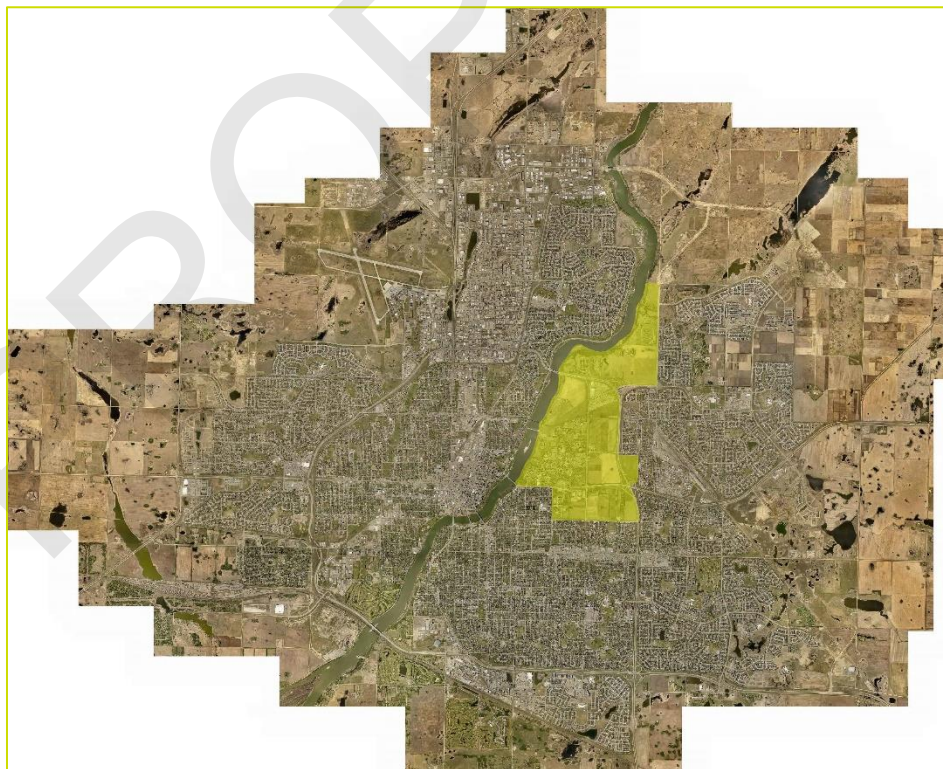
February 2021
Executive Summary



INTRODUCTION & BACKGROUND

In 2018, the City and USask signed a Memorandum of Understanding to strategically increase collaboration between the two organizations. One area of collaboration is land development including work related to the City's Growth Plan to Half A Million (Plan for Growth), which identifies USask endowment lands as strategic infill sites.

As a mutually beneficial strategic endeavour, the City and USask partnered to define the structure of potential development lands. The University Sector Plan (the Sector Plan) provides enough 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 concept plans led by the landowner(s).



University Sector Plan Location



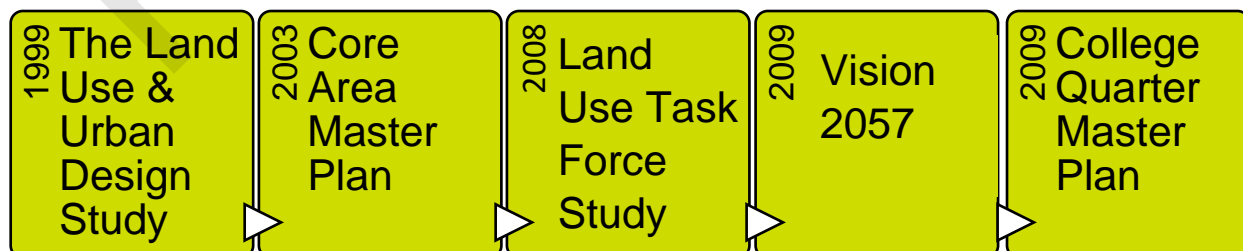
Plan Hierarchy

The City's Official Community Plan Bylaw No. 9700 (Official Community Plan) provides the policy framework to define, direct and evaluate development in Saskatoon to a population of 500,000.

