

KING GEORGE

Local Area Plan

Final Report



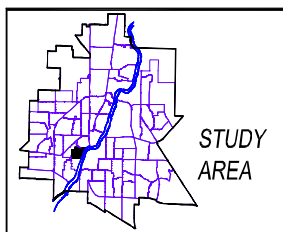
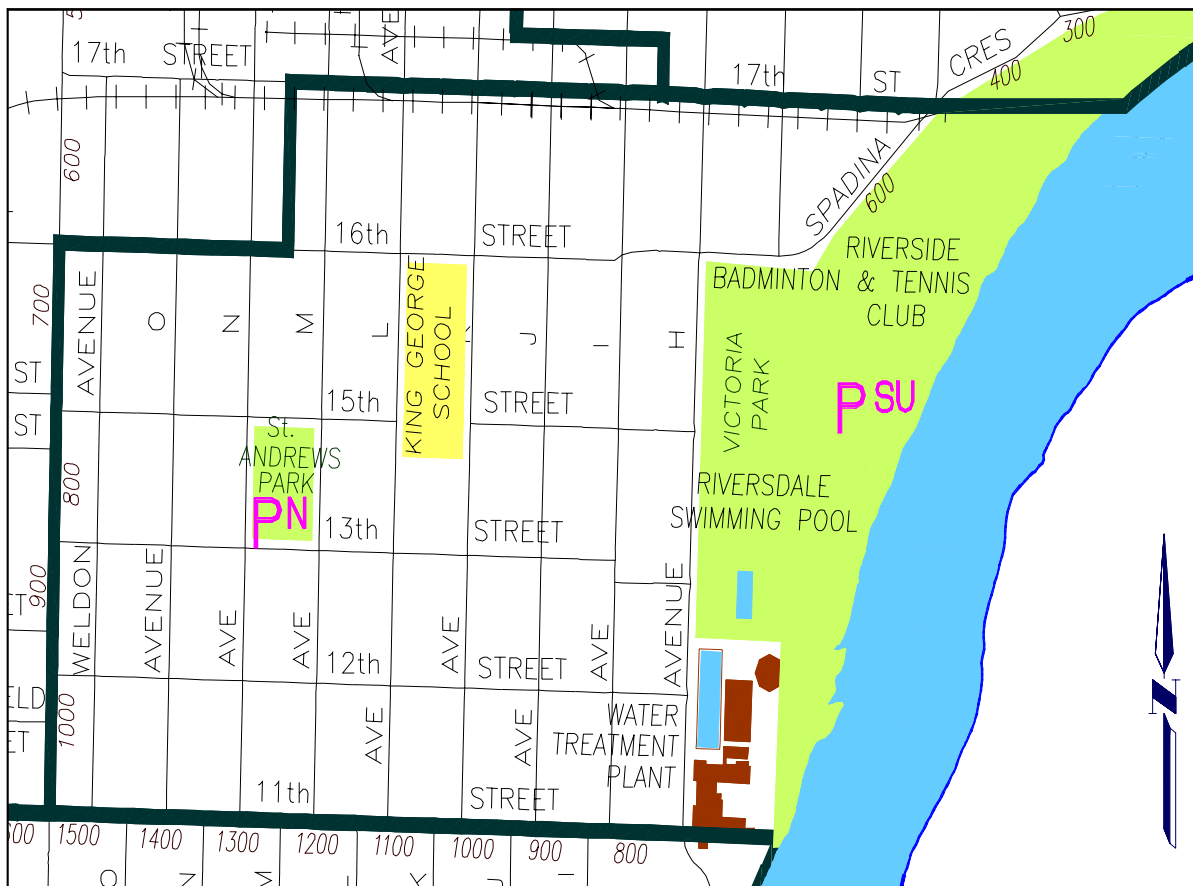
June 4, 2001
Community Services Department
City Planning Branch



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KING GEORGE LOCAL AREA PLAN KING GEORGE NEIGHBOURHOOD STUDY AREA



COMMUNITY SERVICES—CITY PLANNING

Research and Information Resource Centre

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KING GEORGE STUDY AREA.dwg
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Overview of the Local Area Planning Process

A core strategy of the City of Saskatoon's *Strategic Plan* is to "enable active, community-based participation in issue and problem identification and resolution". This has resulted in extensive neighbourhood participation through both the *Core Neighbourhood Study Review* and the *Plan Saskatoon* process. Respondents to *The Plan Saskatoon Public Participation Program* indicated that additional measures are required to enhance Saskatoon's Core and Intermediate neighbourhoods by:

Plan Saskatoon

- Improving neighbourhood property maintenance;
- Developing and improving green spaces;
- Managing the development of multiple-unit dwellings;
- Managing the impact of transportation changes;
- Creating greater housing choices and;
- Improving neighbourhood safety.

These measures are necessary as the Core neighbourhoods in Saskatoon are expected to accommodate moderate levels of infill development over the next 20 years. This development potential exists as a result of the current land use policy designations and associated zoning patterns. Some of these areas will also experience increases in employment over the next 20 years period, which will come primarily from the infill of vacant or under-used industrial and commercial lands. Because of their central location, ensuring the long-term viability of the Core neighbourhoods contributes significantly to the success of the entire city. To ensure continued viability of the Core neighbourhoods, Local Area Plans identify and address neighbourhood concerns and opportunities through the creation of long range community development recommendations.

The Local Area Planning process for each neighbourhood shares a similar framework that includes:

What do Local Area Plans include?

- A comprehensive neighbourhood review with particular focus on demographic, social, economic and land development trends;
- A public participation process that provides for community involvement in developing goals, setting priorities and identifying solutions;
- Recommendations that aim to resolve long-term issues identified through the planning process.

Public Participation

The Local Area Planning process develops goals aimed at securing the long-term success of a community while giving due regard to city-wide goals and issues. Local Area Plans involve an assessment of current conditions, including neighbourhood strengths and weaknesses, and identification of trends that may affect the neighbourhood. This process permits residents, business owners, landowners, and other stakeholders in the neighbourhood to identify and prioritize issues affecting their community. By working together with the City of Saskatoon, these groups can discuss alternatives, forward solutions and suggest projects to help meet the long term goals that have been identified.

Local Area Plans may include strategies designed to improve or maintain specific areas as well as provide a guide for future development of the local area. Strategies will vary by neighbourhood depending on issues and priorities identified, but will generally focus on the following areas:

Issues considered through the Local Area Planning process

- Residential Land Use Development
- Parks, Open Space and Recreation
- Transportation, Circulation and Parking
- Neighbourhood Safety
- Commercial Land Use Development
- Municipal Services and Infrastructure
- Neighbourhood Heritage
- Land Use Designations
- Zoning Designations

The scope of the individual Local Area Plans could vary from addressing a few specific issues, to an approach that encompasses a wide range of issues. The scope depends on the development issues and opportunities identified by those involved in the public participation process - those people who are experts in the community in which they live and work.

The King George Local Area Planning Group

Planning Group members

- * Mike Lucza
- * John Dubets
- * Debbie Angell
- * Wil Woychyshyn
- * Kelly and Dianne Schneider
- * Rod Wright
- * Doreen Baker
- * Alva Jeffrey
- * Bob Fink
- * Debbie Kavanaugh
- * Anita Langford
- * Councillor Owen Fortosky

Community Characteristic

The Voice of the King George Community

The Community Services Department, City Planning Branch hosted a public meeting in February 1999 to introduce the Local Area Planning process to the King George community. During the meeting, residents were encouraged to discuss various aspects of community development that has taken place in their neighbourhood. Residents who were particularly interested in the future development of the neighbourhood, were asked to consider participating in the King George planning group. The first planning group meeting was held in March 1999.



Neighbourhood walking tour

Association. The planning group members are committed to enhancing existing and future development in their community. The vested interest expressed by the group members is evidenced by the fact that some group members have lived in King George for over 50 years, and their families have lived in the neighbourhood for as long as three generations.

King George is an affordable, family-oriented neighbourhood with its school as the geographic, educational, cultural, and activity core of the neighbourhood. Residents form a unique community spirit and atmosphere where people feel truly at home, evidenced by the many long-term and multigenerational residents.

The planning group is comprised of 12 people who represent local residents, business owners, and the King George Community and School

***King George
Neighbourhood Vision***

The future of King George rests in the continuation of a strong community spirit, celebrated cultural diversity, and unique neighbourhood identity. Affordable housing, a quiet and attractive residential setting, and desirable location near the riverbank and downtown will continue to enhance the appeal of the King George



Residential housing in King George

neighbourhood. Residents of all ages have easy access to the riverbank recreation areas and enjoy the picturesque riverbank and neighbourhood parks. The King George Community School is the heart of the community, serving all neighbourhood residents as a host for special events, programming, and recreational activities. The single family home is currently the primary form of housing in the community. However, residents would support alternative housing forms that accommodate different ages, lifestyles, preferences and incomes into the King George neighbourhood.

Community Values

The King George community values:

- ◆ A diverse and affordable housing stock that suites the unique character of the neighbourhood;
- ◆ a multi-generational and inter-cultural community that celebrates each other's uniqueness;
- ◆ low levels of crime such as nuisance and vandalism in the neighbourhood;
- ◆ safe pedestrian and vehicle linkages throughout the community;
- ◆ land development that respects and enhances the unique character of the neighbourhood;
- ◆ a strong sense of community spirit that is enhanced through the involvement of the King George Community and School Association;



Local businesses on Ave. H between 16th and 17th St.

- ◆ a co-operative mix of land use that accommodates living, working and shopping within the community.

King George History

The King George neighbourhood is located on the west side of Saskatoon beside the south Saskatchewan River and to the south of the Riversdale neighbourhood. It is a historic neighbourhood with a grid street pattern typical of the time it was developed. The neighbourhood was surveyed in 1907 and was originally named Riverview¹. Around 1929 the neighbourhood was renamed to incorporate the name of the new public school, and the boundary was redrawn to include the west portion of Spadina, along Victoria Park, 11th Street, Avenue P and 17th Street.

In 1911, the Public School Board decided to relocate Prince of Wales School to the present site of King George School at 721 Avenue K South. In 1912 the name of the school was changed to King George in honour of the reigning monarch, King George V².

King George Community School

In 1980, the Saskatoon Public School Board designated King George as an Interagency Community School. It was one of the first schools in the province to be given the Community School designation.

Community Schools were created to address the urban integration of Aboriginal People. The programs offered by Community Schools provide students with a learning environment that is culturally affirming as well as reflective of the diverse histories, experiences and



King George Community School

¹ Board of Trade Map 1914.

² King George School, "King George School", (Self Published, 1985), p. 1.

educational needs of the Aboriginal community³. By continuing to build partnerships and resource sharing capacity between the Saskatoon Public School Board and the City of Saskatoon, the number of programs and services offered by King George Community School have increased substantially over the last 20 years. Today, King George Community School serves as a neighbourhood focal point providing social, recreational, cultural and educational programs to residents of all ages, and cultural backgrounds.

Victoria Park



Gardener's Residence on Avenue H

After the arrival of the Barr Colonists in 1903, the land now referred to as Victoria Park (named after Queen Victoria) was sold to settler, and entrepreneur, Frank Butler. Shortly there after, the land was subdivided and housing was constructed despite an earlier plan that

identified the riverbank be reserved for public use. When the City of Saskatoon did begin to acquire the land for recreational park purposes, all of the Butler subdivision, with the exception of the Gardener's Residence, was removed⁴.

Over the years, Victoria Park has grown to accommodate an increased number of organized club sport activities such as badminton, tennis, rowing, canoeing and kayaking and lawn bowling.

In 1989 and 1990, Victoria Park was host to the Jeux Canada Games, and the Youth Soccer Meet, respectively. At the same time, Meewasin Trail was extended to Victoria Park increasing

³ Saskatchewan Education, "Building Communities of Hope", March 1996, p. 4.

⁴ City of Saskatoon, Leisure Services, "Kiwans/Riverbank Parks Program Plan", December 1991, p. 18.

Riversdale Pool



Riversdale Pool is located in Victoria Park

the opportunity for residents to enjoy jogging, walking and cycling.

