

Janzen, Heather

Subject: FW: Email - Request to Speak - Julia Adamson - Northeast Swale and Small Swale Boundary Endorsement - CK 4205-40
Attachments: Letter OF Support Conservation Subdivision Design -REV.pdf

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, February 20, 2023 4:40 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Request to Speak - Julia Adamson - Northeast Swale and Small Swale Boundary Endorsement - CK 4205-40

--- Replies to this email will go to friendsafforestation@gmail.com ---

Submitted on Monday, February 20, 2023 - 16:39

Submitted by user: [REDACTED]

Submitted values are:

I have read and understand the above statements.: Yes

Date: Monday, February 20, 2023

To: His Worship the Mayor and Members of City Council

First Name: Julia

Last Name: Adamson

Phonetic spelling of first and/or last name: Ju-lee-ah Ah-dom-son

Phone Number : [REDACTED]

Email: friendsafforestation@gmail.com

Address: 210 Appleby Court

City: Saskatoon

Province: Saskatchewan

Postal Code: S7M 4B2

Name of the organization or agency you are representing (if applicable): Friends of the Saskatoon Afforestation Areas inc.

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):: City Council Meeting: Wednesday, February 22, 2023

What agenda item do you wish to comment on ?: 9.3.1 Northeast Swale and Small Swale Boundary Endorsement [PDCS2023-0207]

Comments:

His Worship the Mayor and Members of City Council

On behalf of the Friends of the Saskatoon Afforestation Areas Inc. we wish to submit comments to City Council Meeting: Wednesday, February 22, 2023 regarding item 9.3.1 Northeast Swale and Small Swale Boundary Endorsement [PDCS2023-0207].

Further, we wish to submit a video.

Thank you.

Kind Regards

Julia Adamson on behalf of the Friends of the Saskatoon Afforestation Areas Inc.

Attachments:

- [Letter OF Support Conservation Subdivision Design -REV.pdf](#)530.56 KB

Will you be submitting a video to be vetted prior to council meeting?: Yes

Publicly viewable / shareable link from YouTube: <https://youtu.be/uqwKExaGBTk>



Friends of the Saskatoon Afforestation Areas Inc.

<http://friendsareas.ca>
friendsafforestation@gmail.com
<https://stbarbebaker.wordpress.com>
GPS Prairie Forest Guide
<https://pfg.friendsareas.ca>

Friends of the Saskatoon Afforestation Areas Inc.
210 Appleby Court
Saskatoon, SK, CA S7M 4B2

City of Saskatoon
222 3rd Ave North, Saskatoon, SK

RE: Items 9.3 and 9.3.1 City Council Meeting: Wednesday, February 22, 2023:
9.3 Standing Policy Committee on Planning, Development & Community Services
9.3.1 Northeast Swale and Small Swale Boundary Endorsement [PDCS2023-0207]

His Worship the Mayor and Members of City Council,

We are writing to express our support for the protection and restoration of Saskatoon's native grasslands and wetlands. These ecosystems play a crucial role in maintaining the health of our planet and the well-being of its inhabitants.

We are writing to request that City Council:

1. Consider asking city administration for the submission of two concept plans for the University Heights Neighbourhood #3 (UH3) Concept Plan and swale boundaries - one based on conventional design and the other on Conservation Subdivision Design (as described below).
2. Additionally, we are asking for City Council to make a motion in support of assisting long-range planners and land branch developers to enable Conservation Subdivision Design in all subdivision developments.

Conservation Subdivision Design:

As you are aware, UH3 is situated in an environmentally sensitive native grassland area and this alongside the two wetlands supports over 36 species at risk. We recommend that a Conservation Subdivision Design (CSD) approach be used as a way to successfully preserve the environmentally sensitive areas, including the native grasslands ecosystem, connectivity and wetlands regions.

CSD is a precedent-setting approach spreading across North America. The conventional design approach involves evenly distributing lots across a site based on zoning density, whereas CSD involves grouping or clustering lots in a portion or portions of the site while retaining at least the same number of lots as zoning density would allow for the entire site.

CSD offers several additional benefits; retention of natural features and green spaces, minimization of infrastructure and maintenance costs, enhancement of property values and marketability, and meeting the public demand for environmentally responsible development. By supporting this approach, we can create a novel sustainable living environment for the residents and showcase Saskatoon's commitment to environmentally responsible leadership and development.