Sector plans are required by the Official Community Plan. Section F Policy (2) (a) (v) states: *“Long range planning for neighbourhoods and related community facilities shall be organized within the context of a Sector. A Sector typically contains six to ten neighbourhoods and the housing and community facilities necessary to accommodate 50,000 to 80,000 people as well as significant employment. This includes a transportation network that connects the Sector to the city-wide transportation network.”*

Concept plans prescribe the development vision and servicing framework for a defined area, in alignment with the Official Community Plan and applicable sector plan. Concept plans are required for large scale development, such as residential neighbourhoods or industrial employment areas, and smaller scale development, such as urban centres or significant infill development.

USask has studied the role of its significant land holdings, beginning, with the Land Use and Urban Design Study in 1999 and, followed by the Core Area Master Plan (2003), and, the Land Use Task Force Study (2008). In 2009, USask completed a study entitled *Vision 2057: University Land Use Planning* (Vision 2057). That same year, the College Quarter Master Plan was approved by the USask Board of Governors.





VISION & LAND USE PRINCIPLES

The vision and objectives of the University Sector Plan describe the aspirations of the City, USask and their partners and stakeholders involved in the process of developing the Sector Plan. Through the engagement process, a range of stakeholder groups provided input on the social, environmental, and economic aspects of the plan. The information and policies contained within the Sector Plan will guide development to achieve these objectives and realize the vision.

The vision for the University Sector is that these lands will become complete, vibrant, sustainable, and distinct urban communities that support a walkable, transit-oriented lifestyle, connect with USask, while harmonizing and integrating with surrounding communities. They are intended to become neighbourhoods of the future, housing Saskatoon's growing population, while sharing a unique relationship with one of Canada's leading universities.

The vision for the University Sector will be achieved through the embodiment of the following land use planning principles:

1. **Support the Academic Mission:** Recognizing the lands are a long-term strategic and economic asset to be retained and leveraged to support the university's mission.
2. **Indigenous Engagement:** 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.
3. **Pursue Environmental Sustainability and Climate Action:** Embody environmental sustainability in land infrastructure, open space and building development.
4. **Create Communities that Advance Well-being and Sustainability:** Support sustainable community development including mixed use, transit supportive development.