Riversdale Pool was built in 1926, and has since served as Saskatoon's largest outdoor

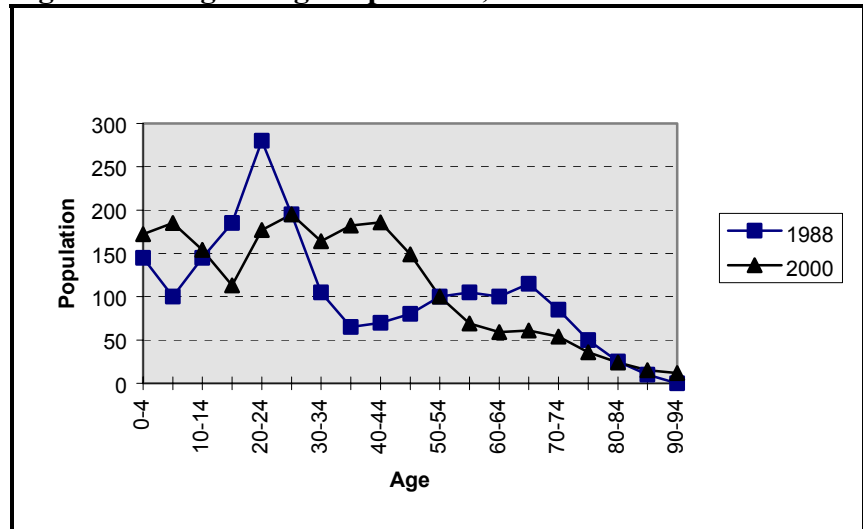
swimming facility. It is located within Victoria Park south.

King George Today

Figure 1 shows that the age distribution between the number of children, young adults and adults in the King George neighbourhood has become more balanced between 1988 and 2000. During this time frame, the number of children between the age of 0 and 10 increased 31 percent (from 245 to 357). The increase in the number of children contributed to 76 percent of the total population growth for the neighbourhood from 1,960 to 2,107.

Population Distribution and Trends

Figure 1. King George Population, 1988-2000



Source: Saskatchewan Health Insurance Registration

Similarly, the number of adults between the age of 34 and 64 also increased 48 percent (from 520 to 909). Despite these two

population increases, the overall population for King George increased only 0.07 percent between 1988 and 2000. This is largely attributed to the 62 percent decrease in the number of people between the age of 10-24 (from 610 to 384).




These figures imply that the population characteristics of the King George neighbourhood have changed over the last decade to include more young children and middle aged adults, and less young adults and seniors.

Aboriginal Population

According to the 1996 Census Data, the Aboriginal population in King George was 385 and accounted for 17 percent of the total population (please note that 1996 is the only year these figures are currently available for). As is consistent with population trends throughout Saskatoon, there were very few Aboriginal people in the King George neighbourhood over the age of 40 (15 people). Approximately 60 percent of the population was between the age of 10 and 39, while 40 percent of the total Aboriginal population was under the age of 10 (155 children). During the same year, the total population of children in King George under the age of 10 was 340, indicating that 46 percent of young children in the neighbourhood are Aboriginal.

Family Structure

Figure 2: Household composition, 1996

	2 Parent 	1 Parent 	Single 
King George →	45%	16%	33%
Trend →	falling	rising	rising
Saskatoon →	54%	11%	28%

According to Figure 2, roughly 45 percent of households in King George are two-parent families and 16 percent are one-parent families. Comparatively, Saskatoon has 54 percent two-parent families and 11 percent one-parent families. One-person households make up the second largest percentage at 33 percent compared to 28 percent for the city. Average household size is 2.4 people per household, the city average is 2.5 (Source: City of Saskatoon Neighbourhood Profiles 6th Edition).

Occupation & Income

Average Family Income
King George \$34,337
Saskatoon \$48,927

Average family income in King George was approximately \$34,337 in 1996, compared to a citywide average of \$48,927. The top three occupations in King George in 1996 as reported by Statistics Canada were:

- **Sales and Service (31%)**
- **Trades/Transport/Equipment Operator (23%)**
- **Business/Finance/Administration (11%)**

Housing

The King George neighbourhood currently consists of 857 dwelling units. Of these units, 611 (71 percent) are single unit dwellings, 60 units (7 percent) are multiple unit dwellings and 186 (22 percent) are two unit dwellings. The number and types of dwellings in the neighbourhood has remained virtually unchanged between 1991 to 2000.

Multiple Unit Dwellings



Multiple unit dwelling on Spadina west

At 7 percent, King George has the lowest percentage of multiple unit dwellings of all core neighbourhoods. Table 1 shows housing type by the number of dwelling units for all core

neighbourhoods in Saskatoon.

Table 1. Housing Development in the Core Areas 2000

Neighbourhood	O.U.D.	T.U.D.	M.U.D.	Total	% Multi	DU/Ha.
King George	611	186	60	857	7.0	10.5
Westmount	709	246	92	1047	8.8	10.9
Caswell hill	1056	272	456	1784	25.6	14.5
Riversdale	536	198	413	1147	36.0	13.8
Sutherland	810	338	1169	2317	50.4	10.9
Pleasant Hill	700	296	1206	2202	54.8	18.3
Nutana	1155	334	2230	3719	59.9	20.4
City Park	616	182	2201	2999	73.4	21.3
Saskatoon	45123	8851	31680	85654	35.8	9.5

Source: City of Saskatoon Building Report

Housing type

Single unit dwellings 71%

≡ Two unit dwellings 22%

M Multiple unit dwellings 7%

Density

King George, according to the 2000 Saskatoon Building Report, has a gross area of 201.3 acres (81.5 ha) and an overall density of 4.3 dwellings per acre (10.5 ha). The city average is 3.8 dwellings per gross acre.

Age of housing stock



According to Figure 3, King George has a wide range of housing ages within the neighbourhood. The largest number of homes were built between 1946 and 1960, with the second largest

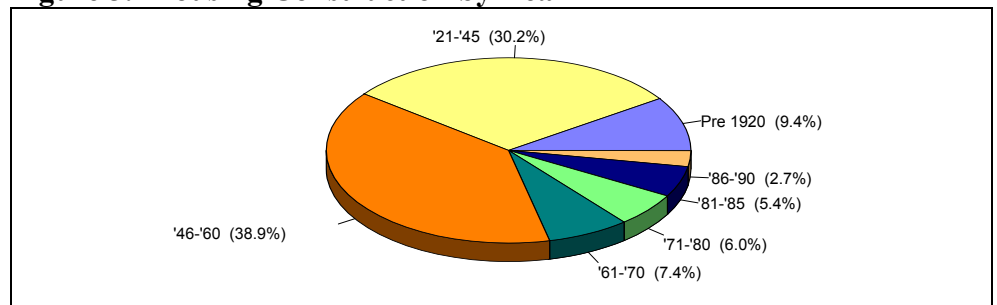
Pre-world war I housing

built between 1921 and 1945.

Figure 3 shows the original year of construction for dwellings in the neighbourhood.

number being

Figure 3. Housing Construction by Year



Source: City of Saskatoon Neighbourhood Profiles. 6th Edition

***Housing
Affordability***

Average selling price 2000



King George \$60,500

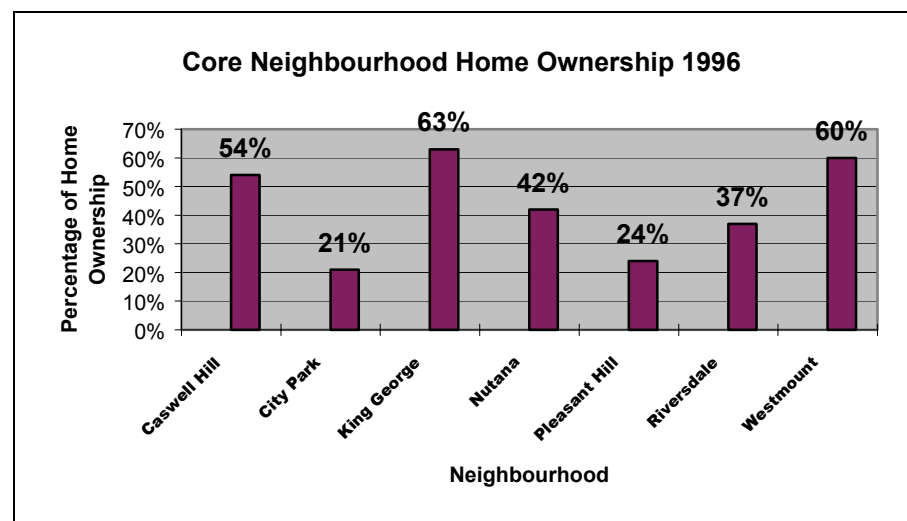


Saskatoon \$113,000

King George is one of the most affordable neighbourhoods in Saskatoon to buy a home. In 1997, the average selling price for a single unit dwelling was \$45,948. The 2000 average selling price was \$60,500, up 25 percent from the 1997 value. This compares to a 2000 city average price of \$113,000. Citywide housing prices are up approximately 19 percent over the same time period. This indicates that property values are increasing more quickly in King George than for the city as a whole (City of Saskatoon Neighbourhood Profiles 6th Edition. 2000 figures were provided by Sutton Group- Norland Reality).

***Owner-Occupied
Homes***

Figure 4. Core Neighbourhood Home Ownership 1996



Source: Statistics Canada data found in the City of Saskatoon Neighbourhood Profiles. 6th Edition

According to the Census Data shown in Figure 4, the percentage of owner-occupied homes in King George dropped from approximately 69 percent in 1991 to 63 percent in 1996. Despite the decrease, the King George neighbourhood had the highest percentage of owner occupancy compared to other Core neighbourhoods in Saskatoon.

Commercial Development



White's Pharmacy at 11th St. west and Ave. L south

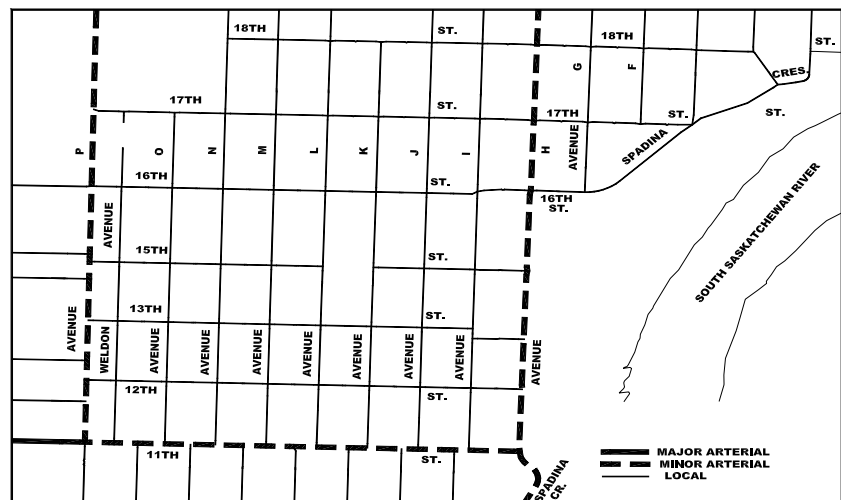
The main commercial sites in King George are located along Avenue H south, between 16th and 17th Street, at the intersection of Avenue P and 11th Street south, and on the corner of

Avenue L and 11th

Street. Retail development in the neighbourhood consists of small grocery outlets, second hand clothing stores, laundry services, restaurants and other convenience goods and service providers.

Road Hierarchy

Figure 5. King George Road Hierarchy



Source: City of Saskatoon, Traffic Management Branch

Figure 5 shows the classified road hierarchy for the King George neighbourhood. Road classifications are created according to the flow and volume of traffic that the road network facilitates.

The main roadways providing access to the King George neighbourhood are called minor arterials or collector streets. They include Avenue H south, Avenue P south and 11th Street. The neighbourhood is also bound by 17th Street, which, according to residents, carries a lot of traffic, however, it is classified as a local street.

King George does not experience significant through traffic the way some grid pattern neighbourhoods (such as Caswell Hill) do, as motorists find the main collector roads more efficient than short cutting through the neighbourhood on local streets. However, some residents have indicated that Weldon Avenue and 17th Street do experience a fair amount of through traffic

Green Space



Riversdale Lawn Bowling Club

St. Andrew's Park is the only neighbourhood park located within the King George boundary. The park is bounded by 13th and 15th Street and Avenues M and

N south. This park is 2.25 acres (0.91 ha) in size and offers a playground, paddling pool and ball diamond. Victoria Park is located outside the northeast corner of the King George neighbourhood boundary. This is a Special Use Park and contains several city-wide recreational facilities such as the Saskatoon Badminton Club, Saskatoon Riversdale Tennis Club, Riversdale Pool and the Riversdale Lawn Bowling Club.

