

Riel Industrial Sector Plan Amendment

ISSUE

An amendment to the Riel Industrial Sector Plan is being undertaken. This report provides information on the Riel Industrial Sector Plan, the items being considered as part of the update, an overview of work completed to date and next steps.

BACKGROUND

Sector plans provide a broad framework for future urban development and are based on policies contained within [Bylaw No. 9700, The Official Community Plan Bylaw, 2020](#) (OCP). Sector plans typically include the location, size and phasing of future neighbourhoods, employment areas, parks and significant natural areas. High-level servicing, transportation and utility plans are also included. New neighbourhood or area concept plans are developed, and land use designations and rezoning applications are evaluated against the applicable sector plan. *The Planning and Development Act, 2007*, requires City Council approval of sector plans and any amendments.

City Council, at its Regular Business Meeting on November 23, 2015, approved the current [Riel Industrial Sector Plan](#). Since that time, several City of Saskatoon (City) policies, bylaws and plans have been created or amended. Proposed amendments to the Riel Industrial Sector Plan (Sector Plan) will ensure alignment with current City policies, plans and bylaws.

CURRENT STATUS

Administration has commenced work on this project to identify the needed updates. This includes a review of the current Sector Plan alongside the updated OCP and other new or amended City policies, bylaws and plans to ensure the Sector Plan is in alignment with them. An engagement plan is being developed in preparation for public, stakeholder and rights holder engagement. A Natural Area Screening study for the Sector Plan study area is also underway.

DISCUSSION/ANALYSIS

Project Description

An amendment to the Sector Plan is being undertaken to:

- Implement results of the Province's Saskatoon Freeway Phase 1 functional study;
- Update the framework for development within the Sector Plan via updated land use, environment and open space, utility infrastructure and transportation planning requirements;
- Incorporate recommendations from the Natural Area Screening study which is currently underway;
- Incorporate potential changes resulting from planned or pending development involving Indigenous land interests, which may include First Nations and Métis communities as well as other Indigenous organizations, including any planned or pending development on urban reserve lands within or in proximity to the Sector Plan;

- Incorporate consideration of Wanuskewin Heritage Park's pending application for World Heritage Site status through United Nations Educational, Scientific and Cultural Organization, otherwise known as UNESCO;
- Incorporate potential outcomes of Meewasin's work towards a potential National Urban Park designation;
- Ensure the Sector Plan aligns with changes to the OCP and other relevant updates to City bylaws, policies, plans and initiatives; and
- Ensure the Sector Plan aligns with relevant regional planning work, including P4G District Official Community Plan, District Zoning Bylaw and North Concept Plan.

Natural Area Screening:

A Natural Area Screening study is being undertaken to meet the requirements of the OCP. An environmental consultant has been contracted to complete this study.

The study will assess:

- Wetlands including the Hudson Bay Swale Wetland Complex;
- South Saskatchewan River valley;
- Vegetation and weed species;
- Wildlife presence and species at risk;
- Wildlife habitat and connectivity;
- Soil conditions including known and potential contamination;
- Heritage areas including known and potential sites; and
- Other existing factors.

A final report with recommendations will be provided by the consultant to Administration for review and consideration in planning and design of the Sector Plan.

Engagement Plan

An engagement plan is being developed for the Sector Plan amendment. The public, identified stakeholders and rights holders will be informed an amendment is underway, provided with background on the project and invited to focus group engagements relating to the future development options and strategies for the Sector Plan. A project Engage Page will also be created to provide project information, summarize findings from engagements, provide relevant studies such as the Natural Area Screening and provide general project updates. Engagement opportunities for the general public will also be provided through the Engage Page.

Market Study

A market study is also being developed for this Sector Plan. The market study will involve analysis of market data from various internal and external sources to inform land use and infrastructure planning for the Sector Plan.

OTHER IMPLICATIONS

There are no financial policy, environmental, privacy or CPTED implications or considerations at this time.

NEXT STEPS

Next steps include the completion of background studies and literature review, as well as preparation of the draft land use plan, transportation network and servicing strategy for further consideration and review through public, stakeholder and rights holder engagement opportunities. Once these steps have been completed, Administration will prepare a report to the appropriate committees and City Council to bring the updated Sector Plan forward for approval.

APPENDICES

1. Riel Industrial Sector Plan Study Area

REPORT APPROVAL

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