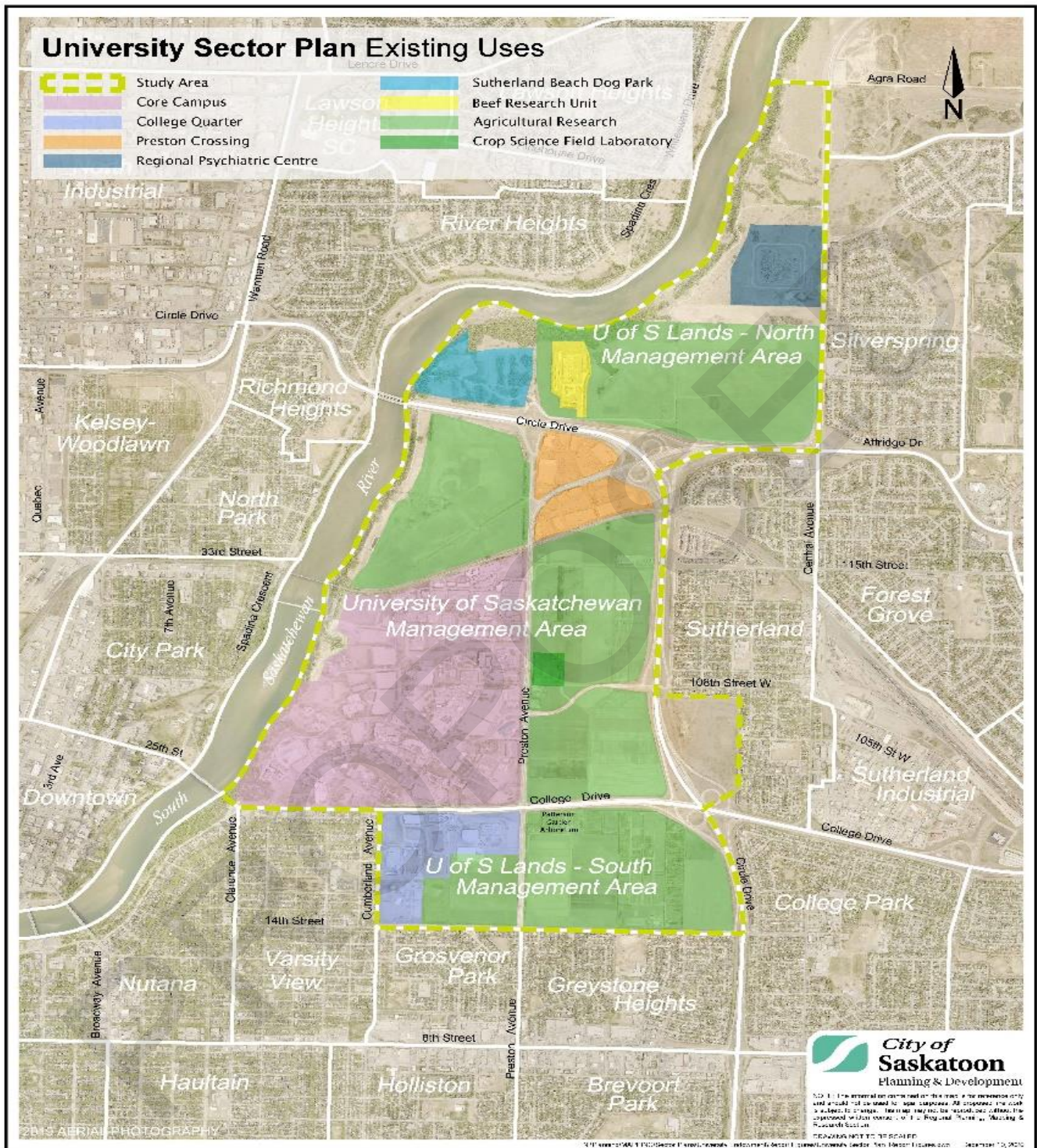
CONTEXT & EXISTING CONDITIONS



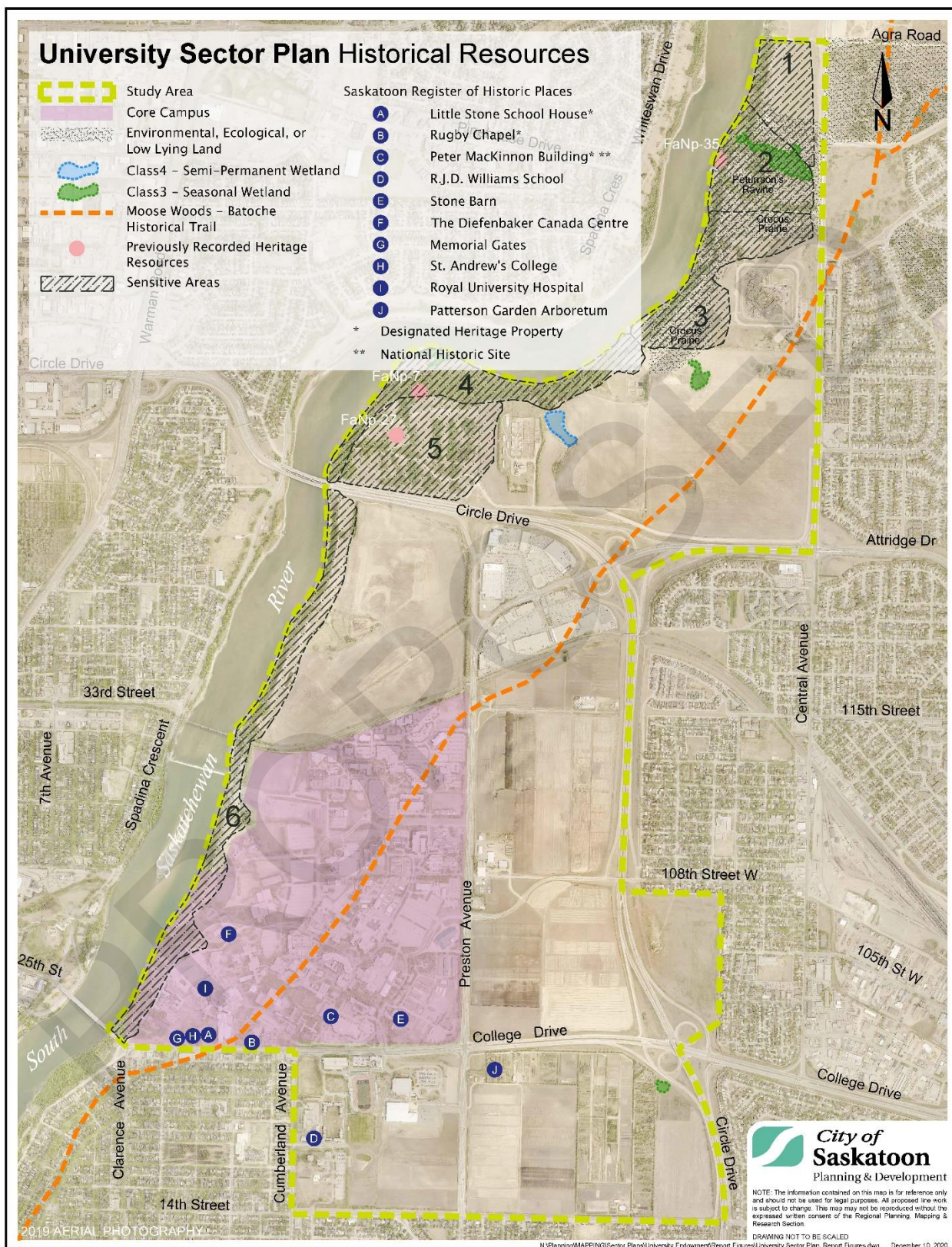
The University Sector is in proximity to several defining features of the city, which was considered in the development of this plan. The Sector Plan is anchored by the USask Campus and Innovation Place. It is bordered by the established neighbourhoods of Silverspring, Sutherland, College Park, Greystone Heights, Grosvenor Park, Varsity View. It is across the South Saskatchewan River from the neighbourhoods of City Park, North Park, Richmond Heights, and River Heights. Major employment centres in the vicinity include downtown Saskatoon, USask Core Campus Area, Innovation Place, the North Industrial area, and Sutherland Industrial.