Community Concerns and Opportunities

Throughout the local area planning process, residents, business owners and other neighbourhood stakeholders voiced their concerns as well as thoughts about opportunities for long-term development, and service delivery in the King George neighbourhood. The following is a summary of the discussions that took place.

Infill Development

Residential Land Use Development

Guidelines for residential infill development should be sympathetic to the form, scale and character of existing development in King George. Residents feel that a higher number of two-unit dwelling development could compromise the stability and character of the neighbourhood.

Home Ownership

Residents are concerned about the decrease in the amount of owner occupied houses in King George. Many feel that it is important for the City of Saskatoon to continue to support housing initiatives such as the Saskatoon Housing Initiative Partnership (SHIP) and Quint who provide opportunities for people to buy affordable housing.

Property Maintenance

Residents feel that the City of Saskatoon should take a lead role to promote neighbourhood cooperation and a better understanding of property maintenance as a health and safety issue in the King George community. Residents expressed that they preferred mediation as opposed to bylaw enforcement as a means of resolving outstanding property maintenance issues.

25 ft Lot Development

The King George residents raised concerns about side yard setback standards. They feel that in some instances the regulations restrict the amount of space available for new housing construction on the narrower lots found in the neighbourhood, and may create difficulties for older structures when residents apply for permits to renovate and upgrade their properties.

West Industrial Area

Industrial Land Use Development

Residents of King George have expressed that they feel the adjacent West Industrial Area contributes to excess noise, dust and air pollution in the neighbourhood. According to residents who live near Avenue P south and Weldon Avenue, the problem of pollution has become worse over the last five years.

Green Space**Parks and Open Space**

The residents of King George would like to increase the amount of public green space in the neighbourhood by further integrating the King George School property as a green space and community focal point for residents. The neighbourhood currently has a park deficiency of 5.45 acres.

17th Street ROW

The undeveloped CN Right of Way (ROW) along 17th Street is currently being underutilized according to King George residents. Residents feel that the ROW has the potential to serve as a green pedestrian corridor linking the neighbourhood with Meewasin Valley Trail.

Park Enhancements

Park enhancements such as increased picnic areas and park lighting are wanted for St. Andrew's Park, Victoria Park and the playground at King George School.

Recreation Programs

Some residents would like to improve opportunities for parents and children to participate in extra-curricular activities such as sports and crafts together.

Urban Forest

Residence would like to see the City of Saskatoon continue to maintain and enhance the neighbourhood's urban forest

Crime**Neighbourhood Safety**

Some residents in the neighbourhood expressed that they feel there has been an increase in vandalism and other types of property related crime over the last few years.

Some residents identified that they had observed incidences of prostitution and drug use near St. Andrew's Park and King George School.

Vehicle Speeds and Volumes**Transportation and Circulation**

According to residents, speeding as well as heavy traffic in terms of volume and vehicle weight on 11th Street, 17th Street, Avenue H and Avenue P south decrease the quality of life for residents that live near these roadways. Residents have expressed that it is unsafe for pedestrians trying to cross these streets and for people who are entering or exiting their local streets and driveways.

Signage

Residents feel that non-local drivers passing through King George need to be reminded that they are in a residential neighbourhood, and should be considerate of the amount

of noise and vibration their vehicles make. Residents have suggested that signage identifying King George as a residential neighbourhood, and enforcement prohibiting excessive vehicle noise, particularly along the neighbourhood boundary may help to educate drivers to run their vehicles more quietly when in the King George area.

Intersection Confusion

Residents feel that the intersection of Avenue H south and 11th Street is confusing and unsafe because it is unclear to a driver who has the right of way.

Pedestrian Safety and Sidewalks

Residents have expressed a concern that the inconsistent distribution of sidewalks on streets such as 15th, 16th, 17th and Avenue P leave pedestrians vulnerable to vehicle traffic. In particular, residents feel that pedestrian safety could be improved along Avenue P, and at the intersections of Avenue H and 15th Street, Avenue H and 16th Street and Avenue K and 16th Street.

Summary of Recommendations

The following is a summary of the recommendations contained within the individual policy issue papers. The recommendations have been created with the guidance of community residents, interest groups and the city administration. If adopted by City Council, the recommendations will provide direction for future development in the King George neighbourhood.

1.0 Residential Land Use Development

1.1 Land Use and Zoning Designations

That City Council adopt the attached King George Land Use Policy Map and amend the City of Saskatoon Development Plan, Bylaw No. 7799 to include the King George Land Use Policy and;

That there be no change to the existing zoning pattern in the King George neighbourhood.

1.2 Infill Development

That the Community Services Department, City Planning Branch review and report to the Saskatoon Housing Advisory Committee on policies and initiatives that affect the viability of infill development, including:

- the frontage and set back requirements for narrow lots;
- servicing costs and levies as applied to redevelopment;
- the potential role of the City in facilitating the provision of land targeted to innovative and affordable infill development;

That the Community Services Department, City Planning Branch review and report to the Saskatoon Housing Advisory Committee on the feasibility of assisting the establishment of voluntary design guidelines and possible incentives to encourage property owners to respect and reinforce the character of the King George neighbourhood when developing or redeveloping housing.

1.3 Property Maintenance Bylaw

That the King George Community and School Association, the Community Services Department and the Fire and Protective Services Department, take a lead role to promote neighbourhood cooperation and understanding of property maintenance standards in King George.

That the Community Services Department, City Planning Branch submit a report to the Saskatoon Housing Advisory Committee that identifies options to monitor and report on housing conditions overtime in Saskatoon's core neighbourhoods.

That the Fire and Protective Services Department and Saskatoon Police Services, in consultation with the King George Community and School Association, work together to identify opportunities to resolve property maintenance issues through mediation in the King George neighbourhood.

KING GEORGE LOCAL AREA PLAN

Proposed Land Use Policy Map

NEIGHBOURHOOD BOUNDARY 



1.4 Solid Waste Disposal Program

That the Utility Services Department, Environmental Compliance Branch, establish a working relationship with the residents of King George through the King George Community and School Association to promote the Trash Tips Program in the neighbourhood to help raise awareness, and enforce regulations prohibiting inappropriate solid waste disposal in the neighbourhood.

2.0 Industrial Land Use Development

2.1 West Industrial Local Area Plan

That the King George Local Area Planning Group be invited to participate during the public consultation process of the West Industrial Local Area Plan to ensure that their concerns regarding future industrial development as well as excess noise, dust, air and visual pollution are addressed.

3.0 Parks and Open Space

3.1 Green Space and Pedestrian Linkage

That City Council support in principle the purchase of the 17th Street Right of Way by the City of Saskatoon to serve as a pedestrian linkage and connective park between the King George neighbourhood and Victoria Park.

3.2 Park Space and Park Enhancements

That the Community Services Department, Community Development Branch work with the King George Community and School Association to explore alternative funding options that can be used to meet the neighbourhood allocated park space requirements outlined in the Parks and Recreation Open Space policy and Park Development Guidelines and;

That the Community Development Branch work with the King George residents, through the King George Community and School Association to create and identify innovative funding options to upgrade, beautify and maintain existing park space

3.3 King George Community School

That the Community Services Department, Community Development Branch facilitate discussion with the King George Community and School Association and the Saskatoon Public School Board to consider the feasibility of upgrading the King George Community School ground property as neighbourhood park space.

4.0 Neighbourhood Safety

4.1 Safety Audit

That the King George Community and School Association work with the Community Services Department, City Planning Branch and Community Development Branch to conduct a Safety Audit, using the principles of Crime Prevention Through Environmental Design (CPTED), on part or all of the neighbourhood to identify issues of concern to residents and;

That the King George Safety Audit Report be forwarded to the King George Community and School Association, the Safer City Committee and Saskatoon Police Services.

4.2 Partnerships

That the Community Services Department, City Planning Branch and Community Development Branch and Saskatoon Police Services enhance their working relationship with the King George Community and School Association to further identify, prioritize and address specific and potential safety concerns that arise during the King George Safety Audit.

5.0 Transportation and Circulation

5.1 Vehicle Speed and Volume

That the Traffic Management Section initiate a traffic study for Avenue H, Avenue P south, 11th Street, and 17th Street to quantify the amount and type of speeding taking place. The results of the study as well as any recommendations should be forwarded to the King George Community and School Association.

5.2 Spadina Crescent West Extension

That once the future development of the vacant A.L. Cole Site is known, the Traffic Management Section submit a report to the Planning and Operations Committee identifying projected traffic volumes and flows created from the potential extension of Spadina Crescent West. The results of the study as well as any recommendations should be forwarded to the King George Community and School Association.

5.3 Intersection Review Study

That the Traffic Management Section undertake a review of the intersection of Avenue H and 16th Street to quantify traffic volumes, collision rates and traffic safety. The results of the study as well as any recommendations should be forwarded to the King George Community and School Association.

5.4 Community Entry Point Signs

That the Traffic Management Section, in consultation with the Community Services Department, Urban Design Section submit a report to the Planning and Operations Committee outlining the feasibility and functionality of constructing community entry point signs that promote driver awareness and caution in the King George neighbourhood. The results of this study should be forwarded to the King George Community and School Association.

5.5 Vehicle Size and Noise

That the Saskatoon Police Service be requested to increase enforcement prohibiting heavy vehicle traffic and excessive vehicle noise on 17th Street, Avenue P south, 11th Street and Avenue H south.

5.6 Pedestrian Crossings

That the Traffic Management Section undertake a pedestrian crossing study at the intersections of Avenue H and 16th, Avenue H and 15th Street and Avenue K and 16th Street in order to assess

the need for improved pedestrian crossings. The results of the study as well as any proposed recommendations should be forwarded to the King George Community and School Association.

5.7 Avenue P Sidewalk

That the Traffic Management Section, in consultation with the King George Community and School Association, submit a request to Council to oversee a capital improvement project to construct a sidewalk along Avenue P south between 11th Street and 18th Street to link up with the sidewalk that exists on 19th Street. The project should be given priority and funding allocation through the Sidewalk Pathway Retrofit Program.

Issue and Direction Papers



1.0 Residential Land Use

Goals

- ◆ To provide clear and specific guidelines to the City in its ongoing efforts to guide development and redevelopment in the neighbourhood.
- ◆ To establish policies that reinforce the stability and character of the neighbourhood while maintaining a variety of housing accommodation needs.
- ◆ To ensure that owner-occupied single family dwellings remain the dominant housing form in the neighbourhood.
- ◆ To foster a cooperative and pro-active atmosphere when dealing with neighbourhood planning issues.
- ◆ To maintain and improve property maintenance throughout the neighbourhood.

Land Use Policy

The neighbourhood of King George does not currently have a specific Land Use Policy map in the City of Saskatoon Development Plan to direct future development. One of the goals of the King George LAP is to identify guidelines for land use policy that will encourage development compatible with the character of the neighbourhood.

Map 1 shows the proposed land use policy map that has been created by community residents, interest groups, and the City administration to guide future development in the King George neighbourhood.

Zoning Designations


Map 2 shows the current zoning designations that apply to the King George neighborhood. Most of the land in King George is zoned R2. The R2 designation permits development in the form of one and two unit dwellings, which includes duplexes and semi-detached dwellings. The R2 designation is the standard, low-density zoning found in neighbourhoods such as Holiday Park, Holliston and Brevoort Park.