CSD clearly is a win-win approach, satisfying all feasibility challenges and supporting increased conservation buffer zones at the same time. We believe that by adopting this innovative and creative approach to development the city can, indeed, provide sustainable living for 9,000-14,000 residents (Tyson McShane Long Range Planner's ask) on 260 acres (North East Swale working group's ask) rather than on the previously proposed 685-780 acres (conventional design approach) for an efficient, sustainable, and comfortable living environment while protecting the natural habitats and species that are so important to our ecosystem.

To support developers and long-range planners in creating conservation subdivisions, City Council can take several steps. First, would be to outline the key steps in the conservation design process, ensuring that developers have a clear understanding of what is required to create a successful project. Second, zoning by-laws and development agreements be refined to incentivize the creation of conservation subdivisions.

The City of Saskatoon has stated that its overall environmental goal is living in harmony with nature. Moreover, bylaw 9700, the Official Community Plan guiding document states that ***"Urban development should avoid impacts to natural areas with particular consideration given to interconnected sensitive ecosystems, such as swales."*** and ***"Pursue opportunities to incorporate green infrastructure during development and redevelopment projects."***

We applaud the city's efforts that include increases greenways and forebays and appreciate that Mr. Frank Long, Director of Saskatoon Land indicated that their planning team is following innovative trends for leading edge design with low impact

In conclusion, we urge the City Council support the creation of a Conservation Subdivisions, beginning with the UH3 plan. By doing so, we can ensure that our community creates a better future for our community, remains resilient, sustainable, and livable for years to come. Thank you for your time and attention.

Sincerely,



Julia Adamson on behalf of the Friends of the Saskatoon Afforestation Areas Inc.

Northeast and Small Swale -36 Species at Risk

Common nighthawk	<i>Chordeiles minor</i>
Loggerhead shrike	<i>Laniusludovicianus</i>
Horned grebe	<i>Podiceps auritus</i>
Northern leopard frogs	<i>Lithobatespipiens</i>
Short-eared owls	<i>Asioflammeus</i>
Piping plover	<i>Charadrius melodus</i>
yellow rails	<i>Coturnicopsnoveboracensis</i>
Western Grebe	<i>Aechmophorus occidentalis</i>
Red-necked Grebe	<i>Podiceps grisegena</i>
Pied-Billed Grebe	<i>Podilymbuspodiceps</i>
American Bittern	<i>Botaurus lentiginosus</i>
Black Tern	<i>Chlidoniasniger</i>
Bonaparte's Gull	<i>Chroicocephalusphiladelphia</i>
Franklin's Gulls	<i>Leucophaeusipixcan</i>
American White Pelican	<i>elecanuserythrorhynchos</i>
Double Crested Cormorant	<i>Nannopterumauritum</i>
Chestnut Collared Longspur	<i>Calcariusornatus</i>
Sprague's Pipit	<i>nthuspragueii</i>
Baird' Sparrow	<i>Centronyxbairdii</i>
Bobolink	<i>Dolichonyxoryzivorus</i>
Barn Swallow	<i>Hirundo rustica</i>
Red Knots	<i>Calidris canutus</i>
Canada Warbler	<i>Cardellina canadensis</i>
Rusty Blackbird	<i>Euphaguscarolinus</i>
Western Tiger Salamander	<i>Ambystoma tigrinum</i>
Northern leopard frog	<i>Lithobatespipiens</i>
Badgers	<i>Taxidea taxus</i>
Olive-backed Pocket Mouse	<i>Perognathus fasciatus</i>
Crowfoot Violet	<i>Viola pedata</i>
Western Red Lily	<i>Lilium philadelphicum</i>
Narrow-leaved Water Plantain	<i>Alisma gramineumLej.</i>
Sweet Grass	<i>Hierochloe odorata</i>
Sharp Tailed Grouse	Tymanuchus phasianellus
Crawe's sedge	<i>Carexcrawei</i>
Red club-rush	<i>Scirpus rufus</i>
Red bulrush	<i>Blysmopsisrufa</i>
	<i>Potentilla finitima/ Potentilla</i>
Sandhill cinquefoil	<i>lasiodonta</i>

APPENDIX A: Conservation Subdivision Design

Best Practices Across Canada.

A Development Concept for the Evans Family Properties at Redmond's Cove, N.S.