In accordance with the Official Community Plan, a Sector Plan requires a natural area screening of significant natural areas and archaeological sites. A natural area screening is used to develop a better understanding of the natural, cultural, and historical assets present within an area of land scheduled for development. A natural area screening for the Sector Plan was completed in September 2018.

The natural area screening identified 11 of 22 quarter sections within the University Sector as heritage sensitive. Heritage sensitivity is determined based on the presence of previously recorded heritage resources, the potential for heritage resources to exist (including proximity of waterbodies or watercourses and landscape), previous land disturbance and scope of the proposed development. Heritage sensitive quarter sections throughout the University Sector are concentrated along the South Saskatchewan River.



University Sector Plan Existing Uses



University Sector Plan Historical Resources

LAND USE & COMMUNITY FRAMEWORK

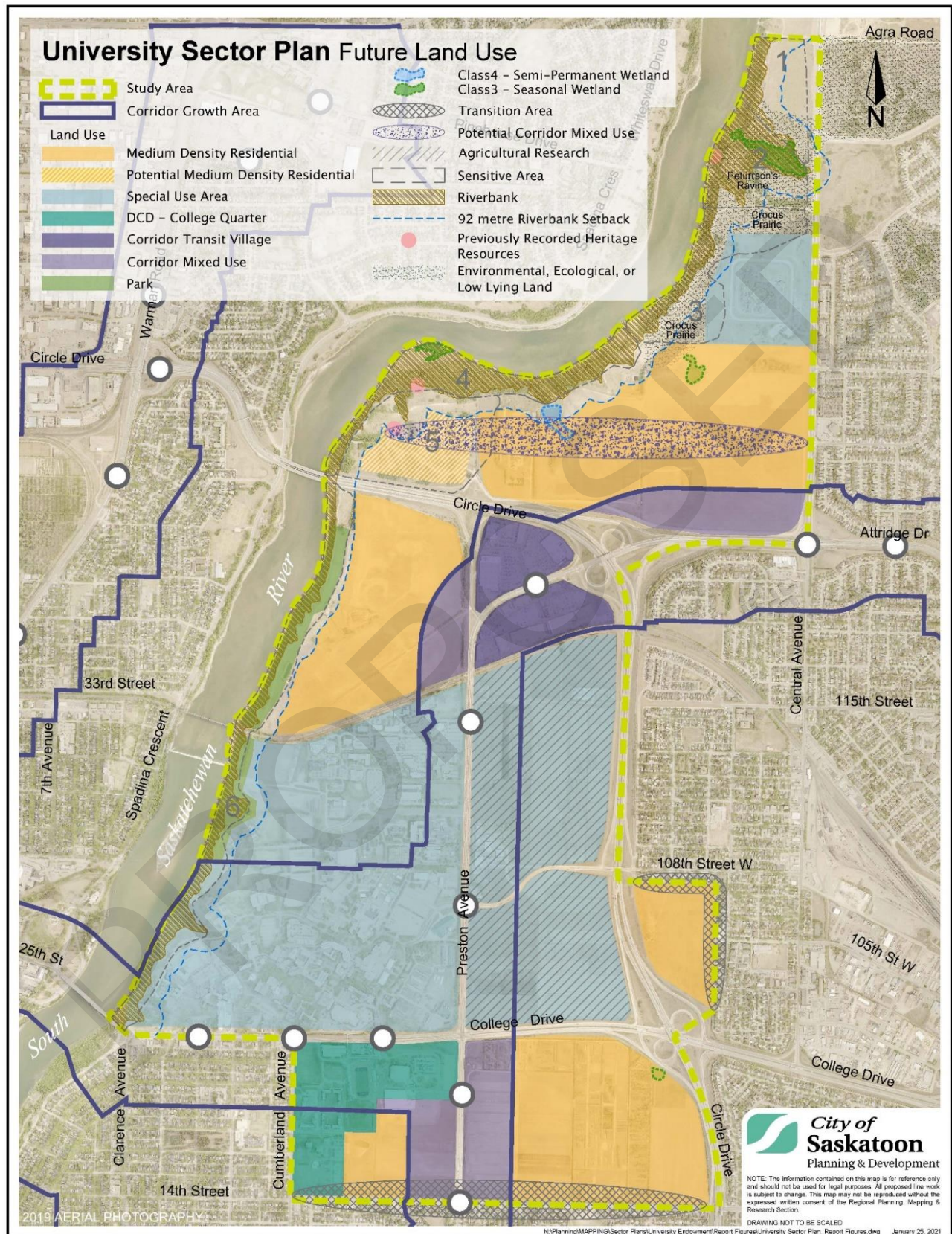


The Sector Plan vision and proposed land use designations reflect a built form framework that supports diverse, mixed density, mixed-use pedestrian-oriented communities, providing an opportunity for all demographics to live, work, and play. The Sector Plan supports patterns, development and infrastructure that will further the City's sustainability and climate action goals while creating the opportunity for unique, welcoming neighbourhoods that integrate appropriately into adjacent neighbourhoods.