Resident Concerns

A concern raised by residents in King George was that the R2 Zoning district may leave the neighbourhood vulnerable to infill development that favours two unit dwellings. Residents

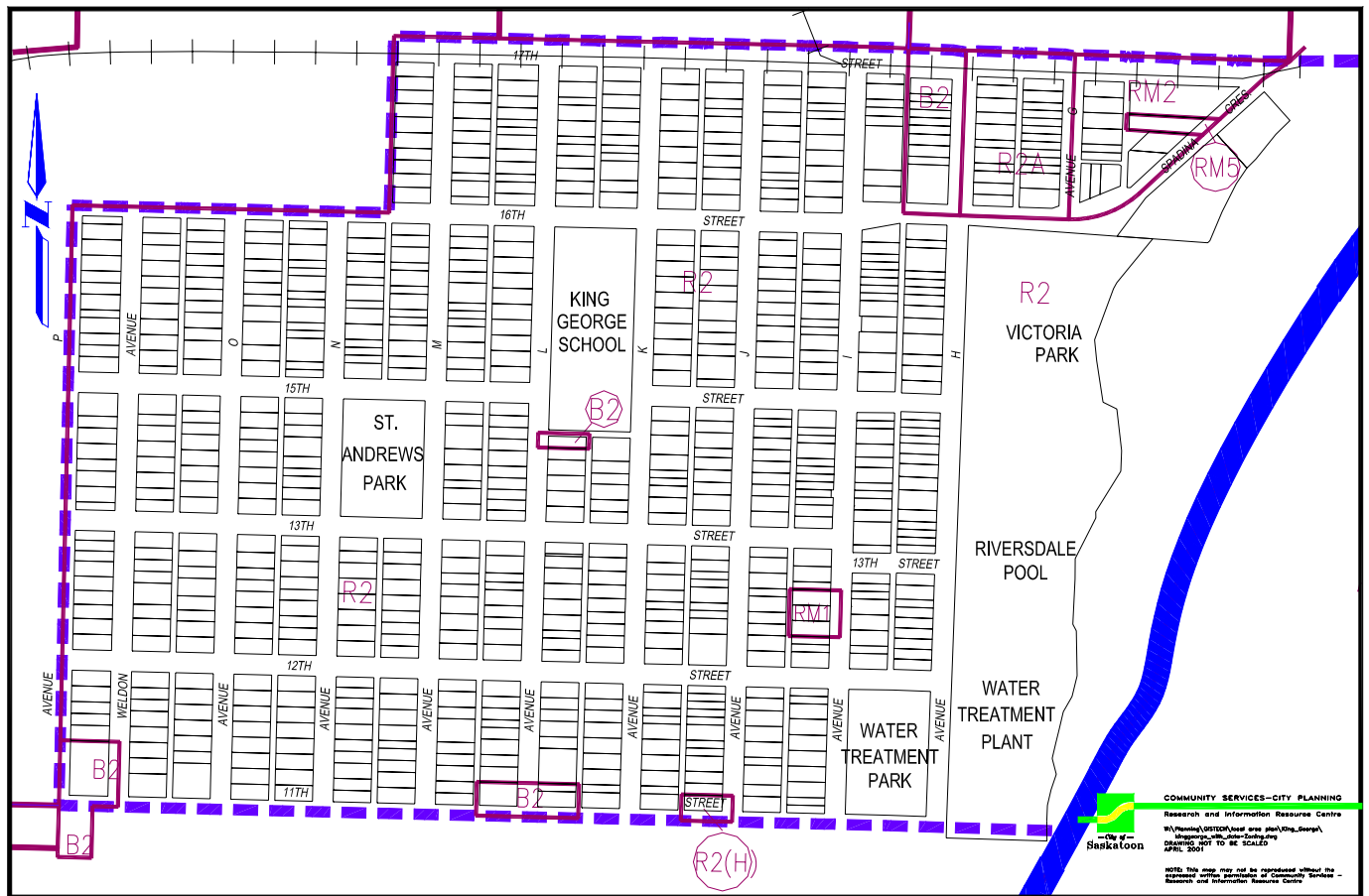
KING GEORGE LOCAL AREA PLAN

Proposed Land Use Policy Map

NEIGHBOURHOOD BOUNDARY 



KING GEORGE LOCAL AREA PLAN MAP 2 - Zoning





Semi-Detached dwelling in King George

feel that the visual character of some two unit dwellings is incompatible with the character of the neighbourhood, particularly the low-slope roof and overall design of some semi-detached dwellings built in and since the 1970's.

The minimum development standards tabled in section 8.3.2 of the Zoning Bylaw indicate that the development of two unit dwellings is permitted on residential lots with a site depth of 15 metres (50 feet) in a R2 Zoning district.

Two Unit Dwellings



Example of Semi-Detached dwelling that blends with neighbourhood character

Two Unit Dwellings can include duplexes (up and down units) or semi-detached (side-by-side). Duplexes can often blend in better with other single-family homes in terms of their overall appearance, but good design of semi-detached houses can fit with older

neighbourhoods as well.

According to Map 3, there are approximately 315 lots in King George that are zoned R2 with a frontage of 15 metres or greater. The Building Report data in Table 1 shows that the neighbourhood currently has 186 two unit dwellings on 93 lots. There are 222 R2 lots remaining that could potentially accommodate two unit dwelling development. However, a survey in 1999 showed that only 3 of the 14 vacant lots in King George had a frontage greater than 15 metres that could accommodate two unit dwelling development.

Dwelling Unit Construction

Percentage of housing type 2000
 Single unit dwellings → 71%
 Two unit dwellings → 22%
 Multi-unit dwellings → 7%

Table 1. King George Dwelling Unit Construction

	1994	2000
Single Unit	613	611
Two Unit	186	186
Multiple Unit	59	60
Total	858	857
% Two Unit	22	22

Source: City of Saskatoon Neighbourhood Profiles 6th Edition and 2000 Building Report

According to Table 1, in the year 2000, King George had 857 dwelling units, 611 were single unit dwellings. There were 186 two unit dwellings, which represented 22 percent of the dwelling accommodations in the neighbourhood, and 59 multiple unit dwellings (where one structure contains more than 2 distinct dwelling units). In comparison, two unit dwellings in the core neighbourhoods represented 15 percent of the total housing stock. The core neighbourhood average for multiple unit dwellings was 47 percent but multiple unit dwellings in King George only represented 7 percent of the total housing stock.

City of Saskatoon building permit records show that since 1990, there has been no two unit dwelling development in the neighbourhood. The infill development that has occurred over the last decade is the construction of eight one unit dwellings, 5 of which were redevelopment on the same property. The reconstruction of one unit dwellings is in keeping with the neighbourhood vision, that identifies King George as a desirable single family dwelling unit neighbourhood. Resident concerns about the design of housing might be addressed by bringing forward guidelines for development that would encourage builders to adopt designs that are in keeping with the character of the neighbourhood.

The Housing Economy



New house on Avenue K

From an economic perspective, Saskatoon has been experiencing a housing boom for several years as well as a low vacancy rate for more than a decade. Statistics show that King George has in fact been experiencing an influx of new households over the past 10 years: the number of adults aged 34 to 64 increased 48 percent since 1988, and the number of young children has increased by 31 percent.

These trends show that King George is an attractive place to live, but this dynamic change means that some people are concerned about the stability of the neighbourhood as new households make King George their home. Particular issues include the kind of development and redevelopment that can occur, whether as infill or renewal, the impact on King George School, and concerns about housing quality and conditions as opportunities for investment in rental housing open up.

Infill Development Initiatives

According to Section 5.2.2 of the Development Plan Bylaw 7799, the City of Saskatoon supports infill development that meets the following objectives:

- a) Helps to meet the housing needs of a diverse population;
- b) makes efficient use of civic and community infrastructure; and
- c) recognizes the interests of local residents and the impact of development on neighbourhood character and infrastructure.

To address the need for infill development that is compatible with existing development, in 1998, the Development Services Branch amended the following policies into the City of Saskatoon Zoning Bylaw:

(a) The 70 percent rule

Prior to 1998, the required frontage for new residential development was 37.5-feet (11.4 metres). This was too great for core neighbourhoods which typically have 30-foot frontages. The new R2 zoning designation for new housing construction now requires at least 25-feet (7.5 metres) of frontage provided that the site width is at least 70 percent of the average frontage for the block and facing block. This rule is intended to prevent inappropriate reduction, via severance, of lot frontages, but it can limit the development of existing narrow lots in areas where consolidation of lots has occurred.

(b) Front yard setbacks

To improve the consistency of the streetscape between new and old housing development, front yard setbacks have been established that require new housing to be within 9.8-feet (3 metres) of the average set back of the existing housing units on the block.

(c) Building height regulations

King George housing

The building height requirement for one and two unit dwellings was amended to permit the construction of dwelling units of up to 2 storey's or 27.9-feet (11.5 metres). The previous value allowed broad interpretation of the requirements.

(d) Side yard requirements

The Saskatoon Zoning Bylaw allows 0.8 metre (2.6 foot) side yards, meaning the structure of houses needs to be at least 0.8 metres from the side lot lines. However, the current understanding of the National Building Code requires at least 1.2 metres (4-feet) of set back, depending on the materials used for housing construction (e.g. combustible materials) and architectural design (e.g. side windows).

The King George residents raised concerns about these setback standards, because they restrict the amount of space available for new housing construction on the narrower lots found in the neighbourhood, and may create difficulties for older structures when residents apply for permits to renovate and upgrade their properties.

Municipalities do have some discretion over the application of the building code for existing properties, and further consideration of how to reduce the negative impact of the building code in older neighbourhoods needs to be done.

Rental Properties

The King George residents have expressed a concern about the increase in the number of rental properties in the neighbourhood over the last ten years. Residents are concerned that the increase in rental housing could decrease neighbourhood stability, increase property maintenance problems and decrease property values.

According to Statistics Canada, between 1991 and 1996, the number of dwellings in King George that were renter occupied increased from 225 (31 percent of all dwellings) to 275 (37 percent). Over this time, the percentage of rental dwellings in Saskatoon remained stable at 41.5 percent.

Property values in King George

1997 → \$45,948

2000 → \$60,500

The 6 percent increase indicates that resident perceptions regarding an increase in rental occupancy are correct, however the degree of increase is difficult to predict. Concerns that property values may decrease has not happened even though there has been an increase in the number of rental units. Between 1997 and 2000, property values in King George have increased 25 percent from \$45,948 to \$60,500.

It is important to note that the City of Saskatoon does not have the authority to regulate tenure, whether home ownership or rental. However, the City has been actively involved in partnerships and programs that promote home ownership opportunities in the Saskatoon community, including the Neighbourhood Home Ownership Program (NHOP) administered by the Quint Development Corporation in the five west-side core neighbourhoods, including King George.

Property Maintenance

Property maintenance is an important issue in all neighbourhoods in Saskatoon, and King George is not an exception. The City of Saskatoon Property Maintenance and Occupancy Bylaw (7400) specifies standards for property maintenance that aim to provide residents with some security against irresponsible or careless property care. The Fire and Protective Services Department administers the Bylaw and employs a bylaw inspector to address neighbourhood concerns and provide lawful enforcement.

During the King George Local Area Planning process, residents expressed that mediation between residents prior to enforcement of the Property Maintenance Bylaw could improve neighbourhood relations and cooperation in addressing property maintenance issues. Residents in the King George community feel that property maintenance is a health and safety issue and they would like to see the City of Saskatoon take a lead role to promote neighbourhood awareness of the importance of maintaining reasonable property maintenance standards in the King George community.

To achieve this goal, residents expressed an interest in working with the Property Maintenance Bylaw inspector to help promote neighbourhood awareness and cooperation of responsible property maintenance standards. Residents would also like to help establish a forum, such as mediation, for dispute resolution between neighbours affected by poor property maintenance.

Solid Waste Disposal

In addition to working with the property maintenance inspector, King George residents also expressed an interest in learning more about the Trash Tips program offered by the Utility Services Department, Environmental Compliance Branch. This program was created to educate Saskatoon residents about appropriate and inappropriate waste disposal materials. According to residents, the close proximity of King George to the West Industrial Area leaves the neighbourhood vulnerable to inappropriate solid waste disposal such as scrap building and automotive materials.

In support of the previous discussion regarding residential land use development in the King George neighbourhood, the following recommendations have been created with the guidance of community residents and City administration.

1.0 Residential Land Use Development

Recommendations

1.1 Land Use and Zoning Designations

That City Council adopt the attached King George Land Use Policy Map and amend the City of Saskatoon Development Plan, Bylaw No. 7799 to include the King George Land Use Policy and;

That there be no change to the existing zoning pattern in the King George neighbourhood.

1.2 Infill Development

That the Community Services Department, City Planning Branch review and report to the Saskatoon Housing Advisory Committee on policies and initiatives that affect the viability of infill development, including:

- the frontage and set back requirements for narrow lots;
- servicing costs and levies as applied to redevelopment;
- the potential role of the City in facilitating the provision of land targeted to innovative and affordable infill development;

KING GEORGE LOCAL AREA PLAN

Proposed Land Use Policy Map

NEIGHBOURHOOD BOUNDARY 



That the Community Services Department, City Planning Branch review and report to the Saskatoon Housing Advisory Committee on the feasibility of assisting the establishment of voluntary design guidelines and possible incentives to encourage property owners to respect and reinforce the character of the King George neighbourhood when developing or redeveloping housing.