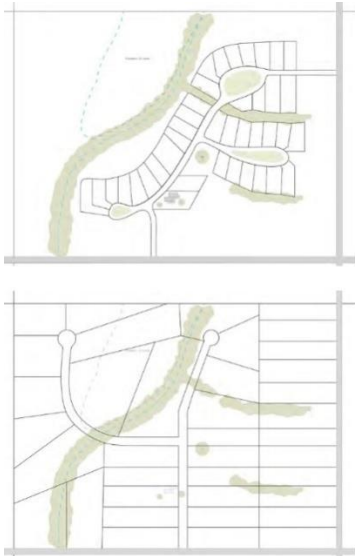
“Conservation Subdivision Design (CSD) is a response to the seemingly flawed traditional subdivision development standards that are in use across North America today. Traditional subdivision design creates what is known as ‘cookie cutter’ development in which minimum lot sizes, poor policy and the developers desire to achieve maximum yield create life-less, land exhaustive homogeneous designs. CSD is an idea adapted from the process used to develop ‘golf course neighbourhoods’, in which the open space and natural features are outlined first and become the principal organizing feature for the remainder of the design”

A Manual for Conservation Subdivision Design. Manitoba. “Since 2006, the provincial government in New Brunswick has been informing local officials, developers, and interested residents about the conservation design concept known there as “Sustainable Community Design” (SCD). Focused on protecting wetlands and other environmental resources... conservation design rearranges the development on each parcel as it is being planned so that typically half (or more) of the buildable land is set aside as open space. To preserve landowner equity and property value, the same number of homes would be built on less land, allowing the balance of the property to be permanently protected. This approach provides a fair and equitable way to balance conservation and development objectives...Benefits of Conservation Design. Conservation design confers multiple benefits on a number of different parties and stakeholders, including residents, developers, and municipalities. They include economic benefits, recreational benefits, health and wellness benefits, and quality of life benefits, among others. One remarkable aspect is that these additional benefits accrue at no additional cost to anyone involved. In fact, conservation design has been repeatedly demonstrated to cost less to all parties, a fact that is explained below.”

“When municipalities require that two sketches be submitted illustrating the differences between taking a conventional approach and implementing conservation design they retain control of their destiny and can select the layout that best implements official goals and policies as expressed in their Development Plans and Secondary Plans. Requiring two sketches, with the municipality choosing between them, becomes even more important when development regulations are not structured to strongly discourage conventional plotting, either through density disincentives or



classification as a conditional use (Source: Arendt, 1996).”



The Yield Plan (bottom figure) shows a development potential of 38 lots, each of which has at least one acre of dry upland that is neither wet nor subject to periodic flooding. A developer could, in this case, increase his lot count by five percent by utilizing conservation design, applying the arithmetical formula method for determining density permitted in the model bylaw. In addition to preserving rural character, his lots would also become more marketable and profitable by designing around and preserving value-adding environmental features. “.

Developers interested in conservation design cannot proceed unless the municipality is also interested and has adopted by-laws permitting this option and outlining the standards that differ substantially from those for conventional subdivisions. Development Plans should include policies that encourage and support conservation design approaches. These documents should establish criteria for when and where this form of development will be encouraged and outline the key steps in the process, including standards to be further refined in the zoning by-law and development agreements. It should also contain specific standards regarding the quality, quantity, and configuration of the required open space

It is important that municipalities structure the various density levels in their bylaws not only to encourage conservation design which better implements key comprehensive goals relating to resource lands and open space, but also to actively discourage conventional large-lot plotting, which divides these important lands into a suburban checkerboard pattern with no further agricultural or ecological value.”



[Conservation Subdivision Design](#). Strathcona county, AB.

[Assessment of Environmental Sensitivity and Sustainability in Support of the Strathcona County MDP review](#). Edmonton, AB “Much of the research on wildlife corridors has focused on wilderness areas (e.g., the Bow Valley system in Banff National Park). As a result, the buffer widths recommended by those studies is much wider than would be feasible in a rural environment. We selected a buffer of 200 m for the Landscape Management Area analysis, which represented a compromise between sufficient wildlife habitat and a minimum width for wildlife connectivity.”

[BiodiverCities: A Primer on Nature in Cities](#). Toronto, ON

Appendix 2: BIBLIOGRAPHY

[Biodiversity Sensitive Urban Design](#). “Cities are increasingly considered important places for biodiversity conservation because they can harbor threatened species and because conservation in cities represents an opportunity to reconnect people with nature and the range of health and well-being benefits it provides.”

Natural Asset Management Sustainable asset management of municipal infrastructure is essential for community resiliency. The City uses an integrated approach to planning and maintaining a sustainable, biodiverse city by considering natural assets as important infrastructure. Natural assets are managed with the same amount of care as other critical infrastructure.