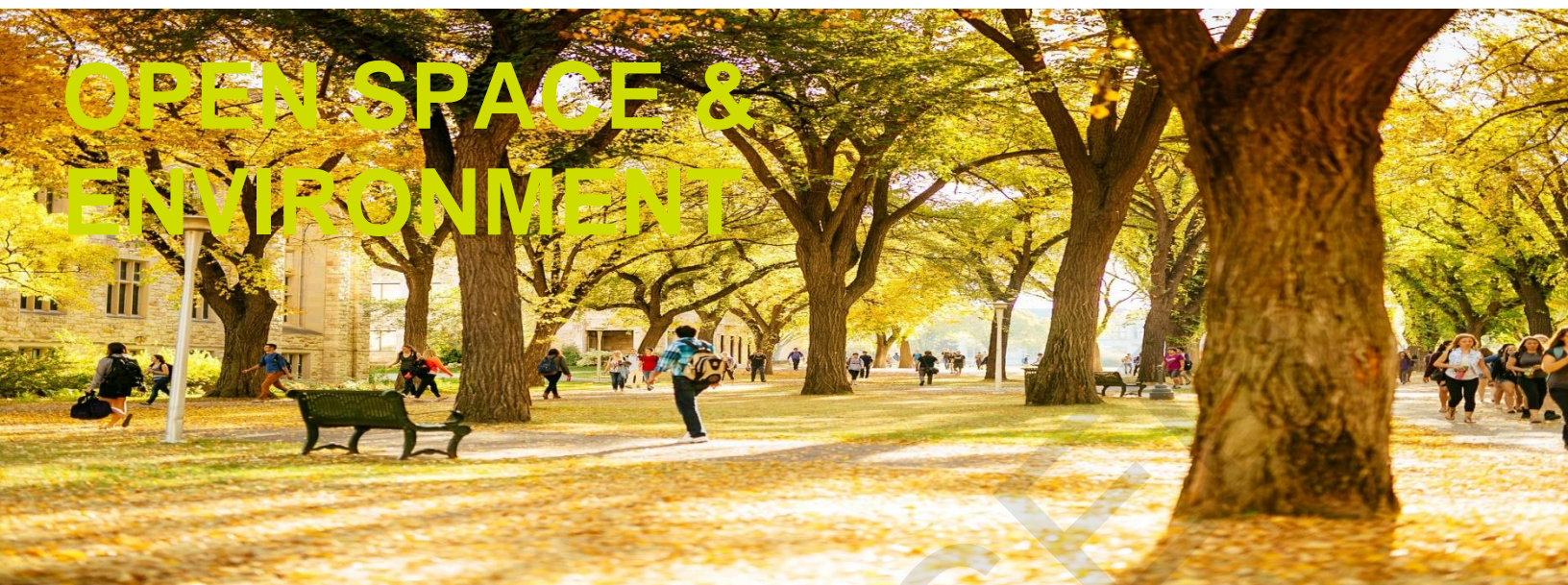
The land use designations laid out in the land use map support development of the planned Bus Rapid Transit System (BRT), defined primarily by higher density mixed-use land uses around identified BRT stations. The built form focuses on intensification around the BRT stations, and corridor land use areas, transitioning down in height and density toward existing neighbourhoods. The mixed-use designation creates a continuous animated frontage and human scale for the corridors. The residential land use designations allow for a high degree of pedestrian and bicycle circulation, connectivity, and accessibility. These designations also allow for a wide range of residential densities and housing forms on the housing spectrum in terms of affordability, as well as other uses such as community facilities and natural areas.

The strategic location of the University Sector and the influence of USask provides an opportunity for a mixed-density development that can reach a different segment of the market than that served by typical neighbourhoods. This results in the land use vision and projected population, housing choice, and employment numbers being significantly different than other development areas in Saskatoon.

To complement the building form of existing communities, specific areas have been designated as a 'Transition Area', on the Future Land Use Map. These areas are intended to provide opportunities for residential development at densities that enable a transition from the mixed densities within the parcel areas to the low density developments generally compatible with surrounding neighbourhood characteristics and building forms.



University Sector Plan Future Land Use



The Sector Plan promotes the conservation and restoration of the local ecological network. Using the information derived from the natural area screening, valuable natural assets and networks were mapped.

Development within the Sector shall have regard for the preservation of historical, archaeological and paleontological resources. As part of a concept plan submission, a referral will need to be prepared and forwarded for review to the Heritage Conservation Branch of Saskatchewan Ministry of Parks, Culture and Sport. The Heritage Conservation Branch will then issue either clearance for the development to proceed as planned or provide detailed requirements for a Heritage Resource Impact Assessment (HRIA).

To conserve, revitalize, and honour Indigenous culture and heritage, further concept plans should identify, with the guidance of a community Elder or Knowledge Keeper, opportunities for Indigenous place-keeping and place-making – including traditional ways of knowing, oral histories, beliefs and languages.

The landscape has always been an important part of Saskatoon's history. The prairie grasslands and the South Saskatchewan River have attracted ancestors and successful cultures to settle in the area. It is not surprising that landscapes within Saskatoon are now being recognized for their heritage value.

Cultural landscapes are landscapes that are considered historically significant. They connect residents to their past and help tell the story of how Saskatoon developed and how ancestors lived, they reflect our social, cultural, environmental and economic history. Cultural landscapes should be considered when future detailed planning occurs within the University Sector. Consultation with the City, Meewasin, rights holders, and stakeholders to identify important cultural landscapes should occur as a concept plan is developed.

