

Shared Principles Report  
City of Saskatoon/University of Saskatchewan  
Principles for development of Endowment lands in University Sector Plan December 2020

### Background

In 2018, the City of Saskatoon (City) and the University of Saskatchewan (USask) signed a Memorandum of Understanding (MOU). The MOU identified both organizations seek to serve and enhance the public good and a mutual desire to address issues of mutual concern through innovative and collaborative solutions. To achieve this, both organizations committed to become more intentional and strategic about collaborating.

Strategic Infill Planning and implementation of the U of S Vision 2057 land use plan was identified in the MOU as a mutually beneficial and strategic endeavor. These lands, known as Endowment Lands, include over 900 acres included in the City's Strategic Growth Plan for infill development. With this direction, the City and USask partnered to develop the University Sector Plan, a document which, once approved, will direct long range planning for the USask's Endowment Lands. The Sector Plan establishes a vision and guiding principles for the development of the lands as well as a clear framework for future planning through the development of Concept Plans. Its' purpose is to guide development in an orderly and rational manner, balancing environmental, social and economic needs, providing both inspiration and direction.

### Vision

The economic value generated from the Endowment Lands will support the academic mission of USask, and in turn, contribute to the growing prosperity of the city and province. The vision and objectives for the University Sector Plan describe the aspirations of the City, USask, their partners and stakeholders involved in the process in producing the Sector Plan. In addition to financial returns, USask envisions their development as a catalyst for new opportunities and choice, offering a diversity of choices to live, work and socialize in the context of a unique connection to the historical USask campus. The vision is that these lands will become complete, vibrant, sustainable and distinct urban communities which support a walkable, transit- oriented lifestyle, connected with USask, while harmonizing and integrating with surrounding communities. It is intended that they become neighbourhoods of the future, housing Saskatoon's growing population, while sharing a unique relationship with one of Canada's leading universities.

To help achieve this vision, USask has identified the following principles to guide the planning and development of the Endowment Lands:

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 Model Communities that boldly Advance Well-being and Sustainability: Support outstanding sustainable community development including mixed use, transit supportive development.

Working in partnership, USask and the City are developing the Sector Plan to be ambitious in its goal for the area to be a model for infill development, meeting the City's goal for growth through strategic infill, and USask's goal for optimizing the land to support the academic mission and create great communities. Both organizations are desirous of showcasing the best ideas in city building, adapted to Saskatoon's unique environment. The lands provide a unique opportunity for successful infill development – balancing growing out on the boundaries of the city with densifying the core. With the potential to house 57,000 residents and a range of uses, the communities will be unique as they strive to embody environmental sustainability, financial sustainability and social responsibility in attractive, innovative ways. Including homes, employment, recreation and education will provide a range of economic and social benefits to residents as well as the city. The communities are intended to be attractive to a broad cross section of residents and users, connected and a part of the city and its many amenities, but unique in its connections to USask.

### **USask's Development Approach**

USask's decision to develop these lands is to realize the economic value of the lands and must be profitable for USask if it is to proceed. Development activities will be financially independent of USask's operations; no USask operating dollars will be utilized to finance development.

Consistent with other Canadian universities who have undertaken land development activities, the intention is for USask to maintain ownership of the developable lands and enter long term leases when they are developed. In the development of these lands, USask may establish a development corporation to undertake land development activities on its behalf. The principles outlined below will apply to the development corporation and the development corporation can be substituted for USask.

### **Principles for Development**

Building on the existing partnership and working relationship between USask and the City, the following principles will guide future development activities in the University Sector:

**1. Strategic:**

- a. USask and the City of Saskatoon will work in the spirit of partnership to support innovative approaches and problem-solving, in order to achieve the mutual goals, set out in the Vision 2057 Plan and the Plan for Growth.
- b. As a major greenfield development that is also strategic infill, development of these lands will provide the opportunity to make efficient use of existing amenities, services and infrastructure, pursue innovative solutions, and support the City's Bus Rapid Transit System.
- c. For achievement of these goals to be financially feasible, the City may pursue or support innovative approaches to traditional infrastructure and may prioritize infrastructure spending and approvals to support the development, as appropriate.
- d. Innovative financing methods may be required to ensure infrastructure needs are addressed, while ensuring these developments are competitive with greenfield development and the City is able to meet its targets for infill development.

**2. Authority**

- a. Roadway dedication, street signing and traffic controls, ownership of parks and recreational spaces, naming of streets and responsibility for provision of municipal services may be negotiated at the Concept Planstage or as development occurs within Sector Plan area.
- b. Further discussions may occur to confirm specific requirements for open space and parks. These discussions may include consideration of the existing public realm of the campus proper and the availability of spaces which are open to the community for access and use.
- c. Development on proposed lands within the University Sector Plan will be subject to all City Bylaws, Zoning and subject to property taxation by the City of Saskatoon, as per accordance with the *University of Saskatchewan Act*.
- d. The lands will be serviced by Saskatoon Light and Power or SaskPower, depending on the Franchise Area.

**3. Financial**

- a. Development and servicing levies will be paid on the lands to cover off-site infrastructure costs the City will incur which are directly as a result of development on the lands. These levies must be transparent and fair and recognize any deficiencies and exist in current infrastructure, as well as reflect emerging best practice and innovation in infrastructure delivery.
- b. Any additional requirements for contributions to infrastructure will be transparent and fair and recognize the benefitting area(s) (present and future), as well as the strategic objectives of both organizations.
- c. The developer will be responsible for on-site development costs.