[Carolinian Canada Land Use Planning and Conservation](#)

[Connecting the Dots](#). The City of Surrey advocates for connected environment ecosystems to function properly. “Connectivity ensures wildlife are not confined to what Zevit Called “habitat islands....Surrey has spent so much energy planning what it calls its green infrastructure network: a series of cross-city habitat corridors connecting larger habitat hubs.”

[Conservation Design: linking planning, landscape and ecology](#). “Conservation Subdivision Design is repeatedly mentioned and supported throughout the Official Community Plan. Conservation Subdivision Design, increasingly known as Conservation Design (CD), is a planning tool used to increase land utilization while maintaining rural character, recreation and conservation: precisely the goals of the OCP ... Conservation Design (‘CD’) is an alternative approach to conventional rural development. While new forms of CD are still developing, its most common tool remains through conservation subdivision design. It can best be summarized as: ‘An approach to laying out subdivisions so that a significant percentage of buildable uplands is permanently protected in such a manner as to create interconnected networks of conservation lands” (Randall Arendt 1996) This planning technique was popularized by Randall

Arendt's 1996 book, *Conservation Design for Subdivisions*, followed by *Growing Greener 1999* and *Rural by Design 2015*)."

[Conservation Subdivision Design](#). "Conservation subdivisions generally reflect a condensing of developed lots on a property to protect environmentally sensitive...aesthetically/culturally important areas. In the process of condensing lot sizes (lot number may actually increase) lot areas that are often difficult and expensive to build on can be avoided, open space and habitat can be saved, and less infrastructure is required...." CSD benefits are enumerated and expanded on, but given in point form here; enhanced stormwater management, visual access to open space, enhanced / protected wildlife habitat, reduced infrastructure costs, large scale land reshaping and grading can usually be avoided, reduced maintenance costs (narrower shorter streets, native landscape plants), enhanced profit potential for land owner.

[Conservation Subdivision Design. Minimizing the Impact of Subdivisions](#). "Improve plan/design process...less impervious surface (shorter driveways, narrower road, less grass, onsite stormwater treatment, and more open space.)"

[Conservation subdivisions: A wildlife perspective](#) Mark Hostetler Department of Wildlife Ecology & Conservation, University of Florida,*, David Drake Department of Forest and Wildlife Ecology, University of Wisconsin-Madison, A review of "Randall Arendt's book, *Conservation Design for Subdivisions: A Practical Guide to Creating Open Space Networks*, which has championed the conservation design concept. Through this review and our experiences with how the conservation design concept has been applied, we provide suggestions that will (1) maximize the potential of conservation subdivisions to conserve wildlife and their habitats, and (2) promote positive wildlife experiences for residents of conservation subdivisions."

[Conservation Subdivisions: Ecological, Landscape and Construction, and Legal Applications to Cherokee County, Georgia](#). "Use native plants. Increasing habitat diversity usually means replacing expansive, closely mowed lawns with creative landscaping... Legal Tools to Preserve and Protect Common Space in Conservation Subdivisions. Before choosing which legal tool is right for a development, it is important to understand the purpose behind the conservation subdivision. The conservation subdivision is a zoning alternative used to balance residential growth with the need to protect our natural resources and environmentally sensitive habitats. Therefore, local governments permit developers to cluster homes on smaller lots in less environmentally sensitive areas of their master-plan developments. This allows developers to utilize the benefits of a density neutral subdivision while protecting and preserving the open space, forested areas, and other resources."

[Conservation Subdivision Handbook](#). This process promoted by Randall Arendt, with step in opposite of conventional subdivisions. Step one Identify conservation areas. Step 4 draw in the lot lines. "Maintaining density. Zoning regulations that give developers flexibility in lot sizes and setback requirements allow conservation subdivisions to achieve the same or higher overall

density levels as conventional subdivisions. Developers build the same number of homes while conserving open space. Some communities also offer incentives such as density bonuses to encourage conservation subdivisions, making these subdivisions more economical and allowing developers to achieve the same or higher density as in a conventional subdivision by using smaller, more flexible lot sizes and relaxed setback requirements....Habitat loss and fragmentation from urban development pose the greatest threats to these ecosystems... Conservation subdivision benefits (summarized) Higher home values, benefits to wildlife, reduced infrastructure costs, stormwater management efficiencies, access to open space, reduced development costs for the developer and home buyer” Looks at the perceived, and potential barriers and how they are overcome.

As the [Conservation Subdivision handbook](#) points out, habitat loss and the rapid decline in insects, birds, and wildlife, as well as endangered native grassland ecosystems, are issues that need to be addressed.