The Sector Plan's vision of embodying environmental sustainability brings with it the responsibility to integrate function, aesthetics, and sustainability into development design. This involves planning in a manner that incorporates green spaces and connections, including how the street network and infrastructure may impact the existing ecosystem.

MOBILITY & TRANSPORTATION



The vision for the University Sector's transportation and mobility network was derived from design principles based on the City's Strategic Goals and USask's land use principles. Because the development of new neighbourhoods within the University Sector will be on previously non-developed lands there is a unique opportunity to design sustainable mixed-mode streets and sustainable transportation systems as the core mobility framework from the outset.

A comprehensive network of sidewalks and pathways are planned for the University Sector. The goal of the pedestrian network is to provide residents and employees with numerous route options and to create an attractive walking environment that will encourage more people to travel by foot. Land use and density levels for proposed residential development is based on potential five-minute, 10-minute and 15-minute walking distances from residences to employment, schools, major amenities, and planned BRT stations.

The Meewasin Trail network is an important aspect of the mobility network. The trail can be used to get around the University Sector and connect with the rest of the city, or as a means for leisurely recreation.

To help create a culture of cycling within the University Sector, the Sector should be designed to incorporate safe and efficient cycling connections and facilities. This will allow future residents to access local services by cycling. Linkages to other areas of the city and the Meewasin Trail shall be prioritized to allow all ages and abilities to safely ride.

The City's Plan for Growth identifies BRT as a key strategy in shaping the future of Saskatoon. The BRT system will have a strong impact on the Sector Plan. The planned red and green BRT lines will run directly through and adjacent to Sector parcels. The projected future population in these areas will help ensure the BRT system is successful long into the future.

The design of these new neighbourhoods provides an opportunity to incorporate new street rights-of-way, generous tree-lined sidewalks, safe and physically separated cycling lanes, on-street parking where appropriate to support main street retail, safe pedestrian crossings, comfortable transit shelters and roadways that support transit and vehicular traffic.

Much of the arterial street network that will serve future parcels in the Sector are already built. Detailed street network design for many new streets within the parcels will be completed at the concept plan stage.

UTILITY INFRASTRUCTURE FRAMEWORK



This section outlines the water, sanitary and stormwater systems needed to service growth and development planned within the University Sector. The servicing scheme is based on the land use analysis and population projections. This information was used to inform modelling exercises for the various infrastructure systems. To ensure that the servicing scheme can be implemented and allow for the contemplated land use and density to be achieved, policies have been included at the end of the section.

The overall guiding principle of the University Sector is to apply sustainable development strategies to make use of existing infrastructure within the Sector and to interface, with as little disruption as possible, to current uses and adjacent communities.

Water servicing requirements for the University Sector have been assessed through high-level modelling of the impacts of increased demand on system capacity. The water distribution system was examined to evaluate areas that may need upgrades and expansions to service projected growth within the Sector. Modelling used assumptions known at the time.

The sanitary assessment completed for the Sector Plan builds on the Saskatoon city-wide sanitary model. Existing system efficiency was measured to ensure capacity was available with existing infrastructure. Recommendations were developed to uphold levels of service to accommodate growth and comply with the City's current design criteria for sizing new sanitary trunks.

SaskPower and Saskatoon Light & Power each provide electrical distribution and servicing to their respective franchise areas. Developers will work with SaskPower and Saskatoon Light & Power to determine how the electrical and servicing will be achieved within the relevant concept plans. Details of this servicing may include incorporating existing distribution facilities throughout the parcels, utility agencies requesting suitable easements for the installation and maintenance of distribution facilities, and provision of suitable space in roadway rights-of-way for the installation and maintenance of distribution facilities.

As part of the concept plan process, sufficient right-of-way will be required for existing pipelines or for negotiations between developers and service providers regarding relocation of these pipelines.