1.3 Property Maintenance Bylaw

That the King George Community and School Association, the Community Services Department and the Fire and Protective Services Department, take a lead role to promote neighbourhood cooperation and understanding of property maintenance standards in King George.

That the Community Services Department, City Planning Branch submit a report to the Saskatoon Housing Advisory Committee that identifies options to monitor and report on housing conditions overtime in Saskatoon's core neighbourhoods.

That the Fire and Protective Services Department and Saskatoon Police Services, in consultation with the King George Community and School Association, work together to identify opportunities to resolve property maintenance issues through mediation in the King George neighbourhood.

1.4 Solid Waste Disposal Program

That the Utility Services Department, Environmental Compliance Branch, establish a working relationship with the residents of King George through the King George Community and School Association to promote the Trash Tips Program in the neighbourhood to help raise awareness, and enforce regulations prohibiting inappropriate solid waste disposal in the neighbourhood.

2.0 Industrial Land Use

Goal

- ◆ To mitigate the negative effects of the adjacent industrial area by identifying resident concerns in preparation for the undertaking of the West Industrial Local Area Plan.

As shown in Map 1, the King George neighbourhood is located adjacent to the West Industrial Area. The two areas have existed side by side since the beginning of residential development in King George.

Resident Concerns



Adjacent industrial land use

Over the years, the West Industrial area has continued to provide space for jobs and economic growth in the city. Although there are positive aspects to the area, there are also land use conflicts with the residential neighbourhood of King

George. The land use conflicts relate to excess noise, dust and air pollution from manufacturing and truck traffic associated with the West Industrial Area. A repeated concern raised by the King George residents is that the adjacent industrial business activity decreases the quality of life for nearby residents.

Zoning Designations

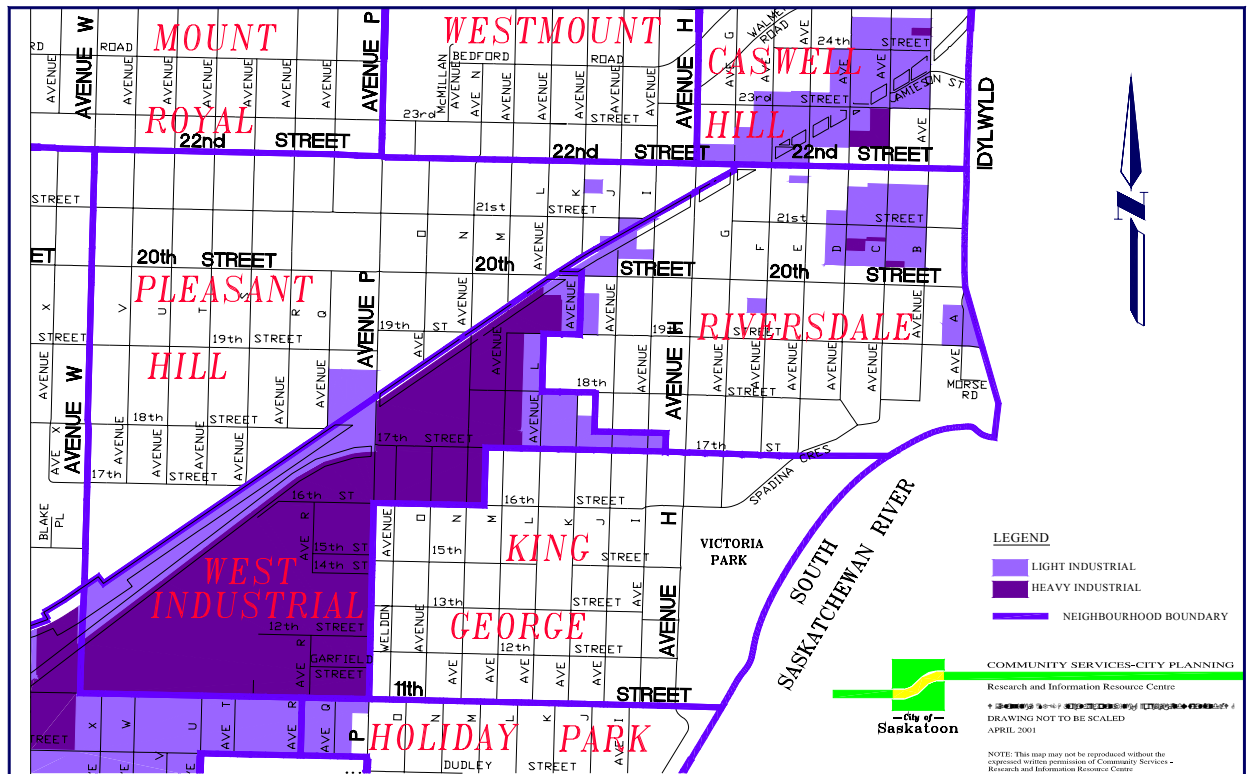
Most of the West Industrial Area north and west of King George is zoned IH (Heavy Industrial). This type of zoning designation is meant to 'facilitate economic development through industrial activities that may have the potential for creating nuisance conditions during the normal course of operations.' (City of Saskatoon



Adjacent industrial land use

Development Plan Section 7.4.2). According the Zoning Bylaw (see sections 11.1 - 11.4), this zoning designation allows for industrial uses, such as manufacturing fabricating, processing, assembly, and salvage operations.

MAP 1 - INDUSTRIAL LAND SURROUNDING THE KING GEORGE AREA



The Development Plan

Industrial activity that has the ‘potential for creating nuisance conditions during the normal course of operations’ should not be located adjacent to residential uses and it is the policy of the City of Saskatoon to discourage nuisance industrial uses in the core neighbourhoods. The Development Plan states that “where industrial uses are considered incompatible with residential uses, they shall be segregated wherever possible, and in such cases screening by landscaping buffer strips, berm in or separation by transitional use may be required”. However, because the West Industrial district is outside the King George Local Area Plan study area, it is not possible to directly address the issues of zoning and land use in the area.

The following recommendation has been created to ensure the residents of King George that City Council is committed to addressing concerns regarding incompatible land use between the West Industrial Area and the King George neighbourhood.

Recommendation**2.0 Industrial Land Use Development****2.1 West Industrial Local Area Plan**

That the King George Local Area Planning Group be invited to participate during the public consultation process of the West Industrial Local Area Plan to ensure that their concerns regarding future industrial development as well as excess noise, dust, air and visual pollution are addressed.

3.0 Parks and Open Space

Goals

- ◆ To ensure that options are explored to achieve policy standards for parks and open space; as well as enhancing existing park space;
- ◆ To identify resources required to construct the 17th Street right of way as a green buffer between residential and industrial land use as well as to link the neighbourhood with the river valley park system;
- ◆ To establish more links between existing pedestrian routes, neighbourhood parks and the river valley.

Park Space Provision

The *Planning and Development Act, 1983* requires Municipal Reserve lands to be dedicated for public open space and recreational use as new land is subdivided and developed for urban residential purposes. Alternatively, the City may take money in lieu of land, when dedicating land is not deemed appropriate. To ensure that dedicated lands are allocated properly, the City of Saskatoon has a Parks and Recreation Open Space Policy. Administrative policies such as Park Development Guidelines are used in partnership with the City of Saskatoon Parks and Recreation Open Space Policy.

Park Space Hierarchy

The City of Saskatoon plans for the provision of parks according to a hierarchy corresponding to the residential development structure in the City's Development Plan. The park hierarchy is based on the neighbourhood as the central core and includes classifications for a Neighbourhood Pocket Park, Linear Park, Neighbourhood Core Park, District Park, Multi-District Parks and Special Use Parks. Each park category is intended to address particular needs of particular groups of people, while maintaining the flexibility of programming and attractive environments which will encourage use by City residents in general.

The Development Plan

Core neighbourhoods such as King George were developed prior to the establishment of the current park development standards, or required land dedication. As such, these neighbourhoods have received significantly less park space than newer neighbourhoods. It is the policy of the City of Saskatoon to bring older neighbourhoods, where possible, to the current parks standards that have been established for new neighbourhood development (The policy states a ratio of 9.8 acres (4 ha) of public open space for every 1000 people (Development Plan, Section 9.2.2 (a))).

Parks and Open Space Policy

The objectives of the City of Saskatoon's Parks and Open Space Policy are:

- To enhance a sense of community identity and pride through the beautification of the City and the protection of natural aesthetic features;
- To encourage development of individual's physical well-being by providing active leisure opportunities; and,
- To provide individuals with an opportunity to reflect, relax, and interact in a natural, serene environment; thereby contributing to their mental and emotional welfare.

St. Andrew's Park

St. Andrew's Park

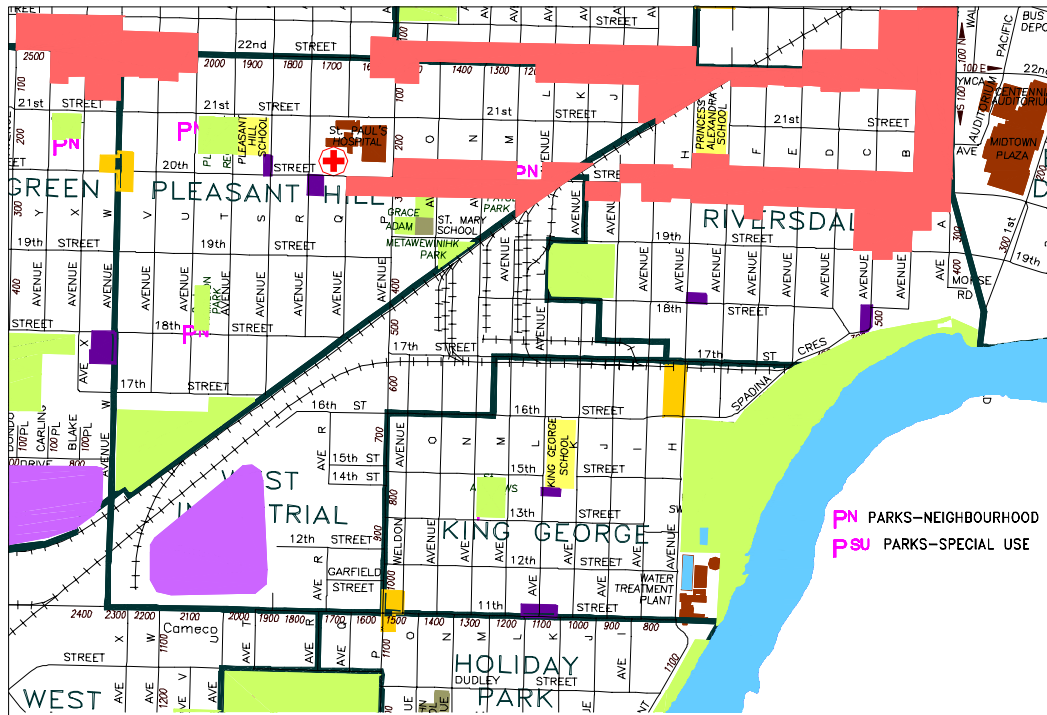
St. Andrew's Park is the only neighbourhood park located within the King George boundary, and offers a playground, paddling pool and ball diamond (see Map 1, Parks in the King George Area).


According to the *1998 Neighbourhood Profiles*, St. Andrew's Park is 2.25 acres (0.91 ha) in size and represents just over 1036 people per acre of neighbourhood park area. By comparison, Saskatoon has approximately 671 acres of neighbourhood park space, which represents approximately 297 people per acre of neighbourhood park. Based on the formula for calculating park space allocation standards set out in the Parks and Open Space Policy, King George is entitled to 7.70 acres (3.1 ha) of park space, indicating a deficiency of 5.45 acres (2.19 ha).

Resident Concerns***Pedestrian Linkages***

The residents of King George feel that St. Andrew's Park does not provide enough green space for the size of the neighbourhood. However, residents have identified that there may be opportunities in the community to develop underutilized land into green linkages and active park space. The following section of this report will outline existing options identified by residents and planners to improve and enhance green space in the King George neighbourhood.

MAP 1 - PARKS IN THE KING GEORGE AREA




COMMUNITY SERVICES—CITY PLANNING
 Research and Information Resource Centre
 1111 WILKINSON STREET
 KING GEORGE, SASKATOON
 DRIVING NOT TO BE SCALED
 MARCH 2002



17th St. Right of Way

Developing and linking the unused 17th Street Rail Right of Way (ROW) to the river park system is one possibility to increase the amount of green space and provide for a pedestrian link in the King George

neighbourhood. This area has the potential to constitute a buffer between the neighbourhood and the West Industrial Area. The importance of this opportunity is further emphasized by the fact that King George does not have sidewalks consistently allocated between the East and West boundaries of the neighbourhood. Residents have stated that the lack of sidewalks compromise pedestrian safety forcing school children and adults to walk along the road.