However, conservation subdivisions offer not only environmental benefits, but economic ones as well. The NCUFC found that homes in conservation subdivisions realize higher home values due to the importance and value upcoming home buyers place on these homes. Additionally, developers can actually see cost savings by implementing conservation subdivisions, as less clearing and grading are needed. The compact layout of the subdivision also sees a lower cost in paving, stormwater management, and other infrastructure, leading to lower infrastructure costs overall.

The [North Carolina Urban and Community Forestry Program \(NCUFC\)](#) states the many economic benefits of developing Conservation Subdivisions. Conservation Subdivision minimize the impact of urbanization on the environment as dwelling units are concentrated, more concentrated at a higher density than provided for by the zoning classification in the Official Community Plan to allow management of environmentally sensitive features. Conservation subdivisions recognize challenges by fast growing urban centres, the loss of agrarian land, and habitat loss and the rapid decline in insects, birds, and wildlife, and endangered native grassland ecosystems. NCUFC found that Conservation Subdivisions realize higher home values due to the importance and value upcoming home buyers place on homes in conservation subdivisions. Further, Conservation Subdivisions are found to have lower infrastructure costs. In a typical subdivision, the modus operandi is to clear and grade the land, however conservation subdivisions see a direct savings to the developer as less clearing and grading are needed. The national Association of Home Builders find that the compact layout of the subdivision also sees a lower cost in paving, stormwater management and other infrastructure, so therefore infrastructure costs are shown to be lower not higher as in the perceived or potential barrier stated in the previous SPC meeting. Benefits to wildlife are seen as developers decrease landscape fragmentation for the subdivisions.

[Environmental Best Management Practices for Urban and Rural Land Development: Environmentally Sensitive Areas.](#)

[Environmentally Sensitive Development Permit \(ESDP\) Area.](#) Okanagan Similkameen.

[Environmentally sensitive areas: a template for developing greenway corridors.](#)

[Imagine Calgary Plan for Long Range Urban Sustainability.](#) “Improve habitat health and resilience.

- Value biodiversity and ecosystem services the same as other economic commodities; place a monetary value on ecological goods and services.
- Secure land in environmentally sensitive areas through partnerships and other legal vehicles like land trusts and conservation easements.
- Promote biodiversity through the use of indigenous plants in local parks and for decorative purposes.
- Establish riparian corridors with setbacks (e.g.100 metres for floodplain protection).
- Encourage and promote the sale of native plant species at nurseries.”

[Intelligent design: Green space is priceless in subdivisions that work with nature.](#)

“Zoning ordinances work best when density is established directly,” Arendt explains. “There is a mass of confusion about lot size and density. If lot size equals density, the developer fills everything up. You have to break that nexus and treat lot size and density as independent variables.” This can be done by such means as, for example, “designating density as three units per acre in sewered areas, or two acres per dwelling in unsewered areas, instead of by indirect means (such as through minimum lot sizes like 12,000 square feet).” Once lot size and density have been severed, Arendt notes, zoning is best served by designating conservation design as a by-right permitted use, because this simplifies applications and mandates that the application process is straight-forward. By allowing smaller lot sizes with half to two-thirds of a tract set aside for conservation purposes, each homesite is “arguably worth more.” This has been proven time and again to be the case, Arendt’s statistics show.... Don’t enable developers to do the ‘same-old, same-old’ for the next 20 years until everything fills up,” he urges”

[Kunming-Montreal Global Biodiversity framework](#) is [adopted](#) with a focus on urban areas to focus on biodiversity-inclusive Urban Planning.

[The Planning and Development Act, 2007](#) Government of Saskatchewan. “The purposes of this Act are the following: to establish the planning and development system in the province to support the development of environmentally, economically, socially and culturally sustainable communities.” “An official community plan must contain statements of policy with respect to: (e) the management of environmentally sensitive lands;”

[Urban Conservation Practices in Canada.](#) Report of the Standing Committee on Environment and Sustainable Development. “We need to think about cities as important ecological areas themselves. More than half of the planet [population] is urban now.

This is our future and we need to make these cities work.” – Mr. Chris Manderson, Natural Area Management Lead, Parks, City of Calgary

[What is a conservation subdivision?](#) (cluster subdivision, open space subdivision)...to achieve this level of open space preservation, houses on the site must be located closer together and on smaller lots than found in conventional neighbourhoods. Rather than having 50 homes on one acre lots spread over an entire 50 acre tract (conventional), they might be located on one-half or one-third acre lots allowing 25-30 acres to be preserved as open space.”