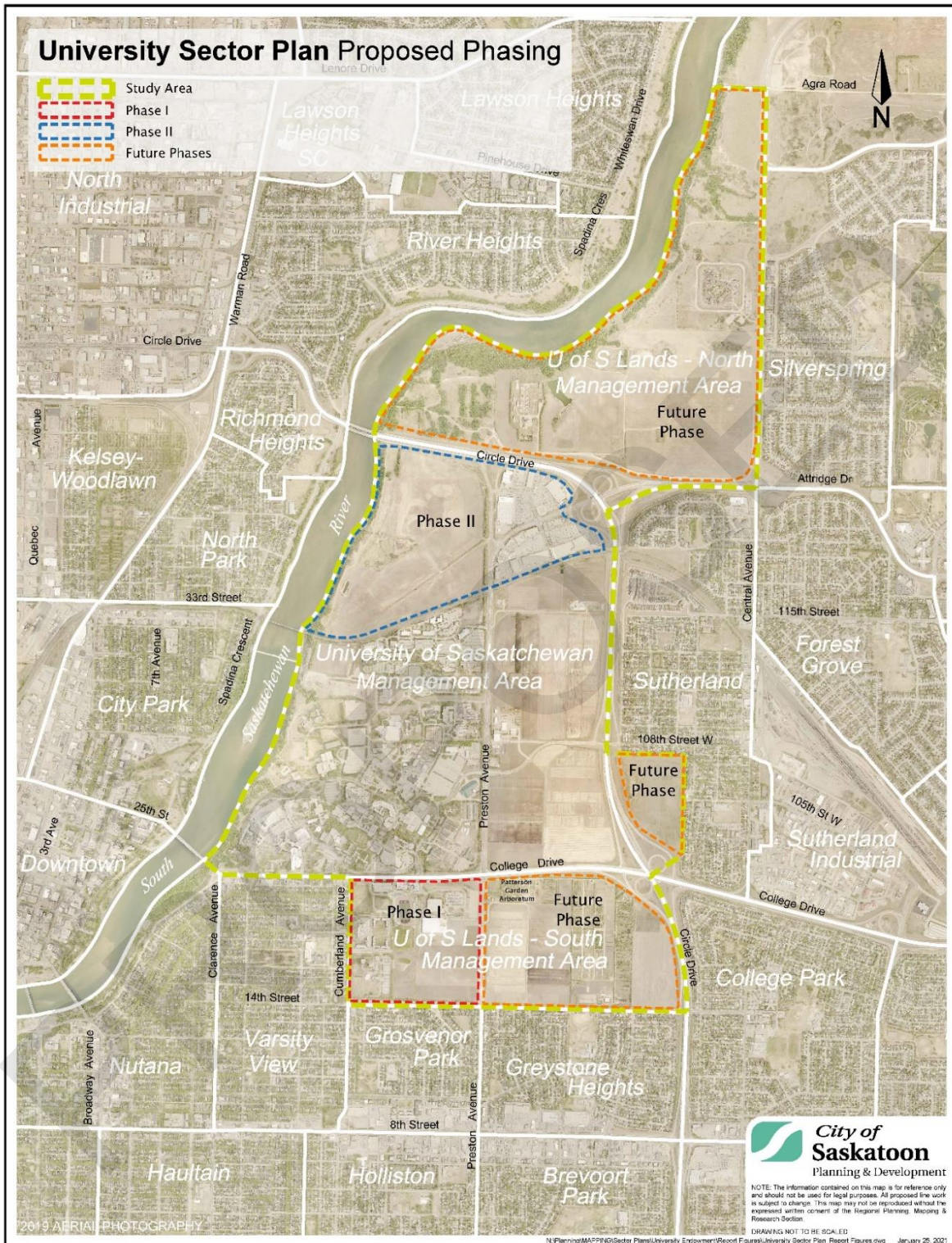
DEVELOPMENT PHASING



As a plan for an area surrounded by existing urban development, the University Sector Plan provides unique opportunities and challenges regarding how development is phased. Phasing of development must align with available servicing or required improvements to water, sanitary, and stormwater services. Essentially, as long as the required infrastructure is in place, development may proceed.

In the University Sector, each phase of development will be determined by planned infrastructure improvements. Development must proceed in compliance with the individual concept plan(s) for each area and supported by planned infrastructure servicing until each area is substantially complete. This phasing strategy allows some flexibility in terms of which area is developed first, but once infrastructure investments have been confirmed, future phasing plans will be set based on this investment.

Plans for development phasing should be confirmed as early as possible to allow the City time to balance University Sector phasing with other investments and servicing allocations.



University Sector Plan Proposed Phasing