In support of a similar idea that links the ROW with the river bank, the Traffic Management Branch and the Parks Branch have expressed an interest in coordinating the 17th Street ROW with the Saskatoon Cycling Facility Network Plan. The Meewasin Valley Authority has also shown an interest in creating “backshore linkages” into neighbourhoods to improve access to the riverbank area, and 17th Street is an obvious pedestrian link (a portion of the ROW is within the MVA buffer zone).

The Development Plan states that “Parks and natural areas shall be linked in a continuous public open space system wherever possible” (Section 9.2.2. (d)). The opportunity that exists to develop the 17th Street ROW into a green buffer and pedestrian link to the river valley park system is unique and has the potential to fulfill the needs of the King George residents as well as the policies created by the City of Saskatoon.

The Canadian National Railway

The 17th Street ROW is currently owned by the Canadian National Railway (CNR). A number of years ago, the railway spurs were removed from the property, leaving an open, undeveloped corridor between Avenue P and Spadina Crescent west along the south side of 17th Street. According the asset manager for CNR, the ROW has a gross area of approximately 3.1 acres (1.3 ha).

Public Lane

Beside the CNR ROW is a public lane that. It may be possible to close the public lane between Avenue M and Avenue H so that additional space could be incorporated into the design of the 17th Street ROW. The public lane is approximately 0.83 acres (0.34 ha).

Enhancing the King George School Yard



King George School ground

The King George School ground measures approximately 3.5 acres (1.4 ha) in size. Even though the King George School site is not a neighbourhood park, it is a large, open space in the centre of the neighbourhood that

acts in a similar manner as a park; in that it provides open, green space for residents. Residents have stated that they would like to further integrate the King George School property as a green space and community focal point for residents. One option to consider may be to encourage the City of Saskatoon Community Services Department, the King George School and Community Association and the Saskatoon Public School Board to pursue the possibility of developing the existing school site as a multiple use area to act more like a neighbourhood park with more park amenities.

Multiple Use Concept

A multiple use concept usually focuses on school sites in Core and Intermediate neighbourhoods that are currently owned by the individual Boards of Education. This concept enables the enhancement and redevelopment of open space and buildings for the purpose of improving the delivery of community-based services for both organizations. The concept is an alternative to standard purchase agreements in which the City negotiates the purchase of all or part of a school site to address the need for neighbourhood park services and facilities. Agreements can stipulate design, public consultation, cost sharing and

programming parameters.

Existing Funding Options

Initiatives undertaken to enhance the King George School grounds and develop the 17th Street ROW as a buffer and green pedestrian link may utilize one or a combination of the following funding options:

- Local Improvement Act Provisions (i.e. Levy)
- Capital Budgets
- Dedicated Lands Account
- General Revenue
- Community based fund raising

Neighbourhood Park Enhancement Program



King George School playground

Enhancing existing park space was a goal identified by the King George planning group. There was an expressed concern that the amount of lighting in both St. Andrew's Park and the King George School playground

was insufficient. Both the City of Saskatoon and the Saskatoon Public School Board have funding available for programs designed to enhance existing park space. The School Board has identified the King George School ground for lighting enhancements; however, the improvement is dependent upon funding, and has been added to a waiting list. Similarly, the King George Community School and Association have applied for funding through the City of Saskatoon Park Enhancement Grant for an additional picnic table and BBQ pad, however, given the cost of the lighting improvements, the neighbourhood can not afford to apply for this improvement at this time.

Victoria Park

Residents have expressed a concern that they feel there is an insufficient number of picnic sites and park lights in Victoria Park. Unlike St. Andrew's Park, Victoria Park is classified as a District Park which means that park enhancements do not qualify for funding from the Neighbourhood Park Enhancement Grant.

Victoria Park is owned by the City of Saskatoon, however, the Meewasin Valley Authority (MVA) shares responsibility for identifying



Victoria Park

and funding park enhancement initiatives (the park is located within the MVA conservation zone). In order for residents to ensure that appropriate enhancements are made to the park, it is necessary for the King George Community and School Association to submit a formal letter the MVA requesting any improvements.

The MVA is aware of citizen concerns regarding lighting along the river valley trails, and as such is considering conducting a review of the existing park light standards throughout the entire trail system. The timeliness of this type of project can improve if neighbourhood community associations like King George express support for this type of initiative.

Recreational Programming

Recreational programs are coordinated and delivered through the individual community associations in Saskatoon. The Community Development Branch provides guidance and support to the associations in the administration of recreational programs.

During the public consultation process, members on the planning group, who were not actively involved in the community association indicated that the types of recreational programs offered to the neighbourhood may not represent the recreational needs of the community. In particular, some residents expressed that there are not enough family programs, which has limited opportunities for parents and children to participate in extra-curricular activities together.

Leisure Needs Assessment Survey

To meet the ongoing recreational needs of residents in Saskatoon, the Leisure Service Branch conducts a *Leisure Needs Assessment Survey* every two years. The assessment is compiled on a city-wide basis using a statistical sample of the general population. When necessary, focus groups, and additional survey's that gather more specific information related to target groups and program issues are conducted. For instance, the Community Development Branch and the King George Community and School Association is currently, conducting an assessment of existing neighbourhood programs to ensure appropriate recreational services are being provided. Residents should address future concerns regarding recreational programs to the community association.

Urban Forestry



King George Elm trees

Residents would like to see the City of Saskatoon continue to maintain and enhance the neighbourhood's urban forest. The Infrastructure Services Department, Parks

Branch currently administers an Urban Forestation Program. According to the program superintendent, unhealthy elm trees in the South section of King George have been removed, and are scheduled to be replaced with a diverse selection of trees during 2001. Additional enhancements for boulevard trees and pathways need to be proposed through a capital funding initiative.

Enhancing parks and open space in King George will require innovation, cooperation and patience. Ensuring existing space is maintained and upgraded appropriately can enhance open space. The King George Local Area planning group supports parks, open space and urban forestry initiatives in the neighbourhood and city-wide as essential components of quality of life.

3.0 Parks and Recreation

Recommendations

3.1 Green Space and Pedestrian Linkage

That City Council support in principle the purchase of the 17th Street Right of Way by the City of Saskatoon to serve as a pedestrian linkage and connective park between the King George neighbourhood and Victoria Park.

3.2 Park Space and Park Enhancements

That the Community Services Department, Community Development Branch work with the King George Community and School Association to explore alternative funding options that can be used to meet the neighbourhood allocated park space requirements outlined in the Parks and Recreation Open Space policy and Park Development Guidelines and;

That the Community Development Branch work with the King George residents, through the King George Community and School Association to create and identify innovative funding options to upgrade, beautify and maintain existing park space.

3.3 King George Community School

That the Community Services Department, Community Development Branch facilitate discussion with the King George Community and School Association and the Saskatoon Public School Board to consider the feasibility of upgrading the King George Community School ground property as neighbourhood park space.

4.0 Neighbourhood Safety

Goals

- ◆ To reduce the occurrence of vandalism and other types of crime in the King George Area;
- ◆ To ensure that King George remains a safe place to live, work and visit;
- ◆ To foster a long term, cooperative approach to neighbourhood safety and crime prevention.

Neighbourhood safety is an essential component of community well-being. As our City continues to grow and change, so do the security needs of people and their property in individual communities. Crime levels tend to vary from neighbourhood to neighbourhood. Some areas are more vulnerable to crime for reasons such as geographical location and environmental design. Individual neighbourhood characteristics can indicate areas more at risk for certain kinds and levels of crime.

Saskatoon's Safer City Committee

The City of Saskatoon established the Safer City Committee in 1998. The Safer City Committee, reporting to City Council and supported by all City Departments, provides a strong, effective focus for building a safer city by providing a coordinating body, facilitating cooperation and mutual support between civic departments, agencies and individuals in the community. This network of support contributes directly to the ability of our communities to address their own needs, identify their problems and priorities, and to develop strategies and programs to deal with the issues they face.

The overall goal of the Safer City Committee is to build capacity in the community, to identify, prioritize, analyze, and solve urban safety issues within that community. Whether the community is the city as a whole, a neighbourhood, a few neighbours or a community of interest, people need the research, information and tools to affect change.

The understanding and participation of community members; collaboration between a broad range of non-governmental, governmental, and other agencies; and a recognition that there are many diverse communities within the larger community of Saskatoon will ultimately help build a safer Saskatoon.

Crime Prevention Through Environmental Design (CPTED)

One of the tools employed by the Safer City Committee, through the City Planning Branch, is Crime Prevention Through Environmental Design (CPTED).

CPTED is a multidisciplinary approach to crime prevention and includes collaborating to define problems, identify solutions, carry out the most feasible plan, and evaluate the results. Using CPTED makes efficient use of all local resources within the community, both formal and informal. CPTED encourages the community to become more proactive in controlling crime in their neighbourhood.

“CPTED is a process, a way of thinking about crime, not a “cookie cutter” program to replicate. It brings together police officers, residents, local planners, and members of other local agencies to examine how the area’s physical features influence crime and the opportunity for crime. Physical features can then be designed or modified to reduce vulnerability to crime”
 (National Crime Prevention Council-Designing Safer Communities: a crime prevention through environmental design handbook)

Resident Concerns

During the King George local area planning group process, residents expressed that they generally feel quite safe in their neighbourhood. It is common for residents in King George to watch out for their neighbours property and personal safety. However, despite community efforts to “keep an eye on things” residents have indicated that they feel there has been an increase in the number of property crimes such as break and enter, theft and vandalism in the neighbourhood over the last few years.

Crimes of Theft & Vandalism

Table 1. Crimes involving Theft or Vandalism in King George between 1997 and 1999

Crime	1997	1999	% Change
Robbery	9	7	-29%
B&E Residential	104	81	-28%
B&E Other	2	2	0%
Thefts	94	111	15%
Willful Damage	37	35	-.06%
Total	246	236	-.04%

Source: City of Saskatoon Police Department

According to Police Services Department, between 1997 and 1999, the total number of property related crimes has decreased .04 percent. However, the number of thefts have increased 15 percent from 94 offenses in 1997 to 111 in 1999. Without further data it is hard to determine if this is indeed a trend or if there is some other explanation for the increase. The incidents of other crimes like robbery and break and enter have decreased significantly. Again, it is difficult to tell if this is a consistent trend or if it means that there is a difference in the number of people reporting these crimes over this time period.

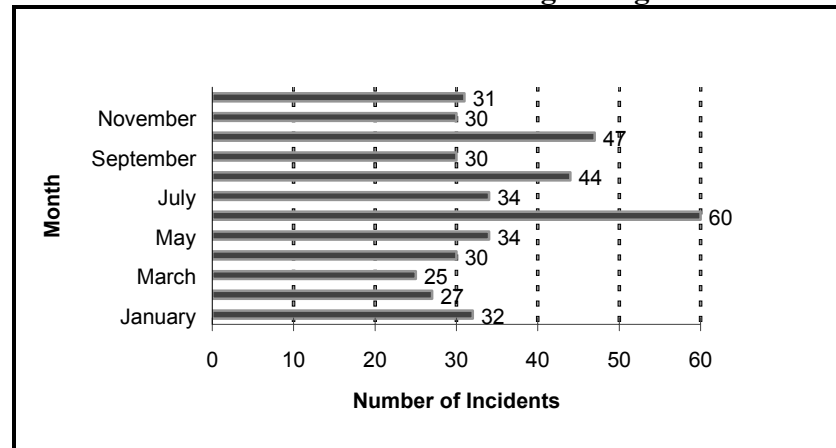
Data Collection

Typically, the Saskatoon Police Service does not collect detailed crime statistics on a neighbourhood level, but rather by a quadrant basis. The quadrants can be mixed together to approximate the equivalent area of a neighbourhood. The City of Saskatoon, City Planning Branch, has been working with the Saskatoon Police to enhance the crime statistics that are collected and recorded on a quadrant basis in order to provide a general analysis for individual neighbourhoods undergoing Local Area Plans. The Saskatoon Police Service is working in partnership with other departments towards a comprehensive Geographic Information System (GIS) that will allow easier access and analysis of crime and other data.

