

## Lasby, Mary

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**Subject:** FW: Email - Request to Speak - Frank Long - Northeast Swale and Small Swale Boundary Endorsement - CK 4205-40  
**Attachments:** Saskatoon Land comments on Swale Boundary Endorsement\_Item 7.2.3\_PDCS Feb 8 2023.pdf

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**From:** Web NoReply <[web-noreply@Saskatoon.ca](mailto:web-noreply@Saskatoon.ca)>  
**Sent:** Monday, February 6, 2023 4:43 PM  
**To:** City Council <[City.Council@Saskatoon.ca](mailto:City.Council@Saskatoon.ca)>  
**Subject:** Email - Request to Speak - Frank Long - Northeast Swale and Small Swale Boundary Endorsement - CK 4205-40

--- Replies to this email will go to [frank.long@saskatoon.ca](mailto:frank.long@saskatoon.ca) ---

Submitted on Monday, February 6, 2023 - 16:32

Submitted by user: Anonymous

Submitted values are:

**I have read and understand the above statements.:** Yes

**Date:** Monday, February 06, 2023

**To:** His Worship the Mayor and Members of City Council

**Pronouns:** He/him/his

**First Name:** Frank

**Last Name:** Long

**Phone Number :** [1-306-975-3278](tel:1-306-975-3278)

**Email:** [frank.long@saskatoon.ca](mailto:frank.long@saskatoon.ca)

**Address:** 201 - 3rd Avenue North

**City:** Saskatoon

**Province:** Saskatchewan

**Postal Code:** S7K 2H7

**Name of the organization or agency you are representing (if applicable):** Saskatoon Land

**What do you wish to do ?:** Request to Speak

**If speaking will you be attending in person or remotely:** In person

**What meeting do you wish to speak/submit comments ? (if known)::** February 8, 2023 SPC on PD&CS

**What agenda item do you wish to comment on ?:** 7.2.3 Northeast Swale and Small Swale Boundary Endorsement

**Comments:**

As per our letter as the landowner representative and lead developer of University Heights #3 Frank Long would like to speak to the report.

**Attachments:**

- [Saskatoon Land comments on Swale Boundary Endorsement Item 7.2.3 PDCS Feb 8 2023.pdf](#)165.91 KB

**Will you be submitting a video to be vetted prior to council meeting?:** No

February 6, 2023

Councillor T. Davies, Chair  
Standing Policy Committee on Planning Development and Community Services  
222 3<sup>rd</sup> Avenue N  
Saskatoon, SK  
S7K 0J5

**Re: February 8, 2023 Standing Policy Committee on Planning Development  
& Community Services - Item 7.2.3: Northeast Swale and Small Swale Boundary  
Endorsement  
Our File No.: 4131-47**

Dear Mr. Davies:

As the landowner representative and lead developer of the University Heights #3 (UH3) development area, Saskatoon Land is providing this correspondence for Committee consideration in response to the City Administration's recommendation for a boundary endorsement adjacent to the Northeast Swale and Small Swale.

Saskatoon Land recognizes the ecological importance of the Northeast and Small Swales. Throughout the development of previous Neighbourhood Concept Plan designs in the University Heights area for Evergreen and Aspen Ridge we have worked closely with City Administration and Meewasin to ensure a balance between human use and the natural environment by identifying over 1000 acres of land in this growth sector which will support conservation, education and passive recreation opportunities in the future. Achieving a balance between urban growth and these important natural areas is a primary goal of the UH3 Neighbourhood Concept Plan which has been demonstrated in the early stages of the project with the completion of the most comprehensive [Natural Area Screening](#) and Field Study Report ever provided to the City by a developer. Based on the field work study, the consultant provided several key recommendations and a proposed boundary for an Ecological Zone identified in Option 1 of the administrations report. Saskatoon Land has been using this consultant provided alignment as a starting point with further refinements expected as more of the required information for the plan is assembled and a final submission of the plan through the Concept Plan application process is made to City Administration.

Upon review of the current report and the past resolutions from Committee, Saskatoon Land understands there is a desire to formally endorse a boundary for the planning area prior to submission of a Concept Plan by the developer and that the City Administration is recommending Option 2 in response to the Committee resolutions. In its consideration of this recommendation, Saskatoon Land wishes to advise Committee that the planning and research for this development area is ongoing and not complete. Several technical studies and further information that could inform the final boundary have not been submitted to the City Administration for review as outlined by City concept planning guidelines and requirements.

Should Committee decide to endorse the boundary being recommended in the report it would be doing so without the benefit of receiving a complete Concept Plan submission, which is a requirement of all developers before any Concept Plan application is deemed complete.

The following list identifies some examples of information yet to be submitted to City Administration, and considered in the final boundary analysis:

- Detailed hydraulic modeling and analysis of the water, sanitary, and storm water.
- Environmental Site Assessment Phase 2 (Small Swale).
- Wetland Mitigation Plan- (if required).
- Transportation Impact Assessment.
- Preliminary land Use Plan.
- Detailed Sanitary Trunk Sewer Analysis (river crossing study).
- Small Swale Natural Areas Management Plan (Pilot).
- Public Engagement report.

As noted by the Administration in the report, “delineating boundaries within a neighbourhood area in advance of the submission of a Concept Plan is very atypical”. In light of this fact, Saskatoon Land is suggesting all relevant information be received by the City before any endorsement of a boundary is made by City Council. The primary concern with a preliminary endorsement is that it would be done with incomplete information and that it may be difficult to influence change to the boundary in the future as further information and technical studies inform the final Concept Plan submission.

While our planning team currently sees option 1 as the most workable solution moving forward, regardless of which option may be endorsed, Saskatoon Land will require the certainty and flexibility to adjust the boundary as all of the required information is assembled and a completed concept plan documentation package is submitted to City Administration for review by all relevant stakeholders, including, but not limited to the public and the Meewasin.

Saskatoon Land is excited about the rare and unique opportunity to design a neighbourhood that interfaces with these important natural areas creating a complete community which will provide the variety of housing opportunities Saskatoon will require in the coming decades. We look forward to continuing our work with City Administration, Meewasin and public stakeholder groups interested in this area to achieve a balance while also incorporating various policy requirements outlined in the [City of Saskatoon's Official Community Plan](#) and the land development [Design and Development Standards](#).

Sincerely,



**Frank Long, Director of Saskatoon Land**

**306.975.3278**