Recorded calls for Police Service in 1997

Saskatoon	73,000
Nutana	1,209
Sutherland	451
King George	420

Table 2. Calls for Police Service to King George in 1997



Source: City of Saskatoon Police Department - analysis by the City Planning Branch

For the purpose of the King George Local Area Plan, the Saskatoon Police Service provided the above data on calls for service and neighbourhood hotspots for King George.

In 1997, there were slightly more than 73,000 calls for police service in Saskatoon, King George contributed to approximately

.05 percent or 420 of these calls. As illustrated by Table 2, the highest number of calls for service occurred in King George during the month of June.

Neighbourhood Hotspots

Hotspots, as defined by the Saskatoon Police Service, are locations where there have been more than 5 calls for service in a calendar year.

In 1997 (the only year these statistics are currently available for), there were 36 hotspots in King George. Only 1 of the 36 hotspots was adjacent to the industrial land north and west of the neighbourhood. Similarly, only 1 was associated with a business-related Zoning District, while the rest of the hot spots were either residential or associated with the school site.

Based on the 1997 data, there was not a strong pattern associated with either the type of crime committed or the location of the crime occurrence in the King George neighbourhood. In general, this indicates that the crimes that were committed were dispersed somewhat evenly throughout the neighbourhood. However, these statistics should not over-shadow neighbourhood concerns regarding incidents of drug use and prostitution near the King George School grounds and St. Andrew's Park. Residents have indicated that they have witnessed activities such as drug use and prostitution in their neighbourhood.

The following recommendations have been created with the help of the King George planning group and the City Administration to help address the safety concerns identified through the Local Area Planning process.

Recommendations

4.0 Neighbourhood Safety

4.1 Safety Audit

That the King George Community and School Association work with the Community Services Department, City Planning Branch and Community Development Branch to conduct a Safety Audit, using the principles of Crime Prevention Through Environmental Design (CPTED), on part or all of the neighbourhood to identify issues of concern to residents and;

That the King George Safety Audit Report be forwarded to the King George Community and School Association, the Safer City Committee and Saskatoon Police Services.

4.2 Partnerships

That the Community Services Department, City Planning Branch and Community Development Branch and Saskatoon Police Services enhance their working relationship with the King George Community and School Association to further identify, prioritize and address specific and potential safety concerns that arise during the King George Safety Audit.

5.0 Transportation and Circulation

Goals

- ◆ To identify options that will help address concerns about the flow of vehicle traffic in the King George neighbourhood.
- ◆ To identify pedestrian patterns and improve pedestrian safety throughout the neighbourhood, particularly in areas where no sidewalks currently exist.

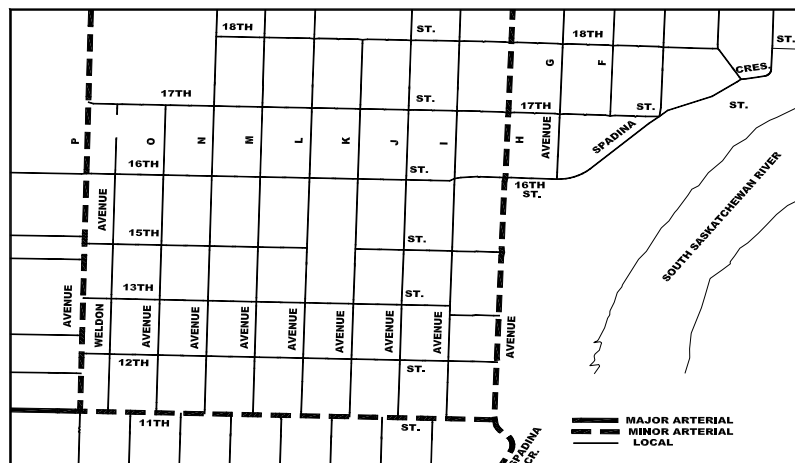
Transportation Network

The King George neighbourhood is a few blocks west of the Downtown, nestled between the South Saskatchewan River and the West and Southwest Industrial Areas. The unique geographical location of the neighbourhood has many rewarding benefits for local residents who enjoy short travel times to employment, shopping and recreational areas. However, motorists who reside outside the neighbourhood also enjoy, and require the use of the convenient road network that circulates around the King George neighbourhood toward city-wide travel destination points (see Map 1 Transportation Network for the King George Area).

Road Hierarchy

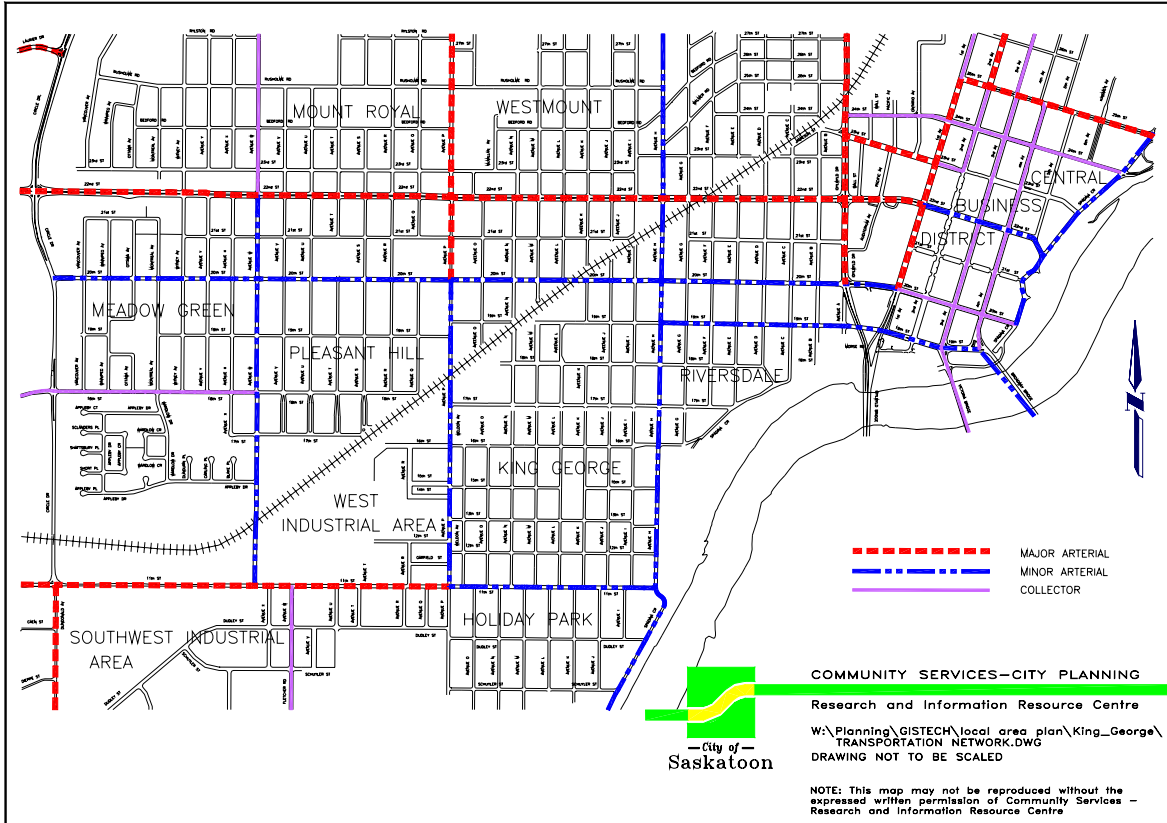
Figure 1 shows the Road Hierarchy for King George. Streets within the neighbourhood boundary are classed as local streets and are intended to carry only local traffic. The roads on the perimeter of the neighbourhood are classed as minor arterials. Avenue P, 11th Street and Avenue H fall within this classification.

Figure 1. King George Road Hierarchy



Source: City of Saskatoon, Traffic Management Branch

KING GEORGE LAP - Transportation Network



Local Streets and Minor Arterials

Local streets are expected to carry approximately 1500 vehicles per day, at a maximum speed limit of 50 km/h. Minor arterial roadways are estimated to carry between 5,000 and 20,000 cars per day at a speed of 50 km/h, unless road signs indicate otherwise (These classifications are adopted by the City of Saskatoon from the *Manual on Uniform Traffic Control Devices for Canada*).

Traffic Volumes

Since 1990, traffic volumes in the King George area have increased. As shown in Table 1, Avenue P and 11th Street carry the bulk of the traffic in and out of the King George area, followed by Avenue H and 16th Street, respectively⁵.

Table 1: Average Daily Traffic Volume for King George 1990-1999

LOCATION DESCRIPTION	90-91	92-93	94-95	96-97	98-99	%1990-99 CHANGE
11th St: Ave H-Ave I	6,922		6,888		8,165	15%
11th St: Ave P-Ave Q	9,113		9,644		12,994	30%
11th St: Ave P-Weldon Ave	6,700		7,131		8,501	21%
16th St: Ave H-Ave G	2,775		3,932		3,767	26%
16th St: Ave I-Ave H	1,880		1,371		1,430	-31%
Ave H: 11th St-12th St	8,029		8,080		9,013	11%
Ave P: 11th St-Dudley St	2,321		2,058		2,985	33%
Ave P: 11th St-Garfield St	4,079		4,000		4,967	22%
Ave P: 17th St-19th St	10,489	8,721		10,443		4%
Ave P: 19th St-20th St		8,410	7,487		7,939	-5%

Source: Traffic Characteristics Report 1999

According to Table 1, between 1990 and 1999, there have been significant increases in the volume of traffic traveling along 11th Street between Avenue P and Q (30 percent), 16th Street between Avenue H and G (26 percent), and Avenue P between 11th Street and Dudley (33 percent). The only significant decrease in traffic volume occurred along 16th Street between Avenue I and H (-31 percent).

⁵ Although not all the counting stations listed above fall within the King George neighbourhood boundary, the figures represent the flow of traffic in the general vicinity of the neighbourhood.



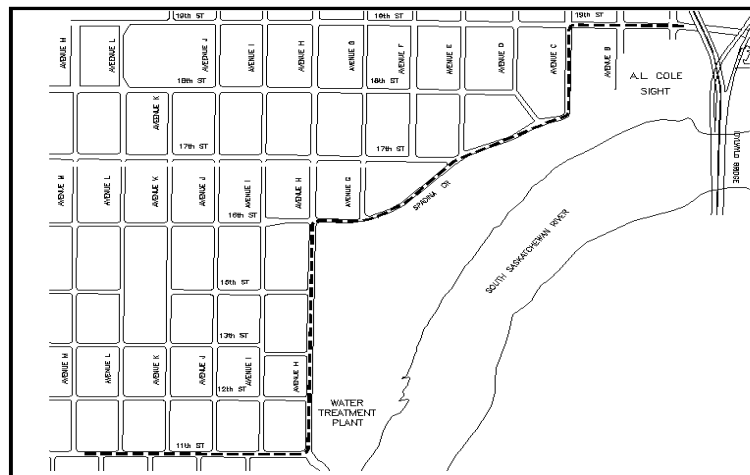
Intersection of Avenue H and 16th Street

The decrease in traffic volumes at this location is likely attributed to motorists choosing to travel toward or away from Downtown along 16th Street and Spadina Crescent West, (see Figure 2) instead of Avenue H and 20th Street even though

both travel routes are comparable in terms of distance and travel time.

The increase in traffic volumes over the last decade indicates a need to re-evaluate the transportation and circulation network in the King George area. The Local Area Planning group supports initiatives that aim to quantify resident concerns about traffic volumes, speeds and decreased pedestrian safety on Avenue H, Avenue P, 11th and 17th Street.

Figure 2. Travel Route to Downtown along Spadina Crescent West



Source: City of Saskatoon, Traffic Management Branch

Resident Concerns

The volume and speed of traffic traveling along Spadina Crescent near Victoria Park is a growing concern to residents

who feel pedestrian and transportation safety has decreased. To address their concerns, King George residents submitted a letter to City Council in 2000 requesting that traffic safety along Spadina Crescent West be improved. City Council referred their request to the Administration for comment, and potential options to improve pedestrian safety and calm vehicle traffic are still under consideration. Once the study is complete, the King George Community and School Association will receive a copy of the proposals and residents will be given an opportunity to provide their input.

Spadina Crescent West Extension



A.L. Cole site on Spadina Crescent

In the long term, it will be important that further consideration be given to the potential effects of extending Spadina Crescent East from 19th Street to Avenue H south to Spadina Crescent West. However,

without the future land use of the Downtown A.L. Cole Site known, it is difficult to estimate the impact of the extension on the King George neighbourhood. Once the land use of the site has been decided, further research into the potential changes in traffic circulation will need to be considered.

Intersection of Avenue H and 11th Street

In 2000, King George residents submitted a letter to the Infrastructure Services Department identifying the intersection of 11th Street and Avenue H / Spadina Crescent as confusing and



Intersection of 11th St. and Ave. H / Spadina Crescent

unsafe to motorists and pedestrians. According to preliminary research results, the intersection does not appear to experience a high level of collisions involving vehicles or pedestrians. Since 1995, there have

been no accidents involving pedestrians, and 5 of the 12 automobile

accidents involved only one vehicle. These figures suggest that the current configuration of the intersection is not necessarily responsible for reducing pedestrian and vehicle safety. Currently, the Traffic Management Section is considering various options to improve the level of confusion and uncertainty that is perceived by residents and motorists. Once the study is complete, the King George Community and School Association will receive a copy of the report and residents will be given an opportunity to provide their input.

Vehicle Size and Noise

During the local area planning process, residents in King George expressed that signage and enforcement discouraging heavy vehicle traffic and excessive vehicle noise is lacking in the neighbourhood. According to residents, there is a high volume large trucks and semi-trailers traveling on Avenue P and other minor arterial routes in the area.

The Traffic Bylaw

The City of Saskatoon Traffic Bylaw, administered by the Infrastructure Services Department outlines regulations that govern truck traffic throughout the city. Transportation routes for trucks are clearly defined by the City of Saskatoon Truck Route Map (see Appendix A). Truck routes are defined



Truck traffic on Avenue P

Avenue P is 37,000 kg.

according to vehicle weight. Within the King George Area, Avenue P is the only road that is a dedicated truck route. According to the Truck Route Map, the maximum vehicle weight permitted on

Truck Routes and Local Deliveries

According to Section 44(2) of the Traffic Bylaw, any vehicle, regardless of size, is allowed to make local deliveries or pickups on streets that are not identified as truck routes as long as the driver chooses the shortest distance to the destination point when diverging from the route map. According to King George residents, it is not uncommon for truck drivers to diverge from the truck route map in order to reach delivery points that are adjacent to the King George neighbourhood.

Signs and Police Enforcement

Residents do accept that the type of truck traffic in their neighbourhood is a fact of life, and that this type of occupation provides an income for many residents in the area. However, residents feel that truck drivers and other types of delivery people, need to be reminded that they are in a residential neighbourhood, and should be considerate of the amount of noise and vibration their vehicles make. To help communicate this idea to drivers, residents have suggested that signs identifying entry into the King George neighbourhood may help to remind drivers to be courteous of the residential atmosphere. Residents have also expressed that enhanced police enforcement prohibiting heavy vehicle traffic and excessive vehicle noise with particular focus along 17th Street, Avenue P south, 11th Street and Avenue H south may improve unlawful actions of drivers traveling through the King George neighbourhood.

School Pedestrian Crossings

The King George School is located in the heart of the neighbourhood between Avenue K and L on 15th and 16th Street.

In 1999, there were approximately 260 school children enrolled in the school. Many of the children live nearby and walk to school; others tend to take the bus, or are chauffeured by their parents. In general, residents feel that existing pedestrian crossings, and traffic calming measures



pedestrian crossing at Avenue K and 16th Street

are appropriate, and they feel comfortable with their children's safety around King George School. In 2000, all the crosswalks in the neighbourhood were painted; first in June, then in September, which reduced rising concern about the visibility of pedestrian crossings. However, residents still feel there is room to enhance the pedestrian crossing at the intersection of Avenue K and 16th Street. According to residents, the existing pedestrian sign is not enough to indicate caution and awareness to drivers entering the school zone.

Avenue K and 16th Street***Avenue H Pedestrian Crossings******(a) Avenue H and 16th Street***

Concerns for pedestrian safety are mostly directed toward Avenue H where children tend to cross the street to access Victoria Park and Riversdale Pool. The problems are concentrated at the intersection of Avenue H and 15th Street and Avenue H and 16th Street. Measures have been taken at the intersection of Avenue H and 16th where a pedestrian activated

(b) Avenue H and 15th Street

crosswalk was erected in 1999 (see photo on page 58). However, residents feel that enhancements to the crossing of vehicles should also be considered.



Pedestrian crossing at Avenue H and 15th Street

The intersection of Avenue H and 15th Street has a sign indicating a pedestrian crossing, but does not have a marked crosswalk

on the road. King George residents have identified that further measures are necessary to improve pedestrian visibility at these two crossings in order for residents to safely access the riverbank and commercial outlets that are located in this area.

Sidewalks

Sidewalks in the King George neighbourhood are dispersed somewhat haphazardly throughout the neighbourhood. None of the streets that run east and west have sidewalks consistently allocated. For instance, 12th Street does not have any sidewalks whereas 15th Street has a sidewalk on the north side of the street between Avenue H and Avenue M. Residents in King George would ideally like to see sidewalk construction completed on all streets in King George. However, residents have emphasized that Avenue P be given priority because there is no sidewalk between 11th Street and 18th Street and there are high volumes of traffic in terms of size and quantity, yet residents consistently use this route to travel to and from commercial areas and bus routes on 11th street and 20th Street.

Sidewalk Pathway Retrofit Program



Avenue P south

To address sidewalk allocation deficiencies in Saskatoon, the Infrastructure Department administers the Sidewalk Pathway Retrofit program. The retrofit program identifies areas for sidewalk installation

on arterial roadways based on potential pedestrian demand, alternate facility availability and end-point connections. According to the Infrastructure Services Department, Avenue P south would qualify for funding under this project because it is categorized as a minor arterial roadway. The program only pertains to arterial roadways because they are the only roadway type where sidewalks serve a city-wide purpose and their construction costs are not deemed to be the responsibility of the adjacent land owners. Funding for this project is allocated through the City's Capital Budget. On all other street classes, the cost of sidewalk construction is funded directly by the property owners. (i.e. If your street does not have a sidewalk, the only way to acquire one is for everyone on your street to agree to pay for it).

Avenue P Sidewalk

Projects that qualify for funding under the Sidewalk Pathway Retrofit program are prioritized according to funding availability as well as the level of support shown for a project. King George residents have asked that Avenue P be given priority, and that the project is supported with the appropriate financial resources required to complete the project.

5.0 Transportation and Circulation

Recommendations

5.1 Vehicle Speed and Volume

That the Infrastructure Services, Traffic Management Section initiate a traffic study for Avenue H, Avenue P south, 11th Street, and 17th Street to quantify the amount and type of speeding taking place. The results of the study as well as any recommendations should be forwarded to the King George Community and School Association.

5.2 Spadina Crescent West Extension

That once the future development of the vacant A.L. Cole Site is known, the Traffic Management Section submit a report to the Planning and Operations Committee identifying projected traffic volumes and flows created from the potential extension of Spadina Crescent West. The results of the study as well as any recommendations should be forwarded to the King George Community and School Association.

5.3 Intersection Review Study

That the Traffic Management Section undertake a review of the intersection of Avenue H and 16th Street to quantify traffic volumes, collision rates and traffic safety. The results of the

study as well as any recommendations should be forwarded to the King George Community and School Association.

5.4 Community Entry Point Signs

That the Traffic Management Section, in consultation with the Community Services Department, Urban Design Section submit a report to the Planning and Operations Committee outlining the feasibility and functionality of constructing community entry point signs that promote driver awareness and caution in the King George neighbourhood. The results of this study should be forwarded to the King George Community and School Association.

5.5 Vehicle Size and Noise

That the Saskatoon Police Service be requested to increase enforcement prohibiting heavy vehicle traffic and excessive vehicle noise on 17th Street, Avenue P south, 11th Street and Avenue H south.

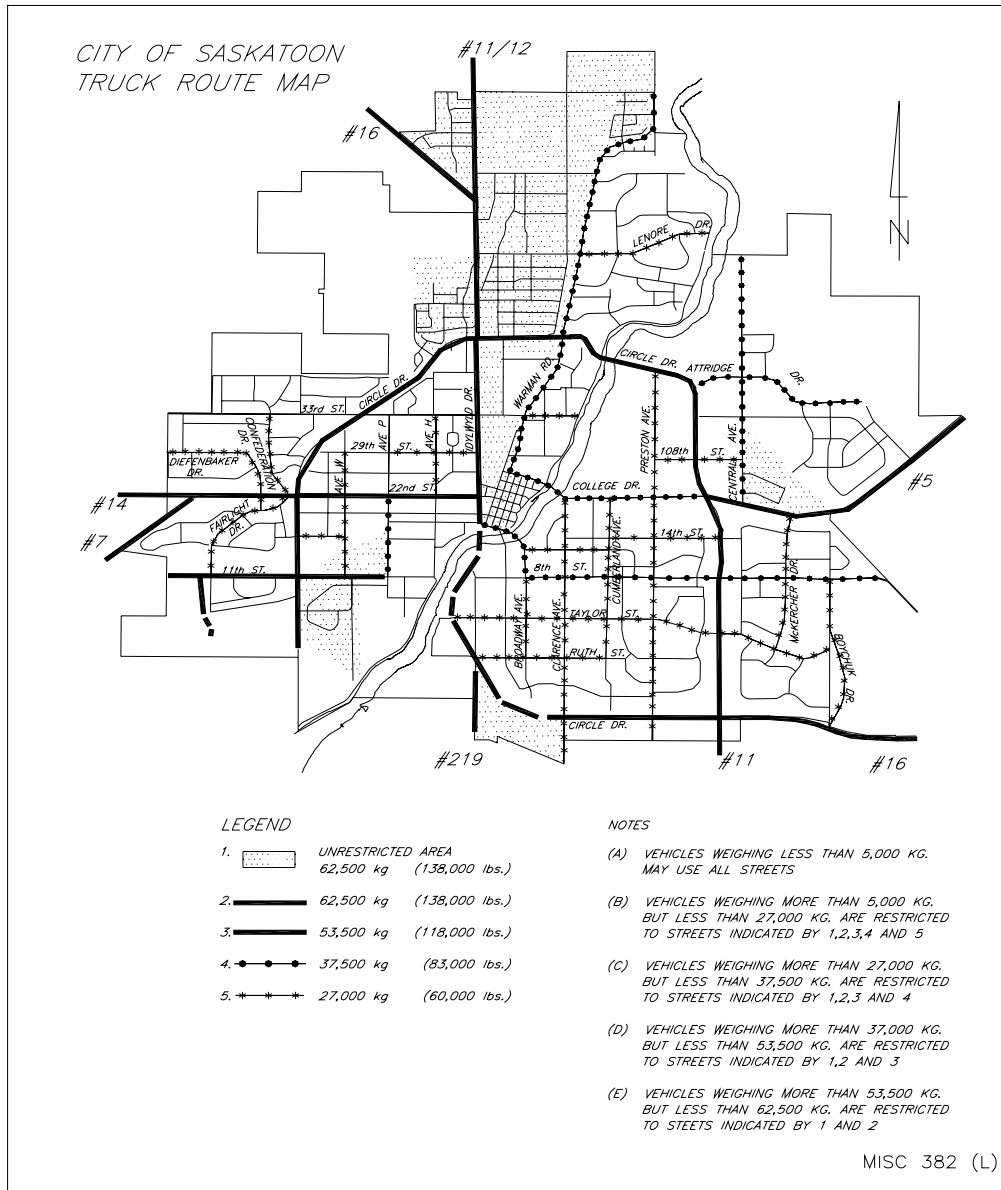
5.6 Pedestrian Crossings

That the Traffic Management Section undertake a pedestrian crossing study at the intersections of Avenue H and 16th, Avenue H and 15th Street and Avenue K and 16th Street in order to assess the need for improved pedestrian crossings. The results of the study as well as any proposed recommendations should be forwarded to the King George Community and School Association.

5.7 Avenue P Sidewalk

That the Traffic Management Section, in consultation with the King George Community and School Association, submit a request to Council to oversee a capital improvement project to construct a sidewalk along Avenue P south between 11th Street and 18th Street to link up with the sidewalk that exists on 19th Street. The project should be given priority and funding allocation through the Sidewalk Pathway Retrofit.

Appendix A



We want to hear from you!

If you have any questions or comments, please call the King George Local Area Planning Staff at 975-2645.

Our mailing address is:

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City Planning Branch
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